

# Kansas City

414 E. 12th Street  
Kansas City, MO 64106



## Agenda - Final-Revised

Thursday, November 21, 2024

2:00 PM

Webinar Link: <https://us02web.zoom.us/s/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:**

Bishop Stan Gleason - The Life Church KC

**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:**

**Parks-Shaw, Bough, Robinson, Rea, Curls, Duncan, Lucas, O'Neill, Bunch and French**  
**241001** Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Recognizing the graduates of the Community Engagement University for the 2024 term for their hard work and determination.

**Attachments:** [Authenticated Resolution 241001](#)

**O'Neill, Bough, Robinson, Parks-Shaw, Rea, Curls, Willett, Lucas, Bunch and French**  
**241002** Sponsor: Councilmember Kevin O'Neill

RESOLUTION - Honoring and celebrating the Kansas City Chiefs Wheelchair Football Team for its achievements in the USA Wheelchair Football League for previous and current seasons.

**Lucas, Bough, Robinson, Parks-Shaw, Duncan, Patterson Hazley, Curls, Bunch, Rea and French**  
**241008** Sponsor: Mayor Quinton Lucas

RESOLUTION - Recognizing Melesa Johnson for her distinctive commitment to public service and for her future service as Jackson County Prosecutor.

**Attachments:** [Authenticated Resolution 241008](#)

**FINAL READINGS:****CONSENT DOCKET**

DEBATE DOCKETNEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE**Director of City Planning & Development**

**[240599](#)** Sponsor: Director of City Planning and Development Department

Vacating an approximately 130 foot street in District R-7.5 zoning generally located on Fremont Avenue north of East 55th Terrace; and directing the City Clerk to record certain documents. (CD-ROW-2023-00053).

**Director of City Planning & Development**

**[240879](#)** Sponsor: Director of City Planning and Development Department  
COMMITTEE SUBSTITUTE

Rezoning an area of about 13 acres generally located at 5500 Bennington Avenue from District R-80 to District MPD and approving a development plan to allow for the expansion of urban agriculture uses. (CD-CPC-2024-00088).

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

**Parks-Shaw, Bough, Bunch, Duncan and Curls**

**[240997](#)** Sponsor: Councilmember Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to develop a comprehensive anti-displacement plan; directing the City Manager to issue requests for information pertaining to additional anti-mitigation policies; and directing the City Manager to review municipally-owned housing development corporations in peer cities.

**Attachments:** [No Docket Memo 240997](#)  
[Authenticated Resolution 240997](#)

COMMITTEE ADVANCES:CONSENT DOCKETDEBATE DOCKETNEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE

**Director of City Planning & Development**

**240843** Sponsor: Director of City Planning and Development Department

Vacating approximately 84,000 square feet of public right-of-way in Zoning District M1-5 generally located on Topping Avenue between Stadium Drive and East 32nd Street; and directing the City Clerk to record certain documents. (CD-ROW-2024-00015)

**Attachments:** [Docket Memo CD-ROW-2024-00015 Topping Avenue Vacation](#)  
[Authenticated Ordinance 240843](#)

**Director of City Planning & Development**

**240849** Sponsor: Director of City Planning and Development Department

Vacating approximately 5,400 square feet of public right-of-way in Zoning District M1-5 generally described as Bellaire Avenue, south of East 32nd Street; and directing the City Clerk to record certain documents. (CD-ROW-2024-00019)

**Attachments:** [Docket Memo CD-ROW-2024-00019 Bellaire Vacation](#)  
[Authenticated Ordinance 240849](#)

**Bunch**

**240922** Sponsor: Councilmember Eric Bunch

Approving the First Amendment to the 39th and Main General Development Plan to amend the Estimated Completion Time of twenty years from passage of this Ordinance and affirming the findings of the City Council made when approving the Plan.

**Attachments:** [Docket Memo 240922](#)  
[PIEA Presentation 11.19.2024](#)

**Bunch**

**240923** Sponsor: Councilmember Eric Bunch

Approving the First Amendment to the Westport-Main General Development Plan to amend the Estimated Completion Time to within twenty years from passage of this ordinance and affirming the findings of the City Council made when approving the Plan.

