



Agenda

Transportation, Infrastructure and Operations Committee

Chairperson Kevin O'Neill
Vice Chair Melissa Robinson

Councilmember Eric Bunch

Councilmember Johnathan Duncan

Councilmember Lindsay French

Tuesday, January 13, 2026

9:00 AM

26th Floor, Council Chamber

Meeting Link: <https://us02web.zoom.us/j/84530222968>

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:
<https://us02web.zoom.us/j/84530222968>

Public Testimony is Limited to 2 Minutes

FIRST READINGS

WATER

260000

Sponsor: Director of Water Services Department

Authorizing the renewal of a Cooperative Agreement for Water Purchase between Public Water Supply District No. 2 of Platte County, Missouri and Kansas City, Missouri for a period of twenty-five (25) years.

Attachments: [Docket Memo for Platte #2 WPA Renewal 12-11-2025](#)

Director of Water Services

260012 Sponsor: Director of Water Services Department

Authorizing the Director of Water Services to execute a \$1,859,852.00 construction contract with MegaKC Corporation, for the ADA Compliance for Various KC Water Buildings - Blue River Wastewater Treatment Plant, Administration Building project; authorizing a maximum expenditure of \$2,045,837.00; and recognizing this ordinance as having an accelerated effective date.

Attachments: [1805 Docket Memo - 260012](#)
[Ordinance 260012-CUP Summary 1805](#)
[1805 CUP Approval & CUP Summary](#)
[1805 Docket Memo - Revised](#)

Director of Water Services

260013 Sponsor: Director of Water Services Department

Authorizing the Director of the Water Services Department to execute a \$1,088,300.00 design professional services contract with Garver, LLC, for the 87th Street Pump Station Screen Evaluation project; and recognizing this ordinance as having an accelerated effective date.

Attachments: [1720 Docket Memo](#)
[Ordinance 260013-CUP Summary 1720](#)

AVIATION

Director of Aviation

260004 Sponsor: Director of Aviation Department

Repealing Ordinance No. 250727; authorizing the Director of the Aviation Department to enter into a \$7,731,834.59 construction contract with Ideker Inc., for the 6225050025 - Taxiway B Reconstruction project at the Kansas City Downtown Airport - Wheeler Field (MKC); and appropriating \$399,330.90 from the Unappropriated Fund Balance of the Kansas City Aviation Fund.

Attachments: [Docket Memo 0.1.5 \(21\)](#)
[Admin-Approp Sheet - 260004](#)

Director of Aviation

260005 Sponsor: Director of Aviation Department

Authorizing the Director of the Aviation Department to enter into a \$1,338,600.00 construction contract with Brown & Root for the MKC Signage project at the Kansas City Downtown Airport - Wheeler Field (MKC).

Attachments: [Docket Memo 0.1.5 \(21\)](#)
[Ordinance 260005-CUP Summary 62240580](#)

Director of Aviation

260006 Sponsor: Director of Aviation Department

Authorizing the Director of the Aviation Department to enter into a \$3,000,000.00 professional services contract with HNTB Corporation, for the Landside Design & Engineering MCI & MKC project at the Kansas City International Airport (MCI) and the Kansas City Downtown Airport - Wheeler Field (MKC); and appropriating \$3,300,000.00 from the Unappropriated Fund Balance of the Kansas City Aviation Fund.

Attachments: [Docket Memo 0.1.5 \(22\)](#)
[Ordinance 260006-CUP Summary 6225060059](#)
[Admin-Approp Sheet](#)

PUBLIC WORKS

Director of Public Works

260010 Sponsor: Director of Public Works Department

Declaring it necessary to dedicate City property as street right-of-way for Hickman Mills Drive, all in Kansas City, Jackson County, Missouri; and upon the effective date of this ordinance, the City Clerk is hereby directed to record this ordinance in the Office of the Recorder of Deeds for Jackson County, Missouri.

Attachments: [Hickman Mills Dr Dedication Docket Memo](#)

Director of Public Works

260011 Sponsor: Director of Public Works Department

Authorizing condemnation and taking of private property interests for public use for Street Right of Way purposes, and for Permanent Drainage Easements, Permanent Trail Easements, and Temporary Construction Easements for the construction, location and maintenance of the "N.E. Vivion Road Streetscape Project," Project No. 89008267, in Kansas City, Clay County, Missouri; providing for the payment of just compensation therefore; authorizing continued negotiations and purchase by the Director of the Department of Public Works; authorizing the filing of the petition for condemnation by the City Attorney on behalf of the City; and directing the City Clerk to record this ordinance in the office of the Recorder of Deeds for Clay County, Missouri.

Attachments: [89008267 NE Vivion Rd Condmntn Docket Memo](#)

Director of Public Works

260014 Sponsor: Director of Public Works Department

Authorizing the Director of Public Works to execute a Revocable License Agreement with Property Reserve, Inc. for fifteen (15) years with five (5) additional terms of fifteen (15) years each.

Attachments: [106th - 108th St Trail Revocable License Agreement Docket Memo](#)

Director of Public Works

260019 Sponsor: Director of Public Works Department

Authorizing Amendment No. 1 to the Design Professional Services Agreement with TREKK Design Group, LLC in the amount of \$344,630.38 for a total contract amount of \$741,461.02 for the Trolley Track Trail project from West 62nd Terrace to West Meyer Boulevard; and recognizing this ordinance as having an accelerated effective date.

Attachments: [W. 63rd St Improvements - Main St to Wornall Rd Docket Memo](#)
[Ordinance 260019-Revised CUP Summary 8900](#)

Director of Public Works

260022 Sponsor: Director of Public Works Department

Estimating revenue in the amount of \$780,000.00 in the Capital Improvements Grant Fund; appropriating that amount to the Linwood Fiber Installation and Intersection Improvements project from Prospect Avenue to Jackson Avenue; designating requisitioning authority; recognizing the required local grant match; and recognizing this ordinance as having an accelerated effective date.

Attachments: [Docket Memo 89004857 Linwood Fiber Install & Intersection Improvements](#)
[Approp-89004857 Linwood Fiber Install & Intersection Improvements](#)

O'Neil

O'Neill

260029 Sponsor: Councilmember Kevin O'Neill

Authorizing the Director of Public Works to execute a construction contract with Radmacher Brothers Excavating Co. in the amount of \$1,478,370.00 for the N.W. 108th St Bridge project; authorizing the Director of Public Works to increase this contract by up to thirty percent (30%) without further Council approval; waiving contract solicitation and award provisions; and recognizing this ordinance as having an accelerated effective date.

Attachments: [Docket Memo - 260029](#)

SEMI-ANNUAL DOCKET

Consideration of Semi-Annual Docket items.

ADDITIONAL BUSINESS

1. There may be general discussion for current Transportation, Infrastructure and Operations Committee issues.
2. 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;
 - Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
 - Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
 - Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
 - Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
 - 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.
3. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. Comments received will be distributed to the committee and added to the public record by the clerk.

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

- Livestream on the city's website at www.kcmo.gov
- 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.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

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.

Adjournment



File #: 260000

ORDINANCE NO. 260000

Sponsor: Director of Water Services Department

Authorizing the renewal of a Cooperative Agreement for Water Purchase between Public Water Supply District No. 2 of Platte County, Missouri and Kansas City, Missouri for a period of twenty-five (25) years.

WHEREAS, Ordinance No. 020395, passed on April 18, 2002, authorized a Cooperative Agreement for Water Purchase between Public Water Supply District No. 2 of Platte County, Missouri ("Buyer") and Kansas City, Missouri ("City") for a period of twenty (20) years; and

WHEREAS, Buyer will continue to contract for a maximum rate consumption of 250,000 gallons per day; and

WHEREAS, Buyer agrees that City will have the right to repurchase water from Buyer; and

WHEREAS, Buyer desires to renew its Water Purchase Agreement to purchase water from City and City is willing to deliver and sell water to Buyer in accordance with the terms and conditions set forth in said Agreement; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Water Services is hereby authorized to execute, on behalf of Kansas City, a renewal for a Cooperative Agreement for Water Purchase between the Public Water Supply District No. 2 of Platte County, Missouri and Kansas City, Missouri for a period of twenty-five (25) years. A copy of the Agreement is on file in the office of the Director of Water Services.

..end

Approved as to form:

Nicole Rowlette
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260000

Submitted Department/Preparer: Water

Revised 6/10/24

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

This ordinance is for the renewal of the Water Purchase Agreement between Public Water Supply District #2 of Platte County and Kansas City, Missouri.

Discussion

Public Water Supply District #2 of Platte County and Kansas City, Missouri entered into their original agreement on March 21, 2002. This ordinance calls for the renewal of the existing contract for another 25 years.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
No funding source. This is wholesale water contract renewal with an existing customer.
3. How does the legislation affect the current fiscal year?
No.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No, other than the continuation of revenue from this existing water wholesale customer.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance implements a renewed contract for water purchase from Kansas City, Missouri to Public Water Supply District #2 of Platte County.

Office of Management and Budget Review
(OMB Staff will complete this section.)

- | | | |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Additional Discussion (if needed)

There is no account payment string to verify.

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.
 - ☐ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - ☐ Build on existing strengths while developing a comprehensive transportation plan for the future.
 - ☐ Develop environmentally sustainable infrastructure 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.

Prior Legislation

Ordinance 020395 effective April 28, 2002.

Service Level Impacts

Maintains existing service from Kansas City, Missouri to Public Water Supply District #2 of Platte County.

Other Impacts

1. What will be the potential health impacts to any affected groups?
None.
2. How have those groups been engaged and involved in the development of this ordinance?
No.
3. How does this legislation contribute to a sustainable Kansas City?
Continues an existing revenue stream.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

N/A
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:
N/A
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)



Legislation Text

File #: 260012

ORDINANCE NO. 260012

Sponsor: Director of Water Services Department

Authorizing the Director of Water Services to execute a \$1,859,852.00 construction contract with MegaKC Corporation, for the ADA Compliance for Various KC Water Buildings – Blue River Wastewater Treatment Plant, Administration Building project; authorizing a maximum expenditure of \$2,045,837.00; and recognizing this ordinance as having an accelerated effective date.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of the Water Services Department is authorized to execute Contract No. 1805 in the amount of \$1,859,852.00 with MegaKC Corporation, for the ADA Compliance for Various KC Water Buildings – Blue River Wastewater Treatment Plant, Project No. 80XX0001. A copy of the contract is on file in the office of Water Services.

Section 2. That the Director of Water Services is authorized to expend up to the sum of \$2,045,837.00 from the following accounts to satisfy the cost of this contract:

AL-8194-807778-611060-80XX0001	ADA Compliance	\$1,200,000.00
26-8110-807778-611060-80XX0001	ADA Compliance	<u>845,837.00</u>
	TOTAL	\$2,045,837.00

Section 3. That this ordinance, relating to the design, repair, maintenance or construction of a public improvement, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(D) of the City Charter and shall take effect in accordance with Section 503, City Charter.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

William Choi
Interim Director of Finance

Approved as to form:

Mark P. Jones
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260012

Submitted Department/Preparer: Water

Revised 6/10/24

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 the Director of Water Services to execute a \$1,859,852.00 construction contract with MegaKC Corporation, for the ADA Compliance for Various KC Water Buildings – Blue River Wastewater Treatment Plant, Administration Building project; authorizing a maximum expenditure of \$2,045,837.00; and recognizing this ordinance as having an accelerated effective date.

Discussion

Project Justification

The Water Services Department is undertaking this construction project to bring the Blue River Wastewater Treatment Plant Administration Building into compliance with federal American with Disabilities Act (ADA) guidelines pursuant to the 2011 Piper Wind Accessibility Recommendations Report. The Blue River Wastewater Treatment Plant Administration Building, located at 7300 Hawthorne Road, Kansas City, Jackson County, Missouri.

Project Description

The project consists of the renovation of the Blue River Treatment Administration Building for the purposes of ADA compliance upgrades to the existing facility, including renovations to the existing locker rooms to provide separated locker rooms for men, women, and gender neutral. Also, mechanical, electrical, and plumbing renovations are included to align with the new layouts, and there will be exterior window replacements and a new entry vestibule.

The amount of this contract is \$1,859,852.00.

Term

The term of this contract is 365 calendar days.

Solicitation

This project was advertised in accordance with the City's requirements. Public bids were opened on December 9, 2025 with 3 bidders responding.

MBE/WBE Goals

CREO KC established goals utilizing the programmatic goals of 11% MBE and 11% WBE on this project on September 29, 2025.

Awardee/Subcontracting Participation

MegaKC Corporation was selected for this project as the lowest, most responsive, and most responsible bidder with a contract amount of \$1,859,852.00, with subcontracting participation of 11% MBE and 11% WBE.

Other Bidder/Subcontracting Participation

Other bids received with proposed subcontracting participation are as follows:

- Vazquez Commercial Contracting, LLC / \$2,097,000.00 / non-responsive
- Hartline Construction, LLC / \$2,170,615.00 / 4% MBE & 29% WBE participation

Estimated Project Cost

The estimated opinion of probable construction costs for this project is \$2,292,399.00.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?
Sewer Revenue Bond - AL-8194-807778-611060-80XX0001 = \$1,200,000.00
Sewer Fund - 8110-807778-611060-80XX0001 = \$845,837.00
Sewer Treatment Facilities – ADA Compliance
3. How does the legislation affect the current fiscal year?
This ordinance is supported by the Fiscal Year 26 Water Services Annual CIP. Work on this project will be performed during the current fiscal year to improve the reliability of the City's water distribution system.
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 Fiscal Year 26. Work on the project is anticipated to be completed by 300 days from the Notice to Proceed date.
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. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> 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.
 - ☐ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - ☐ Build on existing strengths while developing a comprehensive transportation plan for the future.
 - ☒ Develop environmentally sustainable infrastructure 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.

Prior Legislation

N/A

Service Level Impacts

This work is required to maintain the building envelope of the Blue River administration building.

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?
New windows will improve the heating efficiency for the administration building.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

N/A
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.

Yes - I have submitted documents for CREO Review (Press tab after selecting)
Please attach or copy and paste CREO's review.
The Contractor Utilization Plan was submitted to CREO KC for this construction project on December 30, 2025, and is pending approval.

There are Affirmative Action Program requirements on this contract.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

Yes(Press tab after selecting)
List the three (3) lowest bidders in addition to the selected bidder.
 - MegaKC Corporation
 - Vazquez Commercial Contracting, LLC
 - Hartline Construction, LLC
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)

Inter-Departmental Communication

Date: January 8, 2026

To: Councilman Kevin O'Neill; Chair; Transportation, Infrastructure & Operations Committee

From: Jaime Guillen; Director; Civil Rights & Equal Opportunity Department

Subject: CUP Summary #: 260012

CONTRACTOR: MegaKC Corporation
Address: 1491 Iron St.
N. Kansas City, MO 64116
Contract #: 1805 / 80XX0001 – ADA Compliance / Various KCW Buildings
Contract Amount: \$1,859,852.00
Total MBE Achieved: 11%
Total WBE Achieved: 11%

MBE SUBCONTRACTORS:

Name: 4-Gen Construction, Inc.
Address: 101 S.E. 30th St.
Lee's Summit, MO 64082
Scope of Work: Framing, Drywall, Painting, Acoustical Ceiling, & Doors.
Subcontract Percentage: \$142,645
Ownership: Chandler, Lamont
Structure: African-American Male Code: 15

MBE SUBCONTRACTORS:

Name: Whatever It Takes Electrical Contractors, LLC
Address: 9709 E. 56th St.
Raytown, MO 64133
Scope of Work: Electrical
Subcontract Percentage: \$61,945
Ownership: Rolls, John
Structure: African-American Male Code: 15

WBE SUBCONTRACTORS:

Name: Eiberger Construction
Address: 17510 NW Farley Hampton Rd.
Platte City, MO 64079
Scope of Work: Demolition
Subcontract Percentage: \$67,450
Ownership: Eiberger, Melanie
Structure: Caucasian Female Code: 27

WBE SUBCONTRACTORS:

Name:	Kansas City Mechanical, Inc.	
Address:	6822 Kansas Ave.	
	Kansas City, KS 66111	
Scope of Work:	Plumbing / HVAC	
Subcontract Percentage:	\$68,841*	
Ownership:	Hotujac, Cathy	
Structure:	Caucasian Female	Code: 13

WBE SUBCONTRACTORS:

Name:	Hartline Construction, LLC	
Address:	1826 Linn St., Suite 107	
	N. Kansas City, MO 64116	
Scope of Work:	Demolition / Carpentry / Project Management	
Subcontract Percentage:	\$68,300	
Ownership:	Hart, Jennifer	
Structure:	Caucasian Female	Code: 27

Comments:

*Note : Kansas City Mechanical's subcontract amount is listed as \$81,160 but they are subcontracting \$12,319 to non-certified firms (RDH Insulation and Sheet Metal Contractors).

Project Number-80XX0001
ADA Compliance / Various KCW Buildings

CREO Document Upload:#3

Subject: CUP/LOI Document Upload | Contract WSD1805
Initiator: Newman-Buckner, Marzella
Date Created: 12.24.2025 08:27AM
Department: Water Services

Process Information

Document Type: CUP/LOI
Date Submitted: 12.24.2025
Date Received: 12.11.2025
Contract Number: WSD1805
Prime Contractor: MEGAKC CORPORATION
Amount of Project: 1859852.00
%MBE 11
%WBE 11
%DBE

Special Instructions:

Civil Rights & Equal Opportunity Department
Economic Equity & Inclusion
Contractor Utilization Plan Approval Form

Date: 12/29/2025

Form Prepared By: Marzella N. Buckner

Contract/Project Number: 1805/80XX0001		Developer/Prime: MegaKC Corporation	
Project Name: ADA Compliance for Various KC Water Bldgs, Blue River WTP& Adm bldg.		Contact Information: Tyler Wesselman	
Final Contract Value: \$1,859,852.00		Address: 1491 Iron N. Kansas City, MO. 64116	
Funding:	<input checked="" type="checkbox"/> City	<input type="checkbox"/> State	<input type="checkbox"/> Federal
Project Requirements:	<input checked="" type="checkbox"/> M/WBE	<input type="checkbox"/> DBE	<input type="checkbox"/> Section 3
Tax Incentive:	<input type="checkbox"/> LCRA	<input type="checkbox"/> TIF	<input type="checkbox"/> PIEA
Prevailing Wage:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Davis-Bacon:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Construction Employment Program:	<input checked="" type="checkbox"/> Yes: Workforce goals are 10% Minority & 2% Women. There are over 800 Workforce hours and project cost is \$300,000 or more.		
	<input type="checkbox"/> No: Workforce hours are less than 800 and project cost is less than \$300,000.		

Contract Goals: 11	Contractor Utilization Plan Achievement: 11
Self-Perform: ____%	Self-Perform: ____%
MBE: 11 %	MBE: 11 %
WBE: 11 %	WBE: 11 %
Non-certified firms: ____%	Non-certified firms: ____%

Contract Type:

- ☒ Construction ☐ Design-Build ☐ Design Professional ☐ Professional Services
☐ General Service ☐ Concession ☐ Other Goods & Services ☐ Non-Municipal Agency
☐ Co-Operative ☐ Revenue Sharing ☐ Facilities Maintenance/Repair/Renovation
☐ Other:

Additional Information:

Contractor to provide ADA Compliance Upgrades to the Blue River Wastewater Treatment Plant Administration Building. We feel the Water Facility Construction Goals of 11% MBE and 11% WBE are feasible on this project.

This document is submitted with all available facts. Intentionally falsifying this document or omitting pertinent facts is grounds for disciplinary action pursuant to KCMO Human Resources Rules & Policy Manual (eff. August 4, 2014).

