



## **Agenda**

### **Finance, Governance and Public Safety Committee**

Chairperson Andrea Bough

Vice Chair Quinton Lucas

Councilmember Crispin Rea

Councilmember Darrell Curls

Councilmember Wes Rogers

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**Wednesday, May 1, 2024**

**10:30 AM**

**26th Floor, Council Chamber**

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<https://us02web.zoom.us/j/8453022296>

**PLEASE NOTE:**

**Beginning next week, May 7, 2024 Standing Committees will convene on Tuesdays rather than Wednesdays.**

**PUBLIC OBSERVANCE OF MEETINGS**

Members of the City Council may attend this meeting via video conference.

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 video conference platform ZOOM, using this link:

<https://us02web.zoom.us/j/84530222968>

\*\*\*\*\* PUBLIC TESTIMONY IS LIMITED TO TWO MINUTES \*\*\*\*\*

**240421** Sponsor: Director of Law Department

Approving and authorizing settlement in the amount of \$67,678.23 for a claim for a Workers' Compensation benefit filed by Anthony Byas for injuries resulting from an accident on July 28, 2021, while employed by the City.

**Attachments:** [docket memo-byas](#)

[240422](#) Sponsor: Director of Law Department

Approving and authorizing settlement in the amount of \$75,000.00 for a claim for a Workers' Compensation benefit filed by Aaron Johnson for injuries resulting from an accident on July 5, 2022, while employed by the City.

**Attachments:** [docket memo-johnson](#)

[240428](#) Sponsor(s): Councilmembers Kevin O'Neill and Nathan Willett

Approving a major amendment to a development plan in District B3-3 for property of approximately 31 acres generally located at the southwest corner of N.W. Old Tiffany Springs Road and N. Ambassador Drive to permit development of commercial and residential uses which also serves as the preliminary plat.

**Attachments:** [NO Docket Memo Provided for ordinance 240428](#)

[240434](#) Sponsor: Councilmember Wes Rogers

Amending Chapter 18, Code of Ordinances, by repealing Article XIV, Section 18-367, entitled "Adoption of International Energy Conservation Code (2021); amendments" and enacting, in lieu thereof, a new section of like number and subject matter that updates the City's Energy Conservation Code and provides an additional path of compliance; allowing for previously approved building plans to be approved under the additional compliance path; providing a schedule for future adoption of model codes; and requiring grant applications that require amendments to the City's Building Code be approved by City Council before the grant application is submitted. \*\*\*\*\* **This ordinance will be held.** \*\*\*\*\*

**Attachments:** [NO Docket Memo Provided for ordinance 240434](#)  
[240434com](#)

HELD IN COMMITTEE

[240408](#) Sponsor: Mayor Quinton Lucas

Declaring certain real property located at 4520 Benton Boulevard, Kansas City, Missouri 64130 surplus to the City's needs; authorizing the Director of General Services to offer the sale of the City's interest in this real property in accordance with City regulations; and authorizing the City Manager or his designee to negotiate and execute sale and development agreements and other documents needed to effectuate this transaction while reserving easements, as necessary, for any existing City owned sewer, storm water, and water line infrastructure on the said property for the property located at 4520 Benton Boulevard.

**Attachments:** [Docket Memo 240408](#)

**240416** Sponsor: Councilmember Melissa Robinson

RESOLUTION - Directing the City Manager to reclassify the executive director position at Bruce R. Watkins Cultural Heritage Center from Administrative Officer to Manager of Recreation and to coordinate with the Board of Parks and Recreation on an implementation plan for the Bruce R. Watkins Cultural Heritage Center & Museum Strategic Plan, including a funding plan.

**Attachments:** [No Docket Memo 240416](#)

**240046** Sponsor: Mayor Quinton Lucas

Authorizing the City Manager to negotiate and execute a \$7,137,610 contract with Hope Faith-Homeless Assistance Campus to provide a non-congregate, low-barrier shelter facility to assist unsheltered families and individuals using previously-appropriated HOME ARP funds.

**Attachments:** [Docket Memo - HOME ARP](#)  
[Bill and Kortney Lovetinsky 240046](#)  
[Christine Stephan Say NO to Ordinance 240046](#)  
[Hayley Walters Columbus Park rejects Ordinance 240046](#)  
[In regards to Jeff Albright Ordinance 240046 and the safety and well being of individuals and communities](#)  
[Joe Fiorello Columbus Park is against Ordinance 240046](#)  
[Kate Barsotti Columbus Park Reconsider Ordinance #240046](#)  
[Kathryn Maggio Ordinance # 240046 - Columbus Park Rejects Ordinance- No Public Engagement](#)  
[Kimberly Swiderski-Murphy 240046](#)  
[Margie Valenti 240046](#)  
[Maria Valenti Columbus Park Rejects Ordinance # 240046 Ordinance #240046](#)  
[Shelby Herrick DEEP Concerns for ordinance 240046](#)  
[Shon Hall As residents and homeowners within Columbus Park, we reject Ordinance #240046](#)

#### ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Finance, Governance, and Public Safety issues.

#### 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.

2. 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.

3. 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)
- Live Stream 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 #: 240421**

ORDINANCE NO. 240421

Sponsor: Director of Law Department

Approving and authorizing settlement in the amount of \$67,678.23 for a claim for a Workers' Compensation benefit filed by Anthony Byas for injuries resulting from an accident on July 28, 2021, while employed by the City.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That settlement of the claim of Anthony Byas for Workers' Compensation benefits against the City of Kansas City, Missouri, for any and all injuries resulting from an accident while employed by the City, as more fully set forth and subject of a formal claim, Case No. 21-053465, presently pending before the Division of Workers' Compensation of the State of Missouri, by payment to Anthony Byas of the sum of \$67,678.23, as recommended by the City Attorney and Risk Management Committee, is hereby approved.

