



## Agenda

### Special Committee for Legal Review

Chairperson Quinton Lucas

Vice Chair Melissa Robinson

Councilmember Andrea Bough

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**Tuesday, April 9, 2024**

**1:30 PM**

**26th Floor, Council Chamber**

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#### PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:

<https://us02web.zoom.us/j/85624825067>

\*\*\*Public Testimony is Limited to Two Minutes\*\*\*

#### Lucas

**240164** Sponsor: Mayor Quinton Lucas

Calling for submission to the qualified voters of Kansas City at an election held on Tuesday, August 6, 2024, for their approval of a question which assesses a host fee up to five dollars (\$5.00) per ton of waste on any solid waste transfer station, material recovery station, special waste station, or landfill located within the City; directing the City Clerk to notify the responsible election authorities of the election on or before May 28, 2024; amending Chapter 62 by adding a new Section 62-126 entitled "Host Fees," which assesses a host fee up to five dollars (\$5.00) per ton of waste on any solid waste transfer station, material recovery station, special waste station, or landfill located within the City; and recognizing this ordinance as having an accelerated effective date.

#### Lucas

**240337** Sponsor: Mayor Quinton Lucas

Amending Chapter 50, Code of Ordinances, by repealing Section 50-274 relating to failure to report a stolen or lost deadly weapon or explosive.

HELD IN COMMITTEE

**Lucas and Rea**

[240223](#) Sponsor: Mayor Quinton Lucas and Councilmember Crispin Rea

Amending Chapter 50, Code of Ordinances, by amending section 50-262 to increase the penalty for the unlawful use of a firearm.

**Robinson**

[240275](#) Sponsor: Councilmember Melissa Robinson

Estimating and appropriating bond proceeds in the Taxable Special Obligation Series 2025A Bond Fund to support the District Row Project; directing the City Manager to negotiate a development agreement to support the District Row Project within 90 days and report back to Council for approval; and establishing an effective date.

**O'Neill**

[240276](#) Sponsor: Councilmember Kevin O'Neill

Amending Section 3-622, "Prevailing wage applications to incentive plans," for the purpose of changing procedures related to the application of prevailing wage requirements to development projects.

**Lucas**

[240286](#) Sponsor: Mayor Quinton Lucas

Authorizing the City Manager to execute a Funding Agreement with KC2026, a Missouri 501(c)(4) nonprofit corporation, in the amount of \$15 million over a three-year period for the purpose of providing City services in connection with the 2026 FIFA World Cup competition to be held in Kansas City; and authorizing the City Manager to enter into a Novation and a Guaranty of Obligations Agreement with the Federation Internationale de Football Association ("FIFA") to allow KC2026 to serve as the Host City Authority under the Host City Agreement.

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Special Committee for Legal Review issues.

2. Closed Session

- Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
- Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
- Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
- Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
- Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
- Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
- Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.

3. Those who wish to comment on proposed ordinances can email written testimony to [public.testimony@kcmo.org](mailto:public.testimony@kcmo.org). Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at [www.kcmo.gov](http://www.kcmo.gov)
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOublg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: [http://kansascity.granicus.com/ViewPublisher.php?view\\_id=2](http://kansascity.granicus.com/ViewPublisher.php?view_id=2)

The City Clerk's Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver's License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.

ADJOURNMENT



**File #: 240164**

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 240164

Sponsor: Mayor Quinton Lucas

Calling for submission to the qualified voters of Kansas City at an election held on Tuesday, August 6, 2024, for their approval of a question which assesses a host fee up to five dollars (\$5.00) per ton of waste on any solid waste transfer station, material recovery station, special waste station, or landfill located within the City; directing the City Clerk to notify the responsible election authorities of the election on or before May 28, 2024; amending Chapter 62 by adding a new Section 62-126 entitled “Host Fees,” which assesses a host fee up to five dollars (\$5.00) per ton of waste on any solid waste transfer station, material recovery station, special waste station, or landfill located within the City; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, three solid waste transfer stations, two material recovery stations, and one special waste station are located within the City’s municipal corporate limits; and

WHEREAS, the City wishes to charge host fees to these types of stations and landfills; and

WHEREAS, charging a host fee would raise revenue that would fund solid waste and waste diversion programs; and

WHEREAS, to charge host fees of up to five dollars (\$5.00) per ton of waste may require a public vote under the Constitution and laws of the state of Missouri; and

WHEREAS, the City wishes to provide notice of a ballot question and have the ballot question placed on the August 6, 2024, ballot; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

**Section 1. ELECTION CALLED.** That an election is called and shall be held on Tuesday, August 6, 2024, for the purpose of submitting to the voters the question of whether to impose a host fee for any solid waste transfer stations, material recovery stations, special waste stations, and landfills within the City.

