

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

**January 21, 2020  
7:00 p.m.**

- 1. Call to order**
- 2. Moment of Silence**
- 3. Pledge of Allegiance**
- 4. Approval of Agenda**
- 5. 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, a councilmember need only ask before consideration of the Consent Agenda that the item be removed from the Consent Agenda and placed on the Regular Agenda.

- 6. Approval of the minutes of the Regular Council Meeting of January 7, 2020**
- 7. Approval of the minutes of the Special Council Meeting of January 14, 2020**
- 8. Appointment of David Taylor to Park Board**  
  
Mayor Stielow has appointed David Taylor to fill the unexpired term of Pat Stidham. His appointment requires Council approval.
- 9. Resolution of Appreciation – Pat Stidham – Park Board**
- 10. Municipal Court Reports for October 2019 and November 2019**

## Regular Items

### **11. Darren Van Dover – General Manager, Harrah’s North Kansas City**

Darren Van Dover, General Manager of Harrah’s North Kansas City, has requested time on the Council agenda to discuss a change in the marketing of Harrah’s that is planned in the near future.

### **12. Public Hearing – Northgate Tax Increment Financing (TIF) Plan**

State law requires that every five years the governing body hold a public hearing regarding the progress of adopted tax increment financing plans. In its memo, staff provides the information required by statute. It is recommended that Council conduct the public hearing.

- Open Public Hearing
- Staff Report
- Public Comments
- Motion to Accept Report and Close Public Hearing

### **13. Final Plat, Northgate Village Residential Third Plat {Bill No. 7484 (Ordinance No. 9281)}**

Hunt Midwest, the developer of the single-family residential components of Northgate Village, has applied for approval of a final plat for Lots H and G of the Northgate Village Residential Second Plat as well as vacated right-of-way at the southwest corner of 32<sup>nd</sup> Avenue and Swift Streets. The approval of this plat, in conjunction with approval of the revised Northgate Village Planned Unit Development, will allow the developer to adjust the layout of townhomes on the east side of Swift immediately adjacent to this intersection to incorporate additional green space and a new corner monument. The final plat dedicates new utility easements for the townhome lots, a new access easement for the existing sidewalk, and provides a monument sign easement to the Northgate Village Homeowners Association. At its January 9 meeting, the Planning Commission found the proposed final plat to be in conformance with the approved preliminary plat and recommended its approval to the City Council on a 5-0 vote.

### **14. Planned Unit Development Amendment for Northgate Village {Bill No. 7485 (Ordinance No. 9282)}**

The townhomes that bookend the single-family homes between Swift and Howell have been largely developed in groups of four. In its memo, staff discusses Hunt Midwest’s desire to amend its Northgate Village development plan with the City to provide for two groups of three townhomes instead of one six-plex in the vicinity

of 32<sup>nd</sup> Avenue and Swift. Making this change permits the developer to provide more green space around the townhomes as well as additional aesthetic amenities. This change also allows the developer to lower its construction costs. The ordinance before the City Council amends only the portion of the approved Planned Unit Development concerning the townhomes adjacent to the intersection of 32<sup>nd</sup> Avenue and Swift. Staff recommends approval.

**15. Zoning Ordinance Text Amendments, Section 17.12.030B, Regarding Accessory Dwelling Units {Bill No. 7483 (Ordinance No. 9280)}**

The City Council adopted the updated Zoning Ordinance on July 2, 2019. Among other changes, the new ordinance permits the development of Accessory Dwelling Units subject to certain standards related to design, size, and parking. The ordinance currently includes a requirement that property owners must occupy either the principal or accessory dwelling unit. Councilmember Bryant DeLong asked staff to prepare a zoning text amendment to remove the requirement that property owners must occupy either the principal or accessory dwelling unit. At its meeting of January 9, 2020, the Planning Commission concluded a public hearing on the proposal and voted 5-0 to recommend denial of the proposed amendment to the City Council. The ordinance is now presented for Council consideration.

**16. Howell Street Traffic Calming – Next Steps**

In the summer of 2019, the City installed bump-outs on Howell Street near Macken Park as a pilot project to address speeding concerns. Staff's impression is that the bump-outs have been positively received, and they appear to have had a positive impact on speeds along Howell. Staff now seeks Council direction as to whether to retain the bump-outs on Howell. If the answer is affirmative, staff seeks further direction as to whether some steps should be taken to make them more permanent in nature. Lastly, staff seeks direction as to whether to re-install a crosswalk that was previously removed, along with curb and sidewalk modifications to make it standard.

**17. Show-Me Courts Agreement and City Code Amendment {Bill No. 7480 (Ordinance No. 9277)}**

The City is required to implement a statewide court case management system, Show-Me Courts. The City is scheduled to do this on April 1, 2020. In its memo, staff discusses the implications of this mandated action. Before the City Council is the Show-Me Courts Statement of Expectations and Agreement and an amendment to Section 2.36.260, *Court costs—Generally* of the City's Code of Ordinances to impose the seven dollars (\$7.00) surcharge to fund the new required case management system.

**18. Winter Sewer Averaging Option for Residential Customers {Bill No. 7481 (Ordinance No. 9278)}**

At its meeting of November 5, 2019, the City Council considered a proposal to establish a residential sewer customer option to have their sewer billing be based on the amount of water consumed in the winter months. The Council directed that a measure to formally approve this option be brought to the Council for consideration. Now before Council is an ordinance enacting this change. If adopted, staff will initiate notification to customers to implement the new option.

**19. 2020 Community and Business Satisfaction Survey (Resolution No. 20-004)**

The City last performed a survey of its residents to determine their satisfaction with City services in 2017. The City worked with ETC Institute to develop the survey, which followed a template ETC uses for many cities in the region and around the country. ETC is one of the leading national survey firms, and just happens to be located locally, in Olathe, Kansas. In the FY 2020 Budget, the City Council approved both an updated community survey and a new survey of the business community to determine its satisfaction with City services. In its memo, staff notes the methodology to be used by ETC. It is recommended that Council approve the resolution authorizing these two surveys to proceed.

**20. Kansas City Crime Commission Contract (Resolution No. 20-003)**

Each year the City enters into a contract with the Kansas City Metropolitan Crime Commission for services related to the Crime Stoppers TIPS hotline. In the contract, the city agrees to pay the annual fee of \$5,000 in support of the Crime Stoppers TIPS hotline. The Crime Commission agrees, at a minimum, to maintain, market, staff, and forward pertinent information to North Kansas City regarding crimes in our jurisdiction. This \$5,000 expenditure is an annual, budgeted expense for the police department.

**21. Application for Conditional Use Permit – Natural Resources Processing & Extraction, 1275 16<sup>th</sup> Avenue {Bill No. 7479 (Ordinance No. 9276)}**

Martin Marietta Kansas City, LLC leases a 13.66 acre area within the BNSF railyard for the storage of clean stone aggregate. This activity is the subject of a Conditional Use Permit (CUP) that was originally approved by the Planning Commission and City Council in 2010 and renewed in 2015. The current CUP is set to expire in February at the end of its five-year term. In its memo, staff discusses the application for a renewal. The Planning Commission held the required public hearing on January 9, 2020. There were no public comments. By a vote of 5-0,

the Commission recommended approval of the Conditional Use Permit with the conditions listed in the draft ordinance to the City Council.

**22. Allocation of Harrah’s Charitable Fund Contributions**

The City’s ground lease with Harrah’s Casino provides that Harrah’s North Kansas City 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 14, 2020, 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 2020 Harrah’s Charitable Contribution.

**23. Approving Accounts Due and Payable by the City through January 17, 2020. {Bill No. 7486 (Ordinance No. 9283)}.**

**24. Staff Comments**

- a. Upcoming City Items of Note

**25. Councilmember Comments**

**26. Mayor’s Comments**

**27. 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).**

**28. 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.**

**Minutes of the North Kansas City, Missouri City Regular Council Meeting of  
January 7, 2020**

The City Council met in regular session on Tuesday, January 7, 2020, in the North Kansas City Council Chambers at 7:00 p.m.

The following were present:

Mayor: Don Stielow  
Councilmembers: Bryant DeLong  
Rita Pearce  
Jesse Smith  
Valerie Pearman  
Zachary Clevenger  
Rick Stewart  
Fred Steffen  
Tom Farr

Staff Present: Kim Nakahodo, Assistant City Administrator  
Steve Beamer, Police Chief  
Dave Hargis, Fire Chief  
Sara Copeland, Community Development Director  
Pat Hawver, Public Works Director  
Stephen Roberts, IT  
Shirley Land, Finance Manager  
Casey Campbell, HR Manager  
Tom Barzee, City Counselor  
Crystal Doss, City Clerk

Mayor Stielow called the meeting to order at 7:00 p.m.

The meeting opened with a moment of silence and the Pledge of Allegiance.

Approval of the Agenda. C. Farr moved to approve the agenda with the removal of Item 17, seconded by C. Clevenger. The roll was called, and the vote was as follows: C. DeLong, yes – C. Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried.

There were no comments from the public.

Opening

Approval of the Agenda

Comments from the Public

Consent Agenda included the following items:

Approval of the Work Session Minutes from December 17, 2019

Approval of the Regular Council Meeting Minutes from December 17, 2019

Reappointment of Dave Wood to the Planning Commission

Reappointment of Robert Magee to the Hospital Board of Trustees

C. Farr moved to approve the Consent Agenda, seconded by C. Pearman. The roll was called, and the vote was as follows: C. DeLong, yes – C. Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried.

Consideration of a Resolution Amending the Gaming Fund Budget for Fiscal Year 2019-2020 in the Amount of \$15,000 for the Home Dock Cities Association Contribution (Resolution No. 20-002). Assistant City Administrator Kim Nakahodo stated that the City of North Kansas City is a member of the Home Dock Cities Association, a group of cities in Missouri whose purpose is to promote the interests of the member Missouri municipalities which have riverboat casinos within their jurisdiction. Member cities have been asked to contribute toward a fund to mount a lobbying effort against state legislation that would legalize placement of slot machines in bars, convenience stores and other establishments across the state. This could threaten the revenue stream of riverboat casinos. In his memo, the City Administrator elaborates on the request. A budget amendment in the amount of \$15,000 has been prepared for Council consideration. Discussion ensued. C. Clevenger moved to approve Resolution No. 20-002, seconded by C. DeLong. The roll was called, and the vote was as follows: C. DeLong, yes – C. Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried.

Consideration of an Ordinance Waiving the City's First Right of Refusal to Acquire Tenant's Interest in Certain Real Property Owned by the City, Generally Located at 2751 Burlington Street, North Kansas City, Clay County, Missouri, and Authorizing Niemann Foods, Inc., to Transfer Its Interest Under the Ground Lease as Tenant in Such Real Property to Nieman Holdings, LLC {Bill No. 7477 (Ordinance No. 9274)}. Assistant City Administrator Nakahodo asked City Counselor Tom Barzee to

Consent Agenda

Resolution No. 20-002  
– Budget Amendment  
– Home Dock Cities  
Contribution

Ordinance No. 9274 –  
Waiver of Right of First  
Refusal – Save-A-Lot  
Building

present this item to Council. Mr. Barzee stated that the City owns the ground on which the Save-a-lot Store sits at 2751 Burlington, while Niemann Foods has title to the building on the property. Section 11.1 of the Ground Lease, Assignment and Subletting, provides that Tenant shall have the right to freely assign or sublet its interest under the lease, subject to the City's approval (first right of refusal), which shall not be unreasonably withheld. The City has received a letter from Niemann Foods, Inc., indicating that it desires to sell its interest in the buildings and improvements to Niemann Holdings, LLC, and therefore requests the City's waiver of its first right of refusal to the same terms offered to Niemann Holdings, LLC. Niemann Foods indicates that transferring the leased premises to Niemann Holdings will place the property in alignment with the majority of its other properties. Staff recommends approval of waiving the right of first refusal to purchase the building. Discussion ensued. C. Farr moved that Bill No. 7477 be placed on first reading, seconded by C. Clevenger. The roll was called, and the vote was as follows: C. DeLong, yes – C. Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried. Bill No. 7477 was read. C. Farr moved that Bill No. 7477 be placed on second and final reading and passed as Ordinance No. 9274, seconded by C. Stewart. The roll was called, and the vote was as follows: C. DeLong, yes – C. Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried. Bill No. 7477 was read. Thereupon Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9274, was signed and approved by the Mayor and attested by the City Clerk.

Consideration of a Resolution Authorizing the City to Enter Into an Agreement with the Mid-America Regional Council Solid Waste Management District (Resolution No. 20-001). Assistant City Administrator Nakahodo asked Public Works Director Pat Hawver to present this item to Council. Mr. Hawver stated that 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 2020 program. Discussion ensued. C. Clevenger moved to approve Resolution No. 20-001, seconded by C. Farr. The roll was called, and the vote was as follows: C. DeLong, yes – C. Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried.

Resolution No. 20-001  
– 2020 Household  
Hazardous Waste  
Agreement



Consideration of an Ordinance Authorizing Payment for Certain Accounts Due and Payable by the City Through January 3, 2020 {Bill No. 7478 (Ordinance No. 9275)}. C. Farr moved that Bill No. 7478 be placed on first reading, seconded by C. Stewart. The roll was called, and the vote was as follows: C. DeLong, yes – C. Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried. Bill No. 7478 was read. C. Farr moved that Bill No. 7478 be placed on second and final reading and passed as Ordinance No. 9275, seconded by C. Pearman. The roll was called, and the vote was as follows: C. DeLong, yes – C. Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried. Bill No. 7478 was read. Thereupon Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9275, was signed and approved by the Mayor and attested by the City Clerk.

Assistant City Administrator Nakahodo stated that the Upcoming City Items of Note Report, YMCA Monthly Financial Report for November 2019, and the Status of City Projects and Purchases Quarterly Report were in the Council Packets.

City Clerk Crystal Doss requested that the Council hold a Special Council Meeting on January 14, 2020, at 6:00 PM in the Council Chambers to review the allocations for the Harrah's Charitable Fund. All agreed to the time and place of this meeting.

Fire Chief Dave Hargis stated the Fire Department has been training in the abandoned Burger King building since last Friday.

Assistant City Administrator Nakahodo gave an update on the Armour Road Complete Street Project. She stated that last week Municipal Services completed a comprehensive replacement and reinstallation of all of the delineators that have been knocked down along Armour Road.

Police Chief Steve Beamer thanked the Council for the privilege of serving as the Police Chief. Assistant City Administrator Nakahodo stated that on behalf of staff she would like to thank Chief Beamer for his long tenured service and helping to make us a better organization.

C. DeLong welcomed the Scouts who were present for this meeting. He wished Chief Beamer the best in his retirement.

Ordinance No. 9275 –  
Approving Accounts  
Due and Payable by  
the City Through  
January 3, 2020

Staff Comments

Councilmembers'  
Comments

C. Pearce stated she had enjoyed working with Chief Beamer and wished him the best in his retirement. She stated she drove by the new Hawaiian Brothers restaurant today, and it was packed. She thanked Public Works for their help with a sewer issue at the First Christian Church.

C. Smith stated the diagonal parking spaces in front of the Post Office have been completed. He asked that staff request a status report for the removal and replanting of trees in Macken Park. He stated that on Howell Street at the bump outs by Macken Park, he noticed the center post had been knocked down again in the walkway. He asked if this pole would be replaced. Assistant City Administrator Nakahodo stated this was on the agenda to be discussed at the next Council meeting.

C. Pearman also welcomed the Scouts. She stated she had enjoyed working with Chief Beamer and getting to know him during his career here at North Kansas City.

C. Clevenger stated it had been a pleasure to work with and getting to know Chief Beamer. He also welcomed the Scout troop. He stated he would not be at the next Council Meeting.

C. Stewart stated he has known Chief Beamer since day 1 and wished him the best on his retirement.

C. Steffen thanked the Scout troop for coming to our meeting. He also thanked Dave Wood and Robert Magee for their willingness to continue to serve on our boards. He reminded everyone that tomorrow would be another Christmas Tree pickup day. He stated his appreciation for Chief Beamer's service with the City.

C. Farr welcomed the Scout troop. He wished Chief Beamer the best of luck in the next chapter of his life.

Mayor Stielow had nothing at this time.

Mayor's Comments

C. Farr moved to adjourn at 7:35 p.m., seconded by C. Clevenger. The roll was called, and the vote was as follows: C. DeLong, yes – C. Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried.

Adjournment

Council Adjourned

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Mayor

Attest:

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City Clerk

Approved this 21<sup>st</sup> day of January 2020

**Minutes of the North Kansas City, Missouri City Council Special Meeting of  
January 14, 2020**

The City Council met in a Special Council Meeting on Tuesday, January 14, 2020, at City Hall, Council Chambers located at 2010 Howell Street in North Kansas City at 6:00 p.m.

The following were present:

Mayor: Don Stielow  
Councilmembers: Bryant DeLong  
Rita Pearce  
Jesse Smith - Absent  
Valerie Pearman  
Zachary Clevenger  
Rick Stewart  
Fred Steffen  
Tom Farr

Staff Present: Crystal Doss, City Clerk

Mayor Stielow called the meeting to order at 6:00 p.m.

The City Council reviewed the applications and determined allocations for applying organizations. | Allocations – Harrah’s Charitable Fund

C. Clevenger made a motion to adjourn at 6:24 PM, seconded by C. Stewart. All said aye. | Adjourn

Council Adjourned

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved this 21<sup>st</sup> day of January 2020.

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## MEMORANDUM

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**TO:** Honorable City Council  
**FROM:** Mayor Don Stielow  
**DATE:** January 21, 2020  
**RE:** Board Appointment

The following board appointment will be on the January 21, 2020, agenda for your consideration and approval:

PARKS AND RECREATION BOARD

Appointment of David Taylor to fulfill the unexpired term of Pat Stidham, term to expire May 31, 2021.

Please contact me with any questions.



### City of North Kansas City Boards and Commissions Application Form

Thank you for your interest in being a member of a board or commission for the City of North Kansas City. In order to be considered for an appointment, please complete the following form. For questions regarding the boards, or this form, please contact Crystal Doss, City Clerk, at (816) 412-7815.

Name: DAVID R. TAYLOR Date: 5/23/19

Address: 2309 ERIE STREET

City: N. KANSAS CITY State: MO Zip: 64116

Phone Number: (913) 706-2290 E-Mail: davidtaylor53@gmail.com

Please mark each board or commission for which you are interested in serving:

- Hospital Board of Trustees (4-Year Term)
- Library Board (3-Year Term)
- Park & Recreation Board (3-Year Term)
- Board of Zoning Adjustment (4-Year Term)
- Police & Fire Personnel Board (4-Year Term)
- Liquor Control Board of Review (3-Year Term)
- City Planning Commission (4-Year Term)
- Tax Increment Financing (TIF) Commission (4-Year Term)
- Industrial Development Authority

**NORTH**  
**KANSAS CITY**  
• Virtually Urban. Supremely Suburban.

Why are you interested in serving the City of North Kansas City on a board or commission? Do you have an interest in a particular board or commission and if so, why?

Our family loves NKC and we use the parks almost every day with our two daughters. I think I could provide a young family perspective to the Park Board

Do you have previous civic experience or particular qualifications that you believe you can bring to the board or commission? If so, please describe in the space below. If you have a current resume, please attach (*not required*).

I'm a structural engineer (PE) and I've served on numerous church boards such as the First Christian Church of NKC's Property Board.

Please describe the days of the week, times of day, or evenings you are available.

It varies but I can allot a day or evening as my work schedule is flexible.

If there are no vacancies for the board you are interested in, we will contact you when a vacancy becomes available to determine if you are still willing and able to serve at that time.

yes

Thank you for your interest in serving your community!

# Resolution of Appreciation

Honoring

## Patrick Stidham

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**Whereas**, the City of North Kansas City, Missouri depends upon its citizen volunteers to give of their time, talents, expertise and common sense in serving on City boards, commissions and committees, which service is provided on behalf of all residents and businesses of the City, thereby making the City a better place to live, work and enjoy life; and

**Whereas**, **Patrick Stidham** has been one such citizen volunteer, who was first appointed by the Mayor of the City of North Kansas City, Missouri, to the Parks and Recreation Board in December 2017 and continued serving until resigning in January 2020; and

**Whereas**, **Mr. Stidham** is a loyal and dedicated citizen of the City of North Kansas City, Missouri; and

**Whereas**, **Mr. Stidham** has served the City's residents and businesses with dedication and professionalism since his appointment to the Parks and Recreation Board, during which time he advanced the best interests of the City; and

**Whereas**, **Mr. Stidham** has contributed freely of his time, energies, and abilities toward the promotion, growth, and development of the City of North Kansas City.

**Now, Therefore, be it Resolved** that the Council of the City of North Kansas City hereby gratefully records and extends its sincere appreciation to Patrick Stidham for his dedication and excellent service rendered to the City; and be it further

**Resolved** that this resolution of appreciation be part of the official records of the City, and a copy thereof, signed by the Mayor, be presented to Patrick Stidham as an expression of appreciation for Mr. Stidham and as a means of honoring him for his service to the community.

**Done** in my office this 21<sup>st</sup> day of January in the year of two thousand and twenty.

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Don Stielow, *Mayor*



IN THE MUNICIPAL COURT OF NORTH KANSAS CITY, MISSOURI  
CLAY COUNTY

I certify that the attached is a report on all cases heard or tried before the Judge of the Circuit Court of Clay County Missouri, Municipal Division at North Kansas City during the month of October, 2019 and that the information and statements contained in said report are true and correct according to my best information, knowledge and belief.



\_\_\_\_\_  
Steven R. Fuller  
Municipal Court Judge

11/12/2019

\_\_\_\_\_  
Date

Presented and reviewed as required RSMo 479.0080.3

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary

## MUNICIPAL DIVISION SUMMARY REPORTING FORM

*Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.*

<b>I. COURT INFORMATION</b>		Contact information same as last report <input checked="" type="checkbox"/>	
Municipality:	NORTH KANSAS CITY	Reporting Period:	10/2019
Mailing Address:	2010 HOWELL NORTH KANSAS CITY 64116	Software Vendor: Tyler Technologies	
Physical Address:	2010 HOWELL NORTH KANSAS CITY 64116	County:	CLAY COUNTY
		Circuit:	07
Telephone Number:	(816) 274-6007	Fax Number:	(816) 842-0643
Prepared by:	Raschelle Perry	E-mail Address:	court@nkc.org
		iNotes	<input checked="" type="checkbox"/>
Municipal Judge(s):	STEVEN R. FULLER	Prosecuting Attorney:	ANTHONY BOLOGNA
<b>II. MONTHLY CASELOAD INFORMATION</b>		Alcohol and Drug Related Traffic	Other Traffic
		Non-Traffic Ordinance	
A. cases (citations / informations) pending at start of month		37	1,487
B. cases (citations / informations) filed		3	306
C. cases (citations / informations) disposed			
1. jury trial (Springfield, Jefferson County, and St. Louis County only)			
2. court / bench trial - GUILTY		0	1
3. court / bench trial - NOT GUILTY		0	1
4. plea of GUILTY in court		0	0
5. Violations Bureau Citations (i.e., written plea of guilty) and bond forfeitures by court order (as payment of fines / costs)		0	155
6. dismissed by court		0	10
7. <i>nolle prosequi</i>		0	28
8. certified for jury trial (not heard in the Municipal Division)		0	0
<b>9. TOTAL CASE DISPOSITIONS</b>		0	195
D. cases (citations / informations) pending at end of month [pending caseload = (A + B) - C9]		40	1,598
E. Trial de Novo and / or appeal applications filed		0	0
<b>III. WARRANT INFORMATION (Pre and Post Disposition)</b>		<b>IV. PARKING TICKETS</b>	
1. # issued during reporting period	105	# issued during period	0
2. # served/withdrawn during reporting period	101	<input type="checkbox"/> Court staff does not process parking tickets	
3. # outstanding at end of reporting period	4,574		

**MUNICIPAL DIVISION SUMMARY REPORTING FORM**

<b>COURT INFORMATION</b>	Municipality: NORTH KANSAS CITY	Reporting Period: 10/2019
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<b>V. DISBURSEMENTS</b>			
<b>Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)</b>		<b>Other Disbursements cont.</b>	
Fines - Excess Revenue	\$15,564.00		
Clerk Fee - Excess Revenue	\$1,454.61		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$48.47		
Bond forfeitures (paid to city) - Excess Revenue	\$555.00		
<b>Total Excess Revenue</b>	<b>\$17,622.08</b>		
<b>Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)</b>			
Fines - Other	\$9,083.50		
Clerk Fee - Other	\$954.13		
Judicial Education Fund (JEF) <input type="checkbox"/> Court does not retain funds for JEF	\$221.00		
Peace officer Standards and Training (POST) Commission surcharge	\$218.00		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$1,570.73		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$32.19		
Law Enforcement Training (LET) Fund surcharge	\$440.00		
Domestic Violence Shelter surcharge	\$872.00		
Inmate Prisoner Detainee Security Fund surcharge	\$434.00		
Sheriffs' Retirement Fund (SRF) surcharge	\$658.87		
Restitution	\$0.00		
Parking ticket revenue (including penalties)	\$4,308.50		
Bond forfeitures (paid to city) - Other	\$0.00		
<b>Total Revenue Other</b>	<b>\$18,792.92</b>		
<b>Other Disbursements:</b> Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs, witness fees, and board bill/jail costs.		<b>Total Other Disbursements</b>	\$187.00
		<b>Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited</b>	\$36,602.00
RECOUPMENT	\$187.00	<b>Bond Refunds</b>	\$1,798.00
		<b>Total Disbursements</b>	<b>\$38,400.00</b>

IN THE MUNICIPAL COURT OF NORTH KANSAS CITY, MISSOURI  
CLAY COUNTY

I certify that the attached is a report on all cases heard or tried before the Judge of the Circuit Court of Clay County Missouri, Municipal Division at North Kansas City during the month of November, 2019 and that the information and statements contained in said report are true and correct according to my best information, knowledge and belief.



\_\_\_\_\_  
Steven R. Fuller  
Municipal Court Judge

\_\_\_\_\_  
12/4/2019

\_\_\_\_\_  
Date

Presented and reviewed as required RSMo 479.0080.3

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary

## MUNICIPAL DIVISION SUMMARY REPORTING FORM

*Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.*

<b>I. COURT INFORMATION</b>		Contact information same as last report <input checked="" type="checkbox"/>	
Municipality:	NORTH KANSAS CITY	Reporting Period: 11/2019	
Mailing Address:	2010 HOWELL NORTH KANSAS CITY 64116	Software Vendor: Tyler Technologies	
Physical Address:	2010 HOWELL NORTH KANSAS CITY 64116	County: CLAY COUNTY	Circuit: 07
Telephone Number:	(816) 274-6007	Fax Number: (816) 842-0643	
Prepared by: Raschelle Perry	E-mail Address: court@nkc.org		iNotes <input checked="" type="checkbox"/>
Municipal Judge(s) STEVEN R. FULLER		Prosecuting Attorney: ANTHONY BOLOGNA	
<b>II. MONTHLY CASELOAD INFORMATION</b>		Alcohol and Drug Related Traffic	Other Traffic
			Non-Traffic Ordinance
A. cases (citations / informations) pending at start of month		40	1,598
B. cases (citations / informations) filed		7	336
C. cases (citations / informations) disposed			
1. jury trial (Springfield, Jefferson County, and St. Louis County only)			
2. court / bench trial - GUILTY		0	2
3. court / bench trial - NOT GUILTY		0	0
4. plea of GUILTY in court		0	0
5. Violations Bureau Citations (i.e., written plea of guilty) and bond forfeitures by court order (as payment of fines / costs)		1	125
6. dismissed by court		0	1
7. <i>nolle prosequi</i>		2	28
8. certified for jury trial (not heard in the Municipal Division)		0	0
<b>9. TOTAL CASE DISPOSITIONS</b>		3	156
D. cases (citations / informations) pending at end of month [pending caseload = (A + B) – C9]		44	1,778
E. Trial de Novo and / or appeal applications filed		0	0
<b>III. WARRANT INFORMATION (Pre and Post Disposition)</b>		<b>IV. PARKING TICKETS</b>	
1. # issued during reporting period	112	# issued during period	0
2. # served/withdrawn during reporting period	79	<input type="checkbox"/> Court staff does not process parking tickets	
3. # outstanding at end of reporting period	4,607		

**MUNICIPAL DIVISION SUMMARY REPORTING FORM**

<b>COURT INFORMATION</b>	Municipality: NORTH KANSAS CITY	Reporting Period: 11/2019
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<b>V. DISBURSEMENTS</b>			
<b>Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)</b>		<b>Other Disbursements cont.</b>	
Fines - Excess Revenue	\$13,219.00		
Clerk Fee - Excess Revenue	\$1,268.13		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$42.92		
Bond forfeitures (paid to city) - Excess Revenue	\$0.00		
<b>Total Excess Revenue</b>	<b>\$14,530.05</b>		
<b>Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)</b>			
Fines - Other	\$6,624.50		
Clerk Fee - Other	\$671.00		
Judicial Education Fund (JEF) <input type="checkbox"/> Court does not retain funds for JEF	\$175.00		
Peace officer Standards and Training (POST) Commission surcharge	\$177.00		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$1,242.75		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$22.57		
Law Enforcement Training (LET) Fund surcharge	\$352.87		
Domestic Violence Shelter surcharge	\$702.00		
Inmate Prisoner Detainee Security Fund surcharge	\$354.50		
Sheriffs' Retirement Fund (SRF) surcharge	\$527.26		
Restitution	\$0.00		
Parking ticket revenue (including penalties)	\$5,845.50		
Bond forfeitures (paid to city) - Other	\$700.00		
<b>Total Revenue Other</b>	<b>\$17,394.95</b>		
<b>Other Disbursements:</b> Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs, witness fees, and board bill/jail costs.		<b>Total Other Disbursements</b>	\$149.50
		<b>Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited</b>	\$32,074.50
<b>RECOUPMENT</b>	\$149.50	<b>Bond Refunds</b>	\$1,305.50
		<b>Total Disbursements</b>	<b>\$33,380.00</b>

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# MEMORANDUM



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**TO:** Mayor and City Council

**FROM:** Kim Nakahodo, Assistant City Administrator

**DATE:** January 21, 2020

**RE:** Public Hearing – Five Year Northgate Report

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## Introduction

The TIF statute requires that the governing body conduct a public hearing every five years after the adoption of a TIF plan.

*RSMo 99.865, 3 "Five years after the establishment of a redevelopment plan and every five years thereafter the governing body shall hold a public hearing regarding those redevelopment plans and projects created pursuant to sections 99.800 to 99.865. The purpose of the hearing shall be to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects. Notice of such public hearing shall be given in a newspaper of general circulation in the area served by the commission once each week for four weeks immediately prior to the hearing."*

## Northgate Village TIF Plan Review

The original Northgate Village was identified as an area prime for redevelopment during the development of the 1996 Comprehensive Plan. The apartment complex consisted of 666 single-story "garden-style" apartments built between 1947 and 1951 and had served a useful life for most of its 50 plus year existence. Unfortunately, the last years of the complex saw an increasing amount of deterioration which became an increasing problem for the community and surrounding neighborhoods. At the time, these apartments constituted approximately one-quarter of the city's residential population and spanned approximately 56 acres. Because the apartment complex represented a substantial portion of the city's residential community, the City decided to take the significant step of designating the area for redevelopment purposes.

### Project Authorization

In 1996, the City authorized the formation of the North Kansas City Tax Increment Financing (TIF) Commission to help finance the Northgate Redevelopment project. In 1999 the City issued a Request for Proposals and selected the development team of Hunt-Midwest Enterprises and The Rainen Companies. The proposal featured a mixed-use redevelopment that included single-family homes, townhomes, a retail site, senior apartments, and multiple styles of apartment living. Hunt-Midwest was responsible for single-family and commercial development. Rainen was responsible for the apartments and senior living development.

