

CITY OF NORTH KANSAS CITY, MISSOURI REGULAR COUNCIL MEETING

**May 19, 2020
7:00 p.m.**

Due to the recommendations of the Centers for Disease Control and the State of Emergency currently in effect in our area, this meeting will be held virtually, with the Mayor, City Council members and City staff joining the meeting on an online platform. The public may view the meeting live on Channel 2, the City's Cable Channel, or the City's YouTube channel, which can be found on the City's website at www.nkc.org/live.

Anyone wishing to make a public comment for the record at the meeting may do so by sending an email to city@nkc.org until 6:30 p.m. on Tuesday, May 19, 2020, and it will be read aloud at the meeting. Please supply your name and address. Any public comments received after 6:30 p.m. but before 7:00 p.m. will be placed in the City records by the City Clerk.

- 1. Call to Order**
- 2. Roll Call**
- 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, from either the City Council or from the audience, that item may be removed from the Consent Agenda and placed on the Regular Agenda.

- 6. Approval of Special Council Meeting Minutes from April 28, 2020**
- 7. Approval of Regular Council Meeting Minutes from May 5, 2020**
- 8. Approval of Special Council Meeting Minutes from May 8, 2020**

Regular Items

9. Zoning Ordinance Amendment – Elimination of Accessory Dwelling Units {Bill No. 7504 (Ordinance No. 9301)}

On February 18, 2020, Councilmember Rick Stewart requested that staff place an amendment to remove Accessory Dwelling Units from the Zoning Ordinance on the agenda. The proposed amendment concerns on Section 17.12.030.B, Accessory Dwelling and Table 28-2 in Section 17.28.030. The amendment would remove subsection 17.12.030.B in its entirety and remove the reference to Accessory Dwelling Unit in the Required Parking table in Section 17.28.030. In its memo, staff discusses how the current provision aligns with the 2016 Master Plan vision. Staff recommends against passage of the ordinance amending the Zoning Ordinance by removing provisions related to Accessory Dwelling Units.

10. Revised Traffic Pattern Due to Closure of QuikTrip Store

When the QuikTrip store located at 1010 Armour Road (north side of Armour between Knox and Linn) was operating, the westbound roadway transitioned from two thru lanes to one via a forced right turn into the QuikTrip parking lot at Linn Street. With the recent closure of the QuikTrip, there is now a dead end situation for the outside lane at the delineators that were placed just past **Linn** as part of the Armour Road Complete Street project. In its memo, staff discusses several options for adjusting the street to deal with situation. Staff asks for direction, and will implement whatever option chosen by Council.

11. Master Planned Development – Gallery Lofts, 1007 Armour {Bill No. 7505 (Ordinance No. 9302)}

NKC Gallery Lofts Investor Partners, LP has applied for approval of a Master Planned Development (MPD) located at 1007 Armour. The developer has a purchase agreement with the City of North Kansas City to acquire this property for development of multi-family residential, a portion of which will be affordable housing. In its memo, staff discusses elements of the MPD. The Planning Commission held the required public hearing at its May 7 meeting. No one spoke at the hearing. The Planning Commission voted unanimously to recommend approval of the Master Planned Development. Staff recommends approval.

12. Final Plat – Gallery Lofts {Bill No. 7506 (Ordinance No. 9303)}

Before Council is approval of a final plat for approximately 1.04 acres located at 1007 Armour Road and including a sliver of property from the existing NKC Community Center/YMCA parcel, both owned by the City. The applicant of record is NKC Gallery Lofts Investor Partner, LP. The developer has a purchase agreement

with the City of North Kansas City to acquire this property for development of multi-family residential. At its May 7, 2020 meeting, the Planning Commission reviewed and, following a public hearing, approved the preliminary plat for this development; the Planning Commission also reviewed the final plat. The proposed plat was found to be in conformance with the approved Preliminary Plat and the Planning Commission unanimously recommended approval of the final plat. The proposed final plat does not dedicate any additional right-of-way or easements. Staff recommends approval.

13. Budget Amendment – Gaming Fund Transfer to Water Pollution Control Fund (Resolution No. 20-032)

At the time the FY 2020 City Budget was approved, a decision was made to fund Water Pollution Control (WPC) Fund capital expenditures out of the Gaming Fund because of the low fund balance in the WPC Fund. On October 15, 2019, the City Council approved a budget amendment in the WPC Fund in the amount of \$133,900 to complete payments pursuant to the emergency repairs in the Paseo Industrial District that were caused by high river levels and resulting hydrostatic pressure. In the course of reviewing the WPC Fund recently, staff realized that the budget amendment presented to the Council at that meeting expensed out of the WPC Fund without making a transfer from the Gaming Fund. Staff now brings forward a budget amendment transferring funds in the amount of \$133,900 from the Gaming Fund to the WPC Fund.

14. Memorandum of Understanding with the North Kansas City School District – School Resource Officer (Resolution No. 20-033)

The North Kansas City Police Department is nearing the end of the second year of the agreement between the department and the North Kansas City School District to place one of its officers in the North Kansas City High School as a School Resource Officer. The Police Department believes the decision to re-establish this position has been a positive one and seeks to continue the development of the role for the 2020-21 school year. The Memorandum of Understanding (MOU) presented is identical to the one approved last year except for the dates in the agreement. Staff recommends approval.

15. Approving Accounts Due and Payable by the City through May 15, 2020. {Bill No. 7507 (Ordinance No. 9304)}.

16. Staff Comments

- Upcoming City Items of Note
- Quarterly Financial Report – second quarter of FY 2020

17. Councilmember Comments

18. Mayor's Comments

19. 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).

20. 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 personnel matter pursuant to Missouri Revised Statutes §610.021(3).

21. 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 Special City Council Meeting of April 28, 2020

The City Council met in special session on Tuesday, April 28, 2020, via an on-line platform at 6:00 p.m. Due to the recommendations of the Centers of Disease Control and the State of Emergency declared by the City of North Kansas City and the Stay At Home Order issued by Mayor Don Stielow and the Clay County Health Department, and the ban on gatherings of more than ten people, this meeting was held virtually with the Mayor, City Council members and City staff joining the meeting through an on-line platform.

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: 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
Casey Campbell, Human Resources Manager
Nick Hawkins, Finance Manager
Kelli Votypka, Parks and Recreation Director
Tom Barzee, City Counselor
Crystal Doss, City Clerk

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

City Administrator Eric Berlin stated that this Special Council Meeting was called by Councilmember Jesse Smith and Councilmember Bryant DeLong, joined by Councilmember Zach Clevenger. The purpose of this meeting was to discuss the Fourth Amended Order issued by Mayor Don Stielow on April 24, 2020, in which the state of emergency was changed to end on May 3, 2020, moved back from the previous date of

May 15, 2020. This conformed with a recent decision made by the Clay County Public Health Center.

Discussion occurred. City Administrator Berlin noted that no specific action was on this special meeting agenda, but if the Council wished to make a change it could so indicate and another special meeting could be called to consider a change. The Council was polled on whether to call a special meeting to consider the question of aligning North Kansas City's health emergency actions with Kansas City, Missouri or aligning with Clay County and leaving the Stay-At-Home order expiration at May 3, 2020. The Council was polled and the votes were as follows: C. Pearman, align with Kansas City; C. Clevenger, align with Clay County; C. Stewart, align with Clay County; C. Steffen, align with Clay County; C. Farr, align with Clay County; C. DeLong, align with Kansas City; C. Pearce, align with Clay County; C. Smith, align with Kansas City. Based on the poll, the City will leave the Stay-At-Home order expiration at May 3, 2020. This vote resulted in no call for a subsequent special meeting.

C. Pearce moved to adjourn at 7:18 PM, seconded by C. Farr. The roll was called and the vote was as follows: C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes – C. Smith, yes. Motion carried

Adjournment

Council Adjourned

Mayor

Attest:

City Clerk

Approved this 19th day of May, 2020

Minutes of the North Kansas City, Missouri City Regular Council Meeting of May 5, 2020

The City Council met in regular session on Tuesday, May 5, 2020, at 7:00 p.m. Due to the recommendations of the Centers of Disease Control and the State of Emergency declared by the City of North Kansas City and the Stay At Home Order issued by Mayor Don Stielow and the Clay County Health Department, and the ban on gatherings of more than ten people, this meeting was held virtually with the Mayor, City Council members and City staff joining the meeting through an on-line platform.

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: 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 Manager
Tom Barzee, City Counselor
Nick Hawkins, Finance Manager
Crystal Doss, City Clerk

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

City Clerk Crystal Doss called the roll. The following councilmembers were present: Valerie Pearman, Zachary Clevenger, Rick Stewart, Fred Steffen, Tom Farr, Bryan DeLong, Rita Pearce, and Jesse Smith.

The meeting opened with the Pledge of Allegiance.

Roll Call

Opening

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

Approval of Agenda

City Administrator Eric Berlin read a comment that was submitted via e-mail from Vicki Kistler, NKC Resident. Ms. Kistler thanked the City Council for the street banner recognizing the 2020 NKC High School Seniors.

Comments from the Public

Consent Agenda included the following items:

Consent Agenda

Approval of the Work Session Minutes from April 21, 2020

Approval of the Regular Council Meeting Minutes of April 21, 2020

Reappointment of Adam DeGonia to the Parks & Recreation Board

Reappointment of Pamela Tucker to the Parks & Recreation Board

Reappointment of Kath Stanley to the Parks & Recreation Board

Reappointment of Carolyn Manzo to the Police & Fire Personnel Board

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

Recommendations to Bid Out Water Treatment Plant Project. City Administrator Berlin stated that the Water Treatment Plant Renovation project design is complete and the project is ready to be bid. When the coronavirus crisis hit in March, a decision was made to place bidding this project on hold while the City performed initial assessment of the effects of the virus on the City's finances. In his memo, the City Administrator assesses the Gaming Fund and recommends that the City move forward with this project. Staff seeks support from the Council for putting the project out to bid. Discussion ensued. C. Farr moved to proceed with bidding out the water treatment plan project, seconded by C. Clevenger. The roll was called, and the vote was as follows: C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C DeLong, yes – C Pearce, yes – C. Smith, yes – C. Pearman, yes . Motion carried.

Recommendations to Bid Out Water Treatment Plant Project

Consideration of a Resolution Authorizing the City to Execute Change Order #2 for Construction of Armour Road Redevelopment Phase 2B (Resolution No. 20-030). City Administrator Berlin asked Community Development Director Sara Copeland to present this item to Council. Ms. Copeland stated that the 2020 Budget includes \$250,000 in the Gaming Fund for "ARRA Phase 2B Improvements," the completion of infrastructure improvements associated with the Armour Road Redevelopment Area. Phase 2B work includes the extension of a water line, a new median on Taney Street, completion of the right turn lane taper to Vernon Street, driveway removal on Armour Road, sidewalk extension, and landscaping. On February 18, the City Council awarded the construction contract for this work to Mega Industries. A change order, as described in the staff memo, was discussed with the City Council on April 21, as it was received immediately prior to the meeting, and the City Council informally indicated support for approving the change order. The attached resolution provides formal approval under the terms of the contract with Mega Industries. Discussion ensued. C. Farr moved to approve Resolution No. 20-030, seconded by C. Stewart. The roll was called and the vote was as follows: C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C DeLong, yes – C Pearce, yes – C. Smith, yes – C. Pearman, yes. Motion carried.

Resolution No. 20-030
– Approval of Change
Order #2 – Phase 2B
ARRA Improvements

Consideration of a Resolution Approving a Clinical Agreement for Emergency Medical Services with Central Jackson County Fire Protection District – EMS Training Division (For the NKC Fire Department) (Resolution No. 20-029). City Administrator Berlin asked Fire Chief Dave Hargis to present this item to Council. Chief Hargis stated that presented for approval is a contract with the Central Jackson County Fire Protection District EMS Training Division for the purpose of designating the North Kansas City Fire Department as a "Clinical Site". The designation will allow the fire department to provide paramedic students with a clinical environment, through a ride-along program, in which to complete their training. The paramedics in the fire department will provide direct instruction to students in actual patient-centered situations. The program will provide the department exposure to potential future employees and allow students to observe our organization. This program was developed as part of the fire department's strategic plan, with the goal of aiding in the development of future paramedics and positive exposure of the department in the metropolitan area. Discussion ensued. C. Delong moved to approve Resolution No. 20-029, seconded by C. Farr. The roll was called and the vote was as follows: C. Clevenger, yes – C. Stewart, yes – C.

Resolution No. 20-029
– Contract Between
the City and the
Central Jackson County
Fire Protection District
EMS Training Division

Steffen, yes – C. Farr, yes – C DeLong, yes – C Pearce, yes – C. Smith, yes – C. Pearman, yes. Motion carried.

Consideration of an Ordinance Authorizing Payment for Certain Accounts Due and Payable by the City Through May 1, 2020 {Bill No. 7503 (Ordinance No. 9300)}. C. Farr moved that Bill No. 7503 be placed on first reading, seconded by C. Pearman. The roll was called and the vote was as follows: C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C DeLong, yes – C Pearce, yes – C. Smith, yes – C. Pearman, yes. Motion carried. Bill No. 7503 was read. C. Farr moved that Bill No. 7503 be placed on second and final reading and passed as Ordinance No. 9300, seconded by C. Pearman. The roll was called and the vote was as follows: C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C DeLong, yes – C Pearce, yes – C. Smith, yes – C. Pearman, yes. Motion carried. Bill No. 7503 was read. Thereupon Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9300, was signed and approved by the Mayor and attested by the City Clerk.

Ordinance No. 9300 –
Approving Accounts
Due and Payable by
the City Through May
1, 2020

City Administrator Berlin stated the Upcoming City Items of Note, the Police Department Annual Report, and the YMCA Monthly Financial Report were in the Council packets for review. Mr. Berlin stated the FY 2021 Budget work sessions are scheduled for Wednesday, September 2, 2020, starting at 6:00 PM and Tuesday, September 8, 2020, starting at 6:00 PM.

Staff Comments

C. Clevenger thanked the returning board members for volunteering for another term. He thanked staff for helping out with questions regarding the Gorman Pool and issues in the Avenues regarding speeding on 21st Avenue.

Councilmembers'
Comments

C. Stewart stated he liked the banner honoring North Kansas City High School seniors that was placed over Armour Road. He stated the North Kansas City Library has issued its plan on for Phase 1 reopening.

C. Steffen thanked C. Pearce for her idea to have the banner made. He noted that last week in Overland Park, a young policeman was killed in the line of duty.

C. Farr thanked staff for all their work during this pandemic. He also stated he liked the banner.

C. DeLong inquired about the status of federal CARES Act funding. Mr. Berlin advised of actions and discussion that had occurred at the Clay County Commission. At this moment, the State has not distributed the County its allocation of funds. Staff is involved in discussions with Clay County staff and is closely monitoring the situation. C. DeLong stated May is Mental Health Awareness Month and Lyme Disease Awareness Month.

C. Pearce expressed her gratitude to all of the First Responders. She thanked staff for ordering and hanging the banner. She stated there appear to be 7-8 restaurants open in NKC, and they all have a plan to practice social distancing.

C. Smith inquired if there was any kind of update from the Clay County Election Board regarding absentee voting for the upcoming election June 2nd. Councilmember DeLong shared his understanding. Councilmember Smith thanked Kelli Votypka for putting out a Parks and Recreation reopening plan. He thanked everyone who had emailed him or stopped by his house regarding the last meeting. C. Smith gave the Council an update on the coronavirus cases in the area.

C. Pearman thanked C. Smith for bringing up the absentee ballot issue. She thanked the residents and neighbors who had contacted her about the Stay-At-Home orders. C. Pearman stated she also liked the banner. She thanked the residents who accepted board reappointments tonight. She thanked Public Works Director Hawver for the work on the alleys in her area.

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 7:39, seconded by C. Clevenger. The roll was called, and the vote was as follows: C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C DeLong, yes – C Pearce, yes – C. Smith, yes – C. Pearman, yes. Motion carried.

Executive Session

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 7:39,

Executive Session

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

C. Pearce moved to adjourn at 9:22 p.m., seconded by C. Smith. The roll was called, and the vote was as follows: C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C DeLong, yes – C Pearce, yes – C. Smith, yes – C. Pearman, yes. Motion carried.

Adjournment

Council Adjourned

Mayor

Attest:

City Clerk

Approved this 19th day of May 2020

Minutes of the North Kansas City, Missouri Special City Council Meeting of May 8, 2020

The City Council met in special session on Friday, May 8, 2020, via an on-line platform at 6:00 p.m. Due to the recommendations of the Centers of Disease Control and the State of Emergency declared by the City of North Kansas City and the Stay At Home Order issued by Mayor Don Stielow and the Clay County Health Department, and the ban on gatherings of more than ten people, this meeting was held virtually with the Mayor, City Council members and City staff joining the meeting through an on-line platform.

The following were present:

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

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

Consideration of a Resolution Authorizing the Mayor to Execute Documents Related to Disbursements of Coronavirus Relief Fund Allocations from Clay County, Missouri (Resolution No. 20-031). City Administrator Eric Berlin stated that this Special Council Meeting was called to discuss CARES Funding – Clay County and North Kansas City. He explained that the Clay County Commission had approved a resolution outlining disbursement of Coronavirus Aid, Relief and Economic Security (CARES) funding that the County was due to receive from the State. Before executing documents to allow for this distribution, the Clay County Presiding Commissioner had asked for certain assurances from the Clay County municipalities, as outlined in the resolution before Council. Discussion ensued. C. DeLong moved to approved Resolution No. 20-031, seconded by C. Smith. The roll was called and the vote was as follows: C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. DeLong, yes – C. Pearce, yes – C. Smith, yes – C. Pearman, yes. Motion carried.

Resolution No. 20-031
– CARES Funding –
Clay County and North
Kansas City

C. DeLong moved to adjourn at 6:10 PM, seconded by C. Clevenger. The roll was called and the vote was as follows: C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. DeLong, yes – C. Pearce, yes – C. Smith, yes – C. Pearman, yes. Motion carried. | Adjournment

Council Adjourned

Mayor

Attest:

City Clerk

Approved this 19th day of May, 2020

MEMORANDUM

TO: Mayor and City Council
City Administrator

FROM: Sara Copeland, AICP; Community Development Director

DATE: May 19, 2020

RE: Zoning Ordinance Text Amendments regarding the Elimination of Accessory Dwelling Units (Section 17.12.030.B and Section 17.28.030)

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.

Over the winter, the Planning Commission and City Council considered and rejected a zoning text amendment to remove the requirement that property owners must occupy either the principal or accessory dwelling unit. Subsequent to the City Council action on February 18, 2020, Councilmember Rick Stewart requested that staff place an amendment to remove Accessory Dwelling Units from the Zoning Ordinance on the agenda.

Proposed Amendment

The proposed amendment concerns on Section 17.12.030.B, Accessory Dwelling and Table 28-2 in Section 17.28.030. The amendment would remove subsection 17.12.030.B in its entirety and remove the reference to Accessory Dwelling Unit in the Required Parking table in Section 17.28.030.

The 2016 Master Plan includes Vision Theme 2: Attract new residents and increase homeownership rates that support sustainable economic and social benefits. This theme includes the following principles:

- Encourage a full spectrum of housing options for more people to age-in-place.
- Increase the supply of townhomes, loft style, multi-family options around centers of activity and along transit corridors.

ADUs provide a method to address these principles, as they allow for housing options that can be well suited to aging family members or those who need caregivers close by. The AARP

supports the implementation of ADUs as a housing option, noting that ADUs can enable homeowners to provide needed housing for their parents, adult children, or other loved ones and can provide older adults a way to downsize on their own property. For these reasons, staff recommended against amending the Zoning Ordinance by removing provisions related to ADUs.

Public Hearing

The Planning Commission held the required public hearing on May 7, 2020. Councilmember DeLong spoke in opposition to the proposed amendment.

The Commission voted unanimously 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,” AND CHAPTER 17.28, “ACCESS AND PARKING,” OF THE CODE OF THE CITY OF NORTH KANSAS CITY, MISSOURI BY AMENDING CERTAIN SUBPARTS OF §§ 17.12.030.B AND 17.28.030 REGARDING ACCESSORY DWELLINGS.

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, paragraph B, including all subparagraphs thereof, of Section 17.12.030 of *The North Kansas City Zoning Ordinance* establishes standards for the development of Accessory Dwellings and Table 28-2 in Section 17.28.030 establishes a parking requirement for Accessory Dwellings; and

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

WHEREAS, public notice was given by publication on April 22, 2020, 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 May 7, 2020, at 6:00 p.m., where the Planning Commission of said City would consider the aforesaid amendments; and

WHEREAS, on May 7, 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 the City Code; and

WHEREAS, at said public hearing on May 7, 2020, the Planning Commission did conclude and recommend to the City Council that the hereinafter described amendments to *The North Kansas City Zoning Ordinance* and to 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. Subsection 17.12.030.B, “Accessory Dwelling,” of THE CODE OF THE CITY OF NORTH KANSAS CITY, MISSOURI is hereby repealed in its entirety.

Section 2. Table 28-2, “Required Parking” of Subsection 17.28.030, “Required Parking,” of the City Code is hereby amended by deleting the subpart regarding Accessory Dwelling Unit.

Other than as specifically set forth hereinabove, Table 28-2 shall remain in full force and effect.

Section 3. **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 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. **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 19th day of May, 2020.

Don Stielow, *Mayor*

ATTEST:

Crystal Doss, *City Clerk*

APPROVED this 19th day of May, 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

FROM: Eric Berlin, City Administrator

DATE: May 19, 2020

RE: Revised Traffic Pattern Due to Closure of QuikTrip Store

When the QuikTrip store formerly located at 1010 Armour Road (north side of Armour between Knox and Linn) was operating, the westbound roadway transitioned from two thru lanes to one via a forced right turn into the QuikTrip parking lot at Linn Street. This decision was made to coordinate with the truck route's transition point at Armour and Linn, as trucks are prohibited from continuing west on Armour past Linn (except for local deliveries).

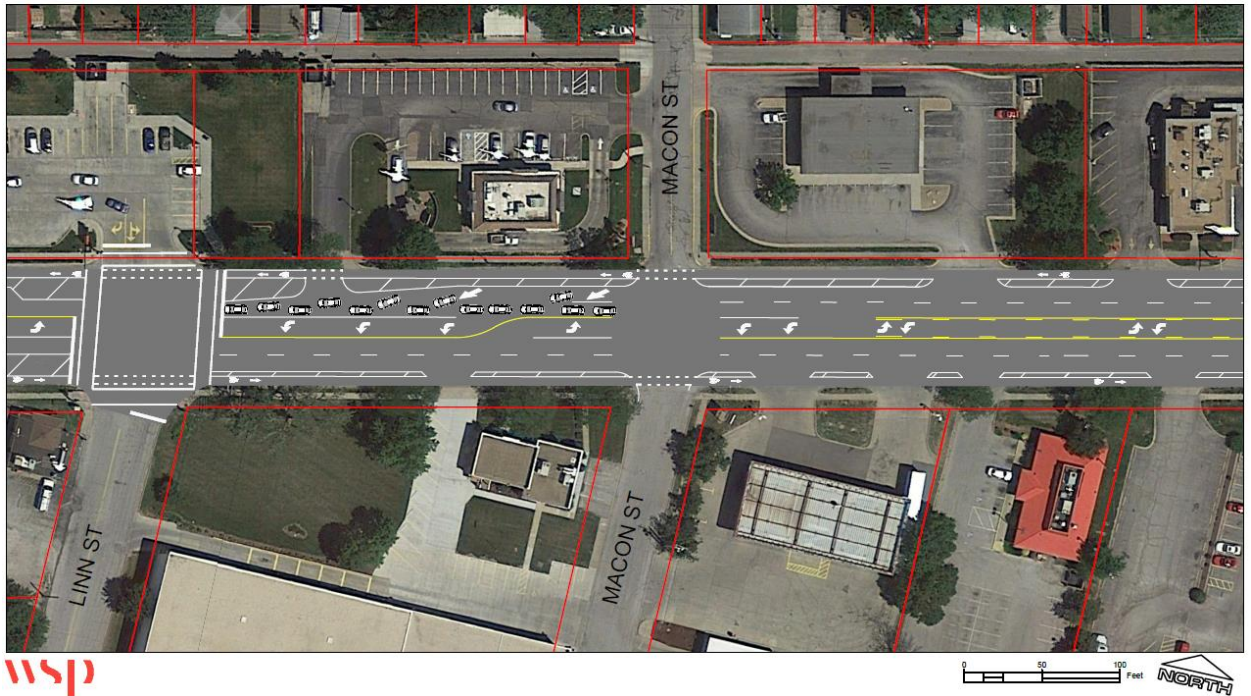
With the recent closure of the QuikTrip, there is now a dead-end situation for the outside lane at the delineators that were placed just past Linn as part of the Armour Road Complete Street project.

