

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

**July 16, 2019  
7:00 p.m.**

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

## **Consent Agenda**

All matters listed within the Consent Agenda have been distributed to each member of the City Council for reading and study, are considered to be routine, and will be enacted by one motion of the council with no separate discussion. If separate discussion is desired on an item, 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. Consideration of Approval of the Regular City Council Meeting Minutes from July 2, 2019** 
- 7. Short-term Conditional Use Permit - 24<sup>th</sup> Avenue Block Party** 

Patty Cox is requesting a Short-term Conditional Use Permit for a block party, which will be held on July 27, 2019. The event will last from 3:00 PM until 9:00 PM and consist of a block party for the residents of the 1000 block of east 24<sup>th</sup> Avenue. The event will take place on 24<sup>th</sup> Avenue between Knox and Macon. The street will be blocked off with cones provided by the Public Works Department.

**8. Short-term Conditional Use Permit – 21st Avenue Block Party** 

Leah Anderson is requesting a Short Term Conditional Use Permit for a block party, which will be held on August 3, 2019. The event will last from 5:00 PM until 8:00 PM and consist of a block party for the residents of the 1000 block of east 21<sup>st</sup> Avenue. The event will take place on 21<sup>st</sup> Avenue between Knox and Macon. The street will be blocked off with cones provided by the Public Works Department.

**Regular Items**

**9. First Amendment to Development Agreement with 18<sup>th</sup> & Swift, LLC - Extension of Deadlines {Bill No. 7420 (Ordinance No. 9217)}** 

On January 15, 2019, the City Council approved a development agreement with 18<sup>th</sup> and Swift LLC, a company affiliated with Sunflower Development Group, for the redevelopment of the City-owned parking lot at 18<sup>th</sup> and Swift into a mixed-use development including structured parking and not less than 150 apartment units. The development agreement called for the project's "Development Plan," including any required zoning applications, a condominium plat, and the final development plan, to be submitted to the City for approval by the Planning Commission and City Council within 180 days. The 180 day deadline given for the Development Plan corresponds with the July 16 City Council meeting. In its memo, staff notes that Sunflower has made strides to complete the tasks necessary to complete the Development Plan, but some of the tasks have taken more time than originally anticipated by Sunflower, which has contributed to slower overall progress on the project. The Development Plan has not been completed by the 180 day deadline in the development agreement. Before the Council is an amendment to the development agreement extending two deadlines that are in the original agreement. Staff recommends approval.

**10. Lease Agreement with Missouri Highways and Transportation Commission for Gateway Park Area {Bill No. 7419 (Ordinance No. 9216)}** 

The open space at the southeast corner of 10<sup>th</sup> Avenue and Burlington Street/Highway 9 makes up a key gateway into North Kansas City and is the longtime home of the City's existing gateway signage. While a portion of this area is City right-of-way associated with Ryerson Street, most of the area is right-of-way under the jurisdiction of the Missouri Department of Transportation (MoDOT).

Earlier this year, Mayor Stielow expressed to staff an interest in improving some of the open space in this area to create a shaded seating area. In its memo, staff discusses the basic improvements that are contemplated. To facilitate this “gateway park,” MoDOT will lease this area to the City, pursuant to the City Council’s approval of the lease agreement. The agreement is at no cost to the City, and is for a term of ten years. Staff recommends approval of the lease agreement with MoDOT.

**11. Budget Amendment – Emergency Water Repairs – Armour Road (Resolution No. 19-046)** 

In his memo, the Public Works Director notes the need for emergency water repairs on Armour Road, related to a water main break that occurred on June 26. Because of the nature and urgency of these water repairs, staff sought, and received, approval from Mayor Stielow to move forward with this work and to put this budget amendment resolution on the Council agenda afterward. The repair is estimated to cost a maximum of \$110,000. Staff proposes a budget amendment in the amount of \$150,000 to cover the cost of the work and ensure there is adequate funding in the event other major water repairs are necessary this fiscal year.

**12. 19<sup>th</sup> Avenue Pump Station** 

The “Spine Road” project in the Armour Road Redevelopment Area (One North) is nearly complete. In its memo, staff discusses options for addressing the 19<sup>th</sup> Avenue Pump Station, which is located in the One North area. One of the last elements regards the 19<sup>th</sup> Avenue Stormwater Pump Station, which has existed in this area for approximately seventy years. The pump station has been functioning adequately, but a decision has to be made as to whether to rehabilitate or replace the station. Staff seeks direction from the City Council for how to handle this matter in the upcoming Proposed FY 2020 Budget.

**13. Budget Amendment – Street Repair Materials (Resolution No. 19-044)** 


The 2018-2019 Transportation Budget includes \$10,000 for Street Repair Materials, which is mainly used for the cost of asphalt used for repairing potholes. There were many freeze-thawing occurrences over the winter months of 2019, which is a factor in the number of potholes that developed in North Kansas City and throughout our region. In its memo, staff notes that the costs for these materials have exceeded the amount budgeted for this item. A budget amendment in the amount of \$12,000 has been prepared for Council approval.

**14. Budget Amendment – Tree Maintenance (Resolution No. 19-045)** 


The FY 2019 Transportation Fund Budget includes \$106,000 for tree maintenance, which includes trimming and removing trees. The City's tree maintenance program cost varies each year for several reasons, which makes it difficult to estimate budget requirements. Costs to date have exceeded the budgeted amount, and Public Works has recently received additional invoices. Staff recommends the approval of a budget amendment in the amount of \$45,000 to pay the recent invoices, and to assure adequate funding for tree maintenance is available for the remaining fiscal year. A resolution has been prepared accordingly.

**15. Budget Amendment – Warning Siren Replacement (Resolution No. 19-043)** 

In its memo, staff notes that there has been an unforeseen expense for replacing an outdoor warning siren located at 26<sup>th</sup> Avenue and Vernon. The siren was struck by lightning and was rendered unrepairable. The Fire Department received a quotation for completing the project in the amount of \$19,946.30 from Blue Valley Public Safety Inc. The City has submitted a claim to its insurance carrier. The deductible for this occurrence is \$10,000, with the additional \$9,946.30 required to complete the repairs to be reimbursed by the insurance carrier. Staff recommends the approval of a budget amendment in the amount of \$19,947 to fund replacement of the siren.

**16. Approving Accounts Due and Payable by the City through July 12, 2019 {Bill No. 7421 (Ordinance No. 9218)}** 

**17. Staff Comments**

- Upcoming City Items of Note 

**18. Councilmember Comments**

**19. Mayor's Comments**

**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 real estate matter pursuant to Missouri Revised Statutes § 610.021(2).**

**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.

Posted this 12<sup>th</sup> day of July 2019 at 5:00 p.m.



## Minutes of the North Kansas City, Missouri City Regular Council Meeting of July 2, 2019

The City Council met in regular session on Tuesday, July 2, 2019, in the North Kansas City Council Chambers at 7:00 p.m.

The following were present:

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

Staff Present: Kim Nakahodo, Assistant City Administrator  
Steve Beamer, Police Chief  
Zach Stoneking, Battalion Chief  
Sara Copeland, Community Development Director  
Pat Hawver, Public Works Director  
Stephen Roberts, IT  
David Harris, Building Official  
Shirley Land, Finance Manager  
Bobby Tech, Administration Intern  
Tom Barzee, City Counselor  
Crystal Doss, City Clerk

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

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

Opening

Mayor Don Stielow asked that each item in the Consent Agenda be moved to the Regular Agenda. C. Pearce made a motion to move the items from the Consent Agenda to the Regular Agenda, seconded by C. Pearman. The roll was called, and the vote was as follows: C. Smith, no – C. Pearman, yes – C. Clevenger, no – C. Stewart, no – C. Steffen, yes – C. Farr, yes – C. DeLong, no – C. Pearce, yes. The vote was 4-4. Mayor Stielow broke the tie by voting yes. Motion carried. The final vote was 5-4.

Approval of the Agenda

Mr. Berton Knox, 100 E. 25<sup>th</sup> Avenue, approached the Council regarding an L-shaped area of land near the shotput area of the school. This area is owned by the City of North Kansas City. Mr. Knox stated that people walk their dogs in this area of land and do not pick up the feces. He also stated that people gather after dark in this small area. Mr. Knox asked that the City look into putting up some signs with times this area is open to the public and also a sign stating No Dogs Allowed. Assistant City Administrator Kim Nakahodo stated that staff would look into this issue and bring some options back to the Council.

Comments from the Public

Mr. Rich Groves, North Kansas City Business Council, stated that the new Business Directory is now available, and this month's newsletter had a nice story in it regarding the great community use of the North Kansas City YMCA.

Consent Agenda included the following items:

Consent Agenda

As noted above, all items were previously removed from the Consent Agenda and placed on to the Regular Agenda.

Consideration of approval of the Work Session Minutes of June 18, 2019. C. Farr moved to approve the minutes, seconded by C. Stewart. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes.

Approval of the Work Session Minutes of June 18, 2019

Consideration of approval of Regular Council Meeting Minutes of June 18, 2019. C. Farr moved to approve the minutes, seconded by C. Stewart. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried.

Approval of the Regular Council Meeting Minutes of June 18, 2019

Consideration of appointment of Madeline Anderson to the Park Board to replace Marie Mignogna, term to expire 5/31/2022. C. Farr moved to approve the appointment, seconded by C. Pearce. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried.

Appointment of Madeline Anderson to the Park Board

Consideration of reappointment of Elizabeth Ryan to the Park Board, term to expire 5/31/2022. C. Farr moved to approve the reappointment, seconded by C. Stewart. The roll was called, and the

Reappointment of Elizabeth Ryan to the Park Board

vote was as follows: C. Smith, abstain – C. Pearman, yes – C. Clevenger, abstain – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried, 6-0-2.

Consideration of reappointment of Roberta Larsen to the Park Board, term to expire 5/31/2022. C. Farr moved to approve the reappointment, seconded by C. Stewart. The roll was called, and the vote was as follows: C. Smith, abstain – C. Pearman, yes – C. Clevenger, abstain – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried, 6-0-2.

Reappointment of Roberta Larsen to the Park Board.

Consideration of appointment of Toni Cracraft to the Library Board to replace Shelly Pinto, term to expire 6/30/2022. C. Farr moved to approve the appointment, seconded by C. Stewart. The roll was called, and the vote was as follows: C. Smith, abstain – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried, 7-0-1.

Appointment of Toni Cracraft to the Library Board

Consideration of reappointment of Catherine Van Alden to the Library Board, term to expire 6/30/2022. C. Farr moved to approve the appointment, seconded by C. Stewart. The roll was called, and the vote was as follows: C. Smith, abstain – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried, 7-0-1.

