



LEE'S SUMMIT MISSOURI

June 18, 2025

Dear HOA/POA Registered Officer,

I hope this letter finds you well. One of the priority goals for the City of Lee's Summit City Council relates to Solid Waste, or more commonly termed trash services. It is the City's desire to improve solid waste levels of services, enhance community appeal, and reduce solid waste service costs through an intent to change from subscription-based solid waste service delivery to contract-based solid waste service delivery. A notice has been sent to all City licensed trash haulers as required by State Statute. A licensed trash hauler is not a contracted trash hauler by the City; the City does not currently contract any residential trash services. This notice provides that no change in service delivery will occur within two years but will occur as outlined in the notice. We expect contracted services would be determined by a Request for Proposal (RFP) process that will be completed within the next 12 months.

Subscription-based service delivery is the current condition in which residents choose and privately contract a trash service provider (e.g. trash hauler). There are many trash haulers operating in Lee's Summit and the City does not manage any residential trash hauler under contract. Trash haulers sometimes fail to meet customer expectations, and the City has no recourse or authority to address customer service issues. Subscription-based curbside solid waste (e.g. trash) service costs have been increasing for residents throughout the City whether or not those residents are within an HOA/POA. The subscription-based trash service also generates an excess volume of truck traffic on residential streets that has an inherent public safety concern and significant cost impact on road maintenance funded by the taxpayers.

Contracting city-wide residential trash, recycling, and yard waste services may also provide additional benefits for the community, including but not limited to reduced cost for citizens trash, recycling, and other solid waste services, access to solid waste service options, neighborhood beautification, guaranteed service for all residents, reduced neighborhood noise, increased hauler accountability and transparency, reduced fuel consumption/fewer emissions, and waste diversion. There may also be drawbacks to contracting city-wide residential trash, recycling and yard waste services to consider. The City has created a webpage for additional information, including presentations at the City Council Regular Session(s) regarding the City Council Priority Goal – Solid Waste: <https://cityofls.net/public-works/recycling-trash/city-wide-contract-trash-service>

The following QR Code will also direct you to the webpage:



The City expects to issue a Request for Proposal (RFP) for city-wide curbside residential solid waste services within the next 12 months. The RFP will only involve residential service to single-family dwellings up to and including 4-plexes. The City will not include collections for any residential dwellings larger than 4-plexes and will not involve commercial accounts in the RFP.

While some HOA/POA's currently contract for solid waste hauling services on behalf of residents within the association, there are HOA/POA's who do not, and residents within those associations individually contract. The City currently licenses nine (9) different residential haulers to operate in the City. These are licensed haulers, not City contracted haulers (the City has no residential hauler contracts).

The City's engagement plan for this initiative seeks input from HOA/POA's, such as yourself, that contract or intend to contract as an HOA/POA within the next two years or don't contract at all with no intention to contract in the future. In an effort to develop the best RFP possible, we request your response to the included survey and intend to conduct meetings with select HOA/POA officers. In addition to HOA/POA feedback, we will also be conducting City Council District/Town Hall meetings to ask what residents expect of their curbside solid waste services. Contract details will be worked on throughout the summer/fall and will be shared with the public through our media outlets.

The City has several questions directly related to your HOA/POA as described below. We appreciate your prompt response to this survey by July 4th, 2025. To make it easier to respond you can scan the QR Code below with the camera app on your smartphone. A notification link will appear, allowing you to access an online survey to answer these questions.



Survey Questions:

1. Does your HOA/POA currently contract for curbside trash service?
 - a. If so, which company do you use?
 - b. If so, what is the current monthly cost per household for trash service (inclusive of any recycling, yard waste and other bundled options)?
 - c. If so, how long is the contract, when does it expire, and are there any renewal provisions or cost escalators or maximums that you would like to share?
2. Does your HOA/POA trash service contract include curbside recycling service?
 - a. If so, are there any limitations or restrictions to recycling (please describe)?
3. Does your HOA/POA trash service contract include yard waste service?
 - a. If so, is the service offered weekly, monthly, seasonal and/or year-round?
 - b. If so, is yard waste collected from bags and/or containers?
 - c. If so, is there a limit to the number of bags or containers that will be picked up?
4. Does your HOA/POA trash service contract include bulky item pick up or other optional solid waste service?
 - a. If so, please describe the service(s) and how often the service(s) occurs?
5. If you currently contract for service, would you prefer to utilize the City to contract trash/recycling/yard waste service, or maintain contracted with your current HOA/POA contract?
6. If you currently do not contract for service, does the HOA/POA intend to contract service on behalf of all residents of the HOA/POA within the next two years?
7. Do you have any comments about what should be included in a City-wide curbside residential solid waste service contract?
8. Would you like to participate in stakeholder meetings as a representative of HOA/POA's on a Solid Waste Task Force as part of the City's engagement plan?
 - a. If so, who is the HOA/POA person and their contact information?

If you do not have a phone with a camera or internet access to take the online survey, feel free to call or email me with your answers before July 4th, 2025. My direct phone number is (816) 969-1981, my email address is chris.bussen@cityofls.net.

Sincerely,



Chris Bussen
Solid Waste Superintendent