Some adjustment should be made to the current situation. Staff consulted with Jay Aber of WSP, the engineer of the Armour Road Complete Street project, for his comments. He identified three possible options:

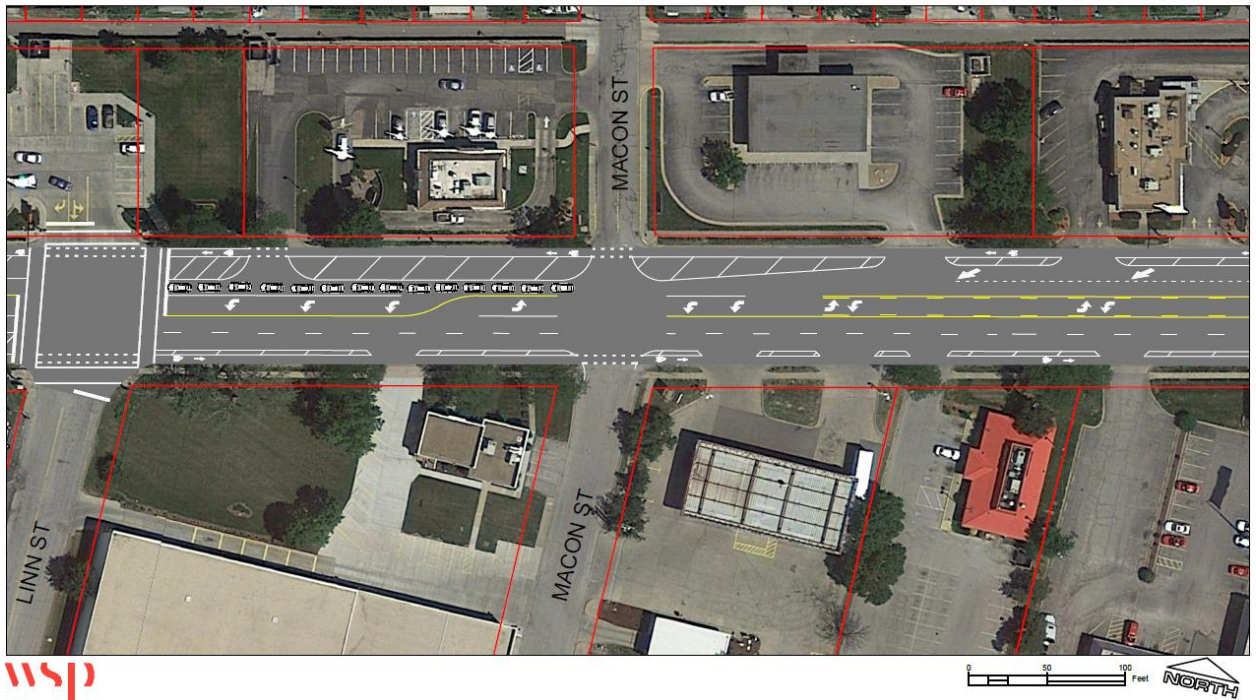
1. Transitioning from two westbound lanes to one by creating a forced right turn at Macon, one block east of Linn. Mr. Aber notes that the block between Ozark and Macon is longer than others, so there is more room to provide lane drop pavement markings and signage.
2. Leaving the transition where it is now, but adjusting the right turn lane to create a merge lane. Mr. Aber notes that the transition to a 3-lane section provides an obvious gateway effect to deter trucks west of Linn and slow down cars before the first pedestrian crossing at Knox. In addition, there is a bus stop located just east of Knox; a merge before Linn avoids a conflict between a turn lane and the bus stop.

While a merge is possible between Macon and Linn, it is preferable for the merge to be located further east of the signalized intersection at Linn. A merge lane between Macon and Linn could create a safety hazard or inefficient operations at the intersection with Linn. Creating the merge east of Macon provides greater spacing for the lane merge, which is preferable from a traffic engineering perspective. The following two graphics illustrate these options.

Armour Road - DRAFT Lane Drop/Merge Concept Design - Option 1



Armour Road - DRAFT Lane Drop/Merge Concept Design - Option 2



3. Removing the parallel parking between Linn and Knox and moving the forced right turn to Knox Street. Mr. Aber notes that this option would create a conflict with the existing bus stop east of Knox; KCATA does not locate bus stops on a turn lane. This stop does receive regular usage. In addition, this option is the costliest of the three, due to a greater amount of changes to markings and signage.

Staff also notes that construction for a 49-unit residential building with ground floor retail at 1007 Armour is expected to begin later this year. The existing on-street parking in the block between Linn and Knox is likely to experience greater use in the near future, by contractors during construction and by residents and patrons once construction is complete.

The Police Department and Community Development Department consulted on this issue, and it was their recommendation to the City Council, expressed at the March 3rd City Council meeting, that Option #2, merging at the current location, be pursued. At that meeting, two councilmembers expressed an interest in pursuing Option #3, opening the lane to Knox where there would be a forced right turn.

Between the three options listed above, staff's recommendation, in order of preference, would be:

- Option #2, create a merge. If this option is the preference of the City Council, staff requests further feedback on the location of the merge to the east or west of Macon Street.
- Option #1, create the forced right turn at Macon.
- Option #3, create the forced right turn at Knox.

Staff asks for direction and will implement whatever option is chosen by Council.

MEMORANDUM



TO: Mayor and City Council
City Administrator

FROM: Sara Copeland, AICP; Community Development Director

DATE: May 19, 2020

RE: Master Planned Development – Gallery Lofts, 1007 Armour Rd

Background

As part of the 2019 Zoning Ordinance update, the Master Planned Development process replaced Planned Unit Development as a method to review and approve development project that require a higher degree of specific planning or request flexibility on specific standards to respond to site conditions. Approval of a Master Planned Development (MPD) is similar to a zoning map amendment based on a specific development plan and must follow the procedures and requirements of the rezoning process.

Development Application

The applicant of record is NKC Gallery Lofts Investor Partner, LP. The developer has a purchase agreement with the City of North Kansas City to acquire this property for development of multi-family residential, a portion of which will be affordable housing. The property was rezoned to R-4 from M-1 on September 17, 2019.

This plan adjusts four regulations of the underlying R-4 zoning district to respond to the site's location along Armour Road and next to the YMCA and to maximize the development on the slightly irregular lot shape in a way that is more compatible with the context of this project. In particular, the plan proposes modifying the Front Building Line, the interior side and rear setbacks and required vehicle parking ratio for the residential component. These changes are in conformance with the Master Plan. The intent of the R-4 district is to provide a compact, walkable neighborhood setting adjacent to downtown or other activity centers and to integrate mixed-use buildings into the neighborhood. The flexibility requested by this application allows the project to meet or exceed these intent statements in this context

Zoning Map



Planning Commission Recommendation

The Planning Commission held the required public hearing at its May 7 meeting. No one spoke at the hearing. The Planning Commission voted unanimously to recommend approval of the Master Planned Development.

AN ORDINANCE APPROVING A MASTER PLANNED DEVELOPMENT AT 1007 ARMOUR ROAD, 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, upon passage of Ordinance No. 9061 on February 6, 2018, the City entered into a certain Agreement for Option to Purchase Property with Matt Adam Development Co., Inc., a Kansas corporation (“**Matt Adam**”), dated February 6, 2018 (the “**Agreement**”); and

WHEREAS, on April 3, 2019, Matt Adam assigned the Agreement to Yarco-Devco, LLC, a Missouri limited liability company (the “**Developer**”), which assignment was approved by the City by passage of Ordinance No. 9186 on April 2, 2019; and

WHEREAS, the Developer desires to redevelop certain real property in the City, which property includes (i) that parcel generally located at 1007 Armour Road in North Kansas City, Clay County, Missouri (previously occupied by a White Castle restaurant) and (ii) a strip of property immediately to the west that is approximately 43 feet wide and 190 feet deep (collectively, the “**Property**”); and

WHEREAS, the City is the owner in fee simple title of the Property, which is currently undeveloped; and

WHEREAS, the Developer has prepared and submitted an application for a Master Planned Development subsequent to the requirements of the North Kansas City Zoning Ordinance; and

WHEREAS, public notice was given by posted notice, notice by mail, and by publication in *The Kansas City Star* on April 22, 2020, 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, Missouri* (the “**City Code**”) that a public hearing of the Planning Commission would take place on the 7th day of May, 2020, at 6:00 p.m., where the Planning Commission of said City would consider the aforesaid application; and

WHEREAS, on the 7th day of May, 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 Master Planned Development.

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

Section 1. The Master Planned Development for Gallery Lofts dated April 29, 2020, including a Regulating Plan and Public Realm Plan, a copy of which is attached hereto, marked **Exhibit 1**, and incorporated herein by reference, is hereby adopted.

Section 2. 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 3. The City Clerk and City Staff are hereby authorized and directed to make changes to the City's official records reflecting these changes following the effective date of this ordinance.

Section 4. **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 5. **Governing Law.** This ordinance shall be governed exclusively by and be 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 from and after its passage by the City Council and approval by the Mayor.

PASSED this 19th day of May, 2020.

Don Stielow, *Mayor*

ATTEST:

Crystal Doss, *City Clerk*

APPROVED this 19th day of May, 2020.

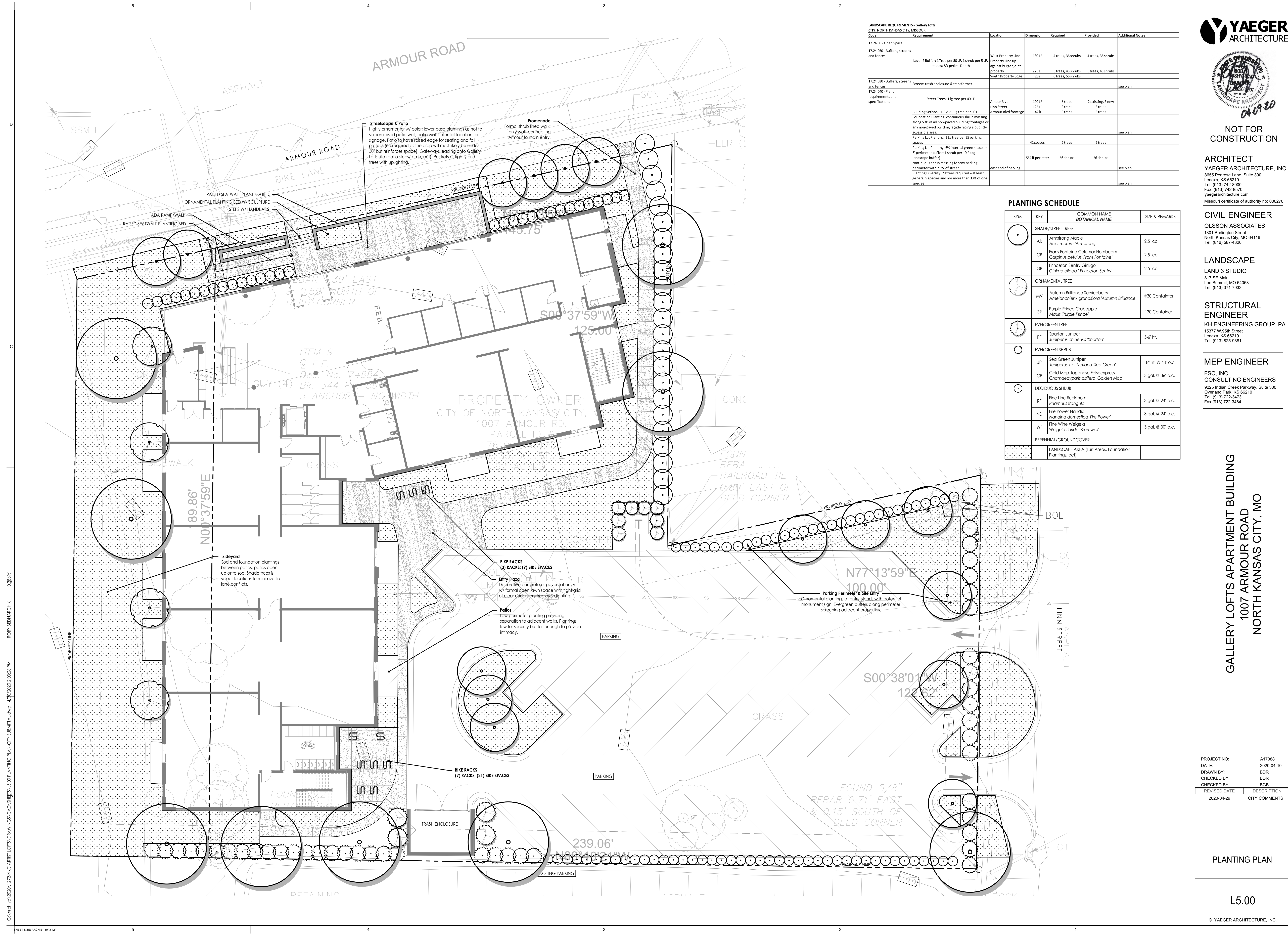
Don Stielow, *Mayor*

APPROVED AS TO FORM:

Anthony W. Bologna, *City Attorney*

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

EXHIBIT “1”



LANDSCAPE REQUIREMENTS - Gallery Lofts
CITY: NORTH KANSAS CITY, MISSOURI

Code	Requirement	Location	Dimension	Required	Provided	Additional Notes
17.24.00 - Open Space						
17.24.010 - Buffers, screens and fences	Level 2 Buffer: 1 Tree per 50 LF, 1 shrub per 5 LF, at least 8% perim. Depth	West Property Line Property Line up against burger joint property South Property Edge	180 LF 225 LF 282	4 trees, 36 shrubs 5 trees, 45 shrubs 6 trees, 56 shrubs	4 trees, 36 shrubs 5 trees, 45 shrubs	
17.24.020 - Buffers, screens and fences	Screen, trash enclosure & transformer					see plan
17.24.040 - Plant requirements and specifications	Street Trees: 1 lg tree per 40 LF	Armour Blvd Linn Street Armour Blvd frontage	190 LF 122 LF 142 LF	5 trees 3 trees 3 trees	2 existing, 3 new 3 trees 3 trees	
	Building Setback: 11' 25' 1 lg tree per 50 LF					see plan
	Foundation Planting: continuous shrub massing along 50% of all non-paved building frontages or any non-paved building facade facing a publicly accessible area.					see plan
	Parking Lot Planting: 1 lg tree per 25 parking spaces		42 spaces	2 trees	2 trees	
	Parking Lot Planting: 6% internal green space or 1/2 perimeter buffer (1 shrub per 100 sq ft landscape buffer)		554 lf perimeter	56 shrubs	56 shrubs	
	continuous shrub massing for any parking perimeter within 25' of street	east end of parking				see plan
	Planting Diversity: 20 trees required w/ at least 3 genera, 5 species and not more than 33% of one species					see plan

PLANTING SCHEDULE

SYM.	KEY	COMMON NAME BOTANICAL NAME	SIZE & REMARKS
SHADE/STREET TREES			
AR	Armstrong Maple <i>Acer rubrum 'Armstrong'</i>	2.5' cal.	
CB	Frans Fontaine Columnar Hombeam <i>Carpinus betulus 'Frans Fontaine'</i>	2.5' cal.	
GB	Princeton Sentry Ginkgo <i>Ginkgo biloba 'Princeton Sentry'</i>	2.5' cal.	
ORNAMENTAL TREE			
MV	Autumn Brilliance Serviceberry <i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	#30 Container	
SR	Purple Prince Crabapple <i>Malus 'Purple Prince'</i>	#30 Container	
EVERGREEN TREE			
PF	Spartan Juniper <i>Juniperus chinensis 'Spartan'</i>	5-6' ht.	
EVERGREEN SHRUB			
JP	Sea Green Juniper <i>Juniperus x pfitzeriana 'Sea Green'</i>	18" ht. @ 48" o.c.	
CP	Gold Mop Japanese Fatsyapress <i>Chamaecyparis plicata 'Golden Mop'</i>	3 gal. @ 36" o.c.	
DECIDUOUS SHRUB			
RF	Fine Line Buckthorn <i>Rhamnus frangula</i>	3 gal. @ 24" o.c.	
ND	Fire Power Nandina <i>Nandina domestica 'Fire Power'</i>	3 gal. @ 24" o.c.	
WF	Fine Wine Weigela <i>Weigela florida 'Bramwell'</i>	3 gal. @ 30" o.c.	
PERENNIAL/GROUND COVER			
		LANDSCAPE AREA (Turf Areas, Foundation Plantings, ect)	



NOT FOR CONSTRUCTION

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YAEGER ARCHITECTURE, INC.
8655 Penrose Lane, Suite 300
Lenexa, KS 66219
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yaegerarchitecture.com
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GALLERY LOFTS APARTMENT BUILDING
 1007 ARMOUR ROAD
 NORTH KANSAS CITY, MO

REVISED DATE	DESCRIPTION
2020-04-29	CITY COMMENTS

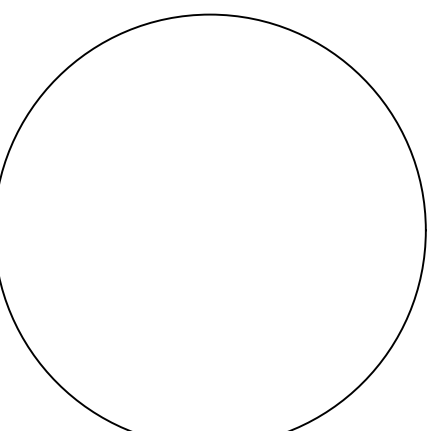
PLANTING PLAN

L5.00

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MASTER PLANNED DEVELOPMENT & REZONING PLAN FOR NKC GALLERY LOFTS

SECTION 14, TOWNSHIP 50N, RANGE 33W
IN NORTH KANSAS CITY, CLAY COUNTY, MO



NOT FOR
CONSTRUCTION
ARCHITECT
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GALLERY LOFTS APARTMENT BUILDING
1007 ARMOUR ROAD
NORTH KANSAS CITY, MO

PROJECT NO: A17088
DATE: 2020-04-10
DRAWN BY: AR, KNS
CHECKED BY: AR, JKB
CHECKED BY: PKL

REVISED DATE	DESCRIPTION

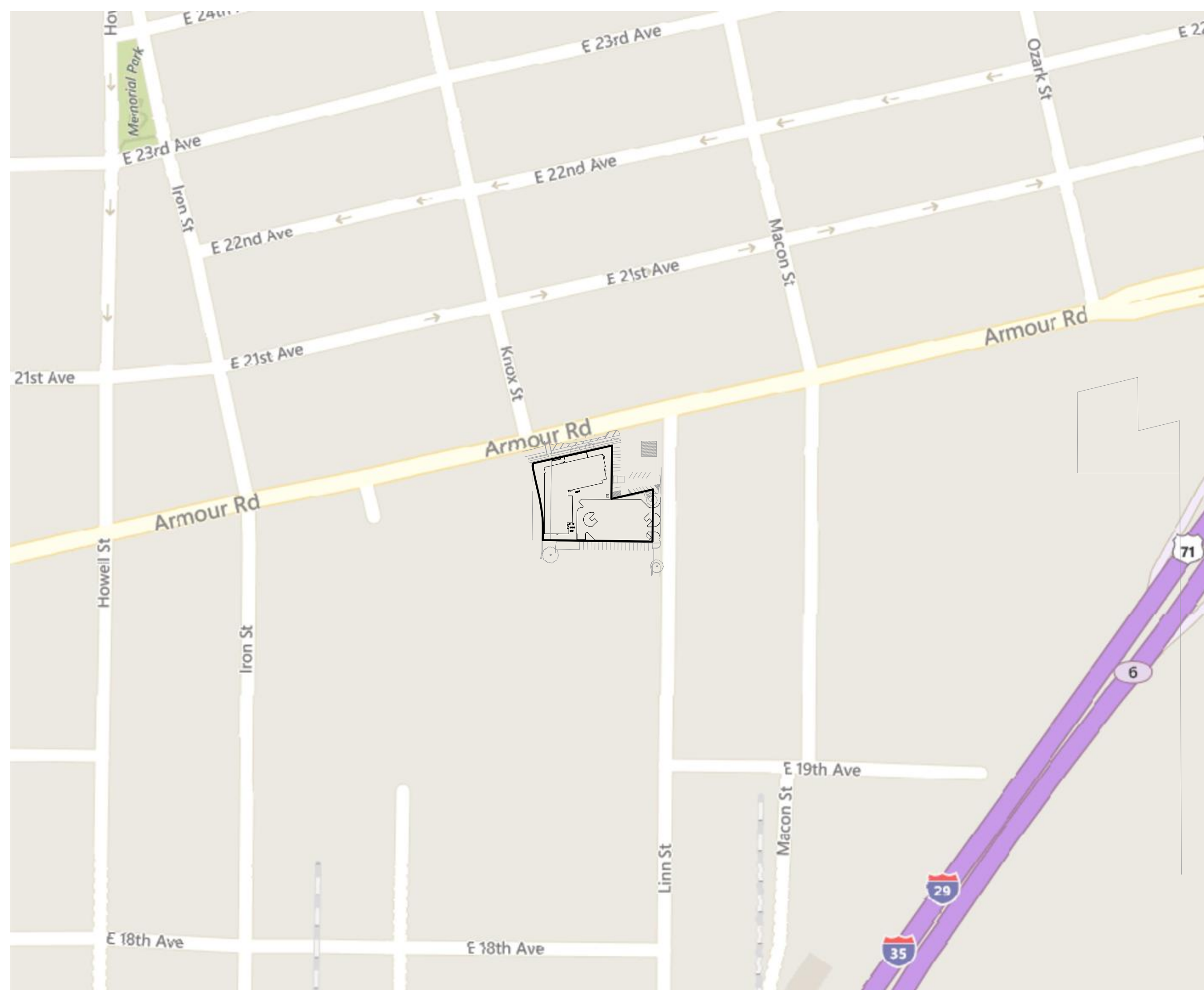
COVER SHEET

C001

CIVIL SHEET LIST TABLE	
SHEET TITLE	SHEET NUMBER
TITLE SHEET	C001
EXISTING CONDITIONS	C100
PUBLIC REALM PLAN	C200
REGULATING PLAN	C201
PRELIMINARY GRADING & UTILITY PLAN	C300

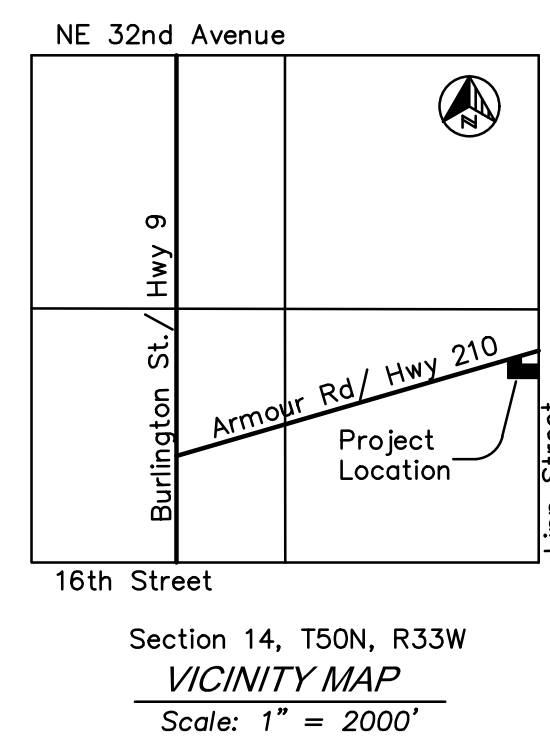
DEVELOPMENT TEAM CONTACT INFORMATION	
CIVIL ENGINEER	
BRAD FREEMAN OLSSON	7157 VISTA DRIVE WEST DES MOINES, IA 50266 TEL: 515.331.6517 bfreeman@olsson.com
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KH ENGINEERING GROUP, PA	15377 W. 95TH STREET LENEXA, KS 66219 TEL: 913.825.9381
ARCHITECT	
PATRICK LENAHAN YAEGER ARCHITECTS	8655 PENROSE ;ANE, SUITE 300 LENEXA, KS 66219 TEL: 913.742.8000 PLENAHAN@YAING.COM
LANDSCAPE ARCHITECT	
BRIAN ROTH LAND 3 STUDIO	317 SE MAIN LEE SUMMIT, MO 64063 TEL: 913.371.7933 BROTH@LAND3STUDIO.COM
MEP ENGINEER	
FSC INC. CONSULTING ENGINEERS	9225 INDIAN CREEK PARKWAY, SUITE 300 OVERLAND PARK, KS 66210 TEL: 913.722.3473

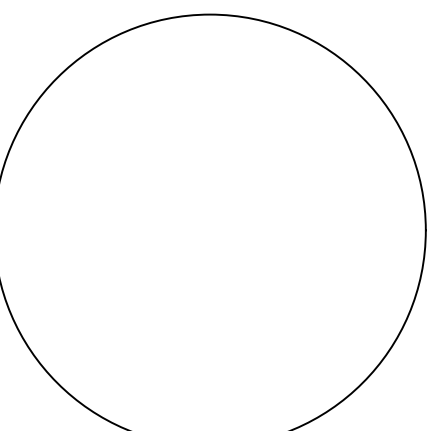
UTILITY SERVICE NUMBERS	
NORTH KANSAS CITY PUBLIC WORKS	816-274-6004
NORTH KANSAS CITY WATER DEPARTMENT	816-274-6022
MISSOURI GAS ENERGY	816-756-5252
AT&T	800-286-8313
KCP&L	816-471-5275
TIME WARNER CABLE	816-358-5360
LINKCITY FIBER	877-412-7990



LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 50 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN NORTH KANSAS CITY, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH, P.L.S. 2002014082 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 00°38'01" EAST, ON THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,843.77 FEET; THENCE LEAVING SAID EAST LINE, NORTH 89°21'59" WEST, 38.00 FEET TO THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF LINN STREET AS NOW ESTABLISHED SAID POINT ALSO BEING POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, NORTH 89°10'21" WEST, 257.16 FEET; THENCE NORTH 00°36'46" EAST, 13.36 FEET; THENCE NORTH 00°07'26" EAST, 21.28 FEET; THENCE NORTH 01°43'03" WEST, 17.82 FEET; THENCE NORTH 07°32'22" WEST, 23.23 FEET; THENCE NORTH 10°23'37" WEST, 21.14 FEET; THENCE NORTH 12°29'25" WEST, 22.89 FEET; THENCE NORTH 12°26'27" WEST, 19.31 FEET; THENCE NORTH 12°02'04" WEST, 22.21 FEET; THENCE NORTH 12°33'50" WEST, 9.62 FEET; THENCE NORTH 00°37'59" EAST, 11.24 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF ARMOUR ROAD AS NOW ESTABLISHED; THENCE NORTH 77°13'59" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 189.95 FEET; THENCE LEAVING SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 00°37'59" WEST, 125.00 FEET; THENCE NORTH 77°13'59" EAST, 100.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°38'01" WEST ON SAID WESTERLY RIGHT-OF-WAY LINE, 122.62 FEET TO THE POINT OF BEGINNING. CONTAINING 45,283 SQUARE FEET OR 1.04 ACRES, MORE OR LESS.