Reappointment of Catherine Van Alden to the Library Board

Consideration of reappointment of Kay Hedrick to the Library Board, term to expire 6/30/2022. C. Farr moved to approve the appointment, seconded by C. Stewart. The roll was called, and the vote was as follows: C. Smith, abstain – C. Pearman, yes – C. Clevenger, abstain – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried, 6-0-2.

Reappointment of Kay Hedrick to the Library Board

Consideration of reappointment of Cotton Sivils to the Board of Zoning Adjustments, term to expire 6/20/2023. C. Farr moved to approve the reappointment, seconded by C. Stewart. The roll was called, and the vote was as follows: C. Smith, abstain – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried, 7-0-1.

Reappointment of Cotton Sivils to the Board of Zoning Adjustments

Consideration of a short-term conditional use permit requested by Richard Acord and Martin Newton for a block party on 31<sup>st</sup> Avenue. C. Clevenger moved to approve the request, seconded by C. Stewart. The roll was called, and the vote was as follows: C. Smith, yes – C.

Short-Term Conditional Use Permit – 31<sup>st</sup> Avenue Block Party

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

Consideration of an Ordinance Amending the Code of the City of North Kansas City, Missouri by Repealing Title 17, "Zoning", and Adopting a New Zoning Ordinance to be Codified as Title 17, "Zoning" {Bill No. 7415 (Ordinance No. 9212)}. Assistant City Administrator Nakahodo asked Community Development Director Sara Copeland to present this item to the Council. Ms. Copeland stated that in 2016, the City Council and Planning Commission adopted the North Kansas City Master Plan, a guide for public and private decision-making related to the future physical development of the City. One key implementation activity, included as a "Next Step" in the plan, is to update development codes and policies to ensure alignment with this plan's vision and goals. The City has been in the process of developing an updated zoning ordinance for the last year or so. On September 19, 2017, the City Council approved a contract with Gould Evans to provide consulting services for the development of a new Zoning Ordinance. Since that time, Gould Evans' staff has worked with the project Advisory Committee and other stakeholders to develop new regulations for North Kansas City. Now before the Council for approval is a completed ordinance. The Planning Commission held the required public hearing on the new Zoning Ordinance on June 6, 2019. The Planning Commission unanimously recommended approval of the updated ordinance to the City Council. Staff recommends approval. Chris Brewster of Gould Evans made a presentation to Council reviewing the major changes to the ordinance. Discussion ensued. C. Farr moved that Bill No. 7415 be placed on first reading, seconded by C. Pearman. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried. Bill No. 7415 was read. C. Farr moved that Bill No. 7415 be placed on second and final reading and passed as Ordinance No. 9212, seconded by C. Pearman. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried. Bill No. 7415 was read. Thereupon, Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9212, was signed and approved by the Mayor and attested by the City Clerk.

Ordinance No. 9212 --  
Adoption of Updated  
Zoning Ordinance

Consideration of an Ordinance Amending Chapter 16.06, "Platting Procedure" of the Code of the City of North Kansas City, Missouri by Amending Certain Subparts of §16.06.020, Regarding Application Fees

Ordinance 9214 –  
Amendment of City  
Code Chapter 16.06

{Bill No. 7417 (Ordinance No. 9214)}. Assistant City Administrator Nakahodo asked Community Development Director Copeland to present this item to Council. Ms. Copeland stated that subdivision fees, charged for preliminary and final plats or minor subdivisions such as survey plats, are specifically listed in Chapter 16.06. Staff recommends amending the procedure for setting fees in the Subdivision Ordinance to mirror the way fees are handled in the Zoning Ordinance: through the adoption of one fee schedule that covers all planning-related application fees. This approach will simplify the fee structure for applicants and for staff. The proposed amendment to Chapter 16.06 removes the set fees and references an adopted fee schedule using the same language as in Chapter 17.08 of the new zoning ordinance. Discussion ensued. C. Farr moved that Bill No. 7417 be placed on first reading, seconded by C. DeLong. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried. Bill No. 7417 was read. C. Farr moved that Bill No. 7417 be placed on second and final reading and passed as Ordinance No. 9214, seconded by C. Pearman. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried. Bill No. 7417 was read. Thereupon, Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9214, was signed and approved by the Mayor and attested by the City Clerk.

RE: Subdivision  
Application Fees

Consideration of an Ordinance Adopting a Fee Schedule for Certain Planning and Zoning Applications Pursuant to the Requirements of Chapter 16.06, "Platting Procedure" and Chapter 17.08, "Applications and Procedures" of the Code of the City of North Kansas City, Missouri {Bill No. 7416 (Ordinance No. 9213)}. Assistant City Administrator Nakahodo asked Community Development Director Copeland to present this item to Council. Ms. Copeland stated that the Community Development Department charges fees for all Zoning Ordinance applications based on a fee schedule adopted by the City Council. The current fee schedule was adopted by the City Council in March 2019. With the adoption of the new Zoning Ordinance, the Master Planned Development application has replaced the PUD Amendment, necessitating the adoption of a new fee schedule to officially set the fee for the new application type. In its memo, staff recommends setting preliminary plat fees at \$350 with final plats and minor subdivision fees at \$200. Discussion ensued. C. Farr moved that Bill No. 7416 be placed on first reading, seconded by C. Pearman. The roll was called, and the

Ordinance No. 9213 –  
Adoption of a New  
Planning Application  
Fee Schedule

vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried. Bill No. 7416 was read. C. Farr moved that Bill No. 7416 be placed on second and final reading and passed as Ordinance No. 9213, seconded by C. Pearman. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried. Bill No. 7416 was read. Thereupon, Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9213, was signed and approved by the Mayor and attested by the City Clerk.

Consideration of a Resolution Amending the Gaming Fund Budget for Fiscal Year 2018-2019 in the Amount of \$6,000 for Howell Street Traffic Calming Bump-Outs and Signage (Resolution No. 19-041). Assistant City Administrator Nakahodo asked Community Development Director Copeland to present this item to Council. Ms. Copeland stated that on June 18, 2019, the City Council directed staff to move forward with a traffic calming pilot project on Howell Street to install bump-outs and pinch points at key intersections. The goal of this pilot project is to calm traffic and make street crossings safer for pedestrians. In its memo, staff proposes as the next step a budget amendment allowing for temporary installation of bump-outs and pinch points at three intersections on Howell. A resolution has been prepared for Council consideration accordingly. Discussion ensued. C. DeLong moved to approve Resolution No. 19-041, seconded by C. Pearman. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried.

Consideration of a Resolution Approving Task Order No. 18 with Olsson Associates for Certain Engineering Work Related to the City's Armour Road Redevelopment Area (Resolution No. 19-042). Assistant City Administrator Nakahodo asked Community Development Director Copeland to present this item to Council. Ms. Copeland stated that on June 4, 2019, the City completed its real estate transfer with KC Beaton, the owner of the Burger King store at Armour Road and Taney Street. This property acquisition is the City's last acquisition in the Armour Road Redevelopment Area. As part of the settlement agreement with KC Beaton, the store will continue to operate until construction of the new Burger King store is complete. The City will eventually transfer this property to North Kansas City Destination Developers, LLC, the master developer for One North, for further development. However, prior to

Resolution No. 19-041  
– Howell Street Traffic  
Calming Bump-Outs –  
Budget Amendment

Resolution No. 19-042  
– Engineering Services  
for Burger King  
Demolition

that transfer, the existing improvements must be demolished. Before Council for approval is a task order with Olsson, the City's engineer for this project, providing for asbestos, lead based paint, and hazardous material testing; preparation of demolition plans for eventual bidding by contractors; bidding assistance; and construction administration and inspection services. Although demolition is not expected to occur before winter, staff recommends moving forward on demolition plans now so that the demolition work can be bid, and a contractor selected in order to expedite this work when the new Burger King is completed. Discussion ensued. C. Farr moved to approve Resolution No. 19-042, seconded by C. Pearman. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried.

Consideration of an Ordinance Authorizing Payment for Certain Accounts Due and Payable by the City Through June 28, 2019 {Bill No. 7418 (Ordinance No. 9215)}. C. Farr moved that Bill No. 7418 be placed on first reading, seconded by C. Pearman. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried. Bill No. 7418 was read. C. Farr moved that Bill No. 7418 be placed on second and final reading and passed as Ordinance No. 9215, seconded by C. Pearman. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried. Bill No. 7418 was read. Thereupon Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9215, was signed and approved by the Mayor, and attested by the City Clerk.

Assistant City Administrator Nakahodo stated that the City's Upcoming Items of Note, the YMCA Financial Report, and the Status of City Projects and Purchases Report were in the Council packets for review. Ms. Nakahodo reminded the councilmembers to let her know if they would like to attend the Housing Summit on July 19<sup>th</sup>.

Police Chief Steve Beamer stated that in June, Sergeant John Stark retired from the Police Department, which created an opening for another sergeant. The testing process was completed a couple of weeks ago and the results from the various components of the testing were reviewed and the numbers calculated. We are happy to announce

Ordinance No. 9215 –  
Approving Accounts  
Due and Payable by  
the City Through June  
28, 2019

Staff Comments

Officer Justin Holm will be promoted to the rank of sergeant, effective July 12.

Public Works Director Pat Hawver gave a brief update on the water main break that occurred at Armour and Clay last Wednesday. On Wednesday, the crews spent most of the day trying to isolate the break. The problem was that many of the water valves either broke or did not shut the water down completely. Eventually the water plant was shut down, which did stop the flow of water and allow for the repair to be made. Staff is currently working on a plan to address the deficiencies discovered during this incident.

C. Smith thanked Ms. Copeland for all of her work on the updated zoning ordinance. He thanked Ms. Nakahodo for prioritizing communication and keeping Council and the public informed during the water break and internet service interruption. He stated while reading through the newsletter he noticed there was a cancellation fee if someone cancels a reservation for of the pavilions in the park. He asked if this had been discussed in a while because he believes it might discourage patrons from booking in advance. Assistant City Administrator Nakahodo stated that was a decision made by the Parks and Recreation Board, and the City does not govern this, but that she would check into it with Parks and Recreation. C. Smith stated that he was driving down Armour Road and some of the construction cones have drifted out into the roadway. Community Development Director Copeland stated this would be discussed with the contractor. C. Smith stated in reference to voting on the board members, he is not trying to rock the boat, just trying to learn and understand and hopes everyone will have patience with him.

C. Pearman said congratulations and thank you to the outgoing board members. She stated she appreciated their dedication as this is a volunteer position. She noticed on the YMCA financial report that the YMCA is making money. She stated that anyone who has worked with her on the Council over the past 5 years knows that what she likes about this community is when we work together to collaborate and move forward, whether it is business or residential.

