

**Received in the Office of the  
City of Lee's Summit City Clerk  
on May 14, 2025 at 3:09pm**



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**PETITION FOR ESTABLISHMENT OF THE  
VIEW HIGH SPORTS COMMUNITY IMPROVEMENT DISTRICT  
CITY OF LEE'S SUMMIT, MISSOURI**

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**PETITION FOR THE CREATION OF THE  
VIEW HIGH SPORTS COMMUNITY IMPROVEMENT DISTRICT**

To the Mayor and City Council of the City of Lee's Summit, Missouri:

The undersigned real property owners (collectively, the "Petitioner"), pursuant to RSMo Section 67.1421, being the owners of:

- (1) more than fifty percent (50%) by assessed value of the real property; and
- (2) more than fifty percent (50%) per capita of all owners of real property

within the boundaries of the hereinafter described proposed community improvement district, does hereby petition and request that the City Council of the City of Lee's Summit, Missouri create a community improvement district as described herein under the authority of Sections 67.1401 to 67.1571, RSMo (the "CID Act"). In support of this petition, the Petitioner sets forth the following information in compliance with the CID Act:

1. District Name. The name for the proposed community improvement district (the "CID" or the "District") is: View High Sports Community Improvement District.
2. Legal Description and Map. A legal description and map generally depicting the boundaries of the proposed District are attached hereto as **Exhibit A** and **Exhibit B**, respectively. The proposed district consists of 27.38 +/- acres and is located entirely within the City of Lee's Summit, Missouri.
3. Five-Year Plan. A five-year plan stating a description of the purposes of the proposed District, the services it will provide, the improvements it will make and an estimate of costs of these services and improvements to be incurred (collectively, the "Project"), as required by the CID Act is attached hereto as **Exhibit C** (the "Five Year Plan"). It is anticipated that the proposed District will use the moneys received from the imposition of the District Sales Tax (as defined herein) to finance and reimburse those eligible Project costs incurred on its behalf.
4. Form of District. The proposed district will be established as a political subdivision of the State of Missouri under the CID Act.
5. Board of Directors.
  - a. Number. The District shall be governed by a Board of Directors (the "Board") consisting of five (5) members, whom shall be appointed in accordance with this petition.
  - b. Qualifications. Each Member of the Board (each, a "Director") shall meet the following requirements:
    - (1) be at least 18 years of age;

- (2) be and must declare to be either an owner of real property within the District (“Owner”) or an authorized representative of an Owner, an owner of a business operating within the District (“Operator”), or a registered voter (“Resident”) residing within the District, as provided in the CID Act;
  - (3) be and have been a resident of the State of Missouri for at least one year immediately preceding the date upon which he or she takes office in accordance with Article VII, Section 8 of the Missouri Constitution; and
  - (4) except for the initial directors named in this Petition, be appointed with consideration to a slate that is submitted to the Mayor as described in this Petition.
- c. Initial Directors. The initial directors (“Initial Directors”) and their respective terms shall be:
- i. Justin Beebe - Owner’s Representative, four (4) year term
  - ii. Scott Wheatley - Owner’s Representative, four (4) year term
  - iii. Charles Beebe – Owner’s Representative, two (2) year term
  - iv. Emily Blakey – Owner’s Representative, two (2) year term
  - v. Aimee Nassif – City’s Representative, two (2) year term

If there are no registered voters residing in the District on the date this Petition is filed with the City Clerk, at least one Director must be a resident of Lee’s Summit, Missouri that is registered to vote, has no financial interest in any real property or business within the District, and is not related (second degree blood or marriage) to any owner of real estate or any business in the CID.

- d. Terms. Initial Directors shall serve for the term set forth above. Each Successor Director shall serve a four (4) year term or until his/her successor is appointed in accordance with this Petition. If, for any reason, a Director is not able to serve his/her term, the remaining Directors shall elect an Interim Director to fill the vacancy of the unexpired term.