NOT FOR CONSTRUCTION ARCHITECT
YAEGER ARCHITECTURE, INC.
7780 West 119th Street
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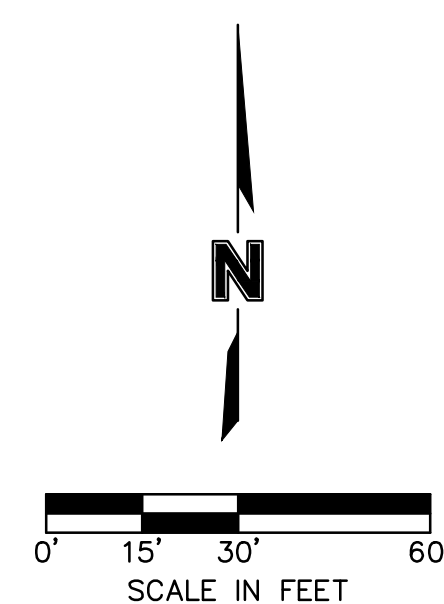
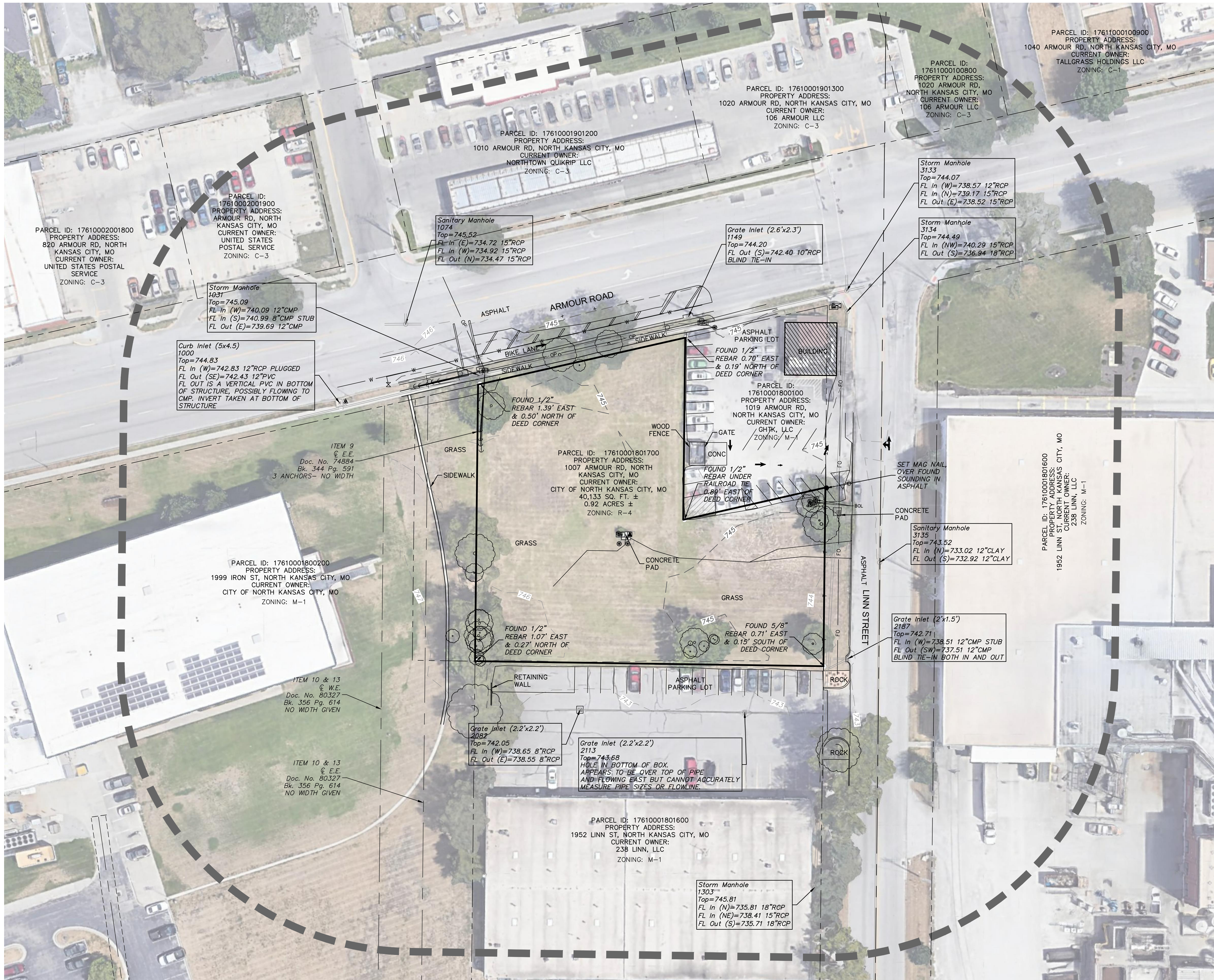
GALLERY LOFTS APARTMENT BUILDING
1007 ARMOUR ROAD
NORTH KANSAS CITY, MO

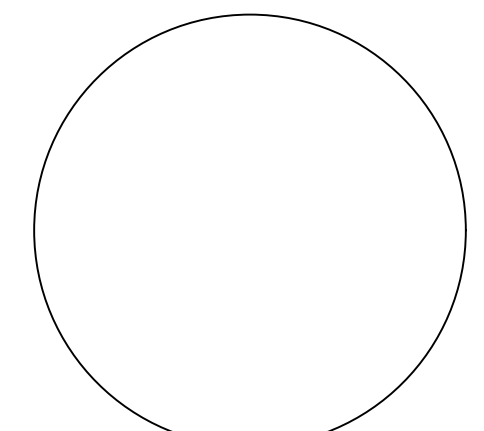
PROJECT NO: A17088
DATE: 2020-04-10
DRAWN BY: AR, KNG
CHECKED BY: AR, JKB
REVISOR: PKL

REVISED DATE DESCRIPTION

EXISTING CONDITIONS

C100





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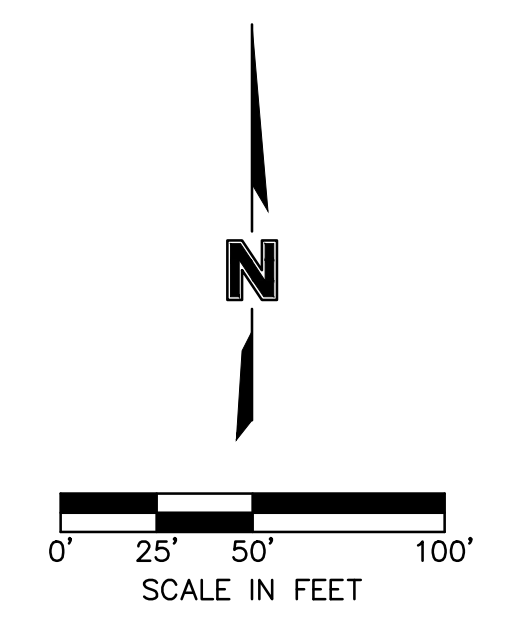
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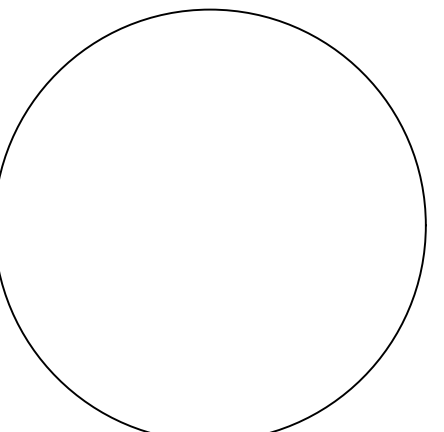
REVISED DATE	DESCRIPTION

PUBLIC REALM PLAN

C200



D
C
B
A



NOT FOR CONSTRUCTION ARCHITECT

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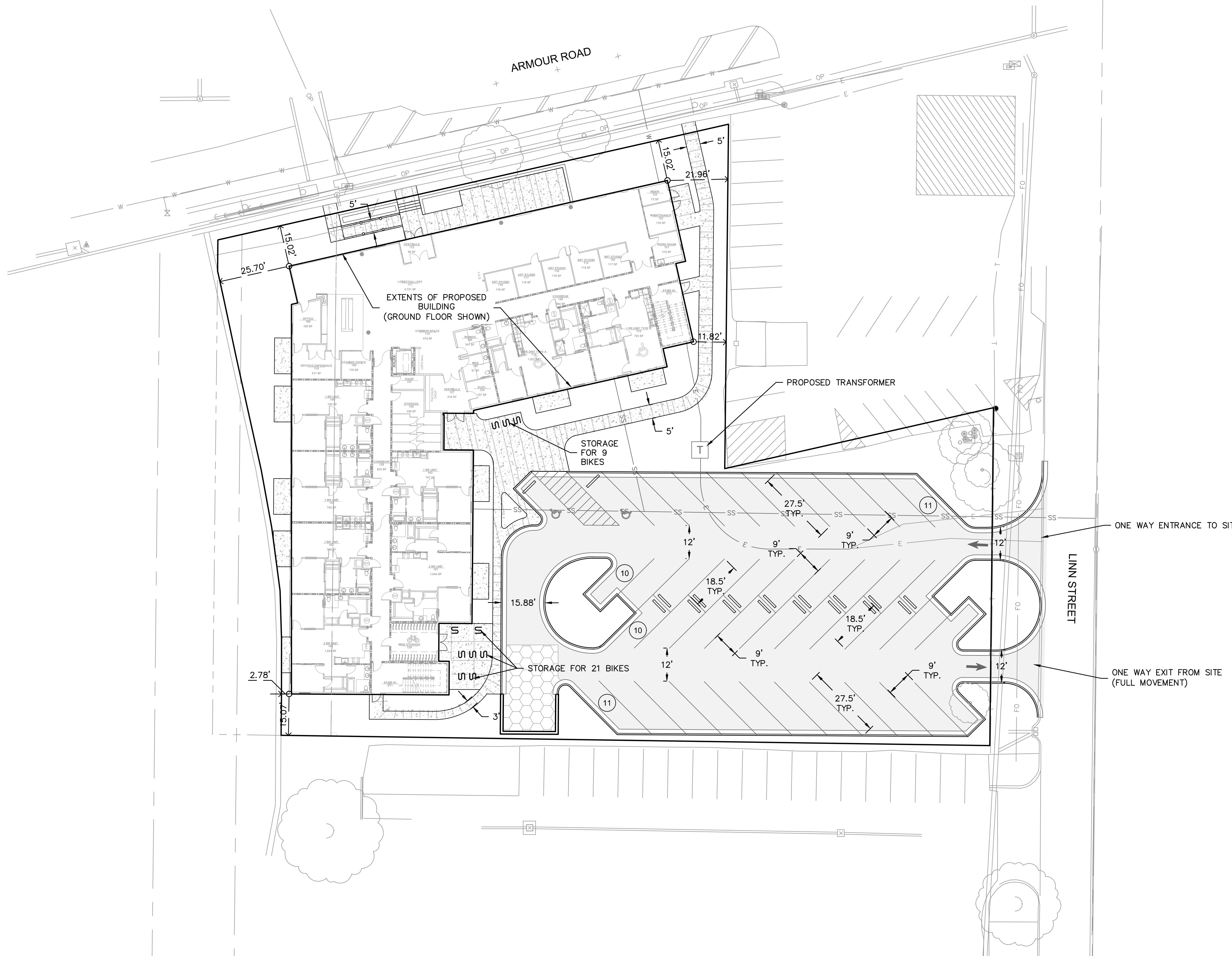
REGULATION PLAN

C201

- 17.08.060 B. REVIEW CRITERIA:**
1. APPLICATION CONFORMS TO NORTH KANSAS CITY MASTER PLAN.
 2. THE PROPERTY WAS RECENTLY REZONED TO R-4 WITH THE INTENT TO PROCEED WITH THIS APPLICATION.
 3. EXISTING STREETS AND INFRASTRUCTURE ARE IN PLACE AND ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT. ADJACENT LAND USE IS PRIMARILY SERVICE-BASED COMMERCIAL, RETAIL, OR OFFICE, ALL OF WHICH WILL BENEFIT FROM INCREASED CUSTOMER BASE AND TAX REVENUE.
 4. SEE #2 & #3 ABOVE.
 5. SEE #2 & #3 ABOVE.
 6. THE MPD APPLICATION HAS BEEN FILED TO AMEND AND/OR SUPPLEMENT CERTAIN EXISTING DEVELOPMENT STANDARDS AND REGULATIONS AS OUTLINED BELOW.
 7. SEE #3 ABOVE.
 8. NO DEVELOPMENT STANDARDS OR REGULATIONS WHICH HAVE BEEN PROPOSED TO BE AMENDED AND/OR SUPPLEMENTED WITH THIS PLAN SHALL BE CONSTRUED TO BE A PRECEDENT OR HAVE ANY IMPLICATIONS ON OTHER PROJECTS WITHIN THE CITY.
 9. THIS PROJECT HAS BEEN PREPARED BY ARCHITECTS, ENGINEERS, AND LANDSCAPE ARCHITECTS FOLLOWING PROFESSIONAL STANDARDS AND PRACTICES.

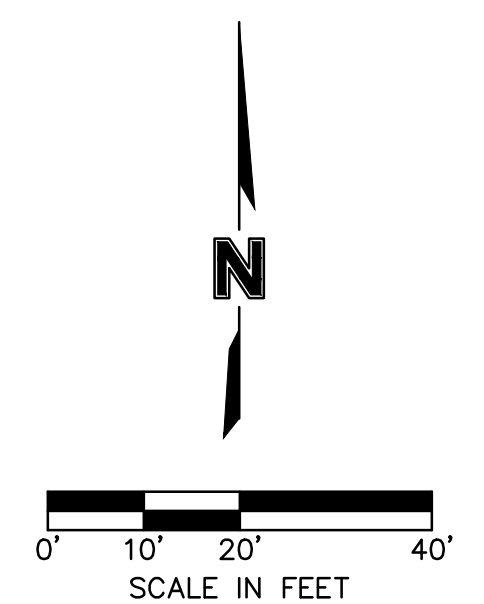
- UNIT TYPE:**
- 1-BED: 29 UNITS
 - 2-BED: 20 UNITS
 - TOTAL: 49 UNITS
- (SEE ARCHITECTURAL PLANS FOR MORE INFORMATION ON UNITS)

LEGEND	
	PRIVATE CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE PAVEMENT
	STANDARD DUTY ASPHALT PAVEMENT
	# OF PARKING STALLS



MPD Standards - Gallery Lofts															
Existing Zoning	Gross Area	Use	Net Area	Building Placement		Setbacks				Bldg Height	Gross Bldg Area	Building Coverage	FAR	Units	Density DU/ac.
				Front Building Line (Walkable 8)	Required FBL	Interior Side	Corner Side	Rear	11' or 10 stories						
Zoning Ordinance Requirement	R-4	1.04 AC	800 sqft per unit = 39,200 sqft	0-10 Feet	65%	15 ft	15 ft	15 ft	11' or 10 stories	60% of lot	1.38	49	47.12		
Proposed		Large Apartments (permitted in R-4 on corridors of major collector or arterial streets)	45302.4	15 feet	75%	2 ft	15 ft	14 ft.	4 stories	35% of lot	1.38	49	47.12		

Vehicle Parking Requirements						
	Units/Sqft	Ratio	Required	Proposed Ratio 1.25 per	Required	
Residential	49	1.5		74 unit	61	
Art Gallery/Studios (General Civic/Institutional)	3310	2.5	8	2.5	8	
Shared Parking						
			Weekday		Weekend	All
			Day	Evening	Day	Evening
Dwelling	25%	15	90%	55	50%	31
Retail or Service	75%	6	75%	6	100%	8
						55
						7
						5%
						61.25
						0
Total Parking Required			22		61	39
Maximum Parking Required =			63			63
Bicycle Parking Credit =			10			
On-Street Parking Credit =			11			
Total Required On-site Parking =			42			



NOT FOR
CONSTRUCTION

ARCHITECT
YAEGER ARCHITECTURE, INC.
7780 West 119th Street
Overland Park, KS 66213
Tel: (913) 742-8000
Fax: (913) 742-8570
yaegearchitecture.com
Missouri certificate of authority no: 000270

CIVIL ENGINEER
OLSSON ASSOCIATES
1301 Burlington Street
North Kansas City, MO 64116
Tel: (816) 587-4320

LANDSCAPE
LAND 3 STUDIO
317 SE Main
Lee Summit, MO 64063
Tel: (913) 371-7933

STRUCTURAL
ENGINEER
KH ENGINEERING GROUP, PA
15377 W 95th Street
Lenexa, KS 66219
Tel: (913) 825-9381

MEP ENGINEER
FSC, INC.
CONSULTING ENGINEERS
9225 Indian Creek Parkway, Suite 300
Overland Park, KS 66210
Tel: (913) 722-3473
Fax: (913) 722-3484

GALLERY LOFTS APARTMENT BUILDING
1007 ARMOUR ROAD
NORTH KANSAS CITY, MO

PROJECT NO: A17088
DATE: 2020-04-10
DRAWN BY: AR, KNG
CHECKED BY: AR, JKB
CHECKED BY: PKL

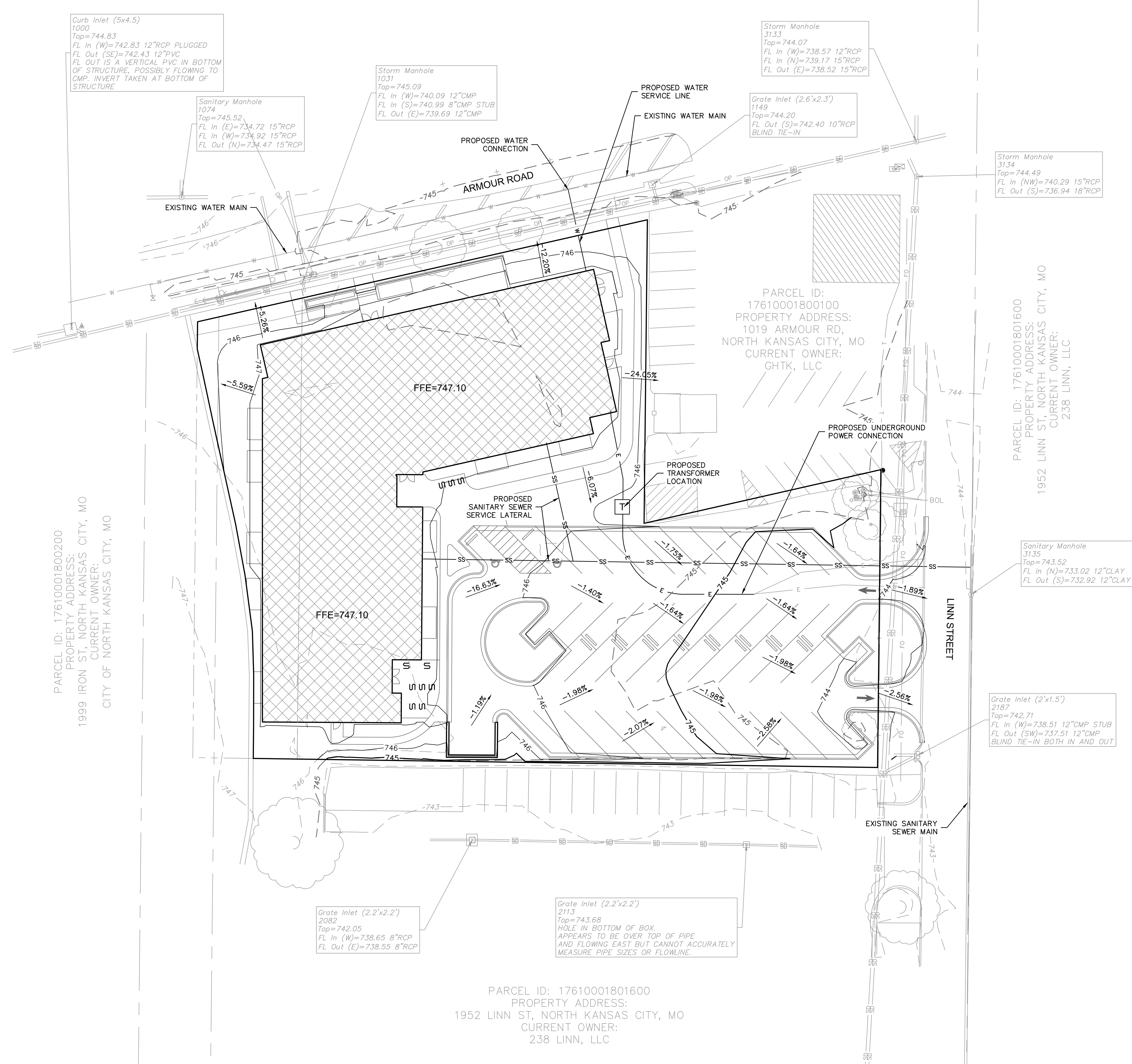
REVISED DATE	DESCRIPTION

PRELIMINARY
GRADING AND
UTILITY PLAN

C300

LEGEND

---	745	---	EXISTING INDEX CONTOUR
---	746	---	EXISTING INTERMEDIATE CONTOUR
---	746	---	PROPOSED INDEX CONTOUR
---	745	---	PROPOSED INTERMEDIATE CONTOUR
---	SS	---	EXISTING SANITARY SEWER
---	SS	---	PROPOSED SANITARY SEWER
---	SS	---	EXISTING STORM SEWER
---	SD	---	PROPOSED STORM SEWER
---	W	---	EXISTING WATER LINE
---	W	---	PROPOSED WATER LINE
---	T	---	EXISTING TELEPHONE LINE, UNDERGROUND
---	T	---	PROPOSED TELEPHONE LINE, UNDERGROUND
---	FO	---	EXISTING FIBER OPTIC, UNDERGROUND
---	FO	---	PROPOSED FIBER OPTIC, UNDERGROUND
---	OP	---	EXISTING POWER, OVERHEAD
---	E	---	EXISTING POWER, UNDERGROUND
---	E	---	PROPOSED POWER, UNDERGROUND



Curb Inlet (5x4.5)
1000
Top=744.83
FL In (W)=742.83 12"RCP PLUGGED
FL Out (SE)=742.43 12"PVC
FL Out IS A VERTICAL PVC IN BOTTOM
OF STRUCTURE, POSSIBLY FLOWING TO
CMP. INVERT TAKEN AT BOTTOM OF
STRUCTURE

Sanitary Manhole
1074
Top=745.52
FL In (E)=734.72 15"RCP
FL In (W)=734.92 15"RCP
FL Out (N)=734.47 15"RCP

Storm Manhole
1031
Top=745.09
FL In (W)=740.09 12"CMP
FL In (S)=740.99 8"CMP STUB
FL Out (E)=739.69 12"CMP

Storm Manhole
3133
Top=744.07
FL In (W)=738.57 12"RCP
FL In (N)=739.17 15"RCP
FL Out (E)=738.52 15"RCP

Grate Inlet (2.6'x2.3')
1149
Top=744.20
FL Out (S)=742.40 10"RCP
BLIND TIE-IN

Storm Manhole
3134
Top=744.49
FL In (NW)=740.29 15"RCP
FL Out (S)=736.94 18"RCP

Sanitary Manhole
3135
Top=743.52
FL In (N)=733.02 12"CLAY
FL Out (S)=732.92 12"CLAY

Grate Inlet (2'x1.5')
2187
Top=742.71
FL In (W)=738.51 12"CMP STUB
FL Out (SW)=737.51 12"CMP
BLIND TIE-IN BOTH IN AND OUT

Grate Inlet (2.2'x2.2')
2082
Top=742.05
FL In (W)=738.65 8"RCP
FL Out (E)=738.55 8"RCP

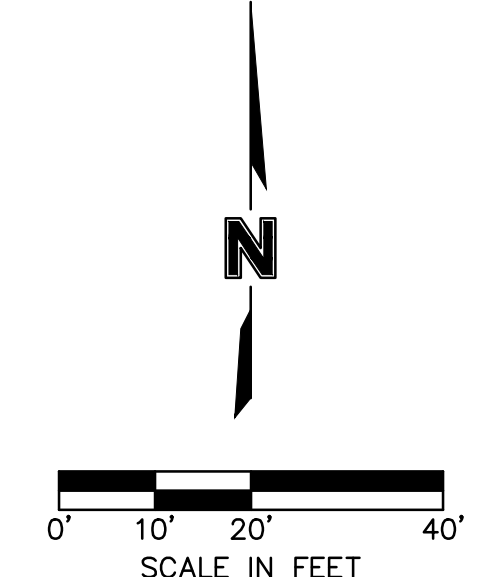
Grate Inlet (2.2'x2.2')
2113
Top=743.68
HOLE IN BOTTOM OF BOX.
APPEARS TO BE OVER TOP OF PIPE
AND FLOWING EAST BUT CANNOT ACCURATELY
MEASURE PIPE SIZES OR FLOWLINE.

