

Kansas City

414 E. 12th Street
Kansas City, MO 64106



Docket - Final-Revised

Thursday, December 4, 2025

2:00 PM

Webinar Link: <https://us02web.zoom.us/j/89195928794>

Council Chambers

Council

Councilmember Kevin O'Neill
Councilmember Nathan Willett
Councilmember Lindsay French
Councilmember Wes Rogers
Councilmember Melissa Patterson Hazley
Councilmember Melissa Robinson
Councilmember Crispin Rea
Councilmember Eric Bunch
Councilmember Darrell Curls
Councilmember Ryana Parks-Shaw
Councilmember Andrea Bough
Councilmember Johnathan Duncan
Mayor Quinton Lucas

CHAPLAIN OF THE MONTH:

Pastor Dr. Serita Wright - Commissioned to Heal Community Outreach

PLEDGE OF ALLEGIANCE:**ROLL CALL:****PUBLIC OBSERVANCE OF MEETINGS:**

Members of the City Council may attend this meeting via videoconference.

The public can observe this meeting at the links provided below.

Closed Sessions may be held by teleconference.

SPECIAL ACTIONS:

Bough, Lucas, Robinson, Parks-Shaw, Duncan, Rea, Bunch, O'Neill and French
251004 Sponsor: Councilmember Andrea Bough

RESOLUTION - Honoring the 2025 LaunchKC cohort and these startups along with over 120 LaunchKC alumni companies are helping build the next generation of great businesses, brands, and technologies in Kansas City, Missouri.

Parks-Shaw, Bough, Robinson, Bunch, Curls, Duncan, French, Lucas, O'Neill, Patterson Hazley, Rea, Rogers and Willett
251005 Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Honoring and recognizing Booker T. Allen on the occasion of his retirement from the Convention and Entertainment Facilities Department after ten years of dedicated service to the City of Kansas City.

FINAL READINGS:**CONSENT DOCKET****DEBATE DOCKET****COMMITTEE ADVANCES:****CONSENT DOCKET****DEBATE DOCKET****SECOND READINGS:**

FIRST READINGS:FINANCE, GOVERNANCE AND PUBLIC SAFETY COMMITTEE**City Manager's Office**

251008 Sponsor: Director of City Planning and Development Department

Approving the Fourteenth Amendment to the Briarcliff West Tax Increment Financing Plan.

Attachments: [Briarcliff West TIF - 14th Amendment - Docket Memo](#)
[TIF Briarcliff West - Fouteenth Amendment to Briarcliff West TIF Plan](#)

City Manager's Office

251010 Sponsor: City Manager's Office

Approving the Second Amendment to the Prospect North Tax Increment Financing Plan; and authorizing the City Manager to enter into a Reimbursement Agreement between City of Kansas City and the TIF Commission

Attachments: [Prospect North 2nd Amendment - Docket Memo](#)
[Prospect North TIF - Reimbursement Agreement](#)

City Manager's Office

251011 Sponsor: City Manager's Office

Determining that the Brush Creek Corridor Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Attachments: [Brush Creek Corridor TIF - Progress Report - Docket Memo](#)
[Brush Creek Corridor TIF Plan - Five-Year Progress Report Presentation](#)

City Manager's Office

251012 Sponsor: City Manager's Office

Determining that the Hotel Phillips Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Attachments: [Hotel Phillips TIF - Progress Report - Docket Memo](#)
[Hotel Phillips TIF Plan - Five-Year Progress Report Presentation](#)

City Manager's Office

251013 Sponsor: City Manager's Office

Determining that the Gateway 2000 Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Attachments: [Gateway 2000 TIF - Progress Report - Docket Memo](#)
[Gateway 2000 TIF Plan - Five-Year Progress Report Presentation](#)

City Manager's Office

251014 Sponsor: City Manager's Office

Determining that the Revised Commerce Tower Village Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Attachments: [Commerce Tower Village TIF Plan - Five-Year Progress Report Presentation](#)
[Revised Commerce Tower Village TIF - Progress Report - Docket Memo](#)

City Manager's Office

251015 Sponsor: City Manager's Office

Determining that the Kansas City Convention Center Headquarters Hotel Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Attachments: [Kansas City Convention Center Headquarters Hotel - Progress Report - Docket Memo](#)
[Kansas City Convention Center Headquarters Hotel TIF Plan - Five-Year Progress Report Presentation](#)

City Manager's Office

251016 Sponsor: City Manager's Office

Determining that the Pioneer Plaza Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Attachments: [Pioneer Plaza TIF - Progress Report - Docket Memo](#)
[Pioneer Plaza TIF Plan - Five-Year Progress Report Presentation](#)

Lucas and City Manager's Office

251026 Sponsor: Mayor Quinton Lucas and City Manager

Amending Chapter 2, Code of Ordinances, "Administration," by repealing and replacing Section 2-89 for the purpose of clarifying authority over employees in the administrative service and reauthorizing and amending the City Manager's authority to enter into severance agreements with unclassified employees.