Notwithstanding anything to the contrary, any Director’s failure to meet the qualification requirements set forth above, either in a Director’s individual capacity or in a Director’s representative capacity, shall not affect the Board’s authority to hold meetings, exercise any of the proposed District’s powers, or take any action otherwise lawful, but shall constitute sufficient cause for the Board to take appropriate action to remove said Director.

- e. Successor Directors. Successor Directors shall be appointed by the Mayor with the consent of the City Council by resolution. The Board of the District may submit a proposed slate of successor directors to the City of Lee’s Summit, Missouri’s City

Clerk (the “City Clerk”), which slate may be comprised of any individuals that meet the above-listed criteria in the discretion of the Board. One of the Initial Directors was designated to serve on the Board by The Summit Church (the “Church Board Member”). Notwithstanding the foregoing or anything to the contrary set forth in this Petition, for so long as The Summit Church shall be an owner of any frontage acreage along View High Drive, and such frontage acreage is included in the boundaries of the District, upon the expiration of the term of the Church Board Member (or any successor to the Church Board Member that is designated by The Summit Church to serve on the Board), The Summit Church shall be entitled to designate one (1) representative, which designee shall be included in the proposed slate of Successor Directors submitted by the Board to the City Clerk. Upon receipt of a slate of Successor Directors, the City Clerk shall promptly deliver the slate to the Mayor for consideration by the Mayor and the City Council. If any proposed successor directors are found by the Mayor to be unsuitable for nomination, the Mayor shall provide the District the opportunity to remove the nominee from the slate and name a replacement nominee. The slate shall serve as a non-binding recommendation of persons that may be appointed by the Mayor with the consent of the City Council.

- f. Books and Records. The Board and each Director on the Board shall be entitled to review and inspect the books and records of the District.
6. Assessed Value. The total assessed value of all real property in the District is \$94,110.56.
7. Blight Remediation and Public Purpose. This Petition does not include a request for a determination of blight for any real property within the District.
8. Duration of District. The proposed length of time for the existence of the District is twenty-seven (27) years from the date upon which an ordinance is passed by the City Council establishing the District. The District may be terminated prior to the end of such term in accordance with the provisions of the CID Act and this Petition, and said term shall not be extended unless a new petition is submitted and approved pursuant to the terms of the CID Act.
9. Real Property and Business License Taxes. The District will not have the power to impose a real property tax levy or business license taxes.
10. Special Assessments. The District will not have the power to impose special assessments.
11. Sales and Use Tax. Qualified voters of the District may be asked to approve a sales and use tax of up to one percent (1%) (the “District Sales Tax”), in accordance with the CID Act, to fund certain improvements within the District and/or to pay the costs of services provided by the District. Additional details about the District Sales Tax are set forth in the Five-Year Plan attached hereto as Exhibit C.
12. Borrowing Limits. Petitioner does not seek limitations on the borrowing capacity of the District.

13. Revenue Limits. Petitioner does not seek limitations on the revenue generation of the District.
14. Authority Limits. Petitioner does not seek limitations on the authority of the District, except as set forth in this Petition.
15. Right to Terminate. The property owners within the District shall have the right to petition the City Council to terminate the District at any time in accordance with the CID Act.
16. Project Costs. The estimated cost of the Project is \$9,761,073 (excluding the proposed District's administrative fees and expenses, including, but not limited to, fees and costs related to the proposed District's formation, planning consultants, advisors, auditors and legal counsel and all costs of financing, underwriters' fees and discounts, costs of printing any notes, bonds or other obligations and any official statements relating thereto, costs of credit enhancement, if any, interest, capitalized interest, debt service reserves and the fees of any rating agency, placement fees, or any other costs of issuance of any obligations issued by or on behalf of the proposed District), as more particularly described on **Exhibit C**, attached hereto and incorporated herein by reference.
17. City Council Right to Audit. The City Council shall have the right to audit the books and records of the District at any time upon reasonable request.
18. Severability. If any provision of this Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative or unenforceable to any extent whatsoever.
19. **Revocation of Signatures. THE PETITIONER ACKNOWLEDGES THAT THE SIGNATURE OF THE SIGNER OF THIS PETITION MAY NOT BE WITHDRAWN FROM THIS PETITION LATER THAN SEVEN (7) DAYS AFTER THE FILING HEREOF WITH THE CITY CLERK.**

WHEREFORE, Petitioner respectfully requests that the City Council establish the requested View High Sports Community Improvement District in accordance with the information set forth in this Petition and that the Mayor appoint and the City Council consent to the proposed members for the Board as set forth in this Petition and take all other appropriate and necessary action that is consistent with the CID Act to establish the requested District.

