

## **CITY OF NORTH KANSAS CITY, MISSOURI REGULAR COUNCIL MEETING**

### **AMENDED AGENDA**

**February 6, 2018**

**7:00 p.m.**

1. Call to order
2. Moment of Silence
3. Pledge of Allegiance
4. Comments from the Public  
(Please limit comments to five minutes)

### **Consent Agenda**

All matters listed within the Consent Agenda have been distributed to each member of the City Council for reading and study, are considered to be routine, and will be enacted by one motion of the council with no separate discussion. If separate discussion is desired on an item, from either the City Council or from the audience, that item may be removed from the Consent Agenda and placed on the Regular Agenda.

5. **Work Session Meeting Minutes – January 16, 2018** 
6. **Council Meeting Minutes – January 16, 2018** 
7. **Short Term Conditional Use Permit Application - Northland Festivals, Inc. Snake Saturday Parade and Family Fun Festival** 

Northland Festivals, Inc. is requesting a Short Term Conditional Use Permit for the Snake Saturday Parade and Family Fun Festival, which will be held on March 10, 2018. The format of the parade and its related events will remain relatively the same as in past years except that this year all of the staging will now take place on Swift. This event will last from 8:00 AM until 4:00 PM. Northland Festivals is requesting assistance with traffic/crowd control. The Police Department and Fire Department both approve of the staging area, parade route and Family Fun Festival.

**8. Short Term Conditional Use Permit Application - Restless Spirits Event**



Restless Spirits Distilling Company is requesting a Short Term Conditional Use Permit for an event to be held on February 9, 2018. The event will take place in the parking lot just north of the Restless Spirits location at 109 E 18<sup>th</sup> Ave. The event is expected to last from 1:00 PM until 11:00 PM and will consist of a tent and alcohol sales in the parking lot. A temporary caterer's permit has been issued by the Director of Liquor Control.

**9. Short Term Conditional Use Permit Application - Restless Spirits Snake Saturday Event**



Restless Spirits Distilling Company is requesting a Short Term Conditional Use Permit for an event to be held on March 10, 2018. The event will take place in the parking lot just north of the Restless Spirits location at 109 E 18<sup>th</sup> Ave. The event is expected to last from 10:00 AM until 6:00 PM and will consist of a tent and alcohol sales in the parking lot. A temporary caterer's permit has been issued by the Director of Liquor Control.

**Regular Items**

**10. Termination of Parking Lot Lease – COE Lot and St. Patrick's Lot {Bill No. 7269 (Ordinance No. 9066)}**



The City currently leases the parking lots known as the "COE Lot" (located at the southeast corner of E. 23<sup>rd</sup> Avenue and Howell Street) and "St. Patrick's Lot" (located at the southeast corner of 25<sup>th</sup> Avenue and Iron Street) to the North Kansas City School District for the sum of \$6,123.13. The School District has requested, and the City has agreed in principle, to transfer ownership of the COE Lot to the School District and reduce the lease amount on the St. Patrick's Lot to a nominal amount. The first step in this process is to terminate the existing lease on the COE Lot and St. Patrick's Lot. Staff recommends accordingly.

**11. Approval of New Parking Lot Lease for St. Patrick's Lot {Bill No. 7270 (Ordinance No. 9067)}**



In the previous agenda item, the City Council considered action to terminate the parking lot lease for the COE Lot and St. Patrick's Lot. Assuming approval, it is now recommended that the City enter into a new lease for the St. Patrick's Lot only.

**12. Acceptance of Quit-claim Deed from Northtown Devco {Bill No. 7267 (Ordinance No. 9064)}** 

In the following agenda item, the City Council will consider the transfer of the City-owned COE lot to the North Kansas City School District. Before doing so, staff recommends acceptance of a quit-claim deed from Northtown Devco that will allow for the future use of the COE lot for parking, including use by the City and others when it is not in use by the School District.

**13. Transfer of City-owned Property (COE Lot) to North Kansas City School District {Bill No. 7268 (Ordinance No. 9065)}** 

In previous agenda items, the City Council considered action to terminate the parking lot lease for the COE Lot and St. Patrick's Lot and accept a quit-claim deed from Northtown Devco. Assuming approval, it is now recommended that the Council take action to transfer the COE Lot property to the School District.