In February of 2000, the City adopted the Northgate Village TIF Plan and the Northgate Village Master Development Agreement (MDA). The development agreement between the City, TIF Commission, and the developers tasked the City with financing the public infrastructure improvements and executing any necessary regulatory approvals such as zoning, platting, and design approval. The City assumed the financial responsibility of property acquisition, relocation, and demolition (originally estimated at \$18,906,739).

Given that the City took on the responsibility for the pre-development tasks, the parties agreed that the City would be reimbursed from the Tax Increment Financing (TIF). The TIF is primarily property taxes with small amounts of sales taxes from the Ruby Tuesday restaurant (which is now closed). The City has the authority to issue TIF-backed bonds, but to date, all TIF repayments have been on pay-as-you-go basis.

### TIF Plan Activation

The TIF statute authorizes the collection of TIF proceeds for up to 23 years. However, TIF financing must be activated within 10 years of authorizing the TIF plan. The TIF plan and development agreement were designed to allow for TIF Project Area activation over multiple years. The TIF Plan divided the site into 15 geographic Project Areas (see attached TIF map). Each Project Area was activated by City ordinance, based on the development schedule for an individual area. The phasing allowed the City to maximize TIF revenue over the ten-year activation period.

Eight project areas were activated prior to 2009, allowing the City to receive full TIF proceeds for their 23 year time frames. With time running out, the City activated the remaining undeveloped seven project areas in December of 2009. The TIF revenues in the final seven project areas end in December 2032. For some of the undeveloped project areas (primarily Project Areas 13 and 15 and part of Project Area 12), the actual collection period for TIF revenues will be far shorter than 23 years.

It should be noted that the activation of TIF has no effect on any taxpayer within the TIF Plan area.



### Northgate Village TIF Plan Amendment – First Amendment – 2012

The first amendment to the Northgate Village TIF Plan was approved by the TIF Commission on August 21, 2012, as a result of the approval of the expansion of the Gardens Apartments (Gardens Phase III). The TIF Plan was recalculated to update the original 1999 estimates of expenditures and TIF proceeds (PILOTs & EATs)<sup>1</sup>, and adjust the future projections of the TIF proceeds to reflect the expansion of the Garden Apartments within the development.

### Northgate Village TIF Plan Amendment – Second Amendment – 2019

The second amendment to the Northgate Village TIF Plan was approved by the City Council on December 17, 2019. The TIF Plan values and assumptions were updated to reflect the current project status and TIF proceeds (PILOTs & EATs) and adjust the future projections of the TIF proceeds. This amendment also updated the Architectural Design Review Guidelines to make them consistent with the North Kansas City Zoning Ordinance and current City building permit process.

### Future TIF Plan Amendment

After the development agreements are executed for the remaining City-owned parcels of land, staff anticipates a proposed third amendment to update the Northgate TIF Plan *Exhibit 6 – Development Schedule* and *Exhibit 10 – Project Costs*.

## **Northgate Village TIF Plan Financial Review**

### TIF Proceeds

While the TIF plan has been approved since January of 2000, due to the necessary time spent on land acquisition, demolition, infrastructure and project construction, the proceeds from TIF were unable to be seen before the fall of 2004. To date, \$8,877,920 has been collected in Payments-In-Lieu-of-Taxes (PILOTs) and \$231,633 has been collected in Economic Activity Taxes (EATs) for a total of \$9,109,553 in total TIF proceeds.

### Project Expenditures

The city's project expenses have been tracked with the expense categories summarized below. As of September 30, 2019, the current overall project cost is \$29,339,576. This project is not complete and additional legal and other professional services costs are expected in the future.

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<sup>1</sup> "PILOTs" stands for "Payment in Lieu of Taxes." TIF districts automatically involve a 100% abatement of property taxes. TIF District agreements often contain a provision that notwithstanding the 100% abatement, the developer will make payments in certain agreed-upon amounts in lieu of the 100% abatement.

"EATs" stands for "Economic Activity Taxes." TIF districts automatically involve a 50% abatement of sales taxes collected in district. The remaining 50% of sales taxes collected are the EATs.

<b>Services</b>	
Legal Fees	\$ 475,622
Designing/Engineering	\$ 2,715
Administrative Fees	\$ 55,461
Professional Services	\$ 638,976
Other Services	\$ 348,018
<b>Capital Outlay</b>	
Land Acquisition	\$ 16,204,775
Infrastructure	\$ 6,667,222
Other Capital Improvements	\$ 7,719,448
General Contractor Fees	\$ 167,432
Amenities	\$ 19,620
Loss/(Gain) on Capital Project	\$ 123,339
Apartment Management	\$ 104,806
Apartments Operations	\$ 1,018,047
Apartment Capital Outlay	\$ 52,969
<b>Total</b>	<b>\$ 29,339,576</b>

*Project Costs vs. TIF Increments Paid to North Kansas City*

<b>Northgate Village TIF Plan</b>	<b>1999 Adopted Plan</b>	<b>First Amendment -- June 2012</b>	<b>Actual as of September 30, 2019</b>	<b>Second Amendment -- October 2019</b>
Project Costs	\$18,906,739 <sup>-1</sup>	\$28,240,995 <sup>-3</sup>	\$29,339,576 <sup>-7</sup>	
Estimated TIF Increment				
PILOTs	\$12,875,789 <sup>-2</sup>	\$25,011,104 <sup>-4</sup>	\$8,877,920	\$33,064,977 <sup>-5</sup>
EATs	\$2,582,761 <sup>-2</sup>	\$1,526,152 <sup>-4</sup>	\$231,633	\$231,633 <sup>-6</sup>
Total PILOTs & EATs	\$15,458,550	\$26,537,256	\$9,109,553	\$33,296,610
Total Estimated Net TIF Proceeds (12/2032)	<b>(\$3,448,189)</b>	<b>(\$1,703,739)</b>	<b>(\$20,230,023)</b>	

NOTES:

- <sup>1-</sup> Exhibit 10 - ESTIMATED REDEVELOPMENT PROJECT COSTS AND REIMBURSABLE PROJECT COSTS
- <sup>2-</sup> Exhibit 7 - COST-BENEFIT ANALYSIS, Table 5
- <sup>3-</sup> Exhibit 10 - ESTIMATED REDEVELOPMENT PROJECT COSTS, Revised June 2012
- <sup>4-</sup> Exhibit 7 - AMENDED COST-BENEFIT ANALYSIS, Revised June 2012
- <sup>5-</sup> Exhibit 7 - Second Amendment -- October 2019, REAL PROPERTY TAX REVENUE - TIF DIVERSION
- <sup>6-</sup> Exhibit 7 - Second Amendment -- October 2019, TOTAL EATS with an update to actual.
- <sup>7-</sup> Exhibit 10 will need to be updated after the development agreements are executed for the remaining parcels of land. The actual project costs exceed 2012 Estimated Redevelopment Project Costs.

## Northgate Village Development Review

The Master Development Agreement (MDA) originally anticipated an eight-year time frame for the completion of the Northgate redevelopment. It also provided for the extension of the development time frame by the TIF Commission with sufficient cause specified in the development agreement. In 2010, the TIF Commission extended the time frame for four years, and in 2014 extended it for an additional four years to August of 2018.

On August 24, 2018, the MDA agreement expired. On August 20, 2019, the City Council executed two separate termination agreements – one with Hunt-Midwest Real Estate Development, Inc., and one with Mike Rainen d/b/a CityView Development #3, LLC. As part of the termination agreement, Hunt-Midwest agreed to complete the remaining 30 rowhomes and adjacent pocket parks. The City Council also entered into a development agreement with Rainen for the development of 24 units that were planned but never constructed in CityView, on a parcel located at 27<sup>th</sup> & Buchanan (Lot 2B).

### Residential Development Status

The table below represents the degree of completion for each residential project:

	Units Planned	Units Completed	Percent Completed
Single-Family	96	96	100%
Rowhomes	94	64	68%
Patio Homes	29	29	100%
CityView Apts	430 (original) 395 (first amendment) 400 (second amendment)	222	55%
Gardens (Senior)	180 (original) 318 (amended)	318	100%
Total (amended)	937	729	88%

In August 2019, the City issued an RFP for the development of the City-owned residential parcel of land located at 25<sup>th</sup> Avenue & Swift Street (the "Superblock"). City Staff is currently reviewing the proposals to provide a recommendation to the City Council and TIF Commission at a future date.

### Retail Development Status

On December 10, 2018, the City purchased the undeveloped lot sold to Russell Stover in 2004. Staff is currently reviewing the Covenants, Conditions, Restrictions and Easements for the Northgate Village Retail Center to bring forward proposed

amendments for consideration at a future TIF Commission Meeting. The goal of these proposed amendments would be to bring it in line with the recently updated North Kansas City Zoning Ordinance and remove some of the restrictions to better position the property for a future RFP for development. The City aims to issue an RFP for the development of the City-owned commercial parcels of land located on Burlington in the second quarter of 2020.

The first, and only existing retail business, Ruby Tuesday restaurant, closed its doors in 2019. This site is currently for sale by the private owner.

## **Conclusion**

Overall, the Northgate Village redevelopment project has achieved one of its main goals – the replacement of a deteriorating apartment complex with multiple health and safety issues. The new, mixed-use neighborhood that has emerged should serve the North Kansas City community well into the future. Through this redevelopment project, the City has met one of the project goals of significantly improving its tax base, thus assisting the city and other taxing jurisdictions with future tax collections once the TIF Plan is fully retired in 2032. However, due to significant development delays associated with the Northgate Village redevelopment project, the original goal of fully refunding the City's financial investment into the project through TIF proceeds may not be realized.

The City Council has directed staff to proceed with activities to complete the Northgate Village redevelopment project which includes the development of four privately-owned residential areas and two City-owned areas (one residential, one commercial). Once the development agreements for the City-owned parcels have been executed, staff will provide a revised development schedule, project budget, and cost-benefit analysis forward for consideration by the TIF Commission and the City Council to amend the Northgate Village TIF Plan.

The Five Year Northgate Village TIF Plan Report is before the City Council for formal acceptance. Should there be no questions or concerns, staff recommends accepting the staff report and closing the public hearing.

*5 Year Update*

*Northgate  
Village*

*RSMo*  
*99.865, 3*

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“Five years after the establishment of a redevelopment plan and every five years thereafter the governing body shall hold a public hearing regarding those redevelopment plans and projects created pursuant to sections 99.800 to 99.865.

The purpose of the hearing shall be to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects. Notice of such public hearing shall be given in a newspaper of general circulation in the area served by the commission once each week for four weeks immediately prior to the hearing.”



M 9

32ND

32ND

OAK

TENNIS

DESIGN

26TH

CLARK FERGUSON

27TH

OZARK

25TH

24TH

23RD

26TH

HOWELL

23RD

KNOX

MACON

22ND

OZARK

HLB

ATLANTIC

23RD

BURLINGTON

BUCHANAN

CLAY

ERIE

23RD

FAYETTE

GENTRY

22ND

IRON

21ST

ARMOUR

*666 Units single-story,  
"Garden style" apartments*

*56 acres*

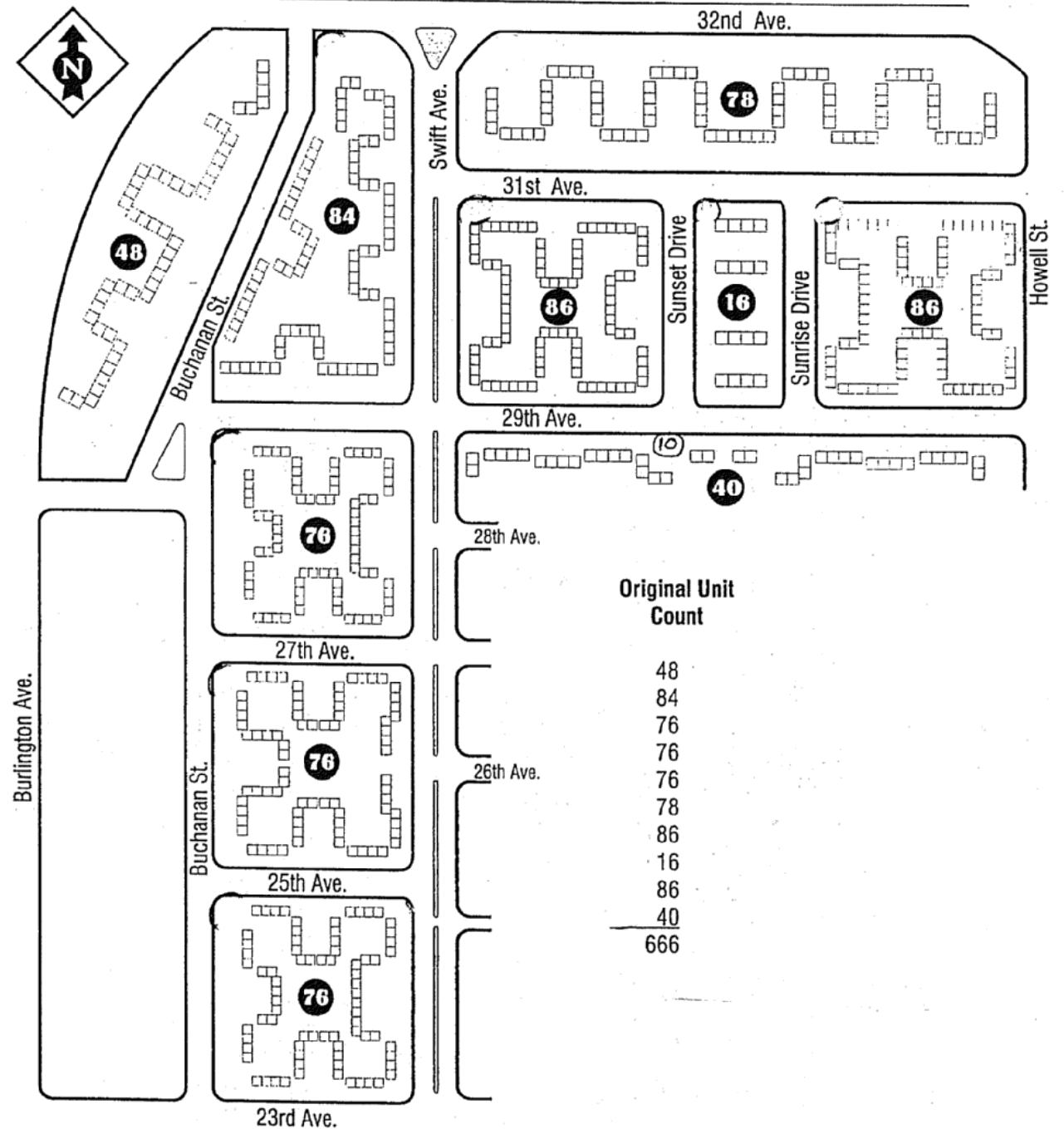
*Built 1947 – 1951; Very functional for  
first 30 years*

*Aging and deteriorating property*

*Nearly 25% of our population lived at  
Northgate*

*Adjacent to stable neighborhoods,  
park, and near downtown*

*Starter housing that eventually  
transitioned to elderly & low  
income housing*









# *Key Dates*

Dec. 1, 1999

Northgate TIF Plan Public Hearing

TIF Commission Approves the  
Northgate TIF Plan

TIF Commission Designates Master Developer

# *Key Dates*

Feb. 1, 2000

City Council Approves TIF Plan & MDA

2003

Northgate Village PUD Adopted

Phase 1 Design & Platting Completed

Ruby Tuesday Approved

Covenants, Restrictions, Easements Approved

Demolition and Infrastructure Work

# *Key Dates*

2004 –  
2007

Activation of TIF Parcels (8 of 15), Land Sales,  
Construction

2008

The Bottom Drops Out

2009

With Time Running Out, the City Activated the  
Remaining 7 (of 15) TIF Parcels



# TIF Activation

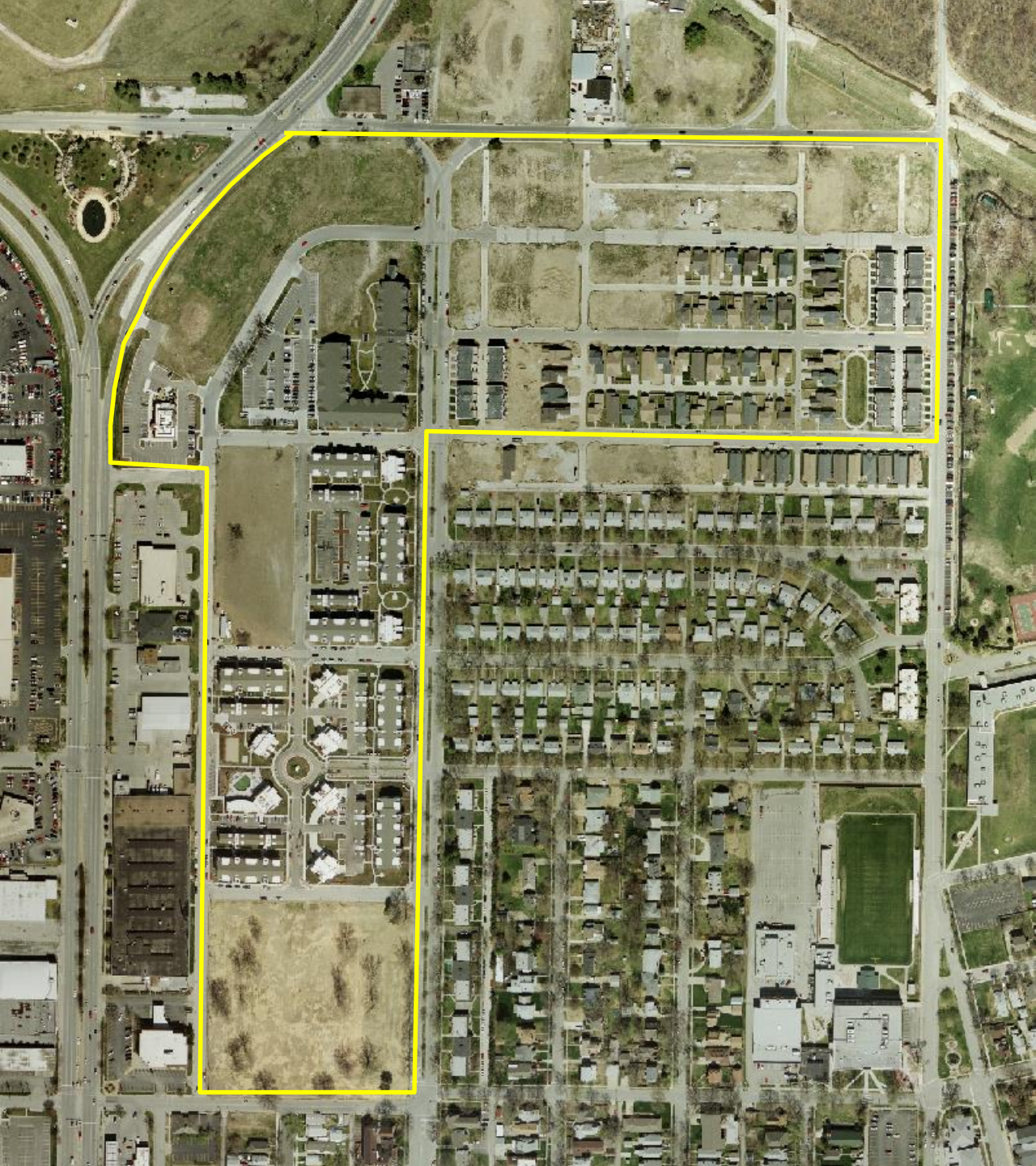
## Project Areas at Full Value:

Projects I – II	2004	2027
Projects III – IV	2005	2028
Project V	2006	2029
Projects VI – VII	2007	2030
Projects VIII	2008	2031

## Project Areas at Partial Value:

Projects IX – XV	2009	2032
------------------	------	------

Project #	Ordinance	Effective Date	TIF End	Notes
1	7180	11/23/2004	11/23/2027	Ruby Tuesday/Seniors Phase 1. Tract 1
2	7181	12/14/2004	12/14/2027	Residential Mix
3	7182	12/13/2005	12/13/2028	Residential Mix
4	7183	12/13/2005	12/13/2028	City View Phase 1
5	7184	12/19/2006	12/19/2029	Residential Mix
6	7185	12/11/2007	12/11/2030	Residential Patio Homes & SF
7	7186	12/11/2007	12/11/2030	Seniors Phase 2
8	7187	12/23/2008	12/23/2031	Residential Patio Homes & SF
9	7188	12/8/2009	12/8/2032	Residential, Patio Homes
10	7189	12/8/2009	12/8/2032	Residential Town Homes & SF
11	7190	12/8/2009	12/8/2032	Residential Town Homes & SF
12	7191	12/8/2009	12/8/2032	Former retail (owned by City), MOB?
13	7192	12/8/2009	12/8/2032	Former Russel Stover
14	7193	12/8/2009	12/8/2032	Clew View Phase 1
15	7194	12/8/2009	12/8/2032	City owned to be City View Phase 2



2010

## TIF Public Hearing

1 Retail Pad Developed

First Extension of MDA to 2014

	Units Planned	Units completed	Percent Completed
Single-Family	96	62	65%
Town homes	94	48	51%
Patio Homes	29	24	83%
CityView Apts	400	222	55%
Gardens (Senior)	180	180	100%
Total	829	536	65%

6<sup>th</sup> Year of TIF Activation

# *Redevelopment Timeline*

2011

Third Amendment to MDA – Amends Grocery Store, Liquor Store and Medical Office Use

2012 -  
2013

First TIF Plan Amendment and Fourth Amendment to MDA to Allow Gardens 3

2014

Second Extension of MDA to 2018

2015

Fifth Amendment to MDA – Allowed Gardens 4  
TIF Public Hearing



# *Redevelopment Timeline*

2018

MDA Expires

2019

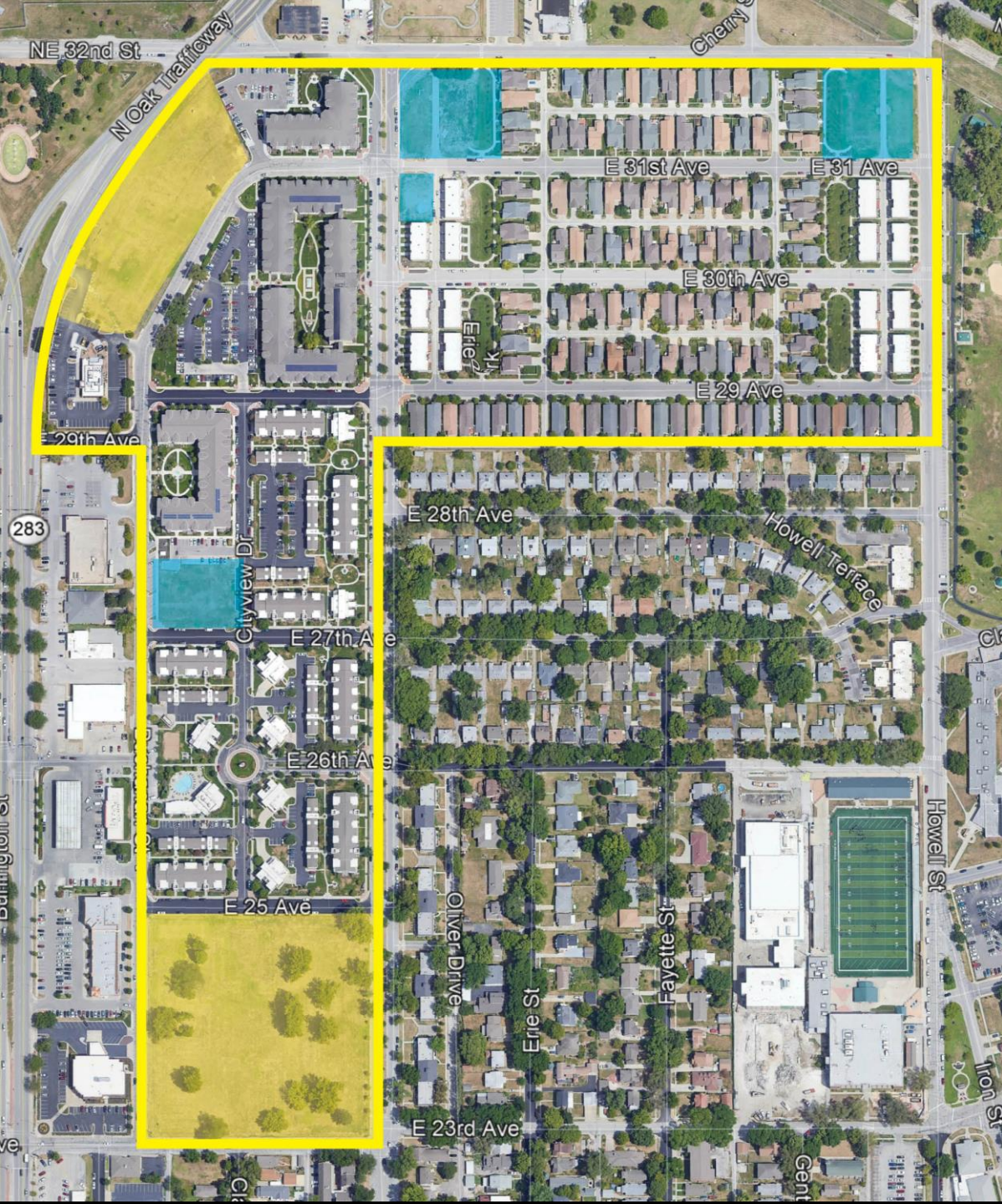
Executed Termination Agreements

Issued RFP For Residential City-Owned Property

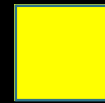
Second TIF Plan Amendment

2020

TIF Public Hearing



# 2020 Status



City-Owned  
Property



Private-Owned  
Property

	Units Planned	Units completed	Percent Completed
Single-Family	96	96	100%
Town homes	94	64	68%
Patio Homes	29	29	100%
Market-rate Apts.	400	222	55%
Gardens (Senior)	180	318	176%
<b>Total</b>	<b>829</b>	<b>729</b>	<b>88%</b>

16<sup>th</sup> Year of TIF Activation

# 2020 Status

## Project Costs vs. TIF Increment Paid to North Kansas City

Northgate Village TIF Plan	1999 Adopted Plan	First Amendment -- June 2012	Actual as of September 30, 2019	Second Amendment -- October 2019
Project Costs	\$18,906,739	\$28,240,995	\$29,339,576	
Estimated TIF Increment				
PILOTs	\$12,875,789	\$25,011,104	\$8,877,920	\$33,064,977
EATs	<u>\$2,582,761</u>	<u>\$1,526,152</u>	<u>\$231,633</u>	<u>\$231,633</u>
Total PILOTs & EATs	\$15,458,550	\$26,537,256	\$9,109,553	\$33,296,610
Total Estimated Net TIF Proceeds (12/2032)	(\$3,448,189)	(\$1,703,739)	(\$20,230,023)	

16<sup>th</sup> Year of TIF Activation

# *Upcoming Items*

2020

Update Commercial Covenants, Restrictions, Easements

Development Agreement for  
Residential City-Owned Property

Issue RFP For Commercial City-Owned Property

Development Agreement for  
Commercial City-Owned Property

# *Upcoming Items*

2021

Anticipated Third TIF Plan Amendment

Anticipated Completion of CityView Apartments (Lot 2B)

2022

Anticipated Completion of Row Homes

2023-

Anticipated Completion of Residential 'Superblock' and

2024

Commercial Properties

2025

TIF Public Hearing

# *Conclusion*

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- Overall, the Northgate Village redevelopment project has achieved one of its main goals – the replacement of a deteriorating apartment complex with multiple health and safety issues. The new, mixed-use neighborhood that has emerged should serve the North Kansas City community well into the future.
- Through this redevelopment project, the City has met one of the project goals of significantly improving its tax base, thus assisting the city and other taxing jurisdictions with future tax collections once the TIF Plan is fully retired in 2032.
- However, due to significant development delays associated with the Northgate Village redevelopment project, the original goal of fully refunding the City's financial investment into the project through TIF proceeds may not be realized.

# *Conclusion*

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- The City Council has directed staff to proceed with activities to complete the Northgate Village redevelopment project which includes the development of four privately-owned residential areas and two City-owned areas (one residential, one commercial).
- Once the development agreements for the City-owned parcels have been executed, staff will provide a revised development schedule, project budget, and cost-benefit analysis forward for consideration by the TIF Commission and the City Council to amend the Northgate Village TIF Plan.









IEW

CITYVIEW

Flats, Lofts & City Suites



  
NORTHGATE VILLAGE  
NORTH

SOLD

SOLD

SOLD

SOLD





*Questions?*

*Northgate  
Village*

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# MEMORANDUM

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**TO:** Mayor and City Council  
City Administrator

**FROM:** Sara Copeland, AICP; Community Development Director

**DATE:** January 21, 2020

**RE:** Final Plat, Northgate Village Residential Third Plat (PC2020-01)

The applicant of record is Hunt Midwest, the developer of the single-family residential components of Northgate Village. This plat concerns Lots H and G of the Northgate Village Residential Second Plat as well as vacated right-of-way at the southwest corner of 32<sup>nd</sup> Avenue and Swift Streets. The City of North Kansas City vacated the former right-of-way on October 1, 2019 after the reconstruction of the intersection.

The approval of this plat, in conjunction with approval of the revised Northgate Village Planned Unit Development, will allow the developer to adjust the layout of townhomes on the east side of Swift immediately adjacent to this intersection to incorporate additional green space and a new corner monument.

The final plat dedicates new utility easements for the townhome lots, a new access easement for the existing sidewalk, and provides a monument sign easement to the Northgate Village Homeowners Association.

At its January 9 meeting, the Planning Commission found the proposed final plat to be in conformance with the approved preliminary plat and recommended its approval to the City Council on a 5-0 vote.

*Vicinity Map*





**AN ORDINANCE APPROVING THE FINAL PLAT OF NORTHGATE VILLAGE RESIDENTIAL, THIRD PLAT IN THE CITY OF NORTH KANSAS CITY, MISSOURI.**

**WHEREAS**, the City of North Kansas City, Missouri (the “**City**”) is a body corporate, a third class city and political subdivision of the State of Missouri, duly created, organized and validly existing under and by virtue of the Constitution and laws of the State of Missouri; and

**WHEREAS**, proceedings were initiated pursuant to the subdivision regulations of the City of North Kansas City, Missouri, and in accordance with the Revised Statutes of the State of Missouri, for the review and approval of the Final Plat of *Northgate Village Residential, Third Plat*; and

**WHEREAS**, the *Northgate Village Residential, Third Plat Preliminary Plat* was submitted to the Planning Commission of the City of North Kansas City, Missouri on the 9<sup>th</sup> day of January, 2020 and was approved by the Planning Commission; and

**WHEREAS**, the *Final Plat of Northgate Village Residential, Third Plat* was submitted to the Planning Commission of the City of North Kansas City, Missouri and was recommended for approval by the Planning Commission to the City Council on the 9<sup>th</sup> day of January, 2020; and

**WHEREAS**, the *Final Plat of Northgate Village Residential, Third Plat* was submitted to the City Council of the City of North Kansas City, Missouri for final approval on the 21<sup>st</sup> day of January, 2020.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH KANSAS CITY, MISSOURI, AS FOLLOWS:**

**Section 1.** The *Final Plat of Northgate Village Residential, Third Plat*, an addition in and to the City of North Kansas City, Missouri, has been reviewed by the Planning Commission in accordance with the Ordinances of the City of North Kansas City, Missouri, and the Revised Statutes of the State of Missouri, in such cases made and provided, and it appearing to the City Council of the City of North Kansas City, Missouri, that said Plat of Armour Road Redevelopment Fifth Plat, as platted, should be approved, and is in the interests of the citizens, subject to certain terms and conditions.