Section 2. That the City Attorney is hereby authorized to pay the sum of \$67,678.23, in settlement of said claim from funds heretofore appropriated in Account No. 25-7020-071402-610400.

..end

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.

\_\_\_\_\_  
Tammy Queen  
Director of Finance

Approved as to form:

\_\_\_\_\_  
Caroline Mudd

Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240421

Submitted Department/Preparer: Law

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

Resolution of the claim for workers' compensation benefits for Anthony Byas, Injury No. 21-053465

### Discussion

To seek Council authorization to pay a lump sum of \$67,678.23 to settle the workers' compensation claim of Anthony Byas, Injury No. 21-053465.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Account No. 25-7020-071402-610400; Worker's Compensation Fund
3. How does the legislation affect the current fiscal year?  
The specified amount is allocated toward the settlement for purposes described.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No.
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):
  - Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - Foster a solutions-oriented, welcoming culture for employees and City Partners.
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  -

**Prior Legislation**

N/A

**Service Level Impacts**

N/A

**Other Impacts**

1. What will be the potential health impacts to any affected groups?  
No.
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?  
N/A.

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)



**File #: 240422**

ORDINANCE NO. 240422

Sponsor: Director of Law Department

Approving and authorizing settlement in the amount of \$75,000.00 for a claim for a Workers' Compensation benefit filed by Aaron Johnson for injuries resulting from an accident on July 5, 2022, while employed by the City.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That settlement of the claim of Aaron Johnson for Workers' Compensation benefits against the City of Kansas City, Missouri, for any and all injuries resulting from an accident while employed by the City, as more fully set forth and subject of a formal claim, Case No. 22-047064, presently pending before the Division of Workers' Compensation of the State of Missouri, by payment to Aaron Johnson of the sum of \$75,000.00, as recommended by the City Attorney and Risk Management Committee, is hereby approved.

Section 2. That the City Attorney is hereby authorized to pay the sum of \$75,000.00, in settlement of said claim from funds heretofore appropriated in Account No. 25-7020-071402-610400.

..end

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.

\_\_\_\_\_  
Tammy L. Queen  
Director of Finance

Approved as to form:

\_\_\_\_\_  
Barry Bertram

Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240422

Submitted Department/Preparer: Law

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

Resolution of the claim for Workers' Compensation benefits for Aaron Johnson.

### Discussion

To seek Council authorization to pay a lump sum of \$75,000.00 to Aaron Johnson for the resolution of permanent partial disability a Workers' Compensation claim, no. 22-047064.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Account No. 25-7020-071402-610400; Worker's Compensation Fund
3. How does the legislation affect the current fiscal year?  
The specified amount is allocated toward the settlement for purposes described.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No.
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):
  - Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - Foster a solutions-oriented, welcoming culture for employees and City Partners.
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**Prior Legislation**

N/A

**Service Level Impacts**

N/A

**Other Impacts**

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

4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

No.

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:

N/A

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 #: 240428**

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ORDINANCE NO. 240428

Sponsor(s): Councilmembers Kevin O'Neill and Nathan Willett

Approving a major amendment to a development plan in District B3-3 for property of approximately 31 acres generally located at the southwest corner of N.W. Old Tiffany Springs Road and N. Ambassador Drive to permit development of commercial and residential uses which also serves as the preliminary plat.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a major amendment to a development plan is hereby approved in District B3-3 (Community Business) on approximately 31 acres generally located at the southwest corner of N.W. Old Tiffany Springs Road and N. Ambassador Drive to permit development of commercial and residential uses which also serves as the preliminary plat and said area is more specifically described as follows:

Lots 1 through 9, Sam's Club at Tiffany Springs Market Center, a subdivision of land lying in Kansas City, Platte County, Missouri

is hereby approved, subject to the following conditions:

1. The developer shall secure site plan approvals for individual pads from the Development Management Division prior to a building permit.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.

5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.
6. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
7. A deviation to the height maximum in a B3-3 zoning district in the amount of fifteen (15) feet for Lot 1A and Lot 1B pursuant to 88-517-09-C is hereby granted.
8. The developer shall submit a detailed micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved macro study on file with the City and with current adopted standards in effect at the time of submission, including water quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and the developer shall construct any other improvements as required by the Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
9. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
10. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

11. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
12. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
13. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
14. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
15. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
16. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
17. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1) The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1).
18. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018 Table C102.1.
19. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
20. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at

least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105)

21. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with Section 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to a certificate of occupancy if paying money-in-lieu or final plat if platting private open space.
22. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks and Recreation Department's Forestry Division prior to building permit.
23. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
24. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
25. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
26. If additions or changes to the existing public fire hydrants or water mains are required, the developer shall submit water main extension plans prepared by a Missouri professional engineer to the water main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations prior to any building permit within the development plan area.
27. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and, depending on adequacy of the receiving system, make other improvements as may be required.
28. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development in accordance with the Kansas City Water rules and regulations and determine

adequacy of receiving systems as required by the Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.

