



**Agenda**

**Transportation, Infrastructure and Operations Committee**

Quinton Lucas, Chair  
Teresa Loar, Vice Chair  
Eric Bunch, Vice Chair  
Katheryn Shields  
Melissa Robinson  
Kevin O'Neill

**Wednesday, April 5, 2023**

**9:00 AM**

**26th Floor, Council Chamber**

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

**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/84530222968>

**Water Services**

**Director of Water Services**

**[230249](#)** Sponsor: Director of the Water Services Department

Authorizing a \$1,500,000.00 design professional services Amendment No. 4 with Carollo Engineers, Inc., for the Westside Facility Plan project; authorizing an extension of the term of Contract No. 1187 for an additional 1,095 days for a total term of 3,285 days for a total contract amount of \$8,889,056.00.

**Attachments:** [230249 Docket Memo](#)

**Director of Water Services**

**[230269](#)** Sponsor: Director of the Water Services Department

Authorizing a \$499,976.00 design professional services contract with Jacobs Engineering Group, Inc., for the Rocky Branch WWTP Facility Plan project.

**Attachments:** [230269 Docket Memo](#)

Public Works

**Director of Public Works**

[230281](#) Sponsor: Director of Public Works Department

Estimating revenue in the amount of \$1,611,992.27 in the Capital Improvements Fund; reducing previously appropriated funds of \$574,704.80 in the Capital Improvements Fund; appropriating \$2,186,697.07 from the Unappropriated Fund Balance in the Capital Improvements Fund to the Second Creek Segment 1 and Searcy Creek Trail Segment 2 project accounts; authorizing a contract with MEGA Industries, Inc. for \$3,151,011.10; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

**Attachments:** [230281 Docket Memo](#)

General Services

**Director of General Services**

[230252](#) Sponsor: Director of General Services Department

Authorizing a Professional Services contract in the amount of \$761,193.00 with the The Alloy Group (d/b/a Spectrum Environmental, LLC.), to provide lead-based paint removal abatement services for the Project No. 07P23039 - City Hall Parking Garage Lead-Based Paint Abatement Services; and authorizing the Director of General Services to increase this contract by up to \$100,000.00 without further Council approval.

**Attachments:** [230252 Docket Memo](#)

City Manager

**City Manager's Office**

[230260](#) Sponsor: City Manager

Repealing Ordinance No. 220694; authorizing the City Manager to execute the replacement Second Amendment to the Restated Lease and Acquisition Agreement with Block 66, LLC; and directing the City Manager to execute Special Warranty Deeds and such ancillary documents in connection with conveying real property in the East Village area to Block 66, LLC.

**Attachments:** [Docket Memo 230260](#)

**City Manager's Office**

[230265](#) Sponsor: City Manager

Authorizing the City Manager to negotiate and execute a sale and development agreement in accordance with the terms described herein with Kansas City Southern and Americo for the sale and development of the City-owned properties located at 1200 and 1210 Broadway Boulevard.

**Attachments:** [Docket Memo 230265](#)

**Lucas, Shields and Bunch**

[230285](#) Sponsor(s): Mayor Quinton Lucas and Councilmembers Kathryn Shields and Eric Bunch

Authorizing an application to the Missouri Development Finance Board ("MDFB") for the authorization of state tax credits in an amount not to exceed \$15,000,000.00 to make possible the South Loop Link in Kansas City, Missouri; and authorizing the City Manager to execute a tax credit agreement in the event that the application is approved.

**Attachments:** [Docket Memo 230285](#)

Aviation

**Director of Aviation**

[230278](#) Sponsor: Director of the Aviation Department

Appropriating \$1,971,481.00 from the Unappropriated Fund Balance of the Aviation Fund; and authorizing a \$12,421,575.00 contract with Siemens Industry, Inc., for operations and maintenance service of low voltage systems in the single terminal facility at Kansas City International Airport.

**Attachments:** [230278 Docket Memo](#)

HELD IN COMMITTEE

[220864](#) Sponsor: Director of General Services

Declaring certain real property generally located at 1200 and 1210 Broadway, Kansas City, Missouri, 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 execute related documents to complete the transfer of the real property while reserving easements, as necessary, for any existing City owned sewer, storm water, and water line infrastructure on the said property.

**Attachments:**    [220864 Fact Sheet](#)  
                              [220864 Fiscal Note](#)

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Transportation, Infrastructure and Operations 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



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**File #: 230249**

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ORDINANCE NO. 230249

Sponsor: Director of the Water Services Department

Authorizing a \$1,500,000.00 design professional services Amendment No. 4 with Carollo Engineers, Inc., for the Westside Facility Plan project; authorizing an extension of the term of Contract No. 1187 for an additional 1,095 days for a total term of 3,285 days for a total contract amount of \$8,889,056.00.

WHEREAS, City Council approved Ordinance No. 170038 on January 26, 2017, authorizing a \$3,799,056.00 design professional services contract with Carollo Engineers, Inc. for the Westside Facility Plan project; and

WHEREAS, the City approved a no-cost Amendment No. 1 on June 22, 2018, which extended the term of the contract for the consultant to develop contract documents and to perform bid phase services; and a no-cost Amendment No. 2 was approved by the City on December 28, 2018, which included an update to subcontractor information for this project; and

WHEREAS, City Council approved Ordinance No. 190045 on January 24, 2019, authorizing a \$3,590,000.00 Amendment No. 3 for construction phase services, including project management and administration services, construction office and field support services, and resident project representative services, plus additional scopes of services this project; and

WHEREAS, this proposed ordinance is requesting City Council approval for Amendment No. 4 to Contract No. 1187 with Carollo Engineers, Inc. for a time extension of 1,095 days for additional design work on this project, for a total term of 3,285 days and a total contract amount of \$8,889,056.00; NOW, THEREFORE,

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

Section 1. That the Director of the Water Services Department is authorized to execute a Design Professional Contract Amendment No. 4 to Contract No. 1187 in the amount of \$1,500,000.00, for a total contract amount of \$8,889,056.00, with Carollo Engineers, Inc., for the Westside Facility Plan project, Project No. 81000710. A copy of the amendment is on file in the office of Water Services.

Section 2. That the Director of the Water Services Department is authorized a maximum expenditure of \$1,500,000.00 from Account No. 23-8110-807778-611040-81000710, Sewer Treatment Facilities, to satisfy the cost of this amendment.