**Section 2.** Said plat, after due consideration of the City Council, is hereby approved for all purposes, subject however, to all easements, streets, and alleys as outlined, designated, and noted on the plat for a particular purpose, be and the same are hereby accepted for the purposes as therein set out.

**Section 3.** Approval of the *Final Plat of Armour Road Redevelopment, Fifth Plat* is granted subject to all ordinances, rules and regulations in effect at the time of approval of this ordinance.

**Section 4.** The City Clerk of the City of North Kansas City is hereby authorized and directed to acknowledge a certified copy of this ordinance in the form required by law for the acknowledgement and to the end the same may be recorded in the Office of the Recorder of Deeds

of Clay County, Missouri, and to likewise cause the final plat to be acknowledged reflecting the approval of the Planning Commission and the approval of the City Council of the City of North Kansas City, Missouri, and causing to be affixed to said final plat the signature of the Chairman of the Planning Commission of said city and the signatures of the Mayor and City Clerk of said city.

**Section 5.** Governing Law. This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

**Section 6.** Effective Date. This Ordinance shall be in full force and effect, after compliance with all governing laws, rules, and regulations, upon passage by the City Council and approval by the Mayor.

**PASSED** this 21<sup>st</sup> day of January, 2020.

\_\_\_\_\_  
Don Stielow, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Crystal Doss, *City Clerk*

**APPROVED** this 21<sup>st</sup> day of January, 2020.

\_\_\_\_\_  
Don Stielow, *Mayor*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Anthony W. Bologna, *City Attorney*

\_\_\_\_\_  
Thomas E. Barzee, Jr., *City Counselor*

**CERTIFICATE**

STATE OF MISSOURI    }  
  } ss.  
COUNTY OF CLAY

The undersigned City Clerk of the City of North Kansas City, Missouri, does hereby certify that the above and foregoing is a true and correct copy of Ordinance No. 9281 of the said City duly passed and approved according to law as fully as the same appears of record in my office in the Book of Ordinances in said City.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed my seal of said City this \_\_\_\_\_ day of January, 2020.

\_\_\_\_\_  
Crystal Doss, *City Clerk*

**ACKNOWLEDGEMENT**

STATE OF MISSOURI    }  
  } ss.  
COUNTY OF CLAY

On this \_\_\_\_\_ day of January, 2020, before me appeared Crystal Doss, to me personally known, who being duly sworn did state that she is the City Clerk of the City of North Kansas City, Missouri, a municipal corporation, and that the seal affixed to the foregoing certified copy is the seal of said municipal corporation and that said ordinance was signed and sealed on behalf of the City of North Kansas City, Missouri, by authority of the City Council and the said Crystal Doss, City Clerk, as aforesaid, acknowledges the same to be the free act and deed of said municipal corporation.

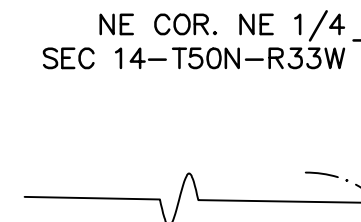
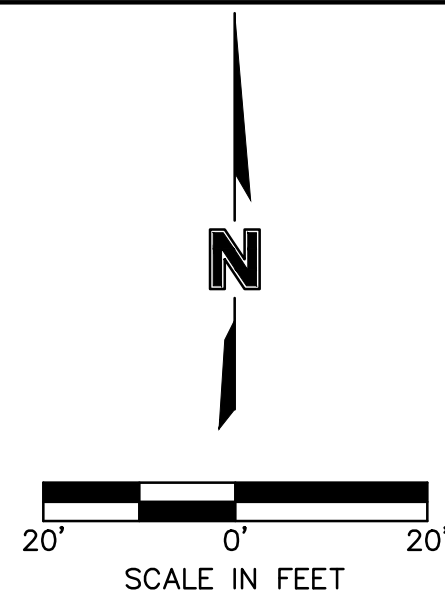
**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed my official seal at my office in said County the day and year above written.

\_\_\_\_\_  
*Notary Public*

My Commission expires:

\_\_\_\_\_

FINAL PLAT OF  
**NORTHGATE VILLAGE RESIDENTIAL THIRD PLAT**  
 NE 1/4, SEC. 14 - TWP. 50 N. - RGE. 33 W.  
 NORTH KANSAS CITY, CLAY COUNTY, MISSOURI



LOCATION MAP  
 SEC. 14, TWP. 50 N., RGE. 33 W.  
 (N.T.S.)

**PROPERTY DESCRIPTION:**

ALL OF LOT H AND LOT G NORTHGATE VILLAGE RESIDENTIAL SECOND PLAT, A SUBDIVISION IN NORTH KANSAS CITY, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

ALSO,

AN UNPATTED TRACT OF LAND NORTHERLY OF LOTS H, G AND TRACT K, NORTHGATE VILLAGE SECOND PLAT A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 50 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN NORTH KANSAS CITY, CLAY COUNTY, MISSOURI, RECORDED AS INSTRUMENT NUMBER S98162 IN CABINET F IN SLEEVE 149 AT THE CLAY COUNTY RECORDER OF DEEDS OFFICE BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT H, ALSO BEING A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF SWIFT AVENUE, AS NOW ESTABLISHED; THENCE NORTH 00°52'34" EAST ON THE WEST LINE OF SAID LOT H AND SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 135.84 FEET TO THE NORTHWEST CORNER OF SAID LOT H ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 00°52'34" EAST ON THE NORTHERLY EXTENSION OF SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 70.04 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°04'04" AND AN ARC DISTANCE OF 23.58 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF 32ND AVENUE, AS NOW ESTABLISHED; THENCE SOUTH 89°03'22" EAST ON SAID WESTERLY EXTENSION, 128.36 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT G, ALSO BEING A POINT ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE AND SAID NORTHERLY LINE OF SAID LOTS G, H AND TRACT K, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 89°03'22" WEST WITH A RADIUS OF 163.20 FEET, A CENTRAL ANGLE OF 61°23'27" AND AN ARC DISTANCE OF 174.86 FEET TO THE POINT OF BEGINNING, CONTAINING 3,471 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

CONTAINING A TOTAL OF 29,081 SQUARE FEET OR 0.67 ACRES, MORE OR LESS

**PLAT DEDICATION:**

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

**NORTHGATE VILLAGE RESIDENTIAL THIRD PLAT**

**SURVEYORS NOTES:**

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY \_\_\_\_\_ TITLE INSURANCE COMPANY, FILE NO. \_\_\_\_\_, WITH A COMMITMENT DATE OF \_\_\_\_\_, 2019 AT \_\_\_\_\_ A.M.
- BEARINGS USED HEREON ARE BASED ON THE RECORDED PLAT OF NORTHGATE VILLAGE RESIDENTIAL SECOND PLAT RECORDED AS INSTRUMENT NUMBER S98162 IN CABINET F IN SLEEVE 149, CLAY COUNTY, MISSOURI.
- THE TERM "PER PLAT" REFERENCES THE RECORDED PLAT OF NORTHGATE VILLAGE RESIDENTIAL SECOND PLAT RECORDED AS INSTRUMENT NUMBER S98162 IN CABINET F IN SLEEVE 149, CLAY COUNTY, MISSOURI.
- THE 10' U.E. WITHIN LOT H AND THE NORTHERLY 10' B.L./U.E. WITHIN LOT H AND LOT G OF NORTHGATE VILLAGE RESIDENTIAL SECOND PLAT WILL BE VACATED WITH THE RECORDING OF THIS PLAT.

**EASEMENT DEDICATION:** AN EASEMENT OR LICENSE IS ALSO HEREBY GRANTED TO THE CITY OF NORTH KANSAS CITY, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN, AND TO AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE OF USE OF CONDUITS, FOR ALL AND ANY PURPOSE, WATER, GAS AND SEWER MAINS, POLES, WIRES, AND ANCHORS AND APPURTENANCES THERETO, OR ANY OR ALL OF THEM UPON, UNDER AND ALONG THE STRIPS OF LAND OUTLINED ON THIS PLAT AND DESIGNATED "UTILITY EASEMENT" OR "U.E."

**MONUMENT SIGN EASEMENT:** AN EASEMENT OR LICENSE IS ALSO HEREBY RESERVED TO THE DEVELOPER AND TO THE NORTHGATE VILLAGE HOMEOWNERS ASSOCIATION TO LOCATE, CONSTRUCT AND MAINTAIN, AND TO AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE, OR USE OF ANY AND ALL APPURTENANCE THERETO UPON, UNDER AND ALONG THE STRIPS OF LAND OUTLINED ON THIS PLAT AND DESIGNATED AS M.S.E. OR MONUMENT SIGN EASEMENT FOR THE PURPOSE OF MONUMENT SIGNS. THESE SIGNS ARE SUBJECT TO APPROVAL BY THE CITY OF NORTH KANSAS CITY BASED ON THEIR LOCATION. THE SIGN CODE, DEVELOPMENT AGREEMENT, AND DESIGN GUIDELINES.

**ACCESS EASEMENT:** THE RIGHT OF INGRESS-EGRESS ACROSS AND ALONG THE AREA DESIGNATED AS ACCESS EASEMENT IS HEREBY GRANTED.

**STREET DEDICATION:** NO STREETS OR ALLEYS SHOWN HEREON ARE DEDICATED WITH THIS PLAT.

**BUILDING LINES:** BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE. PORCHES CAN EXTEND 5' INTO THE BUILDING LINES OR SETBACK LINES. PORCHES ARE AN OPEN STRUCTURAL ELEMENT AND MAY NOT BE ENCLOSED IF THEY EXTEND INTO SAID LINES.

**TRACTS:** TRACT M IS HEREBY DEDICATED AS OPEN GREEN SPACE AND MONUMENT SIGN EASEMENT TO BE MAINTAINED BY THE DECLARATIONS OF HOMES ASSOCIATIONS AND COVENANTS, CONDITION, RESTRICTIONS AND EASEMENTS OF NORTHGATE VILLAGE.

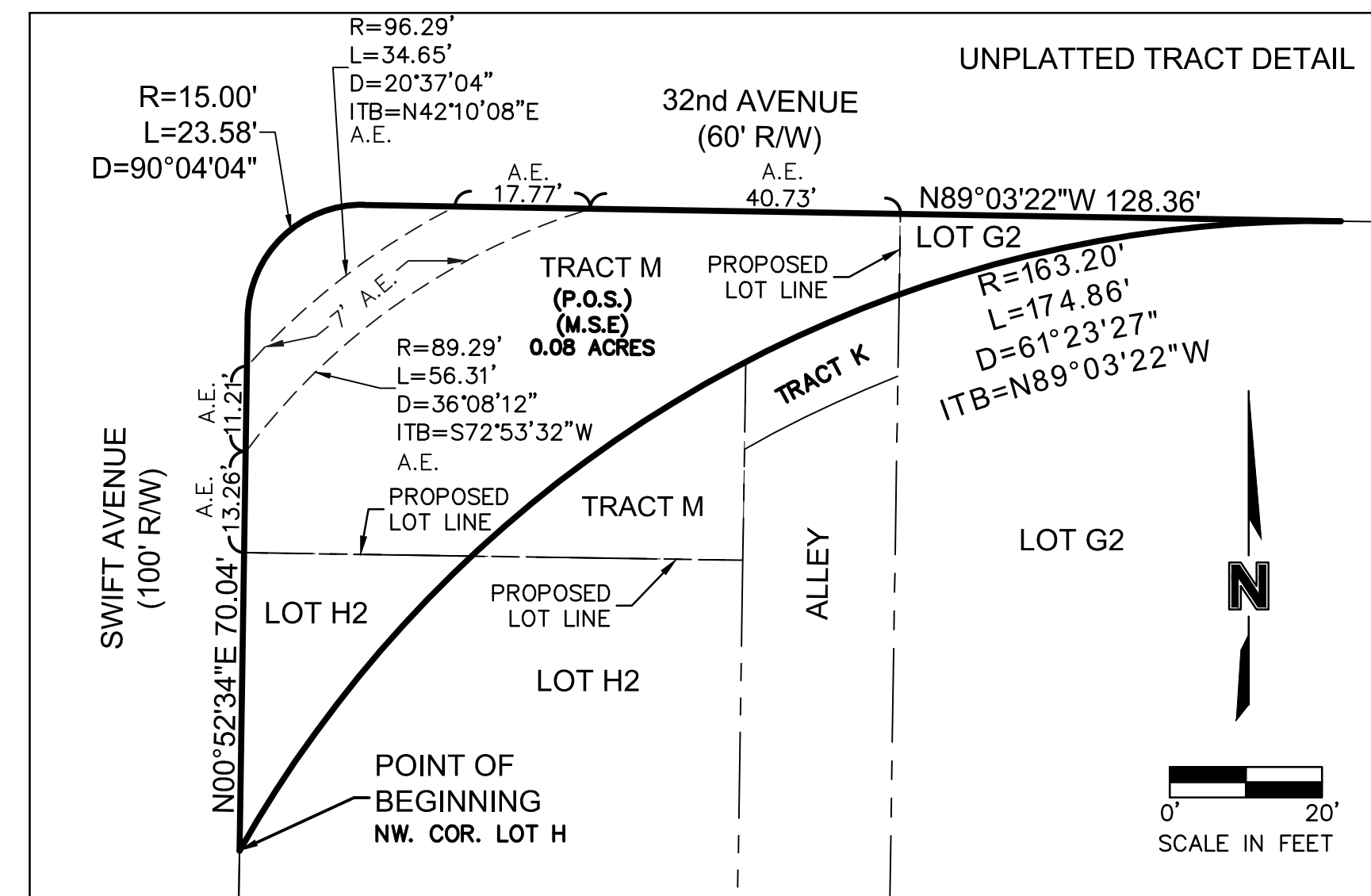
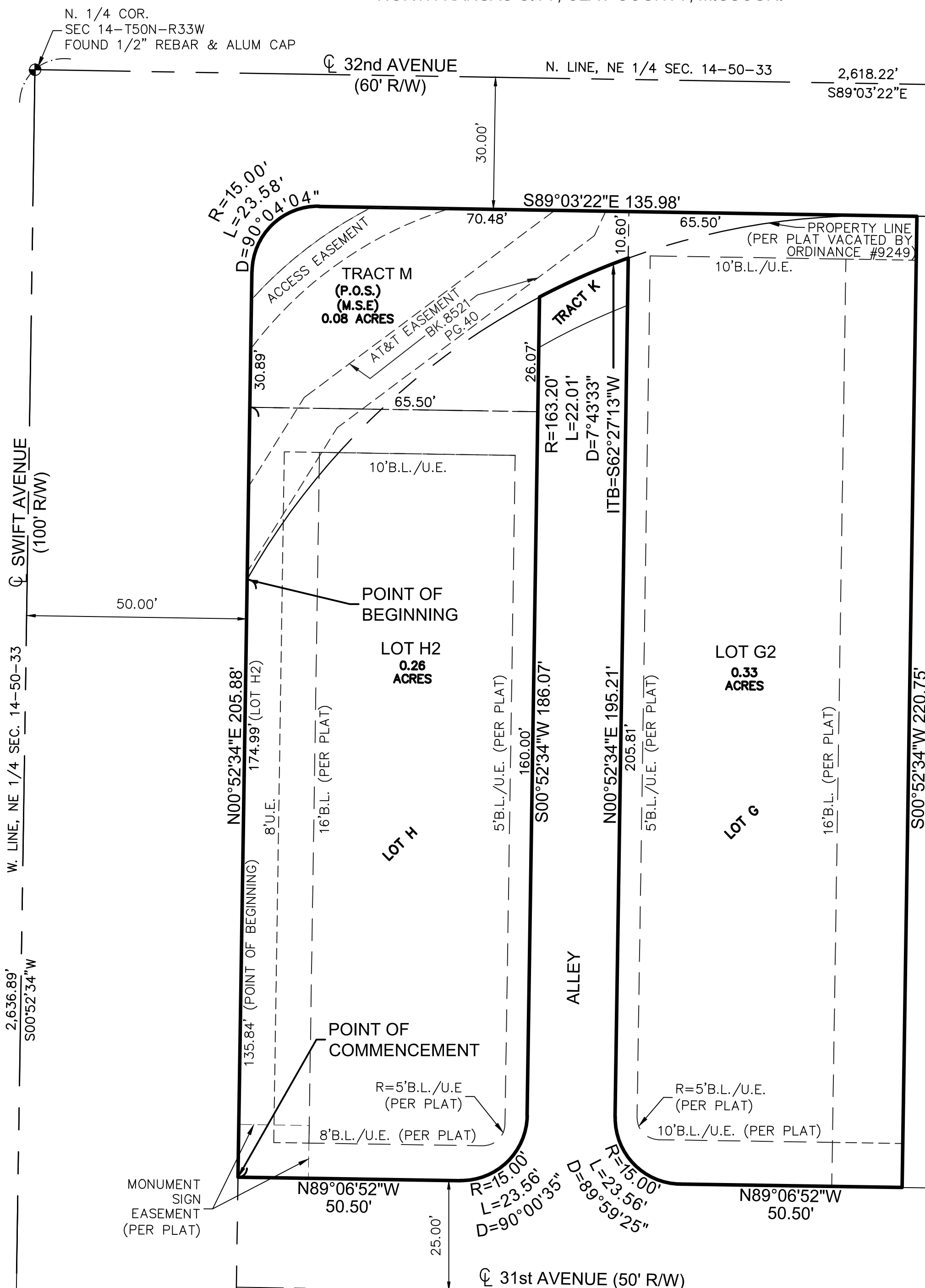
**LOTS:**

LOT G2 IS HEREBY DESIGNATED AS TOWNHOME LOT TO BE DIVIDED INTO EIGHT (8) INDIVIDUAL TOWNHOME LOTS AND UP TO TWO (2) COMMON AREA LOTS. THE TOWNHOME LOTS WILL INCLUDE THE ACTUAL TOWNHOME UNIT AND COMMON AREA LOTS WILL INCLUDE THE OPEN SPACE SURROUNDING EACH UNIT. THE SALE OF THESE TOWNHOME LOTS WILL NOT BE ALLOWED OR GRANTED UNTIL APPROVED BY THE CITY OF NORTH KANSAS CITY ACCORDING TO THE SUBDIVISION REGULATIONS.

LOT H2 IS HEREBY DESIGNATED AS TOWNHOME LOT TO BE DIVIDED INTO SIX (6) INDIVIDUAL TOWNHOME LOTS AND UP TO TWO (2) COMMON AREA LOTS. THE TOWNHOME LOTS WILL INCLUDE THE ACTUAL TOWNHOME UNIT AND COMMON AREA LOTS WILL INCLUDE THE OPEN SPACE SURROUNDING EACH UNIT. THE SALE OF THESE TOWNHOME LOTS WILL NOT BE ALLOWED OR GRANTED UNTIL APPROVED BY THE CITY OF NORTH KANSAS CITY ACCORDING TO THE SUBDIVISION REGULATIONS.

**DEVELOPER:**

C/O JONATHAN BIRKEL  
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.  
 8300 NE UNDERGROUND DRIVE  
 KANSAS CITY, MO., 64161  
 816-455-2500



- LEGEND**
- SCR SECTION CORNER
  - B.L. BUILDING SETBACK
  - U.E. UTILITY EASEMENT
  - - - A.E. ACCESS EASEMENT
  - M.S.E. MONUMENT SIGN EASEMENT
  - R RADIUS
  - L LENGTH
  - Δ DELTA
  - ITB INITIAL TANGENT BEARINGS
  - ⊕ CENTERLINE

**IN WITNESS WHEREOF:**

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.  
 A MISSOURI CORPORATION

BRENNER HOLLAND SR VICE PRESIDENT \_\_\_\_\_ VINCENT T. JOHNSTON SECRETARY \_\_\_\_\_

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_ SS:

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME BRENNER HOLLAND TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS SR VICE PRESIDENT, A MISSOURI CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID BRENNER HOLLAND, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

**IN WITNESS WHEREOF:**

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**PLANNING AND ZONING COMMISSION:**

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH KANSAS CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

VICE-CHAIRMAN \_\_\_\_\_

**CITY COUNCIL:**

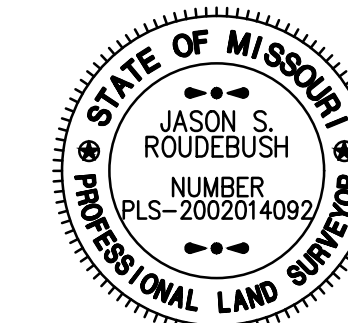
APPROVED BY THE CITY COUNCIL OF THE CITY OF NORTH KANSAS CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

DON STIELOW  
 MAYOR

CRYSTAL DOSS  
 CITY CLERK

THIS PLAT AND SURVEY OF NORTHGATE VILLAGE RESIDENTIAL THIRD PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY THAT THE PLAT OF NORTHGATE VILLAGE RESIDENTIAL THIRD PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366  
 JASON S. ROUDEBUSH, MO PLS 2002014092  
 DECEMBER 02, 2019  
 JROUDEBUSH@OLSSON.COM

USER: rdfsino  
 DWG: F:\2019\_3001-3500\019-3368\40-Design\Survey\SRV\Sheets\PLAT\0193368.dwg  
 DATE: Dec 02, 2019 9:59am

DATE OF SURVEY	12.02.2019
surveyed by:	JRM
checked by:	JRM
approved by:	JRM
project no.:	019-3368
file name:	V_PLAT_0193368.DWG

**olsson**

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001692  
 1301 Burlington Street  
 North Kansas City, MO 64116  
 TEL 816.361.1177  
 FAX 816.361.1888  
 www.olsson.com

**SHEET**  
 1 of 1

## MEMORANDUM

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**TO:** Mayor and City Council  
City Administrator

**FROM:** Sara Copeland, AICP; Community Development Director

**DATE:** January 21, 2020

**RE:** Planned Unit Development Amendment for Northgate Village (PC2019-14)

The townhomes that bookend the single-family homes between Swift and Howell have been largely developed in groups of four. Hunt Midwest, the developer of the single-family residential components of Northgate Village, has long planned for the townhome group at the southeast corner of 32<sup>nd</sup> Avenue and Swift Street to be a group of six homes due to the previous Y-shaped intersection. With the reconstruction of that intersection into a square T intersection, the developer began exploring the possibility of changing the development plan to replace the six-plex townhome row with two groups of four. Unfortunately, the developer found that an existing AT&T fiber optic line in the area was cost-prohibitive to relocate, which prevented the development of two groups of four townhomes. However, there is enough space to amend the development plan to provide for two groups of three townhomes instead of one six-plex. Making this change permits the developer to provide more green space around the townhomes as well as additional aesthetic amenities. This change also allows the developer to lower its construction costs.

The development of Northgate Village is governed by a Planned Unit Development that has been approved and further amended by ordinance. The ordinance before the City Council amends only the portion of the approved Planned Unit Development concerning the townhomes adjacent to the intersection of 32<sup>nd</sup> Avenue and Swift.

The Planning Commission held a public hearing regarding this amendment at its January 9, 2020 meeting. No one spoke at the public hearing. The Commission recommended approval of the amendment on a vote of 5-0.

Vicinity Map



**AN ORDINANCE AMENDING THE NORTHGATE VILLAGE PLANNED UNIT DEVELOPMENT DISTRICT (PUD), AND ASSOCIATED SKETCH PLAN, SUBJECT TO THE CONDITIONS INCORPORATED HEREIN.**

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**WHEREAS**, the City of North Kansas City, Missouri (the “**City**”) is a body corporate, a third class city and political subdivision of the State of Missouri, duly created, organized and validly existing under and by virtue of the Constitution and laws of the State of Missouri; and

**WHEREAS**, the City by Ordinance No. 7178 accepted the recommendations of the Tax Increment Financing Commission (the “**TIF Commission**”), approved the Northgate Village Tax Increment Financing Plan (the “**TIF Plan**”), and designated the Property as a redevelopment area; and

**WHEREAS**, Hunt Midwest Real Estate Development, Inc. (“**Hunt Midwest**”), The Rainen Companies, Inc. (“**Rainen**”), and Northgate Village Retail, LLC, (all collectively the “**Redevelopers**”), the City and the TIF Commission, entered into a Development Agreement to plan and redevelop the property dated May 1, 2000; and

**WHEREAS**, the City acquired the property by the power of eminent domain on January 30, 2002, as authorized by the “Real Property Tax Increment Allocation Redevelopment Act,” § 99.820(3), MO. REV. STAT.; and

**WHEREAS**, pursuant to the Development Agreement, on February 25, 2003, the City authorized the rezoning of the property to the Northgate Village Planned Unit Development (“**PUD**”) district through Ordinance No. 7669; and

**WHEREAS**, Ordinance No. 7669, establishing the Northgate Village Planned Unit Development, was amended by Ordinance 7792 on November 25, 2003, amending the requirements for commercial development; and

**WHEREAS**, Ordinance No. 7669, establishing the Northgate Village Planned Unit Development, was further amended by Ordinance 8630 on July 17, 2012, approving an additional phase of senior apartments (“**The Gardens**”) in an area previously designated for the apartments project (“**CityView**”) at 29<sup>th</sup> Avenue and Buchanan Street; and

**WHEREAS**, Ordinance No. 7669, establishing the Northgate Village Planned Unit Development, was further amended by Ordinance 8763 on July 15, 2014, amending the overall layout for the second phase of the apartments project (“**CityView Phase 2**”); and

**WHEREAS**, Ordinance No. 7669, establishing the Northgate Village Planned Unit Development, was further amended by Ordinance 8834 on May 19, 2015, amending the overall layout for the fourth phase of the senior apartments project (“**The Gardens Phase IV**”); and

**WHEREAS**, Hunt Midwest Real Estate Development Inc. desires to adjust the townhome layout to incorporate vacated right-of-way adjacent to the intersection of 32<sup>nd</sup> Avenue and Swift Street; and

**WHEREAS**, public notice was given by posted notice, notice by mail, and by publication in *The Kansas City Star* on December 25, 2019, a newspaper having a general circulation in the City of North Kansas City, Missouri, in accordance with the procedures established in Section 17.08.010 of THE CODE OF THE CITY OF NORTH KANSAS CITY, that a public hearing of the Planning Commission would take place on the 9<sup>th</sup> day of January, 2020, at 6:00 p.m., where the Planning Commission of said City would consider the aforesaid application; and

**WHEREAS**, on the 9<sup>th</sup> day of January, 2020, at 6:00 p.m., the Planning Commission of the City of North Kansas City, Missouri did conduct said public hearing and did conclude and determine that it was in the best interest of the City to recommend approval of the amendment of the Northgate Village Planned Unit Development.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH KANSAS CITY, MISSOURI, AS FOLLOWS:**

**Section 1.** The Sketch Plan, also known as the “*Northgate Village Area 3/Phase 2/Lot 4 Final Plan*” dated January 16, 2015, and authorized through Ordinance No. 8834 is hereby amended by the plan entitled “Northgate Village Amended Planned Unit Development,” dated January 14, 2020, a copy of which is attached hereto and incorporated herein by reference.

**Section 2.** Ordinance No. 8834, Ordinance No. 8763, Ordinance No. 8630, Ordinance No. 7792, the remainder of Ordinance No. 7669 not previously amended, and this ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor.

**Section 3.** The City Council hereby adopts this ordinance pursuant to the City of North Kansas City Zoning Ordinance, and the legislative authority granted to the City pertaining to planning and zoning matters.

**Section 4.** Governing Law. This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

**Section 5.** The City Clerk and City Staff are hereby authorized to make changes to the City’s official records reflecting these changes following the effective date of this ordinance.

**PASSED** this 21<sup>st</sup> day of January, 2020.

---

Don Stielow, *Mayor*

**ATTEST:**

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Crystal Doss, *City Clerk*



**APPROVED** this 21<sup>st</sup> day of January, 2020.

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Don Stielow, *Mayor*

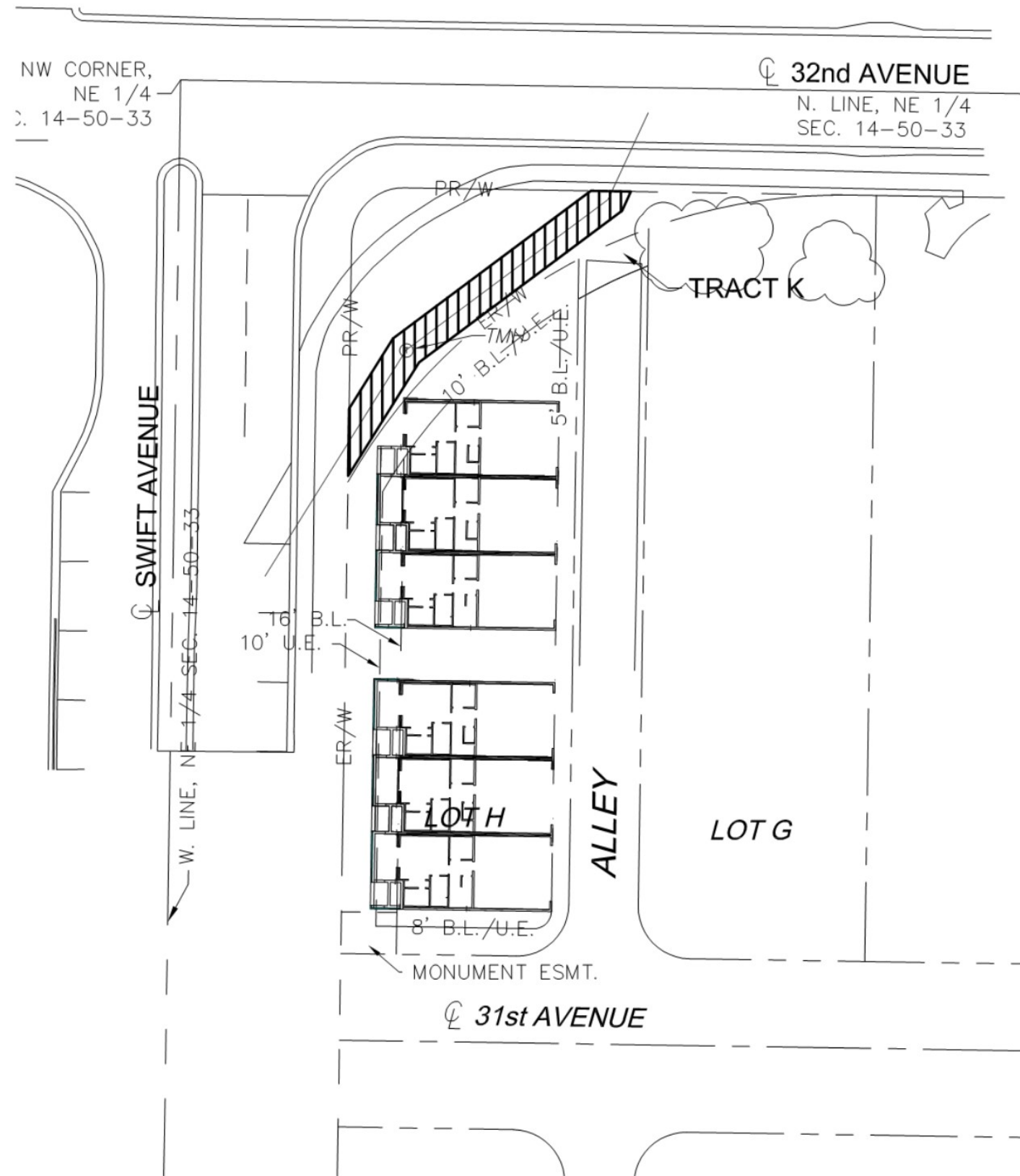
**APPROVED AS TO FORM:**

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Anthony W. Bologna, *City Attorney*

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Thomas E. Barzee, Jr., *City Counselor*



**NORTHGATE VILLAGE  
AMENDED PLANNED UNIT  
DEVELOPMENT**

NE & NW 1/4 OF Sec. 14,  
Twp. 50, Rge.33  
North Kansas City, Clay County Missouri

**PROPOSED CONDITIONS**

14 January 2020



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# MEMORANDUM

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**TO:** Mayor and City Council  
City Administrator

**FROM:** Sara Copeland, AICP; Community Development Director

**DATE:** January 21, 2020

**RE:** Zoning Ordinance Text Amendments, Section 17.12.030B re: Accessory Dwelling Units (PC2019-17)

## ***Background***

The City Council adopted the updated Zoning Ordinance on July 2, 2019. Among other changes, the new ordinance permits the development of Accessory Dwelling Units subject to certain standards related to design, size, and parking. The requirements for Accessory Dwelling Units are contained in Section 17.12.030.B of the Zoning Ordinance.