29. The developer shall provide acceptable easements for any of the public sewers that are located on private property.
30. The developer shall grant BMP easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
31. The developer shall enter into a cooperative agreement with the City at the time of the final plat which provides that the developer will contribute a total of \$180,000.00 to the City for the traffic signals to be installed by the City at the corners of N. Skyview Avenue and N. Ambassador and N. Ambassador and N.W. Old Tiffany Springs Road. Said developer contribution shall be payable over a four-year period with the first payment of \$45,000.00 due at the time of the recording of the final plat and the remaining three payments of \$45,000.00 due annually following the recording of the final plat.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

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I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

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Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney

NO  
Docket  
Memo  
Provided  
For  
Ordinance  
240428



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**File #: 240434**

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ORDINANCE NO. 240434

Sponsor: Councilmember Wes Rogers

Amending Chapter 18, Code of Ordinances, by repealing Article XIV, Section 18-367, entitled “Adoption of International Energy Conservation Code (2021); amendments” and enacting, in lieu thereof, a new section of like number and subject matter that updates the City’s Energy Conservation Code and provides an additional path of compliance; allowing for previously approved building plans to be approved under the additional compliance path; providing a schedule for future adoption of model codes; and requiring grant applications that require amendments to the City’s Building Code be approved by City Council before the grant application is submitted. \*\*\*\*\* **This ordinance will be held.** \*\*\*\*\*

WHEREAS, Committee Substitute for Ordinance No. 220364 (“Ordinance”) adopting the 2021 International Energy Conservation Code with amendments (“KCMO Energy Code”) was passed by the City Council on October 13, 2022; and

WHEREAS, the effective date of the Ordinance was July 1, 2023, but it also provided a mandatory date for the implementation of the KCMO Energy Code of September 29, 2023; and

WHEREAS, the adoption of the KCMO Energy Code without locally appropriate revisions was done in order for the City to receive a grant from the federal government and this grant was never received; and

WHEREAS, Ordinance has greatly impacted the issuance of permits for residential homes since the mandatory effective date; and

WHEREAS, for example, the City has issued only nine (9) single family building permits to date in 2024 (January through March) under the KCMO Energy Code; and

WHEREAS, normally the City issues an average of 85 single family permits for new homes in Kansas City, Missouri each month; and

WHEREAS, for the first time in the history of available permit data, Kansas City fell out of the top five (5) permitting entities in the metropolitan region in February; and

WHEREAS, no other metropolitan city or county in our region has adopted the 2021 International Energy Code without locally appropriate revisions; and

WHEREAS, the lack of the issuance of permits for single family homes will impact the affordability of homes for Kansas City's families; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 18, Article XIV, Code of Ordinances of the City of Kansas City, Missouri, is hereby amended by repealing Section 18-367 and enacting, in lieu thereof, a new section of like number and subject matter to read as follows:

**Sec. 18-367. Adoption of International Energy Conservation Code (2021); amendments.**

The International Energy Conservation Code (2021), promulgated by the International Code Council, is adopted and incorporated in this article by reference as if fully set forth, except as it is amended by the following provisions of this section. Provisions of this article are in addition to the provisions of the International Energy Conservation Code. The following provisions coinciding with provisions of the International Energy Conservation Code supersede, or delete, when indicated, the corresponding provisions of the International Energy Conservation Code.

In addition, the IECC Appendix CC: Zero Energy Commercial Building Provisions is an option for builders to voluntarily implement.

All references within the model codes to any building, electrical, gas, mechanical, plumbing, sewage disposal, elevator, energy conservation, or existing building code shall be construed to be a reference to the respective building, electrical, gas, mechanical, plumbing, sewage disposal, elevator, energy conservation, or existing building code specifically adopted by reference in articles II through XIV of this chapter.

**Chapter 1** [CE], SCOPE AND ADMINISTRATION is deleted. See Article I of this chapter.

*C405.12 Electrical for future use on new buildings with electrical services*

1. Provide 2-inch conduit run up to attic for future photovoltaic systems.
2. Provide 2-inch conduit run into parking areas for future electric vehicle charging stations.

**Chapter 1** [RE], SCOPE AND ADMINISTRATION is deleted. See Article I of this chapter.

**Table R402.4.1.1. Under 'Walls'.** Amend first sentence to read: "Corners and headers shall be sealed and the junction of the foundation and sill plate shall be sealed."

**R403.3.7, Exception.** In IRC projects building framing cavities may be used as ducts or plenums where sealed to prevent leakage through the thermal envelope.

**R404.4 Electrical for future use on new buildings with electrical services**

1. Provide 2-inch conduit run up to attic for future photovoltaic systems.

2. Provide 2-inch conduit run into garage areas for future electric vehicle charging stations.

The following section is added to the referenced model code:

**R409 KCMO Compliance Path:**

1. Submit a Home Energy Rating System (HERS) “Projected Report” based on the building plans showing an index score of 68 or better (better means a score of 68 or lower) by a qualified Energy Rater with each permit application, along with a statement by the applicant that they are utilizing the KCMO Compliance Path.
2. Complete, and submit to KCMO, the following 3<sup>rd</sup> Party Inspections during construction:
  - a. Insulation Inspection
  - b. Duct Leakage Testing
  - c. Whole House Leakage Testing
3. As a condition of Occupancy Permit, submit a Final Compliance HERS report verifying the score of 68 by a qualified Energy Rater
4. As a condition of Occupancy Permit, post a permanent certificate inside the building which lists:
  - a. the predominant R-values of insulation installed in ceilings, roof, wall, and foundation components;
  - b. the U-factors and solar heat gain coefficient (SHGC) of fenestration;
  - c. the results of the duct and whole house leakage tests;
  - d. the types, sizes and efficiencies of heating, cooling and service water-heating equipment; and
  - e. If on-site photovoltaic panel systems have been installed, the array capacity, inverter efficiency, panel tilt and orientation.

When utilizing this R409 KCMO Compliance Path in conjunction with a Master Building Plan, items 1 through 3 of the above list are required for the first build only of each Master Building Plan. Subsequent builds of the same Master Building Plan are not required to repeat items 1 through 3. Item 4 is required as a condition for every Occupancy Permit, regardless of plan type or number of times built.

No additional documentation shall be required for plan review and/or permitting under this R409 KCMO Compliance Path.

Section 2. That previously approved Master Buildings Plans under the KCMO Energy Code shall have a one-time opportunity to change to the R409 KCMO Compliance Path if so designated in writing and with the submission of required documents within 30 days of the effective date of this ordinance.