Section 3. That the Director of Water Services is authorized to extend the term of Contract No. 1187, with Carollo Engineers, Inc., for an additional 1,095 days for a total term of 3,285 days for a total contract amount of \$8,889,056.00.

..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:

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Mark P. Jones  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Water Services

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 a \$1,500,000.00 design professional services Amendment No. 4 with Carollo Engineers, Inc., for the Westside Facility Plan project; authorizing an extension of the term of Contract No. 1187 for an additional 1,095 days for a total term of 3,285 days for a total contract amount of \$8,889,056.00.

### Discussion

**Project Description:** The scope of work provided under this contract entails design professional services to develop construction contract documents required to increase wet weather treatment capacity by 30 MGD at the Westside Wastewater Treatment Plant.

City Council approved Ordinance No. 170038 on January 26, 2017 authorized a \$3,799,056.00 Design Professional Services contract with Carollo Engineers, Inc. for the Westside Facility Plan project.

The City approved a no-cost Amendment No. 1 on June 22, 2018, which extended the term of the contract for the consultant to develop contract documents and to perform bid phase services; and a no-cost Amendment No. 2 was approved by the City on December 28, 2018, which included an update to subcontractor information for this project.

City Council approved Ordinance No. 190045 on January 24, 2019 authorized a \$3,590,000.00 Amendment No. 3 for construction phase services, including project management and administration services, construction office and field support services, and resident project representative services, plus additional scopes of services this project.

This proposed ordinance is requesting City Council approval for Amendment No. 4 to Contract No. 1187 with Carollo Engineers, Inc. for a time extension of 1,095 days for additional design of a sludge screening facility and force main rehabilitation work on this project, for a total term of 3,285 days and a total contract amount of \$8,889,056.00.

### Fiscal Impact





# City of Kansas City, Missouri

## Docket Memo

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

2. What is the funding source?

23-8110-807778-81000710 = \$1,500,000.00

Sewer Treatment Facilities

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

This Ordinance is supported by the Fiscal Year 23 Water Services Annual CIP.

4. Does the legislation have 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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):



# City of Kansas City, Missouri

## Docket Memo

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
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### Prior Legislation

Ordinance No. 170038 was approved by City Council on January 26, 2017, authorizing a \$3,799,056.00 Design Professional Services contract with Carollo Engineers, Inc. for the Westside Facility Plan project.

Ordinance No. 190045 was approved by City Council on January 24, 2019, authorizing a \$3,590,000.00 Amendment No. 3 to the Design Professional Services contract with Carollo Engineers, Inc. for this project. Prior Amendment Nos. 1 and 2 were no-cost amendments.

### Service Level Impacts

This project will improve the performance and reliability of the City's sewer systems.

### Other Impacts

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

Work on this project will contribute to health impacts by reducing the potential for sewer line breaks and wet weather overflows.

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



# City of Kansas City, Missouri

## Docket Memo

N/A – Design Project

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

This project will contribute to a sustainable Kansas City by improving the performance, capacity, and reliability of the Westside Wastewater Treatment Plant, thereby reducing the volume and frequency of combined sewer overflows.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled “Civil Rights”)?

Yes. Goals for the project were approved by the Human Relations Department (now known as CREO KC) on February 15, 2015, at 15% MBE and 10% WBE. This project pre-dates the CREO KC Annual Program Goals.

This contract does have Affirmative Action Program requirements in it.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled “Contracts and Leases”)?

The Contractor Utilization Plan for Contract No. 1187, Amendment No. 4 was submitted to CREO KC on March 2, 2023, and was approved on March 6, 2023, with 21.8% MBE and 9.1% WBE participation.



**File #:** 230269

ORDINANCE NO. 230269

Sponsor: Director of the Water Services Department

Authorizing a \$499,976.00 design professional services contract with Jacobs Engineering Group, Inc., for the Rocky Branch WWTP Facility Plan project.

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

Section 1. That the Director of the Water Services Department is authorized to execute Contract No. 1678 in the amount of \$499,976.00 with Jacobs Engineering Group, Inc., for the Rocky Branch WWTP Facility Plan project, Project No. 81001000. A copy of the contract is on file in the office of Water Services.

Section 2. That the Director of the Water Services Department is authorized a maximum expenditure of \$499,976.00 from Account No. 23-8110-807778-611040-81001000, Sewer Treatment Facilities, to satisfy the cost of this contract.

..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.

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Tammy L. Queen  
Director of Finance

Approved as to form:

\_\_\_\_\_  
Mark P. Jones  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Water Services

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 a \$499,976.00 design professional services contract with Jacobs Engineering Group, Inc., for the Rocky Branch WWTP Facility Plan project.

### Discussion

#### Project Justification

The Water Services Department is undertaking this design professional services project to develop a facility plan for its Rocky Branch Wastewater Treatment Plant (WWTP) to account for changing conditions in the service area and to be able to address future regulatory requirements.

#### Project Description

This project will consist of providing a facility plan, which will include projections of future flows and loads, a current hydraulic and process capacity evaluation, current plant conditions assessments, and recommendations for upgrades, repairs, and process improvements.

In addition, modeling may be used to refine rainfall distributions and depth/duration/frequency data based on modeling conducted by the City.

The term of this project will be 300 days.

#### Solicitation

This Project was advertised in accordance with the City's requirements. Proposals were received on August 12, 2022 with 5 consultants responding.

#### Awardee/Subcontracting Participation

Jacobs Engineering Group, Inc. was selected for this project with a contract amount of \$499,976.00, with subcontracting participation of 11% MBE and 11% WBE.



# City of Kansas City, Missouri

## Docket Memo

### Other Proposals Received

Other proposals received included:

- Black & Veatch Corporation;
- HDR Engineering, Inc.;
- Garver; and
- Olsson, Inc.

### Estimated Project Cost

The City’s estimated cost for this project is \$499,976.00.

### Fiscal Impact

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

2. What is the funding source?

23-8110-807778-611040-81001000 = \$499,976.00

Sewer Treatment Facilities

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

This ordinance is supported by the Fiscal Year 23 Water Services Annual CIP.

4. Does the legislation have 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



# City of Kansas City, Missouri

## Docket Memo

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
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### Prior Legislation

N/A

### Service Level Impacts

This project will improve the performance and reliability of the City's sewer system.

# City of Kansas City, Missouri

## Docket Memo

### Other Impacts

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

Work on this project will contribute to health impacts by providing a basis to expand/optimize the current pump station to support planned residential and industrial growth in the area; thus, increasing sewer treatment capacity.