**Attachments:** [Docket Memo 240923](#)  
[PIEA Presentation 11.19.2024](#)

**Director of City Planning & Development**

**240953** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 45 acres generally located on the south side of E. 27th Street and the west side of Blue Ridge Boulevard from District R-7.5 to District MPD and approving a development plan which also serves as a preliminary plat, allowing for a mix of uses that includes residential, office, agricultural farm, tree service and the preservation and protection of natural resource areas.  
(CD-CPC-2024-00087)

**Attachments:** [Docket Memo TMP-4819](#)  
[Authenticated Ordinance 240953](#)

**Director of City Planning & Development**

**240971** Sponsor: Director of City Planning and Development Department

Vacating an approximately 2,000-square-foot area of unimproved East 34th Street in District M1-5 generally located at the northeast corner of Stadium Drive and Topping Avenue and directing the City Clerk to record certain documents.  
(CD-ROW-2024-00021)

**Attachments:** [Docket Memo\\_East34thStreetVacation\\_CD-ROW-2024-00021](#)  
[Authenticated Ordinance 240971](#)

**Director of City Planning & Development**

**240972** Sponsor: Director of City Planning and Development Department

Vacating an approximately 4,500-square-foot area of unimproved White Avenue in District M1-5 generally located at the south corner of White Avenue and East 32nd Street and directing the City Clerk to record certain documents.  
(CD-ROW-2024-00020)

**Attachments:** [Docket Memo\\_CD-ROW-2024-00020\\_WhiteAvenueVacation](#)  
[Authenticated Ordinance 240972](#)

**City Manager's Office**

**240988** Sponsor: City Manager's Office

Determining that the 19th Terrace and Central Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

**Attachments:** [19th Terrace & Central TIF - Progress Report Docket Memo](#)  
[Authenticated Ordinance 240988](#)

**City Manager's Office**

**240989** Sponsor: City Manager's Office

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

**Attachments:** [Bannister & Wornall TIF - Plan Progress Report Docket Memo](#)  
[Authenticated Ordinance 240989](#)

**City Manager's Office**

**240991** Sponsor: City Manager's Office

Determining that the 11th Street Corridor Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

**Attachments:** [11th Street Corridor TIF - Plan Progress Report Docket Memo](#)  
[Authenticated Ordinance 240991](#)

**City Manager's Office, Robinson and Patterson Hazley**

**240995** Sponsor: City Manager's Office

Approving the 49th and Montgall PIEA General Development Plan on an irregular shaped tract approximately four acres generally located east of Prospect Avenue to Montgall Avenue between 49th and 51st Street in Kansas City, Missouri, and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC-2023-00061)

**Attachments:** [49th and Montgall Docket Memo](#)  
[Authenticated Ordinance 240995](#)

**SECOND READINGS:****FIRST READINGS:**

**FINANCE, GOVERNANCE AND PUBLIC SAFETY COMMITTEE**

**Director of Neighborhoods**

**240986** Sponsor: Director of Neighborhood Services Department

Accepting a \$1,000,000.00 Environmental Justice Government-to-Government Grant from the United States Environmental Protection Agency's (EPA's) Office of Environmental Justice and External Civil Rights to pilot an environmental justice initiative in the Ivanhoe Neighborhood; estimating and appropriating \$1,000,000.00 in the Environmental Justice Grant fund; designating requisitioning authority, and recognizing an accelerated effective date.

**Attachments:** [Approp Admin TMP-4761](#)

[Docket Memo TMP-4761](#)

[Draft ordinance accepting EPA funds 2024](#)

**Lucas**

**240998** Sponsor: Mayor Quinton Lucas

Cancelling the City Council standing committee meetings and business and legislative sessions of the weeks of January 20, 2025, February 17, 2025, March 10, 2025, April 7, 2025, May 26, 2025, June 16, 2025, June 30, 2025, July 7, 2025, August 4, 2025, August 25, 2025, September 1, 2025, October 13, 2025, November 17, 2025, November 24, 2025, December 22, 2025, and December 29, 2025.

**Bough**

**240999** Sponsor: Councilmember Andrea Bough

Authorizing the City Manager to execute on behalf of the City an Agreement with the Missouri Fire Fighter Critical Illness Trust and Pool to provide critical illness benefits to I.A.F.F Local No. 42 bargaining unit members; reducing the Contingent Appropriation in the General Fund by \$47,520.00 and appropriating that same amount in the General Fund for the Missouri Fire Fighter Critical Illness Trust and Pool; designating requisitioning authority; and recognizing an accelerated effective date.