Section 3. That previously approved Master Building Plans that were approved prior to September 29, 2023 (the mandatory implementation date of Ordinance), are eligible for use and permits when using the R409 KCMO Compliance Path.

In the case of these previously approved Master Building Plans, a HERS “Projected Report” (and subsequent inspections and final report) is required to be submitted prior to

issuance of a building permit for the first site-specific address following the effective date of this ordinance. Energy/insulation notations on such mastered plans that conflict with the submitted HERS “Projected Report” are void and the applicant is required to adhere to all energy/insulation methods per the HERS “Projected Report” and to achieve a HERS score of 68 or better (better means the HERS score is lower than 68.)

Further, regardless of chosen compliance path, all plan reviews are subject to City Code Section 2-2300, Permitting Standards.

Section 4. That future adoptions of model codes in Chapter 18, the City’s Building and Rehabilitation Code (“Building Code”), shall revert to the previously established schedule of every 6-year code adoption cycles such that the next adoption of model codes shall occur in calendar year 2030. Further, all future adoptions of model codes shall include stakeholder meetings which include, at a minimum, the City building official and the Home Builders Association of Greater Kansas City as participants.

Section 5. Any grant applications that require the City revise its Building Code in order to receive the grant must be approved by City Council before the grant application is submitted by or on behalf of the City.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney

NO  
Docket  
Memo  
Provided  
For  
Ordinance  
240434

COMPARED VERSION  
NEW ORDINANCE TO CODE BOOKS

ORDINANCE NO. 240434

Amending Chapter 18, Code of Ordinances, by repealing Article XIV, Section 18-367, entitled “Adoption of International Energy Conservation Code (2021); amendments” and enacting, in lieu thereof, a new section of like number and subject matter that updates the City’s Energy Conservation Code and provides an additional path of compliance; allowing for previously approved building plans to be approved under the additional compliance path; providing a schedule for future adoption of model codes; and requiring grant applications that require amendments to the City’s Building Code be approved by City Council before the grant application is submitted.

WHEREAS, Committee Substitute for Ordinance No. 220364 (“Ordinance”) adopting the 2021 International Energy Conservation Code with amendments (“KCMO Energy Code”) was passed by the City Council on October 13, 2022; and

WHEREAS, the effective date of the Ordinance was July 1, 2023, but it also provided a mandatory date for the implementation of the KCMO Energy Code of September 29, 2023; and

WHEREAS, the adoption of the KCMO Energy Code without locally appropriate revisions was done in order for the City to receive a grant from the federal government and this grant was never received; and

WHEREAS, Ordinance has greatly impacted the issuance of permits for residential homes since the mandatory effective date; and

WHEREAS, for example, the City has issued only nine (9) single family building permits to date in 2024 (January through March) under the KCMO Energy Code; and

WHEREAS, normally the City issues an average of 85 single family permits for new homes in Kansas City, Missouri each month; and

WHEREAS, for the first time in the history of available permit data, Kansas City fell out of the top five (5) permitting entities in the metropolitan region in February; and

WHEREAS, no other metropolitan city or county in our region has adopted the 2021 International Energy Code without locally appropriate revisions; and

WHEREAS, the lack of the issuance of permits for single family homes will impact the affordability of homes for Kansas City’s families; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 18, Article XIV, Code of Ordinances of the City of Kansas City, Missouri, is hereby amended by repealing Section 18-367 and enacting, in lieu thereof, a new section of like number and subject matter to read as follows:

**Sec. 18-367. Adoption of International Energy Conservation Code (2021); amendments.**

The International Energy Conservation Code (2021), promulgated by the International Code Council, is adopted and incorporated in this article by reference as if fully set forth, except as it is amended by the following provisions of this section. Provisions of this article are in addition to the provisions of the International Energy Conservation Code. The following provisions coinciding with provisions of the International Energy Conservation Code supersede, or delete, when indicated, the corresponding provisions of the International Energy Conservation Code.

In addition, the IECC Appendix CC: Zero Energy Commercial Building Provisions is an option for builders to voluntarily implement.

All references within the model codes to any building, electrical, gas, mechanical, plumbing, sewage disposal, elevator, energy conservation, or existing building code shall be construed to be a reference to the respective building, electrical, gas, mechanical, plumbing, sewage disposal, elevator, energy conservation, or existing building code specifically adopted by reference in articles II through XIV of this chapter.

**Chapter 1** [CE], **SCOPE AND ADMINISTRATION** is deleted. See Article I of this chapter.

*C405.12 Electrical for future use on new buildings with electrical services*

1. Provide 2-inch conduit run up to attic for future photovoltaic systems.
2. Provide 2-inch conduit run into parking areas for future electric vehicle charging stations.

*Chapter 1* [RE], **SCOPE AND ADMINISTRATION** is deleted. See Article I of this chapter.

**Table R402.4.1.1. Under 'Walls'**. Amend first sentence to read: "Corners and headers shall be sealed and the junction of the foundation and sill plate shall be sealed."

**R403.3.7, Exception.** In IRC projects building framing cavities may be used as ducts or plenums where sealed to prevent leakage through the thermal envelope.

**R404.4 Electrical for future use on new buildings with electrical services**

1. Provide 2-inch conduit run up to attic for future photovoltaic systems.
2. Provide 2-inch conduit run into garage areas for future electric vehicle charging stations.