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

The project will rehabilitate existing assets and determine the need for new assets to increase the level of service and optimize operation and maintenance activities. This project will result in construction activities on City property at the Rocky Branch Pump Station, which has a City-owned buffer parcel in between the facility and nearest residents.

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

The project will contribute to a sustainable Kansas City by extending the life of existing assets and by the optimization. Further, with the planned industrial growth in the area, the opportunity for water reuse will be studied as part of this project.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

Yes. CREO KC established 11% MBE and 11% WBE goals on this project on July 7, 2022 through its CREO KC Annual Goal Program, which is for a period of June 2022 through June 2023.

There are also Affirmative Action Program requirements in this contract.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

Yes. The Contractor Utilization Plan was submitted to CREO KC for review on March 16, 2023TMP, 2023 for review.





**File #: 230281**

ORDINANCE NO. 230281

Sponsor: Director of Public Works Department

Estimating revenue in the amount of \$1,611,992.27 in the Capital Improvements Fund; reducing previously appropriated funds of \$574,704.80 in the Capital Improvements Fund; appropriating \$2,186,697.07 from the Unappropriated Fund Balance in the Capital Improvements Fund to the Second Creek Segment 1 and Searcy Creek Trail Segment 2 project accounts; authorizing a contract with MEGA Industries, Inc. for \$3,151,011.10; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, with the passage of Ordinance Nos. 120360 and 160307 approved and amended a Memorandum of Understanding between the City of Kansas City, Missouri and Platte County, Missouri to partner on the implementation of portions of the Twin Creeks trail system whereby Platte County will contribute \$573,992.27 and with the passage of Ordinance No. 190990, Kansas City authorized a funding agreement with the Tax Increment Financing Commission for the in which the TIF Commission will contribute \$338,000 which provides for a total of \$911,992.27 towards construction of Segment 1 of the Second Creek Trail which begins at the end of the Line Creek Trail at Old Stagecoach Road and continues north to N.W. 97th Street; and

WHEREAS, with the passage of Ordinance No. 220571, Kansas City approved the recommendations of the Tax Increment Financing Commission of Kansas City as to the Ninth Amendment to the Chouteau I-35 Tax Increment Financing Plan in which the TIF Commission will contribute \$700,000.00 towards construction of the first phase of the Searcy Creek Trail which will begin at Parvin Road and continues north to North Topping and N.E. 48th Street; and

WHEREAS, bids were opened on the combined projects in December of 2022 and work will begin in 2023 and be complete in early 2024; NOW THEREFORE

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

Section 1. That the revenue in the following accounts of the Capital Improvements Fund is estimated in the following amounts:

23-3090-890001-485380-89020253	Contribution from TIF Commission	\$ 338,000.00
23-3090-890001-485380-89020297	Contribution from TIF Commission	700,000.00

23-3090-890001-481971-89020253	Contribution from Platte County	<u>573,992.27</u>
	TOTAL:	\$1,611,992.27

Section 2. That the sum of \$574,704.80 is hereby reduced in the following account of the Capital Improvements Fund:

23-3090-708109-B-70191304	Searcy Creek Trail	\$245,358.00
23-3090-898107-B-89020253	Searcy Creek Trail	<u>329,346.80</u>
	TOTAL:	\$574,704.80

Section 3. That the sum of \$2,186,697.07 is appropriated from the Unappropriated Fund Balance of the Capital Improvements Fund to the following account in the Capital Improvements Fund:

23-3090-895912-B-89020253	Second Creek Trail	\$ 911,992.27
23-3090-895911-B-89020297	Searcy Creek Trail	700,000.00
23-3090-898109-B-89020297	Searcy Creek Trail	<u>574,704.80</u>
	TOTAL:	\$2,186,697.07

Section 4. That the City Manager is hereby authorized to enter into and execute a Redevelopment Agreement with the Tax Increment Financing Commission for the construction of the Searcy Creek Trail as provided by the Chouteau Tax Increment Financing Plan. The agreement is approved in substantial form as that on file in the office of the City Manager, subject to the receipt of all required approvals.

Section 5. That the Director of Public Works is hereby authorized to execute, on behalf of the City a construction contract in the amount of \$3,151,011.10 with MEGA Industries, Inc. Project Nos. 89020253 Second Creek Trail and 89020297 Searcy Creek Trail, from funds hereby appropriated to the follow accounts:

AL-3433-898072-B-89020253	Second Creek Trail	\$
98,024.77		
23-3090-895912-B-89020253	Second Creek Trail	911,992.77
23-3090-898209-B-89020253	Second Creek Trail	711,959.76
AL-3433-898071-B-89020297	Searcy Creek Trail	98,024.78
23-3090-895911-B-89020297	Searcy Creek Trail	700,000.00
23-3090-898109-B-89020297	Searcy Creek Trail	<u>631,009.52</u>
	TOTAL:	\$3,151,011.10

A copy of the contract is on file in the office of the Director of Public Works.

Section 6. That the Director of Public Works is hereby designated as requisitioning authority on account numbers 23-3090-895911 and 23-3090-895912.

Section 7. That this ordinance, relating to the design, repair, maintenance or construction of a public improvement, is recognized as an ordinance with an accelerated effective date as

provided by Section 503(a)(3)(D) of the City Charter and shall take effect in accordance with Section 503, City Charter.

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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:

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Dustin E. Johnson  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Public Works

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 revenue in the amount of \$1,611,992.27 in the Capital Improvements Fund; reducing previously appropriated funds of \$574,704.80 in the Capital Improvements Fund; appropriating \$2,186,697.07 from the Unappropriated Fund Balance in the Capital Improvements Fund to the Second Creek Segment 1 and Searcy Creek Trail Segment 2 project accounts; authorizing a contract with MEGA Industries, Inc. for \$3,151,011.10; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

### Discussion

The City of Kansas City has previously approved funding partnership agreements. This ordinance provides the estimated revenue and allows the City to award the construction contract. These two trail projects were designed by City staff and were combined as one bid for cost efficiencies to mitigate challenges with the current construction market.