**EXECUTION PAGES FOR PETITION FOR THE CREATION OF THE  
VIEW HIGH SPORTS COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: THE SUMMIT CHURCH OF LEE'S SUMMIT F/K/A THE UNITED METHODIST CHURCH OF LEE'S SUMMIT

Owner's address: 3381 NW Chipman Road, Lee's Summit, MO 64081

Owner's telephone number: 816-254-4966

***IF SIGNER IS DIFFERENT FROM OWNER:***

Signature of signer:

Emily Blakey

Name of signer:

Emily Blakey

Title:

Chair of Church Council

Signer's telephone number:

816.868.0641

Signer's mailing address:

108 NW Whitman Dr.

Lee's Summit, MO 64081

If owner is an individual:

\_\_\_\_\_ Single \_\_\_\_\_ Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input checked="" type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other _____

Map and parcel number(s):

62-320-99-10-00-0-00-000

Total Assessed Value: \$94,110.56

## **EXHIBIT A**

### **Legal Description of the View High Sports Community Improvement District**

A TRACT OF LAND BEING LOCATED IN THE WEST HALF OF LOT 2, NORTHWEST QUARTER, SECTION 3, TOWNSHIP 47, RANGE 32, JACKSON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

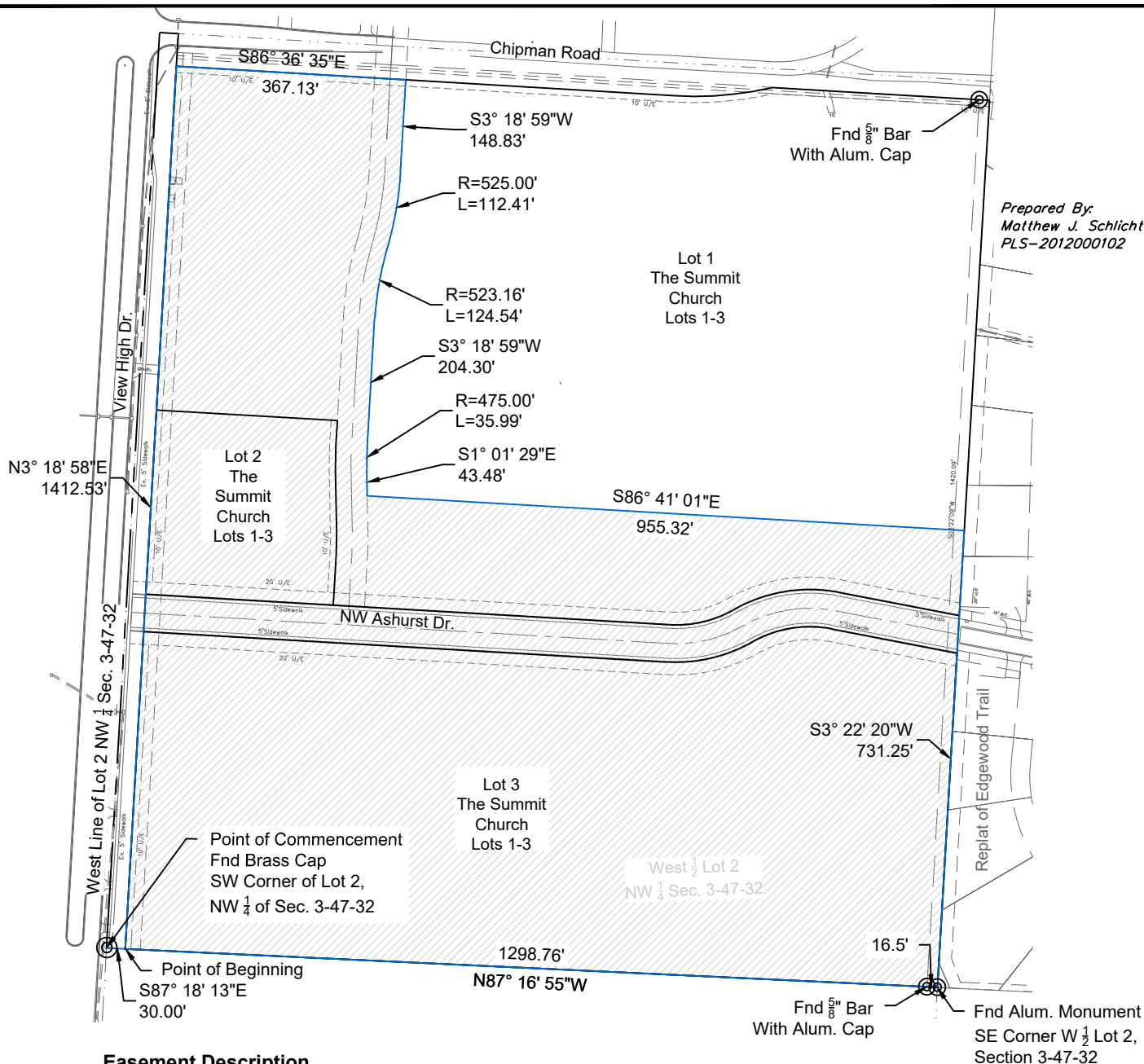
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE S87°18'13"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE N3°18'58"E, A DISTANCE OF 1412.53 FEET; THENCE S86°36'35"E, A DISTANCE OF 367.13 FEET; THENCE S3°18'59"W, A DISTANCE OF 148.83 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 112.41 FEET; THENCE ALONG A REVERSE CURVE HAVING A RADIUS OF 523.16 FEET, AN ARC DISTANCE OF 124.54 FEET; THENCE S3°18'59"W, A DISTANCE OF 204.30 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 35.99 FEET; THENCE S1°01'29"E, A DISTANCE OF 43.48 FEET; THENCE S86°41'01"E, A DISTANCE OF 955.32 FEET; THENCE S3°22'20"W, A DISTANCE OF 731.25 FEET; THENCE N87°16'55"W, A DISTANCE OF 1298.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,192,885.09 S.F. OR 27.38 ACRES±

## **EXHIBIT B**

### **General Boundary Map of the View High Sports Community Improvement District**

See attached.



**EXHIBIT C**

**Five Year Plan**

**(Attached)**

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**FIVE YEAR DISTRICT MANAGEMENT PLAN**

**OF THE**

**VIEW HIGH SPORTS COMMUNITY IMPROVEMENT DISTRICT**

**CITY OF LEE'S SUMMIT, MISSOURI**

**The information and details outlined in the following pages represent the strategies, and activities that it is anticipated will be undertaken during the initial five-year duration of the View High Sports Community Improvement District in Lee's Summit, Missouri. It is an integral and composite part of the petition to establish the View High Sports Community Improvement District.**

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## **Introduction**

The View High Sports Community Improvement District (the “District”) is created pursuant to Section 67.1401 through 67.1571 of the Revised Statutes of Missouri (the “CID Act”). Section 67.1421, RSMo, requires that the petition for the creation of the District be accompanied by a five-year plan which includes a description of the purposes of the proposed district, the services it will provide, the improvements it will make and an estimate of the costs of these services and improvements to be incurred. This Five-Year District Management Plan (the “Plan”) is intended to satisfy this statutory requirement and is appended to the Petition for Formation of the District as an integral part thereof.