C. Clevenger echoed C. Pearman's comments regarding the YMCA. He thanked the Park Board for the good Movie in the Park and Night Out with Macken, and the great Arts in the Park festival. He echoed C. Smith's comments regarding the staff keeping them informed during the water break and the internet outage. Regarding the board

Councilmembers'  
Comments



appointments, C. Clevenger stated that we are not trying to single anyone out, but we need some more communication with resumes or bios on the people we are going to be voting on. He stated he felt further discussion on this subject would be helpful. He stated he certainly appreciates our current board members who are willing to step up. He said he had to abstain on voting for a few of them because he has a personal relationship with them and did not want there to be a conflict of interest.

C. Stewart stated that the recent liNKCity outage was determined to be due to vandalism. C. Stewart stated he appreciates the updates letting the Council know what is going on in the City when issues arise.

C. Steffen stated that during the tenure when Gene Bruns was mayor, a program was instituted for employees who retired between the ages of 60-65 where they were helped with their health insurance premiums. This was stopped during the recession. C. Steffen would like for staff to give some thought to perhaps bringing that program back, maybe not as full fledged as it was but at least partially back. He stated that is a benefit that was actually taken away from our employees. He also wished everyone a nice Independence Day.

C. Farr stated summer is upon us, so be sure and check on our elderly neighbors and bring pets in during the heat. He inquired as to whether the flags would be put up in the downtown area for July 4. Public Works Director Pat Hawver stated they would. C. Farr wished everyone a safe and fun 4<sup>th</sup> of July.

C. DeLong also thanked Assistant City Administrator Nakahodo for her timely communication with the Council. He thanked the Park Board for the Movie in the Park and thanked the Fire Department for sponsoring it.

C. Pearce thanked Assistant City Administrator Nakahodo for helping her with some items that have come up in her ward. She stated she has been hearing comments regarding seeing dirt moving at One North, and it is making some people in her ward happy. She said they still want a grocery store, but that is an ongoing battle. C. Pearce stated that the work on Armour Road has been a really interesting thing to her. She said obviously these plans were made prior to her being elected to this position, and she stated she is hearing complaints. She stated that her response has been that there were a lot of public forums regarding this project, so if they missed the public forums before, she

suggested that they start keeping abreast of things happening in the City. She stated her support for the U.S. Women's World Cup team and wished everyone a happy 4<sup>th</sup> of July.

Mayor Don Stielow asked if the damage that occurred to the liNKCity fiber was in Kansas City, Missouri. Chief Beamer stated where the damage occurred is in the jurisdiction of Kansas City, Missouri. He stated Kansas City Police were contacted today and came over and took a report on the damage. It will be their investigation.

Mayor's Comments

Ms. Maddie Anderson approached the Council and thanked the Mayor for her appointment to the Park Board and thanked the Council for their approval. She stated she cares very much about this community and looks forward to serving.

Public Comment

C. Stewart moved to adjourn at 8:15 p.m., seconded by C. DeLong. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried.

Adjournment

Council Adjourned

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Mayor

Attest:

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City Clerk

Approved this 16<sup>th</sup> day of July 2019

**NEIGHBORHOOD BLOCK PARTY PERMIT**

APPLICANT NAME: PATTY COX

MAILING ADDRESS: 1005 E. 24th Ave.

PHONE: 816-809-2800 EMAIL: meikels42007@gmail.com

----- **BLOCK PARTY INFORMATION** -----

PARTY DATE: 7/27/19 PARTY HOURS: 3:00 PM - 9:00 PM

PARTY LOCATION (Address or Street Location): 1000 Block E. 24th Ave.  
from Mason to Knox

NAME & PHONE NUMBER OF TWO PEOPLE WHO WILL BE ONSITE MANAGING THE PARTY:

PERSON 1: Zachary Clevenger 816-550-5901

PERSON 2: Pat Stidham 816-304-6181

NUMBER OF EXPECTED ATTENDEES: 100

WILL FOOD BE SERVED:  YES  NO [IF YES, CONTACT CLAY COUNTY HEALTH AT 816-595-4350]

WILL YOUR BLOCK PARTY INCLUDE:  DJ/BAND/MUSIC  STAGE  OPEN FLAMES

STREET CLOSING

ARE YOU REQUESTING BARRICADES FROM THE CITY TO BLOCK OFF STREETS?  YES  NO

IF REQUESTING A STREET CLOSURE, HAVE YOU NOTIFIED THE PROPERTY OWNERS AFFECTED BY THE CLOSURE?  YES  NO

WILL THERE BE A TENT?  YES  NO IF YES, HOW MANY SQUARE FEET? \_\_\_\_\_

Eligible expenses will be reimbursed up to \$200 per block party. Eligible expenses include food, paper goods and entertainment/performers. Ineligible expenses include alcohol, tent and stage/riser rentals.

Neighborhoods may receive the block party reimbursement once per year. Receipts must be submitted to the City Clerk for reimbursement.

APPLICANTS SIGNATURE: Patty Cox DATE: 7-9-19

----- CITY APPROVALS -----

APPLICATION RECEIVED BY M. Brown DATE: 7/9/19

ACTION BY CITY COUNCIL \_\_\_\_\_ DATE: \_\_\_\_\_

----- OTHER REQUIREMENTS -----

**DIAGRAM OF EVENT:** SUBMIT A DRAWING SHOWING LOCATION OF EVENT, TABLES, AND OTHER EQUIPMENT THAT WILL BE INVOLVED (STAGE, DJ, HEATERS, BARRIERS, ETC.).

**SPECIAL EVENT APPLICATION DEADLINE:** THIS APPLICATION SHOULD BE MADE A MINIMUM OF 21 DAYS IN ADVANCE OF YOUR EVENT TO SECURE APPROVAL BY CITY COUNCIL.

**APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF ALL MATERIAL, EQUIPMENT, AND DEBRIS WITHIN TWENTY-FOUR (24) HOURS OF EXPIRATION OF THIS PERMIT. ANY BARRICADES PROVIDED BY THE CITY SHALL BE PLACED CURBSIDE FOR PICKUP BY CITY STAFF.**

**NEIGHBORHOOD BLOCK PARTY PERMIT**

APPLICANT NAME: Leah Anderson  
MAILING ADDRESS: 1021 E 21 Ave  
PHONE: 617-803-7904 EMAIL: landerson815@gmail.com

----- **BLOCK PARTY INFORMATION** -----

PARTY DATE: 8/3/19 PARTY HOURS: 5-8pm  
PARTY LOCATION (Address or Street Location): 21 Ave between Knox and Macon

NAME & PHONE NUMBER OF TWO PEOPLE WHO WILL BE ONSITE MANAGING THE PARTY:

PERSON 1: Leah Anderson 617-803-7904  
PERSON 2: Veronica Galvan 816-309-5869

NUMBER OF EXPECTED ATTENDEES: 30-50?

WILL FOOD BE SERVED:  YES  NO [IF YES, CONTACT CLAY COUNTY HEALTH AT 816-595-4350]

WILL YOUR BLOCK PARTY INCLUDE:  DJ/BAND/MUSIC  STAGE  OPEN FLAMES  
 STREET CLOSING

ARE YOU REQUESTING BARRICADES FROM THE CITY TO BLOCK OFF STREETS?  YES  NO

IF REQUESTING A STREET CLOSURE, HAVE YOU NOTIFIED THE PROPERTY OWNERS AFFECTED BY THE CLOSURE?  YES  NO

WILL THERE BE A TENT?  YES  NO IF YES, HOW MANY SQUARE FEET? \_\_\_\_\_

-----  
Eligible expenses will be reimbursed up to \$200 per block party. Eligible expenses include food, paper goods and entertainment/performers. Ineligible expenses include alcohol, tent and stage/riser rentals.

Neighborhoods may receive the block party reimbursement once per year. Receipts must be submitted to the City Clerk for reimbursement.

APPLICANTS SIGNATURE: Anderson DATE: 7/2/19

----- CITY APPROVALS -----

APPLICATION RECEIVED BY M. Brown DATE: 7/21/19

ACTION BY CITY COUNCIL \_\_\_\_\_ DATE: \_\_\_\_\_

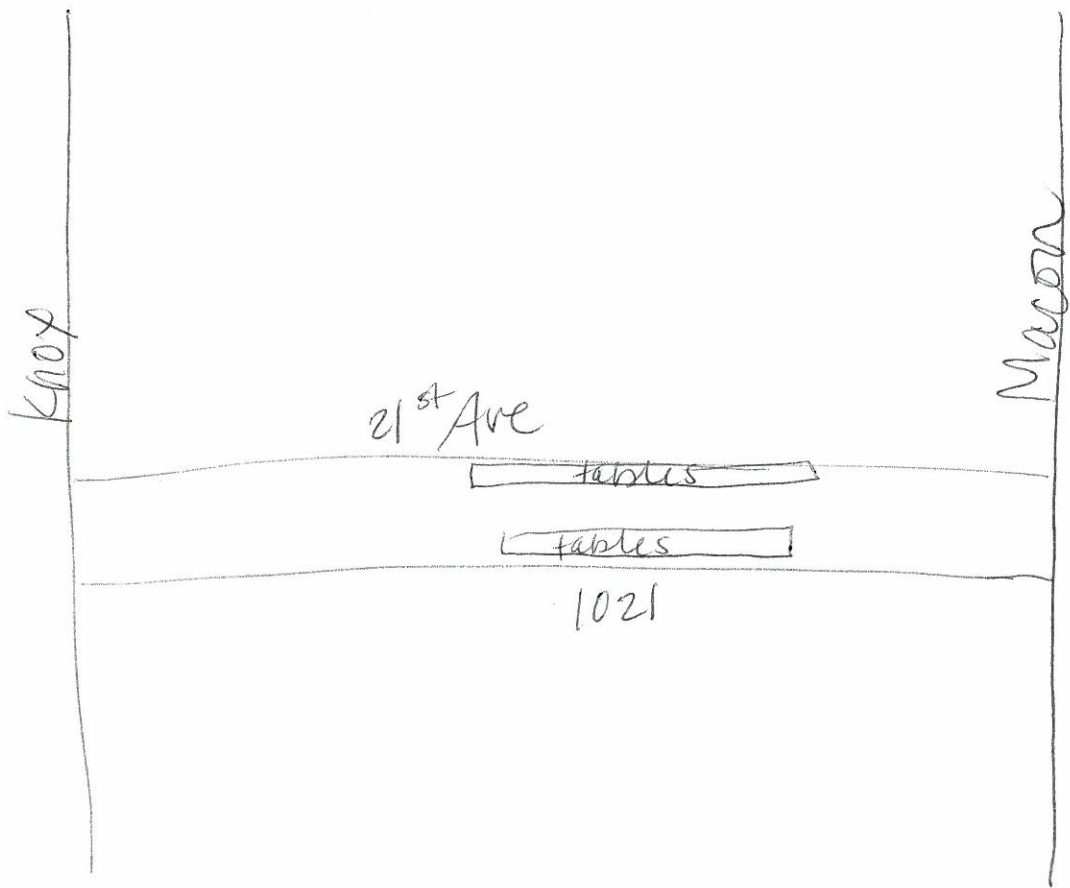
----- OTHER REQUIREMENTS -----

**DIAGRAM OF EVENT:** SUBMIT A DRAWING SHOWING LOCATION OF EVENT, TABLES, AND OTHER EQUIPMENT THAT WILL BE INVOLVED (STAGE, DJ, HEATERS, BARRIERS, ETC.).

