



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260575

Submitted Department/Preparer: City Manager's Office

Revised 01/30/25

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

Directing the City Manager to negotiate and enter into a development agreement with Loch Llyod, Inc. for the construction of single family housing on undeveloped land in south Kansas City; Appropriating \$2,000,000.00 from the Unappropriated Fund Balance of the Water Fund (8010) for water line improvements along Kenneth Road; Appropriating \$2,000,000.000 from the Unappropriated Fund Balance of the Sewer Fund (8110) for sewer line improvements along Kenneth Road; 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 Loch Llyod, Inc. to participate in the Certified Permitting Program to achieve efficient permitting of residential property as part of the Loch Llyod development; and recognizing this ordinance as having an accelerated effective date.

Discussion

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. Kenneth Road requires road repaving and water and sewer line improvements. 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. The design and construction of improvements to Kenneth Road has been studied and developed to near final design. 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. Funding for the project requires an appropriation from Water and Sewer Funds for water and sewer line improvements on Kenneth Road. The City desires to provide funding for improvements to Kenneth Road and in turn to achieve the benefit of and commitment of Loch Lloyd Inc. to development further residential homes in South Kansas City.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Water Fund and Sewer Fund - \$4,000,000.00
3. How does the legislation affect the current fiscal year?
Reduces Water and Sewer fund balance.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

The Water and Sewer Fund's unappropriated fund balance have sufficient funds to support the proposed amount. The Adopted FY27 budget anticipates the Water Fund Balance to end \$101,245,406 and the Sewer Fund Balance to end \$411,623,126.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
- ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
- ☐ Increase and support local workforce development and small and locally owned businesses.
- ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
- ☐

Prior Legislation

None

Service Level Impacts

N/A

Staff Recommendation

Click or tap here to enter department.

Select One: ☐ Sponsored
☒ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☐ Recommend
☐ Do Not Recommend
☒ Not Applicable

Click or tap here to provide reasoning.

Other Impacts

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

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

N/A

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

N/A

4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)