FOR CIVIL RIGHTS & EQUAL OPPORTUNITY DEPARTMENT (CREO) USE ONLY:**The Contractor Utilization Plan is:**

<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Disapproved
11 % MBE	11 % WBE
	% DBE

The Request for Good Faith Efforts Waiver is:

<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	<input checked="" type="checkbox"/> Not Applicable
Appeal Sent to FICB or Incentive Agency? <input type="checkbox"/> Yes <input type="checkbox"/> No		

CREO Signature:  Date: 1/8/2026

Comments:

CREO KC approves this CUP with 115 MBE and 11% WBE. TJT



Inter-Departmental Communication

Date: January 8, 2026

To: Councilman Kevin O'Neill; Chair; Transportation, Infrastructure & Operations Committee

From: Jaime Guillen; Director; Civil Rights & Equal Opportunity Department

Subject: CUP Summary – ADA Compliance / Various KCW Buildings

CONTRACTOR: MegaKC Corporation
Address: 1491 Iron
North Kansas City, MO 64116
Contract #: 80XX0001/WSD1805 – ADA Compliance / Various KCW Buildings
Contract Amount: \$1,859,852.00
MBE Goal: 11%
WBE Goal: 11%
Total MBE Achieved: 11%
Total WBE Achieved: 11%

MBE SUBCONTRACTORS:

Name: 4-Gen Construction, INC.
Address: 101 S.E. 30th St.
Lee's Summit, MO 64082
Scope of Work: Framing, Drywall, Painting, Acoustical Ceiling, and Doors.
Subcontract Percentage: 8% / \$142,645.00
Ownership: Mr. Chandler, Lamont
Structure: African-American Male Code: 15

MBE SUBCONTRACTORS:

Name: Whatever It Takes Electrical Contractors, LLC
Address: 9709 E. 56th St.
Raytown, MO 64133
Scope of Work: Electrical Installation.
Subcontract Percentage: 3% / \$61,945.00
Ownership: Mr. Rolls, John
Structure: African-American Male Code: 15

WBE SUBCONTRACTORS:

Name: Eiberger Construction, Corporation
Address: 17510 NW Farley Hampton rd.
Platte City, MO 64079
Scope of Work: Demo: Walls, Floors, Ceilings, Casework, Doors, and Windows.
Haul off Debris.
Subcontract Percentage: 4% / \$67,450.00
Ownership: Ms. Eiberger, Melanie
Structure: Caucasian Female Code: 27

WBE SUBCONTRACTORS:

Name: Kansas City Mechanical, Inc.
Address: 6822 Kansas Avenue
Kansas City, KS 66111
Scope of Work: Plumbing, Heating, and Air Conditioning
Subcontract Percentage: 4% / \$81,160.00* [**Weighted Participation: 4% / \$68,841.00**]
*Kansas City Mechanical is subcontracting 2nd Tier \$12,319.00
Ownership: Ms. Hotujac, Cathy
Structure: Caucasian Female Code: 13

WBE SUBCONTRACTORS:

Name: Hartline Construction, LLC
Address: 1826 Linn St., Suite 107
North Kansas City, MO 64116
Scope of Work: Demolition, Carpentry, and Management.
Subcontract Percentage: 4% / \$68,300.00
Ownership: Ms. Hart, Jennifer
Structure: Caucasian Female Code: 27

Comments:

The prime contractor has submitted a CUP (Contractor Utilization Plan) not meeting the project goals of 11% MBE and 11% WBE. The Prime Contractor is meeting goals of 11% MBE with 11% MBE participation. The Prime Contractor is meeting goals of 11% WBE with 11% WBE participation. The sub-contractor 'Kansas City Mechanical, Inc.' is the only sub-contractor who will not be performing 100% of the labor; Kansas City Mechanical will have \$5,097 - of their allocated \$81,160 be performed by RDH Insulation, not certified. Kansas City Mechanical will have \$7,222 - of their allocated \$81,160 be performed by Sheet Metal Contractors, not certified.

Based on the preceding information, CREO KC EEI approves this CUP with 11% MBE and 11% WBE.



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250012

Submitted Department/Preparer: Water

Revised 6/10/24

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 the Director of Water Services to execute a \$1,859,852.00 construction contract with MegaKC Corporation, for the ADA Compliance for Various KC Water Buildings - Blue River Wastewater Treatment Plant, Administration Building project; authorizing a maximum expenditure of \$2,045,837.00; and recognizing this ordinance as having an accelerated effective date.

Discussion

Project Justification

The Water Services Department is undertaking this construction project to bring the Blue River Wastewater Treatment Plant Administration Building into compliance with federal American with Disabilities Act (ADA) guidelines pursuant to the 2011 Piper Wind Accessibility Recommendations Report. The Blue River Wastewater Treatment Plant Administration Building, located at 7300 Hawthorne Road, Kansas City, Jackson County, Missouri.

Project Description

The project consists of the renovation of the Blue River Treatment Administration Building for the purposes of ADA compliance upgrades to the existing facility, including renovations to the existing locker rooms to provide separated locker rooms for men, women, and gender neutral. Also, mechanical, electrical, and plumbing renovations are included to align with the new layouts, and there will be exterior window replacements and a new entry vestibule.

The amount of this contract is \$1,859,852.00.

Term

The term of this contract is 365 calendar days.

Solicitation

This project was advertised in accordance with the City's requirements. Public bids were opened on December 9, 2025 with 3 bidders responding.

MBE/WBE Goals

CREO KC established goals utilizing the programmatic goals of 11% MBE and 11% WBE on this project on September 29, 2025.

Awardee/Subcontracting Participation

MegaKC Corporation was selected for this project as the lowest, most responsive, and most responsible bidder with a contract amount of \$1,859,852.00, with subcontracting participation of 11% MBE and 11% WBE.

Other Bidder/Subcontracting Participation

Other bids received with proposed subcontracting participation are as follows:

- Vazquez Commercial Contracting, LLC / \$2,097,000.00 / non-responsive
- Hartline Construction, LLC / \$2,170,615.00 / 4% MBE & 29% WBE participation

Estimated Project Cost

The estimated opinion of probable construction costs for this project is \$2,292,399.00.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?
AL-8194-807778-611060-80XX0001 = \$1,200,000.00
26-8110-807778-611060-80XX0001 = \$845,837.00
Sewer Treatment Facilities
3. How does the legislation affect the current fiscal year?
This ordinance is supported by the Fiscal Year 26 Water Services Annual CIP. Work on this project will be performed during the current fiscal year to improve the reliability of the City's water distribution system.
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 Fiscal Year 26. Work on the project is anticipated to be completed by 300 days from the Notice to Proceed date.
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. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> 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.
 - ☐ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - ☐ Build on existing strengths while developing a comprehensive transportation plan for the future.
 - ☒ Develop environmentally sustainable infrastructure 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.

Prior Legislation

N/A

Service Level Impacts

This work is required to maintain the building envelope of the Blue River administration building.

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?
New windows will improve the heating efficiency for the administration building.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

N/A
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.

Yes - I have submitted documents for CREO Review (Press tab after selecting)
Please attach or copy and paste CREO's review.
The Contractor Utilization Plan was submitted to CREO KC for this construction project on December 30, 2025, and was approved on January 8, 2026 with 11% MBE and 11% WBE participation.

There are Affirmative Action Program requirements on this contract.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

Yes(Press tab after selecting)
List the three (3) lowest bidders in addition to the selected bidder.
 - MegaKC Corporation
 - Vazquez Commercial Contracting, LLC
 - Hartline Construction, LLC
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



Legislation Text

File #: 260013

ORDINANCE NO. 260013

Sponsor: Director of Water Services Department

Authorizing the Director of the Water Services Department to execute a \$1,088,300.00 design professional services contract with Garver, LLC, for the 87th Street Pump Station Screen Evaluation project; and recognizing this ordinance as having an accelerated effective date.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of the Water Services Department is authorized to execute Contract No. 1720 in the amount of \$1,088,300.00 with Garver, LLC, for the 87th Street Pump Station Screen Evaluation project, Project No. 81000929. A copy of the contract is on file in the office of Water Services.

Section 2. That the Director of Water Services is authorized to expend up to the sum of \$1,088,300.00 from Account No. 26-8110-807777-611040-81000929, Sewer Pump Stations, to satisfy the cost of this contract:

Section 3. That this ordinance, relating to the design, repair, maintenance or construction of a public improvement, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(D) of the City Charter and shall take effect in accordance with Section 503, City Charter.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

William Choi
Interim Director of Finance

Approved as to form:

Mark P. Jones
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260013

Submitted Department/Preparer: Water

Revised 6/10/24

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 the Director of the Water Services Department to execute a \$1,088,300.00 design professional services contract with Garver, LLC, for the 87th Street Pump Station Screen Evaluation project; and recognizing this ordinance as having an accelerated effective date.

Discussion

Project Justification

The 87th Street Pump Station, located at 8722 Prospect Avenue, Kansas City, Jackson County, Missouri, has been in operation since 1979 and is a vital facility to the wastewater collection system. It conveys wastewater from the upper Blue River Separate Sewer System (SSS) 6.2 miles downstream to the Blue River Interceptor.

To prevent untreated wastewater from overflowing into the Blue River, proper operation of the 87th Street Pump Station is crucial. While the screens primarily protect the pumps, they also remove screenings that may overflow from the downstream combined sewer system during wet weather.

Evaluation of the 87th Street Pump Station to improve screening operations at this facility is needed. Currently, there are four coarse screens, and four fine climber bar screens installed at the facility. The 96-inch sanitary interceptor that discharges to the facility has a recent history of grit and debris accumulation that affects performance of the screens and pump station. The existing bar screens have limited capability to manage the grit and debris from the incoming flow. Centrifugal non-clog pumps discharge flow from the pump station. Cost effective options to remedy the situation including capital, operational, and maintenance costs at the facility need to be evaluated.

Project Description

The scope of services includes study and design phase professional engineering services for the 87th Street Pump Station Screen Evaluation. Included in this work are the following:

- Perform grit analysis
- Provide basis of design memorandum for screen replacement
- Provide 30% design of replacement screens
- Evaluate up to three (3) replacement screening equipment options
- Identify up to five (5) potential sites for storing wet weather flows for further feasibility evaluation
- Development of budgetary cost for wet weather storage at the 87th Street Pump Station site and one additional site
- Provide geotechnical services for the selected site
- Provide basis of design memorandum for wet weather storage

The amount of this contract is \$1,088,300.00.

Term

The term of this contract is 9 months.

MBE/WBE Goals

CREO KC established goals of 11% MBE and 11% WBE on this project on January 29, 2024 as part of the Annual Goal Program.

Solicitation

This project was advertised in accordance with the City's requirements. Three proposals were received on October 15, 2024.

Awardee/Subcontracting Participation

The City-Wide selection committee met on December 6, 2024, and consisted of the following individuals:

- Darrell Curls, City Councilmember, 5th District at Large
- Kenneth C. Morgan, P.E., Director of Water Services
- Brent Herring, Deputy Director, Wastewater Operations Officer

Other Proposals Received

Lamp Ryneerson Inc. and Lion CSG LLC also submitted proposals.

Estimated Project Cost

The estimated project cost is \$1,088,300.00.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?
Sewer Fund - 8110-807777-611040-81000929 = \$1,088,300.00
Sewer Pump Stations
3. How does the legislation affect the current fiscal year?
This ordinance is supported by Fiscal Years 26 and 27 Water Services Annual CIP. Work on this project will be performed during the next two fiscal years to improve the reliability of the City's wastewater utility.
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 Fiscal Year 26 and 27. Work on the project is anticipated to be completed by 9 months from the Notice to Proceed date.
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)

Click or tap here to enter text.

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.
- ☐ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
- ☐ Build on existing strengths while developing a comprehensive transportation plan for the future.
- ☒ Develop environmentally sustainable infrastructure 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.

Prior Legislation

N/A

Service Level Impacts

This project is necessary to maintain the efficient service of the Separated Sewer System by having a reliable 87th street pump station. These storage options will allow us to approach the 5 year level of service commitment for the separated system.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Reduced separated sewer overflows will result in improved water quality throughout the Blue River.
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?
This project will allow for improved water quality.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

N/A

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.

Yes - I have submitted documents for CREO Review (Press tab after selecting)
Please attach or copy and paste CREO's review.

The Contractor Utilization Plan was submitted to CREO KC for this design professional services project on December 23, 2025, and was approved on December 30, 2025 with 11% MBE and 11% WBE participation.

There are Affirmative Action requirements on this contract.

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

☐ No (Press tab after selecting)

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 RFQ/P.

Inter-Departmental Communication

Date: December 30, 2025

To: Councilman Kevin O'Neill; Chair; Transportation, Infrastructure & Operations Committee

From: Jaime Guillen; Director; Civil Rights & Equal Opportunity Department

Subject: CUP Summary #: 260013

CONTRACTOR:

Garver LLC
Address: 11200 N Ambassador Dr., #625
Kansas City, MO 64153
Contract # 1720 / 81000929 - 87th Street Pump Station Screen Evaluation
Contract Amount: \$1,088,300.00
Total MBE Achieved: 11%
Total WBE Achieved: 11%

MBE SUBCONTRACTORS:

Name: Custom Engineering, Inc
Address: 12760 E US Highway 40
Independence, MO 64055
Scope of Work: Reviewing electrical and mechanical systems, bar screen replacement modifications
Subcontract Percentage: \$73,932.62
Ownership: Davis, Joseph
Structure: African-American Male Code: 15

MBE SUBCONTRACTORS:

Name: Tech Services To Go, Inc dba TSI Geotechnical, Inc
Address: 8248 NW 101st Terrace, #5
Kansas City, MO 64153
Scope of Work: Geotechnical
Subcontract Percentage: \$46,550.17
Ownership: Hervey, Denise
Structure: African-American Female Code: 19

WBE SUBCONTRACTORS:

Name:	Environmental Advisors & Engineers, Inc	
Address:	19211 W 64th Terrace	
	Shawnee, KS 66218	
Scope of Work:	Evaluation of grit sampling field work, envision certification and storage site selection	
Subcontract Percentage:	\$87,514.31	
Ownership:	Biesma, Jill	
Structure:	Caucasian Female	Code: 27

WBE SUBCONTRACTORS:

Name:	KMB Engineering LLC	
Address:	11412 W 114th St	
	Overland Park, KS 66210	
Scope of Work:	Evaluating controls, SCADA system, and H2S monitoring systems	
Subcontract Percentage:	\$32,968.47	
Ownership:	Buechler, Kathleen	
Structure:	Caucasian Female	Code: 27

Comments:



File #: 260004

ORDINANCE NO. 260004

Sponsor: Director of Aviation Department

Repealing Ordinance No. 250727; authorizing the Director of the Aviation Department to enter into a \$7,731,834.59 construction contract with Ideker Inc., for the 6225050025 - Taxiway B Reconstruction project at the Kansas City Downtown Airport – Wheeler Field (MKC); and appropriating \$399,330.90 from the Unappropriated Fund Balance of the Kansas City Aviation Fund.

WHEREAS, Council passed Ordinance No. 250727 on September 18, 2025, authorizing the Director of the Aviation Department to enter into a \$7,368,806.50 construction contract; and

WHEREAS, the City Council now desires to repeal Ordinance No. 250727 and enact a new ordinance authorizing the Director of the Aviation Department to enter into a construction contract in the amount of \$7,731,834.59 for the project; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Ordinance No. 250727 is hereby repealed

Section 2. That the Director of the Aviation Department is authorized to execute Contract No. 6225050025 in the amount of \$7,731,834.59 with Ideker Inc., for Project No.62250584 to reconstruct Taxiway B from funds appropriated herein. A copy of the contract, in substantial form, is on file in the Aviation Department.

Section 3. That the sum of \$399,330.90 is appropriated from the Unappropriated Fund Balance of the Kansas City Aviation Fund to the following Account No. FY26-8300-627270-B-62250584.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

William Choi
Interim Director of Finance

Approved as to form:

Charlotte Ferns
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260004

Submitted Department/Preparer: Aviation

Revised 6/10/24

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

Repealing Ordinance No. 250727; authorizing the Director of the Aviation Department to enter into a \$7,731,834.59 construction contract with Ideker Inc. for the 6225050025 - Taxiway B Reconstruction project at the Kansas City Downtown Airport – Wheeler Field (MKC); and appropriating \$399,330.90 from the Unappropriated Fund Balance of the Kansas City Aviation Fund.

WHEREAS, Council passed Ordinance No. 250727 on September 18, 2025, authorizing the Director of the Aviation Department to enter into a \$7,368,806.50 construction contract; and

WHEREAS, the City Council now desires to repeal Ordinance No. 250727 and enact a new ordinance authorizing the Director of the Aviation Department to enter into a construction contract in the amount of \$7,731,834.59 for the project; NOW, THEREFORE,

Discussion

The purpose of the project authorization is to provide funds for the design, bidding, construction and construction phase services for the Reconstruction of Taxiway B at the Kansas City Downtown Airport - Wheeler Field (MKC). Reconstruction of Taxiway B will increase airfield safety and situational awareness for airport users by mitigating taxiway geometry adjacent to two runway approach ends (Rwy 1 and Rwy 4) with the objective of minimizing and/or eliminating runway incursions.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Aviation fund - 8300-627270-B-62250584 - Taxiway B Reconstruction

3. How does the legislation affect the current fiscal year?
\$8,505,018.05
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 Aviation Fund has Unappropriated Fund Balance available to support the proposed amount. The unreserved fund balance of the Aviation Fund is \$107.2 million, as of FY26 Second Quarter Analysis.

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.
 - ☐ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - ☐ Build on existing strengths while developing a comprehensive transportation plan for the future.

- ☐ Develop environmentally sustainable infrastructure 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.

Prior Legislation

N/A

Service Level Impacts

This project will increase the likelihood of maximizing use of all assets owned

Other Impacts

1. What will be the potential health impacts to any affected groups?
Aviation Engineering has reviewed the Priorities in the Kansas City Community Health Improvement Plan (KC-CHIP) and does not identify any negative impacts
2. How have those groups been engaged and involved in the development of this ordinance?
The Community within the Kansas City, Missouri area has been consistently engaged and involved with the Aviation Department Master Plan, which contributes to this ordinance
3. How does this legislation contribute to a sustainable Kansas City?
Continuous reconstruction of infrastructure at Kansas city International Airport is vital to the continuous operation of the Airport and the city's economic vitality
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.

Yes - I have submitted documents for CREO Review (Press tab after selecting)
Please attach or copy and paste CREO's review.

Although we did submit a 0% DBE CUP request to CREO for record keeping purposes, there are no goals for DBE projects at this time. This will continue until the Missouri certifying authority reevaluates every DBE to either recertify or decertify them as a DBE firm. We were told by CREO we can move forward to Council Introduction.

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)



Aviation

JOURNAL ID:

BUDGET PERIOD: 2026

TOTAL	399,330.90
-------	------------

DATE _____

12/24/2025



File #: 260005

ORDINANCE NO. 260005

Sponsor: Director of Aviation Department

Authorizing the Director of the Aviation Department to enter into a \$1,338,600.00 construction contract with Brown & Root for the MKC Signage project at the Kansas City Downtown Airport – Wheeler Field (MKC).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of the Aviation Department is authorized to execute Contract No. 62240580 in the amount of \$1,338,600.00 with Brown & Root for Project No. 62240580 to construct the MKC Signage project from funds previously appropriated to Account No. FY26-8300-627270-B-62240580. A copy of the contract is on file in the Aviation Department.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

William Choi
Interim Director of Finance

Approved as to form:

Charlotte Ferns
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260005

Submitted Department/Preparer: Aviation

Revised 6/10/24

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 the Director of the Aviation Department to enter into a \$1,338,600.00 construction contract with Brown & Root for the MKC Signage project at the Kansas City Downtown Airport – Wheeler Field (MKC).

Discussion

The purpose of this project is to provide updated wayfinding signage, 2 monument signs, and GA Terminal building lettering at the Charels B. Wheeler Downtown Airport (MKC). The CUP approved for this project is 16% MBE and 16% WBE.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?
Aviation fund - FY26-8300-627270-B-62240580 - MKC Signage
3. How does the legislation affect the current fiscal year?
\$1,472,460.00
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. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

Additional Discussion (if needed)

Click or tap here to enter text.

