

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

Amended

November 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. **Approval of the minutes of the Work Session of October 16, 2018** 
6. **Approval of the minutes of the Regular Council Meeting of October 16, 2018** 
7. **Approval of the minutes of the Special Council Work Session of October 23, 2018.** 
8. **Re-appointment of Johnathan Barnes to the Planning Commission** 

Mayor Stielow has nominated current Planning Commission member Johnathan Barnes to another term on the Planning Commission. The appointment is before the Council for approval.

9. **Appointment of Bear Kistler to Liquor Control Commission** 

Mayor Stielow is nominating Bear Kistler to a term on the Liquor Control Commission. The appointment is before the Council for approval.

10. Resolution of Appreciation – John Sinnett Jr. 

A resolution of appreciation is offered for John Sinnett Jr., who has submitted his resignation from the Tax Increment Financing Commission and the Industrial Development Authority.

11. Resolution of Appreciation – Rickey Swope 

A resolution of appreciation is offered for Rickey Swope, who has completed his term on the Liquor Control Commission.

Regular Items

12. Short-term Conditional Use Permit – Closure of Howell Street for Extended Period 

As the construction project at North Kansas City High School moves into Phase II, the bulk of the work has shifted from the north and west sides of the school grounds to the entire southern end of the property. The safety and security of students and staff as they change classes and move between the two new open buildings, Norclay and the new “South Campus” has become a larger issue for the North Kansas City School District. The concern about mixing pedestrian traffic with construction equipment and trucks along with the regular vehicular traffic has prompted the District to seek permission from the City of North Kansas City to close Howell Street to vehicular traffic between 23rd and 25th Avenues until March 2019. The Administration, Police and Community Development departments have met with School District officials on the site, and the conditions listed in the School District’s letter were requested by City staff. Staff recommends approval of the short-term conditional use permit for this closure with these conditions.

13. Amendments Relating to Hospital Revenue Bonds {Bill No. 7338 (Ordinance No. 9135)} 

The City of North Kansas City, Missouri is authorized to issue revenue bonds on behalf of North Kansas City Hospital at the request of the Board of Trustees of the Hospital. The City has two outstanding hospital revenue bond issues. The Series 2013 Bonds were issued pursuant to an Indenture of Trust dated as of December 1, 2013. Under the terms of the Indenture, the interest rate on the Series 2013B Bond is fixed until December 1, 2018, at which time the rate would reset pursuant to a procedure described in the Indenture. The Board of Trustees has requested that the City authorize certain amendments to the Indenture which will be

advantageous to the Hospital. The Series 2013 Bonds are special limited obligations of the City payable solely from the net income and revenues arising from the operation of the Hospital after providing for the costs of operation and maintenance of the Hospital, and the Hospital will pay all costs associated with the amendments to the Indenture. Staff recommends approval.

14. Approval of Issuance by the City of the Chapter 100 Bonds for Hotel {Bill No. 7340 (Ordinance No. 9137)}



The purpose of the ordinance before the Council is to approve the City's issuance of Chapter 100 revenue bonds for the Hotel project that is part of the One North Redevelopment Area (Project Area 5). This Chapter 100 plan was previously approved by the City Council and this action is approval of the bonds by the City. The issuance of the Chapter 100 bonds will allow the hotel developer to purchase construction materials without paying sales tax on such purchases. This transaction will not result in any real estate property tax abatement after the completion of construction. Staff recommends approval of the ordinance approving the Hotel Chapter 100 Bonds.

15. One North Redevelopment Area — Proposed Hotel Tax Increment Financing (TIF) Bonds {Bill No. 7341 (Ordinance No. 9138)}



The purpose of the ordinance before the Council is to approve the City's role in the issuance of revenue bonds by The Industrial Development Authority of the City of North Kansas City (the "IDA") for the Hotel project that is part of the One North Redevelopment Area (Project Area 5), and to approve certain documents related to the bond issuance. The proceeds of the Hotel TIF bonds will be used to finance part of the construction costs for the Hotel project. The TIF Bonds will be issued by the IDA and such bonds will not be a debt of the City, nor will the City be financially liable for the payment of principal and interest on the bonds. Staff recommends approval of the proposed Hotel TIF Bonds.

16. One North Redevelopment Area — Proposed Hotel Occupancy Tax ("HOT") Bonds {Bill No. 7339 (Ordinance No. 9136)}



The hotel hospitality tax ("HOT") is a separate City tax not subject to tax increment financing. Its revenues are deposited in the Convention and Tourism Fund. The approved Financing Plan for One North called for revenues from this tax on the conference center in One North to be devoted to helping to pay for the costs of its construction. Now before the Council is an ordinance approving the City's role in the issuance of revenue bonds by the Industrial Development Authority of the City of North Kansas City (the "IDA") for the conference center portion of the Hotel project and to approve certain documents related to the bond issuance. This bond issue is paying for a portion of the conference center that will be constructed along with the

Element and Aloft hotels. Staff recommends approval of the ordinance approving the City's role in the issuance of revenue bonds by the Industrial Development Authority.

17. One North Redevelopment Area — Proposed Medical Office Building Tax Increment Financing (TIF) Bonds {Bill No. 7342 (Ordinance No. 9139)}



The purpose of the ordinance before the Council is to approve the City's role in the issuance of revenue bonds by The Industrial Development Authority of the City of North Kansas City (the "IDA") for the Medical Office Building project that is part of the One North Redevelopment Area (Project Area 9), and to approve certain documents related to the bond issuance. The proceeds of the TIF bonds will be used by the Master Developer to finance part of the construction costs of the overall One North project. The medical office building is under construction and is expected to be completed within the next several months. The TIF Bonds will be issued by the IDA and such bonds will not be a debt of the City, nor will the City be financially liable for the payment of principal and interest on the bonds. Staff recommends approval of issuance of the Medical Office Building TIF Bonds.