Councilmember Bryant DeLong asked staff to prepare a zoning text amendment to remove the requirement that property owners must occupy either the principal or accessory dwelling unit.

## ***Proposed Amendment***

The proposed amendment concerns on Section 17.12.030.B, Accessory Dwelling. The amendment would remove subsection B.5 in its entirety. The resulting text of Section 17.12.030.B is shown below, with text proposed to be deleted shown in ~~strikethrough~~.

**B. Accessory Dwelling.** Accessory dwellings shall be accessory to a principal residential use on the lot and subject to the following additional standards:

1. One accessory dwelling may be permitted per lot, only when associated with a detached house.
2. Accessory dwelling units may be located in a detached accessory building or located within the principal building (such as an attic or basement apartment).
3. The accessory dwelling shall not exceed 50 percent of the living area of the principal dwelling or 1,200 square feet, whichever is less.
4. One additional parking space shall be provided on site, although this provision may be waived by the Director if the context and circumstances of each dwelling unit prove the space unnecessary.
5. ~~The property owner shall occupy either the principal or accessory dwelling as their permanent residence.~~

6. The accessory dwelling shall be designed to maintain the architectural design, style, appearance and character of the principal building, and whether within the principal building or in a detached structure, shall ensure that the accessory dwelling is clearly subordinate to the principal dwelling through the location of parking, access, building entrances and other design features that accommodate the dwelling.

7. A Certificate of Occupancy shall be issued by the City prior to use as a dwelling unit.

### ***Information Requested by Commission***

The Commission requested further information on the following topics during the hearing on November.

#### **Average Home Size in NKC**

In NKC, there are 2,657 total housing units with a median household size of 1.8 people and 4.2 rooms per housing unit. Rental units make up the majority of all occupied units at 80% while only 20% of units are occupied by owners (US Census ACS 2013-2017).

Although the number of owner-occupied units has declined since 2010, the value of homes has been steadily increasing. While the most recent American Community Survey 5-year estimate provides a median home value of \$130,500, other sources that monitor and update housing market trends show this value to be much higher. Move, Inc., owner of Realtor.com and Market Snapshot, shows that the median listing price for homes in 2019 was \$145,000. According to the November 2019 Zillow Housing Index Report, the median home value in NKC is \$149,784. Median gross rent has been rising as well and is currently at \$817 per month.

#### **Neighborhood Compatibility**

Three areas are considered by staff to be the most likely locations for future ADU development. They are the Traditional Neighborhood, The Avenues, and River Forest. The average building footprint of residential structures in these areas is 1,505 sq. ft. with an average parcel size of 6,098 sq. ft.

#### **Other Cities with ADU Regulations**

Staff examined the ADU regulations of six area municipalities (Riverside, Parkville, Gladstone, Lee's Summit, Lawrence and Overland Park). All six cities have ADU requirements similar to NKC's standards. Common regulations found throughout all ordinances include the number of ADUs allowed per lot, the size and location of ADUs, parking requirements, permitting requirements and design standards. KCMO and Liberty also allow development of ADUs under specific requirements.

Gladstone, Lee's Summit, and Overland Park all allow ADUs but do not explicitly require owner occupancy. Riverside bars ADUs from becoming rental units. Parkville and Lawrence require owner occupancy. Pertinent regulations are:

#### **Parkville – Section 405.040**

- The property owner shall occupy either the principal or accessory dwelling as his or her permanent residence.

- Occupancy of the accessory or principal unit is limited to family members related by blood, marriage or adoption or persons providing nursing or domiciliary care or assistance to the owner in exchange for lodging.

**Lawrence, Ks – Article 5. 20-534**

- Owner occupancy required in RS Districts (Single-Dwelling Residential Districts). Either the principal dwelling unit or the accessory dwelling unit must be occupied by one or more of the persons who is/are the record owner of the premises.

***Public Hearing***

The Planning Commission held the required public hearing on November 7, 2019. Councilmember DeLong was the only person who spoke. The Commission continued the public hearing to January 9, 2020. No one appeared to speak at the continued hearing.

The Planning Commission voted 5-0 to recommend denial of the proposed amendment to the City Council. The Planning Commission's action is a recommendation; the City Council may choose to approve or deny the amendment.

**AN ORDINANCE AMENDING CHAPTER 17.12, “ZONING DISTRICT AND USE STANDARDS” OF THE CODE OF THE CITY OF NORTH KANSAS CITY, MISSOURI BY AMENDING CERTAIN SUBPARTS OF §§ 17.12.030.B REGARDING ACCESSORY DWELLINGS.**

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**WHEREAS**, the City of North Kansas City, Missouri (the “**City**”) is a body corporate, a third class city and political subdivision of the State of Missouri, duly created, organized and validly existing under and by virtue of the Constitution and laws of the State of Missouri; and

**WHEREAS**, the *North Kansas City Zoning Ordinance* establishes specific standards for accessory uses that are incidental to and customarily associated with allowed uses; and

**WHEREAS**, Subsection 17.12.030.B of the Code of the City of North Kansas City, Missouri (the “**City Code**”) establishes standards for the development of Accessory Dwellings; and

**WHEREAS**, in accordance with procedures established in Title 17, “Zoning,” of the City Code and Chapter 89 of the MISSOURI REVISED STATUTES, proceedings were initiated to amend *The North Kansas City Zoning Ordinance*, as set forth in the City Code, all as hereinafter set forth; and

**WHEREAS**, public notice was given by publication on October 25, 2019 and on December 25, 2019 in *The Kansas City Star*, a newspaper having a general circulation in the City of North Kansas City, Missouri, that a public hearing of the Planning Commission would take place on November 7, 2019 and on January 9, 2020, at 6:00 p.m., where the Planning Commission of said City would consider the aforesaid amendments; and

**WHEREAS**, on November 7, 2019 and on January 9, 2020, at 6:00 p.m., the Planning Commission did conduct said public hearing, and did evaluate the proposed amendments to *The North Kansas City Zoning Ordinance*; and

**WHEREAS**, at said public hearing on January 9, 2020, the Commission did conclude and recommend to the City Council that the hereinafter described amendments to *The North Kansas City Zoning Ordinance*, as set forth in the City Code, should be denied.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH KANSAS CITY, MISSOURI, AS FOLLOWS:**

**Section 1.** Paragraph B, “Accessory Dwelling,” of Section 17.12.030, “Accessory uses,” of the Code of the City of North Kansas City, Missouri (the “**City Code**”) is hereby amended by deleting subparagraph 5 thereof in its entirety. Subparagraph 6 of paragraph B of Section 17.12.030 shall be renumbered subparagraph 5 and subparagraph 7 of paragraph B of Section 17.12.030 shall be renumbered subparagraph 6.

Other than as specifically amended hereinabove, paragraph B of Section 17.12.030 of the City Code shall remain in full force and effect.

**Section 2.** Severability. The sections, paragraphs, sentences, clauses and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

**Section 3.** Governing Law. This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

**Section 4.** Effective Date. This ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor.

**PASSED** this 21<sup>st</sup> day of January, 2020.

\_\_\_\_\_  
Don Stielow, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Crystal Doss, *City Clerk*

**APPROVED** this 21<sup>st</sup> day of January, 2020.

\_\_\_\_\_  
Don Stielow, *Mayor*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Anthony W. Bologna, *City Attorney*

\_\_\_\_\_  
Thomas E. Barzee, Jr., *City Counselor*

# MEMORANDUM

**TO:** Mayor and City Council  
City Administrator

**FROM:** Sara Copeland, AICP, Community Development Director

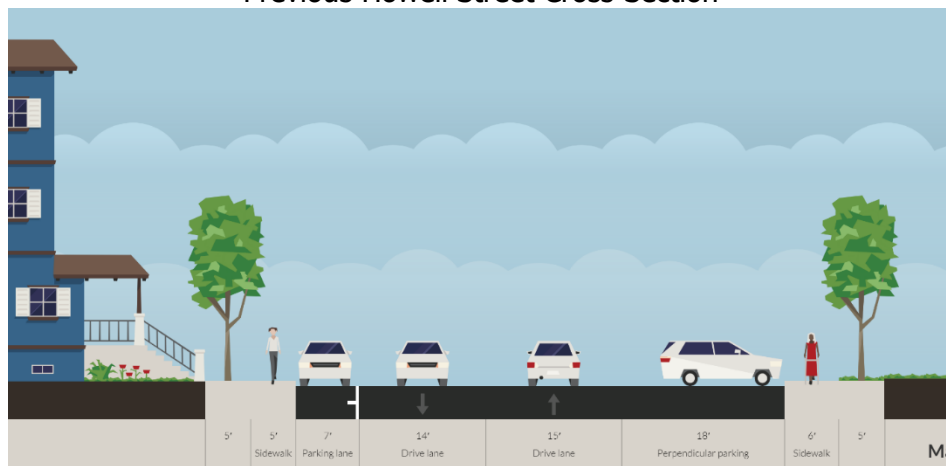
**DATE:** January 21, 2020

**RE:** Howell St. Traffic Calming – Next Steps

In the summer of 2019, the City installed bump-outs on Howell Street near Macken Park as a pilot project to address speeding concerns.

Speeding and the perception of speeding are closely linked to the overall width of the roadway; wider travel lanes encourage drivers to travel at higher speeds. On Howell, both traffic lanes are 15 feet wide. When there are few cars parked on the street, the visual width is even greater. These widths are much wider than needed for a residential street with a 25 MPH speed limit.

Previous Howell Street Cross-Section



## Pilot Project: Curb Bump-outs

Bump-outs and pinch points were used to create vertical barriers that narrowed the vehicle lanes. These bump-outs were created using flexible delineators. Bike racks were placed in two of the bump-outs adjacent to Macken Park to provide new bicycle parking areas.

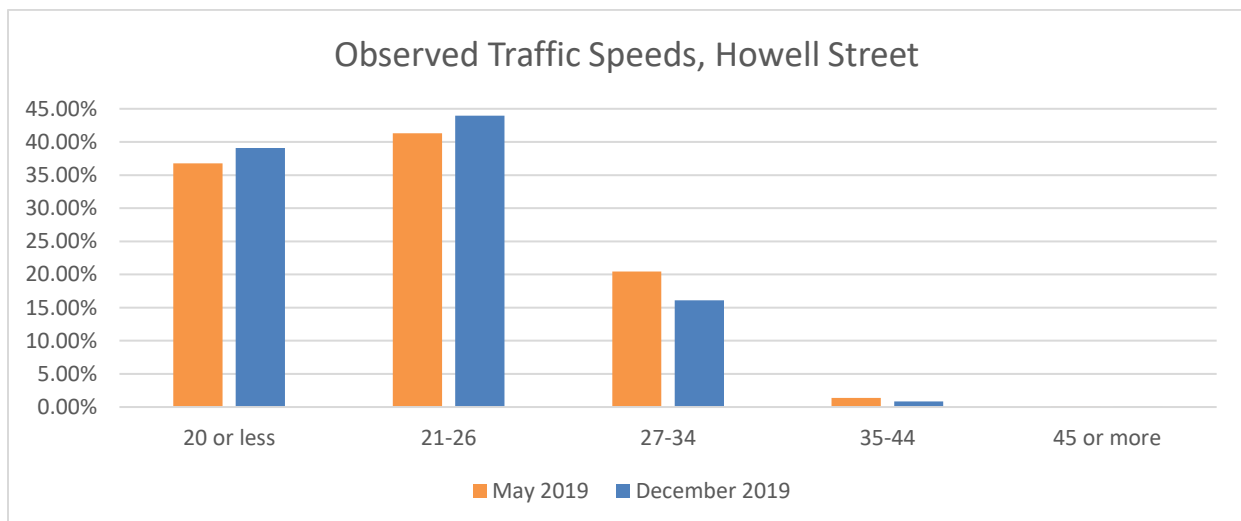




The bump-outs have been positively received by the neighborhood.

The bump-outs appear to have had a positive impact on speeds along Howell. In May 2019, prior to the bump-out installation, the Police Department conducted a speed study that observed 34,759 vehicles traveling on Howell over the course of 8.5 days. The average speed of all vehicles was 22 miles per hour; 78 percent of vehicles were traveling at or under the speed limit of 25 MPH. However, nearly 22 percent of vehicles were driving 27 MPH or faster; 65 vehicles (0.19 percent) were traveling over 40 MPH.

In December 2019, the Police Department conducted another speed study that observed 22,775 vehicles over eight days. The average speed of all vehicles remained 22 MPH; 83 percent of vehicles were traveling at or under the speed limit. The percent of vehicles traveling 27 MPH or faster had decreased to 17 percent; 30 vehicles (0.13 percent) were traveling over 40 MPH.



The bump-outs were intended as a pilot project and staff desires Council direction regarding next steps for this project. Staff has identified three general options for improving the bump-outs into a more permanent installation:

**Option A: Beautify the existing bump-outs with planters and/or asphalt art**

In this option, the bump-out areas might be beautified with landscaping in large planters. The areas in the bump-outs might also be painted to create asphalt art areas. The delineators used to create the bump-outs will remain in place to define the bump-out areas. The use of landscape planters would entail the most ongoing maintenance, requiring ongoing attention from Municipal Services even if “self-watering” planters were used.

Estimated costs:

- Planters: \$1,300 for each concrete 12-foot planter, including landscaping. This cost estimate may be lowered by using plastic planters or a smaller size planter. For five planters, the total cost estimate is \$6,500.
- Asphalt art: \$10 per square foot for pavement marking material for asphalt art, for a total of \$8,700 for the existing six bump-outs.



*Planters used on street to define pedestrian area*



*Painted curb bump-out - Washington DC*



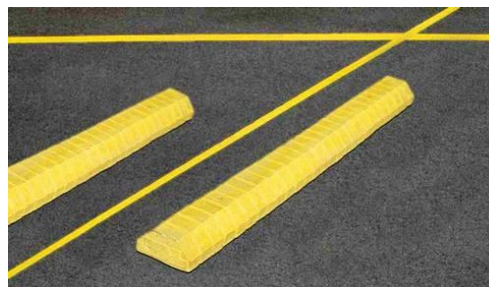
*Painted curb bump-out – Calgary, Alberta*

### **Option B: Modular Curb**

In this option, curb stops such as those shown below might be added to outline each bump-out. The curb stops are available in either concrete or rubber. It may be desirable to leave at least some delineators in place, particularly at the outside corners of the bump-outs, to aid in visibility for drivers. Curb stops are generally six feet in length and may be used outside of the gutter in order to avoid impeding stormwater runoff. The curb stops may also be used in conjunction with decorative planters.

- Staff estimates that this option without planters will cost approximately \$1,200 (\$400 for eight curb stops at each intersection x 3 intersections);

- Adding planters on the west side of the street only will cost an additional \$3,900 (\$1,300 for each planter x 3 planters, placing one in each of the three west-side bump-outs).



Another similar option is to install a product such as DeziLine's Curb Rail, a modular steel rail that can be bolted to the existing street surface to create curb extensions. Curb Rail has a two-inch clearance to allow stormwater to flow through and can be installed with or without attached delineators. This product has a higher cost than installing concrete curb stops.



*DeziLine's Curb Rail bump-out installation*

### **Option C: Create Bump-Out Islands**

In this option, the pavement in each bump-out would be removed, new curbs poured, and the bump-out area landscaped. These bump-out islands would be similar to the islands at the intersection of Armour Road and Iron Street, although smaller in overall size. The bump-outs might be offset from the existing curb and gutter or constructed with a channel to allow stormwater to drain through them. This option would be the costliest, as it includes actual construction; staff recommends engaging the city engineer

for additional consultation on this option if it is the Council's preference. The cost for each island might be in the range of \$6,000 to \$10,000.



*Bump-out Island Example, National Association of City Transportation Officials*



*Bump-out Island Example, National Association of City Transportation Officials*

Public Works staff has learned that the NKC Special Road District tentatively plans to resurface Howell Street in 2020. Any improvements directed by the Council will be coordinated with work being performed by the Road District.

## **27<sup>th</sup> Avenue Crosswalk**

Staff recommends making one additional improvement to Howell Street at this time, installing a new crosswalk at 27<sup>th</sup> Avenue. Prior to the installation of the bump-outs on Howell Street, there was an existing crosswalk marked across Howell on the north side of 27<sup>th</sup> Avenue. This crosswalk was not accessible, as there was no curb ramp on the east side of Howell and there was no sidewalk connection there. Because the sidewalk was not accessible and thus not safe for all users, Municipal Services painted over the crosswalk when the bump-outs were installed. However, it is desirable to have a safe and accessible crosswalk in this location and the north side of the intersection is a better location for a crosswalk than the south side due to the intersection of Clark Ferguson Drive.

Re-installation of this crosswalk will require the installation of a new ADA curb ramp on the east side and a short section of sidewalk to connect to the sidewalk adjacent to Macken Park. Staff estimates that this work will cost approximately \$5,450:

- \$4,500 for the ADA ramp on the east side and detectable warning installation on the west side
- \$750 for new sidewalk installation
- \$200 for thermoplastic markings

## **Crosswalk at 24<sup>th</sup> Avenue and Howell/Iron**

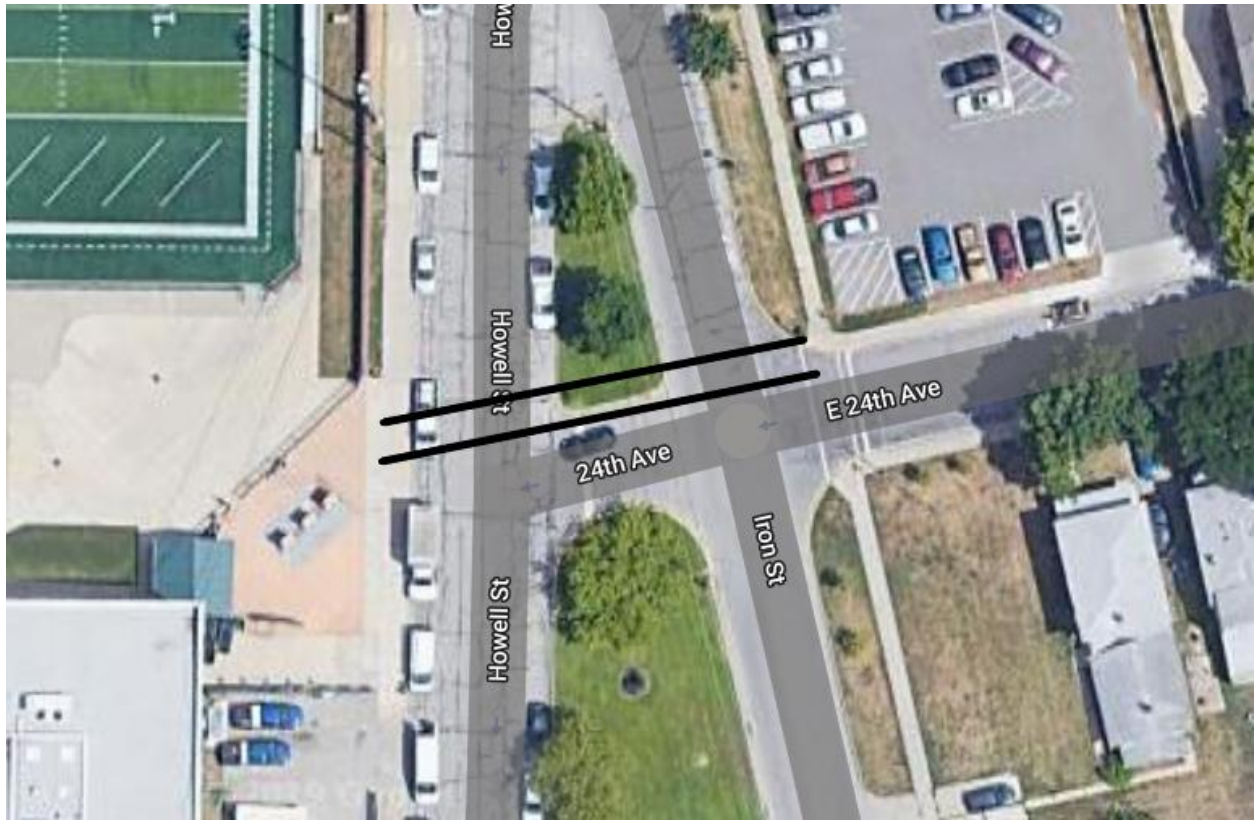
From the Police Department comes the following recommendation:

As the construction project at the North Kansas City High School nears completion, the department believes it advisable to address the crossing of Howell/Iron at E. 24<sup>th</sup> Ave. Currently, the high school is encouraging visitors to the field house to enter the building from the east, through the football stadium. To accomplish this, they are encouraging use of the parking lot between 24<sup>th</sup> Avenue and 25<sup>th</sup> Avenue on Iron Street. The most natural flow of pedestrian traffic from this lot to the stadium entrance is the intersection of E. 24<sup>th</sup> Ave and Iron/Howell.

Currently there is limited lighting in the area and no designated crosswalk that could facilitate the safe crossing at this intersection. The department would propose the installation of a crosswalk across Iron, a new sidewalk in the island, and a crosswalk across Howell.

Evergy has been consulted, and the company could install a light on a 35-foot pole at its expense, the electricity for which the City would pay for at a cost of approximately \$600 per year. This action would, unfortunately, require the removal of a tree.

The diagram below shows the approximate location of the new crosswalk. Staff estimates the cost of the necessary work at approximately \$6,000.



**Requested Council Direction:**

- Should the City take steps to improve the Howell Street bump-outs?
- If so, which option does Council prefer for improving the bump-outs:
  - Option A – beautifying the existing bump-outs
  - Option B – installing curb stops, with or without planters
  - Option C – bump-out islands
- Should the City install a new crosswalk at 27<sup>th</sup> Avenue and Howell Street as proposed above?
- Should the City install a new crosswalk at 24<sup>th</sup> Avenue as proposed above?

If the Council directs staff to move forward with any improvements, the next step will be to obtain refined cost estimates for the associated work and bring forward a budget amendment for Council approval.

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# MEMORANDUM



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**TO:** Mayor and City Council

**FROM:** Kim Nakahodo, Assistant City Administrator

**DATE:** January 21, 2020

**RE:** Show-Me Courts Agreement and City Code Amendment

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Missouri municipal courts are a division of the statewide court system, which is controlled by the Missouri Supreme Court. Thus municipal courts must implement rules promulgated by the Supreme Court or its designees.

The Missouri Court Automation Committee has decision-making authority for all aspects of statewide court automation, including policy and technical, financial and other aspects of statewide court automation. In 2017, this Committee set a policy objective to implement a statewide court automation system as mandated under RSMo 476.055 for all divisions of the circuit courts in order to streamline case management.

In August of 2018, the Missouri Court Automation Committee and the Change Control Subcommittee adopted an implementation plan designating Show-Me Courts as the mandatory, statewide court case management system, which all municipal divisions (i.e. municipal courts) across Missouri must utilize. The Show-Me Courts system integrates with the CaseNet.com system, allowing users to find pending cases all in one location, regardless of jurisdiction or court division. Users can remit payment for violations through the Show-Me Courts online portal.

The NKC Municipal Court is scheduled to 'go live' with the Show-Me Courts system on April 1, 2020. Municipal Court staff will attend training on the new system from February 4-6, 2020.

The Missouri Office of State Courts Administrator is charged with the implementation of the Show-Me Courts system. In order to fund a statewide conversion to the Show-Me Courts system, the Missouri Office of State Courts Administrator is requiring that all municipal divisions impose a surcharge of seven dollars (\$7.00) on all cases in which court costs are applied. The table below shows the current court fees with the addition of the new Statewide Court Automation Fund fee beginning on April 1, 2020. These



fees are in addition to the fines associated with the violation and only applied when a defendant pleads guilty or is found guilty for ordinance violations.

<b>Court Fee</b>	<b>Purpose</b>	<b>Remitted To</b>	<b>Current NKC Municipal Court Fee</b>	<b>NKC Municipal Court Fee after April 1, 2020.</b>
Crime Victim's Compensation Fund	Reserved for providing financial assistance to victims of crimes by paying reasonable medical and counseling expenses including lost wages.	95% to MO Department of Revenue (\$7.13); 5% to NKC (\$.37).	\$ 7.50	\$ 7.50
Police Officer Standards and Training Commission Fund	Reserved to fund police officer training activities.	2/3 to NKC (\$2.00); 1/3 to MO Department of Revenue (\$1.00).	\$ 3.00	\$ 3.00
Sheriffs' Retirement Fund	Reserved to fund the Sheriffs' retirement fund.	MO Department of Revenue	\$ 3.00	\$ 3.00
Statewide Court Automation Fund (State)	Reserved to fund a statewide court automation program designed to store and manage judicial records via Show-Me-Courts.	MO Department of Revenue	\$ -	\$ 7.00
NKC Court Costs (City)	Mandatory collection from every defendant who pleads guilty or is found guilty for ordinance violations.	NKC	\$ 11.00	\$ 11.00
Victims of Domestic Violence Fund (City)	Reserved to fund operating an appropriate shelter within the county for victims of domestic violence.	NKC remits these payments to Hope Haven a domestic violence service near Harrisonville, MO providing help for people dealing with domestic abuse.	\$ 4.00	\$ 4.00
Judicial Education Fund (City)	Reserved for the continuing education and certification required of the municipal judge by law or supreme court rule; and education and training for the court clerks of the municipal court.	NKC	\$ 1.00	\$ 1.00

Inmate Prisoner Detainee Security Fund (City)	Reserved for expenses relating to custody and housing prisoners	NKC	\$ 2.00	\$ 2.00
<b>TOTAL</b>			<b>\$ 31.50</b>	<b>\$ 38.50</b>

### **Dual Case Management System Issues**

Currently, the NKC Municipal Court utilizes the Municipal Court module of the City's Incode system for its case management system. Citations issued before the April 1, 2020 'go live' date will be entered into the City's Incode Municipal Court module. After April 1, 2020, citations will be entered into the Show-me Courts system.

Due to this mandated transition, NKC Municipal Court staff will need to manage both the Show-Me Courts and the Incode Municipal Court module systems until the violations in the Incode system have aged out or been disposed of.

#### Customer Violation and Payment Information

Customers who received citations before April 1, 2020, will need to utilize the City's MunicipalOnlinePayments.com online portal to access their violation information and/or make a payment.

Customers who received citations after April 1, 2020, will need to utilize the Show-Me Courts online portal to access their violation information and/or make a payment.

Both systems will be featured on the City's website with information to help them understand which system users will need to access.

#### Unknown Future Costs

According to the Missouri Office of State Courts Administrator, any costs associated with implementing the Show-Me Court system are the responsibility of the municipality. The Statewide Court Automation Fund covers the cost of the Show-Me Court online portal, but it does not cover the costs of implementation or maintenance of the municipality's previous court management system. Staff is currently investigating what costs will be associated with this conversion for future City Council consideration. Additional unknown costs include additional staff time associated with managing two court management systems, and any future upgrades to the legacy Incode Municipal Court module.

At this time, staff is unable to estimate how long we will be required to run two case management systems, but it is for the foreseeable future. In 2019, Municipal Court processed 4,403 violations, and to date, there are 7,786 open cases being tracked with the Incode Municipal Court module.

### *Disconnected Internal Financial Systems*

It is also important to note that due to this conversion, Municipal Court staff will need to manually enter financial information from the Show-Me Court system into the City's Incode accounting system. At this time, there is no information from the Missouri Office of State Courts Administrator on any planned interconnectivity between the Show-Me Court system and third-party accounting systems.

### **City Council Action**

Before the City Council is the Show-Me Courts Statement of Expectations and Agreement and an amendment to Section 2.36.260, *Court costs—Generally* of the City's Code of Ordinances to impose the seven dollars (\$7.00) surcharge to fund the new required case management system.

### **Attachments**

- Show-Me Courts Statement of Expectations and Agreement
- Redline Amendment to Section 2.36.260, *Court costs—Generally*

**AN ORDINANCE (A) AMENDING ARTICLE II, “COURT COSTS,” OF CHAPTER 2.36, “MUNICIPAL COURT,” OF THE CODE OF THE CITY OF NORTH KANSAS CITY, MISSOURI, BY ADDING SECTION 2.36.295 THERETO, ESTABLISHING ADDITIONAL COURT COSTS FOR STATEWIDE COURT AUTOMATION FUND; AND (B) AUTHORIZING AND DIRECTING THE CITY TO ENTER INTO AN AGREEMENT WITH THE MISSOURI OFFICE OF STATE COURTS ADMINISTRATOR FOR IMPLEMENTATION OF THE SHOW-ME COURTS AUTOMATION SOFTWARE.**

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**WHEREAS**, the City of North Kansas City, Missouri (the “**City**”) is a body corporate, a third class city and political subdivision of the State of Missouri, duly created, organized and validly existing under and by virtue of the Constitution and laws of the State of Missouri; and

**WHEREAS**, the Legislature of the State of Missouri has in Chapter 479 of the Revised Statutes of Missouri authorized local governmental units, including the City, to select a municipal judge to hear and determine its municipal ordinance violations, and pursuant thereto the City’s municipal court is a division of the Circuit Court of Clay County; and

**WHEREAS**, a software system known as “Show-Me Courts” (“**SMC**”) is being developed by the Office of State Courts Administrator (“**OSCA**”) and will be required for use as the case management system for the courts in Missouri and when the current functionality is available in SMC, will replace the City’s current use of the municipal court module of the City’s Incode system; and

**WHEREAS**, as a requirement of the use of SMC in the North Kansas City Municipal Court, the City must establish and maintain in effect an ordinance to assess and collect the Court Automation Fee as required by Section 476.056 of the Revised Statutes of Missouri; and

**WHEREAS**, to comply with the mandate to collect a court automation fee by the State of Missouri in § 476.056, MO. REV. STAT., the City Council must amend the municipal code to add this fee.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH KANSAS CITY, MISSOURI, AS FOLLOWS:**

***Section 1.*** Chapter 2.36, “Municipal Court,” of Title 2, “Administration and Personnel,” of the Code of the City of North Kansas City, Missouri (the “**City Code**”), is hereby amended by adding a new section thereto, which shall read and provide as follows:

**2.36.295 Additional court costs—Statewide Court Automation Fund.**

There shall be assessed to each defendant who pleads guilty, or is found guilty, in each case filed in the municipal court, for violation of any ordinance of this city, an additional surcharge for the Missouri Statewide Automation Fund, in the amount of seven dollars (\$7.00), provided that no such fee shall be collected in any proceeding when the proceeding or the defendant has been dismissed by this court. Such surcharge shall be collected by the clerk of the court. The clerk of the court shall collect and cause to be disbursed such amounts as provided in Section 488.012.3(5), R.S.Mo, and Section 488.027.2, R.S.Mo. Such funds shall be transmitted monthly to the Missouri Director of Revenue to the credit of the Missouri Statewide Court Automation Fund.

Notwithstanding any provision of this section, the Court may require, in addition to the fines set forth above, reimbursement of expenses associated with a violation as set forth elsewhere in this code.