**SPECIAL EVENT APPLICATION DEADLINE:** THIS APPLICATION SHOULD BE MADE A MINIMUM OF 21 DAYS IN ADVANCE OF YOUR EVENT TO SECURE APPROVAL BY CITY COUNCIL.

**APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF ALL MATERIAL, EQUIPMENT, AND DEBRIS WITHIN TWENTY-FOUR (24) HOURS OF EXPIRATION OF THIS PERMIT. ANY BARRICADES PROVIDED BY THE CITY SHALL BE PLACED CURBSIDE FOR PICKUP BY CITY STAFF.**

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## MEMORANDUM

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

**FROM:** Eric Berlin, City Administrator

**DATE:** July 16, 2019

**RE:** Amendment to Development Agreement for City Property at 18<sup>th</sup> & Swift

On January 15, 2019, the City Council approved a development agreement with 18<sup>th</sup> and Swift LLC, a company affiliated with Sunflower Development Group, for the redevelopment of the City-owned parking lot at 18<sup>th</sup> and Swift into a mixed-use development including structured parking and not less than 150 apartment units. The development agreement called for the project's "Development Plan," including any required zoning applications, a condominium plat, and the final development plan, to be submitted to the City for approval by the Planning Commission and City Council within 180 days. The 180 day deadline given for the Development Plan corresponds with the July 16 City Council meeting.

Since the approval of the development agreement, Sunflower has made strides to complete the tasks necessary to complete the Development Plan, including obtaining an ALTA survey and Phase I and II Environmental Site Assessments, conducting geotechnical drilling and testing, studying water and sanitary sewer capacity, coordinating with City staff on building code issues, and submitting an aeronautical study (related to the planned height of the building and its location with respect to the downtown airport) to the Federal Aviation Administration (FAA). Some of these tasks, in particular the FAA aeronautical study approval, have taken more time than originally anticipated by Sunflower. These delays have contributed to slower overall progress on the project, such that the Development Plan has not been completed by the 180 day deadline in the development agreement.

Sunflower is making progress toward commencing construction in good faith and has submitted a development schedule to City staff showing a proposed timeline for the project that anticipates completing the Development Plan in October, with final construction plans complete in December and the start of construction in February

2020. This updated schedule requires an amendment to the development agreement concerning two dates:

- Amending the deadline for the Development Plan approval to December 1, 2019 (expressed as 321 days from the approval of the development agreement on January 15, 2019); and
- Amending the Closing Date shown in the agreement from October 1, 2019 to February 17, 2020.

City staff believes that these changes to the deadlines contained in the agreement will permit Sunflower sufficient time to complete the work necessary to begin construction.



**AN ORDINANCE APPROVING FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN THE CITY OF NORTH KANSAS CITY, MISSOURI AND 18<sup>TH</sup> AND SWIFT, LLC REGARDING MIXED-USE DEVELOPMENT IN THE CITY.**

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

**WHEREAS**, by the passage of Ordinance No. 9165 on January 15, 2019, the City authorized and approved a certain Development Agreement between the City and 18<sup>th</sup> and Swift, LLC (the “**Developer**”) affecting certain real property identified generally as the 18<sup>th</sup> and Swift Development; and

**WHEREAS**, the parties have agreed to amend the Development Agreement for the sole purpose of extending certain time requirements set out in the Development Agreement.

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

**Section 1.** Approving First Amendment to Development Agreement. The City Council does hereby find and determine that it is in the best interest of the City and its citizens to approve the First Amendment to Development Agreement (the “**Amendment**”) affecting certain real property located at the southwest corner of 18<sup>th</sup> and Swift in the City of North Kansas City, Missouri. A copy of the First Amendment is attached hereto, marked “**Exhibit 1**” and is incorporated herein by reference. The Mayor, City Clerk and City Counselor are hereby authorized and directed to execute the First Amendment on behalf of the City. The provisions of the First Amendment are hereby approved by the City Council of the City of North Kansas City, Missouri.

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

**Section 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, after compliance with all governing laws, rules, and regulations, upon passage by the City Council and approval by the Mayor.

**PASSED** this 16<sup>th</sup> day of July, 2019.

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Don Stielow, *Mayor*

ATTEST:

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Crystal Doss, *City Clerk*

**APPROVED** this 16<sup>th</sup> day of July, 2019.

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Don Stielow, *Mayor*

APPROVED AS TO FORM:

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Anthony W. Bologna, *City Attorney*

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

# **EXHIBIT “1”**

## FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (this “**Amendment**”) is entered into this \_\_\_\_ day of July, 2019, by and between the **CITY OF NORTH KANSAS CITY, MISSOURI**, a municipal corporation duly organized under the laws of the State of Missouri (the “**City**”), and **18<sup>th</sup> AND SWIFT, LLC**, a Missouri limited liability company (the “**Developer**”), with Developer and the City each referred to herein as a “**Party**” and collectively the “**Parties**.”

WHEREAS, the Parties entered into a certain Development Agreement dated as of January 15, 2019 (the “**Development Agreement**”), which memorialized certain rights and obligations of each Party in relation to the development of a mixed-use development in the City limits, more particularly described therein and referenced herein as the “**Project**”; and

WHEREAS, capitalized terms not otherwise defined or redefined herein shall have the same meaning as provided in the Development Agreement; and

WHEREAS, the Development Agreement specified responsibilities with respect to certain pre-closing activities, which included, among other things, preparing the Development Plan for the Project; and

WHEREAS, the Parties have agreed to amend the Development Agreement with respect to the time period to prepare the Development Plan, which requires that certain specific things be completed within that period of time as set forth below.

NOW, THEREFORE, for mutual consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Pre-Closing Activities. Section 2.4(c) of the Development Agreement is hereby deleted and replaced with the following subsections (c):

(c) (I) Not later than three hundred twenty-one (321) days following the Effective Date, the Company will prepare the Development Plan for the Project, which Development Plan will be reviewed and approved by the City and any body thereof from which approval of the Development Plan is required under the City Code. The Development Plan shall provide a complete description of the Project, including generally, such things as are required to secure all permits from the City for the Project Site that is the subject of the Development Plan, such as: (i) building uses; (ii) gross building area; (iii) gross leasable area; (iv) the Parking Improvements, including the Public Parking; (v) public transportation access; (vi) the estimated time-frame in which the Project shall be implemented; (viii) the number of market rate housing units to be included in the Project; and (ix) the retail area square footage in the Project. Notwithstanding the foregoing, any future amendment to the approved Development Plan shall be subject to the review and approval of the City in accordance with City Code.

(II) The Parties shall periodically (at least every one hundred eighty (180) days or such other regular period mutually acceptable to the Parties) review the Development Schedule to ensure it is accurate in light of market conditions and, in the event the Parties determine the Development Schedule is not accurate in light of such market conditions, the Development Schedule shall be amended in writing by agreement of the Parties, consent to which shall not be unreasonably withheld, conditioned or delayed.

2. 4.1 Closing. Section 4.1 of the Development Agreement is hereby deleted and replaced with the following Section 4.1:

**4.1 Closing.** The issuance of the Bonds and delivery of the Bond Documents (the “**Closing**”) shall occur not later than February 17, 2020 (the “**Latest Permissible Closing Date**”). The Company shall have the right to extend the Latest Permissible Closing Date one (1) time for a period of not more than thirty (30) days, which such right the Company shall exercise by giving written notice to the City of the Company’s election to do so not less than thirty (30) days’ prior to the Latest Permissible Closing Date as originally identified in this Section 4.1.

3. No Modification. Except as specifically modified by this Amendment, each and every other term and condition of the Development Agreement shall remain unchanged and in full force and effect without modification.

4. Counterparts. This Amendment may be executed in counterparts, each of which shall be deemed an original but all of which, taken together, shall constitute one and the same instrument. Each Party may rely upon facsimile or electronic mail counterparts of this Amendment signed by the other Party with the same effect as if such Party had received an original counterpart signed by such other Party.

[Remainder of Page Intentionally Blank]

IN WITNESS WHEREOF, the City and the Developer have duly executed this Amendment pursuant to all requisite authorizations as of the date first above written.

**CITY OF NORTH KANSAS CITY,  
MISSOURI,**  
a municipal corporation duly organized  
under the laws of the State of Missouri

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Don Stielow, *Mayor*

[SEAL]

**ATTEST:**

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Crystal Doss, *City Clerk*


**APPROVED AS TO FORM:**

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

**DEVELOPER:**

**18<sup>th</sup> AND SWIFT, LLC,**  
a Missouri limited liability company

By:  \_\_\_\_\_  
Name: Jason Swords  
Title: Member

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## MEMORANDUM

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

**FROM:** Eric Berlin, City Administrator

**DATE:** July 16, 2019

**RE:** Lease Agreement with MHTC for Gateway Park Area

The open space at the southeast corner of 10<sup>th</sup> Avenue and Burlington Street/Highway 9 makes up a key gateway into North Kansas City and is the longtime home of the City's existing gateway signage. While a portion of this area is City right-of-way associated with Ryerson Street, most of the area is right-of-way under the jurisdiction of the Missouri Highways and Transportation Commission (MHTC).

Earlier this year, Mayor Stielow expressed to staff an interest in improving some of the open space in this area to create a shaded seating area. Staff investigated possibilities for making basic improvements such as a shade structure and picnic tables with MoDOT. Staff proposed the addition of a shade structure in the area to the south of 9<sup>th</sup> and Ryerson, where there is additional open space separated from Burlington/Highway 9 by an embankment and drainage ditch. MoDOT staff has informally indicated its willingness to issue a permit for the addition of a shade structure in this location.