Attachments: [Docket Memo Severance](#)
[251026com](#)

Lucas

251027 Sponsor: Mayor Quinton Lucas

Providing for submission to the qualified voters of the City for their approval at an election called for April 7, 2026, the question of authorizing the issuance of waterworks revenue bonds of the City in the principal amount of \$750,000,000.00 for the purpose of rehabilitating, improving and extending the waterworks system of the City, including acquiring necessary land and rights of way, in order to provide for its continuing operation and to maintain compliance with federal, state and judicial requirements; directing the City Clerk to notify the responsible election authorities of this election; declaring the City's intention to set rates; declaring the City's intention to reimburse itself from revenue bond proceeds for bond related expenditures; recognizing this ordinance to have an accelerated effective; and establishing an effective date for the voter authorization.

Lucas, Willett and Curls

251028 Sponsor: Mayor Quinton Lucas and Councilmembers Nathan Willett and Johnathan Duncan

Amending Chapter 50, Code of Ordinances, by enacting a new section 50-206 and 50-207 for the purpose of prohibiting the sale of certain psychoactive substances and dangerous chemical inhalants within the City.

Lucas

251029 Sponsor: Mayor Quinton Lucas

Calling for submission to the voters of Kansas City, at an election to be held on the general municipal election day of April 7, 2026, a question of whether to continue Kansas City's current one-percent earnings tax for five years; directing the City Clerk to provide notice of the election; and recognizing an accelerated effective date.

Director of Finance

251030 Sponsor: Director of Finance Department

Authorizing the Manager of Procurement Services to execute \$25,405,195.00 ten-year contract (EV3002) with Iron Brick Associates, LLC to provide the Workday SaaS enterprise resource planning (ERP) system; authorizing the Manager of Procurement Services to amend the contract and execute up to two five-year optional contract renewal terms subject to appropriation of funds; and designating requisitioning authority.

Attachments: [Docket Memo - Workday Authorization.docx](#)

Director of Parks & Recreation and Patterson Hazley

251033 Sponsor: Director of Parks and Recreation Department

Waiving the limitations established by the Fund Balance and Reserve Policy in Section 2-1954 of the Code of Ordinances; appropriating \$2,031,975.00 from the Unappropriated Fund Balance of the Parks and Recreation Fund for maintenance projects at Gregg/Klice Community Center pool, Penguin Park, and the Parks and Recreation Administration building; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Lucas

251036 Sponsor: Mayor Quinton Lucas

RESOLUTION - Establishing the City of Kansas City's major priorities and positions on matters of regional importance to the Kansas City metropolitan area and for the 2025 session of the Kansas State Legislature.

Lucas

251037 Sponsor: Mayor Quinton Lucas

RESOLUTION - Establishing the City of Kansas City's legislative priorities and positions on matters that may come before the remainder of the 119th United States Congress in 2026.

Lucas

251038 Sponsor: Mayor Quinton Lucas

RESOLUTION - Establishing the City of Kansas City's major legislative priorities and positions on matters for the 2026 session of the Missouri General Assembly.

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE

Director of City Planning & Development

251017 Sponsor: Director of City Planning and Development Department

Approving the plat of Woodhaven 3rd Plat, an addition in Platte County, Missouri, on approximately 22 acres generally located at the northwest corner of Line Creek Parkway and Northwest 97th Street, creating 89 lots and 5 tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00030)

Attachments: [Docket Memo Woodhaven 3rd Plat CLD-FnPlat-2025-00030](#)
[Final Plat Woodhaven 3rd Plat CLD-FnPlat-2025-00030](#)
[Staff Report Woodhaven 3rd](#)
[Plat CLD-FnPlat-2025-00030 Staff Report 11-19-25](#)
[Dispo CPC Woodhaven 3rd](#)
[Plat CLD-FnPlat-2025-00030 11-19-25](#)
[Exhibit A Stormwater Detention BMP Covenant for](#)
[Maintenance](#)