**Section 2.** Finding of Best Interest to Enter into Agreement. The City Council of North Kansas City hereby finds and declares that it is in the best interest of the citizens and City of North Kansas City to enter into the Show Me Courts State of Expectations and Agreement (the “**Agreement**”) by and among the North Kansas City Municipal Division of the Circuit Court, the Office of State Courts Administrator, and the City of North Kansas City, Missouri for the implementation of the Show Me Courts court automation software.

**Section 3.** Authorization of Agreement. The provisions of the Agreement are hereby approved and adopted by the City Council of the City of North Kansas City, Missouri. The City Clerk is hereby authorized and directed to execute the Agreement on behalf of the City of North Kansas City, Missouri. The City Council hereby authorizes the City to enter into the Agreement with the North Kansas City Municipal Division of the Circuit Court and the Office of State Courts Administrator for the purposes described in the Agreement, which Agreement shall be in substantially the form of “**Exhibit 1**”, attached hereto and incorporated herein by reference. The City is hereby authorized to pay for the costs and expenses associated with the Agreement.

**Section 4.** Further Authority. The City shall, and the mayor, city clerk, city officials and employees of the City are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

**Section 5.** Severability. The sections, paragraphs, sentences, clauses and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

**Section 6.** Governing Law. This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

**Section 7.** Effective Date. This Ordinance shall be in full force and effect, after compliance with all governing laws, rules and regulations, upon passage by the City Council and approval by the Mayor.

**PASSED** this 21<sup>st</sup> day of January, 2020.

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Don Stielow, *Mayor*

**ATTEST:**

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Crystal Doss, *City Clerk*

**APPROVED** this 21<sup>st</sup> day of January, 2020.

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Don Stielow, *Mayor*

**APPROVED AS TO FORM:**

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Anthony W. Bologna, *City Attorney*

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Thomas E. Barzee, Jr., *City Counselor*

# **EXHIBIT “1”**

**SHOW ME COURTS  
STATEMENT OF EXPECTATIONS  
AND AGREEMENT**

This document constitutes an Agreement between the North Kansas City Municipal Division of the Circuit Court, the City of North Kansas City and the Office of State Courts Administrator (OSCA) for the implementation of the Show-Me Courts (SMC) court automation software. This agreement shall govern the long term use of the court automation software.

Background: Show-Me Courts is being developed for use as the case management system for the courts in Missouri and when all the current functionality is available in SMC, will replace the Justice Information System (JIS). Updates and new functionality to SMC will be deployed on a regular basis to the courts.

**The Office of State Courts Administrator, in coordination with the Missouri Court Automation Committee, agrees to provide:**

1. A suite of applications that meet the statutory and Supreme Court rules requirements.
  - a) The applications include:
    - i. alphabetic indexes;
    - ii. judgment indexes;
    - iii. docket sheets;
    - iv. court calendars;
    - v. public access (Case.net); and
    - vi. automatic case number assignment and the ability to use the citation number as the case number.
  - b) The applications will meet all statistical and financial reporting requirements.
  - c) The applications will meet all other reporting requirements.
2. A suite of applications that includes, but is not limited to, the following electronic transfers of data or interfaces.
  - a) Tax Offset Program;
  - b) Debt Collection;
  - c) Electronic Traffic Reporting;
  - d) Criminal History Reporting;
  - e) Missouri Victim Automated Notification Service;
  - f) Electronic Filing;
  - g) Electronic Case Import;
  - h) Prosecuting Attorney Portal; and
  - i) Track this Case.
3. Support.
  - a) Help Desk Support will, at a minimum, be available 7:30 am to 5:00 pm Monday through Friday. The Help Desk can be contacted by a toll-free telephone or e-mail.
  - b) Defect corrections and updates to court automation software will be deployed as soon as they are prioritized, programmed and tested for workability. Deployment notices may be found on the Court Information Center at <https://www.courts.mo.gov/page.jsp?id=66062>



- c) New codes and functionality required by statutory or Supreme Court Rule changes will be deployed for use by the municipal division.
- 4. Court Staff Training.
  - a) Training materials and the Municipal Clerk Handbook will be provided electronically.
  - b) Training will be provided by video, by webinar, by remote assistance, or in person at a location designated by OSCA.
  - c) SMC help instructions will be available from within SMC.
- 5. Communications with court.
  - a) OSCA will communicate with the court primarily through e-mail and the Court Information Center. During implementation, conference calls may be scheduled.
  - b) OSCA will provide electronic mail (iNotes) accounts for municipal division staff and judges for e-mail communication.
- 6. Back-up of data.
  - a) SMC data is backed up on a regular basis. The back-up schedule may be found on the Court Information Center at <http://www.courts.mo.gov/page.jsp?id=61273>
- 7. System Maintenance.
  - a) In order to perform routine or emergency maintenance, SMC may not be available. The maintenance schedule may be found on the Court Information Center at <http://www.courts.mo.gov/page.jsp?id=61273>.

**The Municipality agrees to:**

- 1. Establish and maintain in effect a local ordinance to assess and collect the Court Automation Fee as required by Section 476.056, RSMo.
- 2. Operate its municipal division in accordance with all applicable laws and Supreme Court Rules and standards. Those include, but are not limited to, Rule 37, the Minimum Operating Standards for Missouri Courts, Municipal Divisions, the Code of Conduct for Municipal Division Personnel and Court Operating Rules 2, 4 and 8.
- 3. Provide and install necessary equipment for the implementation of SMC that meets Missouri Court Automation Infrastructure Standards. The Missouri Court Automation Infrastructure Standards may be found on the Court Information Center at <http://www.courts.mo.gov/page.jsp?id=61273>.

**The Municipal Division Agrees to:**

- 1. Operate its municipal division in accordance with all applicable laws and Supreme Court Rules and standards. Those include, but are not limited to, Rule 37, the Minimum Operating Standards for Missouri Courts, Municipal Divisions, the Code of Conduct for Municipal Division Personnel and Court Operating Rules 2, 4 and 8.
- 2. Assess and collect the Court Automation Fee immediately following the adoption of the ordinance assessing the fee and disburse the Court Automation Fee monthly to the Missouri Court Automation Fund.

3. Automate all case processing activities within SMC when that functionality becomes available and eliminate duplicate manual record keeping.
4. Process all records of conviction on cases sentenced prior to SMC implementation.
5. Enable access to public case information per Court Operating Rule 2 on Case.net within 60 days after going live on SMC or a mutually agreed upon date.
6. Mandate and allow all municipal division personnel to engage in all applicable required training necessary to efficiently and effectively utilize, understand, and operate all SMC functionality.
  - a. Complete the web-based training courses prior to attending training classes.
  - b. Attend scheduled classroom training courses in Jefferson City, if any.
  - c. Pay travel expenses for staff to attend training through its Judicial Education Fund Section 479.260 RSMo or local training budget.
7. Use the OSCA provided e-mail account as the primary communication tool for judicial business.
8. The court and each SMC user will adhere to the Automated System Security Guidelines established by the Missouri Court Automation committee. The security guidelines may be found on the Court Information Center at <http://www.courts.mo.gov/page.jsp?id=61273>.
9. Communicate with local organizations and agencies including, but not limited to, local Missouri Bar members, law enforcement, prosecuting attorneys, and public defenders regarding the change to SMC and using state approved charge codes on their citations.

We, the undersigned, have read and accept the commitments required for SMC implementation.

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City Clerk of Municipality

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Date

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Municipal Division Judge

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Date

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The Honorable Shane T. Alexander  
 Presiding Judge  
 Seventh Judicial Circuit

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Date

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Kathy S. Lloyd  
 State Courts Administrator

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Date

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# MEMORANDUM

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**TO:** Mayor and City Council

**FROM:** Eric Berlin, City Administrator

**DATE:** January 21, 2020

**RE:** Winter Sewer Averaging Option for Residential Customers

At its meeting of November 5, 2019, the City Council considered a proposal to establish a residential sewer customer option to have their sewer billing be based on the amount of water consumed in the winter months. The Council directed that a measure to formally approve this option be brought to the Council for consideration. Now before Council is an ordinance enacting this change.

## Explanation of Winter Sewer Averaging

Customer sewer charges are based on the amount of water consumed as determined by the water meter. Sewer averaging allows customers to avoid paying sewer charges on water used during the summer to water lawns, plantings, fill swimming pools, etc. These activities do not increase the flow of sewage pumped to Kansas City for processing since the water from these activities does not go into the sanitary sewer system. Winter sewer averaging works by averaging the assumed lowest water usage months (typically December through February) and billing customers based on that lower average over the next year. Each year, the average is recalculated.

The water billing is not changed by this action and remains tied to actual water consumption. In the City's case, this means usage after the first 3,500 gallons, which are included in the meter fee.

Should Council enact this change, the new consumption amount would begin with the May billing that is sent out the last business day of May. The monthly meter and consumption charges change each year in January, which will change the flat billing amount during the May through April averaging period.

Each April, customers would have the chance to opt in or out of the sewer averaging program. New customers that were not here during the averaging months could opt to have their charge based on the residential citywide average.

The option can only be offered to residential customers. The option cannot be made available to multi-family accounts (apartments) that use only one master meter. Apartment building managers would continue to have the existing option of obtaining a second meter for their irrigation systems.

This option will only benefit those that have lawn sprinkler systems, swimming pools or water lawns or plantings frequently during the summer months.

#### “Snowbirds” and “Reverse Snowbirds”

If the City has “snowbirds” (people who spend time in warmer climes during the winter months), then allowing winter averaging might cause the City to lose revenue to which it would be entitled. Theoretically, someone that was absent from the City from December through February would have an average bill of zero and would thus have no sewer charge all year long. This would clearly be a “gaming” of the system that is not intended. Staff’s guess is that there are not many residents in NKC in the “snowbird” category.

Conversely, if someone is away for the summer and uses very little water during the summer months, it may be a circumstance when the winter-averaged consumption would be higher than actual usage. For that reason, customers that choose the winter averaging option and then determine it is not advantageous for them might choose to revert to billing based on actual water consumption (see below).

#### Allowing for Changing of Option

The code change before Council establishes that customers may only change their option once during the annual billing period (i.e. they may opt out of sewer averaging once after opting in once, or vice versa). If someone determines that the option they have chosen is not the most advantageous, a credit calculated by staff of the difference between what was billed and what would have been billed under the different option will be made. A credit for these purposes would only be issued once during the annual period.

#### City Initiation of Winter Averaging

To begin this billing option, a notice would be sent out to all residential water customers requesting them to choose if they wish to be billed using the winter sewer averaging option. This letter would be sent out next April and be due back by May 8<sup>th</sup> so that staff would have time to set up the new billing parameters before the bills are printed on May 29<sup>th</sup>.

Attached is a draft of the proposed letter to be sent out next April which explains the billing option in further detail.

**CITY OF NORTH KANSAS CITY**

**(816) 274-6000**

**NOTICE**

**SEWER BILLING OPTION**

Effective billed May 2020, the City of North Kansas City will offer residential utility customers options on how they wish to be billed for sewage. The options are:

- 1. **WINTER AVERAGE:** This billing method is based on winter averages of the bills received in the three months of January, February and March. With this option, every month, May through April, will be billed at the same usage. An example of the calculations for winter average is shown below:

December water usage billed in January	4,400 gallons	
January water usage billed in February	4,900 gallons	(13,300/3 = 4,433)
February water usage billed in March	<u>4,000</u> gallons	
Total	<u>13,300</u> gallons	

In this example, you would be billed every month 4,433 gallons, May 2020 through April 2021 at the current rates for sewer plus the meter fee, regardless of actual water usage.

- 2. **VOLUME METHOD:** Billing is based on the actual water volume used each month. With this option, every month the sewer charge is billed based on the number of gallons of water used that month plus the meter fees.

The City Council reviews the utility rates annually and the rates change each January. This will cause the flat amount to change once during the averaging period. This billing option does not affect amounts billed for water consumption.

Please determine which option is best for you. For additional information, please call City Hall at the number above. To make your choice, return this form to City Hall by May 8, 2020.

Please note: If no change in method is desired, it is not necessary to send this form back.

I want the sewer portion of my bill this year to be based on:

\_\_\_\_\_ 1. **Winter Averaging** \_\_\_\_\_ 2. **Volume Method**

Name/s on Account: \_\_\_\_\_  
(Please print)

Address: \_\_\_\_\_ Phone No: \_\_\_\_\_

Account Number: \_\_\_\_\_ Mail Address: \_\_\_\_\_

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION 13.08.020, “SEWER CHARGES,” OF CHAPTER 13.08, “SEWER SERVICE SYSTEM,” OF THE CODE OF THE CITY OF NORTH KANSAS CITY, MISSOURI, BY ADDING THERETO A NEW PARAGRAPH D, “WINTER SEWER AVERAGING CUSTOMER OPTION.”**

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**WHEREAS**, the City of North Kansas City, Missouri (the “**City**”) is a body corporate, a third class city and political subdivision of the State of Missouri, duly created, organized and validly existing under and by virtue of the Constitution and laws of the State of Missouri; and

**WHEREAS**, the City Council desires to establish an option for residential sewer customers living in single family residential structures or in duplexes that share a single water meter to have their sewer bills be based on the amount of use that occurs in the winter months (December, January and February), in order to avoid paying for use of water in the warmer months that may not drain into the City’s sewer system.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH KANSAS CITY, MISSOURI, AS FOLLOWS:**

**Section 1.** Section 13.08.020, “Sewer Charges,” of Chapter 13.08, “Sewer Service System,” of Title 13, “Public Services,” of the Code of the City of North Kansas City, Missouri (the “**City Code**”), is hereby amended by adding thereto a new paragraph D, “Winter Sewer Averaging Customer Option,” which paragraph D shall read and provide as follows:

D. “Winter Sewer Averaging Customer Option.” The monthly *sewer* charge for one-family dwellings or two-family dwellings that share one meter may, at the customer’s option, be determined by applying the monthly sewer charge to the average water consumption as measured and stated on the December, January and February water bills for the customer. If the customer did not establish a service record for those months, the customer may choose to use the residential citywide average. The quantity established by averaging shall be recalculated each April. Customers may change their choice as to winter sewer averaging once during a 12-month period.

**Section 2.** Severability. The sections, paragraphs, sentences, clauses and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

**Section 3. Governing Law.** This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

**Section 4. Effective Date.** This Ordinance shall be in full force and effect, after compliance with all governing laws, rules and regulations, upon passage by the City Council and approval by the Mayor.

**PASSED** this 21<sup>st</sup> day of January, 2020.

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Don Stielow, *Mayor*

**ATTEST:**

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Crystal Doss, *City Clerk*

**APPROVED** this 21<sup>st</sup> day of January, 2020.

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Don Stielow, *Mayor*

**APPROVED AS TO FORM:**

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Anthony W. Bologna, *City Attorney*

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Thomas E. Barzee, Jr., *City Counselor*



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# MEMORANDUM

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**TO:** Mayor and City Council

**FROM:** Eric Berlin, City Administrator

**DATE:** January 21, 2020

**RE:** 2020 Community and Business Satisfaction Survey

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Budget Authority: FY 2020 General Fund Budget: \$40,000  
This Project: \$34,500

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The City last performed a survey of its residents to determine their satisfaction with City services in 2017. The City worked with ETC Institute to develop the survey, which followed a template ETC uses for many cities in the region and around the country. ETC is one of the leading national survey firms, and just happens to be located locally, in Olathe, Kansas.

In the FY 2020 Budget, the City Council authorized a new survey for the business community to determine their satisfaction with City services. This survey will be a first for North Kansas City and staff will work with ETC Institute as well as the North Kansas City Business Council, Clay County EDC, Northland Regional Chamber of Commerce and RiverNorth Business League to develop the questions for the business survey.

ETC will develop random sampling databases of survey recipients using census data and the City's business license information. The residential survey will feature a random sampling of households and the business survey will include a random sampling of small, medium, and large businesses in the City. Surveys will be mailed to recipients accompanied by a cover letter on City letterhead. Recipients may complete the survey either online or by mail.

ETC Institute will continue following up with recipients until reaching the minimum goal of 200 completed community surveys and 100 completed business surveys. These completion rates will provide results that have a margin of error of +/-6% at the 95%

level of confidence at the City level. Furthermore, both surveys will be cross-tabbed and geocoded to get an understanding of how different areas feel about these specific questions and determine if there are any differences that would be helpful to understand.

Staff will work with ETC Institute to develop draft survey questions for Council consideration at the Tuesday, February 4, 2020, City Council work session. Many of the residential survey questions will be similar ones asked in previous years to allow for benchmarking comparisons from preceding surveys. The business survey questions will be similar to previous surveys conducted by ETC to benchmark our findings with comparable communities. Both surveys will also ask residents and businesses for feedback about the Armour Road Complete Street Project for future City Council consideration.

The proposal anticipates the survey being conducted in late February/early March with a report presented to the Governing Body in late April.

Attachments:

- Proposal
- Resolution

## RESOLUTION 20-004

### RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A CONTRACT WITH ETC INSTITUTE FOR A COMMUNITY AND BUSINESS SATISFACTION SURVEY FOR THE CITY OF NORTH KANSAS CITY, MISSOURI

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**WHEREAS**, the City of North Kansas City, Missouri (the “City”) is a body corporate, a third class city and political subdivision of the State of Missouri, duly created, organized and validly existing under and by virtue of the Constitution and laws of the State of Missouri; and

**WHEREAS**, the City has previously undertaken a Community Survey with the ETC Institute in 2017 and 2012; and

**WHEREAS**, the City desires to compare those survey findings with updated results in 2020, along with assessing progress; and

**WHEREAS**, the City desires to conduct a business survey to determine the business community’s satisfaction with city services; and

**WHEREAS**, the ETC Institute has experience in providing such professional work in conducting community surveys; and

**WHEREAS**, the City desires to enter into a contract to obtain the services of the ETC Institute to conduct a Community and Business Satisfaction Survey.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of North Kansas City, Missouri as follows:

**Section 1.** Authorization of Agreement. The City Council hereby approves the proposal submitted by ETC Institute dated January 3, 2020, and authorizes the City to agree to the terms of the proposal for a Community and Business Satisfaction Survey with the ETC Institute for a Community Survey for the City of North Kansas City, Missouri, which proposal shall be in substantially the form of Exhibit 1, attached hereto and incorporated herein by reference. The City is hereby authorized to pay the costs associated with the proposal, provided that such costs do not exceed the amounts set forth in the proposal.

**Section 2.** Further Authority. The City shall, and the mayor, city clerk, city officials and employees of the City are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

**Section 3.** Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence,

clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed the legislative intent.

**Section 4.** Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

**Section 5.** Effective Date. This Resolution shall be in full force and effect from and after its passage by the City Council and approval by the Mayor.

**DONE** this 21<sup>st</sup> day of January 2020.

\_\_\_\_\_  
Donald Stielow, *Mayor*

ATTEST: \_\_\_\_\_  
Crystal Doss, *City Clerk*

# **EXHIBIT “1”**



**ETC INSTITUTE**

MARKETING RESEARCH, DEMOGRAPHY, STATISTICAL APPLICATIONS

725 W. FRONTIER CIRCLE, OLATHE, KANSAS 66061  
(913) 829-1215 FAX: (913) 829-1591

January 3, 2020

Ms. Kim Nakahodo, Assistant City Administrator  
City of North Kansas City, MO  
2010 Howell Street  
North Kansas City, MO 64116  
Phone: 816.412.7814

Subject: Proposal to provide data analytics services for the City of North Kansas City

Dear Ms. Nakahodo:

ETC Institute is pleased to submit a scope of work and fees to provide a package of data analytics services for 2020 for the City of North Kansas City, including a business survey, and a community survey. This proposal is organized into two sections.

**Section 1: Scope of Services – Business Survey:**

**Task 1: Design the Survey and Prepare the Sampling Plan.** Task 1 will include the following services:

- Working with City staff to develop the content of the survey. Although ETC Institute will tailor the survey to the City's needs, our firm will provide sample questions from other communities to make the development of the survey instrument as easy as possible. It is anticipated that 3-4 drafts of the survey will be prepared before the survey is approved by the City. The survey will be 4-5 pages in length.
- Participating in meetings by phone to develop the survey.

- Conducting a pilot test of the survey to ensure the questions are understood by businesses. Based on the results of the pilot test, ETC Institute will recommend changes (if needed) to the survey.
- ETC Institute will work with the City to acquire a list of businesses to contact.

Deliverable Task 1. ETC Institute will provide a copy of approved survey instrument.

**Task 2: Administer the Survey.** Task 2 will include the following services:

- ETC Institute will administer the survey by a combination of mail, online, & phone.
- ETC Institute will mail the survey and a cover letter (on City letterhead) to a random sample of businesses in the City. Only one survey per business will be sent. Postage-paid envelopes will be provided by ETC Institute for each business. The City will provide a cover letter for the mailed survey. The cover letter will contain a link to an online version of the survey. Businesses that receive the survey will have the option of returning the printed survey by mail or completing it on-line.
- Approximately 7-10 days after the surveys are mailed, ETC Institute will follow-up via phone and/or e-mail with businesses that received a mailed survey. ETC Institute will continue following up with businesses until reaching the minimum goal of 100 completed surveys.

Deliverable Task 2. ETC Institute will provide a copy of the overall results for each question on the survey.

**Task 3: Analysis and Final Report.** ETC Institute will submit a final report to the City. At a minimum, this report will include the following items:

- Formal report that includes an executive summary of the survey methodology and a description of major findings
- Charts and graphs that show the overall results of each question on the survey

- Cross-tabulations that show the results for different types and sizes of businesses, and other variables as desired by the City
- Tabular data that shows the results for each question on the survey, including open ended questions
- GIS maps that show geocoded survey results for selected questions on the survey
- A copy of the survey instrument

Deliverable Task 3: ETC Institute will submit the final report in an electronic format. ETC Institute will also provide the raw data in an Excel database, or other format as requested by the City. ETC will also make a presentation to City officials if desired by the City.

### ***Project Schedule***

A business survey will be conducted for the City of North Kansas City in 2020. The schedule below is based on ETC Institute's typical timeframe for administering a business survey. Since the surveys will be administered entirely in-house, the completion date for the project is completely within our control. If desired, we can meet a more ambitious timeline and are available to start at a date most convenient for the City.

- **Month 1**  
Design survey instrument  
Finalize sampling plan
- **Month 2**  
Administer the survey
- **Month 3**  
Prepare and Deliver the Final Report

### **Section 2: Scope of Services – Community Survey:**

**Task 1: Design the Survey and Prepare the Sampling Plan.** Task 1 will include the following services:

- Participating in meetings by phone to develop the survey.



- Conducting a pilot test of the survey to ensure the questions are understood by residents. Based on the results of the pilot test, ETC will recommend changes (if needed) to the survey.
- Selecting a random sample of residents to be contacted for the survey. The sample will be address-based and will include residents with traditional land-lines and those that only have cell phones.

Deliverable Task 1. ETC Institute will provide a copy of approved survey instrument.

**Task 2: Administer the Survey.** Task 2 will include the following services:

- ETC Institute will administer the survey by a combination of mail, Internet and phone.
- ETC Institute will mail the survey and a cover letter (on City letterhead) to all households in the City. Only one survey per household will be sent. Postage-paid envelopes will be provided by ETC Institute for each respondent. The City will provide a cover letter for the mailed survey. The cover letter will contain a link to an online version of the survey. Residents who receive the survey will have the option of returning the printed survey by mail or completing it on-line.
- Approximately 7-10 days after the surveys are mailed, ETC Institute will follow-up via e-mail and/or phone with households that received a mailed survey. ETC Institute will continue following up with households until reaching the minimum goal of 200 completed surveys. A sample of 200 completed surveys will provide results that have a margin of error of +/-6% at the 95% level of confidence at the City level.
- ETC Institute will monitor the distribution of the sample to ensure that the sample reasonably reflects the demographic composition of the City with regard to age, geographic dispersion, gender, race/ethnicity and other factors.

Deliverable Task 2. ETC Institute will provide a copy of the overall results for each question on the survey.

**Task 3: Analysis and Final Report.** ETC Institute will submit a final report to the City. At a minimum, this report will include the following items:

- Formal report that includes an executive summary of survey methodology, a description of major findings, and charts that show the overall results of each survey
- A copy of the survey instruments
- Benchmarking analysis that shows how the results for the City compare to national and regional norms
- Importance-Satisfaction Quadrant Analysis identifying areas where the greatest opportunities exist to enhance overall satisfaction with City services
- GIS maps that show geocoded survey results for selected questions on the survey
- Crosstabulations that show the results for different segments of the City's population (by age, income, race, gender, years of residency, etc.)

Deliverable Task 3: ETC will submit the draft final report and the final report in an electronic format. ETC will also make a presentation to City officials if desired by the City.

### **Project Schedule**

A community survey will be conducted for North Kansas City in 2020.

A preliminary schedule is provided below, which can be adjusted to your needs:

#### Month 1

Design Survey Instrument

#### Month 2

Administer Survey; provide the overall results to the City

#### Month 3

Prepare and Deliver the Final Report

***Costs and Invoicing Schedule***

The services described in sections 1-2 above will be provided to the City of North Kansas City for a total cost of \$34,500. It will be invoiced at the amount of \$17,250 within 30 days of execution of this agreement and \$17,250 upon the completion and delivery of both surveys to the City.

We appreciate your consideration of our proposal and look forward to your decision.

Sincerely,

Robert Heacock  
Senior Project Manager, ETC Institute  
robert.heacock@etcinstitute.com

Approved:

City of North Kansas City

By: \_\_\_\_\_  
Mayor

Date \_\_\_\_\_

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## MEMORANDUM



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**TO:** Mayor Stielow and City Council

**FROM:** Kevin Freeman, Chief of Police

**DATE:** January 21, 2020

**RE:** KC Crime Commission contract

Each year the City enters into a contract with the Kansas City Metropolitan Crime Commission for services related to the Crime Stoppers TIPS hotline. In the contract, the city agrees to pay the annual fee of \$5,000 in support of the Crime Stoppers TIPS hotline. The Crime Commission agrees, at a minimum, to maintain, market, staff, and forward pertinent information to North Kansas City regarding crimes in our jurisdiction.

This \$5,000 expenditure is an annual, budgeted expense for the police department.

## RESOLUTION NO. 20-003

### RESOLUTION APPROVING A CONTRACT BETWEEN THE CITY OF NORTH KANSAS CITY, MISSOURI AND THE KANSAS CITY METROPOLITAN CRIME COMMISSION FOR THE CRIME STOPPERS PROGRAM PROMOTING THE 816-474-TIPS HOTLINE PROGRAM IN THE GREATER KANSAS CITY AREA.

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**WHEREAS**, the City of North Kansas City, Missouri (the “City”) is a body corporate, a third class city and political subdivision of the State of Missouri, duly created, organized and validly existing under and by virtue of the Constitution and laws of the State of Missouri; and

**WHEREAS**, the City, acting through its City Council, finds it to be in the best interests of the citizens of the City to enter into a certain Contract by and between the Kansas City Metropolitan Crime Commission (the “**Commission**”) and the City (the “**Agreement**”) for the Crime Stoppers program promoting the 816-474-TIPS Hotline Program in the Greater Kansas City area; and

**WHEREAS**, the Agreement will serve to protect the health, safety and welfare of the citizens of the City of North Kansas City and those others who may come into the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH KANSAS CITY, MISSOURI, AS FOLLOWS:**

**Section 1.** Authorization of Agreement. The City Council does hereby find and determine that it is in the best interest of the citizens and City of North Kansas City, Missouri, to enter into a certain Contract by and between the Kansas City Metropolitan Crime Commission, a Missouri not-for-profit corporation, and the City to assist in providing the Crime Stoppers program promoting the 816-474-TIPS Hotline Program in the Greater Kansas City area, among other services. The Agreement is desirable and necessary in order to preserve and protect the health, safety and welfare of the public. A copy of said Agreement is attached hereto, marked “**Exhibit A**” and is incorporated herein by reference.

**Section 2.** Further Authority. The City shall, and the mayor, city clerk, city officials and employees of the City are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

**Section 3.** Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

**Section 4.** Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

**Section 5.** Effective Date. This Resolution shall be in full force and effect from and after its passage by the City Council and approval by the Mayor.

**DONE** this 21<sup>st</sup> day of January, 2020.

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Don Stielow, *Mayor*

ATTEST:

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Crystal, Doss, *City Clerk*

# **EXHIBIT “A”**

**CONTRACT**

This Contract is entered into this year, 2020, by and between the City of North Kansas City and the Kansas City Metropolitan Crime Commission a Missouri not-for-profit corporation located at 3100 Broadway, Suite #226, Kansas City, Missouri 64111.

**WHEREAS**, the Crime Commission has run and continues to run a Crime Stoppers program promoting the 816-474-TIPS Hotline Program in the Greater Kansas City area, which includes Johnson and Wyandotte Counties in Kansas and Cass, Clay, Jackson, Lafayette, Platte and Ray Counties in Missouri.

**WHEREAS**, the City of North Kansas City wishes to contract with the Crime Commission to provide this service in North Kansas City.

**NOW, THEREFORE**, the parties agree as follows:

1. The City of North Kansas City will pay the Crime Commission an annual fee of \$5,000.00 dollars, payable on the date hereof and on each anniversary date of the date hereof during the term of this contract. Such annual fee may be adjusted each year as the parties hereto may agree.

2. The Crime Commission will provide its Crime Stoppers Program in North Kansas City which the program shall include, at a minimum, the following services:

- a) Maintain the Crime Stoppers Hotline, (currently 816-474-TIPS) which will be answered a minimum of eight hours per day;
- b) Provide publicity concerning the availability of the Crime Stoppers TIPS Hotline;
- c) Provide rewards for information leading to the arrest, issuance of a warrant or indictment, which results from calls to the Crime Stoppers TIPS Hotline;
- d) Forward information received on the Crime Stoppers TIPS Hotline regarding crimes in North Kansas City.



3. The parties agree, that the services to be provided by the Crime Commission are being provided strictly on a contract basis and that the Crime Commission is not and shall not be considered a part of North Kansas City or the City of North Kansas City. The Crime Commission shall not be subject to any control by the City of North Kansas City.

4. This contract shall be for an initial term of one year, commencing on the date hereof. Upon expiration of the initial term of this Contract, and upon expiration of each additional one year period thereafter, the term of this Contract shall be extended automatically for a period of one year, unless and until either party hereto gives written notice to the other party hereto of its intent not to extend the term of this Contract for an additional one year period.

5. This Contract shall not be assignable without the prior written consent of both parties. Any purported assignment without such written consent shall be void.

**IN WITNESS WHEREOF**, the parties have executed this Contract the year and date first above written.

**City of North Kansas City**

By \_\_\_\_\_

ATTEST: \_\_\_\_\_

KANSAS CITY METROPOLITAN CRIME COMMISSION

By   
Rick Armstrong

ATTEST: \_\_\_\_\_

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## MEMORANDUM

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**TO:** Mayor and City Council  
City Administrator

**FROM:** Sara Copeland, AICP; Community Development Director

**DATE:** January 21, 2020

**RE:** Application for Conditional Use Permit – PC2020-02  
Natural Resources Processing & Extraction, 1275 16<sup>th</sup> Avenue

### ***Background***

Martin Marietta Kansas City, LLC leases a 13.66 acre area within the BNSF railyard for the storage of clean stone aggregate. This activity is the subject of a Conditional Use Permit (CUP) that was originally approved by the Planning Commission and City Council in 2010 and renewed in 2015. The current CUP is set to expire in February at the end of its five year term.

The leased yard is used as an aggregate sales yard and shipping yard. It has historically been used for the loading and off-loading of shipping containers, materials, and storage of aggregate material for rail maintenance. The CUP also authorizes Martin Marietta to conduct on-site screening or sorting of aggregate.

