



## The City of Lee's Summit

### Final Agenda

### City Council - Regular Session

Tuesday, July 7, 2026

6:00 PM

City Council Chambers  
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

**REGULAR SESSION NO. 7**

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Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, July 7, 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 6, 2026, to the City Clerk at [clerk@cityofls.net](mailto: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](http://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. [2026-7661](#) Approval of City Council Action Letter for June 16, 2026.

- B. [BILL NO. 26-119](#) An Ordinance authorizing the execution of an agreement by and between the City of Lee's Summit, Missouri and Jackson County, Missouri to provide for the collection of property taxes by the City of Lee's Summit.

(Note: First read by Council on June 16, 2026. Passed by unanimous vote.)

**Presenter:** Brian Head, City Attorney

### 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. [2026-7588](#) Proclamation: Parks and Recreation Month - July 2026

**Presenter:** Joe Snook, Administrator of Parks and Recreation

### 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. [2026-7671](#) Public Hearing: Arborside Land Clearance for Redevelopment Authority (LCRA) Redevelopment Plan; Land Reserve, Inc., Applicant

**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

- 1) [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.

**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. [2026-7729](#) Public Hearing: Arborside Community Improvement District; Land Reserve, Inc., applicant

**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

- 1) [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.

**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

- C. [2026-7695](#) Public Hearing: Application #PL2026-035 - Rezoning from PI (Planned Industrial), RP-4 (Planned Apartment Residential), and PO (Planned Office) to CP-2 (Planned Community Commercial), and Preliminary Development Plan - Dillon's Grocery Store, fuel kiosk with canopy, and retail space, located southwest of the NE Tudor Road and NE Douglas Street intersection; Tim Goyette, Phillips Edison & Company, applicant

**Presenter:** Tim Goyette, Applicant Representative  
Adair Bright, AICP, Senior Planner

- 1) [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.

**Presenter:** Adair Bright, AICP, Senior Planner

## 6. Presentations:

- A. [2026-7626](#) Conceptual Economic Development Incentive Request for Community Improvement District, Dillon's grocery store and retail; mid-block on Douglas Street between Tudor Road and Chipman Road; Phillips Edison Company, LLC, applicant

**Presenter:** Patricia Jensen, Rouse Frets White Goss Gentile Rhoads, P.C., attorney for applicant  
David Bushek, economic development legal counsel for the City  
Ryan Elam, Assistant City Manager

## 7. 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.*

## 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. 26-123](#) An Ordinance accepting Final Plat entitled, "Lemone-Smith Business & Rail Center, Tract A", as a subdivision to the City of Lee's Summit, Missouri.  
**Presenter:** Matt Schlicht, P.E., Applicant Representative  
Hector Soto, Jr., AICP, Senior Planner
- B. [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  
**Presenter:** Matt Schlicht, P.E., Applicant Representative  
Hector Soto, Jr., AICP, Senior Planner
- C. [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.  
**Presenter:** Matthew Schlicht, Applicant Representative  
Pierce Pulliam, Planner
- D. [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.  
**Presenter:** F. Brenner Holland Jr., Applicant  
Pierce Pulliam, Planner
- E. [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.  
**Presenter:** F. Brenner Holland, Jr., Applicant's Representative  
Pierce Pulliam, Planner

## 9. Proposed Ordinances - Second Reading:

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

- A. [BILL NO. 26-116](#) An Ordinance vacating certain utility easements in the Oldham Village development, generally located south of Highway 50 and west of Highway 291 South, in the City of Lee's Summit, Missouri.  
(Note: First read by Council on June 16, 2026.)  
**Presenter:** Matt Schlicht, P.E., Applicant Representative  
Hector Soto, Jr., AICP, Senior Planner

## 10. Committee Reports

*Committee chairs report on matters held in Committee.*

## 11. Council Comments:

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

## 12. 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.*

## 13. 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](https://lsmo.legistar.com)"