

# **Kansas City**

414 E. 12th Street  
Kansas City, MO 64106



## **Docket - Final-Revised**

**Thursday, May 1, 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 John Sean - Northland Cathedral

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:

**Rea, Bough, Robinson, Parks-Shaw, Patterson Hazley, Curls, Duncan and Bunch**

[250370](#) Sponsor(s): Councilmembers Crispin Rea and Andrea Bough

RESOLUTION - Declaring May 1, 2025, as Law Day 2025 in Kansas City.

**Bough, Robinson, Parks-Shaw, Rea, Curls, Duncan, O'Neill, Lucas and Bunch**

[250375](#) Sponsor: Councilmember Andrea Bough

RESOLUTION - Recognizing the efforts, dedication, and commitment of a collective of Kansas Citians that made "The Great Kansas City Cleanup" possible in the City of Kansas City, Missouri.

**Bunch, Bough, Robinson, Parks-Shaw, Rea, Duncan, O'Neill and Lucas**

[250376](#) Sponsor: Councilmember Eric Bunch

RESOLUTION - Recognizing the Historic West Bottoms Association for its work and dedication to the historic area and region and celebrating 11 years of activities and events drawing attention and attracting visitors to the West Bottoms.

FINAL READINGS:CONSENT DOCKETDEBATE DOCKETNEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE

**Director of City Planning & Development**

**250360** Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the KCI Area Plan on about one acre generally located at Interstate 435 and N.W. Cookingham Drive by changing the recommended land use from mixed use community to commercial and industrial. (CD-CPC-2025-00025)

**Attachments:** [TMP-5438 Docket Memo](#)

**Director of City Planning & Development**

**250362** Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Line Creek Valley Area Plan on about 20 acres generally located at the southwest corner of Northwest 68th Street and North Madison Avenue by changing the recommended land use from residential low density to residential medium density. (CD-CPC-2024-00038)

**Attachments:** [Docket Memo CD-CPC-2025-00038 Jadan Hills Area Plan Amendment](#)

COMMITTEE ADVANCES:

CONSENT DOCKET

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE

**Director of the Law Department**

**250347** Sponsor: Director of Law Department

Accepting an additional \$10,685.00 for a 3-month extension from the Victims of Crime Act (VOCA) grant funded, by the U.S. Department of Justice, and passed through the State of Missouri's Department of Public Safety to support the work of the City's Prosecutor's Office; estimating and appropriating \$10,685.00 in the General Grants Fund; authorizing the City Attorney to enter into a subaward grant agreement in connection with this grant; and recognizing this ordinance as having an accelerated effective date.

**Attachments:** [voca docket memo](#)

DEBATE DOCKET

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE

**Director of City Planning & Development**

**250325** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.9 acres generally located at 9200 N.W. 119th Terrace from District AG-R to District B3-3. (CD-CPC-2024-00178)

**Attachments:** [CD-CPC-2024-00178 Docket Memo](#)

**Director of City Planning & Development**

**250327** Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Sections 88-255-09, 88-260-06, 88-516-06, and 88-520-03, said sections all dealing with amendments to approved plans, and enacting in lieu thereof new sections of like number and subject matter for the purpose of requiring major amendments to follow the zoning map amendment process and to allow the City Planning and Development Director to approve minor amendments administratively. (CD-CPC-2025-00011)

**Attachments:** [Docket Memo CD-CPC-2025-00011 Text Amendment](#)

**Director of City Planning & Development**

**250343** Sponsor: Director of City Planning and Development Department  
COMMITTEE SUBSTITUTE

Rezoning an area of about 77 acres generally located at the southwest corner of North Platte Purchase Drive and N.W. 108th Street from District R-7.5 to District R-6 and approving a development plan to allow for residential development. (CD-CPC-2024-00194 and CD-CPC-2024-00195)

**Attachments:** [Docket Memo CD-CPC-2024-00194&195 MossFarms MossFarmDevPlan&Rezone CD-CPC-2024-00194&5](#)

**Director of City Planning & Development**

**250344** Sponsor: Director of City Planning and Development Department  
COMMITTEE SUBSTITUTE

Approving a development plan on about 1.98 acres for approximately 278 units in District R-0.5 generally located on parcels encompassed by Broadway Boulevard on the west, West 45th Terrace on the north, Wornall Road on the east, and West 46th Street on the south to allow for a residential development plan serving as a preliminary plat. (CD-CPC-2025-00013)

**Attachments:** [LewerPlaza DocketMemo 250344 cs to org ord-com](#)

**Director of Housing and Community Development**

**250345** Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board revising the affordability levels for the Taliaferro & Browne Prospect Summit Townhomes project; and authorizing the Manager of Procurement Services to execute a funding agreement amendment to reflect said change.