In the past ten years, staff has received no complaints about the operation. When the CUP was renewed in 2015, a condition was added to require the operation to be screened from view when construction activity began in the City's redevelopment area. Last year, the Planning Commission held further discussion about the screening and determined that it was infeasible due to the location of the leased storage area. That condition has been removed from the conditions included in the ordinance now before the City Council.

### *Vicinity Map*



### ***Recommendation and Conditions***

The Planning Commission held the required public hearing on January 9, 2020. There were no public comments. By a vote of 5-0, the Commission recommended approval of the Conditional Use Permit with the conditions listed in the draft ordinance to the City Council.

The Council may approve, approve with conditions, or deny the application.

**AN ORDINANCE AUTHORIZING A CONDITIONAL USE PERMIT FOR MARTIN MARIETTA KANSAS CITY, LLC FOR THE PURPOSE OF ALLOWING THE STORAGE OF “CLEAN STONE AGGREGATE” IN THE GENERAL INDUSTRIAL ZONING DISTRICT (M-2), SUBJECT TO THE CONDITIONS INCORPORATED HEREIN.**

**WHEREAS**, the City of North Kansas City, Missouri (the “**City**”) is a body corporate, a third class city and political subdivision of the State of Missouri, duly created, organized and validly existing under and by virtue of the Constitution and laws of the State of Missouri; and

**WHEREAS**, proceedings have been initiated requesting the issuance of a conditional use permit for the purpose of allowing the storage of “clean stone aggregate” in the General Industrial Zoning District (M-2), as more particularly described hereinafter; and

**WHEREAS**, a proceeding for any proposed conditional use permit is commenced by the filing of a written application for a conditional use permit pursuant to the provisions of Section 17.08.030 of the Code of the City of North Kansas City, Missouri (the “**City Code**”); and

**WHEREAS**, Martin Marietta Kansas City, LLC has properly filed a written application (PC 2020-02) for a conditional use permit for the above-described purpose; and

**WHEREAS**, Section 17.12.020 of the City Code specifically provides that Natural Resource Processing and Extraction may be located in the M-2 General Industrial district by conditional use permit; and

**WHEREAS**, public notice was given by posted notice, notice by mail, and by publication in *The Kansas City Star* on December 25, 2019, a newspaper having a general circulation in the City of North Kansas City, Missouri, in accordance with the procedures established in Section 17.08.010 of the City Code, that a public hearing of the Planning Commission would take place on the 9<sup>th</sup> day of January, 2020, at 6:00 p.m., where the City Planning Commission of said City would consider the aforesaid application; and

**WHEREAS**, on the 9<sup>th</sup> day of January, 2020, at 6:00 p.m., the Planning Commission of the City of North Kansas City, Missouri did conduct said public hearing and did conclude and determine that it was in the best interest of the City to recommend approval of the issuance of such conditional use permit, provided certain conditions are met and maintained; and

**WHEREAS**, the North Kansas City Planning Commission has complied with all legal requirements and has considered the pending application together with all comments and

documents presented to the Commission and does, therefore, recommend the granting of a Conditional Use Permit as described in more detail hereinafter.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH KANSAS CITY, MISSOURI, AS FOLLOWS:**

**Section 1.** The City Council does hereby find and determine that the Planning Commission of the City of North Kansas City, Missouri has recommended to the City Council approval of the application for a conditional use permit, subject to certain terms and conditions.

**Section 2.** The City Council does hereby find and determine that it is appropriate to authorize the conditional use requested by the applicant, subject, however, to the specific conditions hereinafter set forth.

**Section 3.** Approval of the application for a conditional use permit is granted subject to the terms and conditions herein set out, for the area known as 1275 E. 16<sup>th</sup> Avenue, but more particularly certain portions referenced by county tax parcel numbers 17611000601000 and 17615000100400, within the City of North Kansas City, Missouri. The specific area is identified on the site plan, a copy of which is attached hereto and incorporated by reference.

**Section 4.** Approval of the application for a conditional use permit is granted subject to all ordinances, rules and regulations in effect at the time of approval of this ordinance and subject to the following statements and conditions:

1. Consistent with the submitted Conditional Use Permit application, the material approved for storage is to be “clean stone aggregate,” which means stone that has been mined or excavated off-site; crushed, sized, and processed off-site; and transported by rail to the storage site that is the subject of the conditional use permit.
2. The off-loading, storage and truck shipping of such “clean stone aggregate” shall be conducted so as to limit the following:
  - a. Smoke or particulate matter of a number I or darker on the Ringelmann chart;
  - b. Dust, fly ash, radiation, gases, heat, glare, or other effects which are obviously injurious or damaging to humans or property beyond the property line;
  - c. Vibration or concussion perceptible without instruments at the property line;

- d. Noise that exceeds eighty (80) dB(A) at any point along the property line;
- e. Industrial wastes of a quantity or nature that they may overburden the public sewage disposal facilities or cause odors or unsanitary effects beyond the property line.

3. The applicant may conduct rescreening operations on-site. The applicant shall give the Community Development Department 24 hours' notice before beginning screening operations. The applicant shall use measures to prevent dust, including but not limited to reducing drop heights, erecting screens, and dampening material with water.

4. The applicant is required to comply with any requirements in the use of truck routes and weight limits for city streets. Trucks shall not use Diamond Parkway to access the subject property.

5. The property shall be accessed by the "access road" on the south side of 16<sup>th</sup> Avenue, as indicated on the application site plan.

6. The applicant is required to comply with any requirements for managing the volume and/or quality of stormwater run-off.

7. The conditional use permit shall be effective for up to five years, or the end of the operation, whichever comes first, to confirm compliance with the above conditions.

8. The continuation and effectiveness of this permit is contingent on the operation being conducted without any effects detrimental to the public health, safety, or welfare.

9. The Conditional Use Permit applies only to the use described herein. In the event of any changes in use of any buildings or parcels that are the subject of this conditional use permit, the property owner shall notify the City of such changes within six months so that the City may determine if the Conditional Use Permit must be amended, reauthorized, discontinued, or revoked.

Such conditions shall remain in effect so long as the conditional use permit herein granted remains in effect. In the event the above-described conditions are not complied with and met at any time hereafter, then the conditional use herein granted shall be null and void.

**Section 5.** The City of North Kansas City Council does adopt this ordinance pursuant to the North Kansas City Zoning Ordinance, as codified, authorizing the Council to exercise legislative power pertaining to planning and zoning.

**Section 6.** Severability. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance shall be severable. In the event that any such section, paragraph, sentence, clause, or phrase of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds the valid portions of this Ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

**Section 7.** Governing Law. This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

**Section 8.** This Ordinance shall be in full force and effect, after compliance with all governing laws, rules, and regulations, upon passage by the City Council and approval by the Mayor.

**PASSED** this 21<sup>st</sup> day of January, 2020.

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Don Stielow, *Mayor*

**ATTEST:**

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Crystal Doss, *City Clerk*

**APPROVED** this 21<sup>st</sup> day of January, 2020.

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Don Stielow, *Mayor*

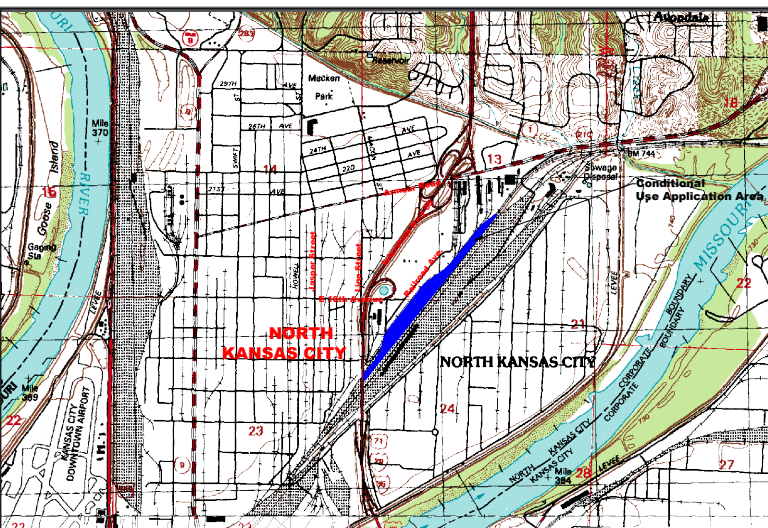
**APPROVED AS TO FORM:**

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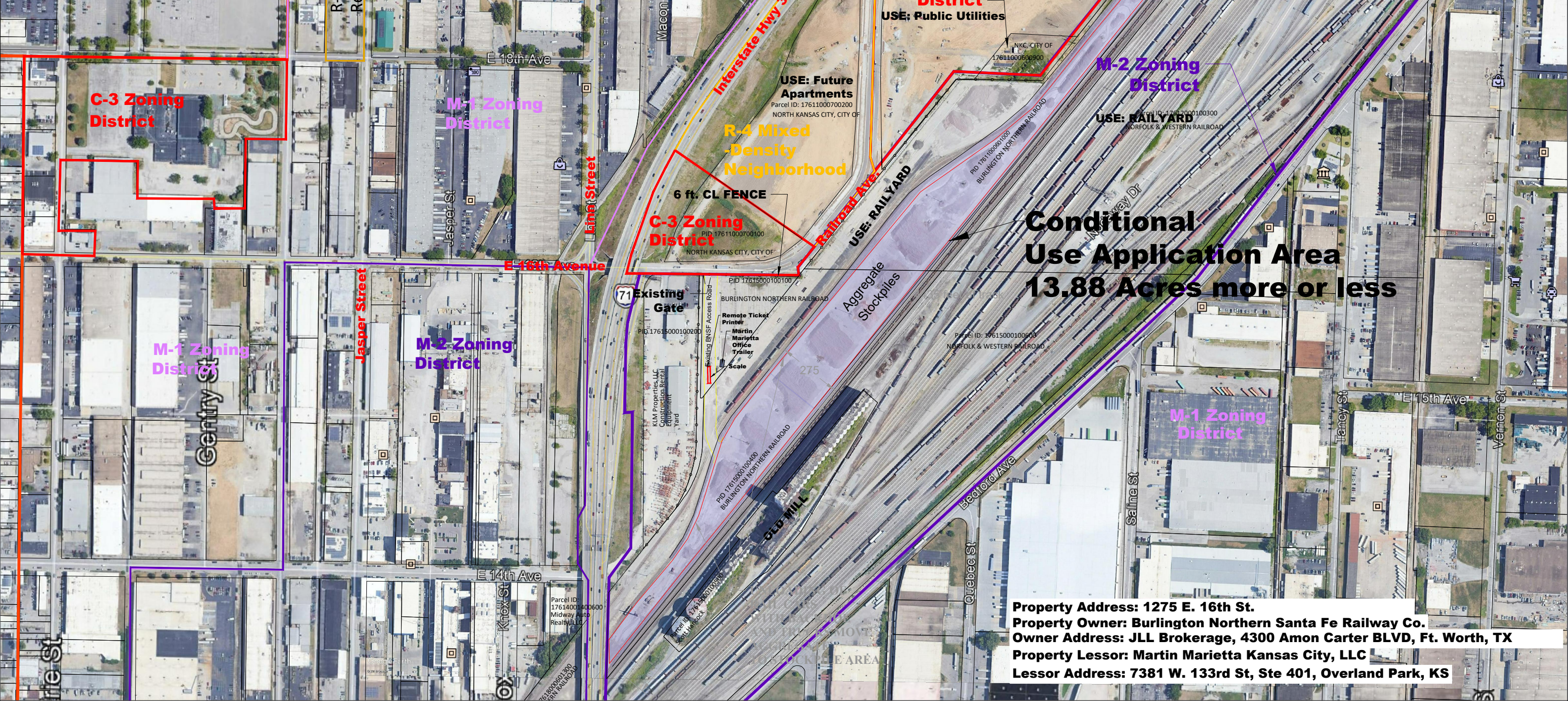
Anthony W. Bologna, *City Attorney*

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Thomas E. Barzee, Jr., *City Counselor*

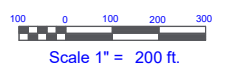


Scale 1"=2000'



**Conditional Use Application Area**  
**13.88 Acres more or less**

**Property Address: 1275 E. 16th St.**  
**Property Owner: Burlington Northern Santa Fe Railway Co.**  
**Owner Address: JLL Brokerage, 4300 Amon Carter BLVD, Ft. Worth, TX**  
**Property Lessor: Martin Marietta Kansas City, LLC**  
**Lessor Address: 7381 W. 133rd St, Ste 401, Overland Park, KS**



DRAWING FILE NAME: Kansas City Stone Yard 2019 CUP- Site Plan.dwg	DWN BY: John Stafie	DATE: 12/12/2019	COUNTY: Clay	STATE: Missouri	QUARRY:
TIFF FILE NAME:	CHK BY:	SCALE: 1" = 200'	PHOTO DATE: Google Earth 7-18-2018	PHOTO FRAME: FRAME # Ortho	DRAWING NAME: <b>Kansas City Yard</b> <b>Site Map</b>



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## MEMORANDUM

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**TO:** Mayor and City Council

**FROM:** Eric Berlin, City Administrator

**DATE:** January 21, 2020

**RE:** Allocation of Harrah's Charitable Fund Contribution

The City's ground lease with Harrah's Casino provides that Harrah's North Kansas City 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 14, 2020, 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 2020 Harrah's Charitable Contribution.

**APPLICATIONS - HARRAH'S CHARITABLE FUND**

**2020**

<b>Categories</b>		<b>Name of Organization Requesting Funds</b>	<b>Amount Requested In 2019</b>	<b>Amount Received In 2019</b>	<b>Amount Requesting In 2020</b>	<b>Amount Recommended for 2020</b>
<b><u>Schools</u></b>						
	1	NKC High School Library Media Center Project: Makerspace Consumables	\$ 1,000	\$ -	\$ 1,000	0
	2	Crestview Elementary School Project: Crestview After School Program	\$ 5,000	\$ 1,000	\$ 5,000	\$ 500
	3	Feed Northland Kids Project: BackSnacks in the Northland	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000
	4	NKC High School Robotics Club Project: NKC High Scool Robotics Club	\$ -	\$ -	\$ 5,000	\$ 1,000
<b><u>Medical Services</u></b>						
	5	Kansas City Hospice & Palliative Care Project: Underwrite Grief Camps	\$ -	\$ -	\$ 20,000	\$ -
	6	LevelUp Kids (Formerly Miles of Smiles, Inc.) Project: Miles of Smiles Portable Dental	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000
	7	Northland Health Care Access Project: Access to Care	\$ 10,000	\$ 2,000	\$ 10,000	\$ 2,000
	8	COVERSA Project: Suspect Program Development	\$ -	\$ -	\$ 15,000	\$ -
	9	Life Unlimited Inc. Project: Emergency Medical Program	\$ 15,000	\$ 5,000	\$ 15,000	\$ 5,000
<b><u>Community Services</u></b>						
	10	The Rabbit hOle Project: Rabbit hOle Bike Share Hub	\$ 10,000	\$ 2,000	\$ 10,000	\$ -
	11	Vocational Services, Inc.				

**APPLICATIONS - HARRAH'S CHARITABLE FUND**

**2020**

<b>Categories</b>	<b>Name of Organization Requesting Funds</b>	<b>Amount Requested In 2019</b>	<b>Amount Received In 2019</b>	<b>Amount Requesting In 2020</b>	<b>Amount Recommended for 2020</b>
	Project: Business Equipment Expansion	\$ 5,000	\$ 2,000	\$ 6,800	\$ 2,000
12	Firefighter's CSO of NKC				
	Project: Firefighter's CSO	\$ 20,000	\$ 15,000	\$ 18,000	\$ 15,000
13	MU Extension Clay County				
	Project: Free MU Extension Classes	\$ 7,000	\$ 2,000	\$ 7,000	\$ 2,000
14	First Baptist Church of NKC				
	Project: Fire Notification	\$ 25,000	\$ 5,000	\$ 25,000	\$ 2,500
15	NKC YMCA				
	Project: Best Buy Teen Tech Center	\$ -	\$ -	\$ 20,000	\$ 10,000
16	5 Star Jazz Band				
	Project: 5 Star Jazz Band	\$ 2,500	\$ 1,000	\$ 5,700	\$ 2,000
17	In As Much Ministry				
	Project: Client Services	\$ 4,000	\$ 2,000	\$ 4,000	\$ 2,000
18	Hillcrest Ministries of Mid-America				
	Project: Rapid ReHousing for NKC Homeless	\$ 15,000	\$ 2,000	\$ 15,000	\$ 2,000
19	Clay County 4-H				
	Project: 4-H All Access	\$ 2,000	\$ 1,000	\$ 5,000	\$ 1,000
20	Cub Scout Pack 4009 -- First Christian Church				
	Project: Make Scouting More Affordable	\$ 7,500	\$ 3,000	\$500 - \$1000	\$ 1,000
21	NKC Rotary Charitable Fund				
	Project: Friends for Friends	\$ 10,000	\$ 6,000	\$ 3,000	3000

**APPLICATIONS - HARRAH'S CHARITABLE FUND**

**2020**

<b>Categories</b>		<b>Name of Organization Requesting Funds</b>	<b>Amount Requested In 2019</b>	<b>Amount Received In 2019</b>	<b>Amount Requesting In 2020</b>	<b>Amount Recommended for 2020</b>
	22	Northland Christmas Store				
		Project: Northland Christmas Store	\$ 10,000	\$ 2,000	\$ 10,000	2000
<b><u>Elderly</u></b>						
	23	Northland Shepherd's Center				
		Project: Addressing Financial Straits	\$ -	\$ -	\$ 10,000	\$ 5,000
<b><u>Social Services</u></b>						
	24	St. Patrick's Nottingham Society				
		Project: Nottingham Fund	\$ 6,000	\$ 4,000	\$ 6,000	\$ 5,000
	25	A Turning Point				
		Project: Basic Needs Services	\$ 3,000	\$ 2,000	\$5,000	\$ 3,000
	26	Assistance League of Kansas City				
		Project: Operation School Bell	\$ 10,000	\$ 4,000	\$ 10,000	\$ 4,000
	27	Northland Grandfamilies				
		Project: Northland Grandfamilies	\$ -	\$ -	\$ 5,000	\$ 1,000
	28	Metropolitan Lutheran Ministry				
		Project: Homeless and Emergency Assistance	\$ 10,000	\$ 5,000	\$ 10,000	\$ 5,000
	29	Northland Assistance Center				
		Project: Extend A Helping Hand	\$ 7,500	\$ 7,000	\$ 7,000	\$ 8,000
		<b>TOTAL ELIGIBLE REQUESTS</b>	<b>\$ 201,500</b>	<b>\$ 89,000</b>	<b>\$ 268,500</b>	<b>\$ 100,000</b>

**BILL NO. 7486**

**ORDINANCE NO. 9283**

**AN ORDINANCE AUTHORIZING PAYMENT FOR CERTAIN ACCOUNTS  
DUE AND PAYABLE BY THE CITY THROUGH JANUARY 17, 2020**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH KANSAS  
CITY, MISSOURI, AS FOLLOWS:**

**SECTION 1.** The City Council hereby authorizes payment from the funds of the City of North Kansas City, Missouri, the following sums:

A. General Fund	204,932.58
B. Payroll Transfers	418,931.49
C. Transportation Sales Tax	38,823.49
D. Convention & Tourism	91,842.79
E. Gaming Fund	59,745.83
F. Community Center	—
G. Water Fund	63,649.34
H. Sewerage System Fund	709,252.07
I. Pension Fund	—
J. Northgate Capital Project	10,549.00
K. Health Fund	—
L. Communications Fund	1,400.00
	<hr/>
	\$ 1,599,126.59
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**SECTION 2.** The City Clerk is hereby authorized and directed to draw checks on the City Treasury to pay the above payments.

**PASSED this 21st day of January, 2020**

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*Mayor*

**APPROVED this 21th day of January, 2020**

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*Mayor*

**ATTEST:**

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*City Clerk*



# PAYMENT ORDINANCE DETAIL FOR JANUARY 17, 2020

	VISA WIRE	CHECK/DRAFT	TOTAL
GENERAL FUND	\$ -	204,932.58	204,932.58
PARKS & RECREATION	-	12,936.90	12,936.90
LIBRARY	-	6,528.94	6,528.94
TRANSPORTATION	-	38,823.49	38,823.49
CONVENTION & TOURISM	-	91,842.79	91,842.79
GAMING FUND	-	59,745.83	59,745.83
NORTHGATE CAPITAL PROJECT	-	10,549.00	10,549.00
HEALTH FUND	-	—	—
WATER	-	63,649.34	63,649.34
SEWER	-	709,252.07	709,252.07
COMMUNITY CENTER	-	0.00	—
COMMUNICATIONS FUND	-	1,400.00	1,400.00
PENSION	-	—	—
<b>REPORT SUB-TOTAL</b>	<b>\$ -</b>	<b>\$ 1,199,660.94</b>	<b>\$ 1,199,660.94</b>

**PAYROLL TRANSFERS THROUGH JANUARY 17, 2020** 418,931.49

**Total Payments** **\$ 1,618,592.43**

Less Parks & Library (19,465.84)

**ORDINANCE TOTAL** **\$ 1,599,126.59**



# Expense Approval Report

## By Segment (Select Below)

Payment Dates 01/08/2020 - 01/22/2020

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Becky Coons	662063	10/05/2019	Shelter #2 Deposit Refund	20-4661	50.00
MO DEPT SALES TAX	Dec 2019 Sales Tax	12/31/2019	Dec 2019 Sales Tax	60-2050	7,255.68
ROBERT RUSSELL	PH669331	12/31/2019	97 Policy Lapsed - AFLAC	10-2430	13.56
GRANDVIEW MUNICIPAL COU	20794/R27421	01/03/2020	Avery, Chelsea L 190005752	10-2101	100.00
GRANDVIEW MUNICIPAL COU	20796/R27422	01/03/2020	Bunnell, Dylan C 190007363	10-2101	50.00
Stephanie Snook	POE0J521	01/03/2020	Policy #POE0J521 Termination	10-2430	54.99
CITY OF NORTH KANSAS CITY	INV0001053	01/07/2020	FLEX DC	10-2266	499.98
CITY OF NORTH KANSAS CITY	INV0001053	01/07/2020	FLEX MEDICAL	10-2267	834.28
CITY OF NORTH KANSAS CITY	INV0001053	01/07/2020	FLEX MEDICAL	20-2267	95.00
CITY OF NORTH KANSAS CITY	INV0001053	01/07/2020	FLEX MEDICAL	21-2267	103.85
CITY OF NORTH KANSAS CITY	INV0001053	01/07/2020	FLEX MEDICAL	22-2267	38.46
CITY OF NORTH KANSAS CITY	INV0001053	01/07/2020	FLEX MEDICAL	60-2267	150.00
USBANK - INSTITUTIONAL T	INV0001055	01/07/2020	P&F PENSION POLICE-EE	10-2251	2,728.23
USBANK - INSTITUTIONAL T	INV0001055	01/07/2020	P&F PENSION FIRE-EE	10-2251	4,519.06
MUTUAL OF OMAHA INSURA	INV0001056	01/07/2020	LIFE INSURANCE - EE	10-2243	3,687.41
MUTUAL OF OMAHA INSURA	INV0001056	01/07/2020	LIFE INSURANCE - EE	20-2243	36.50
MUTUAL OF OMAHA INSURA	INV0001056	01/07/2020	LIFE INSURANCE - EE	21-2243	0.50
MUTUAL OF OMAHA INSURA	INV0001056	01/07/2020	LIFE INSURANCE - EE	22-2243	440.60
MUTUAL OF OMAHA INSURA	INV0001056	01/07/2020	LIFE INSURANCE - EE	60-2243	62.90
MUTUAL OF OMAHA INSURA	INV0001056	01/07/2020	LIFE INSURANCE - EE	61-2243	122.10
VOYA 457	01-10-2020	01/09/2020	VOYA 457	10-2253	2,354.00
VOYA 457	01-10-2020	01/09/2020	VOYA 457	20-2253	25.00
VOYA 457	01-10-2020	01/09/2020	VOYA 457	21-2253	44.64
VOYA 457	01-10-2020	01/09/2020	VOYA 457	22-2253	100.28
NATIONWIDE 457	01-10-2020 PR	01/09/2020	NATIONWIDE 457	10-2250	3,250.26
NATIONWIDE 457	01-10-2020 PR	01/09/2020	NATIONWIDE 457	10-2258	460.00
ICMA - RC RETIREMENT COM	01-20-2020 PR	01/09/2020	ICMA - EE	10-2252	25,713.66
ICMA - RC RETIREMENT COM	01-20-2020 PR	01/09/2020	ICMA - EE	10-2259	1,186.59
ICMA - RC RETIREMENT COM	01-20-2020 PR	01/09/2020	ICMA - EE	20-2252	224.03
ICMA - RC RETIREMENT COM	01-20-2020 PR	01/09/2020	ICMA - EE	21-2252	88.78
ICMA - RC RETIREMENT COM	01-20-2020 PR	01/09/2020	ICMA - EE	22-2252	337.47
ICMA - RC RETIREMENT COM	01-20-2020 PR	01/09/2020	ICMA	22-2259	39.96
ICMA - RC RETIREMENT COM	01-20-2020 PR	01/09/2020	ICMA - EE	60-2252	668.68
ICMA - RC RETIREMENT COM	01-20-2020 PR	01/09/2020	DEFERRED COMP	61-2252	151.57
ADVANCED DATA PROCESSIN	INVADP130981	01/09/2020	Net Collections Ambulance bil	10-4620	1,700.06
Auguster N Davis Jr	102819	01/15/2020	Patient refund for an overpay	10-4620	76.12
Javid V Hill	190082280	01/15/2020	Bond Return	10-2430	700.00
Justin Tran	190086317	01/16/2020	Payment Refund	10-4710	92.00
					<b>58,056.20</b>

**Department: 505 - ADMINISTRATION**

PRO PRINT INC	171261	12/30/2019	2020 Windshield Stickers	10-505-7001	260.34
MUTUAL OF OMAHA INSURA	INV0001056	01/07/2020	LIFE INSURANCE - ER	10-505-5310	71.07
VOYA 457	01-10-2020	01/09/2020	VOYA 457	10-505-5210	137.66
ICMA - RC RETIREMENT COM	01-20-2020 PR	01/09/2020	DEFERRED COMP	10-505-5210	720.73
PRO PRINT INC	171364	01/09/2020	Window Envelopes	10-505-7001	194.00
STRAHM AUTOMATION	176107	01/09/2020	TIF MAILING	10-505-6090	341.09
MISSOURI MUNICIPAL LEAGU	300011545	01/09/2020	MML ANNUAL DUES	10-505-6220	820.80
OFFICE DEPOT INC	421111460001	01/09/2020	OFFICE SUPPLIES	10-505-7001	48.36
RUBINBROWN LLP	798459	01/09/2020	ANNUAL AUDIT	10-505-6020	5,000.00
WEST PUBLISHING CORP	841565511	01/09/2020	LEGAL -- WEST INFORMATION	10-505-6030	929.10
CIGNA HEALTH & LIFE INS CO	JANUARY 2020	01/09/2020	LTD INSURANCE	10-505-5300	450.91
WEST PUBLISHING CORP	841655817	01/13/2020	LIBRARY PLAN CHARGES	10-505-6030	135.10
BEARS PRINTING & BINDERY, I	014641	01/14/2020	WINTER EDITION OF NKC CON	10-505-6050	2,347.70
NECCO COFFEE INC	107010	01/14/2020	COFFEE	10-505-7001	124.55



## Expense Approval Report

Payment Dates: 01/08/2020 - 01/22/2020

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
OFFICE DEPOT INC	424674042001	01/14/2020	OFFICE SUPPLIES	10-505-7001	44.17
				<b>Department 505 - ADMINISTRATION Total:</b>	<b>11,625.58</b>
<b>Department: 506 - MUNICIPAL COURT</b>					
MUTUAL OF OMAHA INSURA	INV0001056	01/07/2020	LIFE INSURANCE - ER	10-506-5310	14.00
CIGNA HEALTH & LIFE INS CO	JANUARY 2020	01/09/2020	LTD INSURANCE	10-506-5300	49.61
OFFICE DEPOT INC	OFFICE DEPOT COURT - 41125	01/15/2020	OFFICE DEPOT COURT - 41125	10-506-7001	114.70
OFFICE DEPOT INC	OFFICE DEPOT COURT - 41231	01/15/2020	OFFICE DEPOT COURT - 41231	10-506-7001	85.23
OFFICE DEPOT INC	OFFICE DEPOT COURT - 42316	01/15/2020	OFFICE DEPOT COURT - 42316	10-506-7001	197.90
				<b>Department 506 - MUNICIPAL COURT Total:</b>	<b>461.44</b>
<b>Department: 507 - ECONOMIC DEVELOPMENT</b>					
BRYAN CAVE LEIGHTON PAISN	10916092	01/14/2020	18th and Swift Redevelopmen	10-507-6090	231.00
BRYAN CAVE LEIGHTON PAISN	10916488	01/14/2020	GROCERY STORE MATTERS	10-507-6090	77.00
				<b>Department 507 - ECONOMIC DEVELOPMENT Total:</b>	<b>308.00</b>
<b>Department: 510 - FIRE</b>					
Scott D Phillips	19-0055	11/03/2019	MO Emergency Services Instr	10-510-5426	216.01
GALLS LLC	BC1008662	01/06/2020	Sportswear jacket	10-510-7050	394.82
BLUE CROSS BLUE SHIELD OF	INV0001054	01/07/2020	PCA INVOICE	10-510-5310	138.62
USBANK - INSTITUTIONAL T	INV0001055	01/07/2020	P&F PENSION FIRE-ER	10-510-5220	10,058.45
MUTUAL OF OMAHA INSURA	INV0001056	01/07/2020	LIFE INSURANCE - ER	10-510-5310	420.00
VOYA 457	01-10-2020	01/09/2020	VOYA 457	10-510-5210	421.02
NATIONWIDE 457	01-10-2020 PR	01/09/2020	NATIONWIDE 457	10-510-5210	1,605.30
ICMA - RC RETIREMENT COM	01-20-2020 PR	01/09/2020	DEFERRED COMP	10-510-5210	1,259.29
GALLS LLC	014647770	01/09/2020	Bates 8 inch velocitor	10-510-7050	-144.95
ED M FELD EQUIPMENT CO IN	0360745-IN	01/09/2020	908 replaced 2 air pak bracket	10-510-7140	187.00
ED M FELD EQUIPMENT CO IN	0360754-IN	01/09/2020	Rescue 900 Unit leaning to th	10-510-7140	573.80
ED M FELD EQUIPMENT CO IN	0360775-IN	01/09/2020	Fire Armour Gloves	10-510-7010	774.00
ED M FELD EQUIPMENT CO IN	0360785-IN	01/09/2020	909 serviced ambulance oil &	10-510-7140	417.50
ED M FELD EQUIPMENT CO IN	0360786-IN	01/09/2020	Rescue 909 Oil & fuel filter	10-510-7140	530.00
MEDICAL EQUIPMENT SOLUTI	150215	01/09/2020	monthly tank rental	10-510-7011	55.75
ED M FELD EQUIPMENT CO IN	360814-IN	01/09/2020	906 Oil Filter, fuel filter oil	10-510-7140	515.00
DIAMOND MANUFACTURING	39833	01/09/2020	Collar Brass, Headband, LED b	10-510-7050	935.00
DIAMOND MANUFACTURING	39833.1	01/09/2020	Survivor LED Battery	10-510-7010	126.69
THOROUGHbred FORD INC	661799C	01/09/2020	Ford Explorer 2014	10-510-7140	410.01
THOROUGHbred FORD INC	661878	01/09/2020	Ford Explorer 2008	10-510-7140	221.88
THOROUGHbred FORD INC	662865	01/09/2020	Red Fire Chief Ford Explorer 2	10-510-7140	168.06
MCKESSON MEDICAL-SURGIC	72545180	01/09/2020	Circuit Patient Parapac	10-510-7011	144.13
GALLS LLC	BC1009991	01/09/2020	Bates 8 inch velocitor side zip	10-510-7050	144.95
GALLS LLC	BC1014181	01/09/2020	5.11 Blk pants	10-510-7050	99.99
Office Essentials Inc	CIV1115360	01/09/2020	Paper towels, auto soap & san	10-510-7014	104.76
CIGNA HEALTH & LIFE INS CO	JANUARY 2020	01/09/2020	LTD INSURANCE	10-510-5300	1,488.80
MEDASSURE HEARTLAND LLC	W117445	01/09/2020	Bio- Hazard waste	10-510-7011	41.20
MEDASSURE HEARTLAND LLC	W117446	01/09/2020	Bio- Hazard waste	10-510-7011	41.20
ZOLL MEDICAL CORP	2991813	01/10/2020	PEDI-PADZ Electrodes	10-510-7011	483.60
MCKESSON MEDICAL-SURGIC	72979443	01/10/2020	Amidodarone	10-510-7011	75.26
Office Essentials Inc	CIV1116703	01/10/2020	Paper towels, auto soap & san	10-510-7014	134.97
CENTRAL JACKSON CO FPD	TC20-010	01/14/2020	Paramedic School 2019-2020	10-510-5426	8,000.00
MUNICIPAL EMERGENCY SER	IN1414710	01/15/2020	Turnout gear Mckay	10-510-7050	2,304.88
ADVANCED DATA PROCESSIN	INVADP130075	01/15/2020	July Ambulance New Collectio	10-510-6305	2,132.59
ADVANCED DATA PROCESSIN	INVADP130713	01/15/2020	October Ambulance net collec	10-510-6305	1,846.55
				<b>Department 510 - FIRE Total:</b>	<b>36,326.13</b>
<b>Department: 515 - POLICE</b>					
HEART TRAINING LLC	15569	12/01/2019	Course Monitoring Fee - Bath	10-515-5426	500.00
ENFORCEMENT VIDEO LLC	WARINV003830	01/02/2020	Bodycam warranty renewal	10-515-6110	7,425.00
NECCO COFFEE INC	106418	01/03/2020	COFFEE ORDER	10-515-6395	31.50
ERGOMETRICS & APPL PERSO	137364	01/03/2020	OFFICER TESTING	10-515-6324	300.00
OUTDOOR RESTROOMS LLC	303508	01/03/2020	RANGE OR JAN 2020	10-515-7022	55.00
911 CUSTOM LLC	39365	01/03/2020	UNIT 618 CANERA INSTALL	10-515-7140	350.00
EQUIFAX INFORMATION SERVI	5678232	01/03/2020	INFORMATION INVESTIGATIVE	10-515-7018	75.66
GALLS LLC	BC1002133	01/03/2020	SAMMON UNIFORMS	10-515-7050	448.05