PARCEL ID: 17610001800200
PROPERTY ADDRESS:
1999 IRON ST, NORTH KANSAS CITY, MO
CURRENT OWNER:
CITY OF NORTH KANSAS CITY, MO

PARCEL ID:
17610001800100
PROPERTY ADDRESS:
1019 ARMOUR RD,
NORTH KANSAS CITY, MO
CURRENT OWNER:
GHTK, LLC

PARCEL ID: 17610001801600
PROPERTY ADDRESS:
1952 LINN ST, NORTH KANSAS CITY, MO
CURRENT OWNER:
238 LINN, LLC

PARCEL ID: 17610001801600
PROPERTY ADDRESS:
1952 LINN ST, NORTH KANSAS CITY, MO
CURRENT OWNER:
238 LINN, LLC



EXTERIOR MATERIAL	SURFACE AREA (SF)	SURFACE AREA (%)
THIN BRICK	7,250 SF	25.48%
EIFS	8,620 SF	30.29%
FIBER CEMENT SIDING	10,091 SF	35.46%
STOREFRONT GLAZING	2,495 SF	8.71%
TOTAL	28,456 SF	100%



2ND - 4TH FLOOR WINDOW PERCENTAGE = 26.5%
1st FLOOR WINDOW PERCENTAGE = 44%

C3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

- KEYNOTES**
- EXTERIOR MATERIAL FINISH...**
- 3.3A INTERGRAL COLORED CONCRETE SITE WALL WITH FORM LINER, DARK GRAY. RE: CIVIL AND LANDSCAPE DRAWINGS
 - 3.3B CONCRETE STAIRS
 - 4.2A THIN BRICK VENEER, RUM RAISEN VELOUR
 - 4.2B THIN BRICK VENEER SOLDIER COURSE, RUM RAISEN VELOUR
 - 5.5 PREFRIGATED METAL BALCONY SYSTEM WITH ROD ANCHOR ASSEMBLY AND GUARDRAIL, DARK GRAY
 - 5.5B 1 1/2" STEEL STAIR AND RAMP HANDRAILS, DARK GRAY
 - 5.7A DECORATIVE CABLE RAIL SYSTEM WITH STEEL SIDE WALL MOUNTED POSTS AND TOP RAIL AND STAINLESS STEEL CABLES.
 - 7.2A EIFS ON 1 1/2" RIGID INSULATION, COLOR #1 CANVAS.
 - 7.2B EIFS ON 2 1/2" RIGID INSULATION, COLOR #2 BLUE BELL #577A
 - 7.2C EIFS REVEAL JOINT
 - 7.4A EXTERIOR SMOOTH FACE FIBER CEMENT LAP SIDING WITH 6" EXPOSURE, PAINTED LIGHT MIST
 - 7.4B 5/4" x 4" FIBER CEMENT TRIM BOARD, PAINTED WHITE.
 - 7.4M PREFINISHED ALUMINUM WALL PANELS, ANODIZED DARK SLATE GRAY TO MATCH STOREFRONT.
 - 7.4P 1 1/2" ALUMINUM OUTSIDE CORNER TRIM, PAINTED PEARL GRAY TO MATCH SIDING
 - 7.4Q 7/8" ALUMINUM INSIDE CORNER TRIM PAINTED PEARL GRAY TO MATCH SIDING
 - 7.4R 3/4" ALUMINUM J-MOLD TRIM PAINTED PEARL GRAY TO MATCH SIDING
 - 7.6A PREFINISHED ALUMINUM FLASHING AND TRIM, WHITE
 - 7.7A MANUFACTURED COPING, WARM GRAY
 - 7.7B MANUFACTURED EDGE FLASHING, WARM GRAY
 - 7.7C MANUFACTURED EDGE FLASHING, WHITE
 - 8.1A HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH BRICK. RE: DOOR SCHEDULE.
 - 8.4A ALUMINUM STOREFRONT RE: WINDOW TYPES, ANODIZED DARK SLATE GRAY
 - 8.4B ALUMINUM STOREFRONT DOOR, ANODIZED DARK SLATE GRAY. RE: DOOR SCHEDULE
 - 8.5A VINYL SINGLE HUNG WINDOW WITH CLEAR GLASS, WHITE
 - 8.5B VINYL SINGLE HUNG WINDOW, WITH TRANSLUCENT GLASS, WHITE
 - 8.5C VINYL SINGLE HUNG WINDOW, WITH CLEAR GLASS, WHITE. RE: DOOR SCHEDULE
 - 8.5E VINYL SLIDING GLASS DOOR WITH CLEAR GLASS, TAN. RE: DOOR SCHEDULE
 - 8.5F VINYL BI-PARTING SLIDING GLASS DOOR WITH CLEAR GLASS, WHITE. RE: DOOR SCHEDULE
 - 8.9A PREFINISHED ALUMINUM LOUVERS, ANODIZED DARK SLATE GRAY. RE: MECH. DWGS.
 - 10.A 22" TALL HALO LITE REVERSE CHANNEL LETTERS, ANODIZED DARK SLATE GRAY
 - 10.B BACKLIT ALUMINUM SIGN CABINET WITH 24" TALL ANODIZED DARK SLATE GRAY LETTERS
 - 10.C BACKLIT PROJECTING ALUMINUM CABINET SIGN WITH 22" TALL ANODIZED DARK SLATE GRAY LETTERS
 - 10.M AREA DESIGNATED FOR CUSTOM ART WORK
 - 26.1 ELECTRICAL METER BANK. RE: ELECT. DWGS.
 - C.J CONTROL JOINT



NOT FOR CONSTRUCTION

ARCHITECT
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Tel: (913) 722-3473
Fax: (913) 722-3484

GALLERY LOFTS APARTMENT BUILDING
1007 ARMOUR ROAD
NORTH KANSAS CITY, MO

PROJECT NO: A17088
DATE: 2020-04-29
DRAWN BY: AR, KNG
CHECKED BY: AR, JKB
CHECKED BY: PKL
REVISED DATE DESCRIPTION

EXTERIOR ELEVATIONS

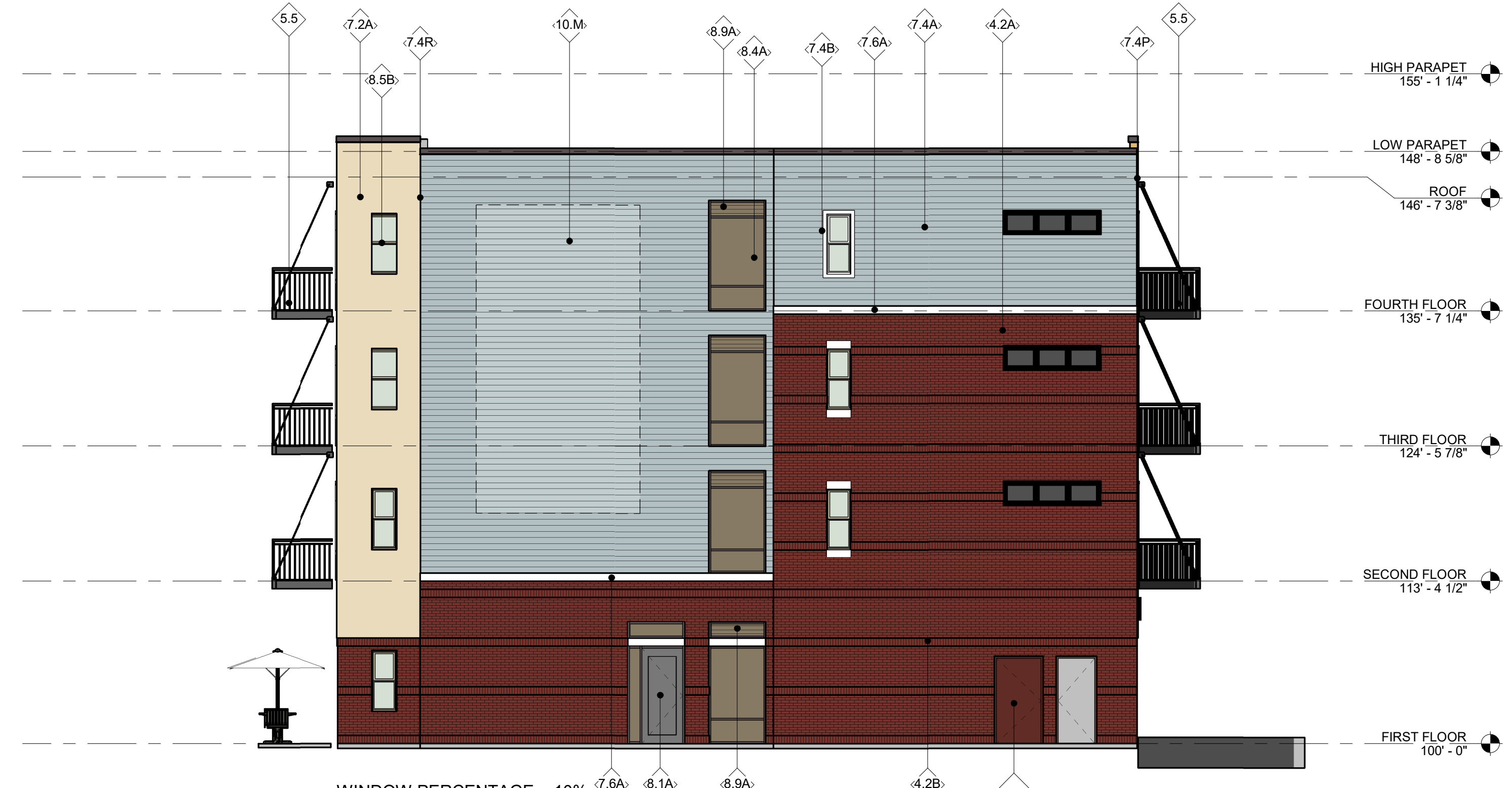
A-201

© YAEGER ARCHITECTURE, INC.



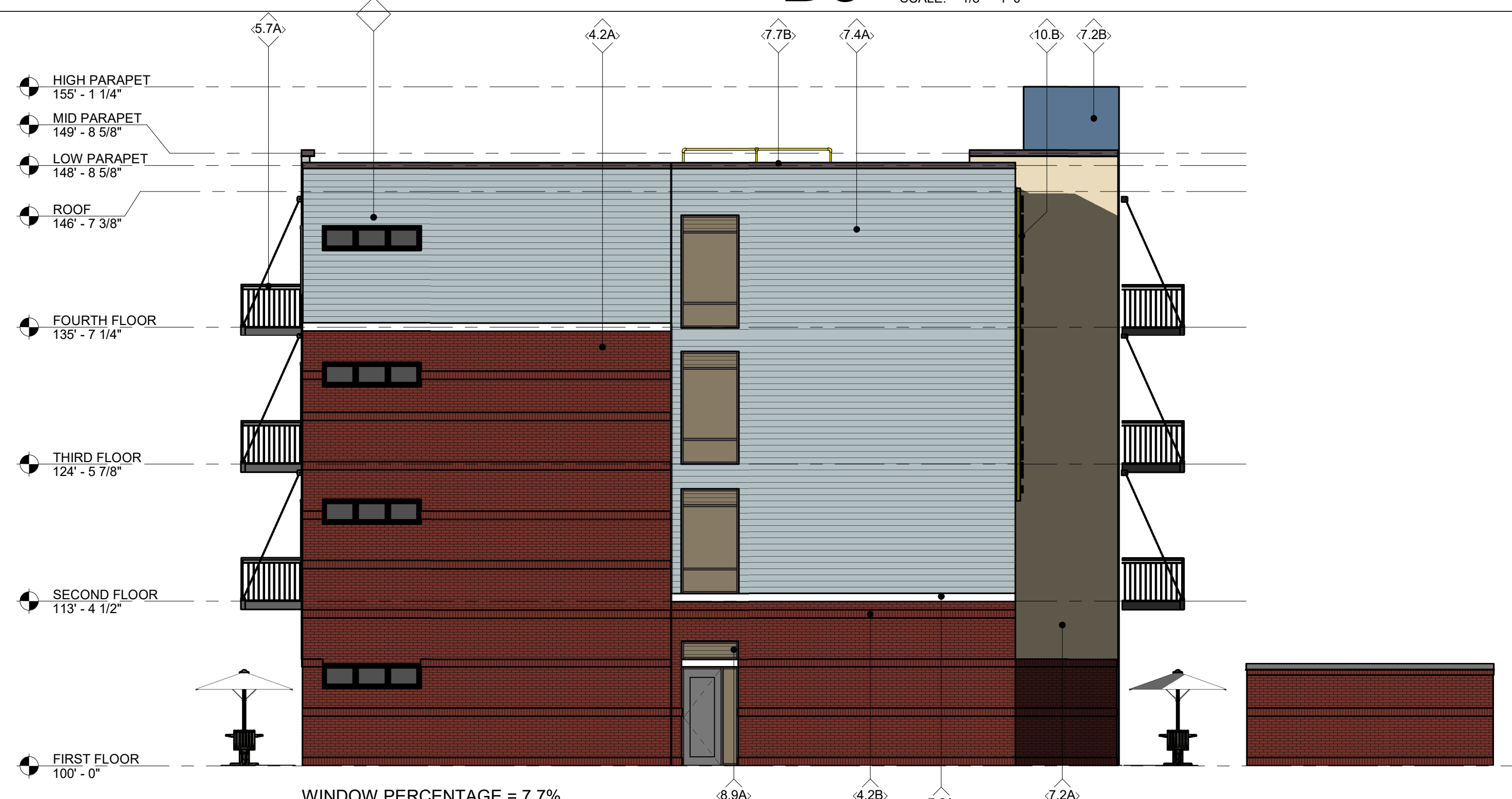
WINDOW PERCENTAGE = 19%

B3 SOUTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



WINDOW PERCENTAGE = 10%

B1 NORTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



WINDOW PERCENTAGE = 7.7%

A3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WINDOW PERCENTAGE = 10%

A1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

FILE PATH: B:\01\17088\17088-NC-Arch\17088-NC-Arch\17088-NC-Arch.dwg
PLOT DATE: 4/29/2020 11:58:03 AM

SHEET SIZE: ARCH E1 30" x 42"

MEMORANDUM



TO: Mayor and City Council

FROM: Sara Copeland, AICP; Community Development Director

DATE: May 19, 2020

RE: Final Plat, North Kansas City Gallery Lofts Plat

Background

This plat concerns approximately 1.04 acres located at 1007 Armour Road and including a sliver of property from the existing NKC Community Center/YMCA parcel, both owned by the City. The applicant of record is NKC Gallery Lofts Investor Partner, LP. The developer has a purchase agreement with the City of North Kansas City to acquire this property for development of multi-family residential.

Planning Commission Recommendation

At its May 7, 2020 meeting, the Planning Commission reviewed and, following a public hearing, approved the preliminary plat for this development; the Planning Commission also reviewed the final plat. The proposed plat was found to be in conformance with the approved Preliminary Plat and the Planning Commission unanimously recommended approval of the final plat.

The proposed final plat does not dedicate any additional right-of-way or easements.

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

AN ORDINANCE APPROVING THE FINAL PLAT OF NORTH KANSAS CITY GALLERY LOFTS 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 *North Kansas City Gallery Lofts*; and

WHEREAS, the *North Kansas City Gallery Lofts Preliminary Plat* was submitted to the Planning Commission of the City of North Kansas City, Missouri on the 7th day of May, 2020 and was approved by the Planning Commission; and

WHEREAS, the *Final Plat of North Kansas City Gallery Lofts* 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 7th day of May, 2020; and

WHEREAS, the *Final Plat of North Kansas City Gallery Lofts* was submitted to the City Council of the City of North Kansas City, Missouri for final approval on the 19th day of May, 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 North Kansas City Gallery Lofts*, 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 North Kansas City Gallery Lofts, 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 North Kansas City Gallery Lofts* 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. **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 be 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 19th day of May, 2020.

Don Stielow, *Mayor*

ATTEST:

Crystal Doss, *City Clerk*

APPROVED this 19th day of May, 2020.

Don Stielow, *Mayor*

APPROVED AS TO FORM:

Anthony W. Bologna, *City Attorney*

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

CERTIFICATE

STATE OF MISSOURI }
COUNTY OF CLAY } ss.

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. 9303 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 May, 2020.

Crystal Doss, *City Clerk*

ACKNOWLEDGEMENT

STATE OF MISSOURI }
COUNTY OF CLAY } ss.

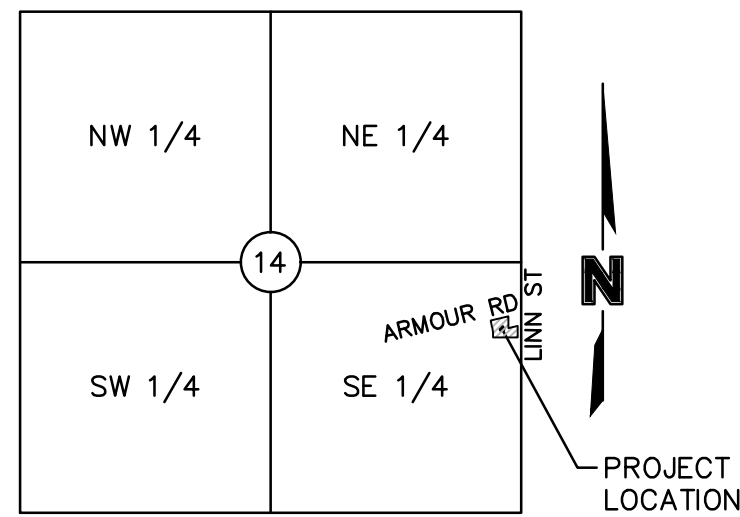
On this ____ day of May, 2020, before me appeared Crystal Doss, to me personally known, who being duly sworn did state that she is the City Clerk of the City of North Kansas City, Missouri, a municipal corporation, and that the seal affixed to the foregoing certified copy is the seal of said municipal 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
NORTH KANSAS CITY GALLERY LOFTS
SE 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:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 50 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN NORTH KANSAS CITY, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH, P.L.S. 2002014092 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 00°38'01" EAST, ON THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,843.77 FEET; THENCE LEAVING SAID EAST LINE, NORTH 89°21'59" WEST, 38.00 FEET TO THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF LINN STREET AS NOW ESTABLISHED SAID POINT ALSO BEING POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, NORTH 89°10'21" WEST, 257.16 FEET; THENCE NORTH 00°36'46" EAST, 13.36 FEET; THENCE NORTH 00°07'26" EAST, 21.28 FEET; THENCE NORTH 01°43'03" WEST, 17.82 FEET; THENCE NORTH 07°32'22" WEST, 23.23 FEET; THENCE NORTH 10°23'37" WEST, 21.14 FEET; THENCE NORTH 12°29'25" WEST, 22.89 FEET; THENCE NORTH 12°26'27" WEST, 19.31 FEET; THENCE NORTH 12°02'04" WEST, 22.21 FEET; THENCE NORTH 12°33'50" WEST, 9.62 FEET; THENCE NORTH 00°37'59" EAST, 11.24 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF ARMOUR ROAD AS NOW ESTABLISHED; THENCE NORTH 77°13'59" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 189.95 FEET; THENCE LEAVING SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 00°37'59" WEST, 125.00 FEET; THENCE NORTH 77°13'59" EAST, 100.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°38'01" WEST ON SAID WESTERLY RIGHT-OF-WAY LINE, 122.62 FEET TO THE POINT OF BEGINNING. CONTAINING 45,283 SQUARE FEET OR 1.04 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:

NORTH KANSAS CITY GALLERY LOFTS

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY THOMSON-AFFINITY TITLE, LLC. FILE NO. 224072, EFFECTIVE JANUARY 23, 2020 AT 8:00 A.M.
2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "CL-70" WITH A GRID FACTOR OF 0.9999116. ALL COORDINATES SHOWN ARE IN METERS.

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."

RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO NORTH KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER NORTH KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

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

STREET GRADES: STREET GRADE INFORMATION FOR ARMOUR ROAD WAS UNAVAILABLE OF PUBLIC RECORD THROUGH A SEARCH OF CITY ORDINANCE.

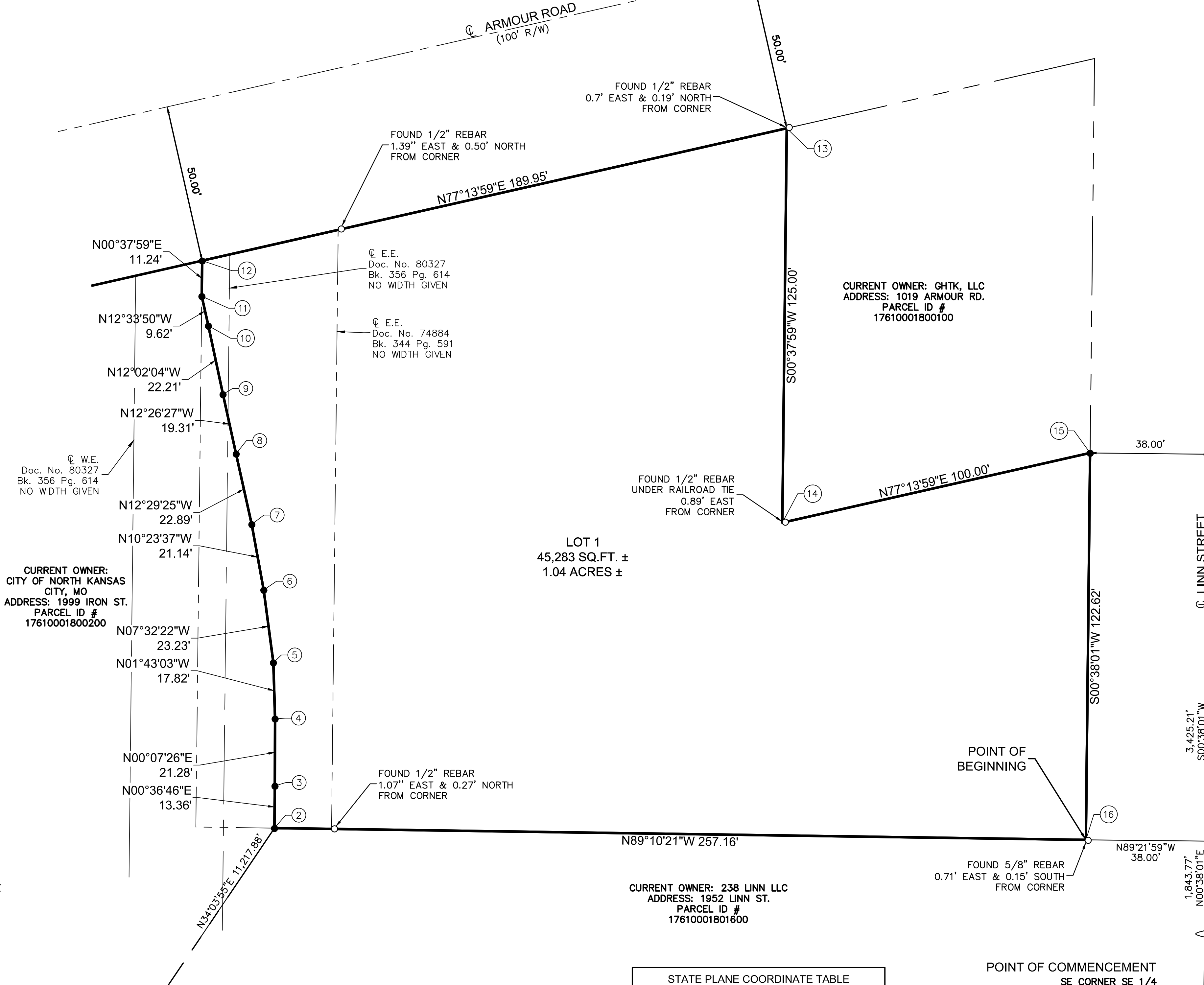
STREET GRADE INFORMATION FOR LINN STREET WAS UNAVAILABLE OF PUBLIC RECORD THROUGH A SEARCH OF CITY ORDINANCE.

FLOODPLAIN: ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29047C0214E, MAP REVISED AUGUST 03, 2015 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN).

BUILDING HEIGHT: THE SUBJECT PROPERTY IS LOCATED WITHIN THE CHARLES B. WHEELER DOWNTOWN AIRPORT HEIGHT ZONE MAP DATED JUNE 20, 2003. NO STRUCTURES, OBJECTS, OR NATURAL GROWTH OF TERRAIN SHALL BE ERRECTED, ALTERED, OR ALLOWED TO GROW OR BE MAINTAINED TO A HEIGHT IN EXCESS OF THE HEIGHT LIMIT AS ESTABLISHED PER ORDINANCE NO. 040342 OR AS AMENDED OR REVISED BY FUTURE ORDINANCES.

DEVELOPER:

C/O PATRICK LENAHAN
YAEGER ARCHITECTURE
8655 PENROSE LN STE 300
LENEXA, KS 66219



STATE PLANE COORDINATE TABLE

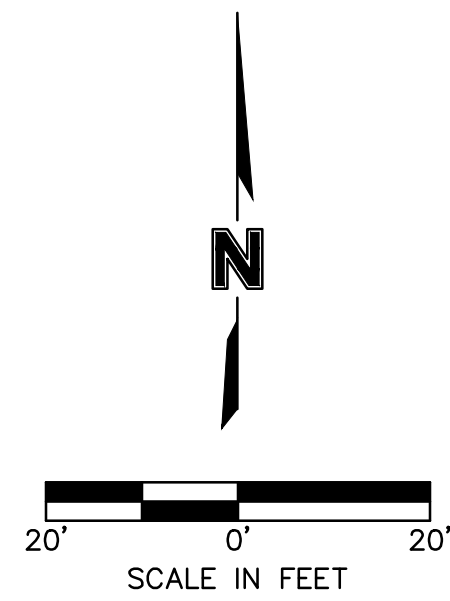
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2	330302.561	844033.455
3	330306.634	844033.498
4	330313.121	844033.512
5	330318.549	844033.349
6	330325.569	844032.420
7	330331.907	844031.258
8	330338.718	844029.749
9	330344.464	844028.481
10	330351.083	844027.070
11	330353.945	844026.432
12	330357.370	844026.470
13	330370.165	844082.937
14	330332.067	844082.516
15	330338.802	844112.242
16	330301.429	844111.829

LEGEND

- FND FOUND MONUMENT MONUMENTATION AS NOTED
- SET SET 1/2" IRON BAR WITH CLS 366 PLASTIC CAP ON CORNER
- ⊙ SCR SECTION CORNER
- ⊕ CENTERLINE
- ⊖ E.E. POWER/ELECTRIC EASEMENT
- ⊖ W.E. WATER EASEMENT
- ⊖ R/W RIGHT OF WAY

POINT OF COMMENCEMENT
SE CORNER SE 1/4
SEC. 14 TWP.50N. RGE.33W.
FOUND 1/2" REBAR MATCHING TIES
MO DRN #600-52243

NE CORNER NE 1/4
SEC. 14 TWP.50N. RGE.33W.
FOUND 1/2" REBAR
MATCHING TIES
MO DRN #600-89753



IN WITNESS WHEREOF:
CITY OF NORTH KANSAS CITY, MISSOURI

BY: _____
DON STIELOW, MAYOR

BY: _____
CRYSTAL DOSS, CITY CLERK

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 COMMISSION:
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH KANSAS CITY THIS _____ DAY OF _____, 2020

CHAIR _____

CITY COUNCIL:
APPROVED BY THE CITY COUNCIL OF THE CITY OF NORTH KANSAS CITY THIS _____ DAY OF _____, 2020

DON STIELOW, MAYOR

CRYSTAL DOSS, CITY CLERK

DATE OF SURVEY	04-08-2020
surveyed by:	SSJ/JPM
checked by:	AH/NZ/JH
approved by:	JSR
project no.:	020-0401
file name:	V_PPLAT_200401.DWG

THIS PLAT AND SURVEY OF NORTH KANSAS CITY GALLERY LOFTS WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF NORTH KANSAS CITY GALLERY LOFTS 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
APRIL 08, 2020
JROUDEBUSH@OLSSON.COM

olsson

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001892
1301 Burlington Street, North Kansas City, MO 64116
TEL 816.361.1177 FAX 816.361.1898 www.olsson.com

SHEET
1 of 1

DWC: C:\Users\rdelano\Desktop\020-0401\Armor road gallery loft\V_PPLAT_200401.dwg USER: rdelano DATE: Apr 08, 2020 2:02pm

MEMORANDUM



TO: Mayor and City Council

FROM: Eric Berlin, City Administrator

DATE: May 19, 2020

RE: Budget Amendment – Gaming Fund Transfer to Water Pollution Control Fund

At the time the FY 2020 City Budget was approved, a decision was made to fund Water Pollution Control (WPC) Fund capital expenditures out of the Gaming Fund because of the low fund balance in the WPC Fund.