Director of City Planning & Development

251018 Sponsor: Director of City Planning and Development Department

Approving the petition to establish the Hillcrest Community Improvement District; establishing the Hillcrest Community Improvement District generally located northwest of the intersection of 83rd Street and Hillcrest Road in Kansas City, Jackson County, Missouri; determining the District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Attachments: [Hillcrest -- Blight Study \(99438869v7\)-c](#)
[Hillcrest CID Cooperative Agreement 11.14.2025](#)
[Response Letter to KCMO City Council - Hillcrest CID](#)
[\(100374238v6\)-c](#)
[Hillcrest Docket Memo 0.2 11.20](#)

O'Neill

251019 Sponsor: Councilmember Kevin O'Neill

Rezoning an area of about 107 acres generally located on the southwest corner of Northwest 100th Street and North Platte Purchase Drive from Districts R-7.5, B3-3 and MPD to District MPD and approving a development plan that also serves as a preliminary plat to allow for a residential development. (CD-CPC-2025-00129)

Director of City Planning & Development

251020 Sponsor: Director of City Planning and Development Department

Approving a development plan to allow for a wastewater treatment facility to be operated by KC Water Services in District AG-R on about 72 acres generally located at 7801 N.W. 144th Street. (CD-CPC-2025-00083)

Attachments: [01_CD-CPC-2025-00083_StaffReport_ToddCreekWWTP](#)
[11-19_CPC_PPT_ToddCreekWWTP](#)
[CPC_Dispo_Letter](#)
[CPC_recommend_approval_plans](#)
[Docket_Memo_0.1.5](#)

Lucas

251023 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Thomas Sitek, Jeffrey Clark and Denise Goodson as successor directors to the 1108-1110 Grand Community Improvement District.

Lucas

251024 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing D. Neal Whitehead, Louis Metoyer and Tracy Ryan-Hoover as successor directors to the Metro North Crossing Community Improvement District.

Lucas

251025 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Rick Earl Abel, Rhonda Iverson, Arfan Paroya and Michael Riley as successor directors to the Palestine Community Improvement District.

Director of City Planning & Development

251031 Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by amending the use tables in Sections 88-120, 88-130, and 88-140; creating a new Section 88-353, "Large Format Uses," to establish use standards for Large Format uses; creating a new section 88-339, "Data Centers," to establish use standards for Data Centers; amending Section 88-805-05, "Industrial Use Group," to add definitions for Large Format Uses and Data Centers; and amending Section 88-810, "Definitions," to add a definition for Green Roofs. (CD-CPC-2025-00078)

Attachments: [LFU CPC Slides final 11.5.2025](#)
 [LFU Text Amendments final to CC](#)
 [Redline LFU](#)
 [LFU Staff Report 11.5.25](#)
 [LFU Attachment 3. Communications Received](#)
 [CD-CPC-2025-00078 Additional Communications Received](#)
 [LFU Attachment 2. Best Practices Report](#)
 [Docket Memo LFU](#)

Willett and Lucas

251035 Sponsor: Councilmember Nathan Willett and Mayor Quinton Lucas

RESOLUTION - Directing the City Manager to develop recommendations to Chapter 18 and the International Energy Conservation Code to bring such code in harmony with those of surrounding municipalities in the region and to report back within 45 days.

TRANSPORTATION, INFRASTRUCTURE AND OPERATIONS COMMITTEE

251006 Sponsor: Director of Water Services Department

Authorizing the Chief Procurement Officer to execute a \$1,811,040.00 general services contract with Hodges Farms & Dredging LLC, for the Class A Biosolids Hauling project; and authorizing a maximum expenditure of \$1,992,144.00.

Attachments: [EV4114 Docket Memo](#)
 [EV4114 Approved Bid Recommendation](#)
 [EV4114 Approved CUP & CUP Summary](#)
 [EV4114 Approved MWBE Goals](#)
 [Bid Opening Summary](#)
 [EV4114 General Services Contract](#)

Director of Public Works

251007 Sponsor: Director of Public Works Department

Authorizing the City Manager to enter into a cooperative agreement with the City of Lee's Summit to acquire property interests for the Valley Garden Drive/Quarry Park Road project.

Attachments: [Cooperative Agreement 8.20.25 c](#)
[Docket Memo - Coop Agreement Valley Garden Drive Quarry Park Rd](#)

Director of Public Works

251022 Sponsor: Director of Public Works Department

Approving various Traffic Regulations in compliance with Chapter 70 of the Code of Ordinances.

Attachments: [Affidavits of Publication.pdf](#)
[General Ordinance Fact Sheet.xlsx](#)
[Interdepartmental Communication.pdf](#)
[Traffic Regulations Fact Sheets.pdf](#)
[Traffic Regulations Installations.pdf](#)
[Traffic Regulations Removals.pdf](#)
[Docket Memo Templatev30.docx](#)

Director of Water Services

251032 Sponsor: Director of Water Services Department

Authorizing the Chief Procurement Officer to execute a \$3,000,000.00 construction contract with Haines & Associates Construction Company, Inc., for the Citywide Automated Metering Infrastructure 3 project; approving four successive one-year renewal options for a maximum of \$15,000,000.00 with further Council approval; and recognizing this ordinance as having an accelerated effective date.