**Section 2. BALLOT TITLE.** The ballot title shall be:

QUESTION NO.

(Imposition of Host Fees on Solid Waste Transfer Stations and Landfills)

Shall the City of Kansas City assess a host fee on transfer stations, material recovery stations, special waste stations, or landfill owners up to five dollars (\$5.00) per ton of nonhazardous solid waste deposited at any transfer station, material recovery station, special waste station, or landfill located within the City?

\_\_\_\_\_ Yes \_\_\_\_\_ No

**Section 3. ELECTION NOTICE.** That the notice of election shall read as follows:

NOTICE OF ELECTION  
CITY OF KANSAS CITY, MISSOURI

Notice is hereby given to the qualified voters of the City of Kansas City, Missouri, that the City Council of the City has called a general municipal election to be held in the City on August 6, 2024, commencing at 6:00 A.M. and closing at 7:00 p.m., on the question contained in the following sample ballot:

OFFICIAL BALLOT  
CITY OF KANSAS CITY

GENERAL MUNICIPAL ELECTION, AUGUST 6, 2024

QUESTION

(Imposition of Host Fees on Solid Waste Transfer Stations and Landfills)

Shall the City of Kansas City assess a host fee on transfer stations, material recovery stations, special waste stations, and landfills up to five dollars (\$5.00) per ton of nonhazardous solid waste deposited at any transfer station, material recover station, special waste station, and landfill located within the City?

\_\_\_\_\_ Yes \_\_\_\_\_ No

(Instructions to voters will be supplied by the election authorities)

A full and complete copy of this Ordinance (as it may be amended) submitting the above question to the electorate is on file in the Office of the City Clerk of Kansas City, Missouri, and is open for inspection and copying.

The election will be held at the following polling places in the City of Kansas City, Missouri:  
[INSERT LIST OF POLLING PLACES IN LAST PUBLICATION ONLY]

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I hereby certify that the foregoing is the legal notice to be published pursuant to Section 115.127 RSMo, as amended.

Given under my hand and the official seal of the City of Kansas City, Missouri, this \_\_\_\_ day of February, \_\_\_\_ 2024.

(SEAL)

\_\_\_\_\_  
Marilyn Sanders  
City Clerk of Kansas City, Missouri

Before me, a notary public, personally appeared Marilyn Sanders, to me known to be the City Clerk of Kansas City, Missouri, and the person who acknowledged to me that she executed the same for the purposes therein stated.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

**Section 4. NOTICE TO ELECTION AUTHORITIES BY CITY CLERK.** That following passage of this ordinance the City Clerk shall deliver certified copies of this ordinance and notice of election to the Clerk of Cass County, Board of Election Commissioners of Clay County, Board of Election Commissioners of Kansas City, and Board of Election Commissioners of Platte County, not later than May 28, 2024, which shall be the authority of each election authority of the City to submit the question to the electors of Kansas City and to give public notice as provided by law.

**Section 5. AMENDMENT TO THE CODE OF THE CITY OF KANSAS CITY- ENACTMENT OF HOST FEES -QUESTION 1.** If the majority of the voters favor the host fees presented in Question 1 on August 6, 2024, a new Section 62-126 is enacted to read as follows:

**Sec. 62-126. Host Fees.**

(a) A host fee of up to five dollars (\$5.00) per ton of nonhazardous solid waste deposited at any transfer station, material recovery station, special waste station, or landfill located within the City shall be assessed on the owner of the transfer station, material recovery station, special waste station, or landfill.

(b) The owner of the transfer station, material recovery station, special waste station, or landfill shall make quarterly reports and fee payments based upon the quantity of solid waste reported in the quarterly solid waste summary. This quarterly report is due on September 15, December 15, March 15 and June 15 of each calendar year and shall include a copy of the accounting of the fees, including the basis of those fees, and be in the form prescribed by the City. If the owner of any transfer station, material recovery station, special waste station, or

landfill fails to pay the fee or file the quarterly report within the required time frame, it shall be fined seven hundred fifty dollars (\$750.00) for each day that the fee remains unpaid or the report remains unfiled after it is due.

(c) The director is authorized to make and promulgate reasonable and necessary rules and regulations necessary to implement the foregoing host fee.