**Attachments:** [Prospect Summit Docket Memo 0.1.5](#)

**Director of Health**

**250346** Sponsor: Director of Health Department

Authorizing the Chief Procurement Officer to execute contracts with area health centers to include Children's Mercy Hospital, Northland Health Care Access, Swope Parkway Health Center, Kansas City CARE Clinic, Samuel U. Rodgers Health Center, and University Health, to provide primary health care services to uninsured residents in Kansas City, Missouri; authorizing the Chief Procurement Officer to extend the term of the contracts or increase the total contract dollar amounts upon need and appropriation; and establishing an accelerated effective date.

**Attachments:** [SNP FY26 Docket Memo](#)

**Director of City Planning & Development**

**250358** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1 acre generally located at Interstate 435 and N.W. Cookingham Drive from District AG-R to District M2-3 and approving a development plan that also serves as a preliminary plat to allow for communications service establishments. (CD-CPC-2025-00024 and CD-CPC-2025-00026)

**Attachments:** [TMP-5437](#)

**Director of City Planning & Development, Robinson and Patterson Hazley**

**250361** Sponsor: Director of City Planning and Development Department

Approving a development plan on about 86 acres in District M1-5 generally located at Stadium Drive and Raytown Road to allow for warehousing, wholesaling, freight movement, general manufacturing, production and industrial service uses. CD-CPC-2025-00027

**Attachments:** [Docket memo TMP-5441](#)

**Director of City Planning & Development**

**250365** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 20 acres generally located at the southwest corner of Northwest 68th Street and North Madison Avenue from District R-80 to District R-6 and approving a development plan to allow for the creation of 57 lots and 5 tracts for the purpose of a residential development. (CD-CPC-2025-00033 and CD-CPC-2025-00034).

**Attachments:** [Docket Memo CD-CPC-2025-00033 34 Jadan Hills Development Plan and Rezoning](#)

TRANSPORTATION, INFRASTRUCTURE AND OPERATIONS COMMITTEE

**Director of Public Works**

**250295** Sponsor: Director of Public Works Department

Authorizing Amendment No. 1 in the amount of \$508,064.40 to a design professional services agreement with Burns & McDonnell Engineering Company, Inc. for a total contract amount of \$1,627,257.02 and recognizing this ordinance as having an accelerated effective date.

**Attachments:** [Docket Memo 0.1.5 -89008958 contract amendment no 1 3-25-25](#)  
[Ordinance 250295-Revised CUP Summary 89008958.A1](#)

**Director of Aviation**

**250353** Sponsor: Director of Aviation Department  
COMMITTEE SUBSTITUTE

Authorizing the Manager of Procurement Services to execute a \$1,864,876.00 contract with LAZ Parking Midwest, LLC (Contract No. 6224020014) to provide curbside traffic control services at Kansas City International Airport; and authorizing the Manager of Procurement Services to amend the contract and renew the contract for up to five (5) additional one-year terms with City Council authorization.

**Attachments:** [Docket Memo 0.1.5](#)  
[Approp--Admin---blank](#)  
[Ordinance 250353-CUP Summary - 6224020014](#)

**Director of Water Services**

**250354** Sponsor: Director of Water Services Department

Authorizing a \$1,500,000.00 construction contract with Haines & Associates Construction Company, Inc., for the WD Emergency Valve Replacements project; authorizing four successive renewal options for a maximum of \$7,500,000.00 with further City Council approval; and recognizing this ordinance as having an accelerated effective date.

**Attachments:** [9944 Docket Memo](#)  
[Ordinance 250354-CUP Summary 9944](#)

**250355** Sponsor: Director of Water Services Department

Authorizing a \$1,500,000.00 construction contract with Haines & Associates Construction Company, Inc., for the WD Fire Hydrant Replacements project; authorizing four successive renewal options for a maximum of \$7,500,000.00 with further City Council approval; and recognizing this ordinance as having an accelerated effective date.