To facilitate this "gateway park," MHTC will lease this area to the City, pursuant to the City Council's approval of the lease agreement. The agreement is at no cost to the City. The City will be responsible for the construction and maintenance of any improvements. The estimated cost of these improvements is \$17,000. Other than the shade structure and planned picnic tables, the City agrees not to make any further improvements to the area, to provide ongoing maintenance, and not to erect any signage or to change the existing grading or drainage patterns. The term of the lease is ten years.

Once the lease is approved by both the City Council and the Missouri Highways and Transportation Commission, staff will move forward with erecting the proposed shade structure.





BILL NO. 7419

ORDINANCE NO. 9216

**AN ORDINANCE ADOPTING AND APPROVING A LEASE OF PREMISES BY AND BETWEEN THE CITY OF NORTH KANSAS CITY, MISSOURI [AS LESSEE], AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION [AS LESSOR] FOR THE LEASE OF A CERTAIN PROPERTY FOR GATEWAY PARK AREA IN THE CITY OF NORTH KANSAS CITY, MISSOURI.**

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

**WHEREAS**, the City desires to lease certain real property owned and/or controlled by the Missouri Highways and Transportation Commission with such property generally being located on the north end of the Heart of America Bridge and on the east side of Burlington in North Kansas City, Missouri, for the public purpose of creating additional park space with a shade structure for use by the public under the terms and conditions set forth in the Lease of Premises (the “**Agreement**”) between the City and the Missouri Highways and Transportation Commission (the “**Commission**”) attached hereto; and

**WHEREAS**, the City desires to enter into the Agreement with the Commission for the lease of the therein described real property for certain park and related purposes.

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

**Section 1.** Authorization of Agreement. The City Council hereby finds and determines that it is in the best interests of the City and its citizens to enter into the Lease of Premises with the Commission for the leasing of certain real property for Gateway Park and installation of a shade structure, table and benches on the north end of the Heart of America Bridge in North Kansas City, Missouri, for the public use purposes herein described, which Lease of Premises shall be in substantially the form of “**Exhibit 1**”, attached hereto and incorporated herein by reference. The Agreement is hereby approved and authorized.

**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 Ordinance.

**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 16<sup>th</sup> day of July, 2019.

---

Don Stielow, *Mayor*

ATTEST:

---

Crystal Doss, *City Clerk*

**APPROVED** this 16<sup>th</sup> day of July, 2019.

---

Don Stielow, *Mayor*

**APPROVED AS TO FORM:**

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Anthony W. Bologna, *City Attorney*

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

# **EXHIBIT “1”**

CCO Form: RW14  
Approved: 09/91 (TWJ)  
Revised: 03/17 (AR)  
Modified:

ROUTE: \_\_\_\_\_ MO9  
COUNTY: \_\_\_\_\_ Clay  
LEASE NO.: \_\_\_\_\_ 816  
PARCEL NO.: \_\_\_\_\_ 268692

**LEASE OF PREMISES**

**THIS INDENTURE** is between the **Missouri Highways and Transportation Commission**, hereinafter referred to as "Lessor" and **City of North Kansas City**, hereinafter referred to as "Lessee":

**WITNESSETH**, that the Lessor for and in consideration of the covenants, conditions, agreement and stipulations of the Lessee expressed, does hereby lease to the Lessee and the Lessee hereby leases from the Lessor, the ground surface of the hereinafter described portion of the Lessor's right of way situated in Clay County, Missouri, more particularly described as follows:

All that part of the Southeast ¼ of the Southwest ¼ of Section 23, Township 50, Range 33, in North Kansas City, Clay County, Missouri, described as follows: Beginning at a point in the South line of 9th Avenue 150 feet East of the East line of Burlington Avenue, said point being the Northeast corner of the tract of land conveyed to Southwestern Greyhound Lines, Inc., by Deed recorded in Book 291 at Page 547, as Document No. 66476; thence South along the East line of said tract a distance of 250 feet to the Northeast corner of the tract of land conveyed to said Southwestern Greyhound Lines, Inc., by Deed recorded in Book 344 at Page 135 as Document No. 73028; thence South along the East line of said tract a distance of 200 feet to the Southeast corner thereof, said corner being 149.27 feet East of the East line of Burlington Avenue; thence West along the South line of said Southwestern Greyhound Lines, Inc., tract a distance of 109.27 feet to a point 40 feet East of the East line of Burlington Avenue; thence South, parallel to and 40 feet distant from said East line of Burlington Avenue, a distance of 470.59 feet, more or less, to a point in the South line of said ¼ Section; thence East along said South line 84.15 feet, more or less, to the intersection with the Northwesterly Right-of-Way line of the Chicago, Burlington and Quincy Railroad Company; thence Northeasterly along said Right-of-Way line to the Southwest corner of a tract of land conveyed to said Railroad Company by Deed recorded in Book 409 at Page 392 as Document No. A3280; thence North along the West line of said Railroad Company tract 115 feet to the Northwest corner thereof, said corner also being the Southwest corner of a tract of land conveyed to Norclay Investment Company by Deed recorded in Book 476 at Page 18, as Document No. A29189; thence North along the West line of said Norclay tract and along the West line of the tract of land conveyed to said Norclay Investment Company by Deed recorded in Book 366 at Page 296 as Document No. A475, a distance of 781.81 feet, more or less, to the South line of 9th Avenue 41 feet to the place of beginning. Said

lease area being and lying on the east side of the easterly Route 9 drainage ditch and extending to the easterly boundary as defined by an existing railroad spur line and containing 21,011 square feet more or less.

**WHEREFORE, IT IS AGREED AS FOLLOWS:**

(1) LEASE TERM: The term of this lease is for ten (10) years, beginning on the 1<sup>st</sup> day of April, 2019 and ending on the 31<sup>st</sup> day of March, 2029 for a nominal rent of \$0.00 with an option for renewal to the Lessor on or before each succeeding anniversary date of the lease.

(2) MANNER OF PAYMENT: The Lessee will pay rent thereon in the manner and at the time stated above.

(3) USE OF PREMISES: The Lessee will use the premises for installation and use of a Covered Structure with concrete pad and appropriate picnic table and benches (vehicular parking, material storage, yard extensions, agricultural use, etc.) and no other purpose.

(4) OBSERVANCE OF LAWS: The Lessee will observe and abide by all federal, state and local laws and regulations pertaining to the use and occupancy of said premises.

(5) PROTECTION AGAINST DAMAGE: The Lessee will protect and defend the premises against damage.

(6) NO FLAMMABLE MATERIALS: The Lessee will permit no fuel servicing of vehicles on the premises. The Lessee will not permit the manufacture, storage, possession or use on the premises of hazardous, flammable, corrosive, explosive or other dangerous substances, chemicals or wastes, as those terms are defined in federal and state laws and regulations, or the parking hereon of vehicles, trailers or other objects containing any quantity of such substances, chemicals or wastes (except the fuel contained in the lawful fuel tank of a vehicle in order to propel that vehicle). The Lessee will permit no fire hazards on the premises.

(7) NO ODORS: The Lessee will not permit the presence on the premises of hazardous, or unreasonably objectionable smoke, fumes, vapor or odors.

(8) OBSERVATION OF REGULATIONS: The Lessee will observe and abide by the regulations and directions of the Lessor with respect to cleanliness and fire hazards on the premises, and permit the Lessor, its agents and employees, and/or authorized Federal Highway Administration (FHWA) representatives, to enter upon the premises for the purpose of maintenance or reconstruction of its property and to inspect the leased premises with respect to cleanliness, neatness and the existence of fire hazards or other hazards.

(9) INSURANCE: The Lessee shall take out and maintain at the Lessee's own expense liability insurance with a company licensed and authorized to do business in the state of Missouri in the minimum amount of Five Hundred Thousand Dollars (\$500,000) per person up to a total of Three Million Dollars (\$3,000,000) per incident, and the Lessee shall cause insurer to include the Missouri Highways and Transportation Commission as an additional insured. This insurance shall be for the payment of any property damages, personal injury or death to person(s) on the premises as licensees or invitees, expressed or implied, of the Lessee. Evidence of the Lessee's liability insurance shall be furnished to the Lessor with the first payment, as shown in paragraph 1 of this Lease, and if the Lessee fails, refuses or neglects to take out, extend or maintain said insurance this lease shall be null and void.

(10) INDEMNIFICATION:

(A) To the extent allowed or imposed by law, the Lessee shall defend, indemnify and hold harmless the Commission, including its members and department employees, from any claim or liability whether based on a claim for damages to real or personal property or to a person for any matter relating to or arising out of the Lessee's wrongful or negligent performance of its obligations under this Agreement.

(B) The Lessee will require any contractor procured by the Lessee to work under this Agreement:

(1) To obtain a no cost permit from the Commission's district engineer prior to working on the Commission's right-of-way, which shall be signed by an authorized contractor representative (a permit from the Commission's district engineer will not be required for work outside of the Commission's right-of-way); and

(2) To carry commercial general liability insurance and commercial automobile liability insurance from a company authorized to issue insurance in Missouri, and to name the Commission, and the Missouri Department of Transportation and its employees, as additional named insureds in amounts sufficient to cover the sovereign immunity limits for Missouri public entities (\$500,000 per claimant and \$3,000,000 per occurrence) as calculated by the Missouri Department of Insurance, Financial Institutions and Professional Registration, and published annually in the Missouri Register pursuant to Section 537.610, RSMo.

(C) In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for either party's rights or defenses with regard to each party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitution or law.

(11) STRUCTURES: The Lessee may erect, or cause to be erected, on the premises a Covered Structure on the premises with prior written approval of the Lessor as shown on Exhibit "A" herein incorporated. Prior to any construction, Lessee shall have detailed plans prepared at their cost, which are to be submitted to the

Commission's District Engineer for the Commission's review and approval. Any significant revision in the design or construction of the structure shall receive prior written approval of the Commission. The Covered Structure shall be constructed in accordance with the plans and specifications to the satisfaction of the District Engineer or the District Engineer's authorized agents. Before beginning work, the Lessee shall secure from the Commission's District Engineer a permit for the proposed Covered Structure. Any maintenance performed on the Covered Structure shall require a permit to be issued by the District Engineer. Issuance of the permit is within the sole discretion of the Commission's District Engineer. The Lessee shall make every effort to obtain access to the Covered Structures through the Leased Area or other means than through Commission property.

With the exception of the aforementioned Covered Structure and concrete pad for the Covered Structure, the Lessee shall not erect, or cause to be erected, on the premises any other kind of building or structure, nor will the Lessee erect any fence on the premises without prior written approval of Lessor.

(12) MAINTENANCE OF EXISTING GRADING: If the Lessee paves, gravels or resurfaces the premises or any part thereof, it will not change the existing grade or drainage pattern existing on the premises. Any surface improvements shall pass to the Lessor absolutely.