**Section 6. ACCELERATED EFFECTIVE DATE.** This ordinance, providing for the submission of imposition of host fees on solid waste transfer stations, material recovery stations, special waste stations, and landfills to the people of Kansas City, Missouri, is hereby recognized to be an ordinance with an accelerated effective date within the meaning of Section 503(a)(3)(A) of the Charter because it calls for an election and provides for the submission of a question to the people; and as such shall become effective immediately following approval by the Mayor, or five days after passage if no action is taken by the Mayor to approve or veto the ordinance.

..end

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Approved as to form:

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Dustin Johnson  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240164

Submitted Department/Preparer: Finance

Revised 11/01/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Calling for submission to the qualified voters of Kansas City at an election held on Tuesday, August 6, 2024, for their approval of a question which assesses a host fee up to three dollars (\$3.00) per ton of waste on any solid waste transfer station or landfill located within the City; directing the City Clerk to notify the responsible election authorities of the election on or before May 28, 2024; amending Chapter 62 by adding a new Section 62-126 entitled "Host Fees," which assesses a host fee up to three dollars (\$3.00) per ton of waste on any solid waste transfer station or landfill located within the City; and recognizing this ordinance as having an accelerated effective date.

### Discussion

This ordinance would authorize a ballot measure to approve a host fee of up to \$3 per ton of waste at any transfer station or landfill within the City.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
N/A
3. How does the legislation affect the current fiscal year?  
No impact on FY24, this measure would be on the ballot for August 6, 2024.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Yes, this legislation would generate revenue dependent on usage.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Yes

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

Click or tap here to enter text.

**Citywide Business Plan (CWBP) Impact**

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
  - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
  - Build on existing strengths while developing a comprehensive transportation plan for the future.
  - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
  - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
  - Focus on delivery of safe connections to schools.

**Prior Legislation**

N/A

## Service Level Impacts

Unknown

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Unknown
2. How have those groups been engaged and involved in the development of this ordinance?  
Unknown
3. How does this legislation contribute to a sustainable Kansas City?  
Unknown
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)



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**File #: 240337**

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ORDINANCE NO. 240337

Sponsor: Mayor Quinton Lucas

Amending Chapter 50, Code of Ordinances, by repealing Section 50-274 relating to failure to report a stolen or lost deadly weapon or explosive.

WHEREAS, the Council enacted Code of Ordinances Section 50-274 because stolen or lost deadly weapons raise the concern that they will be improperly or illegally used in a dangerous manner that presents a threat to the public safety and the reporting of stolen or lost deadly weapons can help reduce their illegal trafficking and can assist the police in investigations that involve a deadly weapon or explosive; and

WHEREAS, the Missouri General Assembly limits the City's ability to regulate firearms, including by occupying and preempting the field in Section 21.750, RSMo; and

WHEREAS, the City maintains the ability to regulate firearms in limited circumstances, and has a number of ordinances meant to ensure the safety of its citizens while staying within the boundaries of state law; and

WHEREAS the Kansas City Police Department ("KCPD") has sole authority to enforce these ordinances, and is solely responsible for ensuring that they have their intended effect; and

WHEREAS, KCPD has expressed discomfort with enforcing City firearms ordinances based on concerns that some City ordinances may be invalid under Missouri law, and has specifically identified Code of Ordinances Section 50-274 as an ordinance that may be invalid; and

WHEREAS, the City has reviewed its Code of Ordinances and believes that concerns about the validity of Section 50-274 may be well-founded; and

WHEREAS, the City wishes remove any doubts about the validity of its firearm ordinances so that KCPD may fully enforce the entire Code of Ordinances; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 50, Code of Ordinances of the City of Kansas City, Missouri, is hereby amended by repealing the following Section 50-274 relating to weapons:

**Sec. 50-274. Failure to report a stolen or lost deadly weapon or explosive.**

(a) *Failure to report a stolen or lost deadly weapon or explosive.* A person commits the unlawful failure to report a stolen or lost deadly weapon or explosive if the person owns a deadly weapon or explosive and knowingly fails to report the theft or loss of such weapon or explosive to the police department within 72 hours of the time such person knew or should have known the weapon or explosive has been stolen or lost.

(b) *Definitions.*

- (1) *Deadly weapon* as used in this section shall have the same definition as found in RSMo § 556.061.
- (2) *Explosive* as used in this section shall have the same definition as found in RSMo § 319.303.

(c) *Violation.* A person violating this section shall be guilty of an ordinance violation.

..end

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Approved as to form:

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Alan Holtkamp  
Senior Associate City Attorney

**No Docket Memo  
Provided for  
Ordinance No.**

**240337**



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**File #: 240223**

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ORDINANCE NO. 240223

Sponsor: Mayor Quinton Lucas and Councilmember Crispin Rea

Amending Chapter 50, Code of Ordinances, by amending section 50-262 to increase the penalty for the unlawful use of a firearm.