18. Second Reading of Ordinance No. 9104, Armour Road Redevelopment Area – Tax Increment Financing Redevelopment Plan – Designation of Project Area 5, Hotel {Bill No. 7307 (Ordinance No. 9104)}



On October 3, 2017, the City Council adopted Ordinance No. 9030, which approved the Tax Increment Financing (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. 9104 on August 7, 2018, which deals with Armour Road Redevelopment Project Area 5, for a hotel. The start of construction of the hotel/conference center is imminent. 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.

19. Second Reading of Ordinance No. 9105, Armour Road Redevelopment Area – Tax Increment Financing Redevelopment Plan – Designation of Project Area 8, Restaurant {Bill No. 7308 (Ordinance No. 9105)}



On October 3, 2017, the City Council adopted Ordinance No. 9030, which approved the Tax Increment Financing (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. 9105 on August 7, 2018, which deals with Armour Road Redevelopment Project Area 5, for a restaurant. 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.

20. Temporary Median Extension, Armour & Buchanan Intersection 

In its memo, staff describes concerns about traffic patterns and future plans for the intersection of Armour and Buchanan and recommends installation of a traffic separator curb with spring assembly delineators from the nose of the median to just east of the Armour/Buchanan intersection. This product provides a high visibility delineator mounted on a raised curb and is available in both white and yellow. Approximately 80 feet of curb would extend from the nose of the existing median to just east of Buchanan Street. This would restrict left turns at the Armour and Buchanan intersection and restrict traffic movement to right-in and right-out at Buchanan. No Left Turns signs would also be installed at the intersection as appropriate. Staff seeks Council approval to make this change.

21. Budget Amendment – Police Vehicles (Resolution No. 18-066) 

After approval of the FY 2019 Budget, the Police Department learned that Ford had already ceased production of the 2019 model year Police Interceptor SUV's in anticipation of design changes being made to the 2020 model year SUV's. Thus, the price for these vehicles will be greater than budgeted. Furthermore, a patrol van was recently totaled in an automobile accident, necessitating the replacement of this vehicle, which was not budgeted. Staff recommends an amendment to the General Fund in the amount of \$63,000.

22. Approval of Purchase – Police Commercial Vehicle Van 

In the previous agenda item on this City Council agenda, the Council was requested to increase the amount budgeted in FY 2019 for police vehicles by \$63,000, from the previously budgeted \$124,000 to \$187,000. Now before the City Council is the requested approval of purchase for a van for use for the Commercial Motor Vehicle Inspection officer. Staff has received a bid in the amount of \$27,768 for a Ford T-350 Transit Van with the City's preferred options. The current van was wrecked on October 15th and determined to be a total loss by the insurance adjuster, causing the need to purchase this van as soon as possible to minimize disruption with the Police Department's commercial vehicle enforcement efforts. Staff recommends approval.

23. Changing Office of City Treasurer From an Elected Position to an Appointed Position {Bill No. 7336 (Ordinance No. 9133)} 

The term of the elected City Treasurer will expire in April 2019. The current City Treasurer, Beverly Sue Ryan, has indicated to Mayor Stielow that she does not intend to run for another term. It is proposed to change the office of City Treasurer from an elected position to an appointed one. If Council wishes to make this change, it should do so before calling for the April 2019 municipal election.

24. Approval of Purchase – Pickup Truck for Water Division 

The FY 2019 Water Fund Budget includes \$60,000 for the purchase of a four-wheel-drive service truck to replace an older service truck. In his memo, the Public Works Director summarizes the staff recommendation for the purchase of this item. Staff requests Council approval of the purchase.

25. Transfer of St. Patrick’s Parking Lot to North Kansas City School District {Bill No. 7333 (Ordinance No. 9130)} 

The City owns the parking lot located at 24th and Iron and leases it to the North Kansas City School District for a nominal amount. The School District has requested that it be granted ownership of the parking lot. In his memo, the City Counselor outlines certain reservation language in the deed assuring that the property will continue to be used for its current purpose. The School District will become responsible for maintenance of the property and the cost of lighting for the parking lot. Staff recommends approval of the ordinance implementing the transfer of the property.

26. Termination of Lease Agreement for St. Patrick’s Parking Lot {Bill No. 7335 (Ordinance No. 9132)} 

In the previous agenda item, the City Council considered the transfer of the St. Patrick’s Parking Lot to the North Kansas City School District. Assuming approval, staff now recommends the existing lease agreement for the property be terminated.

27. Fifth Amendment – Employment Agreement with Eric Berlin {Bill No. 7337 (Ordinance No. 9134)} 

The City Council has completed the performance appraisal of City Administrator Eric Berlin for the period of June 17, 2017 – June 16, 2018. A fifth amendment to Mr. Berlin’s employment agreement with the City, as indicated by the Council in executive session, is presented for Council approval.

28. 2019 Household Hazardous Waste Agreement (Resolution NO. 18-067) 

The City's participation in Mid America Regional Council's Household Hazardous Waste Program (HHW) allows residents to properly dispose of items such as unused paint, household cleaners, motor oil, pesticides, and similar materials. Presented for Council approval is an agreement for participation in the 2018 program.

29. Approving Accounts Due and Payable by the City through November 2, 2018. {Bill No. 7343 (Ordinance No. 9140)}. 

30. Staff Comments

- Upcoming City Items of Note 
- YMCA Monthly Financial Report – September, 2018 

31. Councilmember Comments

32. Mayor's Comments

33. 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).

34. 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.