



ORDINANCE NO. 230975

Todd Creek Land Acquisition

Authorizing the Director of Water Services Department to execute an Option to Purchase Agreement between Hunt Midwest Properties, L.L.C. and the City of Kansas City, Missouri, through its Water Services Department, for the Todd Creek Facility Land Acquisition; authorizing the expenditure of \$799,058.00 by the Director of the Water Services Department to fulfill such contract; authorizing the Director of Finance to accept a Special Warranty Deed or similar conveyance of real property for the Todd Creek Facility; directing the City Clerk to record a certified copy of this ordinance with the Platte County, Missouri Recorder of Deeds; and recognizing this ordinance as having an accelerated effective date.

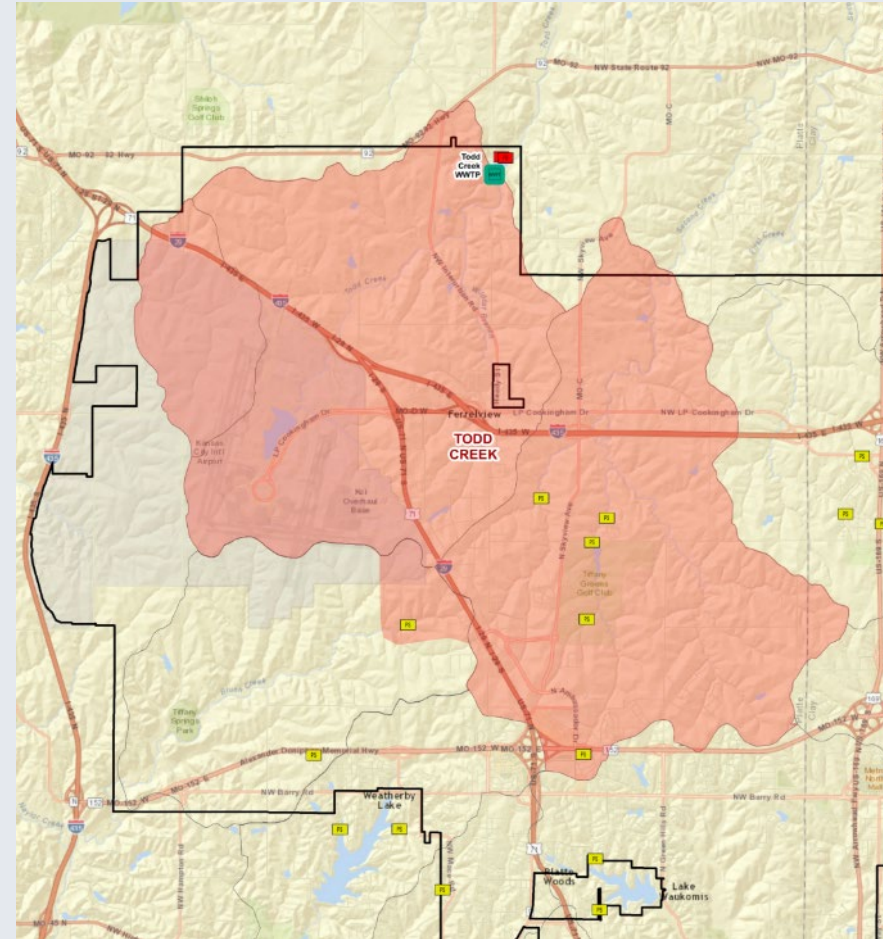
November 29, 2023

Transportation, Infrastructure & Operations
Committee



Project Drivers

- Existing Plant is in a floodplain
- Economic growth and development in the watershed
- Updated state regulations to protect the environment and water quality