On October 15, 2019, the City Council approved a budget amendment in the WPC Fund in the amount of \$133,900 to complete payments pursuant to the emergency repairs in the Paseo Industrial District that were caused by high river levels and resulting hydrostatic pressure. In the course of reviewing the WPC Fund recently, staff realized that the budget amendment presented to the Council at that meeting expensed out of the WPC Fund without making a transfer from the Gaming Fund. Staff now brings forward a budget amendment transferring funds in the amount of \$133,900 from the Gaming Fund to the WPC Fund.

RESOLUTION NO. 20-032

**A RESOLUTION AMENDING THE GAMING FUND FOR
FISCAL YEAR 2019-2020 BY APPROPRIATING \$133,900 TO THE WPC CAPITAL
FUND FOR EMERGENCY SEWER REPAIR RELATED TO SINKHOLE REPAIRS**

WHEREAS, the City of North Kansas City, Missouri adopted the fiscal year 2019-2020 Budget on September 17, 2019, Resolution No. 19-054, using estimates of income and expenditures established at that time; and

WHEREAS, the City of North Kansas City adopted Resolution No. 19-068 on October 15, 2019 appropriating \$133,900 in the Water Pollution Control Fund for emergency sewer repair related to sinkhole repairs; and

WHEREAS, Resolution No. 19-068 did not include a transfer from Gaming Revenues intended to fund the sinkhole repairs; and

WHEREAS, a resolution amending the 2019-2020 Gaming Fund by appropriating \$133,900 to the WPC Fund has been prepared for consideration of approval by the Council.

NOW, THEREFORE, BE IT RESOLVED that the following amendment shall be made to the fiscal year 2019-2020 Budget as follows:

GAMING FUND

		<u>Increase</u>	<u>Decrease</u>
<u>Revenues</u>			
Balance Appropriation	25-4999	\$133,900	
<u>Expenditures</u>			
Transfer Out - WPC Fund	25-535-9061	\$133,900	

WATER POLLUTION CONTROL FUND

		<u>Increase</u>	<u>Decrease</u>
<u>Revenues</u>			
Transfer In – Gaming Fund	61-4940	\$133,900	

DONE this 19th day of May 2020

Donald Stielow, Mayor

Attest: _____
Crystal Doss, City Clerk

MEMORANDUM



TO: Mayor Stielow and City Council

FROM: Chief Kevin Freeman

DATE: May 19, 2020

RE: Memorandum of Understanding with the North Kansas City School District

The North Kansas City Police Department is nearing the end of the second year of the agreement between the department and the North Kansas City School District to place one of our officers in the North Kansas City High School as a School Resource Officer. We believe the decision to re-establish this position has been a positive one and seek to continue the development of the role for the 2020-2021 school year.

The Memorandum of Understanding (MOU) presented is identical to the one approved last year with the exception of the effective dates of the agreement which have been changed in accordance with the 2020-2021 school year. The current MOU terminates at the conclusion of this school year. The district intends on presenting this MOU to the School Board at an upcoming Board meeting for approval.

RESOLUTION NO. 20-033

RESOLUTION APPROVING SCHOOL RESOURCE OFFICER PROGRAM MEMORANDUM OF UNDERSTANDING BY AND BETWEEN NORTH KANSAS CITY SCHOOL DISTRICT NO. 74 AND 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, the North Kansas City School District No. 74 (the “**District**”) is a state accredited school district located in Clay County, Missouri; and

WHEREAS, the City supports placing a police officer from the North Kansas City Police Department at the North Kansas City High School (the “**High School**”); and

WHEREAS, the City and the District previously entered into a School Resource Officer Program Memorandum of Understanding for the 2019-2020 school year, which was approved on behalf of the City by passage of Resolution No. 19-020 on April 16, 2019; and

WHEREAS, the District has now prepared a School Resource Officer Program Memorandum of Understanding (the “**MOU**”) for the 2020-2021 school year, which outlines the terms and conditions relating to the placement of a School Resource Officer at the High School for the 2020-2021 school year; and

WHEREAS, the MOU has now been reviewed by the North Kansas City Police Department and the terms and conditions presented are acceptable to the City and its Police Department; and

WHEREAS, the City and the District now desire to enter into the MOU for the services to be provided as set forth therein for the 2020-2021 school year; and

WHEREAS, the current School Resource Officer Program Memorandum of Understanding for the 2019-2020 shall remain in full force and effect until the end of the term set forth therein.

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

Section 1. Authorization of Memorandum of Understanding. The City Council hereby finds and determines that it is the best interests of the City and its citizens to approve the MOU for the 2020-2021 school year and, further, the City Council hereby authorizes the City to enter into the School Resource Officer Program Memorandum of Understanding (the “**MOU**”) with the District for the 2020-2021 school year, which MOU shall be in substantially the form of “**Exhibit 1**”, attached hereto and 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 19th day of May, 2020.

Don Stielow, *Mayor*

ATTEST:

Crystal Doss, *City Clerk*

EXHIBIT “1”

SCHOOL RESOURCE OFFICER PROGRAM MEMORANDUM OF UNDERSTANDING

CITY OF NORTH KANSAS CITY, MISSOURI
North Kansas City, Missouri

NORTH KANSAS CITY SCHOOLS
District #74

This Memorandum of Understanding is entered into this 19th day of May, 2020 by and between the City of North Kansas City, Missouri (hereinafter referred to as the "City" or "Police Department") and the North Kansas City School District #74, a State accredited school district located within Clay County, Missouri (hereinafter referred to as the "District").

WITNESSETH:

- A. The City, by and through its Police Department, agrees to provide the District one (1) Police Department Officer to serve in the School Resource Officer Program as a School Resource Officer ("SRO"); and
- B. The District and the City desire for this Agreement to guide and direct the School Resource Officer Program.

NOW, THEREFORE, in consideration of the agreements and undertakings hereinafter set forth, and for other good and valuable consideration, the receipt and adequacy therefor being hereby acknowledged, the District and the City agree as follows

I. MISSION AND GOALS:

- A. The mission of the School Resource Officer Program is to reduce incidents of delinquency in or around school by combining law enforcement with educational professionals to address drug and alcohol abuse, youth violence, truancy and other youth issues in an educational environment.
- B. The following goals are shared between the District and the City with regard to the School Resource Officer Program:
 - 1. Provide a safe and respectful school;
 - 2. Enhance the relationship between law enforcement officers and students in school; and
 - 3. Foster educational programs, which will address tobacco, alcohol, and other drug issues, violence diffusion and prevention, and other safety issues as needed.

II. EMPLOYMENT AND ASSIGNMENT OF THE SCHOOL RESOURCE OFFICER:

C. The selection of an SRO shall be achieved through the established policies and procedures of the City. The City will collaborate with the School District's Safety & Security Director during this process. Upon selection, the City shall provide one (1) SRO to the North Kansas City High School.

D. Regular Duty Hours of the School Resource Officer

1. The SRO shall be assigned to the school on a full-time basis during those days and hours the school is in regular session. The SRO shall be on campus from one-half hour prior to the start of classes until one-half hour after the end of the regularly scheduled school day.
2. On early release days, the SRO may be required to attend District meetings or training during the remainder of the day.
3. During the SRO's daily tour of duty, the SRO may be off campus performing such tasks that may be required by their assignments.
4. The SRO may be temporarily reassigned by the City during school holidays and vacations and/or during the periods of police emergency.
5. Regular working hours may be adjusted on situational basis with the consent of the SRO's supervisor. These adjustments should be approved prior to their being required and should be utilized to cover scheduled school related activity requiring the presence of a law enforcement officer.

E. EXTRA DUTY HOURS OF THE SCHOOL RESOURCE OFFICER

1. The SRO will participate in training related to their SRO duties on one professional development day in the first semester and one professional development day in the second semester. The SRO will work with the District Safety & Security Director to establish and set up the training.

F. The Role of the School Resource Officer

The role of the School Resource Officer is based on a "triad" approach adopted from training developed and presented by the National Association of School Resource Officers (NASRO) and/or the Missouri School Resource Officers Association (MSROA). The triad philosophy defines a School Resource Officer as fulfilling three main roles: Educator, Counselor or Problem Solver, and Law Enforcement Officer.

1. Educator - The School Resource Officer shall provide educational information in the form of classroom presentations, parent or public presentations, or in-service school staff presentations. Formal presentations shall be made available to these groups on any topic concerning public safety, law related issues, crime prevention, drug abuse prevention, gang prevention, or other topics as appropriate. The School Resource Officer will act as an instructor or arrange for another SRO or certified public safety instructor, for these respective presentations when invited to do so by the principal or member of the faculty. These presentations shall be conducted in a professional manner and shall be pre-approved by the District's Director of Safety & Security with input from the respective school administrator.
2. Counselor/Problem Solver - The School Resource Officer is not a substitute for school counselors. The SRO may give advice or guidance to students and the education staff within the context of the officer's knowledge, training and experience. The SRO counsels students on a variety of issues, which may range from dealing with anger, personal conflicts, drug and alcohol issues, abuse and neglect, and other issues related to public safety or the law.

The School Resource Officer shall work closely with the District's Director of Safety & Security, school administrators and counselors, social workers, juvenile officers, and other organizations, which service youth in order to provide support to students in need.

3. Law Enforcement Officer - The School Resource Officer shall conduct criminal investigations and make arrests utilizing the same criteria as any other certified law enforcement officer of the City. However, the effective SRO will often work with the District's Director of Safety & Security, school administrators, parents, social service agencies, and perhaps the Clay County Juvenile Office to explore effective ways to hold juvenile offenders accountable for their actions.

The School Resource Officer shall also gather intelligence information regarding criminal activities involving school aged or juvenile offenders. This information is then shared with the appropriate resources.

G. Additional Duties of the School Resource Officer

1. The SRO shall coordinate all of his/her activities with the City, the District's Director of Safety & Security, the principal and staff members concerned, and will seek permission, advice, and guidance prior to enacting any programs within the School.
2. The SRO shall develop expertise in presenting various subjects to the students. Such subjects shall include a basic understanding of the laws, the role of the police, and the police mission.

3. The SRO shall encourage individual and small group discussions with students based on material presented in class to further establish rapport with the students.
4. When requested by the District's Director of Safety & Security or by the respective principal, the SRO shall attend parent/faculty meetings to solicit support and understanding of the SRO program. Each year, the SRO will provide faculty members, especially new members, an overview of the SRO program.
5. The SRO shall make himself/herself available for conferences with students, parents, and faculty members in order to assist them with problems of law enforcement, crime prevention, or violence prevention topics. Confidential information shall not be disclosed except as provided by law or court order.
6. The SRO shall become familiar with all community agencies that offer assistance to youth and their families such as mental health clinics, drug treatment centers, etc. The SRO shall make referrals to such agencies and liaise when necessary, thereby acting as a resource person to the students, faculty and staff of the school.
7. The SRO shall assist the District's Director of Safety & Security and principal(s) in developing plans and strategies to prevent and/or minimize dangerous situations that may occur on campus or during school sponsored events.
8. The SRO shall adhere to School Board policy, City policy and legal requirements should it become necessary to conduct formal police activities with the students.
9. If the SRO becomes aware of any criminal investigation at the SRO's respective school(s), the SRO should help coordinate that investigation, *even* though the SRO may not be the lead investigator. For example, when the SRO becomes aware of a child abuse case, they may not be the lead investigator; however, the SRO will make the necessary contacts with the appropriate investigating agency to facilitate the investigation.
10. The SRO shall take law enforcement action as required. As soon as practical, the SRO shall make the District's Director of Safety & Security, along with the respective principal, aware of such action. At the request of District's Director of Safety & Security or the respective school principal, the SRO shall take appropriate law enforcement action for violations of the law on school property or at related school functions as allowed by Missouri Statues.
11. The SRO shall give assistance to other law enforcement officers and/or other local law enforcement departments in matters regarding his/her school assignment, whenever necessary.

12. The SRO shall, whenever possible, and in accordance with established overtime procedures, participate in and/or attend school functions.
13. The SRO may be assigned non-campus investigations relating to runaways or truant students that attend the school to which the SRO is assigned.
14. The SRO shall maintain detailed and accurate records of the operation of the School Resource Officer Program, and shall make them available to the City, the District's Director of Safety & Security, principal, or superintendent as required by law.
15. The SRO shall not act as a school disciplinarian or conduct searches or frisks on behalf of an administrator for issues only related to school discipline. However, if there is a safety risk; or the District's Director of Safety & Security or the principal believes a violation of law has occurred, and the school district intends to pursue the matter criminally; then the SRO shall be contacted. The SRO shall determine whether law enforcement action is appropriate. If the District's Director of Safety & Security disagrees, then the SRO's supervisor at the City shall be consulted.
16. The SRO is not to be used for regularly assigned lunchroom duties, hall monitor, bus monitor, in school suspension monitor, or any other regularly assigned duties that are filled by a School or District employee. If there is a problem in one of these areas, the SRO should be actively involved and help the school solve the problem. These solutions will vary but may include the presence of the SRO in these areas. Even though the SRO is not to be assigned regular duties of another School or District member in these high traffic areas, the SRO should make a consistent and regular practice to be visible in these areas. The SRO's presence will provide great opportunities to make positive contacts with students and to help deter negative issues from occurring.
17. The SRO or City should ensure the respective principal and the District's Director of Safety & Security are notified when the SRO is sick or injured prior to the start of the school day.

H. Access to Education Records

1. School officials shall allow the SRO to inspect any public records maintained by the School District to the extent allowed by state and federal law. However, law enforcement officials may not inspect and/or copy confidential student education records except in accordance with Board of Education Policy and Regulations.
2. If some information in a student's cumulative record is needed in an emergency to protect the health or safety of the student or other individuals, school officials may disclose to the SRO that information which is needed to respond to the emergency situation based on the seriousness of the threat to someone's health or safety.
3. A full explanation as to the need of the information to handle the emergency and the extent to which time is of the essence shall be articulated in the SRO's official policy report.

4. If confidential student record information is needed, but no emergency exists, the information may be released only upon the issuance of a search warrant or subpoena to produce the records, or with consent of the student's parent or guardian as required by Board Policy or as otherwise allowed by state and federal law.
5. The City, the Police Department and the SRO will comply with the Family Educational Rights and Privacy Act, 20 U.S.C.A. § 1232g, and will indemnify the District, to the extent permitted by law, for any damages suffered by it by reason of its failure to do so.

III. RIGHTS, DUTIES AND RESPONSIBILITIES OF THE DISTRICT

- A. District Administration shall provide to all the full-time SRO's the following materials and facilities, which are deemed necessary to the performance of the SRO duties:
 1. Access to an air-conditioned and properly lighted private office, which shall contain a telephone to be used for general business purposes. This office may be shared by another SRO but shall be for SRO use only.
 2. A location for files and records, which can be properly locked and secured.
 3. A desk with drawers, a desk chair, additional guest chair(s), filing cabinet office supplies.
 4. Access to a computer and/ or secretarial assistance.

IV. FINANCING OF THE SCHOOL RESOURCE OFFICER PROGRAM

- A. The City agrees to fully fund the SRO position for the term of the agreement, as described herein.

V. TERM OF THE SCHOOL RESOURCE OFFICER PROGRAM

Unless earlier terminated in accordance with Section VIII below, the term of this MOU shall commence on August 17, 2020 and shall terminate on May 28, 2020, or such later dates as is the last day of school for the academic school for students in the North Kansas City High School.

VI. EMPLOYMENT STATUS OF THE SCHOOL RESOURCE OFFICER

- A. The School Resource Officer shall remain an employee of the City of North Kansas City, Missouri, and shall not be an employee of the District.
- B. The District and the City acknowledge that the School Resource Officer shall remain responsible to the chain of command of the Department. However, the School Resource Officer shall coordinate efforts and activities with the District's Director of Safety & Security and respective school principal.

VII. DISMISSAL OF SCHOOL RESOURCE OFFICER; REPLACEMENT

- A. In the event the principal of the school to which the SRO is assigned feels that the particular SRO is not effectively performing his or her duties and responsibilities, the principal shall discuss the matter with School District's Director of Safety & Security. The School District's Director of Safety & Security will try to resolve any issues in consultation with the City's Police Chief or his/her designee. However, if the principal and the School District's Director of Safety & Security agree that the respective SRO should be removed from the program then the School District's Director of Safety & Security shall then give this written recommendation to the Executive Director for Student Activities and Support Services.
- B. The Executive Director for Student Activities and Support Services will consult with the City's designee and will exhaust all avenues in an attempt to resolve the situation. If resolution cannot be gained, the recommendation to remove the SRO from the program will be forwarded to the Superintendent of the District. Within a reasonable time after receiving the recommendation to remove the SRO from the program, the Superintendent or his/her designee shall advise the City of the request.
- C. If the City so desires, the Superintendent and the City Administrator or his/her designees, shall meet with the SRO to mediate or resolve any problems, which may exist. At such a meeting, specific members of the respective school, along with the School District's Director of Safety & Security and the Executive Director for Student Activities and Support Services may be required to be present. If, within a reasonable amount of time after commencement of such mediation, the problem cannot be resolved or mediated, or in the event the City does not seek mediation, then the SRO shall be removed from the program and the school. The City shall then provide a replacement SRO as staffing allows.
- D. The City may dismiss or reassign an SRO based upon City Rules, Regulations and/or General Orders and when it is in the best interest of the people of the City of North Kansas City, Missouri, and the District.
- E. In the event of the resignation, dismissal, reassignment or long-term absence of an SRO, the City shall provide a temporary replacement for the SRO within thirty (30) calendar days of receiving notice of such resignation, dismissal, reassignment or long-term absence.

VIII. TERMINATION OF AGREEMENT

- A. This agreement may be terminated by either party upon thirty (30) days written notice that any other party has failed to substantially perform in accordance with the terms and conditions of this Agreement.
- B. Either party upon ninety (90) days written notice may terminate this Agreement without cause.
- C. Termination of this Agreement may only be accomplished as provided herein.

X. EVALUATION OF PROGRAM

- A. It is mutually agreed that the City and the District shall annually evaluate the School Resource Officer Program and implement recommendations and changes as needed and agreed upon.

XI. NOTICES

Any and all notices or any other communication herein required or permitted shall be deemed to have been given when deposited in the United States postal service as regular mail, postage prepaid and addressed as follows:

Daniel Clemens, Superintendent
North Kansas City School District
2000 NE 46th Street
Kansas City, Missouri 64116

Eric Berlin
City Administrator
2010 Howell
North Kansas City, Missouri 64116

XII. GOOD FAITH

- A. The District, the City, their agents and employees agree to cooperate in good faith in fulfilling the terms of this Agreement.
- B. Unforeseen difficulties or questions will be resolved by negotiation between the District Superintendent and the City Administrator, or their designees.

XIII. MODIFICATION

This document constitutes the full understanding of the parties and no terms, conditions, understandings or agreement purporting to modify or vary the terms of this document shall be binding unless hereafter made in writing and signed by the party to be charged.

XIV. NON-ASSIGNMENT

This Agreement, and each and every covenant herein, shall not be capable of assignment, unless the express written consent of the District and the City is obtained.

XV. MERGER

This agreement constitutes a final written expression of all the terms of this Agreement and is a complete and exclusive statement of those terms.

XVI. INSURANCE

It is understood that both the City and the School District are governmental bodies and maintain appropriate insurance coverage.

XVII. LEGAL CONTINGENCIES

It is understood and agreed that this agreement is entered into solely for the benefit of the parties hereto and gives no right to any other party. Without waiving any governmental immunity, sovereign immunity, or official immunity, each party agrees to be responsible and assumes liability for its own actions and omissions and those of its Officers, teachers, staff or any other agent for any incident arising out of or in connection with this agreement, to the fullest extent required by the law and agrees to save, indemnify, defend and hold the other party harmless from such liability for its own actions.

XVIII. NO WAIVER OF IMMUNITY

Nothing in this Agreement waives any governmental immunity including sovereign immunity or official immunity available to the parties or their agents. The parties hereby expressly reserve all immunities available under Missouri law.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed by their duty-authorized officers.

NORTH KANSAS CITY SCHOOLS, DISTRICT #74

Jan Kauk, School Board President

Date

Daniel Clemens, Superintendent

Date

CITY OF NORTH KANSAS CITY, MISSOURI

Don Stielow, Mayor

Date

BILL NO. 7507

ORDINANCE NO. 9304

**AN ORDINANCE AUTHORIZING PAYMENT FOR CERTAIN ACCOUNTS
DUE AND PAYABLE BY THE CITY THROUGH MAY 15, 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	82,513.08
B. Payroll Transfers	386,872.94
C. Transportation Sales Tax	214,532.56
D. Convention & Tourism	1,368.25
E. Gaming Fund	227,844.32
F. Community Center	—
G. Water Fund	10,866.54
H. Sewerage System Fund	4,840.06
I. Pension Fund	—
J. Northgate Capital Project	250.25
K. Health Fund	472.61
L. Communications Fund	2,560.60
	<hr/>
	\$ 932,121.21
	<hr/> <hr/>

SECTION 2. The City Clerk is hereby authorized and directed to draw checks on the City Treasury to pay the above payments.

PASSED this 19th day of May, 2020

Mayor

APPROVED this 19th day of May, 2020

Mayor

ATTEST:

City Clerk

PAYMENT ORDINANCE DETAIL FOR MAY 15, 2020

		VISA WIRE	CHECK/DRAFT	TOTAL
GENERAL FUND	\$	-	82,513.08	82,513.08
PARKS & RECREATION		-	1,404.03	1,404.03
LIBRARY		-	737.86	737.86
TRANSPORTATION		-	214,532.56	214,532.56
CONVENTION & TOURISM		-	1,368.25	1,368.25
GAMING FUND		-	227,844.32	227,844.32
NORTHGATE CAPITAL PROJECT		-	250.25	250.25
HEALTH FUND		-	472.61	472.61
WATER		-	10,866.54	10,866.54
SEWER		-	4,840.06	4,840.06
COMMUNITY CENTER		-	0.00	—
COMMUNICATIONS FUND		-	2,560.60	2,560.60
PENSION		-	—	—
REPORT SUB-TOTAL	\$	-	\$ 547,390.16	\$ 547,390.16

PAYROLL TRANSFERS THROUGH MAY 15, 2020 386,872.94

Total Payments **\$ 934,263.10**

Less Parks & Library (2,141.89)

ORDINANCE TOTAL **\$ 932,121.21**



North Kansas City, MO

Expense Approval Report

By Segment (Select Below)

Payment Dates 05/06/2020 - 05/20/2020

Vendor Name	Payment Number	Post Date	Description (Item)	Account Number	Amount
Karen Miller	119167	03/02/2020	Shelter #1 Refund of Reservatio...	20-4661	100.00
Aspen Homebuilders LLC	119160	04/21/2020	Overpayment of Business Licen...	10-2430	100.00
K C CIRCUIT BREAKER INC	119156	05/05/2020	REFUND PENALTY - RESOLUTIO...	10-4501	231.00
CHAPPEL'S RESTAURANT & SPO...	119154	05/05/2020	REFUND PENALTY - RESOLUTIO...	10-4501	9.96
HAUTLY CHEESE CO OF KC	119155	05/05/2020	REFUND PENALTY - RESOLUTIO...	10-4501	91.17
USBANK - INSTITUTIONAL TR...	119170	05/13/2020	P&F PENSION FIRE-EE	10-2251	4,402.74
USBANK - INSTITUTIONAL TR...	119170	05/13/2020	P&F PENSION POLICE-EE	10-2251	2,556.92
MO DEPT SALES TAX	119169	05/14/2020	April 2020 Sales Tax	60-2050	6,143.62
NATIONWIDE 457	DFT0001553	05/15/2020	NATIONWIDE 457	10-2250	3,112.59
NATIONWIDE 457	DFT0001553	05/15/2020	NATIONWIDE 457	10-2258	460.00
VOYA 457	DFT0001552	05/15/2020	VOYA 457	10-2253	2,422.65
VOYA 457	DFT0001552	05/15/2020	VOYA 457	20-2253	25.00
VOYA 457	DFT0001552	05/15/2020	VOYA 457	21-2253	44.64
VOYA 457	DFT0001552	05/15/2020	VOYA 457	22-2253	100.28
ICMA - RC RETIREMENT COMP...	DFT0001551	05/15/2020	ICMA - EE	10-2252	8,906.72
ICMA - RC RETIREMENT COMP...	DFT0001551	05/15/2020	ICMA - EE	10-2259	1,355.97
ICMA - RC RETIREMENT COMP...	DFT0001551	05/15/2020	ICMA - EE	20-2252	236.22
ICMA - RC RETIREMENT COMP...	DFT0001551	05/15/2020	ICMA - EE	21-2252	88.78
ICMA - RC RETIREMENT COMP...	DFT0001551	05/15/2020	ICMA - EE	22-2252	393.28
ICMA - RC RETIREMENT COMP...	DFT0001551	05/15/2020	ICMA - EE	60-2252	488.81
ICMA - RC RETIREMENT COMP...	DFT0001551	05/15/2020	ICMA - EE	60-2259	39.96
ICMA - RC RETIREMENT COMP...	DFT0001551	05/15/2020	DEFERRED COMP	61-2252	152.22
					31,462.53
Department: 505 - ADMINISTRATION					
BLUE CROSS BLUE SHIELD OF K...	119163	05/11/2020	PCA INVOICE	10-505-5310	199.50
BLUE CROSS BLUE SHIELD OF K...	119163	05/13/2020	PCA INVOICE	10-505-5310	199.50
SIGN-CRAFT INC	119214	05/14/2020	NKCHS SENIOR BANNER	10-505-6050	887.00
WEST PUBLISHING CORP	119218	05/14/2020	LEGAL -- WEST INFORMATION ...	10-505-6030	734.10
VOYA 457	DFT0001552	05/15/2020	VOYA 457	10-505-5210	137.76
ICMA - RC RETIREMENT COMP...	DFT0001551	05/15/2020	DEFERRED COMP	10-505-5210	720.80
					Department 505 - ADMINISTRATION Total: 2,878.66
Department: 506 - MUNICIPAL COURT					
ICMA - RC RETIREMENT COMP...	DFT0001551	05/15/2020	DEFERRED COMP	10-506-5210	69.67
					Department 506 - MUNICIPAL COURT Total: 69.67
Department: 507 - ECONOMIC DEVELOPMENT					
BRYAN CAVE LEIGHTON PAISNE...	119175	05/14/2020	1007 ARMOUR ROAD REDEVEL...	10-507-6090	5,062.75
BRYAN CAVE LEIGHTON PAISNE...	119175	05/14/2020	SUNFLOWER DEVELOPMENT G...	10-507-6090	8,085.00
BRYAN CAVE LEIGHTON PAISNE...	119175	05/14/2020	1007 ARMOUR ROAD REDEVEL...	10-507-6090	3,349.50
					Department 507 - ECONOMIC DEVELOPMENT Total: 16,497.25
Department: 510 - FIRE					
BLUE CROSS BLUE SHIELD OF K...	119153	05/05/2020	PCA INVOICE	10-510-5310	59.53
MEDICAL EQUIPMENT SOLUTI...	119197	05/06/2020	Oxygen monthly rental	10-510-7011	9.00
MCKESSON MEDICAL-SURGICAL...	119195	05/06/2020	Thermometer	10-510-7011	156.23
ED M FELD EQUIPMENT CO INC	119183	05/06/2020	Faulty Battery maintainer on 900	10-510-7140	645.20
ED M FELD EQUIPMENT CO INC	119183	05/06/2020	906 Rewired charger to battery	10-510-7140	110.00
MEDASSURE HEARTLAND LLC	119196	05/06/2020	Bio-waste removal	10-510-7011	41.20
MEDASSURE HEARTLAND LLC	119196	05/06/2020	Bio=hazard waste	10-510-7011	41.20
MERITAS HEALTH CORP	119157	05/08/2020	FD ANNUAL PHYSICALS	10-510-5440	371.00
MERITAS HEALTH CORP	119157	05/08/2020	FD ANNUAL PHYSICALS	10-510-5440	136.00
MEDICAL EQUIPMENT SOLUTI...	119197	05/12/2020	Rental for the month of O2	10-510-7011	46.00
DIAMOND MANUFACTURING I...	119182	05/12/2020	Tubular webbing	10-510-7010	150.00
OFFICE DEPOT INC	119206	05/12/2020	Folders, scotch tape, velcro, pe...	10-510-7001	43.37
Teleflex LLC	119215	05/12/2020	EZ-IO Power Driver medical sup...	10-510-7011	610.50