The Second Creek Trail is located along Second Creek which is between North Green Hills Road and North Platte Purchase and drains north of MO-152. Segment 1 will be the first implementation project of the Twin Creeks Linear Greenway system which the Twin Creeks KC task force, created by Resolution 130443, recommended as a priority investment in the area. The City partnered in the past with Platte County on construction of the Line Creek Trail system and amended that partnership agreement with the passage of Ordinance 160307 which Platte County committed to providing one third of the construction cost of the trail system. The City approved the Platte Purchase Redevelopment plan with the passage of Ordinance 160415 which included a portion of funding for the trail system and the City approved a funding agreement with the TIF Commission with the passage of Ordinance 190990. The remaining funds for construction are provided by Council District 2 PIAC funds. Portions of the Segment 1 project will be constructed on a 17 acre parkland dedication which was approved with Ordinance 190985. The project will be a ten foot concrete trail starting at the intersection of Old Stagecoach Road and Line Creek Parkway and will end at NW 97<sup>th</sup> Street and include a connection to house in the Genesis at Green Hills development. It will include a seventy foot pedestrian bridge and some streambank stabilization along Second Creek.

The Searcy Creek Trail is located along Searcy Creek which is between North Brighton and I-435 in the southern portion of Clay County. Segment 2 will be the first implementation project in the Searcy Creek Greenway to activate the greenway system. The project will start at Parvin Road and connect the Holiday Hills Neighborhood on the west and terminate at North Topping. The project will provide a direct multi-modal connection from the residences along Parvin Road and within Holiday Hills to Topping Elementary School and also provide better access to Winnetonka High School. The Couteau TIF plan was amended with the passage of Ordinance 220571 which will provide \$700,000 for the construction of the project. The remaining funds for construction are provided by Council District 1 PIAC funds.



# City of Kansas City, Missouri

## Docket Memo

### Fiscal Impact

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

2. What is the funding source?

3090-Capital improvements fund, approved TIF plans with reimbursement from TIF Commission, 3433-Bond fund

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

No impact as funds are being spent as budgeted and planned

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

The legislation adds approximately 1.5 miles of concrete trail which will require periodic mowing that the Parks and Recreation Department currently completes on the 70+ mile trail system.

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

The project leverages \$573,992.27 from the ¼ cent Platte County parks and stormwater tax. The project also leverages \$1,038,000.00 from two separate TIF plans in Platte and Clay Counties.

### 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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact



# City of Kansas City, Missouri

## Docket Memo

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
- 
- 

### Prior Legislation

120360, 130443, 160307, 160415, 190985, 190990, 220571

### Service Level Impacts

These two projects expand access to multi-modal transportation. Within a 1 mile radius there are roughly 9670 residents for Searcy Creek and there are roughly 4600 residents for Second Creek. The Second Creek project connects to the Line Creek Trail which connects 8 miles to the south.

### Other Impacts

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

This legislation will increase access to sidewalks and walking trails for residents, allowing for greater opportunity for physical activity. Both projects provide direct connections to neighboring schools which are currently only safely access by automobile.

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



# City of Kansas City, Missouri

## Docket Memo

Both projects are implementation phases of completed planning efforts such as the KCI Area Plan, Twin Creeks Task Force, Briarcliff Winwood Plan, Searcy Creek Greenway Plan, and the Trails KC Plan.

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

Project expands access and connections to the bicycle and pedestrian network where no connections exist. The Second Creek project will provide connections from neighborhoods to the new Platte County High and Middle Schools, Barry Middle, and Pathfinder Elementary Schools and the Searcy Creek project will provide connections to Winnetonka High and Topping Elementary Schools.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

Yes

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

Yes



**File #: 230252**

ORDINANCE NO. 230252

Sponsor: Director of General Services Department

Authorizing a Professional Services contract in the amount of \$761,193.00 with the The Alloy Group (d/b/a Spectrum Environmental, LLC.), to provide lead-based paint removal abatement services for the Project No. 07P23039 - City Hall Parking Garage Lead-Based Paint Abatement Services; and authorizing the Director of General Services to increase this contract by up to \$100,000.00 without further Council approval.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of General Services Department is hereby authorized to execute, on behalf of the City, a contract in the amount of \$761,193.00 with The Alloy Group (d/b/a Spectrum Environmental, LLC.), for professional services for Project No. 07P23039 City Hall Parking Garage Lead-Based Paint Abatement Services. A copy of the contract is on file in the General Services Department.

Section 2. That the Director of General Services Department is hereby authorized to amend this contract and to increase the amount of the contract in an amount not to exceed \$100,000.00 without further City Council approval.  
..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:



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Dustin E. Johnson  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: General Services

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 a Professional Services contract in the amount of **\$761,193.00** with the The Alloy Group (dba Spectrum Environmental, LLC.), to provide lead-based paint removal abatement services for the Project No. 07P23039 - City Hall Parking Garage Lead-Based Paint Abatement Services, located at 414 East 12<sup>th</sup> Street, Kansas City, Missouri 64016; authorizing the Director of General Services to amend and increase this contract by up to **\$100,000.00**; and authorizing the Director of General Services to expend **\$861,193.00** for the contract.

### Discussion

The interior surfaces of the City Hall Parking Garage has been painted with lead-based paint in the past. As a preliminary activity required for the repair of the City Hall Parking Garage, lead-based paint is to be removed in order to avoid disturbance and release into the air during the repair of the garage. This serves the purpose of protecting construction workers and the public from lead particles as well as the longer-term goal of cleaning up environmental hazards. The Alloy Group (dba Spectrum Environmental, LLC.) is the successful proposer.

### Fiscal Impact

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

2. What is the funding source?

3090-077700-611060 07P23039

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

The parking garage will be funded by bonds in the future, but the funds are needed now to start the process before the bond funds will be available.

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

No. This is a one-off expenditure using FY 2022-23 General Services Department funds.



# City of Kansas City, Missouri

## Docket Memo

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

### Additional Discussion (if needed)

The abatement of lead from the garage is an essential prerequisite to the upcoming construction project to restore the City Hall Garage and South Plaza so it must be done at this time to avoid delaying the repair of the garage and the south plaza.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
- 
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# City of Kansas City, Missouri

## Docket Memo

### Prior Legislation

The preconstruction phase of the City Hall Garage and South Plaza Restoration CM@Risk project was authorized by Ordinance No. 210992. This abatement work is a prerequisite for the subsequent construction phase of the project.

### Service Level Impacts

None.

### Other Impacts

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

Lead paint abatement will reduce the hazard of lead exposure to the public, city staff, and construction workers.

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

Not involved.