Project Timeline

- December 2019 – Design firm selected to study plant upgrades due to plant nearing capacity
- June 2020 – Study began
- August 2020 – Discussions begun with first adjacent property owner
- April 2021 – Existing site determined to be unfeasible
- August 2021 – Discussions with Hunt Midwest for potential plant sites
- October 2021 – Design firm contracted for a new site and upgrade flow projection due to accelerating development (33 percent increase in plant flows)
 - Sites adjacent to the existing plant evaluated
- February 2023 – Boundary survey and City appraisal completed on a proposed site
- July 2023 – Provisional purchase price agreement with Hunt Midwest; public meeting scheduled
- August 2023 – Public meeting held
- September 2023 – Platte County Commissioners Working Session Presentation
- November 2023 – Second Public Meeting

Community Benefits

- **Improved Plant Performance**
 - Supports increased stream flow to Todd Creek
 - New odor control systems
- **Environmentally Responsible**
 - Process does not rely on chemicals for nutrient removal
 - Lower energy consumption
- **Supports Growth in the watershed**
 - More jobs and homes in the area
- **Small Footprint**
 - Selected process does not need specific settling tanks
 - Modular to prevent overbuilding

Current Plant Site

- Centralized location at edge of KC
- New floodplain includes entire Todd Creek valley at the existing plant

