

The City of Lee's Summit

Action Letter

Public Works Committee

Monday, October 13, 2025

4:30 PM

City Council Chambers
and Via Video Conference
220 SE Green Street
Lee's Summit, MO 64063

Notice is hereby given that the Public Works Committee for the City of Lee's Summit will meet in Regular Session on Monday, October 13, 2025, at 4:30 p.m. 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 via video conference may do so by sending a request prior to 12:00 p.m. on Monday, October 13, 2025, 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](https://www.watchls.net)) and on various cable providers (Spectrum Channel 2 & Comcast Channel 7).

1. Call to Order

The October 13, 2025, Public Works Committee meeting was called to order by Chair Prier, at 4:30 p.m. at City Hall, 220 SE Green Street, in the City Council Chambers. Notice had been provided by posting the meeting notice with a tentative agenda, at least 24 hours in advance of the meeting, at both entrances to City Hall and online.

2. Roll Call

Present: 4 - Chairperson Mia Prier
Vice Chair Cynda Rader
Councilmember Trish Carlyle
Councilmember Faith Hodges

Absent: 1 - Alternate Donnie Funk

3. Approval of Agenda

A motion was made by Councilmember Hodges, seconded by Vice Chair Rader, to approve the agenda as posted. The motion carried by a unanimous 4-0 vote.

4. Public Comments

Mr. Brian Jones, manager of KC Disposal, commented he was concerned they and other local haulers will go out of business due to the disposal collection services being awarded to one trash hauler. He asked for help to keep his

family business in business.

Mr. David Grady, Lee's Summit resident for 37 years, spoke on Capitalism and the concern of putting private trash haulers out of business to elect just one trash company for several years. He thought the City should not be approving long term contracts that go well beyond the Councilmembers' term in office.

Mr. Bill Christie, Lee's Summit resident for 37 years, stated when he heard about the consolidation of trash pick up he mentioned seeing 4-5 different companies with trash containers throughout the neighborhoods, knowing each of those has a truck that goes by. He is concerned about the number of companies and trucks going down the streets, and if there is one hauler there is just one truck. He thinks consolidation is a good idea and will reduce the trash along the highways as well as the wear and tear on the streets.

Mr. Rody Taylor, of 3308 SW Arena and owner of KC Dumpster, spoke in favor of the single trash hauler and the desire to have fewer trucks on the streets. His neighborhood has one trash hauler and it's nice to have all of the trash out on Tuesdays. He sees other areas with a variety of hauler cannisters. He feels there is a way to structure the contract that maintains the integrity by giving different haulers the opportunity to be involved.

5. Business

- A. [2025-7211](#) Approval of the September 8, 2025, Public Works Committee Action Letter.
- A motion was made by Vice Chair Rader, seconded by Councilmember Hodges, to approve the Public Works Committee Action Letter dated September 8, 2025. The motion carried by a unanimous 4-0 vote.**

- C. [BILL NO. 25-199](#) An Ordinance approving the award of RFQ No. 2025-070 for Professional Engineering Services for Scherer Road Reconstruction -- Ward Road to M291 by and between the City of Lee's Summit, Missouri, and Lochmueller Group Inc., in the amount of \$1,249,297.00, and authorizing the City Manager to execute an agreement for the same. (PWC 10/13/25)
- A motion was made by Councilmember Hodges, seconded by Councilmember Carlyle, that this Ordinance be recommended for approval to the City Council. The motion carried by a unanimous 4-0 vote.**

- D. [BILL NO. 25-200](#) An Ordinance authorizing the execution of a Surface Transportation Block Grant Program Funding Agreement between the City of Lee's Summit, Missouri, and the Missouri Highways and Transportation Commission related to the public improvement project designated as Federal Project Number STBG 3338(407), Scherer Road Reconstruction - Ward Road to Jefferson Street, within the City limits of Lee's Summit, Missouri and authorizing the Mayor to execute the same. (PWC 10/13/25)

A motion was made by Councilmember Carlyle, seconded by Vice Chair Rader, that this Ordinance be recommended for approval to the City Council. The motion carried by a

unanimous 4-0 vote.

- E. [BILL NO. 25-201](#) An Ordinance awarding the bid for Project No. 718 for the Sidewalk Gap Project Phase 2 to Phoenix Concrete, LLC. in the amount of \$561,957.80, and authorizing the City Manager to execute an agreement for the same. (PWC 10/13/25)

A motion was made by Councilmember Hodges, seconded by Vice Chair Rader, that this Ordinance be recommended for approval to the City Council. The motion carried by a unanimous 4-0 vote.