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

It reduces environmental hazard.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

Yes, the CUP and LOIs have been submitted to CREO for approval. Also, the City's standard Professional Services contract includes such language.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

Yes, the CUP and LOIs were submitted to and approved by CREO. The goals are 15% MBE and 15% WBE participation.



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**File #: 230260**

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ORDINANCE NO. 230260

Sponsor: City Manager

Repealing Ordinance No. 220694; authorizing the City Manager to execute the replacement Second Amendment to the Restated Lease and Acquisition Agreement with Block 66, LLC; and directing the City Manager to execute Special Warranty Deeds and such ancillary documents in connection with conveying real property in the East Village area to Block 66, LLC.

WHEREAS, in 2004, the Council approved the General Development Plan for the East Downtown Planning Area via Ordinance No. 040180, declaring the area to be a blighted, insanitary, or undeveloped industrial area and its redevelopment necessary; and

WHEREAS, in 2005, the Planned Industrial Expansion Authority of Kansas City, Missouri (“PIEA”) issued a request for proposals for the acquisition and redevelopment of several parcels in the East Downtown Planning Area, including the properties that would become known as Blocks 49, 66, and 82 of the East Village Planning Area; and

WHEREAS, in 2006, the Council accepted recommendations of the Tax Increment Financing (“TIF”) Commission as to the East Village Tax Increment Financing Plan, approving the East Village Tax Increment Financing Plan and designating a Redevelopment Area via Ordinance No. 060455; and

WHEREAS, in 2006, the TIF Commission issued a request for proposals for the acquisition and development of the expanded East Village Area, including parcels that would become known as Blocks 49, 66, 82, 99, and 100 of the East Village Planning Area; and

WHEREAS, on January 19, 2006, via Committee Substitute for Ordinance No. 060037, Council authorized the City Manager to execute a Memorandum of Understanding (the “MOU”) with J.E. Dunn and East Village, LLC, of which Swope Community Builders was a member, for extensive development of the East Village Planning Area (formerly designated the “East Loop”); and

WHEREAS, the MOU also provided for the acquisition and development of Lots 49, 66, 82, 99, and 100 of the East Village Planning Area; and

WHEREAS, pursuant to the MOU the City then acquired of Lots 49, 66, 82, and 100 of the East Village Planning Area for the acquisition and redevelopment by East Village, LLC; and

WHEREAS, Council passed Ordinance No. 100588 on July 29, 2010, authorizing the execution of a Funding and Acquisition Agreement with the PIEA, TIF Commission, East Village, LLC, Swope Community Builder, and GF Properties Group, LLC, which affirmed, in part, and modified, in part, the expectations and obligations related to Blocks 49, 66, 82, 99, and 100 of the East Village Planning Area; and

WHEREAS, the City and Swope Community Builders executed that certain Restated Lease and Acquisition Agreement (the "Agreement") on or about April 28, 2017, pursuant to Ordinance No. 170218, for the purpose of providing for the assemblage, acquisition, and redevelopment of specific parcels within the East Village Planning Area, including Blocks 49, 66, 82, 99, and 100; and

WHEREAS, Swope Community Builders subsequently assigned its interests under the Agreement to Block 66, LLC, with the City's consent; and

WHEREAS, the parties entered into the First Amendment to the Restated Lease and Acquisition Agreement ("First Amendment") on November 13, 2017; and

WHEREAS, on September 15, 2022, the Council passed Ordinance No. 220694, which authorized the City Manager to enter into a Second Amendment to the Restated Lease and Acquisition Agreement with Block 66, LLC; and

WHEREAS, the parties then determined that additional changes were necessary in order to finalize the Second Amendment to Restated Lease and Acquisition Agreement and convey Blocks 49, 66, 82, 99, and 100 to Block 66, LLC; and

WHEREAS, the parties now wish to provide certain modifications to adjust the mechanism for the City's contribution, specify the properties to be conveyed to Block 66, LLC, and authorize the conveyance; NOW, THEREFORE,

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

Section 1. That Ordinance No. 220694 is hereby repealed.

Section 2. That the City Manager is authorized to execute the Second Amendment to the Restated Lease and Acquisition Agreement for the purposes recited herein (the "Second Amendment"). A copy of the Second Amendment in substantial form is attached hereto.

Section 3. That the City Manager is authorized to execute Special Warranty Deeds and such other closing documents as may be reasonably necessary or desired in connection with any exercise by Block 66, LLC of the purchase option(s) in the Restated Lease and Acquisition Agreement (as amended by the First and Second Amendment) covering the following parcels:

Lot C and the East 9 feet of Lot B, Resurvey of Lots 4, 5, 6, 7, 8 and 9, Block 2, M.M. Evans 1st Addition, a subdivision in Kansas City, Jackson County, Missouri, together with the South ½ of the vacated alley lying North of and adjacent thereto.

Lots 97 thru 101, both inclusive, and the vacated alley lying East of and adjoining said premises, Block 22, Continuation of Smart's Addition No. 3, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; and

Lots 7 thru 15, both inclusive, and the vacated South 5.25 feet of 9th Street, lying North of and adjoining said premises, Block 5, Peery Place, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; and

Lots 102 thru 104, both inclusive, and the vacated alley lying East of and adjoining said premises, Block 22, Continuation of Smart's Addition No. 3, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; and

Lots 1 thru 6, both inclusive, Block 5, PEERY PLACE, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

The South 24 feet of Lot 45 and the North 24 feet of Lot 46, Block 17, Smart's Addition No. 3, sometimes known and designated as Smart's 3rd or as Smart's Third Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; and

The South 24 feet of Lot 46 and all of Lots 47 and 48, Block 17, Smart's Addition No. 3, sometimes known and designated as Smart's 3rd or as Smart's Third Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

All of Block 24, Continuation of Smart's Addition No. 3 and all of Block 13, Peery Place, both subdivisions in Kansas City, Jackson County, Missouri, together with the vacated North-South alley East of and adjoining said Block 24 and West of and adjoining said Block 13, and the vacated East-West alley South of and adjoining Lot 70, Block 24, except that part now in 12th Street.

Section 4. That the City Manager is authorized to execute Special Warranty Deeds and such other closing documents as may be reasonably necessary or desired in connection with any exercise by Block 66, LLC of the purchase option in the Restated Lease and Acquisition Agreement (as amended by the First Amendment and Second Amendment) covering the following parcels, provided that the conditions provided in the Second Amendment are met:

Lots 53, 54, 55 and 56, Block 18, Smart's Addition No. 3, sometimes known and designated as Smart's 3rd or as Smart's Third Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, together with all that part of the west ½ of vacated alley lying east of and adjacent to, as vacated by Ordinance No. 47741 recorded June 6, 1977, as Document No. K-329507 in Book K-758, Page 836, except that part now in 12th Street.

