



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260333

Submitted Department/Preparer: Water

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

Authorizing an expenditure of \$6,000,000.00 for Facility Repair and Maintenance contracts for the Green Infrastructure Maintenance Program; authorizing the Director of Water Services to prequalify additional companies and execute Facility Repair for the Green Infrastructure Maintenance Program as necessary, within the authorized amount, to address the maintenance and repair needs of existing and future green infrastructures sites; authorizing additional funds for continuation of this Program will require further City Council approval; and establishing an ordinance effective date.

Discussion

Reason for Contract

In 2010, the City of Kansas City, Missouri entered into a Consent Decree with the United States Environmental Protection Agency (EPA) to reduce the volume and frequency of overflows from the City's sewer system. The City's Smart Sewer Program is currently in year 16 of a 30-year implementation period. The purpose of this program is to provide regular maintenance for green infrastructure sites across the City to preserve function, aesthetics, and to maintain compliance with the Nine Minimum Controls requirements of the Consent Decree.

Facility Repair and Maintenance Contract Description

The scope of work to be provided under the Facility Repair and Maintenance Contracts is for routine maintenance of specified green infrastructure sites including but not limited to trash, sediment and debris removal, weed and pest control, and vegetative pruning and edge control. Long-term maintenance of green infrastructure assets currently in design and/or construction will be maintained under this Green Infrastructure Maintenance Program to supplement existing KC Water green infrastructure maintenance resources.

This ordinance shall become effective on May 1, 2026.

Term

The term of each contract will be 365 calendar days. Contract renewals and new contracts for pre-qualified contractors will be authorized based on contractor performance and the number of sites the City must maintain. It is anticipated that the authorization provided by this ordinance will cover three to four years of expenditures.

MBE/WBE Goals

KC Water will continue to use a programmatic approach to achieve the M/WBE goals established for the Green Maintenance Program whereby KC Water will be responsible for contracting the maintenance of specific green infrastructure sites directly with prequalified M/WBE contractors.

At the commencement of this Green Infrastructure Maintenance Program in 2024, the M/WBE goals for this program were 23% MBE and 0% WBE based on the number of prequalified M/WBE contractors in the program and sites to be maintained.

M/WBE goals for this program will be reviewed jointly by CREO and KC Water leadership on an annual basis and adjusted as needed based on the actual number of prequalified M/WBE firms participating in the Green Maintenance Program.

Solicitation

The Green Maintenance Program was advertised in accordance with the City's requirements on September 21, 2023, with qualifications being received on October 24, 2023. There were five (5) contractors that submitted qualifications.

Awardee Participation

To date, contracts under the Green Infrastructure Maintenance Program have been awarded to Common Nature; Eyedead Lawn Care Solutions; Lotus Lawncare & Services LLC; and Snoop's Lawn Mowing LLC. DuPree Landscaping & Lawn Care LLC submitted qualifications as part of the original solicitation but was unable to meet the City contracting requirements.

Moving forward, it is anticipated that contracts will be awarded to Common Nature; Eyedead Lawn Care Solutions; Lotus Lawncare & Services LLC; Snoop's Lawn Mowing LLC; and Millgoal Enterprises LLC, subject to contractor performance. Additional pre-qualified companies may be added as needed to meet the City's maintenance and repair requirements for existing and future green infrastructure sites.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
27-8110-801320-B = \$6,000,000.00
Engineering Overflow
3. How does the legislation affect the current fiscal year?
Work on this project will begin in the current fiscal year and extend into FY29.
Invoices will be submitted by the Contractor on a monthly basis.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Funds encumbered in the current fiscal year will be disbursed over subsequent fiscal years as work proceeds. Work on the project is anticipated to be complete within three years from when work begins.
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)

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

- Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
- Develop a multimodal regional transportation system for all users.
- Develop environmentally sustainable strategies that improve quality of life and foster economic growth.
- Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- Focus on delivery of safe connections to schools.
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Prior Legislation

City Council passed Ordinance No. 240618 on August 1, 2024, authorizing a \$1,100,000.00 for Facility Repair and Maintenance Contracts during Year 1 (FY25) of the Green Infrastructure Maintenance Program; authorizing the Director of Water Services to execute the Green Infrastructure Maintenance Program Facility Repair and Maintenance contracts with Common Nature, DuPree Landscaping & Lawn Care LLC, Locus Lawncare & Services LLC, and Snoop's Lawn Mowing LLC, authorizing four successive one-year renewals for Facility Repair and Maintenance contracts with further City Council approval; authorizing a maximum expenditure of \$5,500,00.00.

Service Level Impacts

The Green Infrastructure Maintenance Program is dedicated to preserving and sustaining the function and visual appeal of green infrastructure sites throughout the City. Sustaining the effectiveness of these sites over the long term necessitates consistent and ongoing maintenance efforts throughout the year. These maintenance efforts are essential to meet performance expectations regarding their appearance, vegetative health, infiltration capacity, and stormwater drainage functions. Each green infrastructure site has unique maintenance needs influenced by the individual site layout and configuration, surrounding area, and weather conditions. Contractors are required to perform regular maintenance activities to continuously meet the Services Levels of Performance Standards defined in the scope of work.

Staff Recommendation

Water Services 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?
Green infrastructure assets help manage stormwater runoff, reducing water pollution and the risk of flooding, thereby protecting public health and the environment.
2. How have those groups been engaged and involved in the development of this ordinance?
Each Smart Sewer Program green infrastructure project included unique and community-specific public engagement during the design and construction phases. Securing long-term operations and maintenance of these sites allows the City to continue to honor the project's functional performance and aesthetic commitments that were made to these community groups.
3. How does this legislation contribute to a sustainable Kansas City?
This project helps promote environmental quality, social equity, and economic vitality while also enabling green infrastructure to serve as an amenity for the community.
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:

KC Water will use a programmatic approach to achieve the M/WBE goals established for the Green Maintenance Program whereby KC Water will be responsible for contracting the maintenance of specific green infrastructure sites directly with prequalified M/WBE contractors. At the commencement of this Green Infrastructure Maintenance Program in 2024, the M/WBE goals for this program will be 23% MBE and 0% WBE based on the number of prequalified M/WBE contractors in the program. M/WBE goals for this program will be reviewed jointly by CREO and KC Water leadership on an annual basis and adjusted as needed based on the actual number of prequalified M/WBE firms participating in the Green Maintenance Program. Goals were approved on July 10, 2024.

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)?

Yes(Press tab after selecting)

In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.