The following section is added to the referenced model code:

**R409 KCMO Compliance Path:**

1. Submit a Home Energy Rating System (HERS) “Projected Report” based on the building plans showing an index score of 68 or better (better means a score of 68 or lower) by a qualified Energy Rater with each permit application, along with a statement by the applicant that they are utilizing the KCMO Compliance Path.
2. Complete, and submit to KCMO, the following 3<sup>rd</sup> Party Inspections during construction:
  - a. Insulation Inspection
  - b. Duct Leakage Testing
  - c. Whole House Leakage Testing
3. As a condition of Occupancy Permit, submit a Final Compliance HERS report verifying the score of 68 by a qualified Energy Rater
4. As a condition of Occupancy Permit, post a permanent certificate inside the building which lists:
  - a. the predominant R-values of insulation installed in ceilings, roof, wall, and foundation components;
  - b. the U-factors and solar heat gain coefficient (SHGC) of fenestration;
  - c. the results of the duct and whole house leakage tests;
  - d. the types, sizes and efficiencies of heating, cooling and service water-heating equipment; and
  - e. If on-site photovoltaic panel systems have been installed, the array capacity, inverter efficiency, panel tilt and orientation.

When utilizing this R409 KCMO Compliance Path in conjunction with a Master Building Plan, items 1 through 3 of the above list are required for the first build only of each Master Building Plan. Subsequent builds of the same Master Building Plan are not required to repeat items 1 through 3. Item 4 is required as a condition for every Occupancy Permit, regardless of plan type or number of times built.

No additional documentation shall be required for plan review and/or permitting under this R409 KCMO Compliance Path.

Section 2. That previously approved Master Buildings Plans under the KCMO Energy Code shall have a one-time opportunity to change to the R409 KCMO Compliance Path if so designated in writing and with the submission of required documents within 30 days of the effective date of this ordinance.

Section 3. That previously approved Master Building Plans that were approved prior to September 29, 2023 (the mandatory implementation date of Ordinance), are eligible for use and permits when using the R409 KCMO Compliance Path.

In the case of these previously approved Master Building Plans, a HERS “Projected Report” (and subsequent inspections and final report) is required to be submitted prior to issuance of a building permit for the first site-specific address following the effective date of this ordinance. Energy/insulation notations on such mastered plans that conflict with the submitted HERS “Projected Report” are void and the applicant is required to adhere to all energy/insulation methods per the HERS “Projected Report” and to achieve a HERS score of 68 or better (better means the HERS score is lower than 68.)

Further, regardless of chosen compliance path, all plan reviews are subject to City Code Section 2-2300, Permitting Standards.

Section 4. That future adoptions of model codes in Chapter 18, the City’s Building and Rehabilitation Code (“Building Code”), shall revert to the previously established schedule of every 6-year code adoption cycles such that the next adoption of model codes shall occur in calendar year 2030. Further, all future adoptions of model codes shall include stakeholder meetings which include, at a minimum, the City building official and the Home Builders Association of Greater Kansas City as participants.

Section 5. Any grant applications that require the City revise its Building Code in order to receive the grant must be approved by City Council before the grant application is submitted by or on behalf of the City.

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



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**File #: 240408**

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ORDINANCE NO. 240408

Sponsor: Mayor Quinton Lucas

Declaring certain real property located at 4520 Benton Boulevard, Kansas City, Missouri 64130 surplus to the City's needs; authorizing the Director of General Services to offer the sale of the City's interest in this real property in accordance with City regulations; and authorizing the City Manager or his designee to negotiate and execute sale and development agreements and other documents needed to effectuate this transaction while reserving easements, as necessary, for any existing City owned sewer, storm water, and water line infrastructure on the said property for the property located at 4520 Benton Boulevard.

WHEREAS, all City departments have been notified and this property is not needed by the City and no interest has been expressed in retaining the land for future public use; and

WHEREAS, the City owns rights in certain real property generally located at 4520 Benton Boulevard (the "Property"), Kansas City, Missouri, Jackson County, Missouri; and

WHEREAS, the City Council in 2009 passed Ordinance No. 090869 declaring as surplus and authorizing the sale the Property; and

WHEREAS, since Ordinance No. 090869 was passed, the Property was surveyed and replatted to accommodate for portions of the real property not eligible for surplus; and

WHEREAS, all existing easements, right-of-way, and/or any other encumbrances affecting the real property, shall remain in effect as set forth in the Special Warranty Deed executed as a part of the subsequent transfer; and

WHEREAS, the City issued a public Request for Proposals ("RFP") on May 12, 2023, soliciting proposals for the purchase and development of the Property; and

WHEREAS, the City received one response to the RFP; and

WHEREAS, the City's selection committee reviewed the proposal submitted in response to the RFP and recommended the proposal submitted by Standard Communities; and

WHEREAS, the City and Standard Communities wish to enter into sale and development agreements to allow for the development of the Property; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the parcel described below, is hereby declared surplus to the City's needs.

Section 2. That the Director of General Services Department is hereby authorized to currently offer for sale in accordance with City regulations, as has been made available through an open and public competition, with such conditions determined appropriate by the Director of General Services, the City's rights in the property located 4520 Benton Boulevard, Kansas City, Missouri, Jackson County, Missouri, in one transaction, to a single purchaser, legally described as follows:

All of Lot 1 of the Minor Subdivision recorded with the Jackson County, Missouri Recorder of Deeds on March 27, 2024 as Instrument Number 2024E0018905. The above-described tract contains 1,019,395 square feet or 23.40 acres.

Subject to building lines, easements, reservation, restrictions, covenants and conditions of record.

Section 3. That the City Manager or his designee is hereby authorized to negotiate and execute sale and development agreements and other documents needed to effectuate this transaction while reserving easements, as necessary, for any existing City owned sewer, storm water, and water line infrastructure on the said property with Standard Communities or an affiliated entity for the sale and development of the above-described property.