Attachments: [EV4154 Docket Memo](#)
[EV4154 Approved Bid Recommendation](#)
[EV4154 Bid Opening Summary](#)
[EV4154 Approved MWBE Goals](#)
[EV4154 Approved CUP & CUP Summary](#)
[EV4154 CUP Documents Submitted](#)
[EV4154 Construction Contract](#)

Director of Water Services

251034 Sponsor: Director of Water Services Department

Authorizing the Manager of Procurement Services to execute a term and supply contract that exceeds the \$1,000,000.00 contract threshold with Mississippi Lime Company (EV4271) to provide crushed quicklime for water treatment from previously appropriated funds; and authorizing the Manager of Procurement Services to amend and extend the contract.

Attachments: [EV4271 Docket Memo](#)
 [EV4271 Ordinance](#)
 [Mississippi Lime Bid](#)
 [Mississippi Lime PPT](#)

FLOOR INTRODUCTION(S)**Parks-Shaw and Duncan**

251039 Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Celebrating the 10 year anniversary of Parrish & Sons Construction.

Parks-Shaw and Bunch

251040 Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Recognizing the graduates of Community Engagement University for the Fall 2025 term.

Robinson

251041 Sponsor: Councilmember Melissa Robinson

Authorizing the City Manager to execute the Fourth Amendment to the Community Investment Agreement with Community Builders of Kansas City ("Community Builders"); authorizing the City Manager to execute a Second Amendment to the Escrow Agreement with Community Builders and Preferred Title of Saint Joseph, LLC; and modifying the requirements of Code Section 74-12 as it applies to the Fourth Amendment to the Community Investment Agreement and Second Amendment to the Escrow Agreement.

Rea

251042 Sponsor: Councilmember Crispin Rea

Approving the recommendations of the Tax Increment Financing Commission of Kansas City, Missouri as to the 800 Grand Tax Increment Financing Plan and approving the 800 Grand Tax Increment Financing Plan; approving the City's contribution of Additional EATs generated in the Plan Area; and authorizing the City Manager to enter into a Tax Contribution and Disbursement Agreement with the Kansas City TIF Commission and 800 Grand KCMO LLC.

Rea

251043 Sponsor: Councilmember Crispin Rea

Approving and designating Redevelopment Project Area 1 of to the 800 Grand Tax Increment Financing Plan; and adopting tax increment financing therefore.

Bough

251044 Sponsor: Councilmember Andrea Bough

Accepting a \$1,254,374.00 Bloomberg American Sustainable Cities Grant (the "Grant") to proactively build low-carbon, resilient, and economically thriving communities; authorizing a contract with John Hopkins University to implement the Grant; appropriating and estimating revenue in the amount of \$1,254,374.00; designating requisitioning authority; and authorizing the City Manager to amend and extend the contract.

COMMUNICATIONS:**City Clerk**

251002 Notice the petition to establish the Brookside Shops Community Improvement District to the City Clerk.

Attachments: [Brookside Shops - Petition to Establish 12.13.2025](#)

251003 Notice the petition to establish the Hillcrest Community Improvement District to the City Clerk.

Attachments: [Hillcrest - Petition to Establish 11.17.2025](#)

Director of Public Works**251009** Temporary Traffic Regulations No. 66735 through 66745

Attachments: [FS66735.pdf](#)
[I66741.pdf](#)
[Interdepartmental Communication.pdf](#)
[R66735.pdf](#)

251021 Notice of Intent to accept the Industrial Development Contract proposal submitted by Red Rock Properties USA, LLC for the redevelopment of the 6830 N. Corporate Drive Project in the Front Street Infill PIEA Area.

Attachments: [Notice of Intent - Red Rock Properties 12.3.2025](#)

MISCELLANEOUS BUSINESS:

1. 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; or
- Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate; or
- Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters; or
- Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations; or
- Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding; or
- 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; or
- Pursuant to Section 610.021 subsections 20 and 21 of the Revised Statutes of Missouri to discuss security systems for operation of a computer system or computer network.

2. Members of the City Council may attend this meeting via videoconference. The public can observe this meeting at the links provided below.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at www.kcmo.gov/clerk: Quick Links, Video on Demand, Click on "View" for desired meeting
- 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.

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.