..end

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Approved as to form:

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Emalea Black  
Associate City Attorney



# City of Kansas City, Missouri



## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Mayor/Council's Office

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

Repealing Ordinance No. 220694; authorizing the City Manager to execute the replacement Second Amendment to the Restated Lease and Acquisition Agreement with Block 66, LLC; and directing the City Manager to execute Special Warranty Deeds and such ancillary documents in connection with conveying real property in the East Village area to Block 66, LLC.

### Discussion

These changes provide modifications to adjust the mechanism for the City's contribution, specifically the properties to be conveyed to Block 66, LLC. This legislation does not have a fiscal impact.

### 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 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



# City of Kansas City, Missouri

## Docket Memo

### 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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
- 
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### Prior Legislation

Ordinance No. 220694, 060455, 060037, 170218,

### Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

# City of Kansas City, Missouri

## Docket Memo



### 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 the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

N/A

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

N/A



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**File #: 230265**

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ORDINANCE NO. 230265

Sponsor: City Manager

Authorizing the City Manager to negotiate and execute a sale and development agreement in accordance with the terms described herein with Kansas City Southern and Americo for the sale and development of the City-owned properties located at 1200 and 1210 Broadway Boulevard.

WHEREAS, the City of Kansas City, Missouri owns the parcels of real property located at 1200 and 1210 Broadway Boulevard in Kansas City, Jackson County, Missouri (the “Properties”); and

WHEREAS, the City issued a public Request for Proposals (“RFP”) on September 9, 2022, soliciting proposals for the purchase and development of the Properties; and

WHEREAS, the City received three responses to the RFP; and

WHEREAS, the City’s selection committee reviewed all proposals submitted in response to the RFP and recommended the proposal submitted by Kansas City Southern and Americo (“Co-Developers”); and

WHEREAS, the City and the Co-Developers wish to enter into a sale and development agreement to allow for the redevelopment of the Properties, which shall incorporate certain terms described herein; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Selection Committee’s recommendation to accept the proposal submitted by Kansas City Southern and Americo (“Co-Developers”) for the sale and redevelopment of the properties located at 1200 and 1210 Broadway Boulevard in Kansas City, Jackson County, Missouri, is hereby accepted.

Section 2. That the City Manager or designee is hereby authorized to negotiate and execute a sale and development agreement with the Co-Developers, or their affiliates, substantially in accordance with the following Term Sheet outlined in Exhibit A, attached hereto and incorporated herein, and to execute such amendments from time to time as he may deem advisable and are consistent with the objectives of this ordinance.

..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 #

Submitted Department/Preparer: Mayor/Council's Office

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 sale and development agreement in accordance with the terms described herein with Kansas City Southern and Americo for the sale and development of the City-owned properties located at 1200 and 1210 Broadway Boulevard.

### Discussion

The fiscal impact of this legislation is indeterminable at this time.

### 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 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

# City of Kansas City, Missouri



## Docket Memo

2. This fund has a structural imbalance.

Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
- 
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### Prior Legislation

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

### Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

### Other Impacts

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

# City of Kansas City, Missouri



## Docket Memo

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 the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

N/A

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

N/A





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**File #: 230285**

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ORDINANCE NO. 230285

Sponsor(s): Mayor Quinton Lucas and Councilmembers Kathryn Shields and Eric Bunch

Authorizing an application to the Missouri Development Finance Board (“MDFB”) for the authorization of state tax credits in an amount not to exceed \$15,000,000.00 to make possible the South Loop Link in Kansas City, Missouri; and authorizing the City Manager to execute a tax credit agreement in the event that the application is approved.

WHEREAS, the City of Kansas City (“City”), the Port Authority of Kansas City (“Port KC”), the Downtown Council of Kansas City (“Downtown Council”), and the Downtown Kansas City Community Improvement District (“Downtown KC CID”) (collectively, the “Partnership”) entered into that certain Memorandum of Understanding dated September 22, 2022, to form a public private partnership on the creation of an outdoor park and venue space with landscaping and recreational amenities covering 5.5 acres over I-670 from Wyandotte Street to Grand Boulevard (“South Loop Link”); and

WHEREAS, the South Loop Link will deliver new recreational opportunities for residents and visitors of Kansas City by providing an enhanced green mobility hub with green and healthy living space, a climate-responsive design, ongoing programming for recreational and wellness activities, and healthy connections between neighborhoods previously separated by I-670; and

WHEREAS, the South Loop Link will generate substantial additional revenues for the City and the State of Missouri, remediate the blighting effect of the trench designated I-670, promote the advancement of tourism, and enable regional job access and produce new jobs for Kansas City and Western Missouri; and

WHEREAS, the South Loop Link will increase economic activity throughout the Central Business District, Crossroads Arts District, Power & Light District, and other downtown areas shown on attached Exhibit A, and increase revenues generated by the Kansas City Convention Center, downtown hotels, the Power & Light Center, and other tourist opportunities; and

WHEREAS, the South Loop Link will benefit all citizens of the City of Kansas City; and

WHEREAS, similar improvements reconnecting neighborhoods impacted by interstate highways in downtown Indianapolis, Indiana, and Dallas, Texas have increased

urban density, encouraged substantial private redevelopment, increased public revenues, and benefitted the citizens of such cities and states; and

WHEREAS, the Partnership has obtained a budget approximating \$200 Million for the South Loop Link and established a funding campaign for public and private monies to construct the project; and

WHEREAS, the Partnership has obtained commitments from the federal government, the City, and the private sector for approximately \$60 Million, as well as other contributions from businesses and property owners adjoining the South Loop Link who have agreed to contribute additional monies to the project; and

WHEREAS, the Partnership's solicitations of the business community and others has resulted in numerous requests for the assistance of Missouri Contribution Tax Credits in return for the contingent contribution of substantial private monies; and

WHEREAS, the \$15 Million in contribution tax credits from the Missouri Development Finance Board ("MDFB") would generate up to \$50 Million in additional funds for the South Loop Link and is believed to make possible the project; and

WHEREAS, the Council desires that the City work with the MDFB to prepare, consider and file an application for contribution tax credits in an amount not to exceed \$15 Million with the MDFB for financing the South Loop Link through the State's Tax Credit for Contribution Program; and

WHEREAS, the Council desires to authorize the City Manager to execute a tax credit agreement in connection with the issuance of state tax credits, in the event that the City's application is approved; NOW, THEREFORE,

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

Section 1. The Council intends to support the South Loop Link.