..end

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Approved as to form:

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Abigail Judah  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240408

Submitted Department/Preparer: General Services

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

Declaring certain real property located at 4520 Benton Boulevard, Kansas City, Missouri 64130 surplus to the City's needs; authorizing the Director of General Services to offer the sale of the City's interest in this real property in accordance with City regulations; and authorizing the City Manager or his designee to negotiate and execute sale and development agreements and other documents needed to effectuate this transaction while reserving easements, as necessary, for any existing City owned sewer, storm water, and water line infrastructure on the said property for the property located at 4520 Benton Boulevard.

### Discussion

2009 ordinance 090869 approved surplus. RFP issued for sale/development May 2023. One response received – development of 212 workforce/affordable housing multifamily dwellings

### Fiscal Impact

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

This ordinance has no direct fiscal impact.

**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)**

This ordinance has no direct fiscal impact.

**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):
  - Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - Foster a solutions-oriented, welcoming culture for employees and City Partners.
  - 
  - 
  -

**Prior Legislation**

**Service Level Impacts**

NA

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

Total Number of Units 212 units per RFP response  
Number of Affordable Units All 212 are affordable units either through vouchers or at 60% AMI

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.

Yes - I have submitted documents for CREO Review (Press tab after selecting)  
Please attach or copy and paste CREO's review.  
[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 #: 240416**

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RESOLUTION NO. 240416

Sponsor: Councilmember Melissa Robinson

RESOLUTION - Directing the City Manager to reclassify the executive director position at Bruce R. Watkins Cultural Heritage Center from Administrative Officer to Manager of Recreation and to coordinate with the Board of Parks and Recreation on an implementation plan for the Bruce R. Watkins Cultural Heritage Center & Museum Strategic Plan, including a funding plan.

WHEREAS, the mission of the City’s Bruce R. Watkins Cultural Heritage Center (the “Center”) includes commemorating and interpreting the African-American diaspora particularly in the State of Missouri, the City of Kansas City, Missouri, and its surrounding areas through fostering educational and cultural programs regarding the past, present and contemporary contributions of African Americans who served to shape the city and state’s history and culture; and

WHEREAS, the Center serves as a showcase for the talents of local, regional and renowned visual and performing artists, and provides visitors with culturally rich entertainment and educational experiences in the form of exhibits and displays, films, classes and workshops, stage performances and special ceremonies; and

WHEREAS, The ROZ Group, Inc. was previously retained to produce an Organizational Assessment, Strategic Plan, and Business Plan (the “Strategic Plan”) for the Bruce R. Watkins Cultural and Heritage Center Museum; and

WHEREAS, on February 13, 2024, the Board of Parks and Recreation approved the Strategic Plan developed by The ROZ Group; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is directed to, within 30 days, reclassify the executive director position at Bruce R. Watkins Cultural Heritage Center from the job classification of Administrative Officer to the job classification of Manager of Recreation.

Section 2. That the City Manager is directed to coordinate with the Board of Parks and Recreation on an implementation plan for the Bruce R. Watkins Cultural Heritage Center & Museum Strategic Plan, including a funding plan, and to report back to the Council on the implementation plan within 45 days.

..end

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No Docket

Memo

Provided

For

Ordinance

240416



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**File #: 240046**

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ORDINANCE NO. 240046

Sponsor: Mayor Quinton Lucas

Authorizing the City Manager to negotiate and execute a \$7,137,610 contract with Hope Faith-Homeless Assistance Campus to provide a non-congregate, low-barrier shelter facility to assist unsheltered families and individuals using previously-appropriated HOME ARP funds.

WHEREAS, the City, through the Housing and Community Development Department, requested proposals to provide a non-congregate, low-barrier shelter facility to assist unsheltered families and individuals within our community for qualified populations associated with the HOME ARP Allocation Plan as approved by the Department of Housing and Urban Development (HUD); and

WHEREAS, the City sought to provide non-profit operating and capacity building assistance, as well as supportive housing services, including homeless prevention and housing counseling, capacity building, eligible operating costs, and administration; and

WHEREAS, on December 7, 2023, the evaluation committee recommended the proposal of Hope Faith Ministries, Inc., dba Hope Faith-Homeless Assistance Campus; and

WHEREAS, any executed contract shall include 1) renovation of an existing homeless serving space so that portion of the building can be used as non-congregate, low-barrier shelter; 2) 24/7 operation of the shelter with case management/services; and 3) capacity expansion through a jobs program for homeless individuals and the addition of a fundraising professional for sustainability; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby authorized to negotiate and execute a contract with Hope Faith-Homeless Assistance Campus to provide a non-congregate, low-barrier shelter facility to assist unsheltered families and individuals using previously-appropriated HOME ARP funds.

Section 2. That the maximum contract of \$7,137,610 includes up to \$4,797,892 for modification of the existing facility to expand services, and up to \$2,339,718 for operations, case management, capacity expansion through a jobs program for homeless individuals, and the addition of a fundraising professional for sustainability.

..end

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The City has no financial obligation under both this Ordinance and Contract until the Manager of Procurement Services issues a purchase order which shall be signed by the City's Director of Finance certifying there is a balance, otherwise unencumbered, to the credit of the appropriation to which the expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment will be made, each sufficient to meet the obligated incurred in the purchase order.

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240046

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

Authorizing the City Manager to negotiate and execute a \$7,137,610 contract with Hope Faith-Homeless Assistance Campus to provide a non-congregate, low-barrier shelter facility to assist unsheltered families and individuals using previously-appropriated HOME ARP funds.

### Discussion

Emergency shelter and other crisis housing (shelters, interim housing, motel vouchers) play a critical role in our system's response to homelessness. Emergency shelters will always be necessary as there will be always be people dislodged from housing who will need temporary accommodation.

If every person regardless of circumstance needs a bed to sleep in, then every community needs some form of low-barrier shelter, especially when people are living in encampments, on the street or other places not meant for human habitation.