(13) OUTDOOR ADVERTISING SIGNS: No outdoor advertising sign or structure is permitted on leased premises. A lessee may erect and maintain only those signs reasonably adequate to advise the public of the type of services being rendered thereon by the lessee, to indicate appropriate entrance or exit, or warnings or cautions against trespassing.

(14) MAINTENANCE OF PREMISES: The Lessee will keep the premises in a neat, clean, orderly and presentable condition, free of grass, weeds, trash, debris and unsightly objects.

(15) ASSIGNMENT: The Lessee will not assign or sublet the leased premises or any part thereof without the prior written approval and consent of the Lessor, subject to concurrence by the FHWA, which approval and consent shall be within the absolute judgment and discretion of the Lessor and the FHWA.

(16) RETURN OF PREMISES: At the end of the term of the lease, or whenever the lease for any reason is terminated, the Lessee will peaceably surrender and return the premises to the Lessor in as good a condition as when found, ordinary wear and tear excepted.

(17) QUIET ENJOYMENT OF LEASE: The Lessee, upon keeping and performing the covenants of this lease shall at all times during the tenancy peaceably and quietly have, hold and enjoy the leased premises without suit, trouble or hindrance from the Lessor.



(18) CANCELLATION OF LEASE: The Lessor may without notice re-enter and take possession of the premises and, with or without legal process, evict the Lessee from the premises under the following conditions: (1) rent is unpaid after it has become due and payable; (2) each condition and covenant contained in the Lease is not performed or fulfilled by the Lessee; (3) a petition in bankruptcy has been filed by or against the Lessee; (4) the Lessee becomes insolvent; (5) any proceeding is filed to subject this lease or the interests of the Lessee to garnishment or sale under execution; (6) the Lessee makes an assignment for the benefit of creditors; (7) the Lessee discontinues use of the premises for more than a continuous sixty (60) day period; or (8) the Lessee attempts to sell or assign this lease without the written approval or consent of the Lessor. Any such act(s) of omission or commission may, at the option of the Lessor, constitute a forfeiture of all rights of the Lessee hereunder, voiding and ending this lease.

(19) TERMINATION OF LEASE: In the event of the destruction or damage to the Lessor's facilities located upon premises leased, the Lessor may terminate this lease immediately if, in the Lessor's discretion, it is necessary to occupy the leased premises for restoration or repair to the said Lessor's premises.

(20) NOTICE OF TERMINATION: Either party shall have the right to terminate the lease of the above-referenced tract by giving thirty (30) days written notice to the other party. If the lease is so terminated by the Lessor, the Lessee will be entitled to a refund equal to one twelfth (1/12) of the annual lease payment for any remaining unused months of the annual lease period. If the lease is so terminated by the Lessee, no portion of rent paid or due for the year affected by such termination will be refunded or forgiven the Lessee.

(21) NO DISCRIMINATION IN USE OF FACILITIES: The Lessee, for itself, its personal representatives, successors in interest and assigns, as a part of the consideration hereof, agrees to as a covenant which runs with the land that no person on the grounds of race, color, religion, creed, sex, age, ancestry, national origin, disability or veteran status shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination in the use of said facilities.

(22) NO DISCRIMINATION IN FURNISHING OF SERVICES: No person shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, in the construction of any improvement on, over or under such land and the furnishing of service thereon, on the grounds of race, color, religion, creed, sex, age, ancestry, national origin, disability or veteran status.

(23) NONDISCRIMINATION CLAUSE: The Lessee shall comply with all state and federal statutes applicable to the Lessee relating to nondiscrimination, including but not limited to Chapter 213, RSMo; Title VI and Title VII of the Civil Rights Act of 1964 as amended (42 U.S.C. Sections 2000d and 2000e, *et seq.*); and with any provision of the "Americans with Disabilities Act" (42 U.S.C. Section 12101 *et seq.*) which applies to the

Lessee. The Lessee shall use the premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Part 22.

(24) BREACH OF NONDISCRIMINATION COVENANTS: In the event of breach of any of the nondiscrimination covenants in paragraphs 21 and 22, the Lessor shall have the right to terminate the lease and to re-enter and repossess said land and facilities thereon and hold the same as if this lease had never been made or issued.

(25) LAW OF MISSOURI TO GOVERN: This Lease shall be construed according to the laws of the State of Missouri. The Lessee shall comply with all local, state and federal laws and regulations relating to the performance of this Lease.

(26) VENUE: It is agreed by the parties that any action at law, suit in equity, or other judicial proceeding to enforce or construe this Lease, or regarding its alleged breach, shall be instituted only in the Circuit Court of Cole County, Missouri.

(27) EXISTING UTILITIES: The Lessee agrees to permit all known and unknown existing utilities to maintain their easements for the purpose of maintaining, constructing, or reconstructing utility lines and their appurtenances over, under or across the lands herein leased.

(28) RECEIPT OF PAYMENT: The parties agree that any receipt and deposit by the Lessor of any payment made by the Lessee for any period or periods beyond the express term of the Lease shall not constitute an extension of the express term of the Lease. The Lessor will promptly return all such payments that the Lessor has deposited in error.

***[Remainder of Page Intentionally Left Blank]***

**IN WITNESS WHEREOF**, the parties have entered into this Agreement on the last date written below.

Executed by Lessee on this \_\_\_\_ day of \_\_\_\_\_, 2019.

Executed by Lessor on this \_\_\_\_ day of \_\_\_\_\_, 2019.

**MISSOURI HIGHWAYS AND  
TRANSPORTATION COMMISSION,  
LESSOR**

**CITY OF NORTH KANSAS CITY  
LESSEE**

By \_\_\_\_\_

By \_\_\_\_\_

Title \_\_\_\_\_

Don Stielow  
Title Mayor

Address 2010 Howell,  
North Kansas City, MO 64116

Exhibit "A"



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## MEMORANDUM



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**TO:** Honorable Mayor Stielow & City Council Members

**FROM:** Pat Hawver, Director of Public Works

**DATE:** July 16, 2019

**RE:** Budget Amendment – Emergency Water Repairs

On Wednesday, June 26, 2019, as a contractor was excavating to install a new water service line near Armour Road and Buchanan Street, a water break occurred to a major water line that runs along Armour Road. Water crews spent several hours trying to shut off water valves to repair the leak, but they were unsuccessful. Eventually the City's water plant had to be shut down and Kansas City, Missouri's (KCMO) emergency water valve was opened to boost the volume of water in the reservoir. At approximately 7:30 p.m. the water main was repaired and water service was restored, but a water valve at Armour Road and Clay Street remained open and water continues to flow from it because the valve will not shut off.

This incident has made clear to us the need to replace a total of six water valves to have the ability to isolate this 14-inch water main, which extends from the Water Plant, along the north side of Armour Road, and on to the City's water reservoir. **The previous event, the potential for another problem to develop and the ongoing leak have made this an urgent matter, so staff has consulted Mayor Stielow, who has authorized the following work, along with the expenditures associated with it, to proceed on Sunday, July 14<sup>th</sup>.**

Kissick Construction Company is scheduled to begin replacing the valves on Sunday at approximately 4:00 a.m. This will require shutting down the Water Plant. The reservoir will be filled ahead of time and this should be sufficient to keep water service going in the City during the work, but if not we can open our water interconnection with KCMO. Preparation work, including excavations at each location, will begin on Friday, July 12, and continue on Saturday.

While most of the City's water customers will not be affected, certain businesses in close proximity to the project will experience a disruption of water services during the project. Fortunately, most of the customers that will have temporary water outages are closed on

Sundays, and disruption of water service to the few that will be open will be minimal, as described below:

- *Calibration Brewery: Public Works staff spoke with the owner, and he stated that he does not have a problem closing his business on Sunday, July 14, 2019.*
- *Dollar General: Staff spoke with the store manager and was told the water shutdown would have no impact on their business because they don't have restrooms.*
- *Above and Beyond Pools, Spas & Billiards: Staff spoke with the owners who stated the temporary water outage will have no impact on their business.*
- *Kevin's Car Wash: The first valves to be replaced are located in front of the Water Treatment Plant, and water service to the car wash is expected to be restored prior to when it opens at 7:00 a.m.*

Kissick Construction has provided the City with a cost estimate of \$110,000, which includes a substantial contingency in the event there are unanticipated complications during construction.

The 2018-2019 Water budget included \$120,000 for emergency water repairs. The current balance of the account is \$37,447. The estimated cost of the valve replacement project is \$110,000. Staff recommends the approval of a budget amendment in the amount of \$150,000 to fund the water valve replacement project, and to ensure there is adequate funding in the event other major water repairs are necessary this fiscal year. This would raise the balance in this line item to \$77,447.

A resolution appropriating \$150,000 from the Water Fund to Emergency Water Repairs has been prepared for consideration of approval by the City Council.

**RESOLUTION NO. 19-046**

**A RESOLUTION AMENDING THE WATER FUND  
BUDGET FOR FISCAL YEAR 2018-2019 IN THE AMOUNT OF \$150,000  
FOR EMERGENCY WATER REPAIRS**

**WHEREAS,** the City of North Kansas City, Missouri adopted the fiscal year 2018-2019 Budget on September 19, 2018, Resolution No. 18-057, using estimates of income and expenditures established at that time; and

**WHEREAS,** during efforts to repair a recent water line break at Armour Road and Clay Street, Water crews discovered that several water valves were broken and would not shut off the water supply, which required the Water Plant to be shut down to repair the break; and

**WHEREAS,** it is necessary to replace a total of six broken water valves to have the ability to isolate the 14-inch water main extends east from the Water Plant, along the north side of Armour Road; and

**WHEREAS,** the 2018-2019 Water budget includes \$120,000 for emergency water repairs, and the current balance of the account is \$37,447; and

**WHEREAS,** the estimated cost of the valve replacement project is \$110,000. Staff recommends the approval of a budget amendment in the amount of \$150,000 to fund the water valve replacement project and to ensure there is adequate funding in the event other water repairs are necessary this fiscal year; and

**WHEREAS,** the City Council does hereby find and determine that it is in the best interest of the City of North Kansas City to approve the appropriation of \$150,000 from the Water Fund balance to the Emergency Water Repairs.