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.
 - ☐ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - ☐ Build on existing strengths while developing a comprehensive transportation plan for the future.
 - ☐ Develop environmentally sustainable infrastructure 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.

Prior Legislation

N/A

Service Level Impacts

This project will increase the likelihood of maximizing use of all assets owned.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Aviation Engineering has reviewed the Priorities in the Kansas City Community Health Improvement Plan (KC-CHIP) and does not identify any negative impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
The Community within the Kansas City, Missouri area has been consistently engaged and involved with the Aviation Department Master Plan, which contributes to this ordinance.
3. How does this legislation contribute to a sustainable Kansas City?
Continuous reconstruction of infrastructure at Kansas city International Airport is vital to the continuous operation of the Airport and the city's economic vitality.
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.

Yes - I have submitted documents for CREO Review (Press tab after selecting)
Please attach or copy and paste CREO's review.

CREO - Division of Economic Equity & Inclusion

Contractor Utilization Plan Approval Form

e-Builder users: Approval Form must be completed and attached in PDF format where indicated. CUP/LOIs must be attached where indicated, or as supporting documents.

Prepared by: Sara Hurst

Date: 10/20/25

Contract/Project Number: 62240580	Project Name: MKC Signage
Developer/Prime: Brown & Root Industrial Services, LLC	Contact Name: Craig Cook
Address: 110 NW Parkway Dr., Bldg. #6 Riverside, MO 64150	Email: craig.cook@brownandroot.com

Full Contract Value: \$ 1,338,600.00

Funding: ☒ City ☐ State ☐ Federal ☐ CO-OP ☐ Grant: ☐ Other:
 Project Requirements: ☒ M/WBE ☐ DBE ☐ Section 3 ☐ N/A
 Tax Incentive: ☐ LCRA ☐ TIF ☐ PIEA ☐ N/A ☒ Other:
 Prevailing Wage: ☒ Yes ☐ No
 Davis-Bacon: ☐ Yes ☒ No

Construction Employment Program: ☒ Yes: Workforce goals are 10% Minority & 2% Women. There are over 800 Workforce hours and project cost is \$300,000 or more.
☐ No: Workforce hours are less than 800 and project cost is less than \$300,000.

Contract Goals:	Contractor Utilization Plan Achievement:
Self-Perform: ____%	Self-Perform: ____%
MBE: 15%	MBE: 8.23% 16 RAH
WBE: 15%	WBE: 12.73% 15 RAH
Non-certified firms: ____%	Non-certified firms: ____%

Contract Type (select one): ☒ Construction ☐ Design-Build ☐ Design Professional ☐ Professional Services
☐ General Services ☐ Facilities Maintenance/Repair/Renovation ☐ Concessions ☐ Co-operative
☐ Revenue Sharing ☐ Non-Municipal Agency ☐ Other Goods & Services ☐ Other _____

Project Manager: Katrina Bruce Email: katrina.bruce@kcmo.org
 Additional Information:

This document is submitted with all available facts. Intentionally falsifying this document or omitting pertinent facts is grounds for disciplinary action pursuant to KCMO Human Resources Rules & Policy Manual (eff. August 4, 2014).

FOR CIVIL RIGHTS & EQUAL OPPORTUNITY DEPARTMENT (CREO) USE ONLY:		
The Contractor Utilization Plan is:		
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	
16% MBE	15% WBE	% DBE
The Request for Good Faith Efforts Waiver is:		
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	<input type="checkbox"/> Not Applicable
Appeal Sent to FICB or Incentive Agency? <input type="checkbox"/> Yes <input type="checkbox"/> FICB <input type="checkbox"/> Incentive Agency <input type="checkbox"/> No		
CREO Signature: <u>Rebecca Amey-Hogan</u>	Date: 12/10/2025	
Comments: GFE approved at 16/15 RAH		

Contractor Utilization Plan (CUP) must be submitted to CREO prior to being marked as started for review & approval from Council.

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)

Inter-Departmental Communication

Date: December 10, 2025

To: Councilman Kevin O'Neill; Chair; Transportation, Infrastructure & Operations Committee

From: Jaime Guillen; Director; Civil Rights & Equal Opportunity Department

Subject: CUP Summary #: 260005

CONTRACTOR:

Brown & Root Industrial Services, LLC
Address: 110 NW Parkway Dr., Building #6
Riverside, MO 64150
Contract # 62240580 - MKC Signage
Contract Amount: \$1,338,600.00
Total MBE Achieved: 15%
Total WBE Achieved: 15%

MBE SUBCONTRACTORS:

Name: Whatever It Takes Electrical Contractors, LLC
Address: 9709 E 56th St
Raytown, MO 64133
Scope of Work: Electrical
Subcontract Percentage: \$108,280
Ownership: Rolls, John
Structure: African-American Male Code: 15

MBE SUBCONTRACTORS:

Name: City Cement Concrete Construction Co.
Address: 1138 W. Cambridge
Kansas City, KS 66103
Scope of Work: Concrete removal and replacement for all signage
Subcontract Percentage: \$110,000
Ownership: Giarratana, Anthony
Structure: Hispanic-American Male Code: 16

WBE SUBCONTRACTORS:

Name: IBC Traffic, Inc.
Address: 2400 Allen Terrace
Kansas City, MO 64108
Scope of Work: Traffic Control
Subcontract Percentage: \$131,450
Ownership: McCombs, Brandy
Structure: Caucasian Female Code: 27

WBE SUBCONTRACTORS:

Name:	Audrie Seeley & Co., LLC	
Address:	9300 Holmes	
	Kansas City, MO 64131	
Scope of Work:	Landscaping	
Subcontract Percentage:	\$70,000	
Ownership:	Seeley, Audrie	
Structure:	Caucasian Female	Code: 27

Comments:



Legislation Text

File #: 260006

ORDINANCE NO. 260006

Sponsor: Director of Aviation Department

Authorizing the Director of the Aviation Department to enter into a \$3,000,000.00 professional services contract with HNTB Corporation, for the Landside Design & Engineering MCI & MKC project at the Kansas City International Airport (MCI) and the Kansas City Downtown Airport – Wheeler Field (MKC); and appropriating \$3,300,000.00 from the Unappropriated Fund Balance of the Kansas City Aviation Fund.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of the Aviation Department is authorized to execute professional services Contract No. 6225060059 in the amount of \$3,000,000.00 with HNTB Corporation for Project No. 62MCIMKC - the Landside Design & Engineering MCI & MKC from funds appropriated herein. A copy of the contract is on file in the Aviation Department.

Section 2. That the sum of \$3,300,000.00 is appropriated from the Unappropriated Fund Balance of the Kansas City Aviation Fund to the following Account No. FY26-8300-627270-B-62MCIMKC.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

William Choi
Interim Director of Finance

Approved as to form:

Charlotte Ferns

Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260006

Submitted Department/Preparer: Aviation

Revised 6/10/24

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

Sponsor: Director of Aviation

Authorizing the Director of the Aviation Department to enter into a \$3,000,000.00 professional services contract with HNTB Corporation, for the Landside Design & Engineering MCI & MKC project at the Kansas City International Airport (MCI) and the Kansas City Downtown Airport – Wheeler Field (MKC); and appropriating \$3,300,000.00 from the Unappropriated Fund Balance of the Kansas City Aviation Fund.

Discussion

The CUP approved for this project is 13%MBE and 13%WBE. This is a 5-year on call project services will include, but are not limited to, engineering services for preliminary, design, bidding, and construction phases as well as incidental special services including geotechnical, materials testing, environmental documentation, state and federal permitting, land surveying and geospatial surveying for the landside of Kansas City International Airport (MCI) and Kansas City Downtown Airport - Wheeler Field (MKC).

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Aviation Fund - FY26-8300-627270-B-62MCIMKC - Landslide Engineering MCI & MKC
3. How does the legislation affect the current fiscal year?
\$3,300,000.00
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. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

Additional Discussion (if needed)

The Aviation Fund has Unappropriated Fund Balance available to support the proposed amount. The unreserved fund balance of the Aviation Fund is \$107.2 million, as of FY26 Second Quarter Analysis.

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.
 - ☐ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - ☐ Build on existing strengths while developing a comprehensive transportation plan for the future.
 - ☐ Develop environmentally sustainable infrastructure 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.

Prior Legislation

N/A

Service Level Impacts

This project will promote the use of Charles B. Wheeler Downtown Airport (MKC) AND MCI.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Aviation Engineering has reviewed the Priorities in the Kansas City Community Health Improvement Plan (KC-CHIP) and does not identify any negative impacts
2. How have those groups been engaged and involved in the development of this ordinance?
The Community within the Kansas City, Missouri area has been consistently engaged and involved with the Aviation Department Master Plan, which contributes to this ordinance
3. How does this legislation contribute to a sustainable Kansas City?
Continuous reconstruction of infrastructure at Kansas city International Airport is vital to the continuous operation of the Airport and the city's economic vitality
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.

Yes - I have submitted documents for CREO Review (Press tab after selecting)
Please attach or copy and paste CREO's review.

CREO - Division of Economic Equity & Inclusion

Contractor Utilization Plan Approval Form

Prepared by: Sara Hurst

e-Builder users: Approval Form must be completed and attached in PDF format where indicated. CUP/LOIs must be attached where indicated, or as supporting documents.

Date: 11/24/25

Contract/Project Number: 6225060059	Project Name: Landside Design & Engineering at MCI & MKC
Developer/Prime: HNTB CORPORATION	Contact Name: Matt Walsh
Address: 715 Kirk Dr KCMO 64105	Email: mwash@hntb.com

Full Contract Value: \$ 3,000,000.00

Funding: ☒ City ☐ State ☐ Federal ☐ CO-OP ☐ Grant: ☐ Other:
 Project Requirements: ☒ M/WBE ☐ DBE ☐ Section 3 ☐ N/A
 Tax Incentive: ☐ LCRA ☐ TIF ☐ PIEA ☐ N/A ☒ Other:
 Prevailing Wage: ☐ Yes ☒ No
 Davis-Bacon: ☐ Yes ☒ No

Construction Employment Program: ☐ Yes: Workforce goals are 10% Minority & 2% Women. There are over 800 Workforce hours and project cost is \$300,000 or more.
☒ No: Workforce hours are less than 800 and project cost is less than \$300,000.

Contract Goals:	Contractor Utilization Plan Achievement:
Self-Perform: ____%	Self-Perform: ____%
MBE: 13 %	MBE: 13 %
WBE: 13 %	WBE: 13 %
Non-certified firms: ____%	Non-certified firms: ____%

Contract Type (select one): ☐ Construction ☐ Design-Build ☒ Design Professional ☐ Professional Services
☐ General Services ☐ Facilities Maintenance/Repair/Renovation ☐ Concessions ☐ Co-operative
☐ Revenue Sharing ☐ Non-Municipal Agency ☐ Other Goods & Services ☐ Other _____

Project Manager: Mallie Hare Email: mallie.hare@kcmo.org
 Additional Information:

This document is submitted with all available facts. Intentionally falsifying this document or omitting pertinent facts is grounds for disciplinary action pursuant to KCMO Human Resources Rules & Policy Manual (eff. August 4, 2014).

FOR CIVIL RIGHTS & EQUAL OPPORTUNITY DEPARTMENT (CREO) USE ONLY:			
The Contractor Utilization Plan is:			
<input checked="" type="checkbox"/> Approved		<input type="checkbox"/> Disapproved	
13 % MBE	13 % WBE	____ % DBE	
The Request for Good Faith Efforts Waiver is:			
<input type="checkbox"/> Approved		<input type="checkbox"/> Disapproved	<input checked="" type="checkbox"/> Not Applicable
Appeal Sent to FICB or Incentive Agency? <input type="checkbox"/> Yes _____ FICB _____ Incentive Agency <input checked="" type="checkbox"/> No			
CREO Signature: _____		Date: 12/16/2025	
Comments: CREO KC approves this CUP at 13% MBE and 13% WBE - TJJ			



Contractor Utilization Plan (CUP) MUST be submitted to CREO prior to being posted on docket for review & approval from Council.
 CREO EEI Contractor Utilization Plan Approval Form REVISED 12-01-2023

- 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.

Inter-Departmental Communication

Date: December 16, 2025

To: Councilman Kevin O'Neill; Chair; Transportation. Infrastructure & Operations Committee

From: Jaime Guillen; Director; Civil Rights & Equal Opportunity Department

Subject: CUP Summary #: 260006

CONTRACTOR: HNTB Corporation
Address: 715 Kirk Drive
Kansas City, MO 64105
Contract #: 6225060059 – Landside Design & Engineering at MCI & MKC
Contract Amount: \$ 3,000,000.00
Total MBE Achieved: 13%
Total WBE Achieved: 13%

MBE SUBCONTRACTORS:

Name: Tech Services to Go, Inc. dba TSi Geotechnical
Address: 8248 NW. 101st Terrace, Ste. 5
Kansas City, MO 64153
Scope of Work: Geotechnical Investigation, and Material Testing Services
Subcontract Percentage: \$390,000
Ownership: Hervey, Denise
Structure: African-American Female Code: 19

WBE SUBCONTRACTORS:

Name: TREKK Design Group, LLC
Address: 1411 E. 104th St.
Kansas City, Mo 64131
Scope of Work: Design / Surveying
Subcontract Percentage: \$150,000
Ownership: Robinett, Kimberly
Structure: Caucasian Female Code: 27

WBE SUBCONTRACTORS:

Name: Pfefferkorn Engineering & Environmental, LLC
Address: 19957 W. 162nd St.
Olathe, KS 66062
Scope of Work: Structural Design
Subcontract Percentage: \$120,000
Ownership: Pfefferkorn, Kate
Structure: Caucasian Female Code: 27

WBE SUBCONTRACTORS:

Name:	Vireo, LLC	
Address:	929 Walnut St. Kansas City, MO 64106	
Scope of Work:	Landscape Design	
Subcontract Percentage:	\$60,000	
Ownership:	Fordyce, Robin	
Structure:	Caucasian Female	Code: 27

WBE SUBCONTRACTORS:

Name:	Wellner Architects, Inc.	
Address:	1627 Main St., Ste. 100 Kansas City, MO 64108	
Scope of Work:	Architecture / Engineering	
Subcontract Percentage:	60,000	
Ownership:	Marsh, Emily	
Structure:	Caucasian Female	Code: 27

Comments:



Aviation

BUSINESS UNIT: KCMBU

KCMBU

DATE:

12/17/2025

JOURNAL ID:

LEDGER GROUP:

ADMIN

BUDGET PERIOD:

2026

[illegible]

TOTAL

3,300,000.00

DESCRIPTION:

Authorizing the Director of the Aviation Department to enter into a \$3,000,000.00 professional services contract with HNTB Corporation, for the Landside Design & Engineering MCI & MKC project at the Kansas City International Airport (MCI) and the Kansas City Downtown Airport - Wheeler Field (MKC); and appropriating \$3,300,000.00 from the Unappropriated Fund Balance of the Kansas City Aviation Fund.

APPROVED BY:

DATE _____

APPROVED BY: DEPARTMENT HEAD

DATE _____

UA

12/24/2025



File #: 260010

ORDINANCE NO. 260010

Sponsor: Director of Public Works Department

Declaring it necessary to dedicate City property as street right-of-way for Hickman Mills Drive, all in Kansas City, Jackson County, Missouri; and upon the effective date of this ordinance, the City Clerk is hereby directed to record this ordinance in the Office of the Recorder of Deeds for Jackson County, Missouri.

WHEREAS, the City of Kansas City acquired property by Quit Claim Deed, Document Number K921547, Bk. 2014 Pg. 1657 for intersection improvements of Hickman Mills Drive and Marion Park Drive; and

WHEREAS, the improvements to the intersection of Hickman Mills Drive and Marion Park Drive have been completed, the records of Jackson County, Missouri do not show the dedication of a segment of said right of way; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That City property acquired by Quit Claim Deed, No. K921547, Bk. 2014 Pg 1657, lying to the South of and abutting 9600 Elmwood Ave. be dedicated as street right-of-way for Hickman Mills Drive, all in Kansas City, Jackson County, Missouri; said property to be dedicated as street right of way is described as follows:

Commencing at the southeast corner of Lot 139, King's Rose Hill Subdivision, thence North 11 Degrees West along the east line of King's Rose Hill Subdivision and the abutting west line of the former St Louis and Santa Fe Railroad right of way, 145 feet, to the Point of Beginning.

Thence continuing Northwesterly along the east line of King's Rose Hill Subdivision and the abutting west line of the former St Louis and Santa Fe Railroad right of way, 171 feet, to the intersection of the north right of way line of Hickman Mills Drive, as now established, and the east line of Lot 144, King's Rose Hill Subdivision; thence departing the east line of King's Rose Hill Subdivision and the abutting west line of the former St Louis and Santa Fe Railroad right of way in a northeasterly direction, 127 feet, to a point on the east line of the former St Louis and Santa Fe Railroad right of way and the abutting west line of Holmes Park Subdivision, said point being the southerly most point

of Lot 6, Block 4, Holmes Park Subdivision; thence southeasterly along the east line of the former St Louis and Santa Fe Railroad right of way and a prolongation of the abutting west line of Holmes Park Subdivision to the southeast, 160 feet; thence departing the east line of the former St Louis and Santa Fe Railroad right of way in a southwesterly direction, 134 feet, to the Point of Beginning, containing 0.38 acres, more or less.

Section 2. That upon the effective date of this ordinance, the City Clerk is hereby directed to cause this ordinance to be recorded in the office of the Recorder of Deeds for Kansas City, Jackson County, Missouri.

..end

Approved as to form:

Abigail Judah
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260010

Submitted Department/Preparer: Public Works

Revised 6/10/24

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

This ordinance authorizes the dedication of City-owned property as street right-of-way for Hickman Mills Drive in Kansas City, Jackson County, Missouri, and directs the City Clerk to record the ordinance with the Jackson County Recorder of Deeds.

Discussion

The City previously acquired property via Quit Claim Deed (Document No. K921547, Book 2014 Page 1657) for the purpose of constructing intersection improvements at Hickman Mills Drive and Marion Park Drive. Construction of the intersection improvements has been completed; however, the Jackson County property records do not reflect the dedication of an approximately 0.38-acre segment of right-of-way associated with the project.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
No funds are required.
3. How does the legislation affect the current fiscal year?
No fiscal impact. The ordinance authorizes only the administrative dedication and recording of right-of-way.
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. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Additional Discussion (if needed)

Account string not applicable because no funds are required for this ordinance.

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.
 - ☒ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - ☒ Build on existing strengths while developing a comprehensive transportation plan for the future.
 - ☐ Develop environmentally sustainable infrastructure 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.

Prior Legislation

Click or tap here to list prior, related ordinances/resolutions.

Service Level Impacts

No change in service levels.

Other Impacts

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

Roadway documentation.

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

No engagement is required for administrative dedication.

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

Accurate right-of-way records.

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)



File #: 260011

ORDINANCE NO. 260011

Sponsor: Director of Public Works Department

Authorizing condemnation and taking of private property interests for public use for Street Right of Way purposes, and for Permanent Drainage Easements, Permanent Trail Easements, and Temporary Construction Easements for the construction, location and maintenance of the “N.E. Vivion Road Streetscape Project,” Project No. 89008267, in Kansas City, Clay County, Missouri; providing for the payment of just compensation therefore; authorizing continued negotiations and purchase by the Director of the Department of Public Works; authorizing the filing of the petition for condemnation by the City Attorney on behalf of the City; and directing the City Clerk to record this ordinance in the office of the Recorder of Deeds for Clay County, Missouri.

WHEREAS the Council finds that the property interests herein described must be condemned for public use for the “N.E. Vivion Road Streetscape Project” project, and associated improved intersections, drive approaches, and infrastructure in Kansas City, Clay County, Missouri; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the property interests herein described are hereby authorized to be condemned and taken for public use in and upon the land hereinafter described for Project No. 89008267, “N.E. Vivion Road Streetscape Project,” including any necessary structures or appurtenances, all in Kansas City, Clay County, Missouri.