**14. Missouri Development Finance Board Tax Credit Agreement – The Rabbit Hole {Bill No. 7266 (Ordinance No. 9063)}** 

On November 21, 2017, the City Council approved submittal of an application for \$2 million in state tax credits to be issued by the Missouri Development Finance Board (MDFB) on behalf of *The Rabbit Hole*, for the world's first "Explor-a-Storium," a new museum experience celebrating children's literature. On December 19, 2017, the MDFB approved the application. Now before the City Council for consideration is a Tax Credit Agreement between the City, the MDFB and *The Rabbit Hole*. Staff recommends approval of the agreement.

**15. Option to Purchase City-owned Property at 1007 Armour {Bill No. 7264 (Ordinance No. 9061)}** 

The City owns property located at 1007 Armour Road. Matt Adam Development has approached the City regarding its interest in developing 1007 Armour as a multi-family residential development, with 48 units accompanied by co-working and gallery space. Matt Adam Development Co. has indicated that they intend to apply for Federal Low Income Housing Tax Credits for this proposal, so that the project would be a mix of affordable and market rate units, similar to the Gardens at Northgate senior apartments. Tax credit applications require the applicant to show site control. Accordingly, before Council for consideration is a proposed Agreement for Option to Purchase Property. In its memo, staff outlines the basic provisions in the Agreement. Staff recommends this option agreement to the City Council to facilitate the future development of this site.

**16. Resolution of Support for Federal Tax Credits – Development Proposal at 1007 Armour (Resolution No. 18-006)**



In the previous agenda item, the City Council considered an option to Matt Adam Development Co. to purchase the City-owned property at 1007 Armour. Matt Adam Development Co. has indicated that it intends to apply for federal Affordable Housing Tax Credits to support the planned Gallery Lofts project at 1007 Armour. With the receipt of these tax credits, the project would have a mix of affordable and market rate units, similar to the Gardens at Northgate senior apartments. Matt Adam Development Co. has requested that the City adopt a resolution in support of its application. Support from the community helps strengthen the application as it is reviewed by the Missouri Housing Development Corporation. The City has adopted similar resolutions in the past, in support of applications for tax credits for the Gardens at Northgate senior apartments. Staff recommends adoption of the attached resolution as being in conformance with the goals of the City's adopted Master Plan.

**17. Award of Contract – Armour Road Archway (Resolution No. 18-007)**



The FY 2018 Budget includes funds in the Convention & Tourism Fund for construction of an archway over Armour Road near Burlington. In its memo, staff summarizes the results of bidding on this project and recommends award of contract to Mega Industries. A resolution has been prepared accordingly.

**18. Engagement of George K. Baum for Financial Advisory Services (Resolution No. 18-003)**



For many years, the City has worked with a company, most recently Ameritas Investment Corp., having expertise in providing governmental entities with various municipal advisory services, primarily financial advisory services. The City was recently notified that Ameritas was closing its Kansas City office and that it was exiting the public finance business in Missouri and Kansas. The City's main contacts over the years with have been with Jack Holland and Matt Webster, who are now with George K. Baum & Company. It is recommended that the City formally terminate its relationship with Ameritas and enter into a contract with George K. Baum. A resolution has been prepared accordingly.

**19. Traffic Control Recommendations – 14<sup>th</sup>/16<sup>th</sup>/18<sup>th</sup> and Howell and 14<sup>th</sup>/16<sup>th</sup>/18<sup>th</sup> and Iron** 

In 2011, the City received a Traffic Engineering Assistance Program (TEAP) grant from the Missouri Department of Transportation for a study of the intersections on Howell and Iron Streets, at the intersections of 14<sup>th</sup> Avenue, 16<sup>th</sup> Avenue, and 18<sup>th</sup> Avenue. The six intersections studied have a variety of traffic controls, including two-way Stop signs, four-way Stop signs and traffic signals with various displays. The purpose of the study was to determine whether any changes to the traffic controls at these intersections were warranted, and whether the intersections with two-way stops and four-way stops meet traffic safety standards. In its memo, staff summarizes the recommendations of GBA Engineers and City staff. Staff recommends proceeding with the recommendations indicated in Exhibit A of the staff memo.