**City Manager's Office**

**241004** Sponsor: City Manager's Office

Authorizing the City Manager to execute a pre-development agreement with Evergy, Inc., for the development of a solar photovoltaic project on Kansas City International Airport property and establishing terms and conditions for the project development.

**Attachments:** [2024\\_1114 Docket Memo - Airport Solar Predevelopment Ordinance](#)

**Lucas**

**241006** Sponsor: Mayor Quinton Lucas

Estimating revenue and appropriating \$1,000,000.00 in the Police Grants Fund for the KC Violent Crime Subaward-Budget Stabilization Funds; and recognizing this ordinance as having an accelerated effective date.

**Attachments:** [KC Violent Crime Reduction Budget Stabilization Memo](#)  
[Template 11.7.23](#)  
[TMP 4922 Admin Approp Sheet](#)

**Director of the Law Department**

**241013** Sponsor: Director of Law Department

Accepting a 2024-2025 STOP Violence Against Women Act 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 Prosecutor's Office Domestic Violence Program; estimating and appropriating \$303,044.01 in the General Grants Fund; and authorizing the City Attorney to enter into a subaward grant agreement in connection with this grant.

**Attachments:** [vawa admin & approp](#)  
[2024-VAWA-047](#)  
[vawa letter](#)  
[vawa-docket memo](#)

**NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE****City Manager's Office**

**241003** Sponsor: City Manager's Office

Determining that the 1200 Main/South Loop Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

**Attachments:** [1200 Main-South Loop TIF - Progress Report Docket Memo](#)  
[1200 Main-South Loop TIF - Twenty Year Progress Report](#)

**Director of City Planning & Development**

**241011** Sponsor: Director of City Planning and Development Department

Approving a development plan on about 14 acres in District B2-2 generally located at N. Jefferson Street and N.W. Cookingham Drive to allow for a residential development. (CD-CPC-2024-00084)

**Attachments:** [08\\_CD-CPC-2024-00084\\_BristolNorth](#)

[8-21-2024 PPT](#)

[CPC DISPOSITION LETTER \(08-21-2024\) \(1\)](#)

[Development Plan \(Revised\) \(1034663xA006D\) v1](#)

[Docket Memo](#)

**City Manager's Office**

**241012** Sponsor: City Manager's Office

Accepting and approving a \$5,000,000.00 grant award from the Missouri Department of Natural Resources, passed through from the federal Treasury Department as part of the American Rescue Plan Act of 2021, to fund riparian restoration along the Blue River; estimating revenue and appropriating funds; and recognizing this ordinance as having an accelerated effective date.

**Attachments:** [Kansas City - General Terms and Conditions - Attachment 1 - 3ECA807E763C](#)

[Kansas City - Special Terms and Conditions - Application - NOFO - Attachments 2 3 and 4 - 3ECA807E763C](#)

[Kansas City - FAA - 3ECA807E763C](#)

[MO DNR ARPA](#)

[Approp--Admin---ARPA](#)

[ARPA Docket Memo](#)

**City Manager's Office**

**241014** Sponsor: City Manager's Office

Authorizing acceptance from the Missouri Emergency Management Agency of grant funds from the Fiscal Year 2024 Emergency Management Performance Grant in the amount of \$126,693.51; estimating revenue and appropriating the sum of \$126,693.51 to the General Grants Fund; and recognizing this ordinance as having an accelerated effective date.

**Attachments:** [EMPG FY24 Ordinance-Final](#)

[Docket Memo-Current](#)

[Approp-Admin-FY24 EMPG](#)

**Rogers**

**241015** Sponsor: Councilmember Wes Rogers

Approving a time extension for the approved development schedule for the Brighton Village Master Planned Development Plan on approximately 23 acres generally located at the southwest corner of N. Brighton Avenue and N.E. Pleasant Valley Road by extending the commencement and completion dates by four years. (CD-CPC-2019-00172)

**SPECIAL COMMITTEE FOR LEGAL REVIEW**

**Lucas**

**241019** Sponsor: Mayor Quinton Lucas

Establishing the name “Kansas City Downtown Airport - Wheeler Field,” and honoring the legacy and civic contributions of Mayor Charles B. Wheeler.