Land Northeast of Existing Plant

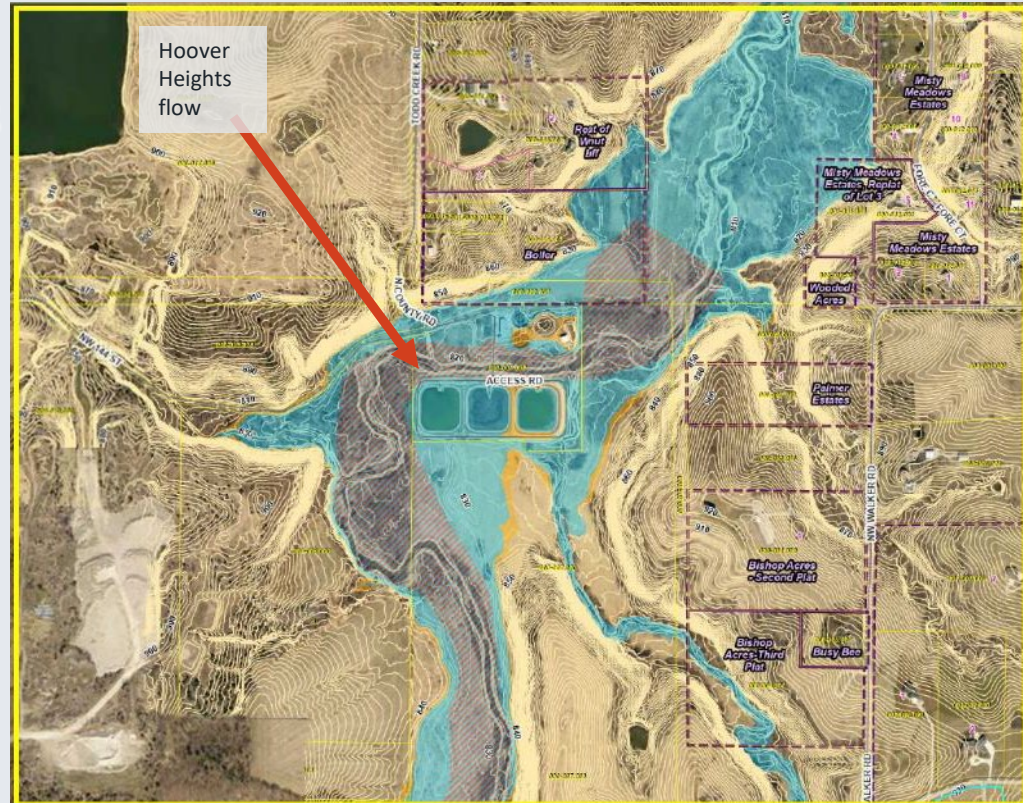
- Existing Homes
- Flood Plain

Land East of Existing Plant

- Rough Terrain
- Existing Homes

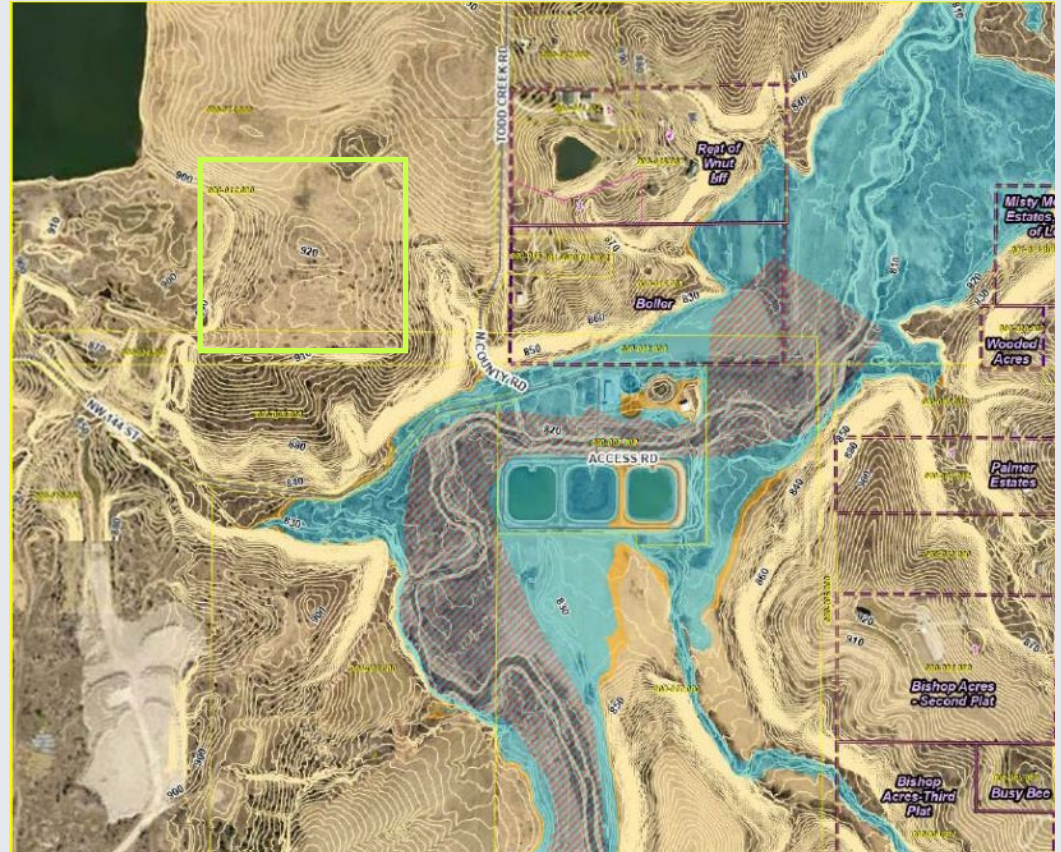
Land Southeast of Existing Plant

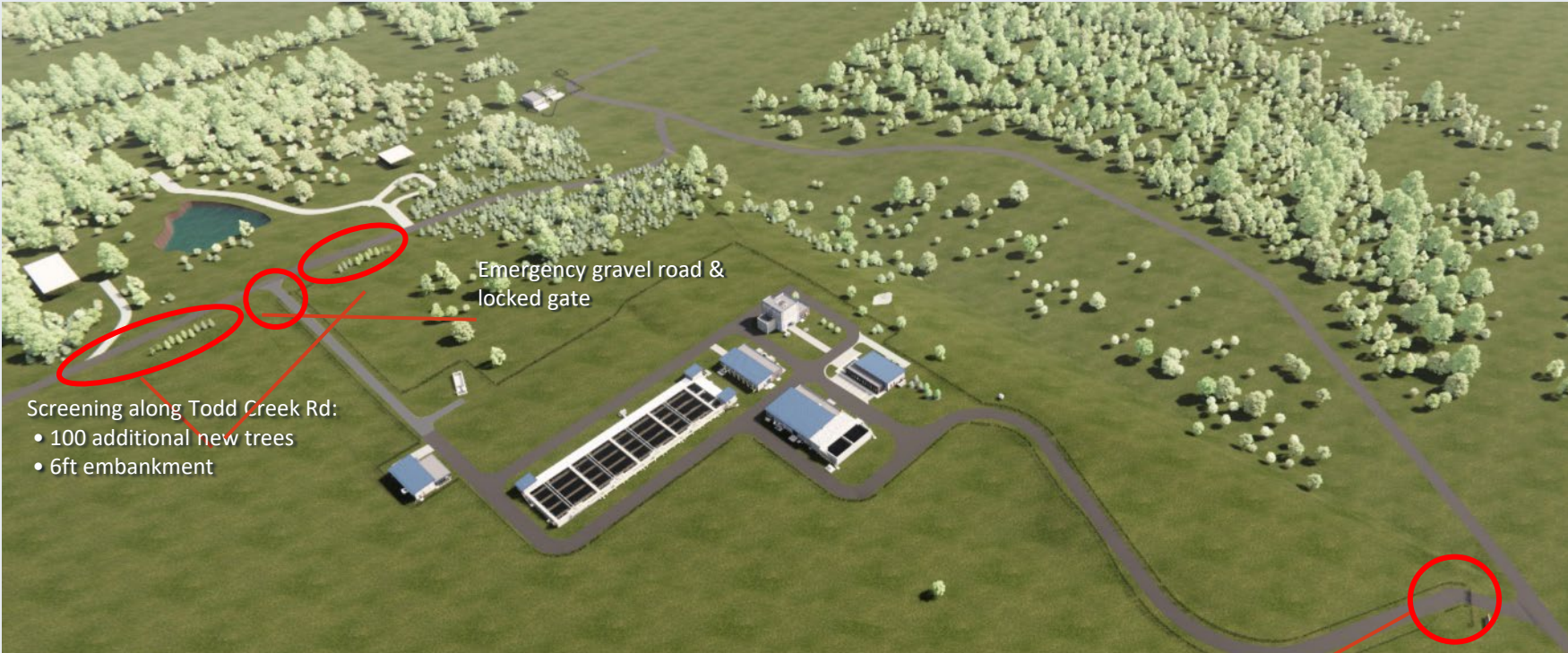
- Uninterested Seller



North Site – Site Proposed

- North of NW 144th Street and West of Todd Creek Road
- Near the existing plant
- Similar distance from residences
- 61 acres for full build out and buffer
- Minimal need for new/deep pipe construction





Screening along Todd Creek Rd:
• 100 additional new trees
• 6ft embankment

Emergency gravel road &
locked gate

Main entrance off NW
144th

BURNS & MCDONNELL

WELLNER ARCHITECTS

Site Plan

Site Renderings – Entering Plant from NW 144th



Distance from Facilities

**PROPOSED
NEW PLANT
LOCATION**

TODD CREEK RD

Todd Creek

DISTANCE BETWEEN HOMES ALONG TODD CREEK AND

EXISTING PLANT		NEW PLANT	
▲	500'-1000'	500'-1000'	500'-1000'
▲	500'-1000'	500'-1000'	500'-1000'
▲	1000'-1500'	1500'-2000'	1500'-2000'
▲	1000'-1500'	1000'-1500'	1000'-1500'
▲	1500'-2000'	1000'-1500'	1000'-1500'
▲	1500'-2000'	over 2000'	over 2000'
▲	1500'-2000'	over 2000'	over 2000'