Section 2. Said improvements shall be of the nature described and specified in, and shall be done in accordance with, the plans and specifications certified under the supervision of the Director of the Department of Public Works, the same being on file in the Office of the Director of the Department of Public Works and being incorporated herein by reference.

Section 3. That the properties obtained by condemnation shall be used by the City of Kansas City as street right of way, permanent drainage easements, permanent trail easements, and temporary construction easements for the location of improvements and utilities to be constructed therein including any necessary appurtenances to it; and Kansas City or its authorized agents, employees or independent contractors, and with Kansas City permission, utility companies franchised to operate in Kansas City, Missouri and their authorized agents, employees or independent contractors shall have the right to enter in or authorize the entry in and

upon said properties for the purpose of constructing, reconstructing, maintaining, operating and repairing the following said improvements and utilities:

Street Right-of-Way:

The Street Right-of-Way shall be taken and used by Kansas City, Missouri for the location, construction and maintenance of public right of way in connection with N.E. Vivion Road and associated improved intersections, and other infrastructure to be constructed therein, including any necessary appurtenances thereto; and Kansas City, Missouri shall have the right to enter in or authorize the entry in and upon said right of way for the purpose of locating, constructing, reconstructing, maintaining, operating and repairing said improvements or making connections thereto.

Permanent Drainage Easements:

The Permanent Drainage Easement shall be taken and used by Kansas City for the location, construction and maintenance of storm drainage infrastructure to be constructed therein, including any necessary appurtenances thereto; and Kansas City, Missouri shall have the right to enter in or authorize the entry in and upon said permanent drainage easements for the purpose of locating, constructing, reconstructing, maintaining, operating and repairing said improvements or making connections thereto.

By the granting of this easement, it shall not be construed to prohibit the Grantor from developing any adjoining property, or from the enjoyment and use of the property from which said easement is taken; provided, however, said easement shall be kept free from additional depth of overburden, buildings, and any other structure or obstruction (except grasses and shrubs) which will interfere with free flow of water over, through and across the easement and that portion of the storm drainage system there in; or with the Grantee in entering upon said adjacent land and easement for the purpose of laying, constructing, reconstructing, operating, repairing, improving, and maintaining said storm drainage structure and it's appurtenances

The Grantee shall cause the surface of lands lying within this easement to be restored to substantially the same physical condition that existed at the time the Grantee or its agents entered upon it, subject to the aforementioned conditions, and with the exception of any appurtenances to said storm drainage improvement that may need to be upon said surface.

Permanent Trail Easements:

The Permanent Trail Easements shall be taken and used by Kansas City, Missouri for pedestrian right-of-way, and for the location, construction and maintenance of a bicycle and pedestrian trail to be constructed therein, including any necessary

appurtenances thereto; and Kansas City shall have the right to enter in or authorize the entry in and upon said permanent trail easements for the purpose of locating, constructing, reconstructing, maintaining, operating and repairing said improvements or making connections thereto.

Said Permanent Trail Easements are hereby acquired, under the conditions of RSMo 258.100, for public use and is part of the Metro Green regional recreational trails/greenway system and shall include the rights to clear, cut, fell, remove, and dispose of any and all timber, trees, underbrush, and/or other obstructions there from, to grade, excavate, cut away, and remove any of said land and to replace thereon other material, to construct and maintain the greenway system for trails for walking, running, bicycling, and other recreational purposes; and for such other purposes as may be required in connection with said work of improvement: reserving, however to the owners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby established.

Temporary Construction Easements (5) Years:

The Temporary Construction Easements shall be taken and used by Kansas City for the location, construction and maintenance of public right of way, pedestrian right of way, storm drainage systems, and permanent trails, in connection with N.E. Vivion Road and associated improved intersections, and other infrastructure to be constructed therein, including any necessary appurtenances thereto; and Kansas City shall have the right to enter in or authorize the entry in and upon said right of way for the purpose of locating, constructing, reconstructing, maintaining, operating and repairing said improvements or making connections thereto as well as for grading and sloping, construction of driveway and sidewalk pavements, removal and replacement of fencing, removal of trees and shrubbery, utility construction work, the storage of materials, the operation of equipment, and the movement of a working force, in connection with said construction project.

Grantee shall cause the surface of lands lying within said temporary easement to be restored to substantially the same physical condition that existed at the time the Grantee or its agents entered upon it, and said temporary easement shall terminate 5 years from the date this document is recorded by the Recorder of Deeds in the county in which the lands are located, or upon completion and acceptance of the improvements by the Director of Public Works.

Section 4. That said property interests are hereby authorized condemned and taken for public use and are described as follows:

Tract No. 1

Right-of-Way:

A parcel of land over a part of Lot 3, Northgate, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Northeast corner of said Lot 3, said point being the intersection of the West right-of-way line of North Highland Avenue and the South right-of-way line of N.E. Vivion Road, as both streets are now established; thence South 14 degrees 58 minutes 04 seconds West, on said West right-of-way line, a distance of 43.61 feet, to a point; thence North 00 degrees 42 minutes 48 seconds West, departing said West right-of-way line, a distance of 42.13 feet, to a point on said South right-of-way line, said point being the beginning of a non-tangent curve; thence in an Easterly direction, on a curve to the left, whose initial tangent bears South 89 degrees 51 minutes 43 seconds East, having a radius of 1,950.08 feet, through a central angle of 00 degrees 20 minutes 47 seconds, an arc distance of 11.79 feet, to the POINT OF BEGINNING, containing 248 square feet or 0.0057 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 3, Northgate, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Northeast corner of said Lot 3, said point being the intersection of the West right-of-way line of North Highland Avenue and the South right-of-way line of N.E. Vivion Road, as both streets are now established; thence South 14 degrees 58 minutes 04 seconds West, on said West right-of-way line, a distance of 43.16 feet, to a point being on the South line of an irregular shaped bicycle/pedestrian easement as recorded in Book 5447 at Page 179, said point also being the POINT OF BEGINNING; thence North 89 degrees 14 minutes 06 seconds West, departing said West right-of-way line and said South line, a distance of 22.28 feet, to a point; thence North 00 degrees 43 minutes 47 seconds East, a distance of 42.00 feet, to a point on said South right-of-way line, said point being the beginning of a non-tangent curve; thence in an Easterly direction, on a curve to the left, whose initial tangent bears South 89 degrees 14 minutes 18 seconds East, having a radius of 1,950.08 feet, through a central angle of 00 degrees 37 minutes 25 seconds, an arc distance of 21.22 feet, to a point; thence South 00 degrees 42 minutes 48 seconds East, departing said South right-of-way line, a distance of 42.13 feet, to the POINT OF BEGINNING, containing 915 square feet or 0.0210 acres, more or less.

Tract No. 2

Right-of-Way:

A parcel of land over a part of Lot 1, Block 2, Hiland Park, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Southeast corner of said Lot 1, said point being the intersection of the West right-of-way line of North Highland Avenue and the North right-of-way line of N.E. Vivion Road, as both streets are now established, said point being the beginning of a non-tangent curve; thence in a Westerly direction, on said North right-of-way line and on a curve to the right, whose initial tangent bears North 89 degrees 47 minutes 55 seconds West, having a radius of 1,870.08 feet, through a central angle of 00 degrees 42 minutes 10 seconds, an arc distance of 22.94 feet, to a point on a non-tangent line; thence North 89 degrees 26 minutes 50 seconds West, on said North right-of-way line, a distance of 57.05 feet, to a point; thence North 78 degrees 51 minutes 04 seconds East, departing said North right-of-way line, a distance of 45.96 feet, to a point; thence North 66 degrees 46 minutes 21 seconds East, a distance of 45.46 feet, to a point on said West right-of-way line and the beginning of a non-tangent curve; thence in a Southerly direction, on a curve to the right, whose initial tangent bears South 13 degrees 03 minutes 57 seconds West, having a radius of 857.00 feet, through a central angle of 01 degree 54 minutes 04 seconds, an arc distance of 28.44 feet, to the POINT OF BEGINNING, containing 890 square feet or 0.0204 acres, more or less.

Tract No. 3

Right-of-Way:

A parcel of land over a part of Lot 1, Block 1, Hiland Park, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Southwest corner of said Lot 1, said point being the intersection of the East right-of-way line of North Highland Avenue and the North right-of-way line of N.E. Vivion Road, as both streets are now established, said point being the beginning of a non-tangent curve; thence in a Northerly direction, on said East right-of-way line and on a curve to the left, whose initial tangent bears North 14 degrees 18 minutes 49 seconds East, having a radius of 907.00 feet, through a central angle of 02 degrees 36 minutes 46 seconds, an arc distance of 41.36 feet, to a point on a non-tangent line; thence South 29 degrees 33 minutes 48 seconds East, departing said East right-of-way line, a distance of 23.08 feet, to a point; thence South 82 degrees 34 minutes 32 seconds East, a distance of 39.66 feet, to the beginning of a non-tangent curve; thence in an Easterly direction, on a curve to the left, whose initial tangent bears North 85 degrees 12 minutes 47 seconds East, having a radius of 1,837.79 feet, through a

central angle of 04 degrees 02 minutes 49 seconds, an arc distance of 129.80 feet, to a point on a non-tangent line and on the East line of said Lot 1; thence South 00 degrees 42 minutes 43 seconds West, on said East line, a distance of 11.15 feet, to a point on the North right-of-way line of said N.E. Vivion Road, to the beginning of a non-tangent curve; thence in a Westerly direction, on said North right-of-way line and on a curve to the right, whose initial tangent bears South 81 degrees 14 minutes 41 seconds West, having a radius of 1,870.08 feet, through a central angle of 05 degrees 48 minutes 57 seconds, an arc distance of 189.82 feet, to the POINT OF BEGINNING, containing 2,534 square feet or 0.0582 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 1, Block 1, Hiland Park, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Southeast corner of said Lot 1, said point being on the North right-of-way line of N.E. Vivion Road, as now established; thence North 00 degrees 42 minutes 43 seconds East, departing said North right-of-way line and on the East line of said Lot 1, a distance of 11.15 feet, to the beginning of a non-tangent curve, said point also being the POINT OF BEGINNING; thence in a Westerly direction, on a curve to the right, whose initial tangent bears South 81 degrees 09 minutes 58 seconds West, having a radius of 1,837.79 feet, through a central angle of 04 degrees 02 minutes 49 seconds, an arc distance of 129.80 feet, to a point on a non-tangent line; thence North 82 degrees 34 minutes 32 seconds West, a distance of 39.66 feet, to a point; thence North 29 degrees 33 minutes 48 seconds West, a distance of 23.08 feet, to a point on the East right-of-way line of North Highland Avenue, as now established; thence North 80 degrees 35 minutes 58 seconds East, departing said East right-of-way line, a distance of 22.66 feet, to a point; thence South 33 degrees 18 minutes 14 seconds East, a distance of 29.75 feet, to a point; thence North 85 degrees 58 minutes 42 seconds East, a distance of 48.56 feet, to a point; thence North 78 degrees 56 minutes 41 seconds East, a distance of 94.33 feet, to a point on the East line of said Lot 1; thence South 00 degrees 42 minutes 43 seconds West, on said East line, a distance of 10.15 feet, to the POINT OF BEGINNING, containing 1,510 square feet or 0.0347 acres, more or less.

Tract No. 4

Right-of-Way:

A parcel of land over a part of Lot 2, Northgate, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by

Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Northwest corner of said Lot 2, said point being the intersection of the East right-of-way line of North Highland Avenue and the South right-of-way line of N.E. Vivion Road, as both streets are now established, said point being the beginning of a non-tangent curve; thence in an Easterly direction, on said South right-of-way line and on a curve to the left, whose initial tangent bears North 86 degrees 44 minutes 55 seconds East, having a radius of 1,950.08 feet, through a central angle of 00 degrees 57 minutes 35 seconds, an arc distance of 32.67 feet, to a point on a non-tangent line; thence South 03 degrees 36 minutes 41 seconds East, departing said South right-of-way line, a distance of 4.63 feet, to the beginning of a non-tangent curve; thence in a Westerly direction, on a curve to the right, whose initial tangent bears South 86 degrees 23 minutes 19 seconds West, having a radius of 1,955.08 feet, through a central angle of 00 degrees 59 minutes 58 seconds, an arc distance of 34.10 feet, to a point on said East right-of-way line; thence North 14 degrees 58 minutes 04 seconds East, on said East right-of-way line, a distance of 4.50 feet, to the POINT OF BEGINNING, containing 149 square feet or 0.0034 acres, more or less.

Tract No. 5

Permanent Drainage Easement:

A parcel of land over a part of Block 3, Antioch Highland Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Southeast corner of said Block 3, said point being on the North right-of-way line of N.E. Vivion Road, as now established; thence in a Westerly direction, on said North right-of-way line and on a curve to the right, whose initial tangent bears South 69 degrees 53 minutes 17 seconds West, having a radius of 1,870.08 feet, through a central angle of 04 degrees 53 minutes 30 seconds, an arc distance of 159.66 feet, to a point; thence North 15 degrees 13 minutes 13 seconds West, departing said North right-of-way line, a distance of 5.60 feet, to the POINT OF BEGINNING; thence South 75 degrees 58 minutes 03 seconds West, a distance of 11.71 feet, to a point; thence North 14 degrees 51 minutes 37 seconds West, a distance of 8.19 feet, to a point; thence North 74 degrees 57 minutes 35 seconds East, a distance of 11.66 feet, to a point; thence South 15 degrees 13 minutes 13 seconds East, a distance of 8.40 feet, to the POINT OF BEGINNING, containing 97 square feet or 0.0022 acres, more or less.

Right-of-Way:

A parcel of land over a part of Lot 2, Northgate, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Northwest corner of said Lot 2, said point being the intersection of the East right-of-way line of North Highland Avenue and the South right-of-way line of N.E. Vivion Road, as both streets are now established, said point being the beginning of a non-tangent curve; thence in an Easterly direction, on said South right-of-way line and on a curve to the left, whose initial tangent bears North 86 degrees 44 minutes 55 seconds East, having a radius of 1,950.08 feet, through a central angle of 00 degrees 57 minutes 35 seconds, an arc distance of 32.67 feet, to a point on a non-tangent line; thence South 03 degrees 36 minutes 41 seconds East, departing said South right-of-way line, a distance of 4.63 feet, to the beginning of a non-tangent curve; thence in a Westerly direction, on a curve to the right, whose initial tangent bears South 86 degrees 23 minutes 19 seconds West, having a radius of 1,955.08 feet, through a central angle of 00 degrees 59 minutes 58 seconds, an arc distance of 34.10 feet, to a point on said East right-of-way line; thence North 14 degrees 58 minutes 04 seconds East, on said East right-of-way line, a distance of 4.50 feet, to the POINT OF BEGINNING, containing 149 square feet or 0.0034 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Block 3, Antioch Highland Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Southeast corner of said Block 3, said point being on the North right-of-way line of N.E. Vivion Road, as now established; thence North 20 degrees 06 minutes 28 seconds West, on the East line of said Block 3, a distance of 4.15 feet, to the POINT OF BEGINNING; thence South 69 degrees 08 minutes 31 seconds West, a distance of 9.84 feet, to a point on the East line of said Block 3; thence South 71 degrees 00 minutes 55 seconds West, a distance of 53.73 feet, to a point; thence South 73 degrees 44 minutes 49 seconds West, a distance of 73.25 feet, to a point; thence South 75 degrees 58 minutes 03 seconds West, a distance of 63.46 feet, to a point; thence South 77 degrees 00 minutes 52 seconds West, a distance of 63.43 feet, to a point; thence South 80 degrees 04 minutes 31 seconds West, a distance of 97.56 feet, to a point; thence North 09 degrees 00 minutes 42 seconds West, a distance of 4.00 feet, to the beginning of a non-tangent curve; thence in a Westerly direction, on a curve to the right, whose initial tangent bears South 80 degrees 57 minutes 54 seconds West, having a radius of 1,837.79 feet, through a central angle of 00 degrees 12 minutes 05 seconds, an arc distance of 6.46 feet, to a point on a non-tangent line, said point being on the West line of said Block 3; thence North 00 degrees 42 minutes 43 seconds East,

on said West line, a distance of 10.15 feet, to a point; thence North 70 degrees 33 minutes 48 seconds East, departing said West line, a distance of 22.50 feet, to a point; thence South 86 degrees 39 minutes 31 seconds East, a distance of 21.86 feet, to a point; thence North 78 degrees 34 minutes 43 seconds East, a distance of 111.41 feet, to a point; thence North 78 degrees 59 minutes 32 seconds East, a distance of 19.41 feet, to the beginning of a non-tangent curve; thence in an Easterly direction, on a curve to the left, whose initial tangent bears North 75 degrees 43 minutes 36 seconds East, having a radius of 1,873.95 feet, through a central angle of 02 degrees 13 minutes 25 seconds, an arc distance of 72.72 feet, to a point on a non-tangent line; thence North 80 degrees 35 minutes 48 seconds East, a distance of 30.36 feet, to a point; thence North 71 degrees 17 minutes 07 seconds East, a distance of 82.59 feet, to a point; thence North 52 degrees 48 minutes 21 seconds East, a distance of 4.14 feet, to a point on the East line of said Block 3; thence South 20 degrees 06 minutes 28 seconds East, on said East line, a distance of 11.07 feet, to the POINT OF BEGINNING, containing 4,563 square feet or 0.1047 acres, more or less.

Tract No. 10

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 97, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Southwest corner of said Lot 97, said point being on the Northwesterly right-of-way of N.E. Vivion Road, as now established; thence North 00 degrees 48 minutes 11 seconds East, departing said Northwesterly right-of-way line and on the West line of said Lot 97, a distance of 17.25 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, departing said West line and parallel with said Northwesterly right-of-way line, a distance of 34.58 feet, to a point; thence North 54 degrees 15 minutes 39 seconds East, a distance of 63.20 feet, to a point; thence North 11 degrees 05 minutes 21 seconds East, a distance of 38.71 feet, to a point; thence North 52 degrees 28 minutes 55 seconds West, a distance of 3.41 feet, to a point; thence North 38 degrees 26 minutes 16 seconds East, a distance of 42.12 feet, to a point; thence North 61 degrees 55 minutes 08 seconds East, a distance of 39.71 feet, to a point on the West right-of-way line of North Brooklyn Avenue, as now established, said point being the beginning of a non-tangent curve; thence in a Southerly and Southwesterly direction, on said West right-of-way line and on a curve to the right, whose initial tangent bears South 16 degrees 46 minutes 40 seconds West, having a radius of 219.84 feet, through a central angle of 32 degrees 56 minutes 43 seconds, an arc distance of 126.41 feet, to a point on a tangent line, said point being on the Northwesterly right-of-way line of N.E. Vivion Road; thence South 49 degrees 43 minutes 23 seconds West, on said Northwesterly right-of-way line, a distance of

98.99 feet, to the POINT OF BEGINNING, containing 3,579 square feet or 0.0822 acres, more or less.