**Lucas**

**241020** Sponsor: Mayor Quinton Lucas

Amending Chapter 2, Code of Ordinances, by adding a new Section 2-10 establishing the City’s policy for the use of the name “Kansas City” by entities other than the City of Kansas City; and directing the City Manager to ensure legal protections for the City’s intellectual property.

**Lucas**

**241021** Sponsor: Mayor Quinton Lucas

Amending Chapter 2, Administration, Article XV, Code of Ethics, of the Code of Ordinances by repealing and replacing certain sections to further prohibit and harassment and expand individuals covered under anti-harassment provisions to include all members of City boards and commissions under the Code of Ethics.

**Lucas**

**241022** Sponsor: Mayor Quinton Lucas

RESOLUTION - Establishing the City of Kansas City's major legislative priorities and positions on matters for the 2025 session of the Missouri General Assembly.

**Attachments:** [2025 KC Consensus Agenda on Economic Development](#)  
[2025 KC2026 Policy Platform](#)

**Lucas**

**241023** 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**

**241024** Sponsor: Mayor Quinton Lucas

RESOLUTION - Establishing the City of Kansas City's legislative priorities and positions on matters that may come before the 119th United States Congress in 2025 and 2026.

**Attachments:** [2025 KC2026 Policy Platform](#)

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**TRANSPORTATION, INFRASTRUCTURE AND OPERATIONS COMMITTEE****City Manager's Office**

**240947** Sponsor: Director of Public Works Department

RESOLUTION - Directing the City Manager to enter negotiations with a professional services firm for scope related to project no. EV3164, Rapid Transportation from Airport to Downtown to support the City's decision-making in line with its long-term vision for an efficient, sustainable, inclusive, and robust rapid transit system; and directing the City Manager to provide updates to Council on the negotiated fee and future request for funding allocation.

**Attachments:** [Docket Memo EV3164 Rapid Transportation](#)

**Director of Public Works**

**241005** Sponsor: Director of Public Works Department

Authorizing the Director of Public Works to execute \$3,086,000.00 design-build contract with Primetime Contracting Corp for installation of new sidewalks around Nashua Elementary; authorizing the Director of Public Works to enter contract changes by up to twenty percent (20%); and recognizing this ordinance as having an accelerated effective date.

**Attachments:** [DocketMemo\\_89061014](#)  
[Ordinance 241005 89061014-CUP Summary](#)

**Director of Finance**

**241007** Sponsor: Director of Finance Department

Establishing Fund No. 8082, the Water Revenue Bond Series 2025 Project Fund, in the records of the City of Kansas City; estimating revenue in the amount of \$153,900,000.00 in Fund No. 8082, the Water Revenue Bond Series 2025A Project Fund and appropriating the same; declaring the intent of the City to reimburse itself from the bond proceeds for certain expenditures; authorizing the Director of Finance to close project accounts upon completion; and recognizing an accelerated effective date

**Attachments:** [Docket Memo Water 2025 draft](#)

[Water 2025 Appropriation Ordinance-AttachmentA](#)

[Accounting Form - Water 2025A](#)

**241009** Sponsor: Director of Water Services Department

Authorizing condemnation and taking of private property interest for public use for the construction of a Sanitary Sewer and Appurtenances for a sewer improvement project, "Burlington Creek & Riverside Pump Station Replacement Interceptor", Project No. 81000902, in the City of Riverside, Platte County, Missouri; providing for the payment of just compensation; authorizing continued negotiations and purchase by the City of Kansas City; authorizing the filing of the petition for condemnation by the City Attorney; and directing the City Clerk to record this ordinance in the office of the Recorder of Deeds for Platte County, Missouri.

**Attachments:** [Burlington Creek & Riverside Condemnation Docket Memo](#)

**Director of Water Services**

**241016** Sponsor: Director of Water Services Department

Authorizing a \$1,975,552.00 construction contract with Abay Construction, Inc., for the Water Main Replacement along Chouteau Trafficway and Front Street Bid 2 project; and authorizing a maximum expenditure of \$2,173,107.20.