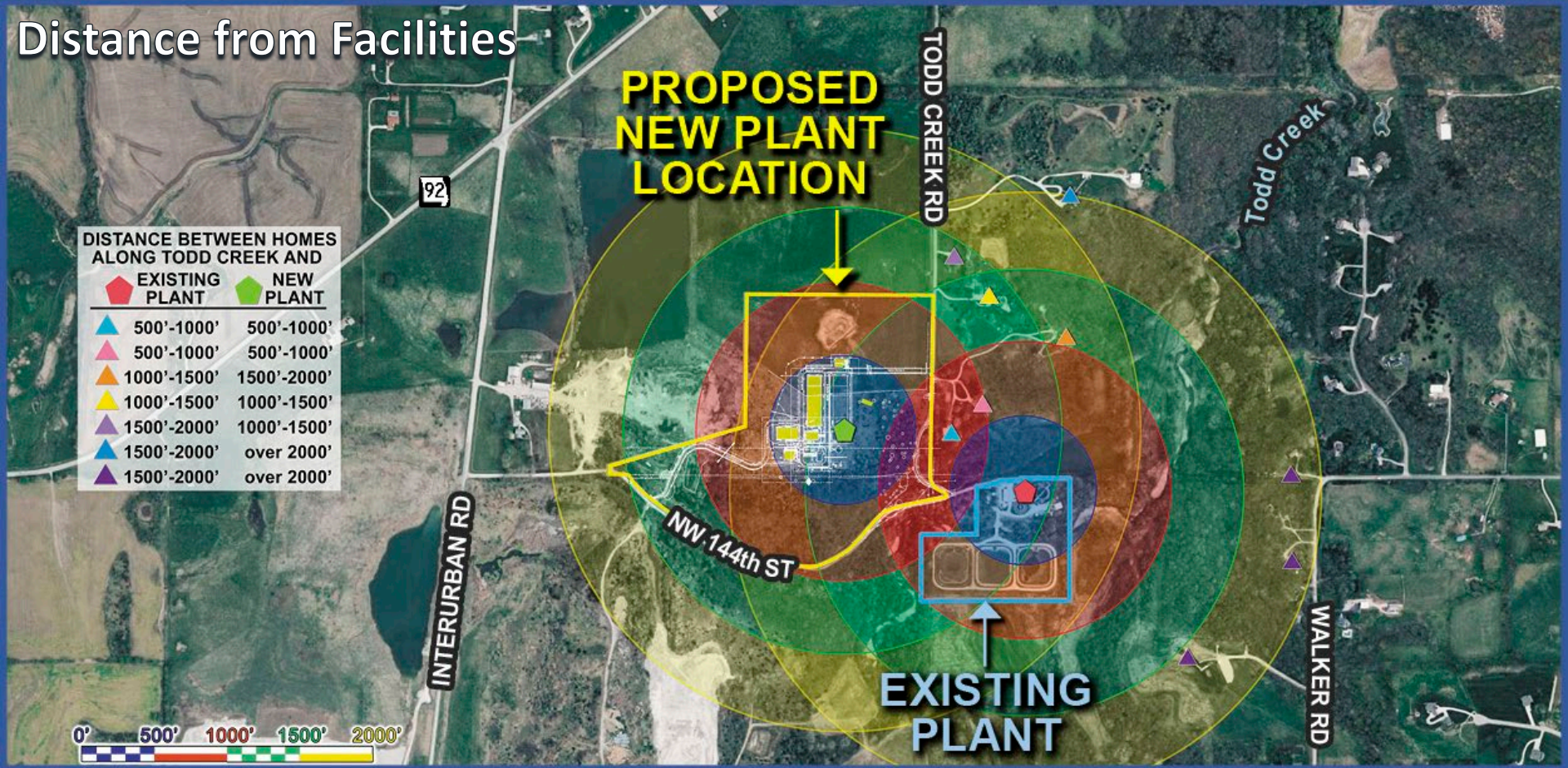
92

INTERURBAN RD

NW 144th ST

**EXISTING
PLANT**

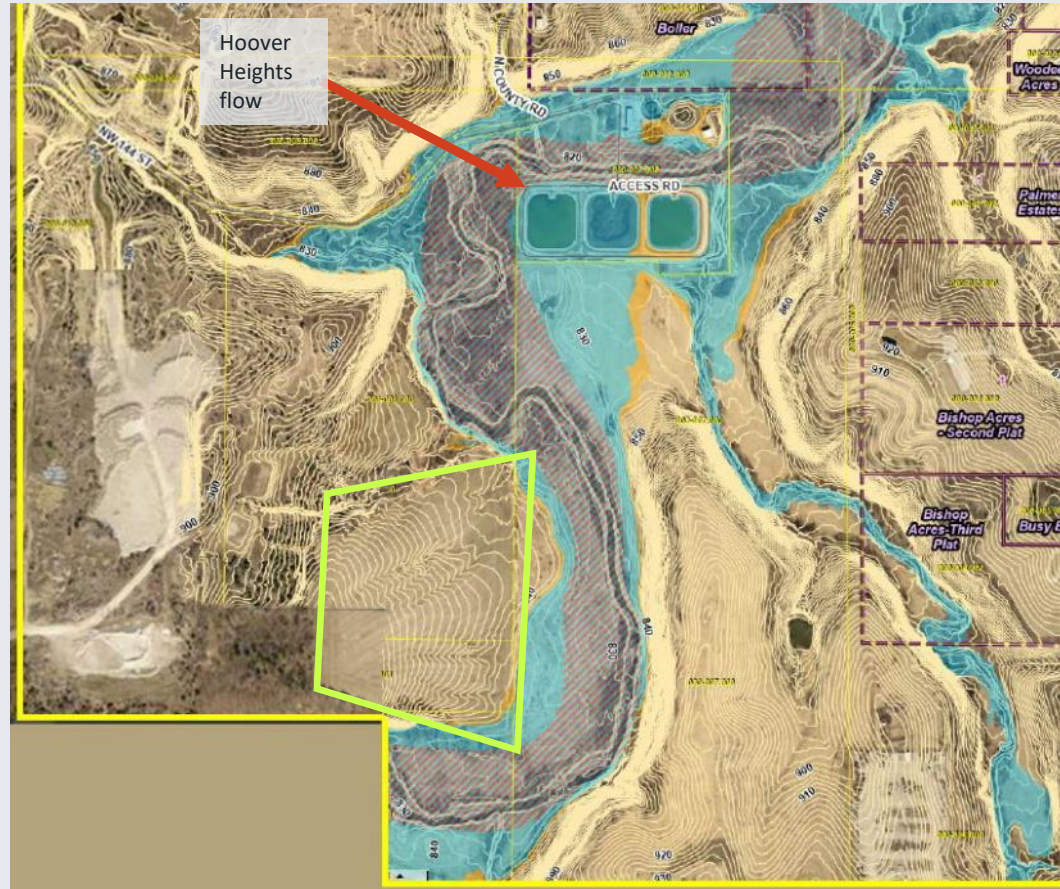
WALKER RD



Alternative Sites - SE

• Results

- Strongly sloping site, requiring major cut/fill
- Major civil regrading, reroute of all utilities, risk of shallow rock
- 16% cost increase
- 21-month schedule impact
- 63,000 cu yards of cut and fill



Alternative Sites - SW

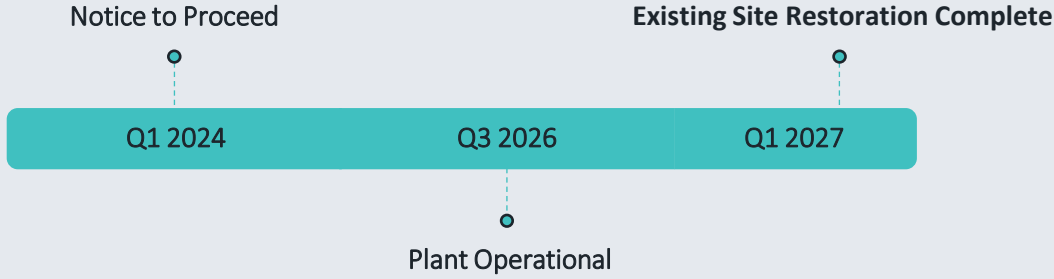
- Results
 - Very rough terrain, large active gravel mining operation to avoid
 - Major civil regrading, reroute of all utilities, risk of shallow rock
 - 13% cost increase
 - 26-month schedule impact