WHEREAS, incidents involving the unlawful use of firearms pose a significant threat to public safety, resulting in injury, loss of life, and fear within the community; and

WHEREAS, existing penalties for the unlawful use of firearms may not effectively deter such behavior or adequately reflect the seriousness of the offense; and

WHEREAS, it is the responsibility of local government to take measures to enhance public safety and prevent criminal activity; and

WHEREAS, increasing the penalty for the unlawful use of firearms can serve as a deterrent and promote a safer environment for residents and visitors alike; and

WHEREAS, the imposition of stricter penalties aligns with Kansas City's commitment to combating gun violence and ensuring the protection of its citizens, and reinforces the message that unlawful firearm use will not be tolerated within the City; and

WHEREAS, stricter penalties can empower law enforcement agencies and the judicial system in their efforts to address and mitigate the harmful effects of firearm-related crimes; and

WHEREAS, Section 21.750 of the Missouri Revised Statutes permits political subdivisions to pass any ordinance that conforms exactly with any of the provisions of sections 571.010 to 571.070.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

**Sec. 50-262. - Same—Penalty when firearm involved in violation.**

Any person violating any provision of section 50-261, except for subdivisions (6) and (7) of subsection (a) of such section, where the dangerous or deadly weapon involved in such violation is a firearm shall be punished by imprisonment not to exceed 365 days or by a fine of not less than \$250.00 nor more than \$1,000.00 or by both such imprisonment and fine.

..end

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Approved as to form:

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Alan Holtkamp  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240223

Submitted Department/Preparer: Please Select

Revised 10/23/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Amending Chapter 50, Code of Ordinances, by amending section 50-262 to increase the penalty for the unlawful use of a firearm.

### Discussion

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
N/A
3. How does the legislation affect the current fiscal year?  
N/A
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
N/A
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
N/A

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No
- 3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

N/A

**Citywide Business Plan (CWBP) Impact**

- 1. View the [FY23 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?  
Public Safety (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
  - Reduce violent crime among all age groups, placing an emphasis on young offenders
  - Evaluate and identify areas of opportunity in the emergency response delivery system to ensure the best possible patient outcome
  - Improve the diversity of employee recruitment, succession planning, and retention in the Police and Fire Departments
  - Increase effectiveness and efficiencies of operations at Municipal Court and work to achieve the best possible outcomes for those served
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**Prior Legislation**

**Service Level Impacts**

## Other Impacts

1. What will be the potential health impacts to any affected groups?
2. How have those groups been engaged and involved in the development of this ordinance?
3. How does this legislation contribute to a sustainable Kansas City?  
Click or tap here to enter text.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
N/A
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)



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**File #: 240275**

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ORDINANCE NO. 240275

Sponsor: Councilmember Melissa Robinson

Estimating and appropriating bond proceeds in the Taxable Special Obligation Series 2025A Bond Fund to support the District Row Project; directing the City Manager to negotiate a development agreement to support the District Row Project within 90 days and report back to Council for approval; and establishing an effective date.

WHEREAS, the central city that comprises most of the City's historically economically-disadvantaged neighborhoods has seen a disproportionate share of population loss; and

WHEREAS, the availability of housing stock is a driving factor in maintaining residential stability; and

WHEREAS, although the availability of affordable housing is critical, the availability of all types of housing, including luxury housing, increases housing stock and adds to the sustainability of a vibrant neighborhood; and

WHEREAS, the District Row project consists of 10 acres of land between 22nd and 20th Streets (Paseo to Tracy); and

WHEREAS, the City Council passed Ordinance No. 210698 to estimate and appropriate bond proceeds for this project and to declare its intent to support future phases of the District Row Project; and

WHEREAS, the developer is seeking from the City \$750,000.00 for the project that will preserve 37,000 square feet of the Western Bible College and \$2.2 million for the construction of 35 luxury townhomes in Phase Two; and

WHEREAS, the City's contribution to Phase One of the project will be funded with the issuance of taxable special obligation bonds in Spring 2025 and the payment of scheduled debt service on the bonds is expected to be from a combination of HUD HOME or CDBG dollars, Capital Improvements Sales Tax (subject to approval of appropriate use), and General Fund; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY THAT:

Section 1. Establishing Fund No. 3453, 2025A Taxable Special Obligation Bond Fund, on the books and records of the City.