**Attachments:** [9485 Docket Memo](#)

[9485 48 Hr Submittal \(Abay\)](#)

[9485 Approved Bid Recommendation](#)

[9485 Approved MWBE Goals](#)

[9485 2nd Bid Opening Summary Form](#)

[9485 Construction Contract](#)

[Ordinance 241016-CUP Summary 9485](#)

**Director of Water Services**

**241017** Sponsor: Director of Water Services Department

Authorizing a \$6,885,000.00 design-build contract with Kissick Construction Company, Inc., for Renewal No. 3 for the City-Wide Sewer Infrastructure Rehabilitation within Waterways Project.

**Attachments:** [1493-3 Docket Memo](#)

[1275 Original Approved Bid Recommendation](#)

[1275 Original Approved Goals](#)

[1275 Original CUP Approval, RFM Approval & CUP Summary](#)

[1493-1 RFM Approval, RFM Submittal & Summary](#)

[1493-2 RFM Approvals, Summary & RFM Submittal](#)

[Ordinance 241017 1493-3- Renewal 3-CUP Summary](#)

[CN1493-3-Project Manual](#)

**Director of Water Services**

**241018** Sponsor: Director of Water Services Department

Authorizing the Director of Water Services to accept a \$363,000.00 grant from the U.S. Environmental Protection Agency (“EPA”) to update the National Wetland Inventory for the City of Kansas City; estimating and appropriating a total of \$363,000.00 in the Capital Improvements Grant Fund for this grant; authorizing the implementation of a grant award from the EPA; and authorizing the Director of Water Services to act as the City's designated representative for participation in the EPA Wetland Program Development Grants in accordance with federal requirements administered by the EPA.

**Attachments:** [Approp & Admin Ordinance Forms](#)

[Docket Memo\\_wetland](#)

**FLOOR INTRODUCTION(S)****Duncan and Bunch**

**241025** Sponsor: Councilmember Johnathan Duncan

RESOLUTION - Commending the Palestinian American Medical Association and recognizing its Kansas City roots and humanitarian efforts in Gaza and the region.

**Robinson, Parks-Shaw, Patterson Hazley and French**

**241026** Sponsor: Councilmember Melissa Robinson

RESOLUTION - Honoring the Soul of Santa Do Good Foundation for their commitment to fostering inclusion, education, and empowerment.

**Attachments:** [Authenticated Resolution 241026](#)

**Parks-Shaw and Curls**

**241027** Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Approving and authorizing the City Manager to accept a Special Warranty Deed conveying fourteen parcels of land in the Fifth Council District from the Land Bank of Kansas City.

**Attachments:** [Authenticated Resolution 241027](#)

**Lucas**

**241028** Sponsor: Mayor Quinton Lucas

Authorizing a third amendment in the amount of \$65,442,456.00 to an agreement with McCownGordon Construction, LLC for a Guaranteed Maximum Price No. 3 (GMP-3) for Garage Construction Including Roof Structure related to the reconstruction of Barney Allis Plaza from funds previously appropriated; support from funds previously appropriated with a total contract price of \$91,395,261.00; and recognizing this ordinance as having an accelerated effective date

**Lucas**

**241029** Sponsor: Mayor Quinton Lucas

Authorizing the City Manager to enter into a Construction Management/ General Contractor (CM/GC) contract for construction services in the amount of \$0.00 for Phase 1 of the South Loop Park Project; and authorizing the City Manager or designee to execute a professional services contract with ProjectFirst, LLC in the amount of \$450,000.00.

**Willett**

**241030** Sponsor: Councilperson Nathan Willett

RESOLUTION - Authorizing a cooperative funding agreement between Platte County, Missouri and the City of Kansas City, Missouri for trail improvements along Route 152 and McHenry Park.

**COMMUNICATIONS:**

**Director of Public Works**

**241000** Sponsor: Director of Public Works Department

Temporary Traffic Regulations No. 66483 through 66491

**Attachments:** [Interdepartmental Communication.pdf](#)  
[R66483.pdf](#)  
[FS66483.pdf](#)  
[I66485.pdf](#)

**241010** Notice to the City Clerk from the Edgewood Farm Community Improvement District's Annual Report period ending April 30, 2024.

**Attachments:** [Edgewood Farms - Annual Report 11.7.2024](#)

**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.