- F. [2025-7214](#) Discussion: Contracted Residential Solid Waste Services RFP Development
- Michael Park, Director of Public Works, and Mike Anderson, Deputy Director of Public Works, continued the discussion for an RFP to contract Residential Solid Waste Services and presented next steps to execute the plan currently in process per the recommendation of the Public Works Committee to City Council. Staff looks to finish up the RFP discussion, as well as finish that discussion and address any questions about key elements, and if prepared, then advance that RFP to the full City Council, and come back in November to wrap it up. This was one of City Council's top priority goals. Mr. Park gave a status/summary update of the Engagement Plan noting Best Management Practices, HOA meetings, Industry Representative meetings, Public Comment meetings, the Solid Waste Task Force and then Public Works Committee RFP work sessions. These work sessions reviewed comments and staff notes for preference for the community and advise staff what to present to the Public Works Committee in order to develop an RFP, that the Committee members would like to advance to City Council for consideration of a contract. Items including what the Public Works Committee would like to see in a contract to put out for advertisement, so that residential trash hauling businesses can compete or maybe join together, there are many ways that staff have prepared this proposal to allow for an assortment of responses to be submitted.

Mike Anderson, Deputy Director of Public Works, next summarized where they left off, reviewed issues they had questions on and continued with the recommendations. The key RFP considerations include: households, existing HOA contracts, and the terms of a five-year contract with three, two-year renewals. Basic service would be weekly solid waste, recyclables, yard waste pick up with a quarterly bulky item pickup. He also mentioned the container sizes and how many new containers a resident can have. Councilmember Hodges asked about customer services if there is just one trash hauler. She wanted to ensure they were equipped with enough customer service representatives to take the calls. Mr. Anderson replied this is where the RFP evaluation procedure process will address two of the things: what the performance expectations are with respect to customer service and penalties if they hauler does not meet them.

Mr. Anderson then presented the performance criteria and liquidated damages.

Examples include clean up of leaks and spills, maintaining vehicles, following state and local regulations, missed collection response, timely reports, proper billing procedures, etc. and fees associated with any incidents. Councilmember Hodges asked where the fees collected would be going and why the City would be collecting them. Mr. Anderson responded that the City may have to hire another hauler to pick up trash, and it would be a large impact to staff. These are items the Councilmembers and staff need to determine. Councilmember Carlyle asked about a QR code on new trash bins and what information would be available from that website. Mr. Anderson responded all the details that will be on the solid waste website will include educational information as to what residents can put in trash and recycleable bins, as well as hauler routes and other information yet to be determined.

Vice Chair Rader asked where was performance criteria pulled from. Mr. Anderson answered other cities such as Warrensburg. She also asked who will be monitoring the reports, and who will oversee concerns. Mr. Anderson answered that currently the City has a Solid Waste Superintendent who handles duties related to solid waste. She would like to see citizens have better service with this contract than they do now. Councilmember Prier asked about weather notifications and Mr. Anderson answered the hauler would be responsible for notifying the customers of delays related to weather.

Response evaluation criteria for the upcoming proposals was presented. Councilmember Hodges asked how this proposal prioritizes local haulers. Mr. Park answered that once each bid is received, it will be up to staff and Council on how to evaluate each proposal. Subcontractors in proposals was also discussed.

Mr. Park noted that next steps are to move discussion through committee, then City Council would review the RFP. The RFP could be advertised as early as the end of November. Then contractors would prepare their submittals and the bid could open as early as January. During January and February, Council could negotiate and review bids, and potentially award in February. If contracted, the scheduled start date is July 2027.

Vice Chair Rader inquired if George Binger, Deputy Director/City Engineer, did an analysis on the costs of the road impacts. Mr. Binger presented a graph of pavement deterioration impacts over time per an equivalent single axle, including pavement maintenance over years.

Councilmember Carlyle asked staff that once the RFP is presented to full Council, if staff would include information as guidance in how they review and look at contract proposals. Mr. Park agreed and elaborated on what staff looks for, and then wrapped up the discussion for committee members to vote on the RFP discussion to move forward to the Nov. 18 City Council agenda. More

discussion with Councilmembers would then happen, including how Councilmembers would evaluate all the proposals before staff advertised for a bid opening. All submittals will be made public once evaluated.

Vice Chair Rader recommended moving the RFP discussion forward to City Council and a consensus was approved to move forward to the Nov. 18 Agenda. This discussion item was received and filed.

6. Roundtable

Councilmember Carlyle asked about the Pryor Road closure. With it being a two year project, Mr. Park gave a status update on that project and also mentioned what will happen during the upcoming stages.

Mr. Park mentioned the Stream Team that occurred last Saturday. RecycleFest will be November 1, prior to the next meeting. Jeff Thorn, Director of Water Utilities introduced a new employee, Ms. Lisa O'Dell, who was hired on as the Deputy Director of Water Utilities. Mr. Park also mentioned the ribbon cutting for Colbern Road at 9:30 a.m. on Monday, October 20.

Chair Prier asked about the Third Street project. Mr. Park said there is still work to be done in the downtown area. The contractor is working on downtown street lights, tree grates and bump outs. Third Street will open sometime in November.

7. Adjournment

The October 13, 2025 Public Works Committee meeting was adjourned by Chair Prier at 5:58 p.m. at City Hall, 220 SE Green Street, City Council Chambers.

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"