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
AXON ENTERPRISES INC	SI-1629732	01/03/2020	TASER AGREEMENT 2019-20	10-515-8750	15,120.00
BLUE CROSS BLUE SHIELD OF	INV0001054	01/07/2020	PCA INVOICE	10-515-5310	340.15
USBANK - INSTITUTIONAL T	INV0001055	01/07/2020	P&F PENSION POLICE-ER	10-515-5220	6,072.34
MUTUAL OF OMAHA INSURA	INV0001056	01/07/2020	LIFE INSURANCE - ER	10-515-5310	349.99
GT DISTRIBUTORS INC	INV07745046	01/07/2020	J. JONES 3A BODY ARMOR	10-515-8750	637.50
GT DISTRIBUTORS INC	INV07745046	01/07/2020	M1 CONCEALBALE CARRIER	10-515-8750	797.50
GT DISTRIBUTORS INC	INV07745046	01/07/2020	KALHER 3A BODY ARMOR	10-515-8750	637.50
GT DISTRIBUTORS INC	INV07745046	01/07/2020	SAMMON 3A BODY ARMOR	10-515-8750	637.50
GT DISTRIBUTORS INC	INV07745046	01/07/2020	FICKEN 2A BODY ARMOR	10-515-8750	625.00
GT DISTRIBUTORS INC	INV07745046	01/07/2020	V1 EXTERNAL CARRIER JONES	10-515-8750	359.50
GT DISTRIBUTORS INC	INV07745046	01/07/2020	SIX PACK MOLLE POUCHES / J	10-515-8750	165.00
GT DISTRIBUTORS INC	INV07745046	01/07/2020	5X8 SHOCK PLATE	10-515-8750	98.75
GT DISTRIBUTORS INC	INV07745046	01/07/2020	SWING 3A BODY ARMOR	10-515-8750	637.50
BOARD OF POLICE COMMISSI	10446	01/08/2020	CRIME SCENE PROCESSING 19	10-515-7018	280.00
PUBLIC AGENCY TRAINING CO	245386	01/08/2020	TRAINING BASSORE	10-515-5426	325.00
PUBLIC AGENCY TRAINING CO	245386	01/08/2020	TRAINING LAWRENCE	10-515-5426	325.00
Glen Smith	643	01/08/2020	ANIMAL SHELTER FLOOR REFI	10-515-8730	7,200.00
VOYA 457	01-10-2020	01/09/2020	VOYA 457	10-515-5210	221.35
ICMA - RC RETIREMENT COM	01-20-2020 PR	01/09/2020	DEFERRED COMP	10-515-5210	2,410.84
SAMANTHA THOMPSON	INV0001058	01/09/2020	Petty Cash Reimbursement	10-515-6050	46.00
SAMANTHA THOMPSON	INV0001058	01/09/2020	Petty Cash Reimbursement	10-515-6395	80.00
CIGNA HEALTH & LIFE INS CO	JANUARY 2020	01/09/2020	LTD INSURANCE	10-515-5300	1,441.03
CARSTAR NKC LLC	6768	01/10/2020	UNIT 610 CRASH REPAIR	10-515-7140	1,428.97
GT DISTRIBUTORS INC	INV0744447	01/10/2020	POLICE PATCHES	10-515-7050	24.50
NECCO COFFEE INC	107106	01/13/2020	COFFEE ORDER	10-515-6395	31.50
MSHP CJ TECH FUND	812HP031017707	01/13/2020	CJIS CIRCUIT CHARGE JAN/MA	10-515-6060	1,755.00
CLAY COUNTY SHERIFF DEPT	INV0001059	01/13/2020	DEC 2019 PRISONER HOUSIN	10-515-7020	3,354.00
TRAVELERS	570232	01/14/2020	INSURANCE DEDUCTIBLE ON	10-515-6030	2,146.74
GT DISTRIBUTORS INC	INV0746287	01/14/2020	PO KEETON V1 TOC	10-515-7050	179.75
GT DISTRIBUTORS INC	INV0746287	01/14/2020	PO KEETON VEST POUCHES 6	10-515-7050	165.00
WEST PUBLISHING CORPORAT	841593368	01/15/2020	INFORMATION SERVICE DEC 2	10-515-7018	60.00
Ray Allen Manufacturing LLC	RINV111956	01/15/2020	K9 bite suit and training aid su	10-515-7210	82.98
Ray Allen Manufacturing LLC	RINV112813	01/15/2020	K9 bite suit and training aid su	10-515-7210	1,599.99
FARO Technologies Inc	90733672	01/16/2020	FARO ZONE 3D DIGETIAL DO	10-515-7018	3,016.46
FARO Technologies Inc	90733673	01/16/2020	FARO ZONE 3D DIGITAL DOW	10-515-7018	1,960.70
<b>Department 515 - POLICE Total:</b>					<b>63,798.25</b>

**Department: 521 - BUILDINGS & GROUNDS**

MUTUAL OF OMAHA INSURA	INV0001056	01/07/2020	LIFE INSURANCE - ER	10-521-5310	35.00
VOYA 457	01-10-2020	01/09/2020	VOYA 457	10-521-5210	120.09
ICMA - RC RETIREMENT COM	01-20-2020 PR	01/09/2020	DEFERRED COMP	10-521-5210	96.55
NATIONAL EXTERMINATING	2127056	01/09/2020	Pest control CH, PD, FD, street	10-521-6090	72.00
NATIONAL EXTERMINATING	2127057	01/09/2020	Pest control CH, PD, FD, street	10-521-6090	38.50
NATIONAL EXTERMINATING	2127058	01/09/2020	Pest control CH, PD, FD, street	10-521-6090	38.50
NATIONAL EXTERMINATING	2127062	01/09/2020	Pest control CH, PD, FD, street	10-521-6090	45.00
NATIONAL EXTERMINATING	2127063	01/09/2020	Pest control CH, PD, FD, street	10-521-6090	45.00
SHRED-IT US JV LLC	8128881705	01/09/2020	monthly shred services for CH	10-521-6057	75.60
SHRED-IT US JV LLC	8128881768	01/09/2020	monthly shred services for CH	10-521-6057	25.70
SHRED-IT US JV LLC	8128882308	01/09/2020	monthly shred services for CH	10-521-6057	94.71
MINNESOTA ELEVATOR INC	837146	01/09/2020	quarterly elevator mainten	10-521-7110	142.80
CIGNA HEALTH & LIFE INS CO	JANUARY 2020	01/09/2020	LTD INSURANCE	10-521-5300	107.75
JR & COMPANY INC	1900930	01/14/2020	foyer leak at FD 1	10-521-7110	322.11
AIRTRONICS INTERNATIONAL I	2268	01/14/2020	air freshner monthly service (	10-521-7110	15.00
KELLER FIRE & SAFETY INC	238332	01/14/2020	hose and nozzle	10-521-7110	296.62
UniFirst Corporation	2721088	01/14/2020	biweekly mat service (\$53)	10-521-7110	53.00
CLAYCO ELECTRIC INC	46537	01/14/2020	main stairwell lighting improv	10-521-7110	2,905.00
HI-GENE'S JANITORIAL SVC IN	63982	01/14/2020	Monthly cleaning for PD & CH	10-521-6330	585.00
HI-GENE'S JANITORIAL SVC IN	63983	01/14/2020	Monthly cleaning for PD & CH	10-521-6330	1,175.00
HI-GENE'S JANITORIAL SVC IN	63983	01/14/2020	cleaning supplies for PD & CH	10-521-7006	798.20
<b>Department 521 - BUILDINGS &amp; GROUNDS Total:</b>					<b>7,087.13</b>

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
<b>Department: 524 - CONVENTION &amp; TOURISM</b>					
BEARS PRINTING & BINDERY, I	014630	01/09/2020	2020 CALENDARS	24-524-7006	3,789.22
AMER SOC COMPOSERS AUT	500579524-2020	01/09/2020	ASCAP ANNUAL DUES FOR FRI	24-524-6090	363.00
IMPACT RECOVERY SYSTEMS I	20443	01/15/2020	delineators and base replace	24-524-8770	1,041.00
Gunter Construction Compan	Application Number 4	01/15/2020	Rabbit Hole Parking	24-524-8770	86,649.57
<b>Department 524 - CONVENTION &amp; TOURISM Total:</b>					<b>91,842.79</b>
<b>Department: 525 - PUBLIC WORKS ADMIN</b>					
MUTUAL OF OMAHA INSURA	INV0001056	01/07/2020	LIFE INSURANCE - ER	10-525-5310	21.00
VOYA 457	01-10-2020	01/09/2020	VOYA 457	10-525-5210	74.16
ICMA - RC RETIREMENT COM	01-20-2020 PR	01/09/2020	DEFERRED COMP	10-525-5210	187.31
OFFICE DEPOT INC	408409621001	01/09/2020	Coffee Supplies	10-525-7001	57.87
CIGNA HEALTH & LIFE INS CO	JANUARY 2020	01/09/2020	LTD INSURANCE	10-525-5300	111.49
M.A.R.C.	2020 AGREEMENT	01/14/2020	Residential HHW program	10-525-6339	4,846.03
<b>Department 525 - PUBLIC WORKS ADMIN Total:</b>					<b>5,297.86</b>
<b>Department: 526 - COMMUNITY DEVELOPMENT</b>					
B&H FOTO & ELECTRONICS C	166143093	01/02/2020	IPAD AIR 10.5	10-526-7210	2,345.00
SPRINT SPECTRUM LP	243089816-145	01/06/2020	12/7/19-1/6/20 Services Acct	10-526-6735	99.98
MUTUAL OF OMAHA INSURA	INV0001056	01/07/2020	LIFE INSURANCE - ER	10-526-5310	35.00
CYPRESS MEDIA, LLC	0004505033	01/09/2020	Public Notice for January 202	10-526-6347	345.18
VOYA 457	01-10-2020	01/09/2020	VOYA 457	10-526-5210	56.88
ICMA - RC RETIREMENT COM	01-20-2020 PR	01/09/2020	DEFERRED COMP	10-526-5210	327.18
Star Signs LLC	5676	01/09/2020	Mock-up lighting for arch	10-526-6045	1,180.00
IDENTITY MARKETING GROUP	721400	01/09/2020	Promo Shirts	10-526-6347	627.04
Office Essentials Inc	CIV1099367	01/09/2020	Office Supplies	10-526-7001	133.45
CIGNA HEALTH & LIFE INS CO	JANUARY 2020	01/09/2020	LTD INSURANCE	10-526-5300	163.65
<b>Department 526 - COMMUNITY DEVELOPMENT Total:</b>					<b>5,313.36</b>
<b>Department: 533 - INTERDEPARTMENTAL</b>					
Kim Nakahodo	01/03/20	12/20/2019	PUAD 835 & Local Finance Cla	10-533-5420	1,299.12
AT&T	12.21.2019	12/21/2019	12/21/19-01/20/20 Services	10-533-6730	182.12
Evergy	01/02/20	12/31/2019	11/30-12/31/19 Services 3 Ac	10-533-6710	441.22
WINDSTREAM CORPORATION	72155372	01/08/2020	Services thru 01/08/2020 Acc	10-533-6730	585.39
Evergy	01.13.2020	01/09/2020	12/10/19-01/09/20 Services V	10-533-6710	230.07
JIM'S DISPOSAL SERVICE LLC	51475	01/09/2020	Monthly residential solid wast	10-533-6750	20,422.71
FIRST CHRISTIAN CHURCH	2020payment	01/10/2020	1ST CHRISTIAN CH PARKING L	10-533-6130	3,500.00
MERITAS HEALTH CORP	INV0001060	01/16/2020	Preemployment Drug Screen	10-533-5440	34.00
<b>Department 533 - INTERDEPARTMENTAL Total:</b>					<b>26,694.63</b>
<b>Department: 535 - GAMING</b>					
TYLER TECHNOLOGIES INC	025-280484	01/09/2020	ENERGOV BUSINESS LICENSIN	25-535-8760	6,344.46
OLSSON ASSOCIATES	346970	01/13/2020	ENCUMBER - BURLINGTON E	25-535-8770	8,067.87
OLSSON ASSOCIATES	347026-17	01/13/2020	Olsson Armour Road Redevel	25-535-8700	6,271.91
OLSSON ASSOCIATES	347026-18	01/13/2020	Work Order 18	25-535-8700	704.12
BRYAN CAVE LEIGHTON PAISN	10916480	01/14/2020	ARRA - COMPONENT DEVELO	25-535-8700	1,520.75
BRYAN CAVE LEIGHTON PAISN	10916483	01/14/2020	ARRA - TIF ISSUES AND MATT	25-535-8700	442.75
BRYAN CAVE LEIGHTON PAISN	10916485	01/14/2020	BURGER KING REAL ESTATE M	25-535-8700	519.75
BRYAN CAVE LEIGHTON PAISN	10916486	01/14/2020	ARRA - COMPONENT DEVELO	25-535-8700	404.25
BRYAN CAVE LEIGHTON PAISN	10916487	01/14/2020	ARRA - COMPONENT DEVELO	25-535-8700	154.00
BRYAN CAVE LEIGHTON PAISN	10916490	01/14/2020	ARRA - CHAPTER 100 ISSUES	25-535-8700	77.00
KC BLUEPRINT & PLAN ROOM	154061	01/14/2020	rfp postings for armour road r	25-535-8700	75.00
MO HOME DOCK CITIES ASSO	2020-05	01/14/2020	HOME DOCK CITIES	25-535-6090	15,000.00
DEERE & COMPANY	116784960	01/15/2020	MS tractor with hitch and cab	25-535-8750	20,163.97
<b>Department 535 - GAMING Total:</b>					<b>59,745.83</b>
<b>Department: 536 - NORTHGATE</b>					
BRYAN CAVE LEIGHTON PAISN	10916090	01/14/2020	NORTHGATE REDEVELOPMEN	44-536-6090	10,549.00
<b>Department 536 - NORTHGATE Total:</b>					<b>10,549.00</b>
<b>Department: 540 - PARKS &amp; RECREATION</b>					
Sheila Sinclair	101	10/25/2019	Mistletown Market Harpist	20-540-6620	100.00
AT&T	01-03-2020	01/03/2020	1/3-2/2/2020 Services Acct 8	20-540-6730	178.18
CUSTOM TREE CARE INC	18539	01/06/2020	Tree Removal	20-540-8770	5,100.00

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MUTUAL OF OMAHA INSURA	INV0001056	01/07/2020	LIFE INSURANCE - ER	20-540-5310	33.50
WINDSTREAM CORPORATION	72155372	01/08/2020	Services thru 01/08/2020 Acc	20-540-6730	22.30
Evergy	01.10.2020	01/09/2020	12/10/19-01-09-20 Services A	20-540-6710	373.67
Evergy	01.13.2020	01/09/2020	12/10/19-01/09/20 Services V	20-540-6710	67.16
VOYA 457	01-10-2020	01/09/2020	VOYA 457	20-540-5210	25.00
ICMA - RC RETIREMENT COM	01-20-2020 PR	01/09/2020	DEFERRED COMP	20-540-5210	88.52
CIGNA HEALTH & LIFE INS CO	JANUARY 2020	01/09/2020	LTD INSURANC	20-540-5300	168.18
SOLI'S PRINTING INC	162746	01/14/2020	January - March Encore	20-540-6630	756.00
SOLI'S PRINTING INC	162780	01/14/2020	Enrichment Catalog Winter 20	20-540-7006	555.00
SAM'S CLUB	1799a	01/14/2020	Senior Programs Supplies	20-540-6630	58.02
NATIONAL EXTERMINATING	2127465	01/14/2020	Monthly Pest Control Fee at	20-540-7190	45.00
NATIONAL EXTERMINATING	2128472	01/14/2020	Monthly Pest Control Fee	20-540-7110	72.00
EXECUTIVE LIMOUSINES	4190	01/14/2020	Senior Trip Transportation-ND	20-540-6630	499.00
SAM'S CLUB	5035	01/14/2020	Senior Program Supplies	20-540-6630	248.09
ICE MASTERS INC	70039	01/14/2020	Monthly Ice Machine Rental F	20-540-7110	130.00
SHRED-IT US JV LLC	8128692617	01/14/2020	Monthly Shredding Fee	20-540-7110	10.19
SHRED-IT US JV LLC	8128898034	01/14/2020	Monthly Shredding Fee	20-540-7110	6.79
COLEMAN EQUIPMENT INC	32095	01/15/2020	Repairs on Kubota	20-540-7190	3,969.77
<b>Department 540 - PARKS &amp; RECREATION Total:</b>					<b>12,506.37</b>

Department: 550 - LIBRARY

AT&T	12.19.2019	12/19/2019	12/19/19-1/18/20 Services Ac	21-550-6730	383.65
VERIZON WIRELESS SVCS LLC	9844814014	12/22/2019	11/23-12/22 Services Acct #7	21-550-6730	113.00
THE PITNEY BOWES BANK INC	09/03-12/30/19	12/24/2019	09/03-12/30/19 Services Acct	21-550-7009	105.00
MUTUAL OF OMAHA INSURA	INV0001056	01/07/2020	LIFE INSURANCE - ER	21-550-5310	42.00
VOYA 457	01-10-2020	01/09/2020	VOYA 457	21-550-5210	44.64
ICMA - RC RETIREMENT COM	01-20-2020 PR	01/09/2020	DEFERRED COMP	21-550-5210	88.78
MINNESOTA ELEVATOR INC	837146	01/09/2020	quarterly elevator mainten	21-550-6110	71.40
CIGNA HEALTH & LIFE INS CO	JANUARY 2020	01/09/2020	LTD INSURANCE	21-550-5300	119.49
COPY CARD CONTROL SYSTE	120137	01/14/2020	MAINT AGREEMENT	21-550-6110	45.64
JEAN ANTES	1794	01/14/2020	CHILDRENS PROGRAM	21-550-7320	50.40
SUMNERONE INC	2403154	01/14/2020	MAINT AGREEMENT	21-550-6110	32.47
MISSOURI DOOR CO INC	26455	01/14/2020	BUILDING MAINT	21-550-7110	190.00
INGRAM LIBRARY SERVICES	43327736	01/14/2020	BOOKS	21-550-7370	875.60
INGRAM LIBRARY SERVICES	43379402	01/14/2020	BOOKS	21-550-7370	225.01
INGRAM LIBRARY SERVICES	43401136	01/14/2020	BOOKS	21-550-7370	446.52
INGRAM LIBRARY SERVICES	43440793	01/14/2020	BOOKS	21-550-7370	185.10
UNIQUE MANAGEMENT SERV	575323	01/14/2020	SERVICES	21-550-6355	125.30
HI-GENE'S JANITORIAL SVC IN	63984	01/14/2020	CUSTODIAL	21-550-6330	1,335.00
HI-GENE'S JANITORIAL SVC IN	63984-1	01/14/2020	SUPPLIES	21-550-7110	297.15
DE LAGE LANDEN FINANCIAL	66372449	01/14/2020	MAINT AGREEMENT	21-550-6110	97.00
CENGAGE LEARNING INC	69112337	01/14/2020	BOOKS	21-550-7370	200.00
CENGAGE LEARNING INC	69171701	01/14/2020	BOOKS	21-550-7370	123.45
NORTH KC SECURITY PATROL	96863	01/14/2020	MAINT AGREEMENT	21-550-6110	30.00
MIDWEST TAPE LLC	98391208	01/14/2020	AUDIOVISUAL	21-550-7340	42.48
MIDWEST TAPE LLC	98391790	01/14/2020	AUDIOVISUAL	21-550-7340	22.49
MIDWEST TAPE LLC	98427415	01/14/2020	AUDIOVISUAL	21-550-7340	59.97
MIDWEST TAPE LLC	98427416	01/14/2020	AUDIOVISUAL	21-550-7340	67.47
Missouri Evergreen	ME1151	01/14/2020	AUTOMATION SERVICES	21-550-6455	364.16
Rose T Ambuehl	R021320	01/14/2020	ADULT PROGRAM	21-550-7325	308.00
Tommy Hardin	T011620	01/14/2020	ADULT PROGRAM	21-550-7325	200.00
<b>Department 550 - LIBRARY Total:</b>					<b>6,291.17</b>

Department: 560 - WATER

KC WATER SERVICE DEPT	72020422 01/02/20	12/29/2019	12/01-12/29/19 Services Acct	60-560-6740	416.66
KC WATER SERVICE DEPT	70327555 01/20/20	12/31/2019	12/1-12/31/19 Srevices Acct 0	60-560-6740	332.29
MISSISSIPPI LIME CO	1467890	01/02/2020	lime for water plant 3 loads	60-560-7005	5,141.49
MISSISSIPPI LIME CO	1468230	01/02/2020	lime for water plant 3 loads	60-560-7005	5,264.37
MISSISSIPPI LIME CO	1468430	01/02/2020	lime for water plant 3 loads	60-560-7005	5,262.37
AMERICAN TEXTILE MILLS INC	21062	01/02/2020	Rags for water plant	60-560-7090	288.40
HAWKINS INC	4636455	01/02/2020	CL2 for water plant	60-560-7005	1,152.00
QUALITY PLUMBING INC	80165	01/02/2020	lime room drian	60-560-7110	140.00

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QUALITY PLUMBING INC	80187	01/02/2020	Professional Services	60-560-6090	5,007.97
VICTOR L PHILLIPS HOLDING C	SWO004479-1	01/02/2020	vehicle maintenance	60-560-7140	1,023.00
C&B Equipment Inc	9005-00	01/06/2020	install new SS plantes north sl	60-560-8730	6,380.00
PRAXAIR DISTRIBUTORS INC	93942160	01/07/2020	CO2 for water plant	60-560-7005	3,469.32
MUTUAL OF OMAHA INSURA	INV0001056	01/07/2020	LIFE INSURANCE - ER	60-560-5310	77.00
WINDSTREAM CORPORATION	72155372	01/08/2020	Services thru 01/08/2020 Acc	60-560-6730	44.60
Evergy	01.13.2020	01/09/2020	12/10/19-01/09/20 Services V	60-560-6710	1,003.50
ICMA - RC RETIREMENT COM	01-20-2020 PR	01/09/2020	DEFERRED COMP	60-560-5210	463.71
KISSICK CONSTRUCTION CO I	1900226-01	01/09/2020	emergency water line break	60-560-8770	17,123.42
NATIONAL EXTERMINATING	2127060	01/09/2020	pest control for Water	60-560-6090	57.75
MINNESOTA ELEVATOR INC	837146	01/09/2020	quartely elevator maintenanc	60-560-7110	71.40
CIGNA HEALTH & LIFE INS CO	JANUARY 2020	01/09/2020	LTD INSURANCE	60-560-5300	285.28
C&B Equipment Inc	9019-00	01/10/2020	Sludge valve repair	60-560-7110	1,751.70
BURNS & MCDONNELL ENGR	101403-24	01/14/2020	WATER PLANT REPAIRS	60-560-8730	755.85
<b>Department 560 - WATER Total:</b>					<b>55,512.08</b>

Department: 564 - COMMUNICATIONS

STINSON LEONARD STREET LL	43259322	01/14/2020	LINKCITY QUESTIONS AUDIT R	64-564-6090	1,400.00
<b>Department 564 - COMMUNICATIONS Total:</b>					<b>1,400.00</b>

Department: 570 - WATER POLLUTION CONTROL

AT&T	12-21-2019	12/21/2019	12/21/19-1/20/20 Services Ac	61-570-6730	182.12
RL YATES ELECTRIC CO INC	2001	01/02/2020	Sewage Lift Station	61-570-7155	211.25
AT&T	01/03/2020	01/03/2020	1/3-2/2/2020 Services Acct 8	61-570-6730	219.44
MUTUAL OF OMAHA INSURA	INV0001056	01/07/2020	LIFE INSURANCE - ER	61-570-5310	35.00
WINDSTREAM CORPORATION	72155372	01/08/2020	Services thru 01/08/2020 Acc	61-570-6730	16.73
ICMA - RC RETIREMENT COM	01-20-2020 PR	01/09/2020	DEFERRED COMP	61-570-5210	129.08
KCMO WATER SERVICES DEPT	13017	01/09/2020	sewer and water charges fro	61-570-6745	546,669.17
NATIONAL EXTERMINATING	2127061	01/09/2020	pest control for WPC	61-570-6090	57.75
CIGNA HEALTH & LIFE INS CO	JANUARY 2020	01/09/2020	LTD INSURANCE	61-570-5300	130.93
KISSICK CONSTRUCTION CO I	1900227-01	01/14/2020	2020 Bedford Force Main Bre	61-570-8770	157,505.80
KEYSTONE LABORATORIES INC	1C10886	01/14/2020	Quarterly and routines	61-570-6430	70.00
KEYSTONE LABORATORIES INC	1D00080	01/14/2020	Quarterly and routines	61-570-6430	804.00
KEYSTONE LABORATORIES INC	1D00150	01/14/2020	Quarterly and routines	61-570-6430	291.25
KEYSTONE LABORATORIES INC	1D00151	01/14/2020	Quarterly and routines	61-570-6430	327.25
KEYSTONE LABORATORIES INC	1D00152	01/14/2020	Quarterly and routines	61-570-6430	123.50
KEYSTONE LABORATORIES INC	1D00153	01/14/2020	Quarterly and routines	61-570-6430	315.50
KEYSTONE LABORATORIES INC	1D00154	01/14/2020	Quarterly and routines	61-570-6430	292.25
KEYSTONE LABORATORIES INC	1D00155	01/14/2020	Quarterly and routines	61-570-6430	294.25
KEYSTONE LABORATORIES INC	1D00156	01/14/2020	Quarterly and routines	61-570-6430	288.00
STEAMATIC OF KC INC	8713	01/14/2020	hard surface cleaning of 4 rest	61-570-7157	1,015.13
<b>Department 570 - WATER POLLUTION CONTROL Total:</b>					<b>708,978.40</b>

Department: 580 - TRANSPORTATION

Evergy	01/02/20	12/31/2019	11/30-12/31/19 Services 3 Ac	22-580-6711	28,260.22
Evergy	01/02/20	12/31/2019	11/30-12/31/19 Services 3 Ac	22-580-6712	5,335.14
Evergy	01.07.2020	01/06/2020	12/5/19-1/6/20 Services Acct	22-580-6710	33.35
MUTUAL OF OMAHA INSURA	INV0001056	01/07/2020	LIFE INSURANCE - ER	22-580-5310	53.56
Evergy	01.08.2020	01/08/2020	12/08/19-01/07/20 Services	22-580-6710	35.18
WINDSTREAM CORPORATION	72155372	01/08/2020	Services thru 01/08/2020 Acc	22-580-6730	22.30
VOYA 457	01-10-2020	01/09/2020	VOYA 457	22-580-5210	60.17
ICMA - RC RETIREMENT COM	01-20-2020 PR	01/09/2020	DEFERRED COMP	22-580-5210	292.03
CIGNA HEALTH & LIFE INS CO	JANUARY 2020	01/09/2020	LTD INSURANCE	22-580-5300	176.93
KC BLUEPRINT & PLAN ROOM	154062	01/14/2020	rfp for concrete on call servic	22-580-8770	75.00
MCCONNELL & ASSOCIATES C	2001-016532	01/14/2020	aquaphalt mix	22-580-7183	1,259.64
LARRY CLAWSON	75036	01/14/2020	ford leaking fuel line/internat	22-580-7140	481.03
LARRY CLAWSON	75041	01/14/2020	ford leaking fuel line/internat	22-580-7140	295.43
CUSTOM LIGHTING SERVICES	76-1060697	01/14/2020	traffic and street light repairs	22-580-7184	46.66
CUSTOM LIGHTING SERVICES	76-1060699	01/14/2020	traffic and street light repairs	22-580-7184	609.79
CUSTOM LIGHTING SERVICES	76-1061852	01/14/2020	traffic and street light repairs	22-580-7184	328.97

**Expense Approval Report**

**Payment Dates: 01/08/2020 - 01/22/2020**

<b>Vendor Name</b>	<b>Payable Number</b>	<b>Post Date</b>	<b>Description (Item)</b>	<b>Account Number</b>	<b>Amount</b>
CUSTOM LIGHTING SERVICES	76-1061853	01/14/2020	traffic and street light repairs	22-580-7184	501.32
			<b>Department 580 - TRANSPORTATION Total:</b>		<b>37,866.72</b>
			<b>Grand Total:</b>		<b>1,199,660.94</b>

## Report Summary

## Fund Summary

Fund	Payment Amount
10 - GENERAL FUND	204,932.58
20 - PARKS & RECREATION	12,936.90
21 - LIBRARY	6,528.94
22 - TRANSPORTATION	38,823.49
24 - CONVENTION & TOURISM	91,842.79
25 - GAMING	59,745.83
44 - NORTHGATE PROJECT	10,549.00
60 - WATER FUND	63,649.34
61 - WATER POLLUTION CONTROL	709,252.07
64 - COMMUNICATIONS	1,400.00
<b>Grand Total:</b>	<b>1,199,660.94</b>