The lack of low-barrier emergency shelter leads individuals to create or seek "shelter" in encampments, which promote trafficking, public health concerns, violence, costly clean up efforts, and more. The current high barrier shelter system leaves a portion of the population to seek shelter outside. Low Barrier shelter fills that gap.

### Fiscal Impact

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

2. What is the funding source?  
2940-555317-B-G55HOMEARP \$6,637,610  
2940-555308-B-G55HOMEARP \$500,000

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

Funding source is a federal grant for this specific purpose.

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

One time.

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

A chronically homeless person costs the taxpayer an average of \$35,578 per year. This cost can be reduced by 49.5% when people experiencing homelessness are connected to appropriate housing. Shelters provide an access point for chronically homeless folks to connect with necessary resources.

### 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

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

## Service Level Impacts

This legislation approves a contract that includes 1) renovation of an existing homeless serving space so that portion of the building can be used as non-congregate, low-barrier shelter; 2) 24/7 operation of the shelter with case management/services; and 3) capacity expansion through a jobs program for homeless individuals and the addition of a fundraising professional for sustainability.

## Other Impacts

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

Living outside is dangerous. The lack of low-barrier emergency shelter leads individuals to create or seek “shelter” in encampments, which promote trafficking, public health concerns, violence, costly clean up efforts, and more.

Low-barrier shelter provides the following impact:

- Focuses on respect in behaviour, not punishment for actions
- Understands trauma, and utilizes a trauma-informed approach
- Uses restrictions and barring sparingly, and connects people to alternative resources
- Does not impose values and beliefs on residents
- Serves and accepts people without judgment
- Treats belongings respectfully
- Encourages access to basic needs like hygiene with dignity
- Integrates housing and community
- Makes decisions in collaboration with residents
- Actively engages with guests, encourages housing and promotes hope

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

City’s Office of Unhoused Solutions staff connect with folks experiencing homelessness daily and service providers. Building relationships with the unhoused community gives insight as to why some unhoused folks are less likely to access current available shelter resources.

### 3. How does this legislation contribute to a sustainable Kansas City?

Vulnerable populations need access to appropriate resources. Any agency chosen through the RFP process will have a fundraising, architecture, staffing, and programming plans in place. The agency will leverage HOME-ARP funds along with traditional fundraising efforts in order to create sustainability within the project.

### 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.

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?

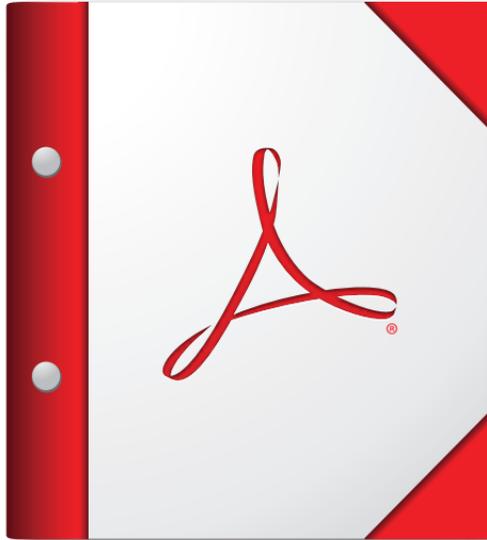
No(Press tab after selecting)

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

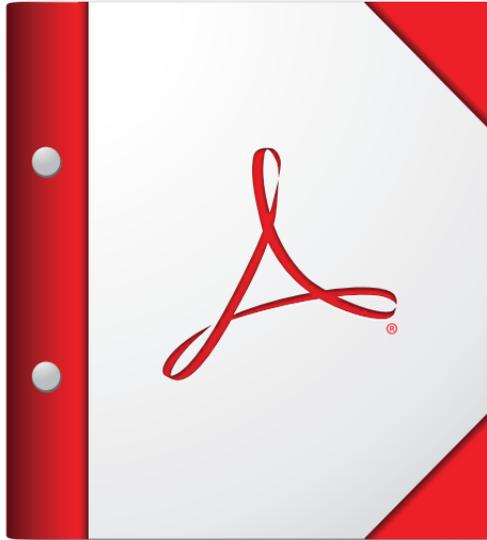
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In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.



