

CITY OF NORTH KANSAS CITY, MISSOURI REGULAR COUNCIL MEETING AND MOTION TO CLOSE PART OF THE MEETING

**October 2, 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. Approval of the minutes of the Regular Council Meeting of September 19, 2018** 
- 6. Approval of the minutes of the Work Session Meeting of September 19, 2018** 
- 7. Short-term Conditional Use Permit – Mayor’s Tree Lighting** 

The North Kansas City Parks and Recreation Department is requesting a Short-Term Conditional Use Permit for the Mayor’s Tree Lighting Ceremony on Friday, November 16, 2018, from 6:00 p.m. to 8:00 p.m. The permit involves closing down Gentry Street between Armour and E. 21st Avenue.

- 8. Short-term Conditional Use Permit - Veteran’s Day Program** 

The North Kansas City Library is requesting a Short Term Conditional Use Permit for a Veteran’s Day Program, which will be held on November 10, 2018. The event will last from 11:00 am until 12:00 pm. The applicant will block off 23rd Avenue between Howell and Iron with help from Municipal Services and the Police

Department. The Fire Department will also park their trucks on either side of the event. The North Kansas City Library is also requesting to hand the annual Veteran's Day event banner over Armour Road.

Regular Items

9. Renewal of Employee Health Insurance for 2019 {Bill No. 7324 (Ordinance No. 9121)} 

The City has received its medical insurance renewal from Blue Cross Blue Shield of Kansas City (BCBSKC) for 2019. In 2016 the City had no increase in premiums, and in 2017 the increase was only 1.4%. However, increased plan utilization during the current period has resulted in a premium increase for next year of 12.6%. In its memo, staff outlines options it is recommending for 2019. Staff recommends renewal of this year's employee health insurance package.

10. Adoption of Salary Ranges for Calendar Year 2019 (Resolution No. 18-062) 

The City's personnel policy provides that the City Council shall approve the City's overall job classification system, salary ranges, and general compensation strategy and plan. On June 16, 2015, the City Council approved recommendations coming out of a compensation study performed by Gallagher Benefit Services. One of those recommendations is that in order to retain a competitive position in the marketplace and to maintain a current and workable compensation program, salary ranges be adjusted annually. Gallagher Benefit Services has recommended that salary ranges be increased between 1.5% - 2.0% for 2019. Accordingly, staff recommends that salary ranges for non-union positions be increased by 1.75%.

11. Agreement for Placement of Utility Facilities in the City Right-of-Way {Bill No. 7329 (Ordinance No. 9126)} 

Verizon Wireless subsidiary MCI metro Access Transmission Services Corp. d/b/a Verizon Access Transmission Services (MCI), is planning to construct a fiber optic-based telecommunications network in North Kansas City. MCI states they will provide fiber-optic facilities to existing and new cell locations, as well as possibly business customers within the City, but not to residential customers. The agreement establishes fees that were enacted in the City Code in 2016 to update the Code to better deal with current issues related to placement of communications facilities in the right-of-way. Staff recommends approval of the agreement with MCI. An ordinance has been developed accordingly.

12. Enactment of New Stormwater Runoff Regulations {Bill No. 7331 (Ordinance No. 9128)}



In the agenda item immediately below, City staff proposes to repeal City Code Section 15.60, relating to clearing of trees and vegetation cover within the city. Staff believes that the City's current objectives in this area will be better met by adopting new regulations related to stormwater runoff. An ordinance regarding stormwater runoff has been prepared accordingly.

13. Repeal of City Code Section 15.60, Vegetation {Bill No. 7332 (Ordinance No. 9129)}



As noted above, City staff proposes to repeal City Code Section 15.60, relating to clearing of trees and vegetation cover within the city. Staff believes that the City's current objectives in this area will be better met by adopting new regulations related to stormwater runoff. Assuming passage of the item immediately above, an ordinance repealing City Code Section 15.60 has been prepared for Council consideration.

14. One North Redevelopment Area - First Amendment to the Finance Plan (Resolution No. 18-061)



A Financing Plan for the One North project was approved by the City Council was approved on January 3, 2017. Now before the Council for consideration is a first amendment to the plan. The amendment allows for the inclusion of property assessment clean energy financing ("PACE") financing, which allows property owners to apply to finance the costs of installing energy efficient or renewable energy improvements on a project through annual special assessments levied under an assessment contract. It also conforms the Financing Plan to its previously stated intent allowing for Chapter 100 bonds to be issued for sales tax exemption for construction materials and for a 20-year property tax abatement for the Old Chicago Restaurant; to show the latest projected amount of expected bond proceeds; and to show current information consistent with the most recent project budgets and to include the Chapter 100 bond assumptions and proforma. Staff recommends approval of the resolution.

15. Chapter 100 - One North Area (Excluding Certain Parcels) {Bill No. 7326 (Ordinance No. 9123)}



The Master Developer of One North is seeking benefits under the Chapter 100 statute and the Master Development Agreement. Specifically, the Master Developer is asking for state and local sales tax exemption for the construction materials used to construct buildings within the TIF Plan Area. Such benefits would be made available by the City to Component Developers who construct improvements within the TIF Plan Area. At its meeting of September 4, 2018, the City Council passed a resolution indicating its intent to approve this application, which is now before the Council for formal consideration. In its memo, staff evaluates the request, and recommends approval. Although this item does not require a public hearing, staff recommends that the public be given the opportunity to comment on this item.