Section 2. The South Loop Link will benefit public health, safety, and welfare through the creation of new recreational opportunities, the generation of new jobs, the increase in convention activity in partnership with Kansas City's hotels, the improvement of Downtown's infrastructure, and the reconnections of Downtown and the City's other diverse neighborhoods.

Section 3. The South Loop Link will have a substantial benefit to the entire State of Missouri as a major tourist attraction and further increase what has become the largest source of revenue for the State of Missouri.

Section 4. The City Manager is authorized to continue to work with the Partnership on the development and funding of the South Loop Link.

Section 5. The City Manager is authorized to work with the Partnership on the preparation of an application to be filed with the Missouri Development Finance Board that, subject to receipt of contribution tax credits, makes possible the financial feasibility of South Loop Link project.

Section 6. The City Manager is authorized to file the completed application with the MDFB in an amount not to exceed \$15,000,000.00 for financing of the South Loop Link through the State Tax Credit for Contribution Program

Section 7. The City Manager is authorized to execute a tax credit agreement in connection with the issuance of state tax credits, in the event that the City's application is approved. Such agreement is approved in such form as the City Manager shall determine to be appropriate for the purposes contemplated by this ordinance.

..end

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Approved as to form:

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Emalea Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Mayor/Council's Office

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 an application to the Missouri Development Finance Board (“MDFB”) for the authorization of state tax credits in an amount not to exceed \$15,000,000.00 to make possible the South Loop Link in Kansas City, Missouri; and authorizing the City Manager to execute a tax credit agreement in the event that the application is approved.

### Discussion

Authorizes the City Manager to submit the application for a tax credit to the MDFB, which would generate up to \$50 million in additional funds for the South Loop Link.

### Fiscal Impact

- 1. Is this legislation included in the adopted budget?  Yes  No
- 2. What is the funding source?

The City Manager will file the completed application with the MDFB in an amount not to exceed \$15,000,000.00 for financing of the South Loop Link through the State Tax Credit for Contribution Program. The City Manager is authorized to execute a tax credit agreement in connection with the issuance of state tax credits, in the event that the City's application is approved. Such agreement is approved in such form as the City Manager shall determine to be appropriate for the purposes contemplated by this ordinance.

- 3. How does the legislation affect the current fiscal year?  
N/A

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

In the event that the application is approved, the City Manager will execute a tax credit agreement in connection with the issuance of state tax credits. The approximated budget for the South Loop Project is \$200 million. The Partnership has obtained commitments from the



# City of Kansas City, Missouri

## Docket Memo

federal government, the City, and the private sector for approximately \$60 Million, as well as other contributions from businesses and property owners adjoining the South Loop Link who have agreed to contribute additional monies to the project.

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

\$15 Million in contribution tax credits from the Missouri Development Finance Board (“MDFB”) would generate up to \$50 Million in additional funds for the South Loop Link

### 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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies

# City of Kansas City, Missouri



## Docket Memo

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### Prior Legislation

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

### Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

### 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 the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
N/A
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
N/A



**File #: 230278**

ORDINANCE NO. 230278

Sponsor: Director of the Aviation Department

Appropriating \$1,971,481.00 from the Unappropriated Fund Balance of the Aviation Fund; and authorizing a \$12,421,575.00 contract with Siemens Industry, Inc., for operations and maintenance service of low voltage systems in the single terminal facility at Kansas City International Airport.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of the Aviation Department is hereby authorized to execute Contract No. 6222100050 in the amount of \$12,421,575.00 with Siemens Industry, Inc., for operations and maintenance service of low voltage systems in the single terminal facility at Kansas City International Airport. The expenditure of funds for the second through fifth years are subject to appropriation of funds.

Section 2. That the amount of \$1,971,481.00 is appropriated from the Unappropriated Fund Balance of the Aviation Fund to the following account:

23-8300-622310-B-611016	Building Security Maintenance	\$1,971,481.00
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Section 3. That the Director of the Aviation Department is authorized to expend an amount not to exceed \$12,421,575.00 to satisfy the costs of the contract without further Council approval, subject to the appropriation of funds.

..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:

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Charlotte Ferns  
Senior Associate City Attorney





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Aviation

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

Appropriating \$1,971,481 from the Unappropriated Fund Balance of the Aviation Fund; and authorizing a \$12,421,575 contract with Siemens Industry, Inc. for operations and maintenance service of low voltage systems in the single terminal facility at Kansas City International Airport.

### Discussion

This contract with Siemens Industry, Inc. will provide for operations and maintenance service of low voltage systems in the single terminal facility at Kansas City International Airport.

The contract began on February 13, 2023 and shall end no later than February 14, 2028. The maximum amount that City shall pay Contractor under this Contract shall not exceed twelve million four hundred twenty one thousand five hundred seventy five dollars (\$12,421,575) as follows:

Year 1	February 13, 2023 – February 14, 2024	\$1,971,481
Year 2	February 15, 2024 – February 14, 2025	\$2,400,221
Year 3	February 15, 2025 – February 14, 2026	\$2,432,432
Year 4	February 15, 2026 – February 14, 2027	\$2,654,088
Year 5	February 15, 2027 – February 14, 2028	\$2,721,614

Sole Brand Procurement was approved on 11/1/22. CREO initially assigned 10%MBE and 10%WBE goals to this project on 12/6/22. The Contractor Utilization Plan was approved with \_\_\_%MBE and \_\_\_%WBE goals on 3/\_\_/23.

### Fiscal Impact

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

2. What is the funding source?

The Funding Source will be the Unappropriated Fund Balance of the Aviation Fund.

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

The first year began on or about February 13, 2023 and will end February 14, 2024.



# City of Kansas City, Missouri

## Docket Memo

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

Year 1	February 13, 2023 – February 14, 2024	\$1,971,481
Year 2	February 15, 2024 – February 14, 2025	\$2,400,221
Year 3	February 15, 2025 – February 14, 2026	\$2,432,432
Year 4	February 15, 2026 – February 14, 2027	\$2,654,088
Year 5	February 15, 2027 – February 14, 2028	\$2,721,614

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

Legislation provides for routine and preventative maintenance of City owned equipment in the single terminal facility.