**Attachments:** [9942 Docket Memo](#)  
[Ordinance 250355-CUP Summary 9942](#)

**Curls, Duncan and O'Neill**

**250367** Sponsor: Councilmember Darrell Curls  
COMMITTEE SUBSTITUTE, AS AMENDED

Amending Chapter 76, Code of Ordinances, by repealing Section 76-435, and by repealing Sections 76-281, 76-284, 76-341, 76-402, 76-422, 76-423, 76-426, and 76-427 and enacting lieu thereof new sections of like number and subject matter related to vehicle towing practices; directing the City Manager to develop a Towed Vehicle Owner Bill of Rights, identify online platform for reporting tows Citywide, coordinate with county partners to address predatory towing, receive 311 complaints related to predatory towing, and report back to Council in 30 days.

**Attachments:** [Docket Memo 250367](#)

**Robinson**

**250369** Sponsor: Councilmember Melissa Robinson

Estimating and appropriating \$2,750,000.00 from a source of funds to be identified by the City Manager to the Kansas City Area Transport Authority ("KCATA") for the purpose of ensuring current headway times for all routes.

**Attachments:** [No Docket Memo](#)

SECOND READINGS:FIRST READINGS:FINANCE, GOVERNANCE PUBLIC SAFETY COMMITTEE**Director of the Law Department**

**250372** Sponsor: Director of the Law Department

Approving and authorizing settlement of a lawsuit entitled API M&I Holding, LLC v. City of Kansas City, Missouri, Case No. 2416-CV08420, in the amount of \$517,306.00.

**Attachments:** [docket memo - API M&I Holding](#)

**Director of General Services**

**250379** Sponsor: Director of General Services Department

Authorizing the Manager of Procurement Services to exceed the \$1,000,000.00 contract threshold with SHI International Corporation for contract (EVP3380) to provide specialized information technology solutions and services with funds previously appropriated; authorizing the Manager of Procurement services to amend and extend the contract; and recognizing this ordinance as having an accelerated effective date.

**Attachments:** [EVP3380- SHI International Ordinance 4.22.25](#)  
[TMP-5501 SHI Docket Memo](#)  
[SHI-Ordinance PPT 4.22.25](#)

**Lucas**

**250382** Sponsor: Mayor Quinton Lucas

Reducing previously appropriated funds in the Public Mass Transportation Fund by \$3,250,000.00; appropriating \$3,250,000.00 from the unappropriated fund balance of the Public Mass Transportation Fund to the Kansas City Area Transport Authority ("KCATA") for the purpose of ensuring current headway times for all routes for the next six months and funding IRIS service for the next month; reducing previously appropriated funds in the Street Maintenance Fund by \$2,350,000.00 and appropriating the same amount; requiring detailed accounting and audit provisions; authorizing the City Manager to execute an agreement or amendment with KCATA requiring KCATA to maintain current headway times on all routes for a period of six months and for IRIS service to continue for one month and to comply with established reporting requirements; and recognizing this ordinance as having an accelerated effective date.

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE



**Director of City Planning & Development**

**250378** Sponsor: Director of City Planning and Development Department

Approving a Special Character Overlay for the Prospect Corridor to create development and site design standards for the Prospect Avenue area on about 855 acres to include properties that front on Prospect Avenue, from 12th Street to 77th Street, and properties that front on 12th Street, from Charlotte Street to Prospect Avenue and in addition, properties adjacent to Prospect Avenue and along the cross streets are part of the Overlay District, specifically nodes at Truman Road, 18th Street, 23rd Street, 27th Street, 31st and Linwood Boulevard, 39th Street, Martin Luther King Jr, Boulevard, 63rd Street and Meyer Boulevard, Gregory Boulevard, and 75th Street. (CD-CPC-2024-00020)

**Attachments:**    [4-2-2025 CPC PPT](#)  
[01\\_CD-CPC-2024-00020\\_PROSPECTUSOVERLAYDISTRICT](#)  
[APRIL22025](#)  
[TMP-5440 Docket Memo](#)  
[Prospect Overlay District NPD](#)