Tract No. 12**Right-of-Way:**

A parcel of land over a part of Lot 37, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Southwest corner of said Lot 37, said point being on the Northwesterly right-of-way line of N.E. Vivion Road, as now established; thence North 00 degrees 48 minutes 11 seconds East, departing said Northwesterly right-of-way line and on the West line of said Lot 37, a distance of 2.65 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, departing said West line and parallel with said Northwesterly right-of-way line, a distance of 161.14 feet, to a point on the Westerly right-of-way line of North Park Avenue, as now established, said point being the beginning of a non-tangent curve; thence in a Southwesterly direction, on said Westerly right-of-way line and on a curve to the right, whose initial tangent bears South 28 degrees 26 minutes 48 seconds West, having a radius of 250.00 feet, through a central angle of 01 degree 18 minutes 04 seconds, an arc distance of 5.68 feet, to a point on the Northwesterly right-of-way line of said N.E. Vivion Road; thence South 49 degrees 43 minutes 23 seconds West, departing said Westerly right-of-way line and on said Northwesterly right-of-way line, a distance of 157.56 feet, to the POINT OF BEGINNING, containing 319 square feet or 0.0073 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 37, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Southwest corner of said Lot 37, said point being on the Northwesterly right-of-way line of N.E. Vivion Road, as now established; thence North 00 degrees 48 minutes 11 seconds East, departing said Northwesterly right-of-way line and on the West line of said Lot 37, a distance of 2.65 feet, to the POINT OF BEGINNING; thence continuing North 00 degrees 48 minutes 11 seconds East, on said West line, a distance of 4.00 feet, to a point; thence North 50 degrees 10 minutes 13 seconds East, departing said West line, a distance of 2.22 feet, to a point; thence North 12 degrees 19 minutes 04 seconds East, a distance of 21.40 feet, to a point; thence North 72 degrees 28 minutes 26 seconds East, a distance of 33.62 feet, to a point; thence North 49 degrees 43 minutes 23

seconds East, parallel with said Northwesterly right-of-way line, a distance of 115.64 feet, to a point on the Westerly right-of-way line of North Park Avenue, as now established, said point being the beginning of a non-tangent curve; thence in a Southwesterly direction, on said Westerly right-of-way line and on a curve to the right, whose initial tangent bears South 26 degrees 37 minutes 33 seconds West, having a radius of 250.00 feet, through a central angle of 01 degree 49 minutes 15 seconds, an arc distance of 7.94 feet, to a point on a non-tangent line; thence South 49 degrees 43 minutes 23 seconds West, departing said Westerly right-of-way line and parallel with said Northwesterly right-of-way line, a distance of 161.14 feet, to the POINT OF BEGINNING, containing 803 square feet or 0.0184 acres, more or less.

Tract No. 13

Temporary Construction Easement (5) Years:

All of the Northwesterly 5.00 feet of the Northeasterly 23.65 feet of Lot 8, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, containing 118 square feet or 0.0027 acres, more or less.

Tract No. 15

Permanent Drainage Easement:

A parcel of land over a part of Lot 38, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 19, 2024, as follows:

COMMENCING at the Southeast corner of said Lot 38, said point being on the Northwesterly right-of-way line of N.E. Vivion Road, as now established; thence South 49 degrees 43 minutes 23 seconds West, on said Northwesterly right-of-way line, a distance of 75.65 feet, to a point being the most Southerly corner of an existing storm drainage easement, 20.00 feet in width, as recorded in Book 3076 at Page 378; thence North 30 degrees 16 minutes 37 seconds West, departing said Northwesterly right-of-way line and on the Southwesterly line of said existing storm drainage easement, 20.00 feet in width, as recorded in Book 3076 at Page 378, a distance of 6.09 feet, to the POINT OF BEGINNING; thence South 49 degrees 43 minutes 23 seconds West, parallel with said Northwesterly right-of-way line, a distance of 11.13 feet, to a point; thence North 40 degrees 16 minutes 37 seconds West, a distance of 29.00 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, parallel with said Northwesterly right-of-way line, a distance of 16.24 feet, to a point on said Southwesterly line; thence South 30

degrees 16 minutes 37 seconds East, a distance of 29.45 feet, to the POINT OF BEGINNING, containing 397 square feet or 0.0091 acres, more or less.

Right-of-Way:

All of the Southeasterly 6.00 feet of Lot 38, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, containing 859 square feet or 0.0197 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 38, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Southeast corner of said Lot 38, said point being on the Northwesterly right-of-way line of N.E. Vivion Road, as now established; thence North 00 degrees 48 minutes 11 seconds East, departing said Northwesterly right-of-way line and the East line of said Lot 38, a distance of 7.96 feet, to the POINT OF BEGINNING; thence South 49 degrees 43 minutes 23 seconds West, departing said East line and parallel with said Northwesterly right-of-way line, a distance of 148.10 feet, to a point on the East right-of-way line of North Park Avenue, as now established, said point being the beginning of a non-tangent curve; thence in a Westerly direction, on said East right-of-way line and on a curve to the right, whose initial tangent bears North 75 degrees 44 minutes 26 seconds West, having a radius of 50.00 feet, through a central angle of 14 degrees 09 minutes 34 seconds, an arc distance of 12.36 feet, to a point on a non-tangent line; thence North 45 degrees 06 minutes 59 seconds East, departing said East right-of-way line, a distance of 63.20 feet, to a point; thence North 40 degrees 16 minutes 37 seconds West, perpendicular with said Northwesterly right-of-way line, a distance of 13.08 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, parallel with said Northwesterly right-of-way line, a distance of 31.00 feet, to a point; thence North 52 degrees 00 minutes 49 seconds East, a distance of 25.02 feet, to a point; thence North 58 degrees 33 minutes 54 seconds East, a distance of 45.54 feet, to a point; thence South 78 degrees 16 minutes 01 seconds East, a distance of 6.34 feet, to a point on the East line of said Lot 38; thence South 00 degrees 48 minutes 11 seconds West, on said East line, a distance of 21.23 feet, to the POINT OF BEGINNING, containing 3,489 square feet or 0.0801 acres, more or less.

Tract No. 16

Permanent Drainage Easement #1:

A parcel of land over a part of the Northeasterly 85.00 feet of the Southwesterly 170.00 feet, Lot 9, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the most Northerly corner of the Northeasterly 85.00 feet of the Southwesterly 170.00 feet of said Lot 9, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 49 degrees 43 minutes 23 seconds West, on said Southeasterly right-of-way line, a distance of 54.99 feet, to a point on the Easterly line of an existing storm drainage easement 20.00 feet in width, as recorded in Book 3076 at Page 374; thence South 15 degrees 47 minutes 04 seconds East, departing said Southeasterly right-of-way line and on said Easterly line, a distance of 3.40 feet, to the POINT OF BEGINNING; thence continuing South 15 degrees 47 minutes 04 seconds East, on said Easterly line, a distance of 7.59 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, departing said Easterly line and parallel with said Southeasterly right-of-way line, a distance of 14.10 feet, to a point; thence North 40 degrees 16 minutes 37 seconds West, a distance of 7.38 feet, to a point; thence North 51 degrees 16 minutes 54 seconds East, a distance of 17.26 feet, to the POINT OF BEGINNING, containing 112 square feet or 0.0026 acres, more or less.

Permanent Drainage Easement #2:

A parcel of land over a part of the Northeasterly 85.00 feet of the Southwesterly 170.00 feet, Lot 9, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the most Northerly corner of the Northeasterly 85.00 feet of the Southwesterly 170.00 feet of said Lot 9, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 40 degrees 16 minutes 36 seconds East, departing said Southeasterly right-of-way line and on the Northeasterly line of the Northeasterly 85.00 feet of the Southwesterly 170.00 feet of said Lot 9, a distance of 4.62 feet, to the POINT OF BEGINNING; thence continuing South 40 degrees 16 minutes 36 seconds East, on said Northeasterly line, a distance of 2.65 feet, to a point; thence South 41 degrees 43 minutes 54 seconds West, departing said Northeasterly line, a distance of 39.19 feet, to a point on the Easterly line of an existing storm drainage easement 20.00 feet in width, as recorded in Book 3076 at Page 374; thence North 15 degrees 47 minutes 04 seconds West, on said Easterly line, a distance of 9.94 feet, to a point; thence North 51 degrees 16 minutes 54 seconds East, departing said Easterly line, a distance of 34.70 feet, to the POINT OF BEGINNING, containing 210 square feet or 0.0048 acres, more or less.

Right-Of-Way:

A parcel of land over a part of the Northeasterly 85.00 feet of the Southwesterly 170.00 feet, Lot 9, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the most Northerly corner of said Lot 9, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 40 degrees 16 minutes 36 seconds East, departing said Southeasterly right-of-way line and on the Northeasterly line of the Northeasterly 85.00 feet of the Southwesterly 170.00 feet of said Lot 9, a distance of 4.62 feet, to a point; thence South 51 degrees 16 minutes 54 seconds West, departing said Northeasterly line, a distance of 85.03 feet, to a point on the Southwesterly line of the Northeasterly 85.00 feet of the Southwesterly 170.00 feet of said Lot 9; thence North 40 degrees 16 minutes 36 seconds West, on said Southwesterly line, a distance of 2.31 feet, to a point on said Southeasterly right-of-way line; thence North 49 degrees 43 minutes 23 seconds East, on said Southeasterly right-of-way line, a distance of 85.00 feet, to the POINT OF BEGINNING, containing 295 square feet or 0.0068 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of the Northeasterly 85.00 feet of the Southwesterly 170.00 feet Lot 9, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the most Northerly corner of the Northeasterly 85.00 feet of the Southwesterly 170.00 feet of said Lot 9, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 40 degrees 16 minutes 36 seconds East, departing said Southeasterly right-of-way line and on the Northeasterly line of the Northeasterly 85.00 feet of the Southwesterly 170.00 feet of said Lot 9, a distance of 4.62 feet, to the POINT OF BEGINNING; thence continuing South 40 degrees 16 minutes 36 seconds East, on said Northeasterly line, a distance of 35.88 feet, to a point; thence South 51 degrees 34 minutes 22 seconds West, departing said Northeasterly line, a distance of 43.67 feet, to a point; thence South 87 degrees 35 minutes 09 seconds West, a distance of 50.67 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, parallel with said Southeasterly right-of-way line, a distance of 1.35 feet, to a point on the Southwesterly line of the Northeasterly 85.00 feet of said Lot 9; thence North 40 degrees 16 minutes 36 seconds West, on said Southwesterly line, a distance of 5.69 feet, to a point; thence North 51 degrees 16 minutes 54 seconds East, departing said Southwesterly line, a distance of 85.03 feet, to the POINT OF BEGINNING, containing 2,395 square feet or 0.0550 acres, more or less.

Tract No. 17

Permanent Drainage Easement:

A parcel of land over a part of Lot 10 and the Northeasterly 10.00 feet of Lot 9, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the most Westerly corner of the Northeasterly 10.00 feet of said Lot 9, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 40 degrees 16 minutes 36 seconds East, departing said Southeasterly right-of-way line and on the Southwesterly line of the Northeasterly 10.00 feet of said Lot 9, a distance of 4.62 feet, to the POINT OF BEGINNING; thence North 51 degrees 16 minutes 54 seconds East, departing said Southwesterly line, a distance of 15.84 feet, to a point; thence South 41 degrees 43 minutes 54 seconds West, a distance of 15.99 feet, to a point on said Southwesterly line; thence North 40 degrees 16 minutes 36 seconds West, on said Southwesterly line, a distance of 2.65 feet, to the POINT OF BEGINNING, containing 21 square feet or 0.0005 acres, more or less.

Right-of-Way:

A parcel of land over a part of Lot 10 and the Northeasterly 10.00 feet of Lot 9, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the most Westerly corner of the Northeasterly 10.00 feet of said Lot 9, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence North 49 degrees 43 minutes 23 seconds East, on said Southeasterly right-of-way line, a distance of 100.00 feet, to the most Northerly corner of said Lot 10; thence South 40 degrees 16 minutes 36 seconds East, departing said Southeasterly right-of-way line and on the Northeasterly line of said Lot 10, a distance of 7.35 feet, to a point; thence South 51 degrees 16 minutes 54 seconds West, departing said Northeasterly line, a distance of 100.04 feet, to a point on the Southwesterly line of the Northeasterly 10.00 feet of said Lot 9; thence North 40 degrees 16 minutes 36 seconds West, on said Southwesterly line, a distance of 4.62 feet, to the POINT OF BEGINNING, containing 598 square feet or 0.0137 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 10, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the most Northerly corner of said Lot 10, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 40 degrees 16 minutes 36 seconds East, departing said Southeasterly right-of-way line and on the Northeasterly line of said Lot 10, a distance of 7.35 feet, to the POINT OF BEGINNING; thence continuing South 40 degrees 16 minutes 36 seconds East, on said Northeasterly line, a distance of 10.65 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, departing said Northeasterly line and parallel with said Southeasterly right-of-way line, a distance of 26.65 feet, to a point; thence North 40 degrees 16 minutes 37 seconds West, a distance of 11.38 feet, to a point; thence North 51 degrees 16 minutes 54 seconds East, a distance of 26.66 feet, to the POINT OF BEGINNING, containing 294 square feet or 0.0067 acres, more or less.

Tract No. 18

Permanent Drainage Easement:

A parcel of land over a part of Lot 60, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Southwest corner of said Lot 60, said point being on the Northwesterly right-of-way line of N.E. Vivion Road, as now established; thence North 00 degrees 48 minutes 11 seconds East, departing said Northwesterly right-of-way line and on the West line of said Lot 60, a distance of 7.96 feet, to the POINT OF BEGINNING; thence continuing North 00 degrees 48 minutes 11 seconds East, on said West line, a distance of 21.23 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, departing said West line and parallel with said Northwesterly right-of-way line, a distance of 11.09 feet, to a point; thence South 38 degrees 23 minutes 11 seconds East, a distance of 16.01 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, parallel with said Northwesterly right-of-way line, a distance of 24.51 feet, to the POINT OF BEGINNING, containing 285 square feet or 0.0065 acres, more or less.

Right-of-Way:

A parcel of land over a part of Lot 60, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Southwest corner of Lot 60, said point being on the Northwesterly right-of-way line of N.E. Vivion Road, as now established; thence

North 00 degrees 48 minutes 11 seconds East, departing said Northwesterly right-of-way line and on the West line of said Lot 60, a distance of 7.96 feet, to a point; thence North 49 degrees 43 minutes 23 seconds West, departing said West line and parallel with said Northwesterly right-of-way line, a distance of 223.00 feet, to a point on said Westerly right-of-way line of North Olive Street, as now established, said point being the beginning of a non-tangent curve; thence in a Southwesterly direction, on said Westerly right-of-way line and on a curve to the right, whose initial tangent bears South 21 degrees 21 minutes 58 seconds West, having a radius of 175.00 feet, through a central angle of 04 degrees 27 minutes 44 seconds, an arc distance of 13.63 feet, to a point on a non-tangent line, said point being on the Northwesterly right-of-way line of said N.E. Vivion Road; thence South 49 degrees 43 minutes 23 seconds West, on said Northwesterly right-of-way line, a distance of 216.00 feet, to the POINT OF BEGINNING, containing 1,318 square feet or 0.0303 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 60, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Southwest corner of said Lot 60, said point being on the Northwesterly right-of-way line of N.E. Vivion Road, as now established; thence North 00 degrees 48 minutes 11 seconds East, departing said Northwesterly right-of-way line and on the West line of said Lot 60, a distance of 7.96 feet, to the POINT OF BEGINNING; thence continuing North 00 degrees 48 minutes 11 seconds East, on said West line, a distance of 21.23 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, departing said West line and parallel with said Northwesterly right-of-way line, a distance of 11.09 feet, to a point; thence South 38 degrees 23 minutes 11 seconds East, a distance of 7.00 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, parallel with said Northwesterly right-of-way line, a distance of 180.23 feet, to a point; thence North 40 degrees 16 minutes 37 seconds West, a distance of 30.00 feet, to a point; thence North 12 degrees 51 minutes 11 seconds East, a distance of 25.00 feet, to a point; thence North 53 degrees 51 minutes 59 seconds East, a distance of 55.71 feet, to a point on the Westerly right-of-way line of North Olive Street, as now established, said point being the beginning of a non-tangent curve; thence in a Southerly direction, on said Westerly right-of-way line and on a curve to the right, whose initial tangent bears South 03 degrees 48 minutes 16 seconds East, having a radius of 175.00 feet, through a central angle of 25 degree 10 minutes 14 seconds, an arc distance of 76.88 feet, to a point on a non-tangent line; thence South 49 degrees 43 minutes 23 seconds West, parallel with said Northwesterly right-of-way line, a distance of 223.00 feet, to the POINT OF BEGINNING, containing 4,502 square feet or 0.1034 acres, more or less.

Tract No. 19**Right-of-Way:**

A parcel of land over a part of Lot 11, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the most Westerly corner of said Lot 11, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence North 49 degrees 43 minutes 23 seconds East, on said Southeasterly right-of-way line, a distance of 90.00 feet, to the most Northerly corner of said Lot 11; thence South 40 degrees 16 minutes 36 seconds East, departing said Southeasterly right-of-way line and on the Northeasterly line of said Lot 11, a distance of 9.79 feet, to a point; thence South 51 degrees 16 minutes 54 seconds West, departing said Northeasterly line, a distance of 90.03 feet, to a point on the Southwesterly line of said Lot 10; thence North 40 degrees 16 minutes 36 seconds West, on said Southwesterly line, a distance of 7.35 feet, to the POINT OF BEGINNING, containing 771 square feet or 0.0177 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 11, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the most Westerly corner of said Lot 11, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 40 degrees 16 minutes 36 seconds East, departing said Southeasterly right-of-way line and on the Southwesterly line of said Lot 10, a distance of 7.35 feet, to the POINT OF BEGINNING; thence North 51 degrees 16 minutes 54 seconds East, departing said Southwesterly line, a distance of 26.36 feet, to a point; thence South 40 degrees 16 minutes 37 seconds East, a distance of 9.94 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, parallel with said Southeasterly right-of-way line, a distance of 26.35 feet, to a point on the Southwesterly line of said Lot 11; thence North 40 degrees 16 minutes 36 seconds West, on said Southwesterly line, a distance of 10.65 feet, to the POINT OF BEGINNING, containing 271 square feet or 0.0062 acres, more or less.

Tract No. 20**Right-of-Way:**

A parcel of land over a part of Lot 12, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the most Westerly corner of said Lot 12, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence North 49 degrees 43 minutes 23 seconds East, on said Southeasterly right-of-way line, a distance of 90.00 feet, to the most Northerly corner of said Lot 12; thence South 40 degrees 16 minutes 36 seconds East, departing said Southeasterly right-of-way line and on the Northeasterly line of said Lot 12, a distance of 12.24 feet, to a point; thence South 51 degrees 16 minutes 54 seconds West, departing said Northeasterly line, a distance of 90.03 feet, to a point on the Southwesterly line of said Lot 10; thence North 40 degrees 16 minutes 36 seconds West, on said Southwesterly line, a distance of 9.79 feet, to the POINT OF BEGINNING, containing 992 square feet or 0.0228 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 12, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the most Westerly corner of said Lot 11, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 40 degrees 16 minutes 36 seconds East, departing said Southeasterly right-of-way line and on the Southwesterly line of said Lot 11, a distance of 9.79 feet, to the POINT OF BEGINNING; thence North 51 degrees 16 minutes 54 seconds East, departing said Southwesterly line, a distance of 90.03 feet, to a point on the Northeasterly line of said Lot 11; thence South 40 degrees 16 minutes 36 seconds East, on said Northeasterly line, a distance of 11.76 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, parallel with said Southeasterly right-of-way line, a distance of 33.65 feet, to a point; thence South 64 degrees 08 minutes 38 seconds West, a distance of 36.14 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, parallel with said Southeasterly right-of-way line, a distance of 21.35, to a point on the Southwesterly line of said Lot 11; thence North 40 degrees 16 minutes 36 seconds West, on said Southwesterly line, a distance of 5.21 feet, to the POINT OF BEGINNING, containing 819 square feet or 0.0188 acres, more or less.

Tract No. 21

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 9, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Northeast corner of said Lot 9; thence South 00 degrees 39 minutes 33 seconds West, on the East line of said Lot 9, a distance of 45.64 feet, to the POINT OF BEGINNING; thence continuing South 00 degrees 39 minutes 33 seconds West, on said East line, a distance of 16.02 feet, to a point on the Northwestern right-of-way line of N.E. Vivion Road (Missouri State Highway No. 69), as now established by Document No. C-3635 recorded in Book 906 at Page 15; thence South 49 degrees 43 minutes 23 seconds West, departing said East line and on said Northwestern right-of-way line, a distance of 197.45 feet, to a point on the East right-of-way line of North Garfield Avenue, as now established, said point being the beginning of a non-tangent curve; thence in a Westerly direction, on said East right-of-way line and on a curve to the right, whose initial tangent bears North 82 degrees 04 minutes 50 seconds West, having a radius of 75.00 feet, through a central angle of 12 degrees 10 minutes 51 seconds, an arc distance of 15.94 feet, to a point on a non-tangent line; thence North 44 degrees 19 minutes 55 seconds East, departing said East right-of-way line, a distance of 75.33 feet, to a point; thence North 52 degrees 54 minutes 10 seconds East, a distance of 142.45 feet, to the POINT OF BEGINNING, containing 3,398 square feet or 0.0780 acres, more or less.