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Payment Dates: 05/06/2020 - 05/20/2020

Vendor Name	Payment Number	Post Date	Description (Item)	Account Number	Amount
GALLS LLC	119187	05/12/2020	Womack	10-510-7050	28.44
Office Essentials Inc	119207	05/12/2020	Paper towels, detergent, bleach,...	10-510-7014	316.86
MERITAS HEALTH CORP	119168	05/13/2020	FD ANNUAL PHYSICALS	10-510-5440	100.00
USBANK - INSTITUTIONAL TR...	119170	05/13/2020	P&F PENSION FIRE-ER	10-510-5220	9,799.55
NATIONWIDE 457	DFT0001553	05/15/2020	NATIONWIDE 457	10-510-5210	1,462.32
VOYA 457	DFT0001552	05/15/2020	VOYA 457	10-510-5210	427.34
ICMA - RC RETIREMENT COMP...	DFT0001551	05/15/2020	DEFERRED COMP	10-510-5210	1,282.29
Department 510 - FIRE Total:					15,836.03
Department: 515 - POLICE					
Bob Barker Co Inc	119173	04/29/2020	GLOVES	10-515-7020	281.53
Monte L May	119158	04/30/2020	First Responder Bike Training - ...	10-515-5426	295.00
OUTDOOR RESTROOMS LLC	119208	05/01/2020	RANGE RESTROOM FEE MAY 20...	10-515-7022	55.00
EQUIFAX INFORMATION SERVIC...	119186	05/04/2020	EQUIFAX APRIL 2020	10-515-7018	75.00
BLUE CROSS BLUE SHIELD OF K...	119153	05/05/2020	PCA INVOICE	10-515-5310	137.47
BOARD OF POLICE COMMISSIO...	119172	05/11/2020	LAB FEES MURDER	10-515-7018	1,140.00
ELSAG NORTH AMERICA LLC	119185	05/11/2020	LPR REPAIR	10-515-7120	877.34
PLATTE COUNTY SHERIFFS DEPT	119209	05/11/2020	BURNS BODY ARMOR	10-515-7050	675.00
BLUE CROSS BLUE SHIELD OF K...	119163	05/11/2020	PCA INVOICE	10-515-5310	252.55
911 CUSTOM LLC	119171	05/12/2020	LOW FREQ SIREN UNIT 617	10-515-7140	356.36
JASON B HODGDON	119191	05/12/2020	BIO CLEAN-UP DETENTION CELL	10-515-7020	85.00
BLUE CROSS BLUE SHIELD OF K...	119163	05/13/2020	PCA INVOICE	10-515-5310	252.55
USBANK - INSTITUTIONAL TR...	119170	05/13/2020	P&F PENSION POLICE-ER	10-515-5220	5,691.12
VOYA 457	DFT0001552	05/15/2020	VOYA 457	10-515-5210	221.35
ICMA - RC RETIREMENT COMP...	DFT0001551	05/15/2020	DEFERRED COMP	10-515-5210	2,116.32
Department 515 - POLICE Total:					12,511.59
Department: 521 - BUILDINGS & GROUNDS					
COMMERCIAL LAWN CARE INC	119178	05/12/2020	spray Burlington median with o...	10-521-7160	808.50
UniFirst Corporation	119217	05/12/2020	biweekly mat service (\$53)	10-521-7110	53.00
HI-GENE'S JANITORIAL SVC INC	119189	05/12/2020	Monthly cleaning for PD & CH	10-521-6330	1,175.00
HI-GENE'S JANITORIAL SVC INC	119189	05/12/2020	cleaning supplies for PD & CH	10-521-7006	148.60
HI-GENE'S JANITORIAL SVC INC	119189	05/12/2020	Monthly cleaning for PD & CH	10-521-6330	585.00
HI-GENE'S JANITORIAL SVC INC	119189	05/12/2020	cleaning supplies for PD & CH	10-521-7006	124.60
SHRED-IT US JV LLC	119213	05/12/2020	monthly shred services for CH, ...	10-521-6057	183.06
DH PACE COMPANY INC	119181	05/12/2020	repair maglock timer on City Co...	10-521-7110	1,239.89
DH PACE COMPANY INC	119181	05/12/2020	FD #4 repair	10-521-7110	1,369.20
VOYA 457	DFT0001552	05/15/2020	VOYA 457	10-521-5210	61.75
ICMA - RC RETIREMENT COMP...	DFT0001551	05/15/2020	DEFERRED COMP	10-521-5210	158.80
Department 521 - BUILDINGS & GROUNDS Total:					5,907.40
Department: 524 - CONVENTION & TOURISM					
BRYAN CAVE LEIGHTON PAISNE...	119175	05/14/2020	RABBIT HOLE PARKING LOT	24-524-8770	346.50
PRO PRINT INC	119210	05/14/2020	OVAL LABELS FOR #ExploreNKC	24-524-6090	1,021.75
Department 524 - CONVENTION & TOURISM Total:					1,368.25
Department: 525 - PUBLIC WORKS ADMIN					
VOYA 457	DFT0001552	05/15/2020	VOYA 457	10-525-5210	74.33
ICMA - RC RETIREMENT COMP...	DFT0001551	05/15/2020	DEFERRED COMP	10-525-5210	189.33
Department 525 - PUBLIC WORKS ADMIN Total:					263.66
Department: 526 - COMMUNITY DEVELOPMENT					
VOYA 457	DFT0001552	05/15/2020	VOYA 457	10-526-5210	56.88
ICMA - RC RETIREMENT COMP...	DFT0001551	05/15/2020	DEFERRED COMP	10-526-5210	319.49
Department 526 - COMMUNITY DEVELOPMENT Total:					376.37
Department: 533 - INTERDEPARTMENTAL					
SPIRE MISSOURI INC	119159	04/27/2020	Service from 3/27-4/27/20 Vari...	10-533-6720	331.52
Evergy	119166	04/30/2020	03/31-04/30/20 Services Acct #...	10-533-6710	440.88
ELECTRONIC TECHNOLOGY INC	119184	05/05/2020	ANNUAL SOFTWARE MAINTEN...	10-533-6115	3,660.00
Evergy	119164	05/07/2020	04/08-05/07/20 Services Acct #...	10-533-6710	90.33
Department 533 - INTERDEPARTMENTAL Total:					4,522.73
Department: 535 - GAMING					
MEGA INDUSTRIES CORP	119198	05/05/2020	ARRA Phase 2b	25-535-8700	134,501.22

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Payment Dates: 05/06/2020 - 05/20/2020

Vendor Name	Payment Number	Post Date	Description (Item)	Account Number	Amount
BRIAN CLARK & ASSOCIATES INC	119174	05/05/2020	Downtown Streetscape Res No...	25-535-8770	1,146.97
Wilson & Company	119219	05/06/2020	engineering for Knox St improv...	25-535-6040	5,909.63
CARRIER CORPORATION	119177	05/06/2020	PD 35 ton RTU #4 replacement	25-535-8730	65,900.00
CARRIER CORPORATION	119177	05/06/2020	CH RTU #4 rooftop replacement	25-535-8730	16,750.00
C M J Lawn	119176	05/12/2020	One North maintenance	25-535-8700	1,750.00
BRYAN CAVE LEIGHTON PAISNE...	119175	05/14/2020	MASTER DEVELOPMENT AGRE...	25-535-8700	1,039.50
BRYAN CAVE LEIGHTON PAISNE...	119175	05/14/2020	MEDICAL OFFICE BUILDING	25-535-8700	308.00
BRYAN CAVE LEIGHTON PAISNE...	119175	05/14/2020	GOLF ENTERTAINMENT FACILI...	25-535-8700	231.00
BRYAN CAVE LEIGHTON PAISNE...	119175	05/14/2020	APARTMENTS	25-535-8700	308.00
Department 535 - GAMING Total:					227,844.32
Department: 536 - NORTHGATE					
BRYAN CAVE LEIGHTON PAISNE...	119175	05/14/2020	NORTHGATE REDEVELOPMENT ...	44-536-6090	250.25
Department 536 - NORTHGATE Total:					250.25
Department: 540 - PARKS & RECREATION					
SPIRE MISSOURI INC	119159	04/27/2020	Service from 3/27-4/27/20 Vari...	20-540-6720	228.57
AT&T	119162	05/03/2020	05/03-06/02/20 Services Acct #...	20-540-6730	178.10
Evergy	119164	05/07/2020	04/08-05/07/20 Services Acct #...	20-540-6710	239.40
ICE MASTERS INC	119190	05/11/2020	Monthly Ice Subscription	20-540-7110	130.00
NATIONAL EXTERMINATING	119202	05/11/2020	Monthly Pest Control Service	20-540-7190	45.00
NATIONAL EXTERMINATING	119202	05/11/2020	Monthly Pest Control Service	20-540-7110	72.00
VOYA 457	DFT0001552	05/15/2020	VOYA 457	20-540-5210	25.00
ICMA - RC RETIREMENT COMP...	DFT0001551	05/15/2020	DEFERRED COMP	20-540-5210	124.74
Department 540 - PARKS & RECREATION Total:					1,042.81
Department: 550 - LIBRARY					
OCLC ONLINE COMPUTER LIBR...	119205	05/12/2020	CATALOGING	21-550-7360	42.16
DE LAGE LANDEN FINANCIAL SE...	119180	05/12/2020	SERVICES	21-550-6355	97.00
RECORDED BOOKS LLC	119211	05/12/2020	AUDIOVISUAL	21-550-7340	56.90
NORTH KC SECURITY PATROL	119204	05/12/2020	MAINT AGREEMENT	21-550-6110	30.00
Missouri Evergreen	119199	05/12/2020	AUTOMATION SERVICES	21-550-6455	244.96
VOYA 457	DFT0001552	05/15/2020	VOYA 457	21-550-5210	44.64
ICMA - RC RETIREMENT COMP...	DFT0001551	05/15/2020	DEFERRED COMP	21-550-5210	88.78
Department 550 - LIBRARY Total:					604.44
Department: 553 - RETIREE HEALTH INSURANCE					
BLUE CROSS BLUE SHIELD OF K...	119153	05/05/2020	PCA INVOICE	53-553-5310	111.21
BLUE CROSS BLUE SHIELD OF K...	119163	05/11/2020	PCA INVOICE	53-553-5310	180.70
BLUE CROSS BLUE SHIELD OF K...	119163	05/13/2020	PCA INVOICE	53-553-5310	180.70
Department 553 - RETIREE HEALTH INSURANCE Total:					472.61
Department: 560 - WATER					
SPIRE MISSOURI INC	119159	04/27/2020	Service from 3/27-4/27/20 Vari...	60-560-6720	443.10
TYLER TECHNOLOGIES INC	119216	05/01/2020	Utility Billing Online Component...	60-560-6345	40.00
MISSOURI ONE CALL SYSTEM INC	119200	05/13/2020	Professional Services	60-560-6090	196.25
BRYAN CAVE LEIGHTON PAISNE...	119175	05/14/2020	CONTRACT REVIEW WTP REHAB...	60-560-8730	3,080.00
ICMA - RC RETIREMENT COMP...	DFT0001551	05/15/2020	DEFERRED COMP	60-560-5210	434.80
Department 560 - WATER Total:					4,194.15
Department: 564 - COMMUNICATIONS					
NOCIX LLC	119203	05/14/2020	NOCIX Revenue Split FY 2015-18	64-564-6340	2,560.60
Department 564 - COMMUNICATIONS Total:					2,560.60
Department: 570 - WATER POLLUTION CONTROL					
SPIRE MISSOURI INC	119159	04/27/2020	Service from 3/27-4/27/20 Vari...	61-570-6720	327.89
TYLER TECHNOLOGIES INC	119216	05/01/2020	Utility Billing Online Component...	61-570-6345	40.00
AT&T	119161	05/03/2020	05/03-06/02/20 Services Acct #...	61-570-6730	260.35
KEYSTONE LABORATORIES INC	119193	05/12/2020	quarterly well field analysis	61-570-6430	3,796.10
RL YATES ELECTRIC CO INC	119212	05/13/2020	Sewage Lift Stations	61-570-7155	126.75
ICMA - RC RETIREMENT COMP...	DFT0001551	05/15/2020	DEFERRED COMP	61-570-5210	136.75
Department 570 - WATER POLLUTION CONTROL Total:					4,687.84
Department: 580 - TRANSPORTATION					
SPIRE MISSOURI INC	119159	04/27/2020	Service from 3/27-4/27/20 Vari...	22-580-6720	1,043.87
Evergy	119166	04/30/2020	03/31-04/30/20 Services Acct #...	22-580-6711	28,244.68

Expense Approval Report

Payment Dates: 05/06/2020 - 05/20/2020

Vendor Name	Payment Number	Post Date	Description (Item)	Account Number	Amount
Evergy	119166	04/30/2020	03/31-04/30/20 Services Acct #...	22-580-6712	5,328.05
Evergy	119165	05/05/2020	04/06-05/05/20 Services Acct #...	22-580-6710	34.53
KC ATA	119192	05/08/2020	KC ATA Monthyl Payment	22-580-6300	33,974.00
MCCONNELL & ASSOCIATES CO...	119194	05/12/2020	36 pails of aquaphalt	22-580-7183	1,259.64
MUSSELMAN & HALL CONTRAC...	119201	05/12/2020	Waggin Tail park concrete pad	22-580-8770	15,632.74
CUSTOM LIGHTING SERVICES LLC	119179	05/12/2020	repairs to street lights, knockd...	22-580-7184	654.09
CUSTOM LIGHTING SERVICES LLC	119179	05/12/2020	repairs to street lights, knockd...	22-580-7184	103.29
CUSTOM LIGHTING SERVICES LLC	119179	05/12/2020	repairs to street lights, knockd...	22-580-7184	1,088.25
Gunter Construction Company	119188	05/12/2020	gentry street from 11th to 12th...	22-580-8770	126,276.85
VOYA 457	DFT0001552	05/15/2020	VOYA 457	22-580-5210	60.17
ICMA - RC RETIREMENT COMP...	DFT0001551	05/15/2020	DEFERRED COMP	22-580-5210	338.84
Department 580 - TRANSPORTATION Total:					214,039.00
Grand Total:					547,390.16

Report Summary

Fund Summary

Fund	Payment Amount
10 - GENERAL FUND	82,513.08
20 - PARKS & RECREATION	1,404.03
21 - LIBRARY	737.86
22 - TRANSPORTATION	214,532.56
24 - CONVENTION & TOURISM	1,368.25
25 - GAMING	227,844.32
44 - NORTHGATE PROJECT	250.25
53 - HEALTH INSURANCE RESERVE	472.61
60 - WATER FUND	10,866.54
61 - WATER POLLUTION CONTROL	4,840.06
64 - COMMUNICATIONS	2,560.60
Grand Total:	547,390.16

Account Summary

Account Number	Account Name	Payment Amount
10-2250	NATIONWIDE EE CONTRI...	3,112.59
10-2251	FIRE & POLICE PENSION	6,959.66
10-2252	ICMA EE CONTRIBUTION	8,906.72
10-2253	ING EE CONTRIBUTION	2,422.65
10-2258	ING EE ROTH CONTRIBUT...	460.00
10-2259	ICMA EE ROTH CONTRIBU...	1,355.97
10-2430	CLEARING	100.00
10-4501	OCCUPATIONAL LICENSES	332.13
10-505-5210	CITY PAID DEFERRED CO...	858.56
10-505-5310	HEALTH, DENTAL & LIFE I...	399.00
10-505-6030	OTHER LEGAL COSTS	734.10
10-505-6050	PUBLIC RELATIONS	887.00
10-506-5210	CITY PAID DEFERRED CO...	69.67
10-507-6090	PROFESSIONAL SERVICES	16,497.25
10-510-5210	CITY PAID DEFERRED CO...	3,171.95
10-510-5220	PENSION EXPENSE	9,799.55
10-510-5310	HEALTH, DENTAL & LIFE I...	59.53
10-510-5440	PHYSICALS & DRUG TESTI...	607.00
10-510-7001	OFFICE SUPPLIES	43.37
10-510-7010	FIREFIGHTING SUPPLIES	150.00
10-510-7011	FIRST AID SUPPLIES	904.13
10-510-7014	QUARTERS MAINTENANCE	316.86
10-510-7050	UNIFORMS	28.44
10-510-7140	VEHICLE MAINTENANCE	755.20
10-515-5210	CITY PAID DEFERRED CO...	2,337.67
10-515-5220	PENSION EXPENSE	5,691.12
10-515-5310	HEALTH, DENTAL & LIFE I...	642.57
10-515-5426	TRAINING/TRAVEL APPOI...	295.00
10-515-7018	INVESTIGATIVE OPERATI...	1,215.00
10-515-7020	DETENTION SUPPLIES	366.53
10-515-7022	RANGE SUPPLIES	55.00
10-515-7050	UNIFORMS	675.00
10-515-7120	EQUIPMENT MAINTENAN...	877.34
10-515-7140	VEHICLE MAINTENANCE	356.36
10-521-5210	CITY PAID DEFERRED CO...	220.55
10-521-6057	RECYCLING SERVICES	183.06
10-521-6330	CUSTODIAL SERVICES	1,760.00
10-521-7006	CUSTODIAL SUPPLIES	273.20
10-521-7110	BUILDING MAINTENANCE	2,662.09
10-521-7160	DOWNTOWN MAINTENA...	808.50
10-525-5210	CITY PAID DEFERRED CO...	263.66
10-526-5210	CITY PAID DEFERRED CO...	376.37

Account Summary

Account Number	Account Name	Payment Amount
10-533-6115	SOFTWARE MAINT & SERV..	3,660.00
10-533-6710	ELECTRICITY	531.21
10-533-6720	GAS	331.52
20-2252	ICMA EE CONTRIBUTION	236.22
20-2253	ING EE CONTRIBUTION	25.00
20-4661	FACILITY USE FEES	100.00
20-540-5210	CITY PAID DEFERRED CO...	149.74
20-540-6710	ELECTRICITY	239.40
20-540-6720	GAS	228.57
20-540-6730	TELEPHONE	178.10
20-540-7110	BUILDING MAINTENANCE	202.00
20-540-7190	OTHER MAINTENANCE	45.00
21-2252	ICMA EE CONTRIBUTION	88.78
21-2253	ING EE CONTRIBUTION	44.64
21-550-5210	CITY PAID DEFERRED CO...	133.42
21-550-6110	MAINTENANCE AGREEM...	30.00
21-550-6355	OTHER SERVICES	97.00
21-550-6455	AUTOMATION SERVICES	244.96
21-550-7340	AUDIOVISUAL	56.90
21-550-7360	CATALOGING & PROCESS...	42.16
22-2252	ICMA EE CONTRIBUTION	393.28
22-2253	ING EE CONTRIBUTION	100.28
22-580-5210	CITY PAID DEFERRED CO...	399.01
22-580-6300	KCATA BUS SERVICES	33,974.00
22-580-6710	ELECTRICITY	34.53
22-580-6711	STREET LIGHTS	28,244.68
22-580-6712	LEASED TRAFFIC SIGNALS	5,328.05
22-580-6720	GAS	1,043.87
22-580-7183	STREET REPAIR MATERIALS	1,259.64
22-580-7184	TRAFFIC SIGNAL/STREETL...	1,845.63
22-580-8770	INFRASTRUCTURE	141,909.59
24-524-6090	PROFESSIONAL SERVICES	1,021.75
24-524-8770	INFRASTRUCTURE	346.50
25-535-6040	DESIGNING & ENGINEERI...	5,909.63
25-535-8700	LAND ACQUISITION	138,137.72
25-535-8730	BUILDING IMPROVEMENTS	82,650.00
25-535-8770	INFRASTRUCTURE	1,146.97
44-536-6090	PROFESSIONAL SERVICES	250.25
53-553-5310	HEALTH, DENTAL & LIFE I...	472.61
60-2050	SALES TAX PAYABLE	6,143.62
60-2252	ICMA EE MATCH	488.81
60-2259	ICMA EE ROTH CONTRIBU...	39.96
60-560-5210	CITY PAID DEFERRED CO...	434.80
60-560-6090	PROFESSIONAL SERVICES	196.25
60-560-6345	BANK FEES	40.00
60-560-6720	GAS	443.10
60-560-8730	BUILDING IMPROVEMENTS	3,080.00
61-2252	ICMA EE CONTRIBUTION	152.22
61-570-5210	CITY PAID DEFERRED CO...	136.75
61-570-6345	BANK FEES	40.00
61-570-6430	LABORATORY FEES	3,796.10
61-570-6720	GAS	327.89
61-570-6730	TELEPHONE	260.35
61-570-7155	LIFT STATION MAINTENA...	126.75
64-564-6340	ADMINISTRATIVE FEES	2,560.60
	Grand Total:	547,390.16

Project Account Summary

Project Account Key	Payment Amount
None	179,837.85
1901	15,632.74
1903	126,276.85
2551	3,080.00
5951	65,900.00
5953	16,750.00
6611	1,146.97
7651	138,137.72
9511	346.50
Covid-19 Tracking	281.53
Grand Total:	547,390.16

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

May 30, 2020	Rescheduled Animal Vaccination Day
June 2, 2020	Rescheduled Municipal Election
June 20, 2020	Rescheduled Community Shred Event
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 12-13	Rescheduled Bob Libbey Pickleball Tournament- 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

Memorandum



TO: Mayor and City Council

FROM: Nick Hawkins, Finance Manager

DATE: May 19, 2020

RE: Second Quarter Fiscal 2019-2020 Operating Review

Revenues

Property Tax Revenues

The majority of property taxes have been received this quarter.

Sales Tax

Sales taxes reflect sales data through January. The effects of COVID-19 are not reflected in this report.

Intergovernmental

This revenue is from grants or other jurisdictions. Grant awards vary from year to year and the revenue is received at different times of the year depending on the grant specifications. Comparisons between years is not possible for this line.

Investment Revenue

Investment revenue is recorded at maturity. The timing and the amount of the maturities varies year to year.

Transfers from Other Funds

Approved transfers vary greatly year to year. Comparing years does not result in any conclusions.

Expenditures:

For those departments with payroll costs, the operating expenditures should be around 46 percent depending on how much of the total department expenses are related to payroll costs.

Capital

Capital budgets can vary greatly year to year and spending percentages vary due to bidding processes, weather and approval timing. Comparing years does not result in any conclusions.

