

BILL NO. 25-232

AN ORDINANCE APPROVING THE PETITION FOR REMOVAL OF REAL PROPERTY FROM THE 291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT.

WHEREAS, Sections 67.1401 to 67.1571 RSMo, 2000, as amended (the “CID Act”), authorize the governing body of any city, upon presentation of a proper petition requesting the formation and after a public hearing, to adopt an ordinance establishing a community improvement district; and,

WHEREAS, on December 16, 2024, the Petition for Establishment of the 291 South Regional Community Improvement District was filed with the City Clerk (the “Formation Petition”); and,

WHEREAS, on January 14, 2025, the City Council passed Ordinance No. 10052 which approved the Formation Petition, and the 291 South Regional Community Improvement (the “CID” or “District”) was thereby created; and,

WHEREAS, the CID thereafter commenced operations, and the qualified voters of the CID thereafter approved a sales and use tax that applies to all property within the CID area, which went into effect on October 1, 2025; and,

WHEREAS, on November 13, 2025, the District considered the request to remove real property from the CID area and thereafter passed District Resolution No. 2025-11 which consented to the removal of the property as described in the Removal Petition (as defined below); and,

WHEREAS, a Petition for Removal of Real Property from the CID (the “Removal Petition”) was filed with the City Clerk on November 14, 2025, which requests to remove certain real property from the western arm of the CID area; and,

WHEREAS, the City Clerk verified that the Removal Petition substantially complies with the CID Act; and,

WHEREAS, none of the signatures of the signers of the Removal Petition were withdrawn within seven days after the Removal Petition was filed with the City Clerk; and

WHEREAS, on December 2, 2025, the City Council held a public hearing to consider the Removal Petition, after notices of such hearing were mailed and published in accordance with the CID Act, at which all persons interested in the Removal Petition were allowed an opportunity to speak; and,

WHEREAS, the Removal Petition being fully heard before the City Council, the City now desires to approve the Removal Petition.

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NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. All terms used in this Ordinance shall be construed as defined in the CID Act and the Formation Petition.

SECTION 2. The City Clerk has verified that the Removal Petition substantially complies with all submission requirements of the CID Act.

SECTION 3. The City Council hereby finds that the District can meet its obligations without the revenues anticipated to be generated by the property that is proposed to be removed from the CID, because the District has not issued any debt obligations and its only outstanding obligations are to apply as-collected revenues to certain purposes, all as set forth in District Resolution 2025-11 which is attached as Exhibit A to the Removal Petition.

SECTION 4. The Removal Petition, which is attached hereto as Exhibit A and incorporated herein by reference, is hereby approved.

SECTION 5. The District shall continue to have and possess such powers authorized under the CID Act, as limited in the Formation Petition, and the approval of the Removal Petition by this Ordinance shall not alter or amend the original Formation Petition which was approved through Ordinance No. 10052, except for the removal of real property as requested by the Removal Petition.

SECTION 6. The City Clerk is hereby directed to report in writing the removal of the real property from the District, as set forth in the Removal Petition, to the Missouri Department of Economic Development and the State Auditor, using the forms provided by such state departments.

SECTION 7. City officers and agents of the City are each hereby authorized and directed to take such action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 8. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

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SECTION 9. This Ordinance shall be in full force and effect from and after its passage, adoption, and approval by the Mayor.

PASSED by the City Council for the City of Lee's Summit, Missouri, this _____ day of _____, 2025.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this _____ day of ____, 2025.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*

EXHIBIT A
REMOVAL PETITION

[Attached]