Tract No. 22

Right-of-Way:

A parcel of land over a part of Lot 1, Super Food Barn No. 4112, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 19, 2024, as follows:

COMMENCING at the most Northerly corner of said Lot 1, Super Food Barn No. 4112, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 49 degrees 43 minutes 23 seconds West, on said Southeasterly right-of-way line and the Northwestern line of said Lot 1, a distance of 18.47 feet, to a point being the on the Southwesterly line of a certain tract of land conveyed by Warranty Deed recorded in Book 9387 at Page 26, said point also being the POINT OF BEGINNING; thence South 39 degrees 52 minutes 55 seconds East, departing said Southeasterly right-of-way line and on said Southwesterly line, a distance of 15.50 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, departing said Southwesterly line and parallel with said Southeasterly right-of-way line, a distance of 207.71 feet to a point; thence South 55 degrees 09 minutes 00 seconds

West, a distance of 115.29 feet, to a point; thence South 51 degrees 16 minutes 54 seconds West, a distance of 86.57 feet, to a point on the Southwesterly line of said Lot 1 and the Northeasterly line of Lot 12, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof; thence North 40 degrees 16 minutes 36 seconds West, on said Southwesterly and Northeasterly lines, a distance of 2.24 feet, to a point on said Southeasterly right-of-way line; thence North 49 degrees 43 minutes 23 seconds East, on said Southeasterly right-of-way line, a distance of 409.13 feet, to the POINT OF BEGINNING, containing 4,670 square feet or 0.1072 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 1, Super Food Barn No. 4112, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 19, 2024, as follows:

COMMENCING at the most Northerly corner of Lot 1, Super Food Barn No. 4112, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 49 degrees 43 minutes 23 seconds West, on said Southeasterly right-of-way line and the Northwesterly line of said Lot 1, a distance of 18.47 feet, to a point being the on the Southwesterly line of a certain tract of land conveyed by Warranty Deed recorded in Book 9387 at Page 26; thence South 39 degrees 52 minutes 55 seconds East, departing said Southeasterly right-of-way line and on said Southwesterly line, a distance of 15.50 feet, to the POINT OF BEGINNING; thence continuing South 39 degrees 52 minutes 55 seconds East, on said Southwesterly line, a distance of 19.50 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, departing said Southwesterly line and parallel with said Southeasterly right-of-way line, a distance of 187.53 feet to a point; thence North 40 degrees 16 minutes 37 seconds West, a distance of 15.00 Feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, parallel with said Southeasterly right-of-way line, a distance of 176.54 feet to a point; thence North 40 degrees 07 minutes 12 seconds West, a distance of 6.00 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, parallel with said Southeasterly right-of-way line, a distance of 44.83 feet, to a point on the Southwesterly line of said Lot 1 and the Northeasterly line of Lot 12, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof; thence North 40 degrees 16 minutes 36 seconds West, on said Southwesterly and Northeasterly lines, a distance of 11.76 feet, to a point; thence North 51 degrees 16 minutes 54 seconds East, a distance of 86.57 feet, to a point; thence North 55 degrees 09 minutes 00 seconds East, a distance of 115.29 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, on a line parallel with said Southeasterly

right-of-way line, a distance of 207.71 feet, to the POINT OF BEGINNING, containing 6,056 square feet or 0.1390 acres, more or less.

Tract No. 23**Right-of-Way No. 1:**

A parcel of land over a part of Lot 16, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 19, 2024, as follows:

BEGINNING at the most Northerly corner of Lot 1, Super Food Barn No. 4112, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established, said point also being the most Westerly corner of a certain tract of land to the State of Missouri, conveyed by Warranty Deed recorded in Book 897 at Page 172; thence South 62 degrees 58 minutes 25 seconds East, departing said Southeasterly right-of-way line and on the Southwesterly line of said certain tract of land to the State of Missouri, conveyed by Warranty Deed recorded in Book 897 at Page 172, a distance of 16.23 feet, to the most Southerly corner of said certain tract of land to the State of Missouri, conveyed by Warranty Deed recorded in Book 897 at Page 172; thence South 49 degrees 46 minutes 03 seconds West, departing said Southwesterly corner, a distance of 24.84 feet, to a point being on the Southwesterly line of a certain tract of land conveyed by Warranty Deed recorded in Book 9387 at Page 26; thence North 39 degrees 52 minutes 55 seconds West, on said Southwesterly line, a distance of 14.95 feet, to a point on said Southeasterly right-of-way line; thence North 49 degrees 43 minutes 23 seconds East, on said Southeasterly right-of-way line, a distance of 18.47 feet, to the POINT OF BEGINNING, containing 324 square feet or 0.0074 acres, more or less.

Right-of-Way No. 2:

A parcel of land over a part of Lot 16, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 19, 2024, as follows:

BEGINNING at the most Northerly corner of said Lot 16, said point being the intersection of the Southeasterly right-of-way line of N.E. Vivion Road and the Southwesterly right-of-way line of N.E. Antioch Road, as both streets are now established; thence South 60 degrees 49 minutes 01 seconds East, on said Southwesterly right-of-way line, a distance of 16.07 feet, to a point; thence South 49 degrees 46 minutes 03 seconds West, departing said Southwesterly right-of-way line, a distance of 51.01 feet, to the most Easterly corner of a certain tract of

land to the State of Missouri, conveyed by Warranty Deed recorded in Book 897 at Page 172; thence North 40 degrees 22 minutes 05 seconds West, on the Southwesterly line of said certain tract of land to the State of Missouri, conveyed by Warranty Deed recorded in Book 897 at Page 172, a distance of 15.01 feet, to a point on said Southeasterly right-of-way line; thence North 49 degrees 43 minutes 23 seconds East, on said Southeasterly right-of-way line, a distance of 45.39 feet, to the POINT OF BEGINNING, containing 724 square feet or 0.0166 acres, more or less.

Temporary Construction Easement No. 1 (5) Years:

A parcel of land over a part of Lot 16, Antioch Acres and a part of Lot 1, Super Food Barn No. 4112, both subdivisions in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 19, 2024, as follows:

COMMENCING at the most Northerly corner of said Lot 16, said point being the intersection of the Southeasterly right-of-way line of N.E. Vivion Road and the Southwesterly right-of-way line of N.E. Antioch Road, as both streets are now established; thence South 60 degrees 49 minutes 01 seconds East, on said Southwesterly right-of-way line, a distance of 16.07 feet, to the POINT OF BEGINNING; thence continuing South 60 degrees 49 minutes 01 seconds East, on said Southwesterly right-of-way line, a distance of 21.30 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, departing said Southwesterly right-of-way line and parallel with said Southeasterly right-of-way line, a distance of 130.84 feet, to a point being on the Southwesterly line of a certain tract of land conveyed by Warranty Deed recorded in Book 9387 at Page 26; thence North 39 degrees 52 minutes 55 seconds West, on said Southwesterly line, a distance of 20.05 feet, to a point; thence North 49 degrees 46 minutes 03 seconds East, departing said Southwesterly line, a distance of 123.23 feet, to the POINT OF BEGINNING, containing 2,540 square feet or 0.0583 acres, more or less

Temporary Construction Easement No. 2 (5) Years:

A parcel of land over a part of Lot 16, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Northeasterly of said Lot 16, said point being on the West right-of-way line of N.E. Antioch Road, as now established; thence South 01 degrees 02 minutes 47 seconds West, on said West right-of-way line, a distance of 44.15 feet, to a point; thence North 88 degrees 57 minutes 13 seconds West, departing said West right-of-way line, a distance of 15.00 feet, to a point; thence North 04 degrees 09 minutes 46 seconds West, a distance of 55.07 feet, to a point

on the Southwesterly right-of-way line of said N.E. Antioch Road, as now established; thence South 60 degrees 49 minutes 01 seconds East, on said Southwesterly right-of-way line, a distance of 22.68 feet, to the POINT OF BEGINNING, containing 853 square feet or 0.0196 acres, more or less.

Tract No. 24

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 7, EXCEPT the North 50.00 feet thereof and a part of Lot 8, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Northwest corner of said Lot 8; thence South 00 degrees 39 minutes 33 seconds West, on the West line of said Lot 8, a distance of 176.97 feet, to the POINT OF BEGINNING; thence North 49 degrees 43 minutes 23 seconds East, departing said West line and on a line parallel with said Northwesterly right-of-way line, a distance of 22.65 feet; thence North 61 degrees 01 minutes 59 seconds East, a distance of 40.79 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, parallel with said Northwesterly right-of-way line, a distance of 137.01 feet, to a point on the Southwesterly line of the Northeasterly 50.00 feet of said Lot 7; thence South 64 degrees 38 minutes 34 seconds East, on said Southwesterly line, a distance of 10.98 feet, to a point on the Northwesterly right-of-way line of N.E. Vivion Road (Missouri State Highway No. 69), as now established by Document No. C-3635 recorded in Book 906 at Page 15; thence South 49 degrees 43 minutes 23 seconds West, on said Northwesterly right-of-way line, a distance of 219.81 feet, to a point on the West line of said Lot 8; thence North 00 degrees 39 minutes 33 seconds East, departing said Northwesterly right-of-way line and on said West line, a distance of 23.83 feet, to the POINT OF BEGINNING, containing 2,501 square feet or 0.0574 acres, more or less.

Tract No. 25

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 6 and the Northeasterly 50.00 feet of Lot 7, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Northeast corner of said Lot 6, said point being on the Northwesterly right-of-way line of N.E. Vivion Road, as now established; thence South 25 degrees 21 minutes 26 seconds West, on said Northwesterly right-of-way line, a distance of 25.76 feet, to a point on the Northwesterly right-of-way

line of N.E. Vivion Road (Missouri State Highway No. 69), as now established by Document No. C-3635 recorded in Book 906 at Page 15; thence South 49 degrees 43 minutes 23 seconds West, on said Northwesterly right-of-way line, a distance of 81.50 feet, to a point on the Southwesterly line of the Northeasterly 50.00 feet of said Lot 7; thence North 64 degrees 38 minutes 34 seconds West, departing said Northwesterly right-of-way line and on said Southwesterly line, a distance of 10.98 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, departing said Southwesterly line and on a line parallel with said Northwesterly right-of-way line, a distance of 95.99 feet to a point; thence North 25 degrees 21 minutes 26 seconds East, on a line parallel with said Northwesterly right-of-way line, a distance of 12.56 feet, to a point on the Northeasterly line of said Lot 6; thence South 64 degrees 38 minutes 34 seconds East, on said Northeasterly line, a distance of 5.00 feet, to the POINT OF BEGINNING, containing 983 square feet or 0.0226 acres, more or less.

Tract No. 26**Temporary Construction Easement (5) Years:**

All of the Southeasterly 5.00 feet of Lot 5, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, containing 250 square feet or 0.0057 acres, more or less.

Tract No. 27A**Right-of-Way:**

A parcel of land over a part of Lot 54, Beulmar Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on October 7, 2024, as follows:

BEGINNING at the most Northerly corner of said Lot 54, said point being on the Southeasterly right-of-way line of N.E. Vivion Road (Missouri State Highway No. 69), as now established by Document No. C-3635 recorded in Book 906 at Page 15; thence South 41 degrees 04 minutes 59 seconds East, departing said Southeasterly right-of-way line and on the Northeasterly line of said Lot 54, a distance of 3.00 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, departing said Northeasterly line and parallel with said Southeasterly right-of-way line, a distance of 156.25 feet, to a point on the Southeasterly right-of-way line of North Antioch Road (Missouri State Highway "J"), as now established by Doc. No. M-37840 in Book 2400 at Page 664; thence North 23 degrees 51 minutes 21 seconds East, on said Southeasterly right-of-way line, a distance of 6.88 feet, to a point being the intersection of said Southeasterly right-of-way line and the Southeasterly right-of-way line of said N.E. Vivion Road (Missouri State

Highway No. 69); thence North 49 degrees 43 minutes 23 seconds East, departing said Southeasterly right-of-way line of North Antioch Road and on the Southeasterly right-of-way line of said N.E. Vivion Road, a distance of 150.02 feet, to the POINT OF BEGINNING, containing 459 square feet or 0.0105 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 54, Beulmar Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on October 7, 2024, as follows:

COMMENCING at the most Northerly corner of said Lot 54, said point being on the Southeasterly right-of-way line of N.E. Vivion Road (Missouri State Highway No. 69), as now established by Document No. C-3635 recorded in Book 906 at Page 15; thence South 41 degrees 04 minutes 59 seconds East, departing said Southeasterly right-of-way line and on the Northeasterly line of said Lot 54, a distance of 3.00 feet, to the POINT OF BEGINNING; thence continuing South 41 degrees 04 minutes 59 seconds East, on said Northeasterly line, a distance of 15.50 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, departing said Northeasterly line and parallel with said Southeasterly right-of-way line, a distance of 94.45 feet to a point; thence South 40 degrees 16 minutes 37 seconds East, a distance of 6.50 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, parallel with said Southeasterly right-of-way line, a distance of 107.39 feet, to a point on the Southeasterly right-of-way line of North Antioch Road (Missouri State Highway "J"), as now established by Doc. No. M-37840 in Book 2400 at Page 664; thence North 23 degrees 51 minutes 21 seconds East, on said Southeasterly right-of-way line, a distance of 50.43 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, departing said Southeasterly right-of-way line of North Antioch Road and parallel with the Southeasterly right-of-way line of said N.E. Vivion Road, a distance of 156.25 feet, to the POINT OF BEGINNING, containing 3,326 square feet or 0.0763 acres, more or less.

Tract No. 27B

Permanent Drainage Easement:

A parcel of land over a part of Lot 53, Beulmar Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Northwest corner of Lot 1, Maria's Heavenly Acres II, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point being on the Northeasterly line of said Lot 53,

said point also being on the Southeasterly right-of-way line of N.E. Vivion Road (Missouri State Highway No. 69), as now established by Document No. C-3635 recorded in Book 906 at Page 15; thence South 49 degrees 43 minutes 23 seconds West, on said Southeasterly right-of-way line, a distance of 33.60 feet, to a point; thence South 40 degrees 16 minutes 37 seconds East, departing said Southeasterly right-of-way line, a distance of 3.00 feet, to the POINT OF BEGINNING; thence continuing South 40 degrees 16 minutes 37 seconds East, a distance of 7.00 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, parallel with said Southeasterly right-of-way line, a distance of 14.00 feet, to a point; thence North 40 degrees 16 minutes 37 seconds West, a distance of 7.00 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, parallel with said Southeasterly right-of-way line, a distance of 14.00 feet, to the POINT OF BEGINNING, containing 98 square feet or 0.0022 acres, more or less.

Right-of-Way:

A parcel of land over a part of Lot 53, Beulmar Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on October 7, 2024, as follows:

BEGINNING at the Northwest corner of Lot 1, Maria's Heavenly Acres II, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point being on the Northeasterly line of said Lot 53, said point also being on the Southeasterly right-of-way line of N.E. Vivion Road (Missouri State Highway No. 69), as now established by Document No. C-3635 recorded in Book 906 at Page 15; thence South 32 degrees 08 minutes 11 seconds East, departing said Southeasterly right-of-way line and on said Northeasterly line and the Southwesterly line of said Lot 1, a distance of 3.03 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, departing said Northeasterly and Southwesterly lines and parallel with said Southeasterly right-of-way line, a distance of 149.23 feet, to a point on the Southwesterly line of said Lot 53 and the Northeasterly line of Lot 54 of said Beulmar Acres; thence North 41 degrees 04 minutes 59 seconds West, on said Southwesterly and said Northeasterly lines, a distance of 3.00 feet, to a point on said Southeasterly right-of-way line; thence North 49 degrees 43 minutes 23 seconds East, on said Southeasterly right-of-way line, a distance of 149.70 feet, to the POINT OF BEGINNING, containing 448 square feet or 0.0103 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 53, Beulmar Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on October 7, 2024, as follows:

COMMENCING at the Northwest corner of Lot 1, Maria's Heavenly Acres II, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point being on the Northeasterly line of said Lot 53, said point also being on the Southeasterly right-of-way line of N.E. Vivion Road (Missouri State Highway No. 69), as now established by Document No. C-3635 recorded in Book 906 at Page 15; thence South 32 degrees 08 minutes 11 seconds East, departing said Southeasterly right-of-way line and on said Northeasterly line and the Southwesterly line of said Lot 1, a distance of 3.03 feet, to the POINT OF BEGINNING; thence continuing South 32 degrees 08 minutes 11 seconds East, on said Northeasterly and Southwesterly lines, a distance of 15.66 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, departing said Northeasterly and Southwesterly lines, parallel with said Southeasterly right-of-way line, a distance of 146.79 feet, to a point on the Southwesterly line of said Lot 53 and the Northeasterly line of Lot 54 of said Beulmar Acres; thence North 41 degrees 04 minutes 59 seconds West, on said Southwesterly and said Northeasterly lines, a distance of 15.50 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, departing said Southwesterly and Northeasterly lines and on a line parallel with said Southeasterly right-of-way line, a distance of 149.23 feet, to the POINT OF BEGINNING, containing 2,294 square feet or 0.0527 acres, more or less.

Tract No. 28

Permanent Trail Easement:

A parcel of land over a part of Lot 1, Antioch Green Lot 1 and Lot 2, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the most Southerly corner of said Lot 1, said point being on the Northwesterly right-of-way line of N.E. Vivion Road, as now established; thence North 61 degrees 36 minutes 50 seconds West, departing said Northwesterly right-of-way line and on the Southwesterly line of said Lot 1, a distance of 5.37 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, departing said Southwesterly line and parallel with said Northwesterly right-of-way line, a distance of 107.68 feet, to a point; thence South 40 degrees 16 minutes 37 seconds East, a distance of 5.00 feet, to a point on said Northwesterly right-of-way line; thence South 49 degrees 43 minutes 23 seconds West, on said Northwesterly right-of-way line, a distance of 105.73 feet, to the POINT OF BEGINNING, containing 534 square feet or 0.0122 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 1, Antioch Green Lot 1 and Lot 2, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more

particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the most Southerly corner of said Lot 1, said point being on the Northwesterly right-of-way line of N.E. Vivion Road, as now established; thence North 49 degrees 43 minutes 23 seconds East, on said Northwesterly right-of-way line, a distance of 50.73 feet, to the POINT OF BEGINNING; thence North 40 degrees 16 minutes 37 seconds West, departing said Northwesterly right-of-way line, a distance of 12.00 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, parallel with said Northwesterly right-of-way line, a distance of 55.00 feet, to a point; thence South 40 degrees 16 minutes 37 seconds East, a distance of 12.00 feet, to a point on said Northwesterly right-of-way line; thence South 49 degrees 43 minutes 23 seconds West, on said Northwesterly right-of-way line, a distance of 55.00 feet, to the POINT OF BEGINNING, containing 660 square feet or 0.0152 acres, more or less.