Section 2. That the revenue in the following account of Fund No. 3453, the Taxable Special Obligation Series 2025A Bond Fund, is hereby estimated in the following amount:

AL-3453-120000-590000	Bond Proceeds	\$750,000.00
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Section 3. That the sum of \$750,000.00 is hereby appropriated from the Unappropriated Fund Balance of Fund No. 3453, Taxable Special Obligation Series 2025A Bond Fund, to the following account:

AL-3453-552046-B	District Row Housing	\$750,000.00
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Section 4. That the Director of Housing is designated as requisitioning authority for Account No. AL-3453-552046-B.

Section 5. That the Director of Finance is hereby authorized to close project accounts, encumbrances and retainage related to the accounts in Section 3 and return the unspent portion to the fund balance from which it came upon the earliest of: (i) Project’s completion; (ii) final maturity of financing, or (iii) five years after issuance.

Section 6. That the City Council hereby declares its official intent to reimburse itself for certain expenditures made within sixty (60) days prior to or on and after the date of this Ordinance with respect to appropriations in Section 3, (the “Appropriation”) with the proceeds of bonds expected to be issued by the City. The maximum principal amount of bonds expected to be issued for the Appropriations is not to exceed \$750,000. This constitutes a declaration of official intent under Treasury Regulation 1.150-2.

Section 7. That the City Manager is hereby directed to negotiate a Development Agreement for Phase I of the District Row project within 90 days, said agreement not to exceed \$3.3 million, and report back to Council for approval.

Section 8. That this ordinance shall become effective on May 1, 2024.

..end

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I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

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Tammy L. Queen

Director of Finance

Approved as to form and legality:

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Joseph Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240275

Submitted Department/Preparer: Housing

Revised 11/01/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Estimating and appropriating bond proceeds in the Taxable Special Obligation Series 2025A Bond Fund to support the District Row Project; directing the City Manager to negotiate a development agreement to support the District Row Project within 90 days and report back to Council for approval; and establishing an effective date.

### Discussion

The following CREO goals may apply to this project:

02. Construction

MBE: 15% WBE: 15%

03. Design/Consulting

MBE: 13% WBE: 13%

04. Facility Renovation/Tenant Upgrades/Maintenance

MBE: 11% WBE: 11%

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
AL-3444-552046-B District Row Housing
3. How does the legislation affect the current fiscal year?  
Proposed legislation would allow for the Director of Housing as requisitioning authority of District Row Housing funding source
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

The City’s contribution of Phase One of the project will be funded with the issuance of taxable special obligation bonds from Spring 2022 and the City Council intends to fund Phase Two of the District Row Project in the amount of \$2.2 million.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
N/A

### Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
  - Maintain and increase affordable housing supply to meet the demands of a diverse population.
  - Address the various needs of the City's most vulnerable population by working to reduce disparities.
  - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
  - Ensure all residents have safe, accessible, quality housing by reducing barriers.
  - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

## Prior Legislation

Ord 210698: Estimated and appropriated bond proceeds and declared intent to support future phases of the District Row project.

## Service Level Impacts

1. Create organization capacity to accomplish goals and projects. 2. Foster and maintain diverse and sustainable neighborhoods. 3. Create and expand employment opportunities. 4. Create opportunities for access, equity, and shared prosperity. 5. Enhance opportunities for small and minority-owned business development.

## Other Impacts

1. What will be the potential health impacts to any affected groups?

As an HCDD goal, ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers a. Develop and support actions to eliminate lead paint hazards b. Promote expansion of energy efficient measures as part of housing preservation and new developments c. Develop communication and other strategies to increase compliance with solid waste ordinances, with particular attention to enforcement.

2. How have those groups been engaged and involved in the development of this ordinance?

N/A

3. How does this legislation contribute to a sustainable Kansas City?  
Promotes neighborhood stabilization and revitalization by funding housing and development projects that improve the well being of residents and families.

4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units N/A

Number of Affordable Units N/A

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Project has yet to be considered and approved by Council in order to be funded.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



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**File #: 240276**

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ORDINANCE NO. 240276

Sponsor: Councilmember Kevin O’Neill

Amending Section 3-622, “Prevailing wage applications to incentive plans,” for the purpose of changing procedures related to the application of prevailing wage requirements to development projects.