CITY OF NORTH KANSAS CITY
FISCAL 2019 -2020
SECOND QUARTER YTD UNAUDITED OPERATING REVIEW
OCTOBER 1, 2019 THROUGH March 31, 2020

	GENERAL FUND								
	2020			2019			2018		
	Amended Budget	Y-T-D Actual	% of Budget	Amended Budget	Y-T-D Actual	% of Budget	Amended Budget	Y-T-D Actual	% of Budget
Revenues									
Property Taxes	\$ 1,486,700	\$ 1,497,495	100.7%	\$ 1,452,900	\$ 1,450,839	99.9%	\$ 1,450,500	\$ 1,440,944	99.3%
Franchise Taxes	2,648,400	1,084,600	41.0%	2,691,500	1,210,755	45.0%	2,581,500	1,247,314	48.3%
Sales Taxes	5,253,184	2,742,915	52.2%	5,476,000	2,741,399	50.1%	5,110,700	2,446,980	47.9%
Intergovernmental	22,000	9,047	41.1%	22,000	8,083	36.7%	22,000	10,981	49.9%
Licenses & Permits	2,111,000	1,455,180	68.9%	2,042,000	2,024,786	99.2%	1,992,000	1,819,962	91.4%
Charges for Services	988,867	453,084	45.8%	851,943	421,698	49.5%	855,443	440,763	51.5%
Other Revenue	3,354,000	205,687	6.1%	3,374,000	234,875	7.0%	3,425,000	150,127	4.4%
Investment Revenue	175,000	98,080	56.0%	70,000	128,583	183.7%	45,000	50,940	113.2%
Transfers & Capital Contributions	-	18,045	0.0%	-	37,436	0.0%	-	29,234	0.0%
Total Revenues	\$ 16,039,151	\$ 7,564,133	47.2%	\$ 15,980,343	\$ 8,258,455	51.7%	\$ 15,482,143	\$ 7,637,245	49.3%
Expenditures - Operating									
Administrative	\$ 1,702,342	\$ 823,911	48.4%	\$ 1,613,758	\$ 814,442	50.5%	\$ 1,500,127	\$ 706,139	47.1%
Municipal Court	233,225	92,492	39.7%	219,723	90,406	41.1%	186,321	83,906	45.0%
Economic Development	135,763	73,338	54.0%	134,148	37,850	28.2%	-	-	0.0%
Fire	6,261,985	2,955,381	47.2%	5,931,411	2,647,926	44.6%	6,020,006	2,787,661	46.3%
Police	5,543,494	2,428,498	43.8%	5,271,328	2,400,974	45.5%	5,165,311	2,359,746	45.7%
Buildings & Grounds	631,471	350,974	55.6%	570,525	255,313	44.8%	489,178	212,974	43.5%
Public Works Administration	346,491	159,585	46.1%	345,338	163,740	47.4%	326,411	156,271	47.9%
Community Development	570,869	254,149	44.5%	544,110	242,072	44.5%	555,820	258,791	46.6%
Interdepartmental	1,159,152	780,584	67.3%	1,074,030	758,938	70.7%	1,112,238	708,635	63.7%
Total Operating Expenditures	\$ 16,584,793	\$ 7,918,913	47.7%	\$ 15,704,371	\$ 7,411,662	47.2%	\$ 15,355,412	\$ 7,274,123	47.4%
Capital									
Municipal Court	\$ 7,000	\$ 3,000	0.0%	\$ -	\$ -	0.0%	\$ 6,940	\$ -	0.0%
Fire	64,850	38,759	59.8%	25,900	10,173	39.3%	33,847	20,197	59.7%
Police	96,096	67,606	70.4%	18,000	8,686	48.3%	68,900	37,073	53.8%
Buildings & Grounds	33,300	7,750	23.3%	22,000	19,922	90.6%	8,500	8,500	100.0%
Community Development	6,000	-	0.0%	-	-	0.0%	-	-	0.0%
Interdepartmental	27,000	9,533	0.0%	-	-	0.0%	8,100	4,980	61.5%
Total Capital Expenditures	\$ 234,246	\$ 126,648	54.1%	\$ 65,900	\$ 38,781	58.8%	\$ 126,287	\$ 70,750	56.0%
Total Expenditures	\$ 16,819,039	\$ 8,045,561	47.8%	\$ 15,770,271	\$ 7,450,443	47.2%	\$ 15,481,699	\$ 7,344,874	47.4%
Revenues Over/(Under) Expenditures	\$ (779,888)	\$ (481,427)	61.7%	\$ 210,072	\$ 808,011	384.6%	\$ 444	\$ 292,371	65880%

**CITY OF NORTH KANSAS CITY
FISCAL 2019 -2020
SECOND QUARTER YTD UNAUDITED OPERATING REVIEW
GENERAL FUND
FUND COMMENTS**

Revenues

Sales Tax

Sales taxes are level compared to 2019, but do not reflect any effect of the COVID-19 pandemic in this quarter.

Franchise Taxes

Franchise taxes are collected by utility companies and based on a percentage of usage. The utility companies pay the collections directly to the City monthly. This line is very much tied to weather patterns.

Licenses & Permits

Building permits are down over the same time last year. Business License renewals were delayed due to the software conversion.

Transfers & Capital Contributions

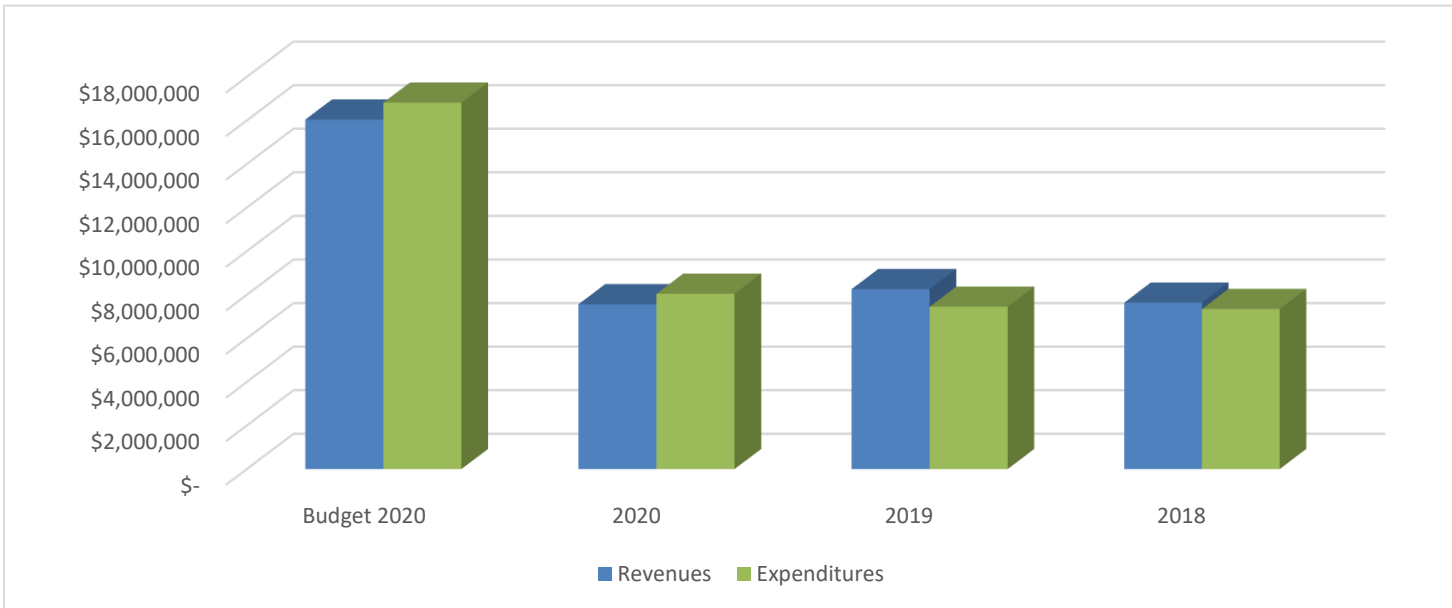
This revenue is due to auction proceeds.

Operating Expenditures

In all the General Fund Departments, costs are mostly in line with prior years.

Fire includes the transfer of funds to the state for GEMT, which will be reimbursed.

The Economic Development Department is new in fiscal 2019.



CITY OF NORTH KANSAS CITY
FISCAL 2019 -2020
SECOND QUARTER YTD UNAUDITED OPERATING REVIEW
OCTOBER 1, 2019 THROUGH March 31, 2020

	PARKS & RECREATION FUND								
	2020			2019			2018		
	Amended Budget	Y-T-D Actual	% of Budget	Amended Budget	Y-T-D Actual	% of Budget	Amended Budget	Y-T-D Actual	% of Budget
Revenues									
Property Taxes	\$ 663,900	\$ 670,382	101.0%	\$ 648,800	\$ 649,881	100.2%	\$ 651,200	\$ 644,796	99.0%
Intergovernmental	18,000	-	0.0%	12,000	-	0.0%	12,000	6,000	50.0%
Charges for Services	145,000	45,799	31.6%	147,000	85,451	58.1%	144,200	69,586	48.3%
Other Revenue	8,500	45,296	532.9%	6,000	4,545	75.8%	4,500	86,160	1914.7%
Investment Revenue	5,000	6,144	122.9%	3,500	4,971	142.0%	3,500	1,990	56.8%
Transfers & Capital Contributions	1,375,873	676,057	49.1%	469,051	47,025	10.0%	94,051	49,895	53.1%
Total Revenues	\$ 2,216,273	\$ 1,443,676	65.1%	\$ 1,286,351	\$ 791,874	61.6%	\$ 909,451	\$ 858,427	94.4%
Expenditures									
Operating									
Total Operating Expenditures	\$ 950,720	\$ 422,682	44.5%	\$ 957,835	\$ 412,155	43.0%	\$ 945,215	\$ 378,154	40.0%
Capital									
Total Capital Expenditures	\$ 1,366,656	\$ 59,300	4.3%	\$ 460,000	\$ -	0.0%	\$ 88,620	\$ 50,257	56.7%
Total Expenditures	\$ 2,317,376	\$ 481,983	20.8%	\$ 1,417,835	\$ 412,155	29.1%	\$ 1,033,835	\$ 428,411	41.4%
Revenues Over/(Under) Expenditures	\$ (101,103)	\$ 961,694	951.2%	\$ (131,484)	\$ 379,718	288.8%	\$ (124,384)	\$ 430,016	345.7%

FUND COMMENTS

Revenues

Charges for Services

Intergovernmental

This revenue is Kansas City Missouri's contribution to maintaining the Waggin' Trail Park.

Transfers from Other Funds

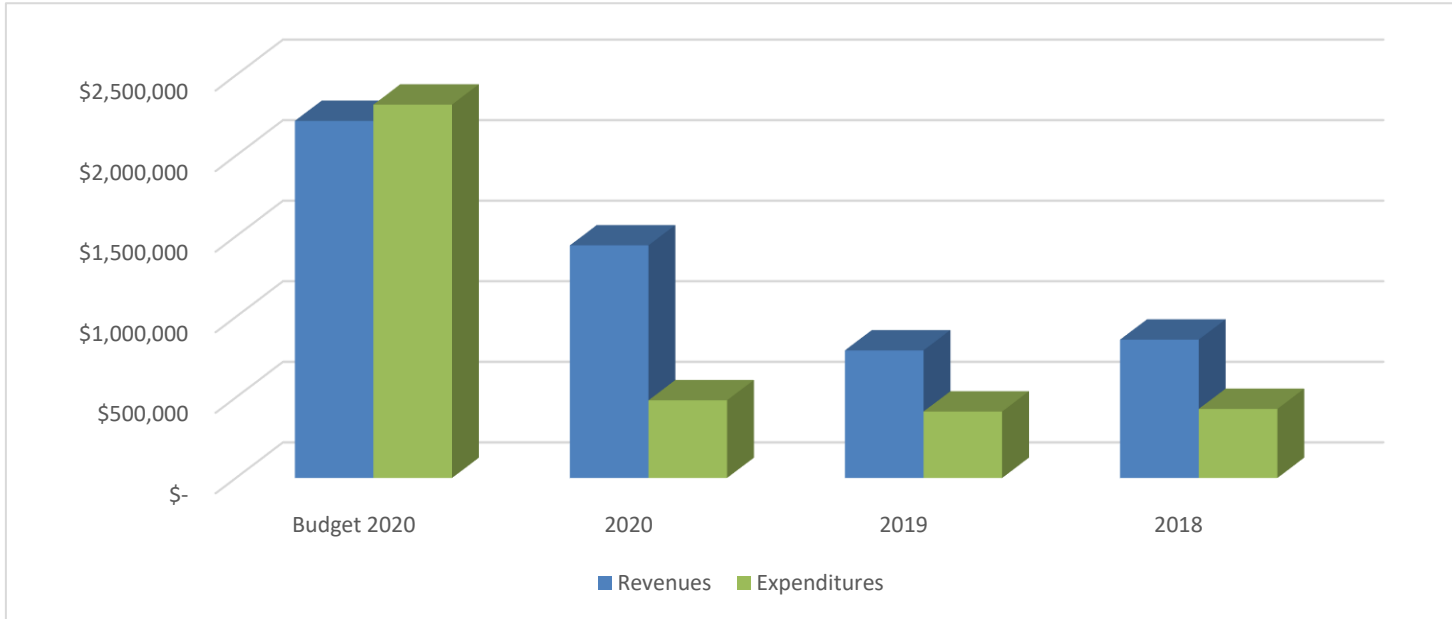
Transfers from the Gaming Fund in previous years for project construction distort comparisons.

CITY OF NORTH KANSAS CITY
FISCAL 2019 -2020
SECOND QUARTER YTD UNAUDITED OPERATING REVIEW
PARKS & RECREATION FUND

FUND COMMENTS

Operating Expenditures

Operating expenses are in line with 2019 and have increased compared to 2018 because of payroll costs and building operations.



CITY OF NORTH KANSAS CITY
FISCAL 2019 -2020
SECOND QUARTER YTD UNAUDITED OPERATING REVIEW
OCTOBER 1, 2019 THROUGH March 31, 2020

	LIBRARY FUND								
	2020			2019			2018		
	Amended Budget	Y-T-D Actual	% of Budget	Amended Budget	Y-T-D Actual	% of Budget	Amended Budget	Y-T-D Actual	% of Budget
Revenues									
Property Taxes	\$ 994,400	\$ 1,005,533	101.1%	\$ 972,100	\$ 971,381	99.9%	\$ 967,100	\$ 967,033	100.0%
Intergovernmental	20,100	12,522	62.3%	32,158	19,723	61.3%	2,100	3,113	148.3%
Other Revenue	6,500	6,231	95.9%	12,000	7,024	58.5%	23,000	11,577	50.3%
Investment Revenue	12,000	7,241	60.3%	6,000	10,479	174.6%	5,000	5,833	116.7%
Transfers & Capital Contributions	16,000	15	0.0%	17,000	-	0.0%	142,000	-	0.0%
Total Revenues	\$ 1,049,000	\$ 1,031,542	98.3%	\$ 1,039,258	\$ 1,008,607	97.1%	\$ 1,139,200	\$ 987,557	86.7%
Expenditures									
Operating									
Total Operating Expenditures	\$ 1,126,337	\$ 437,792	38.9%	\$ 1,177,773	\$ 480,293	40.8%	\$ 1,101,334	\$ 429,141	39.0%
Capital									
Total Capital Expenditures	\$ 16,000	\$ -	0.0%	\$ 17,000	\$ -	0.0%	\$ 142,000	\$ 75	0.0%
Total Expenditures	\$ 1,142,337	\$ 437,792	38.3%	\$ 1,194,773	\$ 480,293	40.2%	\$ 1,243,334	\$ 429,216	34.5%
Revenues Over/(Under) Expenditures	\$ (93,337)	\$ 593,750	636.1%	\$ (155,515)	\$ 528,314	339.7%	\$ (104,134)	\$ 558,341	536.2%

FUND COMMENTS

Revenues

Intergovernmental

Transfers from Other Funds

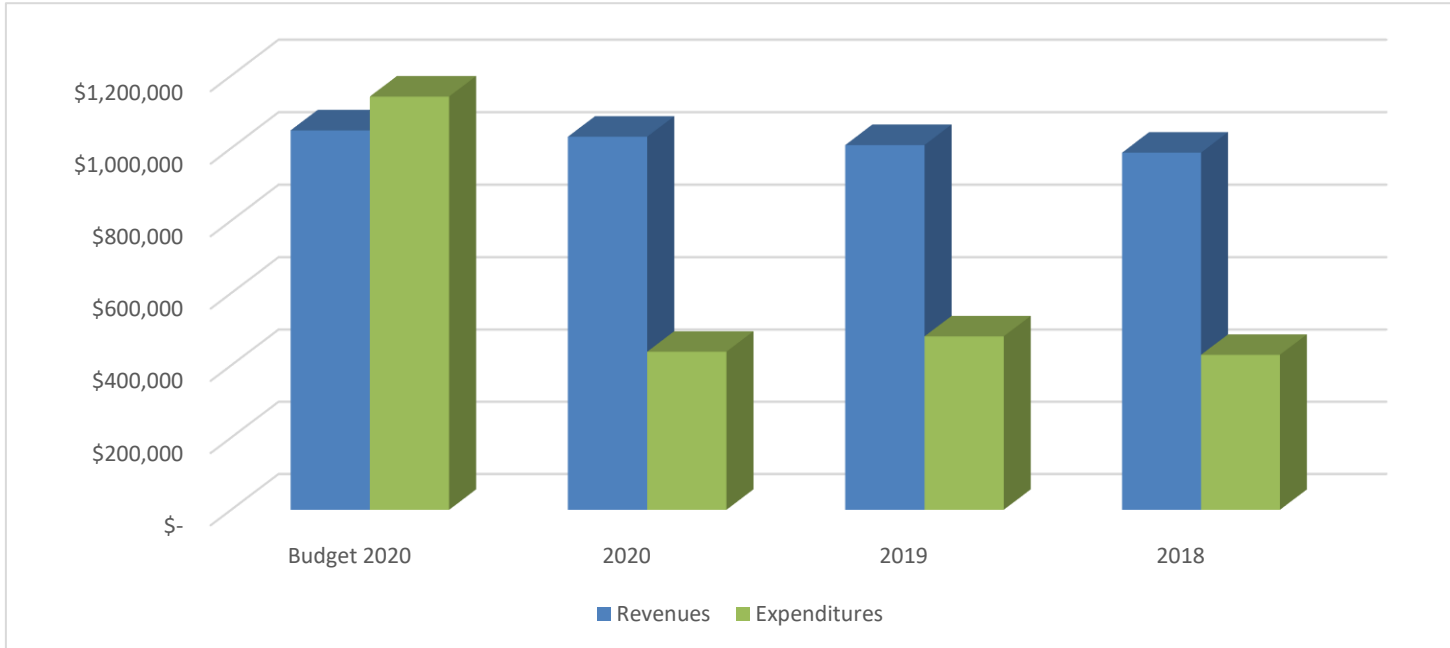
Transfers from the Gaming Fund for projects distort comparisons.

CITY OF NORTH KANSAS CITY
FISCAL 2019 -2020
SECOND QUARTER YTD UNAUDITED OPERATING REVIEW
LIBRARY FUND

FUND COMMENTS

Operating Expenditures

Expenditures are in line with the prior year.



CITY OF NORTH KANSAS CITY
FISCAL 2019 -2020
SECOND QUARTER YTD UNAUDITED OPERATING REVIEW
OCTOBER 1, 2019 THROUGH March 31, 2020

	TRANSPORTATION FUND								
	2020			2019			2018		
	Amended Budget	Y-T-D Actual	% of Budget	Amended Budget	Y-T-D Actual	% of Budget	Amended Budget	Y-T-D Actual	% of Budget
Revenues									
Sales Taxes	\$ 1,728,000	\$ 910,219	52.7%	\$ 1,800,000	\$ 908,239	50.5%	\$ 1,670,000	\$ 933,915	55.9%
Intergovernmental	282,500	121,415	43.0%	277,500	205,043	73.9%	267,000	197,448	74.0%
Other Revenue	-	-	0.0%	-	-	0.0%	-	130	0.0%
Investment Revenue	10,000	6,393	63.9%	6,500	9,404	144.7%	5,500	4,311	78.4%
Transfers & Capital Contributions	-	3,900	0.0%	-	-	0.0%	-	9,475	0.0%
Total Revenues	\$ 2,020,500	\$ 1,041,928	51.6%	\$ 2,084,000	\$ 1,122,685	53.9%	\$ 1,942,500	\$ 1,145,279	59.0%
Expenditures									
Operating									
Total Operating Expenditures	\$ 1,917,891	\$ 1,085,887	56.6%	\$ 1,949,559	\$ 1,142,333	58.6%	\$ 1,921,142	\$ 1,175,120	61.2%
Capital									
Total Capital Expenditures	\$ 590,398	\$ 196,166	33.2%	\$ 595,000	\$ 254,595	42.8%	\$ 488,047	\$ 174,364	35.7%
Total Expenditures	\$ 2,508,289	\$ 1,282,052	51.1%	\$ 2,544,559	\$ 1,396,928	54.9%	\$ 2,409,189	\$ 1,349,484	56.0%
Revenues Over/(Under) Expenditures	\$ (487,789)	\$ (240,125)	-49.2%	\$ (460,559)	\$ (274,243)	-59.5%	\$ (466,689)	\$ (204,205)	-43.8%

FUND COMMENTS

Revenues

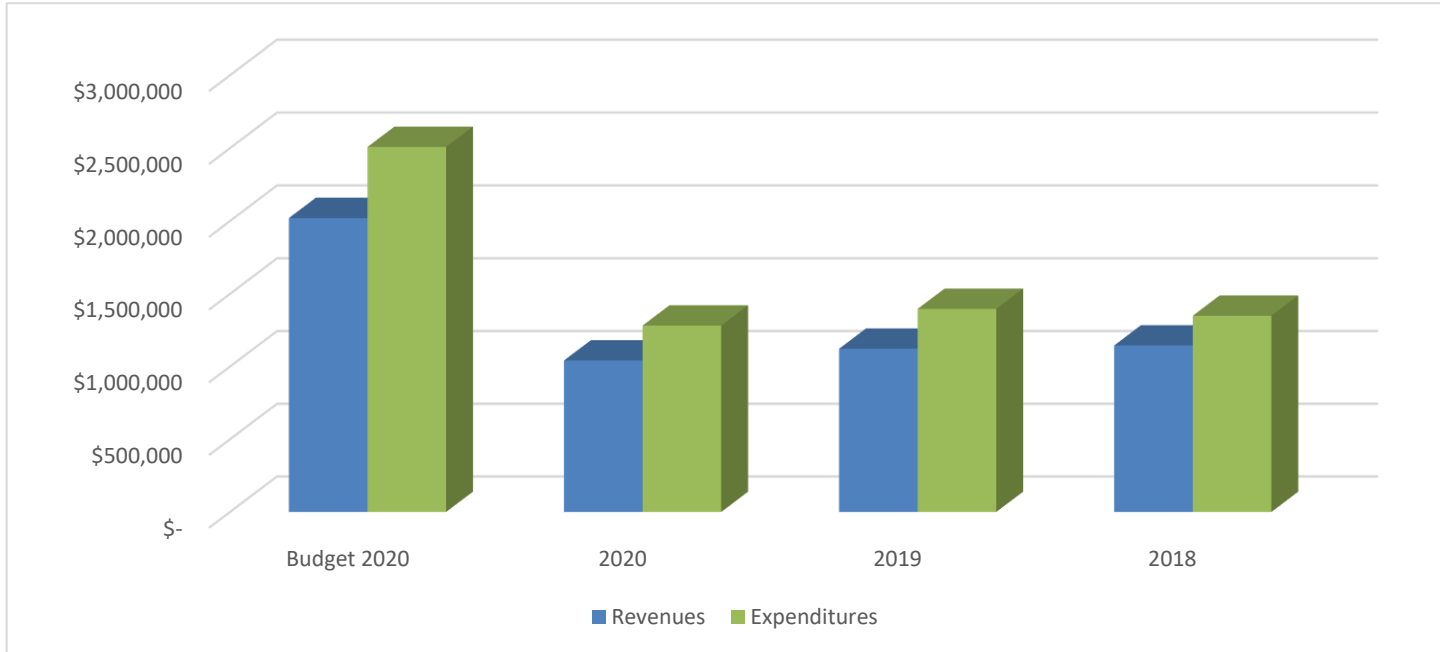
Sales Taxes

Sales taxes have leveled off compared to 2019, but do not reflect expected reduction due to COVID-19.

**CITY OF NORTH KANSAS CITY
FISCAL 2019 -2020
SECOND QUARTER YTD UNAUDITED OPERATING REVIEW
TRANSPORTATION FUND**

Operating Expenditures

Operating expenditures are in line with budget and prior years.



CITY OF NORTH KANSAS CITY
FISCAL 2019 -2020
SECOND QUARTER YTD UNAUDITED OPERATING REVIEW
OCTOBER 1, 2019 THROUGH March 31, 2020

	CONVENTION & TOURISM FUND								
	2020			2019			2018		
	Amended Budget	Y-T-D Actual	% of Budget	Amended Budget	Y-T-D Actual	% of Budget	Amended Budget	Y-T-D Actual	% of Budget
Revenues									
Franchise Taxes	\$ 546,000	\$ 199,021	36.5%	\$ 580,000	\$ 196,875	33.9%	\$ 550,000	\$ 227,071	41.3%
Investment Revenue	20,000	6,980	34.9%	8,000	15,330	191.6%	6,000	7,610	126.8%
Transfers & Capital Contributions	-	-	0.0%	-	-	0.0%	-	-	0.0%
Total Revenues	\$ 566,000	\$ 206,001	36.4%	\$ 588,000	\$ 212,205	36.1%	\$ 556,000	\$ 234,681	42.2%
Expenditures									
Operating									
Total Operating Expenditures	\$ 196,489	\$ 94,514	48.1%	\$ 182,509	\$ 63,270	34.7%	\$ 168,759	\$ 74,071	43.9%
Capital									
Total Capital Expenditures	\$ 725,853	\$ 353,770	48.7%	\$ 1,304,395	\$ 93,875	7.2%	\$ 1,434,907	\$ -	0.0%
Total Expenditures	\$ 922,342	\$ 448,284	48.6%	\$ 1,486,904	\$ 157,145	10.6%	\$ 1,603,666	\$ 74,071	4.6%
Revenues Over/(Under) Expenditures	\$ (356,342)	\$ (242,283)	68.0%	\$ (898,904)	\$ 55,060	-6.1%	\$ (1,047,666)	\$ 160,610	-15.3%

FUND COMMENTS

Revenues

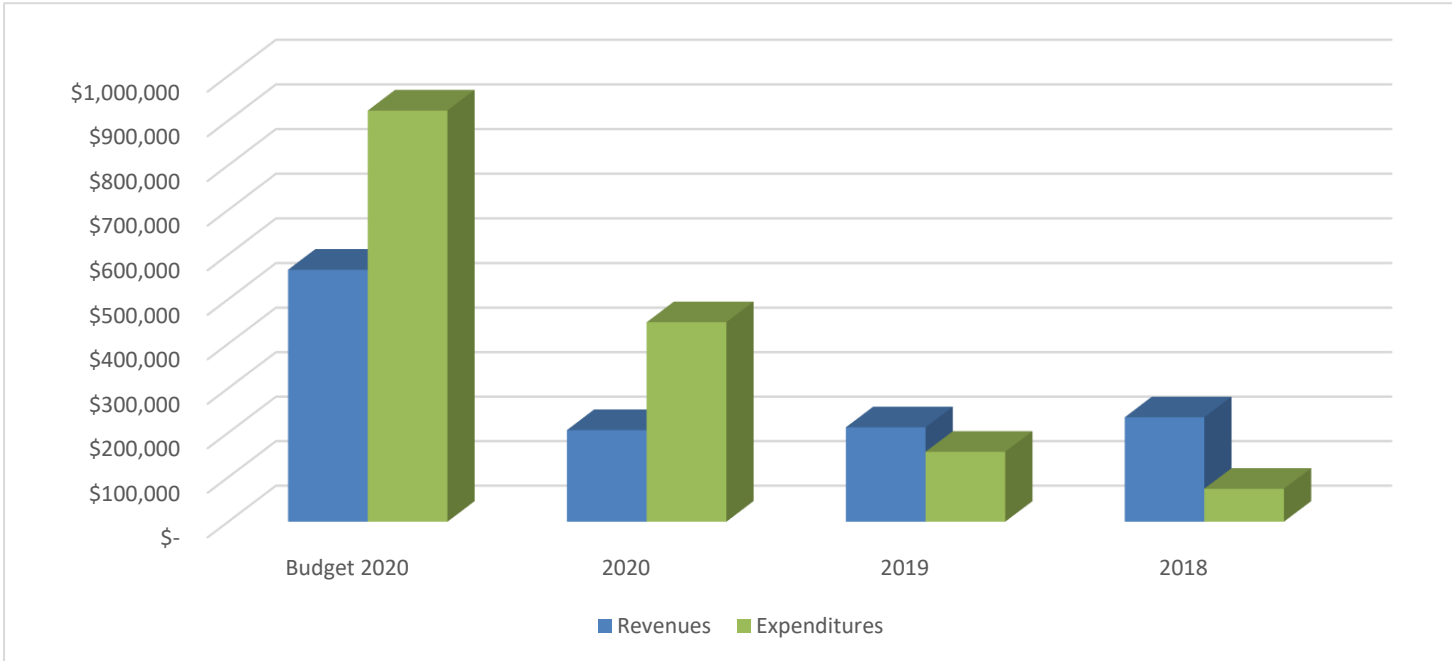
Franchise Taxes

This revenue is the Hotel/ Motel tax. As with the franchise taxes in the General Fund, this tax is paid directly to the City monthly. One remittance was lost in the mail and has not yet been reissued making the balance temporarily lower in 2019. Revenue does not reflect expected losses from COVID-19 pandemic.