**NOW, THEREFORE, BE IT RESOLVED** that the following amendments shall be made to the fiscal year 2018-2019 Budget expenditure line items:

<b>WATER FUND</b>			<b><u>Increase</u></b>	<b><u>Decrease</u></b>
<b><u>Revenues</u></b>				
Fund Balance Appropriation	60-4999		\$150,000	
<b><u>Expenditure</u></b>				
Infrastructure				
Emergency Water Repairs	60-560-8770		\$150,000	

**DONE** this 16th day of July 2019

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

Attest: \_\_\_\_\_  
Crystal Doss, Deputy City Clerk

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# MEMORANDUM

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**TO:** Mayor and City Council

**FROM:** Eric Berlin, City Administrator

**DATE:** July 16, 2019

**RE:** 19<sup>th</sup> Avenue Pump Station

The Master Development Agreement (MDA) for the Armour Road Redevelopment Area (ARRA) provides for the construction of the Spine Road, now known as Diamond Parkway, through the ARRA (One North). Per the MDA, the Master Developer was responsible for entering into a contract to construct the Spine Road, but the City was responsible for the costs. The Master Developer entered into a contract with Clarkson Construction for this work.

The project is nearly complete and ready for close-out. One of the last elements regards the 19<sup>th</sup> Avenue Sanitary Sewer Pump Station, which has existed in this area for approximately seventy years. The pump station has been functioning adequately, but "placeholder" line items were put in the Spine Road budget to account for odor control for the station that might be determined necessary (\$100,000) and a wall for the station (\$50,000). As the project moved close to completion, the Master Developer's consulting engineer, Renaissance Infrastructure Consulting (RIC) and the City have had discussions about what to do with these line items.

As noted, the pump station is fully functional at this time but is beyond what would be considered its normal useful life. Odor control is not an issue at this time and staff does not have any reason to assume it will be an issue.

Options for proceeding with this item include:

1. Do nothing.
2. Assume the pump station will fail at some point in the not-distant future, and therefore:
  - a. Rehabilitate the station
  - b. Replace the station



If options 2(a) or 2(b) are pursued, it would make sense to perform them in the next fiscal year, before the restaurant, hotel/conference center or apartment building are completed and occupied.

Staff asked RIC for estimates of rehabilitation or replacing the pump station. Attached are their estimates. Neither includes design, so an estimate of 12% of construction cost is assumed:

- Rehabilitation Option:  $\$953,477 + 12\% = \$1,067,894$
- Replacement Option:  $\$992,163 + 12\% = \$1,111,223$

Neither of these options were planned or shown in the last five-year capital improvement program. Nevertheless, at this juncture, staff would recommend taking action. Given the age of the station, it seems inevitable that something will be required in the next ten years.

Staff believes it would make sense to proceed with rehabilitation or replacement at this early stage of the redevelopment of the ARRA. Given the relatively small difference in estimated cost between the rehabilitation option and the replacement option, staff recommends the replacement option.

Should Council agree, it should be noted that the fund balance that would typically fund stormwater pump stations improvements, the Water Pollution Control (WPC) Fund, is not in the best shape. If Council wishes to pursue the rehabilitation or replacement option, then staff would like to explore budget options, including possibly having the Gaming Fund lend money to the WPC Fund and being repaid over time. (This has been done before.)

Staff recommends budgeting to replace the 19<sup>th</sup> Avenue Pump Station. If Council elects to pursue this option, the cost would be partially offset, to the tune of \$150,000, by savings in the Spine Road line item in the Gaming Fund.

Staff seeks direction as to what option to pursue in the Proposed FY 2020 Budget.



**Opinion of Probable Construction Costs**  
**19th Avenue Lift Station Improvements**  
**North Kansas City, MO**  
**June 6, 2019**

**New Lift Station**

No.	Item	Unit	Quantit	Unit Cost	Cost
1	Clearing and Demolition of Existing Structures	LS	1	\$35,000.00	\$35,000.00
2	Solar Panel Removal and Reinstallation	LS	1	\$33,500.00	\$33,500.00
3	Bypass Pumping	LS	1	\$53,988.00	\$53,988.00
4	Gravity Sewer Extension	LS	1	\$26,435.00	\$26,435.00
5	10' Diameter Wet Well	LS	1	\$182,338.00	\$182,338.00
6	Valve Vault	LS	1	\$20,914.00	\$20,914.00
7	Meter Vault	LS	1	\$5,125.00	\$5,125.00
8	U/G piping between structures	LS	1	\$24,378.00	\$24,378.00
9	Pumps, piping and control equipment	LS	1	\$110,000.00	\$110,000.00
10	Pumps, Piping and Control Equipment Installation	LS	1	\$49,212.00	\$49,212.00
11	8" Forcemain	LS	1	\$18,444.00	\$18,444.00
12	Control Building Foundation	LS	1	\$12,091.00	\$12,091.00
13	Control Building F&I	LS	1	\$155,000.00	\$155,000.00
14	Generator Foundation	LS	1	\$12,091.00	\$12,091.00
15	Generator F&I	LS	1	\$62,900.00	\$62,900.00
16	4" Asphalt Paving	SY	925	\$70.00	\$64,750.00
17	6' Wrought Iron Fence	LF	430	\$60.00	\$25,800.00
18	Site Restoration	LS	1	\$10,000.00	\$10,000.00
				<b>Subtotal</b>	<b>\$901,966.00</b>
				10% Contingency	\$90,196.60
				<b>Total</b>	<b>\$992,162.60</b>



**Opinion of Probable Construction Costs**  
**19th Avenue Lift Station Improvements**  
**North Kansas City, MO**  
June 6, 2019

**Lift Station Rehabilitation**

No.	Item	Unit	Quantity	Unit Cost	Cost
1	Improvements to Existing Building	LS	1	\$100,000.00	\$100,000.00
2	Bypass Pumping	LS	1	\$150,000.00	\$150,000.00
3	Pumps, piping and control equipment	LS	1	\$110,000.00	\$110,000.00
4	Pumps, Piping and Control Equipment Installation	LS	1	\$125,000.00	\$125,000.00
5	Redo Internal Buidling Piping & Valves	LS	1	\$75,000.00	\$75,000.00
6	8" Forcemain	LS	1	\$18,444.00	\$18,444.00
7	Meter Vault	LS	1	\$5,125.00	\$5,125.00
8	Add Top Slab to Wetwell	LS	1	\$50,000.00	\$50,000.00
9	Generator Foundation	LS	1	\$12,091.00	\$12,091.00
10	Generator F&I	LS	1	\$82,900.00	\$82,900.00
11	4" Asphalt Paving	SY	925	\$70.00	\$64,750.00
12	6' Wrought Iron Fence	LF	430	\$60.00	\$25,800.00
13	Site Restoration	LS	1	\$10,000.00	\$10,000.00
				<b>Subtotal</b>	<b>\$829,110.00</b>
				15% Contingency	\$124,366.50
				<b>Total</b>	<b>\$953,476.50</b>

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## MEMORANDUM



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**TO:** Honorable Mayor Stielow & City Council Members

**FROM:** Pat Hawver, Director of Public Works

**DATE:** July 16, 2019

**RE:** Budget Amendment – Street Repair Materials

The 2018-2019 Transportation Budget includes \$10,000 for Street Repair Materials, which is mainly used for the cost of asphalt used for repairing potholes. There were many freeze-thawing occurrences over the winter months of 2019, which is a factor in the number of potholes that developed in North Kansas City and throughout our region. Municipal Services crews repaired scores of potholes throughout the winter months, and repairs continue this summer. The expenses for asphalt and pothole mix have exceeded the \$10,000 budgeted for street repair materials by \$3,487, and additional funding is necessary to continue repairs.

Staff recommends the approval of a budget amendment in the amount of \$12,000 to pay the recent invoices and to assure adequate funding for street repairs is available for the remaining fiscal year. If approved, the balance of the account after paying invoices would be \$8,513.

A resolution amending the FY 2019 Transportation Budget by appropriating \$12,000 from the Transportation Fund to the Street Repair Materials line item has been prepared for consideration of approval by the Council.

**RESOLUTION NO. 19-044**

**A RESOLUTION AMENDING THE TRANSPORTATION  
BUDGET FOR FISCAL YEAR 2018-2019 IN THE AMOUNT OF \$12,000  
FOR STREET REPAIR MATERIALS**

**WHEREAS,** the City of North Kansas City, Missouri adopted the fiscal year 2018-2019 Budget on September 19, 2018, Resolution No. 18-057, using estimates of income and expenditures established at that time; and

**WHEREAS,** the 2018-2019 Transportation Budget includes a line item for \$10,000, which is mainly used for the cost of asphalt and pothole mix used for repairing potholes; and

**WHEREAS,** Municipal Services crews repaired scores of potholes throughout the winter months, and repairs continue this summer; and

**WHEREAS,** the expenses for asphalt and pothole mix have exceeded the \$10,000 budgeted for street repair materials by \$3,487, and additional funding is necessary to continue repairs; and

**WHEREAS,** an appropriation in the amount of \$12,000 is requested, which will provide \$8,513 for the purchase of asphalt and pothole mix to assure pothole repairs continue for the remaining fiscal year; and

**WHEREAS,** the City Council does hereby find and determine that it is in the best interest of the City of North Kansas City to approve the appropriation of \$12,000 from the Transportation Fund balance for street repair materials.

**NOW, THEREFORE, BE IT RESOLVED** that the following amendments shall be made to the fiscal year 2018-2019 Budget expenditure line items:

		<u>Increase</u>	<u>Decrease</u>
<b><u>Revenues</u></b>			
Fund Balance Appropriation	22-4999	\$12,000	
<b><u>Expenditure</u></b>			
Street Repair Materials	22-580-7183	\$12,000	

**DONE** this 16th day of July 2019

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

Attest: \_\_\_\_\_  
Crystal Doss, City Clerk



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## MEMORANDUM



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**TO:** Honorable Mayor Stielow & City Council Members

**FROM:** Pat Hawver, Director of Public Works

**DATE:** July 16, 2019

**RE:** Budget Resolution – Tree Maintenance

The 2018-2019 Transportation Fund Budget includes \$106,000 for tree maintenance, which includes trimming and removing trees. The City's tree maintenance program cost varies each year for several reasons, which makes it difficult to estimate budget requirements. Costs to date have exceeded the budgeted amount, and Public Works recently received four invoices from the City's tree maintenance contractor that total \$25,142.

Staff recommends the approval of a budget amendment in the amount of \$45,000 to pay the recent invoices, and to assure adequate funding for tree maintenance is available for the remaining fiscal year. If approved, the balance of the account after paying invoices would be \$16,156. This should be sufficient, with one caveat: if the City experiences a major storm event before the end of the fiscal year that causes major tree damage, the line item might again be exceeded.

A resolution amending the FY 2019 Transportation Fund Budget by appropriating \$45,000 from the Transportation Fund to the Tree Maintenance line item has been prepared for consideration of approval by the Council.

