



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250914

Submitted Department/Preparer: Mayor/Council's Office

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 a Water Transmission Main Cooperative Agreement for the Mandacina First Plat, located at 9550 and 9600 N. Brooklyn Avenue, in Kansas City, Clay County, Missouri.

Discussion

Project Justification

John C. Pisciotta and Joseph C. Mandacina (Owner), owners of the development of land generally located at 9550 and 9600 N Brooklyn Avenue, Kansas City, Clay County, Missouri 64155 are pursuing approval of a Preliminary Plat (Case CD-CPC-2024-00056) for the property.

The project has a future 30" water transmission main and a future arterial street (96th Street) running through very challenging terrain near the center of the property.

The City Plan Commission ("CPC") dismissed the case while the Owner worked through infrastructure requirements with the City.

The City has determined that a portion of the Owner's required water main improvement obligations may be satisfied by entering into and fulfilling this Cooperative Agreement.

Project Description

The City and Owner enter into this Cooperative Agreement pursuant to Section 70.210 et seq., Revised Statutes of Missouri, 2018, (RSMo.), to provide for a portion of the installation of a 30" water transmission main (the "Improvements"). The purpose of this Agreement is to clarify the party's obligations for the Improvements and to fulfill a condition of platting.

The City is subject to appropriation and, if necessary, Council approval, when said funding is made available to the City through GO Bonds, PIAC funds, grants, or other

funding sources outside of KC Water funds, and 96th St is approved and funded for construction between Maplewoods Pkwy and Brooklyn Ave, the City agrees to:

- Prepare, or have prepared, construction plans and specifications, for the City's portion of the Improvements.
- Construct, or cause to be constructed, approximately 1200' of the 30" water transmission main as part of the construction of 96th Street. This segment of 96th Street would extend from Brooklyn Avenue westward to Maplewoods Parkway.

The Owner agrees to

- Prepare, or have prepared, construction plans and specifications, for the Owner's portion of the Improvements prior to approval of the final plat.
- Enter into a construction agreement with KC Water for approximately 250' of 12" water distribution main as part of their construction of 96th Street prior to the release of the final plat for recording. This segment of 96th Street would extend from Maplewoods Parkway eastward toward Brooklyn Avenue.
- Secure all required permits from the City prior to the release of the final plat for recording.
- Dedicate the full width of right-of-way needed for 96th St between Maplewoods Pkwy and Brooklyn Ave. and any necessary slope easements, along with a 30' wide exclusive water easement adjacent to the right-of-way on the final plat.

Property Description

All that part of the Northeast Quarter of Section 1, Township 51, Range 33, and all that part in the Southeast Quarter of Section 36, Township 52, Range 33, in Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the Northeast Corner of the Northeast Quarter of said Section 1 also being the Southeast Corner of said Section 36; thence North 89 degrees 30 minutes 18 seconds West along the North line of the Northeast Quarter of said Section 1 also being the South line of said Section 36 a distance of 1312.10 feet to the Point of Beginning of the tract of land herein to be described said point also being the Northeast Corner of the Northwest Quarter of said Section 1; thence South 00 degrees 33 minutes 35 seconds West along the East line of the Northwest Quarter of the Northeast Quarter of said Section 1, a distance of 850.61 feet; thence North 88 degrees 34 minutes 43 seconds West, a distance of 506.50 feet; thence South 00 degrees 33 minutes 55 seconds West and parallel to the East line of the Northwest Quarter of the Northeast Quarter of said Section 1, a distance of 440.00 feet to the South line of the Northwest Quarter of the Northeast Quarter of said Section 1, thence North 88 degrees 35 minutes 28 seconds West, along said South line a distance of 396.41 feet to the Easterly Right of Way line

of Maple Woods Parkway; thence North 11 degrees 45 minutes 49 seconds West, along said Right of Way line, a distance of 1,009.92 feet; thence continuing along said Right of Way line North 34 degrees 45 minutes 58 seconds West, a distance of 16.19 feet; thence continuing along said Right of Way line Northerly along a curve to the right having an initial tangent bearing of North 03 degrees 37 minutes 39 seconds West, a radius of 1842.36 feet an arc distance of 126.85 feet; continuing along said Right of Way line North 00 degrees 19 minutes 03 seconds East, a distance of 64.93 feet; thence continuing along said Right of Way line South 89 degrees 40 minutes 57 seconds East, a distance of 25.00 feet; thence continuing along said Right of Way line North 00 degrees 19 minutes 03 seconds East a distance of 50.00 feet; thence continuing along said Right of Way line North 89 degrees 40 minutes 57 seconds West, a distance of 25.00 feet; thence continuing along said Right of Way North 00 degrees 19 minutes 03 seconds East a distance of 33.30 feet; thence continuing along said Right of Way line North 24 degrees 54 minutes 04 seconds West, a distance of 87.99 feet; thence continuing along said Right of Way line North 00 degrees 19 minutes 03 seconds East, a distance of 365.02 feet; thence continuing along said Right of Way line North 03 degrees 16 minutes 00 seconds East, a distance 104.45 feet; thence continuing along said Right of Way line North 01 degrees 58 minutes 55 seconds East, a distance 111.88 feet to the North line of the South Half of the Southwest Quarter of the Southeast Quarter of Section 36, thence South 89 degrees 28 minutes 36 seconds East along said line a distance of 1,229.20 feet to the East line of the West Half of the Southwest Quarter of the Southeast Quarter of said Section 36; thence South 00 degrees 29 minutes 53 seconds West along said line a distance of 660.06 feet to the South line of the Southeast Quarter of said Section 36 also being the North line of the Northeast Quarter said section 1; thence North 89 degrees 30 minutes 18 seconds West along said Line a distance of 1.32 feet to the Point of Beginning.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
N/A for this ordinance
3. How does the legislation affect the current fiscal year?
N/A for this ordinance
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Yes. During the construction of the 96th Street and 30 inch transmission main will incur costs.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
N/A for this ordinance

Office of Management and Budget Review

(OMB Staff will complete this section.)

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| 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

N/A

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?
N/A
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)
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 for this ordinance; however future City construction projects will require subcontracting goals.
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)?
No(Press tab after selecting)