

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 260575

Directing the City Manager to negotiate and enter into a development agreement with LL North, LLC and/or Trident Development, Inc. for the construction of single family housing on undeveloped land in south Kansas City; Appropriating \$500,000.00 from the Unappropriated Fund Balance of the Water Fund (8010) for water line improvements along Kenneth Road; Appropriating \$3,500,000.00 from the Unappropriated Fund Balance of the Sewer Fund (8110) for sewer line right-of-way acquisition and improvements terminating at the intersection of Kenneth Road and Loch Lloyd Parkway; directing the City Manager to identify funding for Kenneth Road improvements once design work has been completed and to report back to Council within 30 days; directing the City Manager to engage with LL North, LLC and/or Trident Development, Inc. to participate in the Certified Permitting Program to achieve efficient permitting of residential property as part of the development; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the construction of housing on undeveloped land in south Kansas City will advance economic development in the region and provide benefits to the entire metro area; and

WHEREAS, Kenneth Road requires road replacement and/or repaving and water and sewer line improvements; and

WHEREAS, the repair and improvement of Kenneth Road in South Kansas City near the Loch Lloyd neighborhood will facilitate and complement new residential development in the area; and

WHEREAS, the design and construction of improvements to Kenneth Road has been studied and developed to near final design; and

WHEREAS, implementation of a Certified Permitting Program by the City's Planning Department improves plan review efficiency to achieve permit approvals within days while maintaining compliance with adopted building, zoning, and development codes; and

WHEREAS, funding for the project requires an appropriation from Water and Sewer Funds for water line improvements on Kenneth Road and sewer line improvements extending sewer service to the intersection of Kenneth Road and Loch Lloyd Parkway; and

WHEREAS, the City desires to provide funding for improvements to Kenneth Road and in turn to achieve the benefit of and commitment of LL North, LLC and/or Trident Development, Inc. to development further residential homes in South Kansas City; NOW, THEREFORE

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby directed to negotiate and enter into a development agreement with LL North, LLC and/or Trident Development, Inc. to fund the replacement of Kenneth Road from the Kenneth Road Athletic Field at 205 Kenneth Road, Kansas City, Missouri, 64145 to Holmes Road, to fund construction of sewer and water line

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improvements, and for the construction of residential property on undeveloped land in South Kansas City near the Loch Lloyd neighborhood.

Section 2. That the sum of \$500,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Water Fund, Fund No. 8010, to the following account:

27-8010-807703-611060-80BUDGET Water Main Const/Rehab \$ 500,000.00

Section 3. That the sum of \$3,500,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Sewer Fund, Fund No. 8110, to the following account:

27-8110-807790-611060-80BUDGET Sewers \$3,500,000.00

Section 4. That the Director of Water is hereby designated as requisitioning authority for Account Nos. 27-8010-807703-611060-80BUDGET and 27-8110-807790-611060-80BUDGET.

Section 5. That the City Manager is directed to identify funding for Kenneth Road improvements once the design work has been completed and report back to Council with a funding plan within thirty (30) days.

Section 6. That the City Manager is directed to work with LL North, LLC and/or Trident Development, Inc. to participate in the Certified Permitting Program to achieve efficient permitting of residential property in Kansas City as part of the Loch Lloyd development.

Section 7. That this ordinance relating to the appropriation of money is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter and shall take effect in accordance with Section 503, City Charter.

..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.



Authenticated as Passed


Quinton Sanders, Mayor

Marilyn Sanders, City Clerk

JUL 02 2026

Date Passed

Brenton Siverly
Director of Finance

Approved as to form:


Samuel Miller
Assistant City Attorney