WHEREAS, on March 4, 2021, the City Council passed Ordinance No. 210179, as Amended, enacting Code § 3-622, entitled “Prevailing Wage”; and

WHEREAS, Code § 3-622 requires that developers for certain city projects, including those that seeking certain incentives from the City or economic development agencies, pay prevailing wage to workmen on the project; and

WHEREAS, on November 10, 2021, the Council passed Committee Substitute for Ordinance No. 210991, as Amended, which expanded the projects covered by § 3-622; and

WHEREAS, § 3-622 provides that exceptions to the prevailing wage requirement may be granted in certain circumstances; and

WHEREAS, the Council desires to clarify the requirements and conditions for the exceptions; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 3, section 3- 622 of the Code of Ordinances, entitled “Contracts and Leases,” is hereby amended by repealing Section 3-622 and enacting in lieu thereof a new section of like number and subject matter to read as follows:

**Sec. 3-622. Prevailing wage applications to incentive plans.**

(a) The following definitions shall apply to this section:

- (1) *Board* shall mean the Fairness in Construction Board.
- (2) *City* means the City of Kansas City, Missouri.

- (3) *Director* means the director of the civil rights and equal opportunity department or such director's delegate.
- (4) *Prevailing wage rate* shall mean the prevailing hourly rate of wages as set forth in RSMo §§ 290.210 to 290.340 and the annual wage order which is paid to a workman engaged in work of a similar character within the locality.
- (5) *Wage theft* shall mean the withholding or denial of wages or employee benefits rightfully owed to a workman or employee.
- (6) *Workman* means a person employed to perform labor for which a prevailing wage rate is applicable.

(b) Unless superseded by federal or state law, no less than the prevailing wage rate shall be paid to a workman performing work as part of the construction, reconstruction, improvement, enlargement, alteration, painting and decorating, or major repair on any of the following:

- (1) All construction contracts entered into by the city for which the total project cost exceeds \$75,000.00.
- (2) Any new development plan, substantial modification to an existing plan, or development project, that is approved by the city council or any economic development agency created by the city and that seeks ad valorem real and/or personal property tax abatement, exemption, redirection, tax contribution, City or City created economic development agency grant, or other City or City created economic development agency subsidy for which the total project cost exceeds \$75,000.00 conducted as part of the plan or project.
- (3) Any projects on property leased by the city for which the total project cost exceeds \$75,000.00.

(c) The director shall promulgate rules and regulations as are necessary to carry out the provisions of this section. All such rules and regulations shall be provided to the economic development agencies created by the city and authorized to approve tax abatement, exemption or redirection within ten days of their promulgation.

(d) Notwithstanding the foregoing provisions of this section, the city council shall retain the discretion to waive the requirements of this section. The city council shall give particular consideration to the following characteristics (“extraordinary qualifications”) in determining whether to authorize waiver of this section:

- (1) Projects located in a severely distressed census tract that has continuously maintained such status for not less than ten years immediately prior to the effective date of the request.

- (2) Projects that support affordable housing and extremely affordable housing by meeting the requirements Code § 74-11, for such housing.
- (3) Projects that connect residents living in continuously distressed census tracts to new employment opportunities by:
  - a. Providing at least 100 new entry-level jobs to Kansas City with an annual salary of at least \$32,000.00, or \$42,000.00 inclusive of wages and benefits; and
  - b. Incorporating options for mass public transportation or locating in an established high-frequency transit corridor.
- (4) Projects that involve the renovation or rehabilitation of a building has been designated by a government entity as a local or national historic landmark or contribute to a historic district, or projects that have filed an application with the National Park Service to be placed on the National Register of Historic Places, in which case the exclusion would be subject to such designation being approved.

(e) Any economic development agency created by the City may waive the requirements of this section and enter into a development or financing agreement that does not require compliance with this section, if the project meets at least one extraordinary qualification and the total cost of the project does not exceed \$1,000,000.00. Total costs of the project shall be based on the total costs of the entire project to be developed pursuant to the accompanying agreement with the economic development agency, not just based on the cost of the public contribution. If an economic development agency chooses to waive the requirements of this section and enter into an agreement without the requirements, the economic development agency shall notify the director of request and the applicable extraordinary qualification at least 10 days prior to making a determination on the waiver request. If the City is a party to the agreement, the waiver must all be approved by the City Council. For project where the total cost exceeds \$1,000,000.00 the agency may choose to make a recommendation to the council as to whether waiver should be granted.

(f) Any contractor, subcontractor, developer or any other entity who performs work on a city contract, or receives tax incentive, abatement, redirection, contribution, grant, or other subsidy, from the City or an economic development agency created by the city, or contracts for the construction of a project or development on land owned by the city shall be subject to the following penalties if determined by the director to have not paid prevailing wage or otherwise engaged in wage theft:

- (1) Termination of contract; and
- (2) Loss of tax incentive, abatement, or redirection; and
- (3) Debarment from future work pursuant to section 3-321.