**Director of City Planning & Development**

**250380** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 18.2 acres generally located at 3808 E. 78th Street from Districts M1-5, M3-5, and R-6 to District MPD and approving a development plan, with associated preliminary plat, to allow for a demolition debris landfill to continue operation on the existing site. CD-CPC-2024-00041

**Attachments:**    [Docket Memo](#)  
[CityCouncil\\_Hoelzel\\_Site\\_Plan\\_Final\\_v7](#)  
[CD-CPC-2024-00041\\_CPC\\_Dispo](#)  
[4\\_CD-CPC-2024-00041\\_RevisedStaffReport2](#)  
[CD-CPC-2024-00041\\_PPT](#)  
[88-20A-1488](#)

**Parks-Shaw**

**250381** Sponsor: Councilmember Ryana Parks-Shaw

Authorizing the City Manager to negotiate and execute a cooperative agreement with Southpointe Development LLC to facilitate site preparation activities in connection with the redevelopment of certain real property located in an area generally located at 63rd and Prospect; authorizing the use of \$4,500,000.00 previously appropriated from the General Fund; authorizing the use of \$500,000.00 previously appropriated from the Development Services Fund; and authorizing the City Manager to negotiate and execute an Amended and Restated Development Agreement with Southpointe Development LLC.

TRANSPORTATION, INFRASTRUCTURE AND OPERATIONS COMMITTEE**Bunch**

[250371](#) Sponsor: Councilmember Eric Bunch

Approving a modification of the incentivized project construction timeline for the Muehlebach Hotel Project, located at 1200 Baltimore Avenue.

**Director of Water Services**

[250373](#) Sponsor: Director of Water Services Department

Authorizing a \$2,195,500.00 construction contract with MegaKC Corporation, for the Green Infrastructure Project 1-1: Mill Creek Park-Package #1 - North Plaza project; authorizing a maximum expenditure of \$2,415,000.00; authorizing a \$1,750,000.00 design professional services Amendment No. 3 to Contract No. 1611 with HDR Engineering, Inc., for the Green Infrastructure Project 1-1: Mill Creek Park project for a total contract amount of \$3,326,978.00; and recognizing this ordinance as having an accelerated effective date.

**Attachments:**

[Docket Memo](#)

[1611 Approved DPS MWBE Goals](#)

[1611 Approved DPS Recommendation](#)

[1611 Original CUP Document Submittal](#)

[1611 Original DPS CUP Approval](#)

[1611 Original DPS CUP Summary](#)

[1669 Approved Construction Bid Recommendation](#)

[1669 Approved Construction MWBE Goals](#)

[1669 Construction CUP Approval & CUP Summary](#)

[1669 CUP Documents Submitted](#)

[1611 Original DPS Contract + Amendments 1-3](#)

[1669 Construction Contract](#)

**Director of Water Services**

**250374** Sponsor: Director of Water Services Department

Authorizing a \$6,500,000.00 design professional services contract with Black & Veatch Corporation, for the Sewer Separation & Green Infrastructure: Diversion Structures 56, 58, 62, and 113 Project; and recognizing this ordinance as having an accelerated effective date.

**Attachments:**    [Docket Memo](#)  
[1761 Approved MWBE Goals](#)  
[1761 CUP Documents Submitted](#)  
[CN1575-Selection-Signed](#)  
[1761 DPS Contract](#)

**FLOOR INTRODUCTION(S)****Robinson**

**250384** Sponsor: Councilmember Melissa Robinson

RESOLUTION - Recognizing and celebrating Landon Robinson for his outstanding display of bravery and his commitment to inspiring others to overcome adversity.

**Lucas, Bunch and Willett**

**250385** Sponsor: Mayor Quinton Lucas

RESOLUTION - Honoring the life of the Kansas City Firefighter Paramedic Graham Hoffman.

**COMMUNICATIONS:****Director of Public Works**

**250377** January-March 2025 - Accepting and releasing various easements and deeds in Kansas City, Platte County, Missouri and requesting that the City Manager approve the acceptance and release, and directing the City Clerk to file the acceptance and release in the office of the Recorder of Deeds.

**Attachments:**    [PLATTE Co CITY MANAGER acceptance and release memo WS SIGNED](#)

**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](http://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.