Tract No. 30

Right-of-Way:

A parcel of land over a part of Lot 2, Maria's Heavenly Acres II, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Northwesterly corner of said Lot 2, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established, said point being the beginning of a non-tangent curve; thence in a Northeasterly direction, on a curve to the right, whose initial tangent bears North 50 degrees 59 minutes 20 seconds East, having a radius of 1,382.39 feet, through a central angle of 09 degrees 12 minutes 04 seconds, an arc distance of 222.00 feet, to the Northeasterly corner of said Lot 2, said point being on a non-tangent line; thence South 28 degrees 56 minutes 38 seconds East, departing said Northeasterly right-of-way line and on the Northeasterly line of said Lot 2, a distance of 3.00 feet, to the beginning of a non-tangent curve; thence in a Southwesterly direction, departing said Northeasterly line and on a curve to the left, whose initial tangent bears South 60 degrees 11 minutes 18 seconds West, having a radius of 1,379.39 feet, through a central angle of 09 degrees 13 minutes 16 seconds, an arc distance of 222.00 feet, to a point on a non-tangent line, said point being on the Southwesterly line of said Lot 2; thence North 29 degrees 05 minutes 33 seconds West, on said Southwesterly line, a distance of 3.05 feet, to the POINT OF BEGINNING, containing 666 square feet or 0.0153 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 2, Maria's Heavenly Acres II, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Northwestern corner of said Lot 2, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 29 degrees 05 minutes 33 seconds East, departing said Southeasterly right-of-way line and on the Southwesterly line of said Lot 2, a distance of 3.05 feet, to the beginning of a non-tangent curve, said point also being the POINT OF BEGINNING; thence in a Northeasterly direction, on a curve to the right concentric with said Southeasterly right-of-way line, whose initial tangent bears North 50 degrees 58 minutes 02 seconds East, having a radius of 1,379.39 feet, through a central angle of 09 degrees 13 minutes 16 seconds, an arc distance of 222.00 feet, to a point on a non-tangent line, said point being on the Northeasterly line of said Lot 2; thence South 28 degrees 56 minutes 38 seconds East, on said Northeasterly line of said Lot 2, a distance of 25.17 feet, to a point; thence South 59 degrees 22 minutes 11 seconds West, departing said Northeasterly line, a distance of 4.34 feet, to a point; thence South 60 degrees 18 minutes 52 seconds West, a distance of 170.83 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, a distance of 46.46 feet, to a point on the Southwesterly line of said Lot 2; thence North 29 degrees 05 minutes 33 seconds West, on said Southwesterly line, a distance of 15.47 feet, to the POINT OF BEGINNING, containing 4,405 square feet or 0.1011 acres, more or less.

Tract No. 31

Permanent Trail Easement:

A parcel of land over a part of Lot 7, Antioch Crossing, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the most Southeasterly corner of said Lot 7, said point being on the Northwestern right-of-way line of N.E. Vivion Road, as now established, said point being the beginning of a non-tangent curve; thence in a Southwesterly direction, on said Northwestern right-of-way line and on a curve to the left, whose initial tangent bears South 61 degrees 02 minutes 19 seconds West, having a radius of 1,478.39 feet, through a central angle of 00 degrees 49 minutes 40 seconds, an arc distance of 21.36 feet, to the POINT OF BEGINNING; thence continuing in a Southwesterly direction, on said Northwestern right-of-way line and on a tangent curve to the left, having a radius of 1,478.39 feet, through a central angle of 04 degrees 29 minutes 32 seconds, an arc distance of 115.91 feet, to the Southwesterly corner of said Lot 7; thence North 00 degrees 13 minutes 48 seconds East, departing said Northwestern right-of-way line and on the West line

of said Lot 7, a distance of 5.54 feet, to the beginning of a non-tangent curve; thence in a Northeasterly direction, on a curve to the right whose initial tangent bears North 54 degrees 07 minutes 42 seconds East, having a radius of 662.00 feet, through a central angle of 09 degrees 47 minutes 46 seconds, an arc distance of 113.18 feet, to a point on a non-tangent line; thence South 29 degrees 47 minutes 21 seconds East, a distance of 2.59 feet, to the POINT OF BEGINNING, containing 512 square feet or 0.0118 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 7, Antioch Crossing, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the most Southeasterly corner of said Lot 7, said point being on the Northwestern right-of-way line of N.E. Vivion Road, as now established, said point being the beginning of a non-tangent curve; thence in a Southwesterly direction, on said Northwestern right-of-way line and on a curve to the left, whose initial tangent bears South 61 degrees 02 minutes 19 seconds West, having a radius of 1,478.39 feet, through a central angle of 00 degrees 49 minutes 40 seconds, an arc distance of 21.36 feet, to the POINT OF BEGINNING; thence continuing in a Southwesterly direction, on said Northwestern right-of-way line and on a tangent curve to the left, having a radius of 1,478.39 feet, through a central angle of 04 degrees 29 minutes 32 seconds, an arc distance of 115.91 feet, to the Southwesterly corner of said Lot 7; thence North 00 degrees 13 minutes 48 seconds East, departing said Northwestern right-of-way line and on the West line of said Lot 7, a distance of 5.54 feet, to the beginning of a non-tangent curve; thence in a Northeasterly direction, departing said West line and on a curve to the right whose initial tangent bears North 54 degrees 07 minutes 42 seconds East, having a radius of 662.00 feet, through a central angle of 01 degree 21 minutes 08 seconds, an arc distance of 15.62 feet, to a point on a non-tangent line; thence North 37 degrees 43 minutes 01 seconds East, a distance of 15.57 feet, to the beginning of a non-tangent curve; thence in a Northeasterly direction, on a curve to the right whose initial tangent bears North 56 degrees 59 minutes 04 seconds East, having a radius of 1,413.64 feet, through a central angle of 01 degree 03 minutes 10 seconds, an arc distance of 25.98 feet, to a point on a non-tangent line; thence North 64 degrees 31 minutes 46 seconds East, a distance of 57.30 feet, to a point; thence South 29 degrees 47 minutes 21 seconds East, a distance of 4.59 feet, to the POINT OF BEGINNING, containing 854 square feet or 0.0196 acres, more or less.

Tract No. 32

Right-of-Way:

A parcel of land over a part of Lots 8 & 10, Antioch Crossing, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Southeast corner of said Lot 10, said point being the intersection of the West right of-way line of N.E. Chouteau Trafficway and the Northerly right-of-way line of N.E. Vivion Road, as both streets are now established, said point being the beginning of a non-tangent curve; thence in a Westerly and Southwesterly direction, on said Northerly right-of-way line and on a curve to the left, whose initial tangent bears South 75 degrees 13 minutes 03 seconds West, having a radius of 1,478.39 feet, through a central angle of 10 degrees 24 minutes 24 seconds, an arc distance of 268.52 feet, to a point on a non-tangent line; thence North 25 degrees 11 minutes 21 seconds West, departing said Northerly right-of-way line, a distance of 10.00 feet, to a point being the beginning of a non-tangent curve; thence in a Northeasterly and Easterly direction, on a curve to the right and being concentric with said Northerly right-of-way line, whose initial tangent bears North 64 degrees 48 minutes 39 seconds East, having a radius of 1,488.39 feet, through a central angle of 08 degrees 10 minutes 42 seconds, an arc distance of 212.45 feet, to a point on a non-tangent line; thence North 80 degrees 43 minutes 37 seconds East, a distance of 44.48 feet, to a point; thence North 74 degrees 50 minutes 10 seconds East, a distance of 7.44 feet, to a point; thence North 32 degrees 18 minutes 07 seconds East, a distance of 9.12 feet, to a point on the West right-of-way line of said N.E. Chouteau Trafficway, said point being the beginning of a non-tangent curve; thence in a Southerly direction, on said West right-of-way line and on a curve to the left, whose initial tangent bears South 12 degrees 00 minutes 12 seconds East, having a radius of 1,537.33 feet, through a central angle of 00 degrees 02 minutes 21 seconds, an arc distance of 1.05 feet, to a point on a tangent line; thence South 12 degrees 02 minutes 34 seconds East, on said West right-of-way line, a distance of 9.82 feet, to the POINT OF BEGINNING, containing 2,519 square feet or 0.0578 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lots 8 & 10, Antioch Crossing, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Southeast corner of said Lot 1, said point being the intersection of the West right of-way line of N.E. Chouteau Trafficway and the Northerly right-of-way line of N.E. Vivion Road, as both streets are now established; thence North 12 degrees 02 minutes 34 seconds West, on said West right-of-way line, a distance of 9.82 feet, to a point of curvature; thence in a Northerly direction, on said West right-of-way line and on a curve to the right,

having a radius of 1,537.33 feet, through a central angle of 00 degrees 02 minutes 21 seconds, an arc distance of 1.05 feet, to the POINT OF BEGINNING; thence South 32 degrees 18 minutes 07 seconds West, departing said West right-of-way line, a distance of 9.12 feet, to a point; thence South 74 degrees 50 minutes 10 seconds West, a distance of 7.44 feet, to a point; thence South 80 degrees 43 minutes 37 seconds West, a distance of 44.48 feet, to a point being the beginning of a non-tangent curve; thence in a Southwesterly direction, on a curve to the left and being concentric with said Northerly right-of-way line, whose initial tangent bears South 72 degrees 59 minutes 21 seconds West, having a radius of 1,488.39 feet, through a central angle of 06 degrees 34 minutes 42 seconds, an arc distance of 170.89 feet, to a point on a non-tangent line; thence North 23 degrees 35 minutes 21 seconds West, a distance of 24.00 feet, to a point; thence North 67 degrees 24 minutes 39 seconds East, a distance of 52.79 feet, to a point; thence North 21 degrees 35 minutes 21 seconds West, a distance of 35.00 feet, to a point being the beginning of a non-tangent curve; thence in an Easterly direction, on a curve to the right and being concentric with said Northerly right-of-way line, whose initial tangent bears North 68 degrees 24 minutes 39 seconds East, having a radius of 1,547.39 feet, through a central angle of 01 degree 59 minutes 59 seconds, an arc distance of 54.01 feet, to a point on a non-tangent line; thence North 80 degrees 17 minutes 36 seconds East, a distance of 64.47 feet, to a point; thence South 09 degrees 42 minutes 22 seconds East, a distance of 24.47 feet, to a point; thence North 81 degrees 01 minutes 06 seconds East, a distance of 13.35 feet, to a point; thence South 08 degrees 58 minutes 54 seconds East, a distance of 11.06 feet, to a point; thence North 81 degrees 01 minutes 06 seconds East, a distance of 29.63 feet, to a point; thence North 09 degrees 18 minutes 48 seconds West, a distance of 11.18 feet, to a point; thence North 80 degrees 58 minutes 02 seconds East, a distance of 17.16 feet, to a point; thence North 09 degrees 09 minutes 27 seconds West, a distance of 5.00 feet, to a point; thence North 80 degrees 58 minutes 02 seconds East, a distance of 9.07 feet, to a point on the West right-of-way line of said N.E. Chouteau Trafficway, said point being the beginning of a non-tangent curve; thence in a Southerly direction, on said West right-of-way line and on a curve to the left, whose initial tangent bears South 11 degrees 13 minutes 44 seconds East, having a radius of 1,537.33 feet, through a central angle of 00 degrees 46 minutes 28 seconds, an arc distance of 20.78 feet, to the POINT OF BEGINNING, containing 8,921 square feet or 0.2048 acres, more or less.

Tract No. 33

Right-of-Way:

A parcel of land over a part of Lots 39 & 40, Beulmar Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on August 16, 2025, as follows:

BEGINNING at the most Northeasterly corner of Lot 1, Maria's Heavenly Acres II, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established, said point also being the beginning of a non-tangent curve; thence in a Northeasterly direction, on said Southeasterly right-of-way line and on a curve to the right, having a radius of 1,382.39 feet, through a central angle of 08 degrees 10 minutes 14 seconds, an arc distance of 197.13 feet, to the beginning of a non-tangent curve, said point being the intersection of the West right of-way line of N.E. Chouteau Trafficway and the Southeasterly right-of-way line of said N.E. Vivion Road, as both streets are now established; thence in a Southerly direction, on said West right-of-way line and on a curve to the left, whose initial tangent bears South 18 degrees 09 minutes 44 seconds East, having a radius of 640.00 feet, through a central angle of 01 degrees 49 minutes 08 seconds, an arc distance of 20.32 feet, to a point on a non-tangent line; thence North 61 degrees 55 minutes 22 seconds West, departing said West right-of-way line, a distance of 5.55 feet, to a point; thence North 13 degrees 38 minutes 54 seconds West, a distance of 12.93 feet, to a point; thence South 74 degrees 35 minutes 05 seconds West, a distance of 5.47 feet, to a point; thence South 77 degrees 30 minutes 49 seconds West, a distance of 11.64 feet to the beginning of a non-tangent curve; thence in a Southwesterly direction, on a curve to the left and being concentric with said Southeasterly right-of-way line, whose initial tangent bears South 74 degrees 21 minutes 50 seconds West, having a radius of 1,379.39 feet, through a central angle of 07 degrees 21 minutes 12 seconds, an arc distance of 177.03 feet, to a point on a non-tangent line, said point being on the Northeasterly line of Lot 1 of said Maria's Heavenly Acres II; thence North 28 degrees 18 minutes 53 seconds West, on said Northeasterly line, a distance of 3.01 feet, to the POINT OF BEGINNING, containing 646 square feet or 0.0148 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lots 39 & 40, Beulmar Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on August 19, 2025, as follows:

COMMENCING at the most Northeasterly corner of Lot 1, Maria's Heavenly Acres II, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 28 degrees 18 minutes 53 seconds East, on the Northeasterly line of said Lot 1, a distance of 3.01 feet, to a point being the beginning of a non-tangent curve, said point also being the POINT OF BEGINNING; thence in a Northeasterly direction, departing said Northeasterly line, whose initial tangent bears North 67 degrees 00 minutes 38 seconds East, and on a curve to the right being concentric with said Southeasterly right-of-way line, having a radius of 1,379.39 feet, through a central

angle of 07 degrees 21 minutes 12 seconds, an arc distance of 177.03 feet, to a point on a non-tangent line; thence North 77 degrees 30 minutes 49 seconds East, a distance of 11.64 feet, to a point; thence North 74 degrees 35 minutes 05 seconds East, a distance of 5.47 feet, to a point; thence South 13 degrees 38 minutes 54 seconds East, a distance of 12.93 feet, to a point; thence South 61 degrees 55 minutes 22 seconds East, a distance of 5.55 feet, to a point being on the West right-of-way line of N.E. Chouteau Trafficway, as now established, said point being the beginning of a non-tangent curve; thence in a Southerly direction, on said West right-of-way line and on a curve to the left, whose initial tangent bears South 19 degrees 58 minutes 53 seconds East, having a radius of 640.00 feet, through a central angle of 01 degree 38 minutes 32 seconds, an arc distance of 18.34 feet, to a point on a non-tangent line; thence North 61 degrees 55 minutes 22 seconds West, departing said West right-of-way line, a distance of 34.78 feet, to a point being the beginning of a non-tangent curve; thence in a Southwesterly direction, on a curve to the left, whose initial tangent bears South 74 degrees 22 minutes 42 seconds West, having a radius of 1,335.21 feet, through a central angle of 04 degrees 32 minutes 34 seconds, an arc distance of 105.86 feet, to a point on a non-tangent line; thence South 20 degrees 11 minutes 21 seconds East, a distance of 11.00 feet, to a point being the beginning of a non-tangent curve; thence in a Southwesterly direction, on a curve to the left, whose initial tangent bears South 69 degrees 48 minutes 39 seconds West, having a radius of 1,356.89 feet, through a central angle of 02 degrees 42 minutes 42 seconds, an arc distance of 64.22 feet, to a point on a non-tangent line, said point being on the Northeasterly line of Lot 1 of said Maria's Heavenly Acres II; thence North 28 degrees 18 minutes 53 seconds West, on said Northeasterly line, a distance of 22.60 feet, to the POINT OF BEGINNING, containing 3,194 square feet or 0.0733 acres, more or less.

Tract No. 34

Right-of-Way:

A parcel of land over a part of Lot 4, Resurvey of Blocks 1 and 3, Antioch, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 19, 2024, as follows:

COMMENCING AT THE Southeast corner of said Lot 4, said point being on the North right-of-way line of N.E. Vivion Road, as now established, said point being the beginning of a non-tangent curve; thence in a Westerly direction, on said North right-of-way line and on a curve to the left, whose initial tangent bears South 84 degrees 13 minutes 41 seconds West, having a radius of 1,472.39 feet, through a central angle of 04 degrees 06 minutes 51 seconds, an arc distance of 105.73 feet, to the POINT OF BEGINNING; thence continuing in a Westerly direction, on said North right-of-way line and on a tangent curve to the left, having a radius of 1,472.39 feet, through a central angle of 00 degrees 55 minutes

04 seconds, an arc distance of 23.58 feet, to a point on a non-tangent line; thence North 56 degrees 33 minutes 55 seconds West, departing said North right-of-way line, a distance of 21.39 feet, to a point on the East right of-way line of N.E. Chouteau Trafficway, as now established, said point being the beginning of a non-tangent curve; thence in a Northerly direction, on said East right-of-way line and on a curve to the right, whose initial tangent bears North 12 degrees 00 minutes 48 seconds West, having a radius of 1,447.33 feet, through a central angle of 00 degrees 35 minutes 39 seconds, an arc distance of 15.01 feet, to a point on a non-tangent line; thence North 79 degrees 09 minutes 52 seconds East, departing said East right-of-way line, a distance of 8.15 feet, to a point; thence South 09 degrees 26 minutes 07 seconds East, a distance of 3.52 feet, to a point; thence South 43 degrees 48 minutes 53 seconds East, a distance of 20.85 feet, to a point; thence North 83 degrees 28 minutes 09 seconds East, a distance of 10.37 feet, to a point; thence North 80 degrees 12 minutes 39 seconds East, a distance of 9.52 feet, to a point; thence South 09 degrees 47 minutes 21 seconds East, a distance of 8.17 feet, to the POINT OF BEGINNING, containing 489 square feet or 0.0112 acres, more or less.

Tract No. 35

Right-of-Way:

A parcel of land over a part of Lot 42, Beulmar Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the intersection of the East right of-way line of N.E. Chouteau Trafficway and the South right-of-way line of N.E. Vivion Road, as both streets are now established, said point being the beginning of a non-tangent curve; thence in an Easterly direction, on said South right-of-way line on a curve to the right, whose initial tangent bears North 78 degrees 55 minutes 07 seconds East, having a radius of 1,382.39 feet, through a central angle of 01 degree 38 minutes 27 seconds, an arc distance of 39.59 feet, to a point on a non-tangent line; thence South 30 degrees 43 minutes 56 seconds West, departing said South right-of-way line, a distance of 26.31 feet, to a point; thence South 79 degrees 29 minutes 51 seconds West, a distance of 18.88 feet, to a point on said East right-of-way line, said point being the beginning of a non-tangent curve; thence in a Northerly direction, on said East right-of-way line and on a curve to the right, having a radius of 550 feet, through a central angle of 02 degrees 06 minutes 30 seconds, an arc distance of 20.24 feet, to the POINT OF BEGINNING, containing 586 square feet or 0.0135 acres, more or less.

Tract No. 36

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 4, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Southeast corner of said Lot 4, said point being on the Northwesterly right-of-way line of N.E. Vivion Road, as now established; thence North 64 degrees 38 minutes 34 seconds West, departing said Northwesterly right-of-way line and on the Southwesterly line of said Lot 4, a distance of 5.00 feet, to a point; thence North 25 degrees 21 minutes 26 seconds East, departing said Southwesterly line, parallel with said Northwesterly right-of-way line, a distance of 41.32 feet, to a point; thence South 64 degrees 56 minutes 55 seconds East, a distance of 5.00 feet, to a point, on said Northwesterly right-of-way line; thence South 25 degrees 21 minutes 26 seconds West, on said Northwesterly right-of-way line, a distance of 41.35 feet, to the POINT OF BEGINNING, containing 207 square feet or 0.0047 acres, more or less.

Section 5. That just compensation for the property interests taken shall be assessed and paid according to law; and the proceedings to determine compensation shall be prosecuted in one or more suits in the Circuit Court of Clay County, Missouri, pursuant to the provisions of Chapter 523 of the Revised Statutes of Missouri, as supplemented or amended by Section 86.01 to 86.10 of the Rules of Civil Procedure. Payment of compensation shall be made by Kansas City from funds appropriated, or to be appropriated, for such purposes.

Section 6. That pending the acquisition of said lands by condemnation, the Director of the Department of Public Works is hereby authorized to negotiate the purchase of said land and pay for them out of funds appropriated or to be appropriated as aforesaid, and if any tracts be so acquired by negotiation and purchase, the City Attorney is authorized to withdraw same from condemnation proceedings.