(g) Upon a finding of non-compliance with this section, the director has the discretion to impose any of the above penalties. Any entity subject to penalty may appeal the determination of the director to the board in conformance with the appeal process outlined in section 3-453.

(h) In addition to penalties imposed pursuant to RSMo § 290.340, any person who is found to have violated this section shall be guilty of an ordinance violation, punishable by a fine of not more than \$500.00, by imprisonment of not more than 180 days, or by such fine and imprisonment.

(i) This section shall apply only to projects that have not yet submitted an application for the abatement, redirection or exemption of taxes to the city or any economic development agency created by the city and shall not be construed in a manner as to apply to any tax abatement or transaction authorized by the city, any economic development agency created by the city, or any other public entity prior to May 14, 2021. Notwithstanding the foregoing, the requirements of this ordinance shall be imposed on any project that has submitted to the city or any economic development agency created by the city an application for the abatement, redirection or exemption of taxes prior to its effective date but has not received final approval from the relevant authorizing body within three years of May 14, 2021.

..end

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Approved as to form:

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Emalea Kaye Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240276

Submitted Department/Preparer: CREO

Revised 11/01/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Amending Section 3-622, “Prevailing wage applications to incentive plans,” for the purpose of changing procedures related to the application of prevailing wage requirements to development projects.

### Discussion

Addition of Section 3-622 D. 4 e: Any economic development agency created by the City may waive the requirements of this section and enter into a development or financing agreement that does not require compliance with this section, if the project meets at least one extraordinary qualification and the total cost of the project does not exceed \$1,000,000.00. Total costs of the project shall be based on the total costs of the entire project to be developed pursuant to the accompanying agreement with the economic development agency, not just based on the cost of the public contribution. If an economic development agency chooses to waive the requirements of this section and enter into an agreement without the requirements, the economic development agency shall notify the director of request and the applicable extraordinary qualification at least 10 days prior to making a determination on the waiver request. If the City is a party to the agreement, the waiver must all be approved by the City Council. For project where the total cost exceeds \$1,000,000.00 the agency may choose to make a recommendation to the council as to whether waiver should be granted.

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### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

NA

3. How does the legislation affect the current fiscal year?

NA

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

NA

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

May generate revenue through increased enforcement.

### **Office of Management and Budget Review**

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

### **Additional Discussion (if needed)**

N/A

## **Citywide Business Plan (CWBP) Impact**

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
  - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
  - Build on existing strengths while developing a comprehensive transportation plan for the future.

- Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
- Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- Focus on delivery of safe connections to schools.

## Prior Legislation

Ordinance 210179  
Ordinance 210991

## Service Level Impacts

CREO provides enforcement for prevailing wage projects on city and incentive agency projects.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
NA
2. How have those groups been engaged and involved in the development of this ordinance?  
NA
3. How does this legislation contribute to a sustainable Kansas City?  
[CREO please complete]
4. Does this legislation create or preserve new housing units?  
Please Select (Press tab after selecting)  
  
NA  
Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

Please Select (Press tab after selecting)

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



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**File #: 240286**

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ORDINANCE NO. 240286

Sponsor: Mayor Quinton Lucas

Authorizing the City Manager to execute a Funding Agreement with KC2026, a Missouri 501(c)(4) nonprofit corporation, in the amount of \$15 million over a three-year period for the purpose of providing City services in connection with the 2026 FIFA World Cup competition to be held in Kansas City; and authorizing the City Manager to enter into a Novation and a Guaranty of Obligations Agreement with the Federation Internationale de Football Association ("FIFA") to allow KC2026 to serve as the Host City Authority under the Host City Agreement.

WHEREAS, on June 16, 2022, Kansas City was selected as one of 16 cities in the U.S., Canada, and Mexico to host the 2026 FIFA World Cup; and

WHEREAS, as a Host City, City entered into a Host City Agreement (as modified by Addendum to Hosting Agreements FIFA World Cup 2026) with FIFA. The Host City Agreement and the Addendum are collectively referred to as Host City Agreement; and

WHEREAS, pursuant to the Host City Agreement, City is responsible for providing services including police, security, fire, traffic, EMS and sanitation services, insurance, and transportation to support the games and related events and activities including a Fan Fest; and

WHEREAS, through Ordinance No. 170979, Committee Substitute for Ordinance No. 171005, and Committee Substitute for Ordinance No. 230580, the City Council declared its commitment to fund the services the City must provide in connection with the 2026 FIFA World Cup competition to be held in Kansas City in the months of June and July of 2026; and