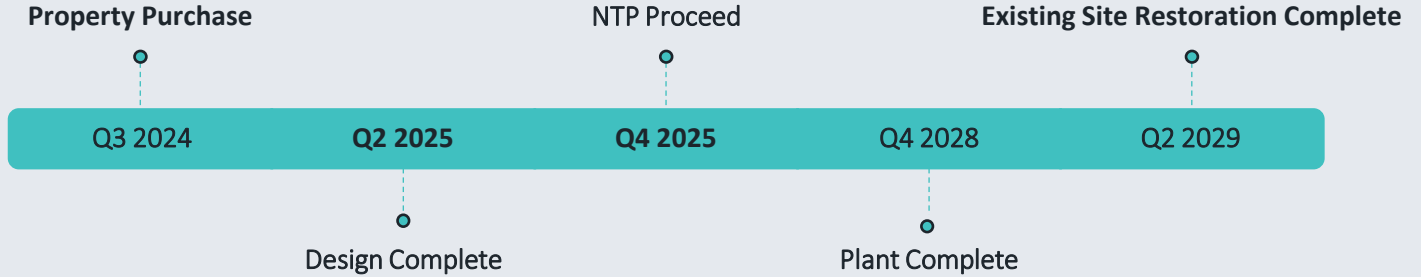
Site Comparisons

	Southwest Site	Southeast Site	North Site
Cost	13% Increase	16% Increase	Baseline
Time	26 Month	21 Month	Baseline
Topography	Significant Site Work	Significant Site Work	Relatively Flat
Capacity for 70,000 People	Yes	Yes	Yes
Site Expansion	Possible	Constrained	Feasible Expansion to the West
Condemnation	Likely	Unlikely	No
Residences within 1,500 ft	No	No	Yes
Within City Limits	Fully	Fully	Partially

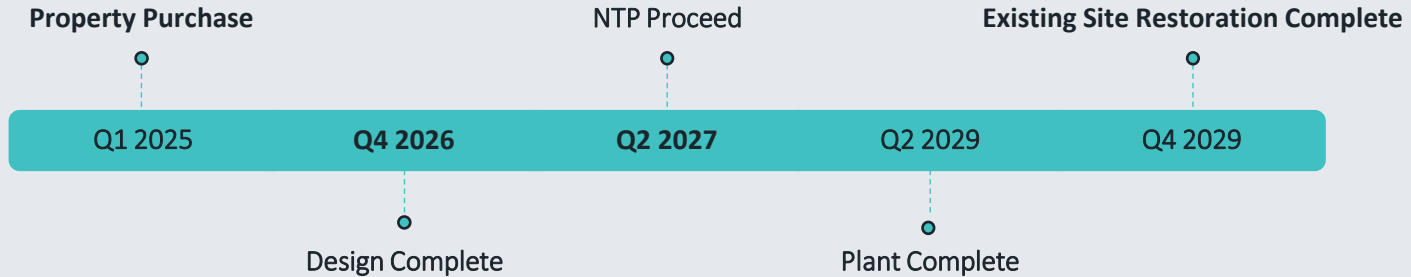
**North Site
Baseline**



**Southeast
Site**



**Southwest
Site**



THANK YOU

A decorative graphic at the bottom of the slide consisting of several overlapping, wavy bands of blue in various shades, from light to dark, creating a sense of water or movement.