**20. Allocation of Harrah's Charitable Fund Contribution** 

The City's ground lease with Harrah's Casino provides that Harrah's will make a charitable contribution to qualified charitable organizations that provide services or other benefits to residents of the City. The charitable contribution is the greater of one percent of Harrah's net operating income for the last fiscal year or \$100,000. (For this year, Harrah's has advised that the amount shall be \$100,000.) At its special meeting on January 17, 2018, the City Council met, reviewed the applications, and determined allocations for applying organizations which are now before the Council for formal approval. The list of proposed allocations is attached. Council is requested to approve the list of organizations and amounts for the 2018 Harrah's Charitable Contribution.

**21. Change Order No. 8 - Parks & Recreation Center – Cellular Digital Dialer Communicator** 

In his memo, the City's Building Official describes a change order for the Parks & Recreation Center to allow for communication between the automatic sprinkler system, if it was deployed for some reason, and an alarm company that would alert the City to the system's deployment. Before Council is approval of Change Order No. 8 in the amount of \$785.79 for the installation of a cellular Digital Dialer Communicator. To install the cellular Digital Dialer Communicator and test the system in time for the planned first event at the Parks & Recreation Center, staff requested, and received, authority from the mayor to move forward in authorizing the contractor ahead of tonight's Council meeting.

**22. Amendment of Contract for Janitorial Services with Hi-Gene's – Adding Parks & Recreation Center (Resolution No. 18-008)**



The City contracts with Hi-Gene's Janitorial Service for the cleaning of City Hall, the Police Department, the Library and Parks & Recreation. With the completion of the new Parks & Recreation Center, staff obtained a quote from Hi-Gene's to clean the new facility. Presented for Council approval is an amendment to the current agreement to add the Parks & Recreation Center and remove the cost of the Library's downstairs area. Costs for the cleaning will be paid from the Parks and Recreation Fund. (At some point in the future, after installation of carpet and other renovations in Library's downstairs, another amendment will be brought to Council for consideration for cleaning of that area.) Staff recommends approval of the revised agreement with Hi-Gene's.

**23. Agreement for "Friday in the Park" Services with Kenneth Remmert (Resolution No. 18-005)**



The 2017 Convention and Tourism Fund Budget contains \$12,000 to account for all expenses pertaining to "Friday in the Park" concerts held in Macken Park throughout the summer. Submitted for Council consideration is a resolution to renew Kenneth Remmert's contract for coordinating the weekly concert series from June – September. Parks and Recreation Director Kelli Votypka advises that Mr. Remmert has done an excellent job in coordinating this event for the past several years and is dedicated to making sure "Friday in the Park" stays as successful as it has been in previous years. His fees and other key aspects of this agreement are the same as for the 2017 season.

**24. Conveyance of Utility Easement to KCP&L For Line Serving the Parks & Recreation Center {Bill No. 7265 (Ordinance No. 9062)}**



In late December 2017, Kansas City Power & Light (KCPL) installed an underground electrical service line from its existing power line across City-owned property to service the new Parks and Recreation Center. It is KCPL's normal policy to require the owner requesting permanent electrical services to convey a recorded easement to them prior to extending electrical services. However, at the request of the City, KCPL installed the electrical service line to the new facility prior to conveyance of the required easement. It is recommended that the City Council approve the conveyance of the easement.

**25. Employment Agreement with City Counselor Thomas E. Barzee, Jr. {Bill No. 7271 (Ordinance No. 9068)}** 

In accordance with the performance appraisal recently performed by the City Council for City Counselor Thomas E. Barzee, Jr., a fourth amendment to Mr. Barzee's employment agreement with the City has been prepared for Council approval.

**26. Approving Accounts Due and Payable by the City through February 2, 2018. {Bill No. 7272 (Ordinance No. 9069)}** 

**27. Staff Comments**

- Upcoming City Items of Note 

**28. Councilmember Comments**

**29. Mayor's Comments**

**30. Consideration of a request to hold and recess into an executive session, as requested by the City Administrator, to be held on this date, on a real estate matter pursuant to Missouri Revised Statutes § 610.021 (2).**

**31. Adjournment**

Copies of ordinances referred to above are available for inspection prior to the meeting in the office of the City Clerk.

**Note: Meetings of the City Council are being broadcast live and recorded.**