16. Chapter 100 - Old Chicago Restaurant (in One North Area) {Bill No. 7327 (Ordinance No. 9124)}



The Master Developer of One North is seeking benefits under the Chapter 100 statute and the Master Development Agreement for the parcel in the One North development for which an Old Chicago restaurant is slated. This would include property tax abatement (which would substitute for previously approved tax increment financing property tax abatement) for a period of twenty years as well as a sales tax exemption on construction materials. At its meeting of September 4, 2018, the City Council passed a resolution indicating its intent to approve this application, which is now before the Council for formal consideration. In its memo, staff evaluates the request, and recommends approval. Although this item does not require a public hearing, staff recommends that the public be given the opportunity to comment on this item.

17. Second Reading of Ordinance No. 9106, Armour Road Redevelopment Area – Tax Increment Financing Redevelopment Plan – Designation of Project Area 9, Medical Office Building {Bill No. 7309 (Ordinance No. 9106)}



On October 3, 2017, the City Council adopted Ordinance No. 9030, which approved the TIF Plan for the development now known as "One North". The TIF Plan contains fourteen (14) separate Redevelopment Project Areas. As the project moves forward, the Developer will request that the various Redevelopment Projects be approved for TIF purposes. The City Council passed the first reading

of Ordinance No. 9106 on August 7, 2018, which deals with Armour Road Redevelopment Project Area 9, for a medical office building, which is presently under construction on the site. It is anticipated that the medical office building will be completed sometime near the end of this year. The time limit of twenty-three (23) years for TIF revenue participation begins once a project is activated by appropriate action of the City Council. It is now recommended that this ordinance be considered for second and final reading.

18. License Agreement – Allowing the Component Developer of Hotels in the One North Development to Place Clean Fill on City-owned Property in the Development Prior to Acquiring the Property {Bill No. 7328 (Ordinance No. 9125)}



The City currently owns most of the real property in fee simple within what was formerly known as the "Armour Road Redevelopment Area" and is now known as "One North". It is anticipated that NKC Hospitality LLC will acquire property within the development for the purpose of constructing two hotels and a conference center. The component developer wishes ahead of acquisition to get a head start on its overall construction project by entering upon and having its contractor and subcontractors enter upon the City property for the purposes of placing, grading and compacting clean fill on the City property. The license agreement before the Council would allow for this. All work would be done at the risk and expense of the licensee. Staff recommends approval of the ordinance authorizing the license agreement.

19. Proposed Change to Municipal Code – Listing of Candidates on Municipal Election Ballot {Bill No. 7325 (Ordinance No. 9122)}



Section 1.12.040 of the City Code currently provides that the names of the candidates for municipal office shall be listed on the ballot in the order in which they are filed. Staff recommends an alternative method for determining the order of listing on the ballot that will not place this premium on who arrives first, and remove the possibility of a dispute on the question of who arrived first. Staff suggests a random lottery system. As proposed, in an open setting two days after the close of election filing, entries would be drawn on a blind basis by the City Clerk. The candidate name drawn first would be the first listed on the ballot, the name drawn second would be second on the ballot, and so forth. An ordinance laying out this alternative procedure is presented to Council for its consideration at this time. Staff recommends approval of this ordinance.

20. Provider Agreement with Missouri Healthnet Division – Ground Emergency Medical Transport Services Reimbursement (Resolution No. 18-060) 

Recent legislation in the State of Missouri allows qualifying emergency ambulance service providers owned or operated by a political subdivision to be reimbursed for uncompensated costs. Reimbursement shall be distributed to eligible and enrolled providers based on Ground Emergency Medical Transport (GEMT) services provided to MO HealthNet (Medicaid) participants on a per-transport basis. The first step in this process is to sign a provider agreement with Missouri Healthnet. This agreement will allow North Kansas City to participate in the GEMT uncompensated cost reimbursement program and request compensation for certain unreimbursed costs for Medicaid transports that occurred between July 1, 2017 and June 30, 2018.

21. Approval of Purchase - Replacement Battalion Chief Vehicle 

The FY 2019 budget includes \$60,000 for the purchase of a replacement Shift Battalion Chief Vehicle (Car 900) and related equipment. This request is for the purchase of the replacement vehicle only. Purchase of the related equipment will occur once the vehicle is acquired. The purchase will be made utilizing the competitive bidding process as performed by Mid-America Regional Council's Public Purchasing program. Staff requests a motion to approve the purchase of a FY 2019 Ford F-150 in the amount of \$32,290.

22. Approving Accounts Due and Payable by the City through September 28, 2018. {Bill No. 7330 (Ordinance No. 9129)}. 

23. Staff Comments

- Upcoming City Items of Note 
- Quarterly Status of City Projects and Purchases Report 

24. Councilmember Comments

25. Mayor's Comments

26. 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).

27. 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.