## Account Summary

Account Number	Account Name	Payment Amount
10-2101	MUNICIPAL COURT BON	150.00
10-2243	AFTER TAX HEALTH	3,687.41
10-2250	NATIONWIDE EE CONTRI	3,250.26
10-2251	FIRE & POLICE PENSION	7,247.29
10-2252	ICMA EE CONTRIBUTION	25,713.66
10-2253	ING EE CONTRIBUTION	2,354.00
10-2258	ING EE ROTH CONTRIBU	460.00
10-2259	ICMA EE ROTH CONTRIB	1,186.59
10-2266	DEPENDENT CARE	499.98
10-2267	MEDICAL REIMBURSEM	834.28
10-2430	CLEARING	768.55
10-4620	AMBULANCE SERVICE BI	1,776.18
10-4710	MUNICIPAL COURT FINE	92.00
10-505-5210	CITY PAID DEFERRED CO	858.39
10-505-5300	LONG TERM DISABILITY I	450.91
10-505-5310	HEALTH, DENTAL & LIFE I	71.07
10-505-6020	AUDIT SERVICE	5,000.00
10-505-6030	OTHER LEGAL COSTS	1,064.20
10-505-6050	PUBLIC RELATIONS	2,347.70
10-505-6090	PROFESSIONAL SERVICE	341.09
10-505-6220	DUES & MEMBERSHIPS	820.80
10-505-7001	OFFICE SUPPLIES	671.42
10-506-5300	LONG TERM DISABILITY I	49.61
10-506-5310	HEALTH, DENTAL & LIFE I	14.00
10-506-7001	OFFICE SUPPLIES	397.83
10-507-6090	PROFESSIONAL SERVICE	308.00
10-510-5210	CITY PAID DEFERRED CO	3,285.61
10-510-5220	PENSION EXPENSE	10,058.45
10-510-5300	LONG TERM DISABILITY I	1,488.80
10-510-5310	HEALTH, DENTAL & LIFE I	558.62
10-510-5426	TRAINING/TRAVEL APPO	8,216.01
10-510-6305	AMBULANCE BILLING C	3,979.14
10-510-7010	FIREFIGHTING SUPPLIES	900.69
10-510-7011	FIRST AID SUPPLIES	841.14
10-510-7014	QUARTERS MAINTENAN	239.73
10-510-7050	UNIFORMS	3,734.69
10-510-7140	VEHICLE MAINTENANCE	3,023.25
10-515-5210	CITY PAID DEFERRED CO	2,632.19
10-515-5220	PENSION EXPENSE	6,072.34
10-515-5300	LONG TERM DISABILITY I	1,441.03
10-515-5310	HEALTH, DENTAL & LIFE I	690.14
10-515-5426	TRAINING/TRAVEL APPO	1,150.00
10-515-6030	LEGAL COSTS	2,146.74

## Account Summary

Account Number	Account Name	Payment Amount
10-515-6050	PUBLIC RELATIONS	46.00
10-515-6060	COMPUTER OPERATION	1,755.00
10-515-6110	MAINTENANCE AGREEM	7,425.00
10-515-6324	BOARDS EXPENSE	300.00
10-515-6395	OTHER SERVICES	143.00
10-515-7018	INVESTIGATIVE OPERATI	5,392.82
10-515-7020	DETENTION SUPPLIES	3,354.00
10-515-7022	RANGE SUPPLIES	55.00
10-515-7050	UNIFORMS	817.30
10-515-7140	VEHICLE MAINTENANCE	1,778.97
10-515-7210	MINOR EQUIPMENT	1,682.97
10-515-8730	BUILDING IMPROVEME	7,200.00
10-515-8750	EQUIPMENT	19,715.75
10-521-5210	CITY PAID DEFERRED CO	216.64
10-521-5300	LONG TERM DISABILITY I	107.75
10-521-5310	HEALTH, DENTAL & LIFE I	35.00
10-521-6057	RECYCLING SERVICES	196.01
10-521-6090	PROFESSIONAL SERVICE	239.00
10-521-6330	CUSTODIAL SERVICES	1,760.00
10-521-7006	CUSTODIAL SUPPLIES	798.20
10-521-7110	BUILDING MAINTENANC	3,734.53
10-525-5210	CITY PAID DEFERRED CO	261.47
10-525-5300	LONG TERM DISABILITY I	111.49
10-525-5310	HEALTH, DENTAL & LIFE I	21.00
10-525-6339	SOLID WASTE DUMPING	4,846.03
10-525-7001	OFFICE SUPPLIES	57.87
10-526-5210	CITY PAID DEFERRED CO	384.06
10-526-5300	LONG TERM DISABILITY I	163.65
10-526-5310	HEALTH, DENTAL & LIFE I	35.00
10-526-6045	PLANNING/ZONING	1,180.00
10-526-6347	ADVERTISING	972.22
10-526-6735	PAGERS & CELL PHONES	99.98
10-526-7001	OFFICE SUPPLIES	133.45
10-526-7210	MINOR EQUIPMENT	2,345.00
10-533-5420	TUITION REIMBURSEME	1,299.12
10-533-5440	PHYSICALS & DRUG TEST	34.00
10-533-6130	RENTAL - PARKING LOTS	3,500.00
10-533-6710	ELECTRICITY	671.29
10-533-6730	TELEPHONE	767.51
10-533-6750	TRASH COLLECTION	20,422.71
20-2243	AFTER TAX HEALTH	36.50
20-2252	ICMA EE CONTRIBUTION	224.03
20-2253	ING EE CONTRIBUTION	25.00
20-2267	MEDICAL REIMBURSEM	95.00
20-4661	FACILITY USE FEES	50.00
20-540-5210	CITY PAID DEFERRED CO	113.52
20-540-5300	LONG TERM DISABILITY I	168.18
20-540-5310	HEALTH, DENTAL & LIFE I	33.50
20-540-6620	SPECIAL PARK EVENTS	100.00
20-540-6630	SENIOR TRIPS	1,561.11
20-540-6710	ELECTRICITY	440.83
20-540-6730	TELEPHONE	200.48
20-540-7006	BUSINESS FORMS	555.00
20-540-7110	BUILDING MAINTENANC	218.98
20-540-7190	OTHER MAINTENANCE	4,014.77
20-540-8770	INFRASTRUCTURE	5,100.00
21-2243	AFTER TAX HEALTH	0.50
21-2252	ICMA EE CONTRIBUTION	88.78



## Account Summary

Account Number	Account Name	Payment Amount
21-2253	ING EE CONTRIBUTION	44.64
21-2267	MEDICAL REIMBURSEM	103.85
21-550-5210	CITY PAID DEFERRED CO	133.42
21-550-5300	LONG TERM DISABILITY I	119.49
21-550-5310	HEALTH, DENTAL & LIFE I	42.00
21-550-6110	MAINTENANCE AGREEM	276.51
21-550-6330	CUSTODIAL SERVICES	1,335.00
21-550-6355	OTHER SERVICES	125.30
21-550-6455	AUTOMATION SERVICES	364.16
21-550-6730	TELEPHONE	496.65
21-550-7009	POSTAGE & METER EXPE	105.00
21-550-7110	BUILDING MAINTENANC	487.15
21-550-7320	CHILDREN'S PROGRAMS	50.40
21-550-7325	ADULT PROGRAMMING	508.00
21-550-7340	AUDIOVISUAL	192.41
21-550-7370	BOOKS	2,055.68
22-2243	AFTER TAX HEALTH	440.60
22-2252	ICMA EE CONTRIBUTION	337.47
22-2253	ING EE CONTRIBUTION	100.28
22-2259	ICMA EE ROTH CONTRIB	39.96
22-2267	MEDICAL REIMBURSEM	38.46
22-580-5210	CITY PAID DEFERRED CO	352.20
22-580-5300	LONG TERM DISABILITY I	176.93
22-580-5310	HEALTH, DENTAL & LIFE I	53.56
22-580-6710	ELECTRICITY	68.53
22-580-6711	STREET LIGHTS	28,260.22
22-580-6712	LEASED TRAFFIC SIGNAL	5,335.14
22-580-6730	TELEPHONE	22.30
22-580-7140	VEHICLE MAINTENANCE	776.46
22-580-7183	STREET REPAIR MATERIA	1,259.64
22-580-7184	TRAFFIC SIGNAL/STREET	1,486.74
22-580-8770	INFRASTRUCTURE	75.00
24-524-6090	PROFESSIONAL SERVICE	363.00
24-524-7006	BUSINESS FORMS/PRINT	3,789.22
24-524-8770	INFRASTRUCTURE	87,690.57
25-535-6090	PROFESSIONAL SERVICE	15,000.00
25-535-8700	LAND ACQUISITION	10,169.53
25-535-8750	EQUIPMENT	20,163.97
25-535-8760	INFORMATION TECHNOL	6,344.46
25-535-8770	INFRASTRUCTURE	8,067.87
44-536-6090	PROFESSIONAL SERVICE	10,549.00
60-2050	SALES TAX PAYABLE	7,255.68
60-2243	AFTER TAX HEALTH	62.90
60-2252	ICMA EE MATCH	668.68
60-2267	MEDICAL REIMBURSEM	150.00
60-560-5210	CITY PAID DEFERRED CO	463.71
60-560-5300	LONG TERM DISABILITY I	285.28
60-560-5310	HEALTH, DENTAL & LIFE I	77.00
60-560-6090	PROFESSIONAL SERVICE	5,065.72
60-560-6710	ELECTRICITY	1,003.50
60-560-6730	TELEPHONE	44.60
60-560-6740	NKC UTILITY FEES	748.95
60-560-7005	CHEMICALS	20,289.55
60-560-7090	OTHER SUPPLIES	288.40
60-560-7110	PLANT MAINTENANCE	1,963.10
60-560-7140	VEHICLE MAINTENANCE	1,023.00
60-560-8730	BUILDING IMPROVEME	7,135.85
60-560-8770	INFRASTRUCTURE	17,123.42

**Account Summary**

<b>Account Number</b>	<b>Account Name</b>	<b>Payment Amount</b>
61-2243	AFTER TAX HEALTH	122.10
61-2252	ICMA EE CONTRIBUTION	151.57
61-570-5210	CITY PAID DEFERRED CO	129.08
61-570-5300	LONG TERM DISABILITY I	130.93
61-570-5310	HEALTH, DENTAL & LIFE I	35.00
61-570-6090	PROFESSIONAL SERVICE	57.75
61-570-6430	LABORATORY FEES	2,806.00
61-570-6730	TELEPHONE	418.29
61-570-6745	SEWAGE CHARGE KCMO	546,669.17
61-570-7155	LIFT STATION MAINTENA	211.25
61-570-7157	SANITARY SEWER MAINT	1,015.13
61-570-8770	INFRASTRUCTURE	157,505.80
64-564-6090	PROFESSIONAL SERVICE	1,400.00
	<b>Grand Total:</b>	<b>1,199,660.94</b>

**Project Account Summary**

<b>Project Account Key</b>	<b>Payment Amount</b>
**None**	853,368.72
1547	20,163.97
1712	6,380.00
1901	75.00
2073	5,100.00
2361	15,120.00
2551	755.85
5761	4,595.75
5841	1,041.00
5891	17,123.42
5941	157,505.80
6001	8,067.87
7651	10,169.53
9391	6,344.46
9511	86,649.57
9681	7,200.00
	<b>Grand Total:</b>
	<b>1,199,660.94</b>

## **Upcoming City Items of Note**

Dates Below Are Subject to Change

Items in red are Parks & Recreation Events

Items in blue are special City Council meetings

January 21, 2020, 5:00 p.m.	Last day for Candidate Filing
March 4, 2020	Yard Waste Collection Resumes
April 4, 2020 1:30pm	Boneanza - Waggin' Trail park
April 25, 2020 2:00pm	MLB Pitch Hit & Run- Diamond #2
April 7, 2020	General Election
April 25, 2020, 9:00 a.m. to 12:00 p.m.	Community Shred Event, City Hall
May 2-3, 2020	Bob Libbey Pickleball Tournament- Macken Park
May 8, 2010 7:00pm	Friday Night Concert- Macken Park
May 16, 2020	City Wide Garage Sale
June 12, 2020 5:00pm	Arts in the Park -Macken Park
June 13, 2020 10:00am	Arts in the Park -Macken Park
June 26, 2020 6:30pm	A Night Out- Macken Park
June 26, 2002 Dusk	Movie in the Park
July 10, 2020 7:00pm	Friday Night Concert- Macken Park
July 24, 2020 Dusk	Movie in the Park- Macken Park
August 14, 2020 7:00pm	Friday Night Concert- Macken Park
August 28, 2020 Dusk	Movie in the Park- Macken Park
September 11, 2020 7:00pm	Friday Night Concert- Macken Park
September 19, 2020	City Wide Garage Sale
October 10, 2020 1:30pm	HowlOween- Waggin' Trail Park
October 24, 2020 11:00am	Halloween- Macken Park
November 20, 2020 12:00pm	Mistletowne Market- Parks and Recreation Center
November 20, 2020 6:00pm	Mayor's Tree Lighting - City Hall

November 21, 2020 10:00am

Mistletowne Market- Parks and Recreation Center

November 22, 2020 12:00pm

Mistletowne Market- Parks and Recreation Center

December 12, 2020 11:00am

Winterwonderland- Parks and Recreation Center

**Minutes of the North Kansas City, Missouri City Regular Council Meeting of  
January 21, 2020**

The City Council met in regular session on Tuesday, January 21, 2020, in the North Kansas City Council Chambers at 7:00 p.m.

The following were present:

Mayor: Don Stielow  
Councilmembers: Bryant DeLong  
Rita Pearce - Absent  
Jesse Smith  
Valerie Pearman  
Zachary Clevenger - Absent  
Rick Stewart  
Fred Steffen  
Tom Farr

Staff Present: Eric Berlin, City Administrator  
Kim Nakahodo, Assistant City Administrator  
Kevin freeman, Police Chief  
Dave Hargis, Fire Chief  
Sara Copeland, Community Development Director  
Pat Hawver, Public Works Director  
Stephen Roberts, IT  
Tom Barzee, City Counselor  
Crystal Doss, City Clerk

Mayor Stielow called the meeting to order at 7:00 p.m.

The meeting opened with a moment of silence and the Pledge of Allegiance. Opening

Approval of the Agenda. C. Farr moved to approve the agenda with the removal of Item 15, Ordinance No. 9280 – Zoning Ordinance Text Amendments, Section 17.12.030.B, Regarding Accessory Dwelling Units, seconded by C. Stewart. The roll was called, and the vote was as follows: C. DeLong, yes – C. Smith, yes – C. Pearman, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried. Approval of the Agenda

Valerie Swearingen, Howell Street, approached the Council regarding Item 16 – Howell Street Traffic Calming – Next Steps. She stated that she believes that the pilot project is working at slowing down the traffic. Comments from the Public

She stated that from among the options presented in the staff memo she was in favor of Option C – Create Bump-out Islands. She also asked the Council, when considering the Harrah’s Annual Charitable Fund allocations later in the agenda, to consider funding the North Kansas City High School Media Center item.

Consent Agenda included the following items:

Consent Agenda

Approval of the minutes of the Regular Council Meeting of January 7, 2020

Approval of the minutes of the Special Council Meeting of January 14, 2020

Appointment of David Taylor to the Park Board

Resolution of Appreciation – Pat Stidham – Park Board

Municipal Court Reports for October 2019 and November 2019

C. Farr moved to approve the Consent Agenda, seconded by C. DeLong. The roll was called, and the vote was as follows: C. DeLong, yes – C. Smith, yes – C. Pearman, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried.

Mr. Darren Van Dover, General Manager of Harrah’s North Kansas City, approached the Council to discuss a change in the marketing of Harrah’s that is planned in the near future. In marketing only, Harrah’s will be known as Harrah’s Kansas City.

Darren Van Dover –  
General Manager,  
Harrah’s North Kansas  
City

Public Hearing – Northgate Tax Increment Financing (TIF) Plan. State law requires that every five years the governing body hold a public hearing regarding the progress of adopted tax increment financing plans. Mayor Stielow opened the Public Hearing at 7:10 p.m. City Administrator Berlin asked Assistant City Administrator Nakahodo to present a staff report. Ms. Nakahodo provided an overview of the history of this TIF Plan and future projections. There were no public comments. C. Pearman made a motion to accept the report and close the Public Hearing at 7:31 PM, seconded by C. Smith. The roll was called, and the vote was as follows: C. DeLong, yes – C. Smith, yes – C. Pearman, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried.

Public Hearing –  
Northgate Tax  
Increment Financing  
(TIF) Plan

Consideration of an Ordinance Approving the Final Plat of Northgate Village Residential, Third Plat in the City of North Kansas City, Missouri {Bill No. 7484 (Ordinance No. 9281)}. City Administrator Eric Berlin asked Community Development Director Sara Copeland to present this item to Council. Ms. Copeland stated that Hunt Midwest, the developer of the single-family residential components of Northgate Village, has applied for approval of a final plat for Lots H and G of the Northgate Village Residential Second Plat as well as vacated right-of-way at the southwest corner of 32nd Avenue and Swift Streets. The approval of this plat, in conjunction with approval of the revised Northgate Village Planned Unit Development, will allow the developer to adjust the layout of townhomes on the east side of Swift immediately adjacent to this intersection to incorporate additional green space and a new corner monument. The final plat dedicates new utility easements for the townhome lots, a new access easement for the existing sidewalk, and provides a monument sign easement to the Northgate Village Homeowners Association. At its January 9 meeting, the Planning Commission found the proposed final plat to be in conformance with the approved preliminary plat and recommended its approval to the City Council on a 5-0 vote. C. Farr moved that Bill No. 7484 be placed on first reading, seconded by C. DeLong. The roll was called, and the vote was as follows: C. DeLong, yes – C. Smith, yes – C. Pearman, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried. Bill No. 7484 was read. C. Farr moved that Bill No. 7484 be placed on its second and final reading and passed as Ordinance No. 9281, seconded by C. Pearman. The roll was called, and the vote was as follows: C. DeLong, yes – C. Smith, yes – C. Pearman, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried. Bill No. 7484 was read. Thereupon Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9281, was signed and approved by the Mayor and attested by the City Clerk.

Ordinance No. 9281 –  
Final Plat, Northgate  
Village Residential  
Third Plat

Consideration of an Ordinance Amending the Northgate Village Planned Unit Development District (PUD), and Associated Sketch Plan, Subject to the Conditions Incorporated Herein {Bill No. 7485 (Ordinance No. 9282)}. City Administrator Berlin asked Community Development Director Copeland to present this item to Council. Ms. Copeland stated the townhomes that bookend the single-family homes between Swift and Howell have been largely developed in groups of four. In its memo, staff discusses Hunt Midwest's desire to amend its Northgate Village development plan with the City to provide for two groups of three townhomes instead of one six-plex in the vicinity of 32nd Avenue and Swift. Making this change permits the developer to provide more green

Ordinance No. 9282 –  
Planned Unit  
Development  
Amendment for  
Northgate Village

space around the townhomes as well as additional aesthetic amenities. This change also allows the developer to lower its construction costs. The ordinance before the City Council amends only the portion of the approved Planned Unit Development concerning the townhomes adjacent to the intersection of 32nd Avenue and Swift. Staff recommends approval. Discussion ensued. C. Farr moved that Bill No. 7485 be placed on first reading, seconded by C. Smith. The roll was called, and the vote was as follows: C. DeLong, yes – C. Smith, yes – C. Pearman, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried. Bill No. 7485 was read. C. Farr moved that Bill No. 7485 be placed on its second and final reading and passed as Ordinance No. 9282, seconded by C. Pearman. The roll was called, and the vote was as follows: C. DeLong, yes – C. Smith, yes – C. Pearman, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried. Bill No. 7485 was read. Thereupon Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9282, was signed and approved by the Mayor and attested by the City Clerk.

Consideration of an Ordinance Amending Chapter 17.12, "Zoning District and Use Standards" of the Code of the City of North Kansas City, Missouri, By Amending Certain Subparts of Sections 17.12030.B Regarding Accessory Dwellings {Bill No. 7483 (Ordinance No. 9280)}. This item had been removed from the Agenda at the outset of the meeting and will be considered at the next Council meeting on February 4, 2020.

Howell Street Traffic Calming – Next Steps. City Administrator Berlin asked Community Development Director Copeland to present this item to Council. Ms. Copeland stated in the summer of 2019, the City installed bump-outs on Howell Street near Macken Park as a pilot project to address speeding concerns. Staff's impression is that the bump-outs have been positively received, and they appear to have had a positive impact on speeds along Howell. Staff now seeks Council direction as to whether to retain the bump-outs on Howell. If the answer is affirmative, staff seeks further direction as to whether some steps should be taken to make them more permanent in nature. Staff also seeks direction as to whether to re-install a crosswalk that was previously removed and a new crosswalk at 24<sup>th</sup> and Iron/Howell, along with curb and sidewalk modifications to make them standard. Discussion ensued. Council consensus was to go with Option C from the staff memo: Create Bump-Out Islands, retaining the bike racks, and allowing for future reinstallation of the center posts that were originally installed, which had been removed due to their being knocked

Ordinance No. 9280 –  
Zoning Ordinance Text  
Amendments, Section  
17.12.030.B, Regarding  
Accessory Dwelling  
Units

Howell Street Traffic  
Calming – Next Steps



down repeatedly be vehicles. Council consensus was to reinstall the 27<sup>th</sup> Avenue crosswalk and add the ADA ramp on the east side, and to install the 24<sup>th</sup> Avenue crosswalk that had been proposed by staff. Ms. Copeland stated that based on this direction staff would plan accordingly and come back with a budget amendment to accomplish the work.

Consideration of an Ordinance (A) Amending Article II, "Court Costs," of Chapter 2.36, "Municipal Court," of the Code of the City of North Kansas City, Missouri, By Adding Section 2.36.295 Thereto, Establishing Additional Court Costs for Statewide Court Automation Fund; and (B) Authorizing and Directing the City to Enter Into an Agreement with the Missouri Office of State Courts Administrator for Implementation of the Show-Me Courts Automation Software {Bill No. 7480 (Ordinance No.9277)}. City Administrator Berlin asked Assistant City Administrator Kim Nakahodo to present this item to Council. Ms. Nakahodo stated that the City is required to implement a statewide court case management system, Show-Me Courts. The City is scheduled to do this on April 1, 2020. In its memo, staff discusses the implications of this mandated action. Before the City Council is the Show-Me Courts Statement of Expectations and Agreement and an amendment to Section 2.36.260, Court costs—Generally of the City's Code of Ordinances to impose the seven dollar (\$7.00) surcharge to fund the new required case management system. Discussion ensued. C. Farr moved that Bill No. 7480 be placed on its first reading, seconded by C. DeLong. The roll was called, and the vote was as follows: C. DeLong, yes – C. Smith, yes – C. Pearman, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried. Bill No. 7480 was read. C. Farr moved that Bill No. 7480 be placed on its second and final reading and passed as Ordinance No. 9277, seconded by C. Pearman. The roll was called, and the vote was as follows: C. DeLong, yes – C. Smith, yes – C. Pearman, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried. Bill No. 7480 was read. Thereupon Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9277, was signed and approved by the Mayor and attested by the City Clerk.

Ordinance No. 9277 –  
Show-Me Courts  
Agreement and City  
Code Amendment

Consideration of an Ordinance Amending Section 13.08.020, "Sewer Charges," of Chapter 13.08, "Sewer Service System," of the Code of the City of North Kansas City, Missouri, By Adding Thereto a New Paragraph D, "Winter Sewer Averaging Customer Option" {Bill No. 7481 (Ordinance No. 9278)}. City Administrator Berlin stated that at the Council Meeting of November 5, 2019, the City Council considered a

Ordinance No. 9278 –  
Winter Sewer  
Averaging Option for  
Residential Customers

proposal to establish a residential sewer customer option to have their sewer billing be based on the amount of water consumed in the winter months. The Council directed that a measure to formally approve this option be brought to the Council for consideration. Now before Council is an ordinance enacting this change. If adopted, staff will initiate notification to customers to implement the new option. Discussion ensued. C. Farr moved that Bill No. 7481 be placed on its first reading, seconded by C. Stewart. The roll was called, and the vote was as follows: C. DeLong, yes – C. Smith, yes – C. Pearman, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried. Bill No. 7481 was read. C. Farr moved that Bill No. 7481 be placed on its second and final reading and passed as Ordinance No. 9278, seconded by C. Pearman. The roll was called, and the vote was as follows: C. DeLong, yes – C. Smith, yes – C. Pearman, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried. Bill No. 7481 was read. Thereupon Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9278, was signed and approved by the Mayor and attested by the City Clerk.

Consideration of a Resolution Authorizing the City to Enter Into a Contract with ETC Institute for a Community and Business Satisfaction Survey for the City of North Kansas City, Missouri (Resolution No. 20-004). City Administrator Berlin asked Assistant City Administrator Nakahodo to present this item to Council. Ms. Nakahodo stated that the City last performed a survey of its residents to determine their satisfaction with City services in 2017. The City worked with ETC Institute to develop the survey, which followed a template ETC uses for many cities in the region and around the country. ETC is one of the leading national survey firms, and just happens to be located locally, in Olathe, Kansas. In the FY 2020 Budget, the City Council approved both an updated community survey and a new survey of the business community to determine its satisfaction with City services. In its memo, staff notes the methodology to be used by ETC. It is recommended that Council approve the resolution authorizing these two surveys to proceed. Discussion ensued. C. Farr moved to approve Resolution No. 20-004, seconded by C. Stewart. The roll was called, and the vote was as follows: C. DeLong, yes – C. Smith, yes – C. Pearman, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried.

Consideration of a Resolution Approving a Contract Between the City of North Kansas City, Missouri, and the Kansas City Metropolitan Crime Commission for the Crime Stoppers Program Promoting the 816-474-TIPS Hotline Program in the Greater Kansas City Area (Resolution No.

Resolution No. 20-004  
– 2020 Community and  
Business Satisfaction  
Survey

Resolution No. 20-003  
– Kansas City Crime  
Commission Contract

20-003). City Administrator Berlin asked Police Chief Kevin Freeman to present this item to Council. Chief Freeman stated that each year the City enters into a contract with the Kansas City Metropolitan Crime Commission for services related to the Crime Stoppers TIPS hotline. In the contract, the city agrees to pay the annual fee of \$5,000 in support of the Crime Stoppers TIPS hotline. The Crime Commission agrees, at a minimum, to maintain, market, staff, and forward pertinent information to North Kansas City regarding crimes in our jurisdiction. This \$5,000 expenditure is an annual, budgeted expense for the police department. Discussion ensued. C. Farr moved to approve Resolution No. 20-003, seconded by C. Pearman. The roll was called, and the vote was as follows: C. DeLong, yes – C. Smith, yes – C. Pearman, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried.

Consideration of an Ordinance Authorizing a Conditional Use Permit for Martin Marietta Kansas City, LLC, for the Purpose of Allowing the Storage of "Clean Stone Aggregate" in the General Industrial Zoning District (M-2), Subject to the Conditional Incorporated Herein {Bill No. 7479 (Ordinance No. 9276)}. City Administrator Berlin asked Community Development Director Copeland to present this item to Council. Ms. Copeland stated that Martin Marietta Kansas City, LLC leases a 13.66 acre area within the BNSF railyard for the storage of clean stone aggregate. This activity is the subject of a Conditional Use Permit (CUP) that was originally approved by the Planning Commission and City Council in 2010 and renewed in 2015. The current CUP is set to expire in February at the end of its five-year term. In its memo, staff discusses the application for a renewal. The Planning Commission held the required public hearing on January 9, 2020. There were no public comments. By a vote of 5-0, the Commission recommended approval of the Conditional Use Permit with the conditions listed in the draft ordinance to the City Council. Discussion ensued. C. Farr moved that Bill No. 7479 be placed on its first reading, seconded by C. Smith. The roll was called, and the vote was as follows: C. DeLong, yes – C. Smith, yes – C. Pearman, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried. Bill No. 7479 was read. C. Farr moved that Bill No. 7479 be placed on its second and final reading and passed as Ordinance No. 9276, seconded by C. Pearman. The roll was called, and the vote was as follows: C. DeLong, yes – C. Smith, yes – C. Pearman, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried. Bill No. 7479 was read. Thereupon Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9276, was signed and approved by the Mayor and attested by the City Clerk.

Ordinance No. 9276 –  
Application for  
Conditional Use Permit  
– Natural Resources  
Processing &  
Extraction, 1275 16<sup>th</sup>  
Avenue

Consideration of Allocation of Harrah's Charitable Fund Contributions. City Administrator Berlin stated that the City's ground lease with Harrah's Casino provides that Harrah's North Kansas City 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 14, 2020, 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 2020 Harrah's Charitable Contribution. C. Stewart moved to approve the allocations as listed, seconded by C. Farr. The roll was called, and the vote was as follows: C. DeLong, yes – C. Smith, yes – C. Pearman, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried.

Allocation of Harrah's Charitable Fund Contributions

Consideration of an Ordinance Authorizing Payment for Certain Accounts Due and Payable by the City Through January 17, 2020 {Bill No. 7486 (Ordinance No. 9283)}. C. Farr moved that Bill No. 7486 be placed on first reading, seconded by C. Pearman. The roll was called, and the vote was as follows: C. DeLong, yes – C. Smith, yes – C. Pearman, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried. Bill No. 7486 was read. C. Farr moved that Bill No. 7486 be placed on second and final reading and passed as Ordinance No. 9283, seconded by C. Pearman. The roll was called, and the vote was as follows: C. DeLong, yes – C. Smith, yes – C. Pearman, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried. Bill No. 7486 was read. Thereupon Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9283, was signed and approved by the Mayor and attested by the City Clerk.

Ordinance No. 9283 – Approving Accounts Due and Payable by the City Through January 17, 2020

City Administrator Berlin stated that the Upcoming City Items of Note was in the Council Packet for their review. He stated at this time there are no updates regarding the Armour Road Complete Street Project.

Staff Comments

C. DeLong inquired as to how our Emergency Snow Route notification is going. City Administrator Berlin stated that the first time there were a few hick-ups but the second announcement went much smoother. C. DeLong congratulated Danny Taylor for his appointment to the Park Board.

Councilmembers' Comments

C. Smith stated that Election Filing closed at 5:00 PM today. He stated the Public Work crews do a great job with the snow events; however, he did ask that the plows slow down going through the Northgate area.

C. Pearman stated that the upcoming election has a race in every ward. She thanked Mr. Van Dover, General Manager of Harrah's who had appeared earlier in the evening, for the opportunity to make allocations from the Harrah's Charitable funds. She stated that she was glad the City is moving forward with the Howell Street calming project.

C. Stewart stated that at the southeast corner of Clay and 21<sup>st</sup> Street there is some shrubbery blocking the view of traffic from the east, and asked that staff look into it.

C. Steffen stated February 2 is Groundhog Day but more importantly, it is Super Bowl Sunday.

C. Farr welcomed Police Chief Kevin Freeman to the team.

Mayor Stielow had nothing at this time.

Mayor's Comments

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). C. Farr moved to go into Executive Session at 8:17 PM, seconded by C. Pearman. The roll was called, and the vote was as follows: C. DeLong, yes – C. Smith, yes – C. Pearman, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried.

Executive Session

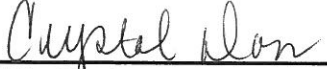
C. Stewart moved to go back into Regular Session and adjourn at 7:35 p.m., seconded by C. Farr. The roll was called, and the vote was as follows: C. DeLong, yes – C. Smith, yes – C. Pearman, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes. Motion carried.

Adjournment

Council Adjourned

  
\_\_\_\_\_  
Mayor

Attest:

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City Clerk

Approved this 4<sup>th</sup> day of February 2020