WHEREAS, KC2026 was formed as an independent legal entity and organization in part to advance the social welfare, health and economic interest of Kansas City and the surrounding region through the organization, promotion, management, and supervision of the 2026 FIFA World Cup competition in Kansas City; and

WHEREAS, KC2026 is not a wholly owned or controlled subsidiary of the City and FIFA has approved KC2026 to serve as the Host City Authority; and

WHEREAS, due to its corporate structure as a nonprofit corporation, KC2026 will be uniquely positioned to successfully engage in a vigorous fundraising campaign; and

WHEREAS, KC2026 will be entering into a Rights Package Agreement with FIFA, which will include certain rights and benefits to generate revenue through promotional, advertising and marketing activities; and

WHEREAS, FIFA and the City desire to enter into a Novation agreement whereby the City will cease to be a party to the Host City Agreement; and

WHEREAS, FIFA and KC2026 desire to enter into a Novation agreement whereby KC2026 shall become a new party to the Host City Agreement, as the Host City Authority; and

WHEREAS, FIFA has asked the City to enter into a Guarantee of Obligations agreement whereby the City agrees to guarantee the obligations of KC2026 as the new Host City Authority under the Host City Agreement to FIFA; and

WHEREAS, KC2026 agrees to perform all the obligations under the Host City Agreement in compliance with the terms and conditions of the Funding Agreement; and

WHEREAS, KC2026 will serve as a catalyst to attract private and public financial support not otherwise available to the City which in turn will help KC2026 to meet all its obligations under the Host City Agreement;

WHEREAS, the Council believes that the agreements being approved in this ordinance provide financial and other benefits to be obtained by the City that are in the best interest of the taxpayers of the City in that they provide tangible financial and other intangible benefits to the City; NOW, THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That the City Manager is hereby authorized and directed to enter into a Funding Agreement with KC2026 in the total amount of \$15 million over a three-year period, for the purpose of providing the necessary City services including police, fire, traffic, EMS and sanitation services, and all other contractual obligations for the 2026 FIFA World Cup games that will be played in Kansas City, as well as all related events and activities.

Section 2. That compensation in the amount of \$5,000,000.00 for the first year of the Funding Agreement will be paid from funds previously appropriated to Account No. 24-2360-632025 with the second- and third-year compensation in the amount of \$5,000,000.00 each subject to appropriation of funds by the City Council.

Section 3. That the City Manager is hereby authorized to enter into a Novation agreement with FIFA whereby the City shall cease to be a party of the Host City Agreement.

Section 4. That the City Manager is hereby authorized to enter into a Guaranty of Obligations agreement with FIFA whereby the City agrees to guarantee the obligations of KC2026 as the new Host City Authority under the Host City Agreement.

..end

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Approved as to form:

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Nelson V. Munoz  
Deputy City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240286

Submitted Department/Preparer: Mayor/Council's Office

Revised 10/23/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Authorizing the City Manager to execute a Funding Agreement with KC2026, a Missouri 501(c)(4) nonprofit corporation, in the amount of \$15 million over a three-year period for the purpose of providing City services in connection with the 2026 FIFA World Cup competition to be held in Kansas City; and authorizing the City Manager to enter into a Novation and a Guaranty of Obligations Agreement with the Federation Internationale de Football Association ("FIFA") to allow KC2026 to serve as the Host City Authority under the Host City Agreement.

### Discussion

This is Kansas City's obligation to ensure FIFA 2026 World Cup matches that occur in Kansas City, Missouri over 45 day and concurrent Fan Fest are executed properly.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Convention and Tourism Fund  
2360-632050-B
3. How does the legislation affect the current fiscal year?  
This legislation authorizes the expenditure of previously appropriated funds in the current year in the amount of \$5,000,000.00.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Yes, \$5,000,000.00 per year for FY 2024-25 and FY 2025-26
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No
- 3. Account string has been verified/confirmed.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?  
Finance and Governance (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
  - Reform the City's economic incentives to meet the policy objectives of the City Council
  - Ensure the resiliency of City government
  - Engage in workforce planning including employee recruitment, development, retention, and engagement
  - Ensure a responsive, representative, engaged, and transparent City government
  - 
  -

## Prior Legislation

Click or tap here to list prior, related ordinances/resolutions.

## Service Level Impacts

No direct service level impact, but these funds will ensure the city is prepared to accommodate hundreds of thousands of people over 45 days without service level impact.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
None
2. How have those groups been engaged and involved in the development of this ordinance?  
NA
3. How does this legislation contribute to a sustainable Kansas City?  
Will help insure uninterrupted basic services for residents
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)
  
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
If any CREO review is necessary it will be submitted before contract execution.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)
  
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)