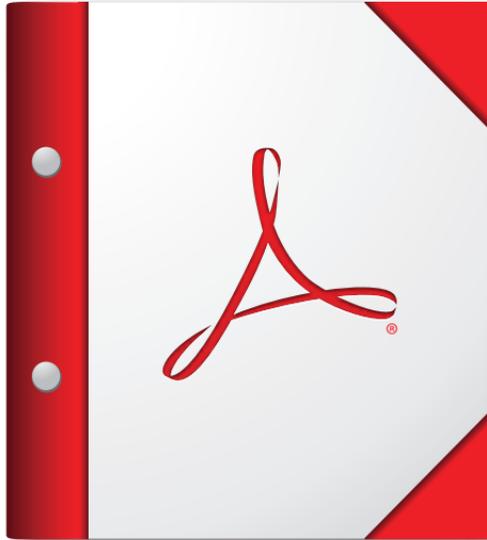
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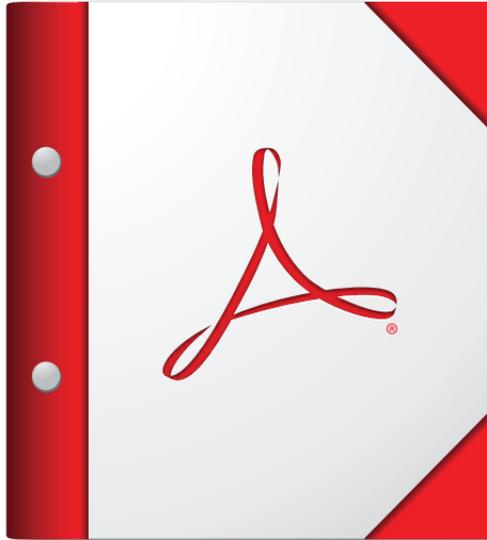
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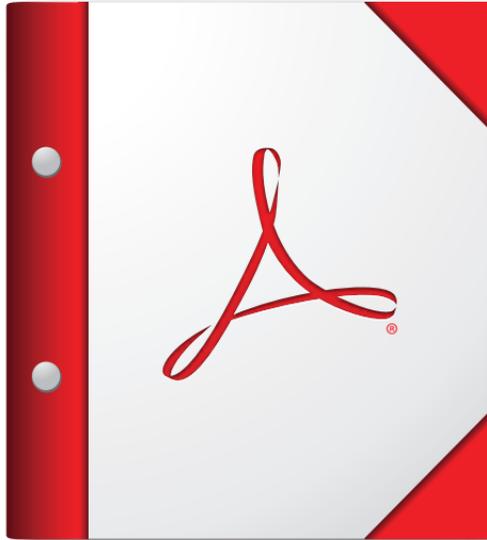
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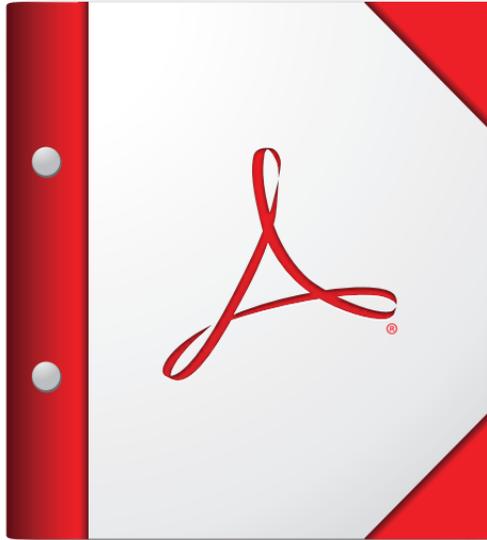
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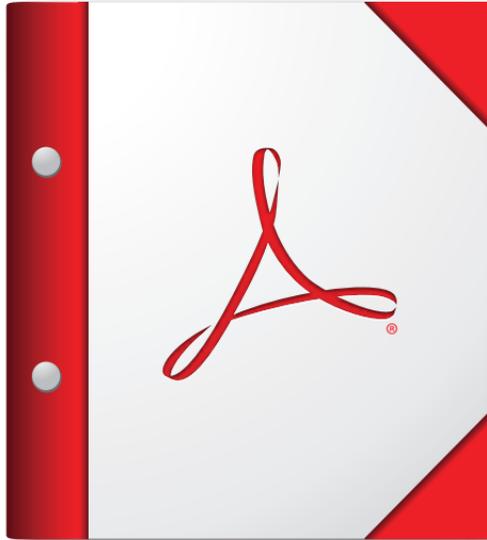
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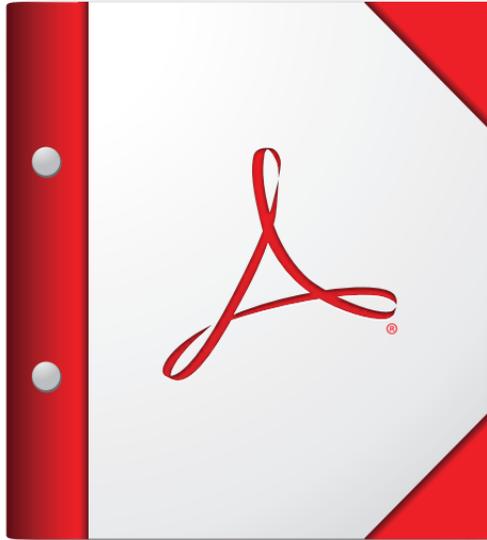
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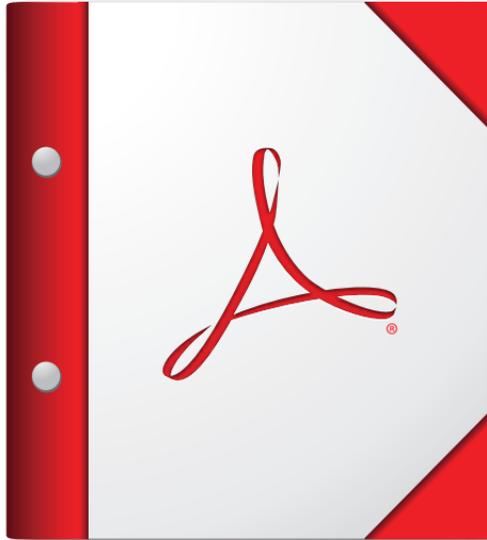
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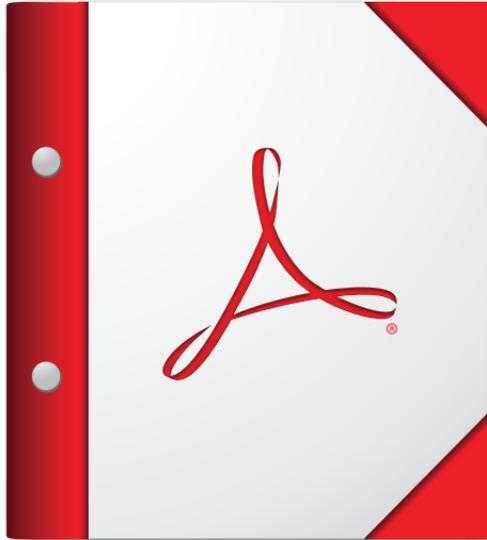
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