Section 7. That said tracts and interests be condemned and conveyed to the City of Kansas City.

Section 8. That upon the effective date of this ordinance, the City Clerk is hereby directed to cause this ordinance to be recorded in the office of the Recorder of Deeds for Clay County, Missouri.
..end

Approved as to form:

Abigail A. Judah
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260011

Submitted Department/Preparer: Public Works

Revised 6/10/24

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 condemnation and taking of private property interests for public use for Street Right of Way purposes, and for Permanent Drainage Easements, Permanent Trail Easements, and Temporary Construction Easements for the construction, location and maintenance of the "NE Vivion Road Streetscape Project ", Project No. 89008267, in Kansas City, Clay County, Missouri; providing for the payment of just compensation therefore; authorizing continued negotiations and purchase by the Director of the Department of Public Works; authorizing the filing of the petition for condemnation by the City Attorney on behalf of the City; and directing the City Clerk to record this ordinance in the office of the Recorder of Deeds for Clay County, Missouri.

Discussion

This ordinance authorizes the condemnation and acquisition of street right-of-way, permanent drainage easements, permanent trail easements, and temporary construction easements necessary for the NE Vivion Road Streetscape Project (Project No. 89008267) in Kansas City, Clay County, Missouri.

The project includes streetscape enhancements, improved intersections, pedestrian and bicycle accommodations, utility adjustments, and associated public infrastructure. While Public Works will continue negotiating with impacted property owners for voluntary acquisition, condemnation authority is required to ensure timely delivery of the project.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☒ No
2. What is the funding source?
Funds will be paid from the project budget for NE Vivion Road Streetscape Project, Project No. 89008267.
3. How does the legislation affect the current fiscal year?

The ordinance authorizes payment of just compensation for right-of-way and easements necessary for the project.

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)

Account string verification not applicable because this legislation does not specify a dollar amount associated with the cost of right-of-way and easement. Funds in the project 89008267 have been verified.

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.
 - ☒ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - ☒ Build on existing strengths while developing a comprehensive transportation plan for the future.
 - ☐ Develop environmentally sustainable infrastructure 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.

Prior Legislation

Click or tap here to list prior, related ordinances/resolutions.

Service Level Impacts

The project will improve multimodal transportation, pedestrian safety, and connectivity along NE Vivion Road.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Improved sidewalks, trails, and safer street crossings.
2. How have those groups been engaged and involved in the development of this ordinance?
Property owners have been and will continue to be engaged through formal notifications, negotiations, public meetings, and project outreach conducted during the design phase.
3. How does this legislation contribute to a sustainable Kansas City?
Improving multimodal access.
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)



Legislation Text

File #: 260014

ORDINANCE NO. 260014

Sponsor: Director of Public Works Department

Authorizing the Director of Public Works to execute a Revocable License Agreement with Property Reserve, Inc. for fifteen (15) years with five (5) additional terms of fifteen (15) years each.

WHEREAS, Property Reserve Inc. ("PR") is the owner of certain real property located along N.E. 108th Street, between N.E. Staley Road and N. Hardesty Avenue in Kansas City, Clay County, Missouri; and

WHEREAS, PR's property is situated between the Pine Grove neighborhood and Bell Prairie Elementary; and

WHEREAS, the City and PR desire to increase pedestrian connectivity between the Pine Grove Neighborhood and Bell Prairie Elementary by constructing a trail on the PR Property; and

WHEREAS, PR intends to grant the City a license to construct, maintain, and operate a recreational trail and greenway system, acquired under the conditions of Sec. 258,100, RSMo.; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Public Works is authorized to execute a revocable license agreement with Property Reserve Inc., to be in effect for a period of fifteen years, with automatic extensions for up to five (5) renewal period(s) of fifteen (15) years each, or unless earlier terminated in accordance with the Agreement. A copy of the license agreement in substantial form is on file with the Director of Public Works.

..end

Approved as to form:

Abigail Judah
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260014

Submitted Department/Preparer: Public Works

Revised 6/10/24

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 the Director of Public Works to execute a Revocable License Agreement with Property Reserve, Inc. ("PRI") to allow construction, maintenance, and operation of a recreational trail and greenway system on PRI property near NE 108th Street. The agreement is for fifteen (15) years with five (5) additional fifteen-year renewal terms.

Discussion

Property Reserve, Inc. owns land along NE 108th Street between NE Staley Road and N Hardesty Avenue, situated between the Pine Grove neighborhood and Bell Prairie Elementary School. This location lacks a safe and direct pedestrian connection for students and neighborhood residents. The City and PRI have collaboratively identified this property as the ideal corridor to increase pedestrian connectivity. Through this agreement, PRI will grant the City a revocable license to construct, maintain, and operate a recreational trail and greenway system under the authority of Section 258.100, RSMo.

Fiscal Impact

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

N/A

Office of Management and Budget Review

(OMB Staff will complete this section.)

- | | | |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Additional Discussion (if needed)

Account string verification not applicable because this legislation authorizes the execution of a license agreement.

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.
 - ☒ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - ☒ Build on existing strengths while developing a comprehensive transportation plan for the future.
 - ☐ Develop environmentally sustainable infrastructure 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.

Prior Legislation

Click or tap here to list prior, related ordinances/resolutions.

Service Level Impacts

The trail will improve pedestrian safety and connectivity for Pine Grove residents and students walking to Bell Prairie Elementary.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The trail provides safer non-vehicular access to school and the Pine Grove Neighborhood.
2. How have those groups been engaged and involved in the development of this ordinance?
Public Works coordinated with Property Reserve, Inc.
3. How does this legislation contribute to a sustainable Kansas City?
Supports sustainable transportation.

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:

no contract or construction authorization in this ordinance

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)



File #: 260019

ORDINANCE NO. 260019

Sponsor: Director of Public Works Department

Authorizing Amendment No. 1 to the Design Professional Services Agreement with TREKK Design Group, LLC in the amount of \$344,630.38 for a total contract amount of \$741,461.02 for the Trolley Track Trail project from West 62nd Terrace to West Meyer Boulevard; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the Director of Public Works authorized a Design Professional Services Agreement with TREKK Design Group, LLC in the amount of \$396,830.64 for preliminary design improvements for the West 63rd Street Improvements project from Main Street to Wornall Road including the Trolley Track Trail from W. 62nd Tr. to West Meyer Blvd.; and

WHEREAS, a contract amendment is necessary to complete the final design for this segment; NOW, THEREFORE,

Section 1. That the Director of Public Works is hereby authorized to execute amendment No. 1 to the Design Professional Services Agreement with TREKK Design Group, LLC for Trolley Track Trail project from West 62nd Terrace to West Meyer Boulevard in the amount of \$344,630.38 from funds previously appropriated to Account No. 26-3090-898607-B-89004783 for a total contract price of \$741,461.02. A copy of the amendment is on file with the Director of Public Works.

Section 2. That this ordinance, relating to the design, repair, maintenance, or construction of a public improvement, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(D) of the City Charter and shall take effect in accordance with Section 503 of the City Charter.
..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the forgoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

William Choi
Interim Director of Finance

Approved as to form:

Dustin E. Johnson
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260019

Submitted Department/Preparer: Public Works

Revised 6/10/24

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 contract amendment No. 1 with =TREKK Design Group, LLC in the amount of \$344,630.38 for additional design services for the Trolley Track Trail.

Discussion

This will complete the design of the Trolley Track Trail from W. 62nd Tr. to W. Meyer Blvd. to provide a continuous trail for pedestrians and mobility users through the Brookside neighborhood.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?
Capital Improvements Fund - 3090-898607-B-89004783 \$344,630.38
3. How does the legislation affect the current fiscal year?
It does not affect the current fiscal year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
This project will not have a fiscal impact for future years.
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. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Account string has been verified/confirmed. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

- View the [Adopted 2025-2029 Citywide Business Plan](#)
- Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
- 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.
 - ☐ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - ☐ Build on existing strengths while developing a comprehensive transportation plan for the future.
 - ☐ Develop environmentally sustainable infrastructure 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.

Prior Legislation

Click or tap here to list prior, related ordinances/resolutions.

Service Level Impacts

This design for the Trolley Track Trail will provide a safe pedestrian and micromobility access for a segment of the trail that does not currently exist.

This project will address traffic flow on Wornall between 63rd and Meyer and will improve parking for the Brookside neighborhood and businesses.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Improved and safer pathway for pedestrians. Improved traffic flow on Wornall in Brookside.
2. How have those groups been engaged and involved in the development of this ordinance?
 - Yes, over the last year we have had many public meetings to reach a consensus on parking, the route of the new Trolley Track Trail, and pedestrian safety for the area.
 - 6/6/23 -Public meeting for the improvements on 63rd St.
 - 8/3/23 – Public meeting held at Wornall Road Baptist Church to gain feedback on concepts
 - 8/4/23 – Met with Brookside Business Association at their monthly meeting as follow up to public meeting
 - 2/22 and 2/23/24 – Four listening sessions were held with Brookside Business Association
 - 8/15/24 – Shared updated concepts with Brookside Business Association
 - 10/2/24 – Public meeting held at St. Andrews’s Episcopal Church to gain feedback on revised concepts
3. How does this legislation contribute to a sustainable Kansas City?
This segment of the Trolley Track Trail is missing and completion of this segment will provide and encourage use of the TTT through Brookside.
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.

Yes - I have submitted documents for CREO Review (Press tab after selecting)
Please attach or copy and paste CREO's review.

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)

Inter-Departmental Communication

Date: January 8, 2026

To: Councilman Kevin O'Neill; Chair; Transportation. Infrastructure & Operations Committee

From: Jaime Guillen; Director; Civil Rights & Equal Opportunity Department

Subject: Revised CUP Summary for Amendment 1 #: 260019

CONTRACTOR:

TREKK Design Group. LLC
Address: 1411 E. 104th St.
Kansas City, MO 64131
Contract # CS230063 / 89004783 – Trolley Track Trail from W. 62nd Terrace to W. Meyer Blvd.*
Contract Amount: \$741,461.02 (\$344,630.38 on Amendment 1)
Total MBE Achieved: 15%
Total WBE Achieved: 68%

MBE SUBCONTRACTORS:

Name: Hg Consult, Inc.
Address: 7733 N Wallace Ave.
Kansas City, MO 64158
Scope of Work: Design Engineering
Subcontract Percentage: 9%
Ownership: Harrison, Earl Jr.
Structure: African-American Male Code: 15

MBE SUBCONTRACTORS:

Name: Parson & Associates, LLC
Address: 1518 E. 18th St.
Kansas City, MO 64108
Scope of Work: Public Relations
Subcontract Percentage: 6%
Ownership: Parson, R. Jason
Structure: African-American Male Code: 15

WBE SUBCONTRACTORS:

Name:	TREKK Design Group, LLC	
Address:	1411 E. 104 th St.	
	Kansas City, MO 64131	
Scope of Work:	Project Management / Engineering Design	
Subcontract Percentage:	68%	
Ownership:	Robinett, Kimberly	
Structure:	Caucasian Female	Code: 27

Comments:

*Note: Contract was under the name of "DP- 63rd St. (Section 1) – Wornall Rd. to Main St.- Roadway Improvements" and it is listed in B2G as "63rd St. – Wornall to Main Improvement".

Original Contract Amount: \$396,830.64

Proposed Amendment 1: \$344,630.38

Proposed Contract Amount: \$741,461.02

According to the prime contractor they are currently achieving the following participation on the contract:

Dollars paid to prime contractor by City to date: \$266,947.82

Dollars paid to MBEs by prime contractor to date: \$49,829.01 for 19% MBE.

Dollars paid to WBE prime contractor for self-performed work: \$157,744.82 for 59% WBE.



File #: 260022

ORDINANCE NO. 260022

Sponsor: Director of Public Works Department

Estimating revenue in the amount of \$780,000.00 in the Capital Improvements Grant Fund; appropriating that amount to the Linwood Fiber Installation and Intersection Improvements project from Prospect Avenue to Jackson Avenue; designating requisitioning authority; recognizing the required local grant match; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the City has been awarded a \$780,000.00 Congestion Mitigation and Air Quality (CMAQ) grant from the Department of Transportation through the Missouri Highways and Transportation Commission for fiber installation and signal upgrades on the Linwood Boulevard interconnect, identified as Grant No. CMAQ-3001(013); and

WHEREAS, the City is required to provide a local grant match of \$195,000.00; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That revenue in the amount of \$780,000.00 is hereby estimated in the Capital Improvements Grant Fund, in the following account:

26-3091-895113-	476475-89004857	Linwood	Fbr	Install	&	Int	Imps
\$780,000.00							

Section 2. That funds in the amount of \$780,000.00 are hereby appropriated from the Capital Improvements Grant Fund to the following account:

26-3091-895113-B-	89004857	Linwood	Fbr	Install	&	Int	Imps
\$780,000.00							

Section 3. That the Director of Public Works is designated as the requisitioning authority for Account No. 26-3091-895113.

Section 4. That the City's required local grant match of \$195,000.00 has been previously appropriated from the Capital Improvements Fund to Account No. 26-3090-897732-B-89004857.

Section 5. That this ordinance relating to the appropriation of money and the expenses of government is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(B) and Section 503(a)(3)(C) of the City Charter and shall take effect in accordance with Section 503, City Charter.
..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the forgoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

William Choi
Interim Director of Finance

Approved as to form:

Dustin E. Johnson
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260022

Submitted Department/Preparer: Public Works

Revised 6/10/24

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

Estimating revenue in the amount of \$780,000.00 in the Capital Improvements Grant Fund; appropriating that amount to the Linwood Fiber Installation and Intersection Improvements project from Prospect Avenue to Jackson Avenue; designating requisitioning authority; recognizing the required local grant match; and recognizing this ordinance as having an accelerated effective date.

Discussion

This project will install equipment necessary for the Advanced Transportation Management System (ATMS) to connect seven traffic signals to the system, including but not limited to fiber optic interconnect system, energy efficient 332L cabinets, 2070 LX controllers. The connection of these signals will allow for improved traffic signal coordination and monitoring of operations.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Capital Improvements Grant Fund 3091-895113-B-89004857
Capital Improvements Fund 3090-898832-B-89004857
3. How does the legislation affect the current fiscal year?
This ordinance accepts grant funds from MHTC specifically for this project.

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?
This ordinance accepts grant funds from MHTC specifically for this project.

Office of Management and Budget Review

(OMB Staff will complete this section.)

- | | | |
|---|---|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Account string has been verified/confirmed. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

Additional Discussion (if needed)

Click or tap here to enter text.

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.
 - ☐ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - ☒ Build on existing strengths while developing a comprehensive transportation plan for the future.
 - ☒ Develop environmentally sustainable infrastructure 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.

Prior Legislation

Click or tap here to list prior, related ordinances/resolutions.

Service Level Impacts

Enhanced traffic flow, reduced congestion, and improved safety for all road users.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No specific community engagement was required for this ordinance beyond coordination with the Missouri Highways and Transportation Commission and internal City departments.
2. How have those groups been engaged and involved in the development of this ordinance?
Supports environmentally sustainable infrastructure by reducing emissions and energy use through efficient traffic management.
3. How does this legislation contribute to a sustainable Kansas City?
Supports environmentally sustainable infrastructure by reducing emissions and energy use through efficient traffic management.
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)



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File #: 260029

ORDINANCE NO. 260029

Sponsor: Councilmember Kevin O'Neill

Authorizing the Director of Public Works to execute a construction contract with Radmacher Brothers Excavating Co. in the amount of \$1,478,370.00 for the N.W. 108th St Bridge project; authorizing the Director of Public Works to increase this contract by up to thirty percent (30%) without further Council approval; waiving contract solicitation and award provisions; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, Ordinance 250683 appropriated \$2,500,000.00 from the Unappropriated Fund Balance of the Capital Improvements Fund to support the N.W. 108th Street Bridge project to ensure the necessary funding is available; and

WHEREAS, the Platte County Commission supports improvements to the N.W. 108th Street Bridge located between Skyview and Green Hills Road; and

WHEREAS, the existing 108th Street Bridge has been reduced to a one-lane bridge, the superstructure is in poor condition, and an accelerated delivery would benefit the community; and

WHEREAS, the proposed 108th Street construction will include a new structure, pavement, and drainage structures; NOW, THEREFORE

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of the Public Works Department is authorized to execute a construction contract with Radmacher Brothers Excavating Co. in the amount of \$1,478,370.00 from funds previously appropriated to Account No. 26-3090-898052-B-89005622.

Section 2. That the Director of Public Works is hereby authorized to amend this contract to increase the amount of the contract by up to thirty percent (30%) without further Council approval.

Section 3. That the City Council hereby finds that public solicitation would result in increased costs and delay, and therefore, it is in the best interests of the City to waive the contract solicitation and award provisions pursuant to Section 3-35(b)(4) and (5) of the City's Code of Ordinances.

Section 4. That this ordinance, relating to the design, repair, maintenance or construction of a public improvement, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(D) of the City Charter and shall take effect in accordance with Section 503, City Charter.
..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the forgoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

William Choi
Interim Director of Finance

Approved as to form:

Dustin E. Johnson
Assistant City Attorney

Ordinance 270029

NO DOCKET MEMO

Civil Rights & Equal Opportunity Department
Economic Equity & Inclusion
Contractor Utilization Plan Approval Form

Date: 12/29/2025

Form Prepared By: Marzella N. Buckner

Contract/Project Number: 1805/80XX0001		Developer/Prime: MegaKC Corporation	
Project Name: ADA Compliance for Various KC Water Bldgs, Blue River WTP& Adm bldg.		Contact Information: Tyler Wesselman	
Final Contract Value: \$1,859,852.00		Address: 1491 Iron N. Kansas City, MO. 64116	
Funding:	<input checked="" type="checkbox"/> City	<input type="checkbox"/> State	<input type="checkbox"/> Federal
Project Requirements:	<input checked="" type="checkbox"/> M/WBE	<input type="checkbox"/> DBE	<input type="checkbox"/> Section 3
Tax Incentive:	<input type="checkbox"/> LCRA	<input type="checkbox"/> TIF	<input type="checkbox"/> PIEA
Prevailing Wage:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Davis-Bacon:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Construction Employment Program:	<input checked="" type="checkbox"/> Yes: Workforce goals are 10% Minority & 2% Women. There are over 800 Workforce hours and project cost is \$300,000 or more.		
	<input type="checkbox"/> No: Workforce hours are less than 800 and project cost is less than \$300,000.		

Contract Goals: 11	Contractor Utilization Plan Achievement: 11
Self-Perform: ____%	Self-Perform: ____%
MBE: 11 %	MBE: 11 %
WBE: 11 %	WBE: 11 %
Non-certified firms: ____%	Non-certified firms: ____%

Contract Type:

- ☒ Construction ☐ Design-Build ☐ Design Professional ☐ Professional Services
☐ General Service ☐ Concession ☐ Other Goods & Services ☐ Non-Municipal Agency
☐ Co-Operative ☐ Revenue Sharing ☐ Facilities Maintenance/Repair/Renovation
☐ Other:

Additional Information:

Contractor to provide ADA Compliance Upgrades to the Blue River Wastewater Treatment Plant Administration Building. We feel the Water Facility Construction Goals of 11% MBE and 11% WBE are feasible on this project.

This document is submitted with all available facts. Intentionally falsifying this document or omitting pertinent facts is grounds for disciplinary action pursuant to KCMO Human Resources Rules & Policy Manual (eff. August 4, 2014).

FOR CIVIL RIGHTS & EQUAL OPPORTUNITY DEPARTMENT (CREO) USE ONLY:**The Contractor Utilization Plan is:**

<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Disapproved
11 % MBE	11 % WBE
	% DBE

The Request for Good Faith Efforts Waiver is:

<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	<input checked="" type="checkbox"/> Not Applicable
Appeal Sent to FICB or Incentive Agency? <input type="checkbox"/> Yes <input type="checkbox"/> No		

CREO Signature:  Date: 1/8/2026

Comments:

CREO KC approves this CUP with 115 MBE and 11% WBE. TJT