### **Section 1 - Why Create a Community Improvement District?**

The District will encompass a 27.38 +/- acre plot of land located southeast of the intersection of View High Drive and NW Chipman Road in Lee’s Summit, Missouri (the “Development”). The purpose of the District is to undertake certain improvements and services within the District, as discussed below, and to use or make available its revenue to pay the costs thereof, including without limitation debt service on any notes, bonds or other obligations issued and outstanding from time to time to finance all or any of such costs.

### **Section 2 - What is a Community Improvement District?**

A community improvement district is an entity that is separate from the City of Lee’s Summit, Missouri and is formed by the adoption of an ordinance by the City Council following a public hearing before the City Council regarding formation of the District. A CID may take the form of a political subdivision of the State of Missouri, or a nonprofit corporation that is formed and operated under Missouri corporation laws. CIDs are empowered to provide a variety of services and to construct and/or finance a number of different public improvements. CIDs derive their revenue from taxes and assessments levied within the boundaries of the CID. Such revenues are then used to pay the costs of the services or improvements. A CID is operated and managed by a board of directors, whose members may be appointed or elected. Board members serve for a designated period of time, and the Board positions are again elected or appointed at the expiration of each term as provided in the petition creating such CID.

### **Section 3 - Management Plan Summary**

The District in this case will take the form of a separate political subdivision of the State of Missouri, which will be governed by a Board of Directors that will consist of five (5) members appointed by the Mayor of Lee’s Summit with the consent of the City Council upon consideration of a slate submitted in accordance with the Petition.

#### *District Formation:*

CID formation requires submission of signed petitions from a group of property owners:

- collectively owning more than fifty percent (50%) by assessed value of the real property within the District, and

- representing more than fifty percent (50%) per capita of all owners of real property within the District.

In this case, the Petition to which this Plan is attached has been signed by the owners of more than fifty percent (50%) of the assessed value and more than fifty percent (50%) of the per capita property owners within the District.

*Location:*

The Development is located southeast of the intersection of View High Drive and NW Chipman Road in Lee's Summit, Missouri and consists of approximately 27.38 +/- acres, as more particularly described in the Petition.

*Assessed Value of District:*

The total assessed value of the properties within the District on the date of the Petition is \$94,110.56.

*Improvements and Services:*

The purpose of the District is to provide funding for the construction of certain improvements within the District's boundaries, which are more particularly described in Exhibit A to this Plan (the "Improvements"). The particular items included within the Improvements may be modified from those listed herein as allowed pursuant to a cooperative agreement between the District and the developer of the project. The costs of the Improvements to be financed by the District shall include all costs associated with design, architecture, engineering, financing costs incurred to finance such Improvements, and legal and administrative costs of same. The District may also provide funding for the District's formation and its ongoing operation and administration costs on an annual basis.

It is also anticipated that all costs, including attorneys' fees, associated with formation of the District, including, but not limited to, the preparation of the CID Petition, the negotiation and drafting of any agreements entered into upon formation of the District in furtherance of the District's purposes, and the initial implementation of the District will be reimbursed to the advancing party, or paid directly, from funds generated by the District.

The District will enter into a cooperative agreement with the developer of the project, and such agreement will set forth the restrictions and limitations associated with funding the Improvements and the approval of any additional improvements that are not set forth in this Plan. The cooperative agreement may also contain provisions which permit the District to fund services permitted under the CID Act (collectively, the "Services") after all Improvement Costs have been reimbursed to the appropriate party.

*Method of Financing:*

It is proposed that the District will impose a sales and use tax of up to one percent (1%) (the "District Sales Tax"), which is in addition to any other state, county or city sales and use tax. The District Sales Tax is payable on the same retail sales that are subject to taxation pursuant to

Sections 144.010 to 144.525, RSMo, except sales of motor vehicles, trailers, boats or outboard motors, and sales to or by public utilities and providers of communications, cable, or video services. All costs of the District shall be financed in the manner and amount determined by the Board of Directors from the amounts on deposit with the CID. Amounts advanced to the District by the Petitioner, or its successors or assigns, to cover the costs contemplated hereunder will be reimbursed by the District upon the availability of funds. All financing costs, including interest costs, associated with any loan obtained by the District, or notes, bonds, or other obligations issued by District to finance Improvements and/or Services may be paid from the District Sales Tax revenues.