**CITY OF NORTH KANSAS CITY
FISCAL 2019 -2020
SECOND QUARTER YTD UNAUDITED OPERATING REVIEW
CONVENTION & TOURISM FUND**

Operating Expenditures

The operational expenditures in this fund are project oriented. The percentage spent will depend on the projects budgeted in any particular year which makes comparisons difficult.



CITY OF NORTH KANSAS CITY
FISCAL 2019 -2020
SECOND QUARTER YTD UNAUDITED OPERATING REVIEW
OCTOBER 1, 2019 THROUGH March 31, 2020

	GAMING FUND								
	2020			2019			2018		
	Amended Budget	Y-T-D Actual	% of Budget	Amended Budget	Y-T-D Actual	% of Budget	Amended Budget	Y-T-D Actual	% of Budget
Revenues									
Gaming Revenue	\$ 7,000,000	\$ 2,965,558	42.4%	\$ 7,090,000	\$ 2,868,690	40.5%	\$ 7,111,000	\$ 2,931,264	41.2%
Intergovernmental	3,800,000	-	0.0%	14,919	-	0.0%	63,650	5,248	8.2%
Other Revenue	-	70,461	0.0%	77,947	-	0.0%	-	35	0.0%
Investment Revenue	400,000	228,648	57.2%	250,000	389,560	155.8%	150,000	217,525	145.0%
Transfers & Capital Contributions	4,129,384	2,034,992	49.3%	1,069,984	534,992	50.0%	1,537,298	634,992	41.3%
Total Revenues	\$ 15,329,384	\$ 5,299,660	34.6%	\$ 8,502,850	\$ 3,793,242	44.6%	\$ 8,861,948	\$ 3,789,064	42.8%
Expenditures									
Operating									
Operations	\$ 475,489	\$ 236,505	49.7%	\$ 399,509	\$ 131,792	33.0%	\$ 674,509	\$ 183,239	27.2%
Transfers Out	9,269,695	4,440,813	47.9%	7,903,685	3,755,792	47.5%	7,722,869	3,688,817	47.8%
Total Operating Expenditures	\$ 9,745,184	\$ 4,677,318	48.0%	\$ 8,303,194	\$ 3,887,585	46.8%	\$ 8,397,378	\$ 3,872,057	46.1%
Capital									
Total Capital Expenditures	\$ 17,609,927	\$ 3,039,862	17.3%	\$ 11,282,927	\$ 2,369,738	21.0%	\$ 22,903,996	\$ 515,638	2.3%
Total Expenditures	\$ 27,355,111	\$ 7,717,180	28.2%	\$ 19,586,121	\$ 6,257,323	31.9%	\$ 31,301,374	\$ 4,387,695	14.0%
Revenues Over/(Under) Expenditures	\$ (12,025,727)	\$ (2,417,520)	-20.1%	\$ (11,083,271)	\$ (2,464,080)	-22.2%	\$ (22,439,426)	\$ (598,631)	-2.7%

**CITY OF NORTH KANSAS CITY
FISCAL 2019 -2020
SECOND QUARTER YTD UNAUDITED OPERATING REVIEW
GAMING FUND
FUND COMMENTS**

Revenues

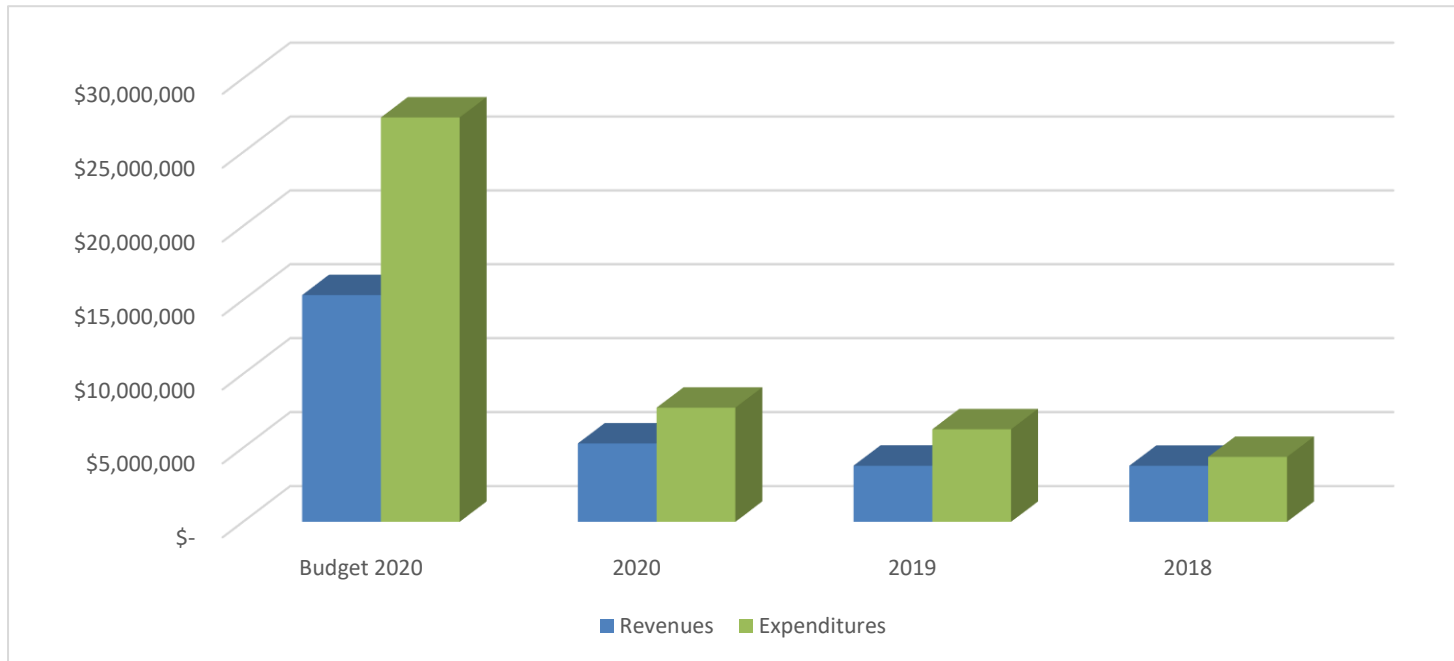
Gaming Revenue

Revenue does not reflect closure of casino due to COVID-19, but effect will show on future reports.

Transfers & Capital Contributions

Transfers are from the Water and Northgate funds are to repay the Gaming Fund for past projects.

Operating Expenditures



CITY OF NORTH KANSAS CITY
FISCAL 2019 -2020
SECOND QUARTER YTD UNAUDITED OPERATING REVIEW
OCTOBER 1, 2019 THROUGH March 31, 2020

	WATER FUND								
	2020			2019			2018		
	Amended Budget	Y-T-D Actual	% of Budget	Amended Budget	Y-T-D Actual	% of Budget	Amended Budget	Y-T-D Actual	% of Budget
Revenues									
Charges for Services	\$ 2,406,533	\$ 1,292,409	53.7%	\$ 2,523,645	\$ 1,318,019	52.2%	\$ 2,589,503	\$ 1,365,230	52.7%
Other Revenue	25,000	(2,794)	-11.2%	25,000	5,379	21.5%	21,000	14,790	70.4%
Investment Revenue	60,000	69,236	115.4%	25,000	48,670	194.7%	9,000	19,318	214.6%
Transfers & Capital Contributions	5,985,752	3,003,651	50.2%	6,828,938	3,414,419	50.0%	7,000,000	3,500,000	50.0%
Total Revenues	\$ 8,477,285	\$ 4,362,503	51.5%	\$ 9,402,583	\$ 4,786,487	50.9%	\$ 9,619,503	\$ 4,899,338	50.9%
Expenses									
Operating	1,770,394	791,431	44.7%	1,708,622	456,427	26.7%	1,691,871	(1,986,852)	-117.4%
Transfers Out	3,169,984	1,584,992	50.0%	169,984	42,496	25.0%	169,984	42,496	25.0%
Total Operating Expenses	\$ 4,940,378	\$ 2,376,423	48.1%	\$ 1,878,606	\$ 838,166	44.6%	\$ 1,861,855	\$ 874,286	47.0%
Capital									
Total Capital Expenditures	\$ 13,261,136	\$ 236,975	1.8%	\$ 6,437,938	\$ 183,860	2.9%	\$ 7,462,842	\$ 2,441,549	32.7%
	\$ 18,201,514	\$ 2,613,398	14.4%	\$ 8,316,544	\$ 1,022,026	12.3%	\$ 9,324,697	\$ 3,315,835	35.6%
Revenues Over/(Under) Expenses	\$ (9,724,229)	\$ 1,749,104	18.0%	\$ 1,086,039	\$ 3,764,461	-346.6%	\$ 294,806	\$ 1,583,503	-537.1%

Revenues

Charges for Services

The preapproved rate decrease occurred with the January billing causing revenues to begin to drop in the current fiscal year.

Operating Expenses

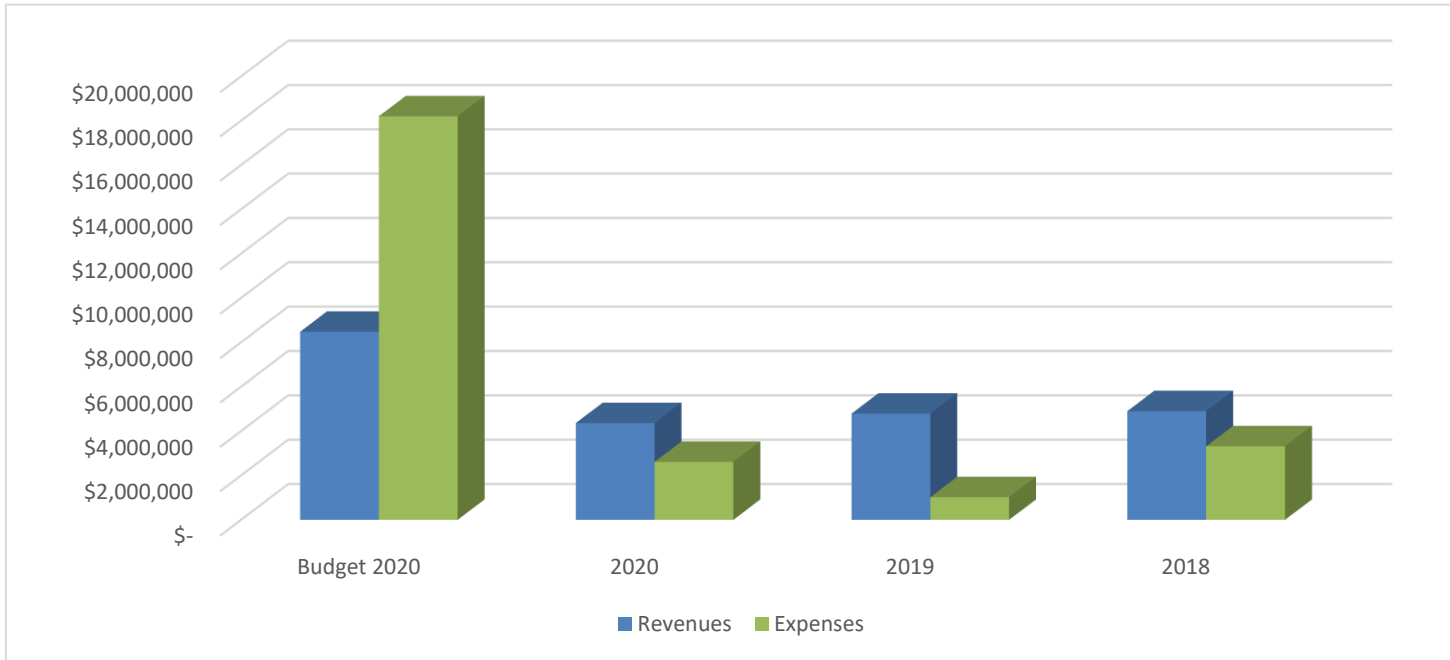
Operating expenditures are in line with budget and the Supplies and Material costs are down from the prior year which includes chemical costs.

**CITY OF NORTH KANSAS CITY
FISCAL 2019 -2020
SECOND QUARTER YTD UNAUDITED OPERATING REVIEW
WATER FUND**

FUND COMMENTS

Transfers Out

The transfer to the Gaming Fund was increased lower the fund balance and reduce the Water Plant Subsidy.



CITY OF NORTH KANSAS CITY
FISCAL 2019 -2020
SECOND QUARTER YTD UNAUDITED OPERATING REVIEW
OCTOBER 1, 2019 THROUGH March 31, 2020

	WATER POLLUTION CONTROL FUND								
	2020			2019			2018		
	Amended Budget	Y-T-D Actual	% of Budget	Amended Budget	Y-T-D Actual	% of Budget	Amended Budget	Y-T-D Actual	% of Budget
Revenues									
Charges for Services	\$ 7,311,784	\$ 3,588,341	49.1%	\$ 5,971,200	\$ 3,733,021	62.5%	\$ 4,382,000	\$ 2,721,622	62.1%
Other Revenue	-	-	0.0%	-	193,866	0.0%	-	193,864	0.0%
Investment Revenue	218,867	176,759	80.8%	205,874	14,837	7.2%	201,874	10,081	5.0%
Transfers & Capital Contributions	1,242,070	447,500	0.0%	-	-	0.0%	-	1,750	0.0%
Total Revenues	\$ 8,772,721	\$ 4,212,600	48.0%	\$ 6,177,074	\$ 3,941,725	63.8%	\$ 4,583,874	\$ 2,927,317	63.9%
Expenses									
Operating									
Total Operating Expenses	\$ 7,835,465	\$ 3,500,300	44.7%	\$ 7,939,757	\$ 3,421,974	43.1%	\$ 5,920,802	\$ 3,423,884	57.8%
Capital									
Total Capital Expenses	\$ 832,070	\$ 178,704	21.5%	\$ 1,096,600	\$ 205,049	18.7%	\$ 486,760	\$ 205,049	42.1%
Total Expenses	\$ 8,667,535	\$ 3,679,003	42.4%	\$ 9,036,357	\$ 3,627,024	40.1%	\$ 6,407,562	\$ 3,628,934	56.6%
Revenues Over/(Under) Expenses	\$ 105,186	\$ 533,597	-507.3%	\$ (2,859,283)	\$ 314,702	11.0%	\$ (1,823,688)	\$ (701,616)	-38.5%

FUND COMMENTS

Revenues

Charges for Services

The preapproved rate increase occurred with the January billing. The rate increases are to cover the cost of the City's aging infrastructure and sewage handling cost increases.

Transfers In

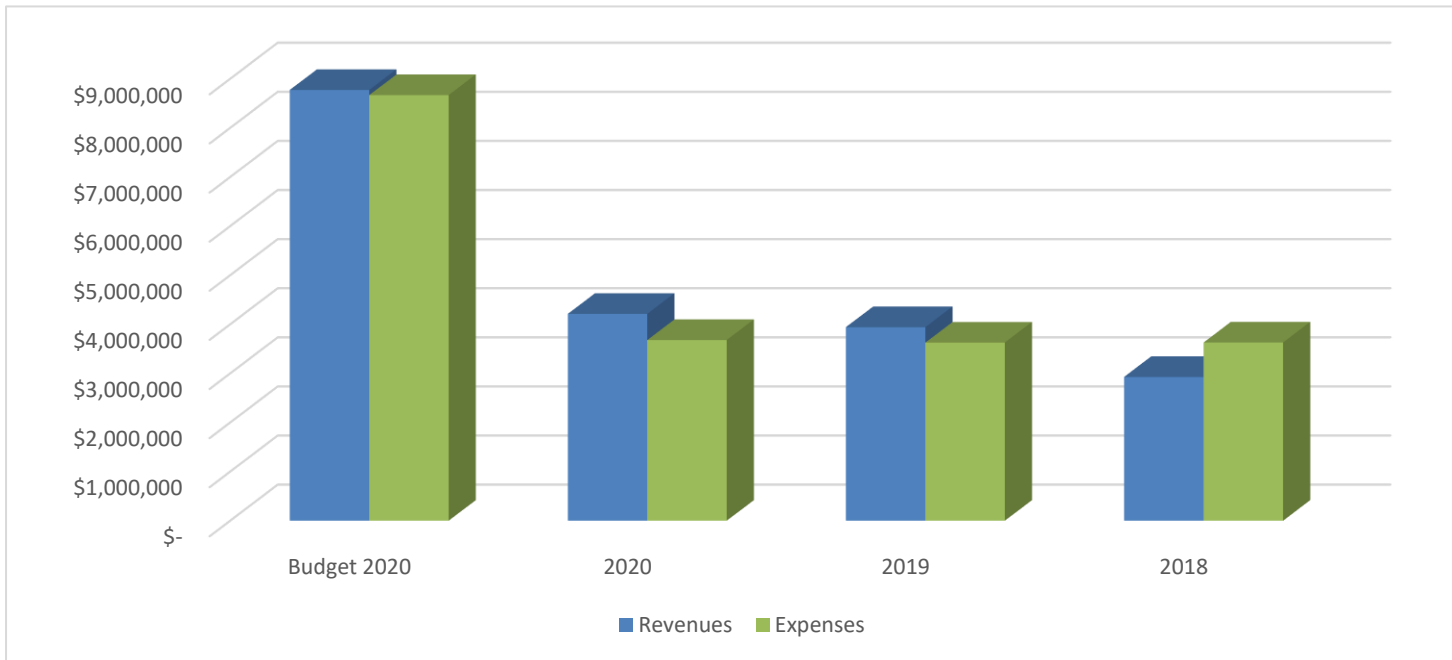
The transfer from the Gaming Fund was increased to assist this fund.

CITY OF NORTH KANSAS CITY
FISCAL 2019 -2020
SECOND QUARTER YTD UNAUDITED OPERATING REVIEW
WATER POLLUTION CONTROL FUND

FUND COMMENTS

Operating Expenses

Operating expenditures are in line with prior years.



CITY OF NORTH KANSAS CITY
FISCAL 2019 -2020
SECOND QUARTER YTD UNAUDITED OPERATING REVIEW
OCTOBER 1, 2019 THROUGH March 31, 2020

	COMMUNITY CENTER FUND								
	2020			2019			2018		
	Amended Budget	Y-T-D Actual	% of Budget	Amended Budget	Y-T-D Actual	% of Budget	Amended Budget	Y-T-D Actual	% of Budget
Revenues									
Charges for Services	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%
Other Revenue	-	-	0.0%	-	-	0.0%	-	-	0.0%
Investment Revenue	3,600	2,592	72.0%	500	4,318	863.6%	500	6,790	1358.0%
Transfers & Capital Contributions	300,000	150,000	50.0%	455,199	227,600	50.0%	240,738	120,369	50.0%
Total Revenues	\$ 303,600	\$ 152,592	50.3%	\$ 455,699	\$ 231,918	50.9%	\$ 241,238	\$ 127,159	52.7%
Expenses									
Operating									
Total Operating Expenses	\$ 636,473	\$ 127,945	20.1%	\$ 586,546	\$ 59,987	10.2%	\$ 529,696	\$ 155,230	29.3%
Capital									
Total Capital Expenses	\$ 100,000	\$ -	0.0%	\$ 100,000	\$ 10,371	10.4%	\$ 1,857,821	\$ 422,220	22.7%
Total Expenses	\$ 736,473	\$ 127,945	17.4%	\$ 686,546	\$ 70,358	10.2%	\$ 2,387,517	\$ 577,449	24.2%
Revenues Over/(Under) Expenses	\$ (432,873)	\$ 24,647	-5.7%	\$ (230,847)	\$ 161,560	-70.0%	\$ (2,146,279)	\$ (450,290)	21.0%

FUND COMMENTS

The YMCA took over operations January 1, 2015.

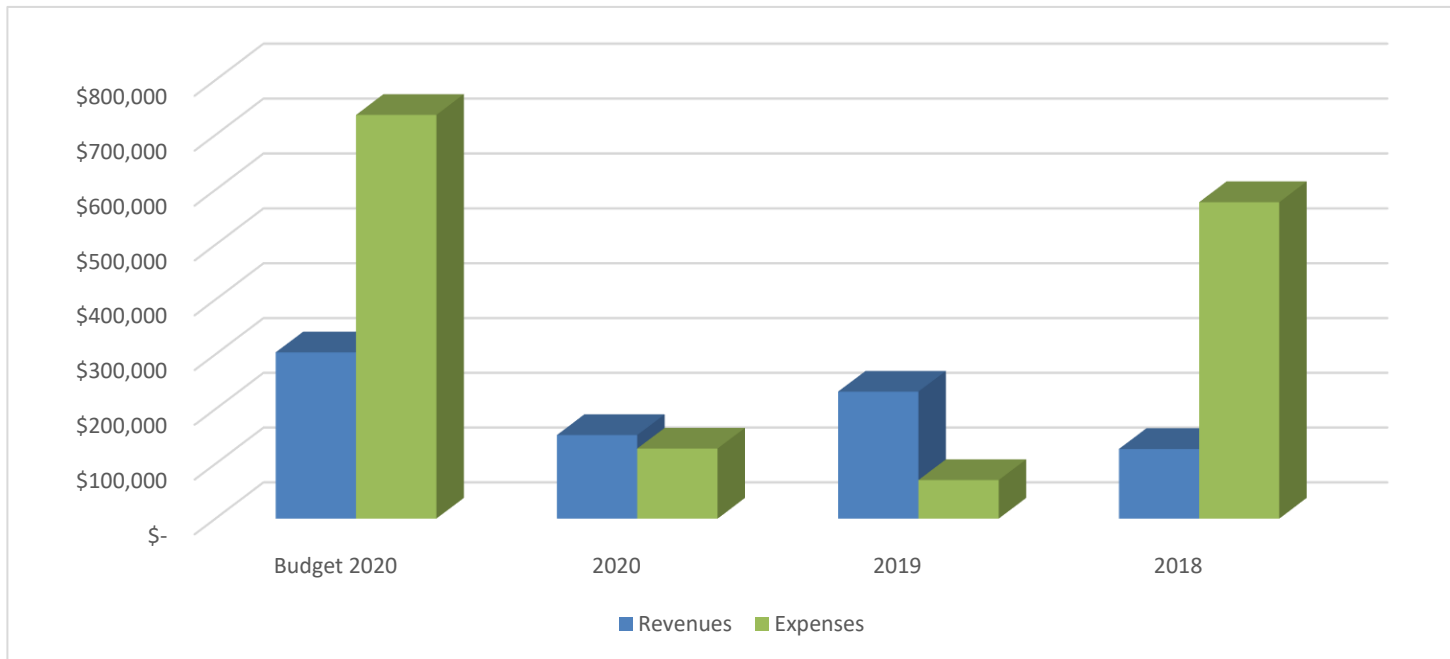
Revenues

CITY OF NORTH KANSAS CITY
FISCAL 2019 -2020
SECOND QUARTER YTD UNAUDITED OPERATING REVIEW
COMMUNITY CENTER FUND

FUND COMMENTS

Operating Expenses

Current year operational costs are for general liability insurance and the YMCA subsidy.



CITY OF NORTH KANSAS CITY
FISCAL 2019 -2020
SECOND QUARTER YTD UNAUDITED OPERATING REVIEW
OCTOBER 1, 2019 THROUGH March 31, 2020

	COMMUNICATIONS FUND								
	2020			2019			2018		
	Amended Budget	Y-T-D Actual	% of Budget	Amended Budget	Y-T-D Actual	% of Budget	Amended Budget	Y-T-D Actual	% of Budget
Revenues									
Charges for Services	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -	\$ 30	0.0%
Other Revenue	-	-	0.0%	-	-	0.0%	-	-	0.0%
Investment Revenue	5,000	4,667	93.3%	2,000	6,169	308.4%	1,000	1,323	132.3%
Transfers & Capital Contributions	350,000	175,000	50.0%	133,497	66,749	0.0%	64,269	21,423	0.0%
Total Revenues	\$ 355,000	\$ 179,667	50.6%	\$ 135,497	\$ 72,917	53.8%	\$ 65,269	\$ 22,776	34.9%
Expenses									
Operating									
Total Operating Expenses	\$ 228,002	\$ 48,182	21.1%	\$ 300,284	\$ 29,160	9.7%	\$ 294,660	\$ 70,819	24.0%
Capital									
Total Capital Expenses	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%
Total Expenses	\$ 228,002	\$ 48,182	21.1%	\$ 300,284	\$ 29,160	9.7%	\$ 294,660	\$ 70,819	24.0%
Revenues Over/(Under) Expenses	\$ 126,998	\$ 131,484	-103.5%	\$ (164,787)	\$ 43,757	26.6%	\$ (229,391)	\$ (48,043)	-20.9%

FUND COMMENTS

Datashack took over operations in September 2014.

Revenues

Operating Expenses

Current year costs are for legal expenses and general liability insurance.

CITY OF NORTH KANSAS CITY
FISCAL 2019 -2020
SECOND QUARTER YTD UNAUDITED OPERATING REVIEW
COMMUNICATIONS FUND

FUND COMMENTS