### 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

### Additional Discussion (if needed)

N/A

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth



# City of Kansas City, Missouri

## Docket Memo

- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
- 
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### Prior Legislation

N/A

### Service Level Impacts

This Contract supports the Aviation Department's goal to provide efficient and satisfactory services and facilities for passengers and visitors.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
There are no known potential health impacts to any affected group.
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?  
This Contract supports our goal to maintain and improve the Airport's infrastructure to assure that Kansas City International Airport operates in a safe and efficient manner.
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
Yes.
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
Yes.



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**File #: 220864**

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ORDINANCE NO. 220864

Sponsor: Director of General Services

Declaring certain real property generally located at 1200 and 1210 Broadway, Kansas City, Missouri, 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 execute related documents to complete the transfer of the real property while reserving easements, as necessary, for any existing City owned sewer, storm water, and water line infrastructure on the said property.

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 1200 and 1210 Broadway, Kansas City, Jackson County, Missouri; 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 Quitclaim Deed executed as a part of the subsequent transfer; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the parcels described below, are 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 accord with City regulations, and make 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 at 1200 and 1210 Broadway, Kansas City, Jackson County, Missouri, legally described as follows:

TRACT 1: Lots 1, 2, 3, 4, and 5, Block 1, Broadway Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 2: All that part of Block 1, Lykins Place addition, a subdivision and part of 5 foot strip "left for alley" in Broadway Addition, a subdivision 'all in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point in the south line of 12th Street, as now established, 155 feet west of the northeast corner

of Lot 1, Block 1, of said Broadway Addition; thence south 127 feet 10 inches; thence east 35 feet to the east line of said strip "left for alley"; thence north along said east line 127 feet 10 inches to the south line of said 12th Street; thence west along said south line to the point of beginning.

TRACT 3: Lot 6, and the north 13 feet 3 inches of Lot 7, Block 1, Broadway Addition, a subdivision in Kansas City, Jackson County, Missouri; also that part of Block 1, Lykins Place Addition to the City of Kansas, a subdivision in Kansas City, Jackson County, Missouri, and all that part of a 5 foot strip of land lying west of and adjacent to the west line of said Block I, Broadway Addition, all being more particularly described as follows: Beginning at a point 120 feet west of the northeast corner of said Lot 6, Block I, Broadway Addition, thence west 35 feet; thence south 36 feet 6 inches; thence east 35 feet; thence north to the point of beginning.

TRACT 4: The south 10.75 feet of Lot 7, Lot 8, and the north 7.75 feet of Lot 9, Block 1, Broadway Addition, a subdivision in Kansas City, Jackson County, Missouri; also that part of Lot 10, Aldine Place, a subdivision of land, that part of Block 1, Lykins Place addition to the City of Kansas, a subdivision in Kansas City, Jackson County, Missouri, and that part of a 5 foot strip of land lying west of and adjacent to the west line of said Block 1, Broadway Addition, all being more particularly described as follows: Beginning at a point that is 120 feet west of a point located 7.5 feet south of the southeast corner of Lot 8 of Block 1 of Broadway Addition, thence west 60 feet to the west line of said Lot 10, Aldine Place; thence north with the west line of said Lot 10, Aldine Place, to the north line of said Lot 10; thence east with the north line of said Lot 10, Aldine Place, to the west line of Block 1 of Lykins Place Addition; thence north with the west line of Block 1 of Lykins Place Addition, to a point located on the said west line of Block 1 of Lykins Place Addition, located 164 feet 4 inches south of the south line of 12th Street, as now established; thence east to a point on the west line of said Lot 7, Block 1, Broadway Addition which is 10.75 feet north of the southwest corner of said Lot 7, Block 1, Broadway Addition; thence south to the point of beginning.

TRACT 5: Lot 9, except the north 7.75 feet thereof, and all of Lots 10 through 13, inclusive, Block 1, Broadway Addition to Kansas City (hereinafter referred to and more commonly known as Broadway Addition), a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; also, all that part of Lot 10, Aldine Place, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, which lies south of the westerly projection of a line lying 7.5 feet south of and parallel to the north line of said Lot 9, Block 1, Broadway Addition; also, all that part of the 5 foot wide strip of land "left for alley" in said Broadway Addition, and all that part of Block 1, Lykins Place Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, which lie north of the westerly projection of the south line of said Lot 11, Block 1 Broadway Addition, and east of the east

line of said Lot 10, Aldine Place, and south of the westerly projection of a line lying 7.75 feet south of, and parallel to, the north line of said Lot 9, Block 1, Broadway Addition, and west of the west line, projected north and south, of Lot 10, Block 1 of said Broadway Addition

Collectively, the Tracts 1-5, are referred to as "Property."

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

Further subject to any and all other existing easements, right of way, and/or any other encumbrances, recorded or non-recorded, affecting the real property, and also subject to a reservation of easements, as necessary, for City owned sewer, storm water, and/or water line infrastructure located on the said property and existing on or before the execution of this Special Warranty Deed or Quitclaim Deed as necessary.

Section 3. That the Director of General Services is hereby authorized to execute any real estate or other documents needed to effectuate this transaction.

..end

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Approved as to form and legality:

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Matthew W. Cooper  
Associate City Attorney

LEGISLATIVE FACT SHEET		Legislation Number:	
		Approval Deadline:	
LEGISLATION IN BRIEF:			
What is the reason for this legislation?	<b>Fact Sheet Color Codes</b> User Entered Field User Select From Menu For OMB Use		
	Sponsor(s)  Programs, Departments, or Groups Affected  Sub-Program in Budget (page #)		
Discussion (including relationship to other Council actions)	Applicants/ Proponents	City Department	Other
	Staff Recommendation		
<b>Citywide Business Plan Goal</b>	Board or Commission Recommendation		
<b>Citywide Business Plan Objective</b>	<b>Future Impacts</b>		
	Cost of Legislation current Fiscal Year		
	Costs in Future Fiscal Years?		
	Annual Revenue Increase/Decrease		
<b>Citywide Business Plan Strategy</b>	<b>Applicable Dates:</b>		
	<b>Prepared by:</b>		
	<b>Date Prepared:</b>		
	<b>Reviewed by:</b>		
	<b>Date Reviewed</b>		
	<b>Reference Numbers</b>		