*Estimated Costs:*

Attached as **Exhibit A** to this Plan is a table setting forth the estimated cost of the Improvements and the Services, and a table setting forth the projected District Sales Tax revenues for the first five years of the District's existence.

*City Services:*

The CID Act mandates that existing City services will continue to be provided within a CID at the same level as before the District was created (unless services are decreased throughout the City) and that District services shall be in addition to existing City services. The District anticipates that City services will continue to be provided within the District at the same level as before the District was created, and the District will not cause the level of City services within the District to diminish.

*Duration:*

The District will operate for a maximum term of twenty-seven (27) years from the date upon which an ordinance is passed by the City Council establishing the District. Notwithstanding that the District is at the time providing Services, but subject to the contractual rights of any third parties, the District may be terminated prior to the end of such maximum term if the Improvements have been completed and the costs thereof paid for or reimbursed in full with District Sales Tax revenue. The petition process must be repeated for the District to continue beyond such maximum term.

#### **Section 4 District Boundaries**

The legal description of the District is attached as Exhibit A to the Petition.

#### **Section 5 Facilities and Services to Be Provided**

As explained above, during the first five years, the purpose of the District is to provide revenue sources in support of contracting with any private property owner to effectuate the Improvements and providing or contracting for the Services.

## **Section 6**

### **Governing the Community Improvement District**

#### *City Council:*

Following the submission of the Petition, the City Council will conduct a public hearing and then consider an ordinance to create the District.

#### *Board of Directors for District:*

The District will be governed by a Board of Directors that will consist of five members. The initial directors are named in the petition, and successor directors shall be appointed by the Mayor of Lee's Summit with the consent of the City Council pursuant to the terms of the Petition. It is anticipated that if the District submits names of suggested successor directors to the City in writing at least thirty (30) days prior to the expiration date of the terms of the applicable directors, the Mayor shall appoint such directors as successor directors, with the consent of the City Council, upon consideration of the slate of recommended directors. If any suggested directors are not suitable, the Mayor may provide the District with a reasonable written explanation regarding why such suggested successor directors do not meet applicable legal requirements or lack the competency to serve as directors.

#### *Annual Budget:*

The District's budgets will be proposed and approved annually, within the limitations set forth in this Plan, by the District's Board of Directors. Budgets will be submitted annually to the City Council of the City of Lee's Summit for review and comment in accordance with the CID Act. The District will operate at all times in accordance with the District Rules and Regulations (Section 7) and the Bylaws of the District.

## **Section 7**

### **District Rules and Regulations**

1. The District shall operate at all times in accordance with Bylaws that may be adopted by the Board of Directors. The District shall at all times conduct its proceedings in accordance with Robert's Rules of Order, except as otherwise provided in any Bylaws.
2. The Board of Directors of the District will meet at least on an annual basis.

**EXHIBIT A TO FIVE YEAR PLAN OF THE  
VIEW HIGH SPORTS COMMUNITY IMPROVEMENT DISTRICT**

**Estimated Costs of Improvements and Services**

<b>Estimated CID Costs</b>	
View High Left Turn Lane	\$ 195,000
Streets, Sidewalks and Traffic Signage	\$ 2,423,072
Storm Water and Regional Detention	\$ 1,474,063
Utilities (Gas, Water and Electrical)	\$ 357,910
Parking Lots	\$ 2,777,764
Parks, Lawn, Trees and Landscaping	\$ 300,000
Marque Signage	\$ 40,000
Construction Management	\$1,021,248
Eligible Soft Costs/Contingency	\$1,172,016
<b>Total Eligible CID Costs</b>	<b>\$ 9,761,073</b>

<b>Estimated District Sales Taxes</b>	
Year 1	\$ 24,217
Year 2	\$ 36,819
Year 3	\$ 45,684
Year 4	\$ 46,689
Year 5	\$ 48,883
<b>5-Year Total District Sales Taxes</b>	<b>\$ 202,292</b>