**RESOLUTION NO. 19-045**

**A RESOLUTION AMENDING THE TRANSPORTATION FUND  
BUDGET FOR FISCAL YEAR 2018-2019  
IN THE AMOUNT OF \$45,000 FOR TREE MAINTENANCE**

**WHEREAS,** the City of North Kansas City, Missouri adopted the fiscal year 2018-2019 Budget on September 19, 2018, Resolution No. 18-057, using estimates of income and expenditures established at that time; and

**WHEREAS,** the City's tree maintenance program costs vary each year for several reasons, which makes it difficult to estimate budget requirements; and

**WHEREAS,** the 2018-2019 Transportation Budget included \$106,000 for tree maintenance, which has been exceeded; and

**WHEREAS,** the City staff recommends an additional appropriation of \$45,000 to assure adequate funding for tree maintenance is available for the remaining fiscal year; and

**WHEREAS,** the City Council does hereby find and determine that it is in the best interest of the City of North Kansas City to approve the appropriation of \$45,000 from the Transportation Fund balance for tree maintenance services.

**NOW, THEREFORE, BE IT RESOLVED** that the following amendments shall be made to the fiscal year 2018-2019 Budget expenditure line items:

		<b><u>Increase</u></b>	<b><u>Decrease</u></b>
<b><u>Revenues</u></b>			
Fund Balance Appropriation	22-4999	\$45,000	
<b><u>Expenditure</u></b>			
Tree Maintenance	22-580-7181	\$45,000	

**DONE** this 16th day of July 2019

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Donald Stielow, Mayor

Attest: \_\_\_\_\_  
Crystal Doss, City Clerk



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# MEMORANDUM



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**TO:** Honorable Mayor Stielow & City Council Members

**FROM:** Dave Hargis, Fire Chief

**DATE:** July 16, 2019

**RE:** Budget Resolution – Outdoor Warning Siren Replacement

There has been an unforeseen expense for replacing an outdoor warning siren located at 26<sup>th</sup> Avenue and Vernon this fiscal year. After several reports that the siren did not sound during a recent tornado warning, it was determined that the siren had been struck by lightning and was rendered unrepairable. We now need to address the following issues:

- Removing the existing siren assembly.
- Replacing the siren unit and installing batteries.
- Rewiring and mounting the antenna.
- Replacing the remote activation controller.

This is an unbudgeted capital purchase. The Fire Department received a quotation for completing the project in the amount of \$19,946.30 from Blue Valley Public Safety Inc. Since the damage occurred as the result of a lightning strike, we have submitted a claim to our insurance carrier. The deductible for this occurrence is \$10,000, with the additional \$9,946.30 required to complete the repairs reimbursed by our insurance carrier.

Staff recommends the approval of a budget amendment in the amount of \$19,947 to fund replacement of the siren. After the insurance payment is received the net cost to the fund will be \$10,000. A resolution appropriating \$19,947 from the Gaming Fund to the Infrastructure line has been prepared for consideration of approval by the Council.

**RESOLUTION NO. 19-043**

**A RESOLUTION AMENDING THE GAMING FUND BUDGET FOR FISCAL YEAR 2018-2019 IN THE AMOUNT OF \$19,947 FOR OUTDOOR WARNING SIREN REPLACEMENT**

- WHEREAS,** the City of North Kansas City, Missouri adopted the fiscal year 2018-2019 Budget on September 19, 2018, Resolution No. 18-057, using estimates of income and expenditures established at that time; and
- WHEREAS,** due to a lightning strike on an outdoor warning siren additional money is required to cover the replacement; and
- WHEREAS,** the insurance deductible is \$10,000; and
- WHEREAS,** the City Council does hereby find and determine that it is in the best interest of the City of North Kansas City, Missouri to approve the appropriation of \$19,947 from the Gaming Fund balance to cover emergency management system repairs.

**NOW, THEREFORE, BE IT RESOLVED** that the following amendment shall be made to the fiscal year 2018-2019 Budget as follows:

**GAMING FUND**

		<b><u>Increase</u></b>	<b><u>Decrease</u></b>
<b>Revenues</b>			
Nonrecurring Revenue	25-4780	\$ 9,947	
Fund Balance Appropriation	25-4999	10,000	
<b>Expenditures</b>			
Infrastructure	25-535-8750	\$19,947	

**DONE** this 16th day of July 2019

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

ATTEST:

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

**BILL NO. 7421**

**ORDINANCE NO. 9218**

**AN ORDINANCE AUTHORIZING PAYMENT FOR CERTAIN ACCOUNTS  
DUE AND PAYABLE BY THE CITY THROUGH JULY 12, 2019**

**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	307,702.78
B. Payroll Transfers	395,382.44
C. Transportation Sales Tax	122,242.31
D. Convention & Tourism	142,819.99
E. Gaming Fund	50,640.43
F. Community Center	—
G. Water Fund	62,619.00
H. Sewerage System Fund	700,541.21
I. Pension Fund	—
J. Northgate Capital Project	—
K. Health Fund	1,184.90
L. Communications Fund	—
	<hr/>
	\$ 1,783,133.06
	<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 16th day of July, 2019**

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*Mayor*

**APPROVED this 16th day of July, 2019**

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*Mayor*

**ATTEST:**

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*City Clerk*

# PAYMENT ORDINANCE DETAIL FOR JULY 12, 2019

	VISA WIRE	CHECK/DRAFT	TOTAL
GENERAL FUND	\$ -	307,702.78	307,702.78
PARKS & RECREATION	-	14,676.20	14,676.20
LIBRARY	-	11,177.13	11,177.13
TRANSPORTATION	-	122,242.31	122,242.31
CONVENTION & TOURISM	-	142,819.99	142,819.99
GAMING FUND	-	50,640.43	50,640.43
NORTHGATE CAPITAL PROJECT	-	—	—
HEALTH FUND	-	1,184.90	1,184.90
WATER	-	62,619.00	62,619.00
SEWER	-	700,541.21	700,541.21
COMMUNITY CENTER	-	0.00	—
COMMUNICATIONS FUND	-	0.00	—
PENSION	-	—	—
<b>REPORT SUB-TOTAL</b>	<b>\$ -</b>	<b>\$ 1,413,603.95</b>	<b>\$ 1,413,603.95</b>

**PAYROLL TRANSFERS THROUGH JULY 12, 2019** 395,382.44

**Total Payments** **\$ 1,808,986.39**

Less Parks & Library (25,853.33)

**ORDINANCE TOTAL** **\$ 1,783,133.06**



# Expense Approval Report

## By Segment (Select Below)

Payment Dates 07/03/2019 - 07/17/2019

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Carolynn Musso	661094	04/19/2019	Refund for Door County Trip	20-4664	300.00
Michael Kennedy	5232019A	05/23/2019	Tails & Treats in the Park on 4	20-4663	470.00
Marion Martinez	661727	06/12/2019	Refund for Adult Summer Soft	20-4663	350.00
Stephanie Godinez	661455	06/15/2019	Shelter #2 Deposit Refund	20-4661	50.00
Jasmine Varela	661475	06/28/2019	Dagg Park Shelter Deposit Ref	20-4661	50.00
Tamara Baker	661196	06/29/2019	Shelter #3 Deposit Refund	20-4661	100.00
Katherine Perkins	661574	06/29/2019	Shelter #6 Deposit Refund	20-4661	50.00
Helen White	660791	06/30/2019	Shelter #1 Deposit Refund	20-4661	50.00
Sarah Soldanel	661850	06/30/2019	Dagg Park Shelter Deposit Ref	20-4661	50.00
MO DEPT SALES TAX	June 2019	06/30/2019	June 2019 Sales Taxes	60-2050	6,899.02
David R Steel	190084292	07/02/2019	Bond Return	10-2430	700.00
UNITED WAY OF GREATER KA	INV0000825	07/07/2019	PR DEDUCTS	10-2260	20.00
WEST CENTRAL MO REG LOD	INV0000826	07/07/2019	PR DEDUCTS	10-2268	2,101.41
CITY OF NORTH KANSAS CITY	INV0000827	07/07/2019	FLEX DC	10-2266	499.98
CITY OF NORTH KANSAS CITY	INV0000827	07/07/2019	FLEX MEDICAL	10-2267	882.36
CITY OF NORTH KANSAS CITY	INV0000827	07/07/2019	FLEX MEDICAL	20-2267	95.00
CITY OF NORTH KANSAS CITY	INV0000827	07/07/2019	FLEX MEDICAL	21-2267	122.73
CITY OF NORTH KANSAS CITY	INV0000827	07/07/2019	FLEX MEDICAL	22-2267	38.46
CITY OF NORTH KANSAS CITY	INV0000827	07/07/2019	FLEX MEDICAL	60-2267	150.00
I.A.F.F. LOCAL 42 PAC	INV0000832	07/07/2019	IAFF, LOCAL 42, PAC	10-2268	85.00
NKC FIRE FIGHTERS COMMUN	INV0000833	07/07/2019	N.K.C. FIRE DEPT POP FUND	10-2265	575.00
I.A.F.F. LOCAL 42	INV0000835	07/07/2019	PR DEDUCT	10-2268	4,602.07
CONTINENTAL AMERICAN INS	INV0000836	07/07/2019	CI PREMIUM	10-2257	274.38
CONTINENTAL AMERICAN INS	INV0000836	07/07/2019	CI PREMIUM	20-2257	28.38
CONTINENTAL AMERICAN INS	INV0000836	07/07/2019	CI PREMIUM	22-2257	35.40
MUTUAL OF OMAHA INSURA	INV0000837	07/07/2019	LIFE INSURANCE - EE	10-2243	3,039.04
MUTUAL OF OMAHA INSURA	INV0000837	07/07/2019	LIFE INSURANCE - EE	20-2243	36.50
MUTUAL OF OMAHA INSURA	INV0000837	07/07/2019	LIFE INSURANCE - EE	21-2243	0.50
MUTUAL OF OMAHA INSURA	INV0000837	07/07/2019	LIFE INSURANCE - EE	22-2243	403.10
MUTUAL OF OMAHA INSURA	INV0000837	07/07/2019	LIFE INSURANCE - EE	60-2243	62.90
MUTUAL OF OMAHA INSURA	INV0000837	07/07/2019	LIFE INSURANCE - EE	61-2243	105.20
USBANK - INSTITUTIONAL T	INV0000838	07/07/2019	P&F PENSION POLICE-EE	10-2251	2,731.70
USBANK - INSTITUTIONAL T	INV0000838	07/07/2019	P&F PENSION FIRE-EE	10-2251	4,142.55
Michael L Knight Jr	120798947	07/09/2019	Bond Return	10-2430	500.00
SiteOne Landscape Supply	190085774	07/09/2019	Over Payment of Fines - LaTier	10-4710	53.00
CYNTHIA D GARCIA	R010022150	07/10/2019	AFLAC REFUND	10-2430	124.65
CITY OF NORTH KANSAS CITY	INV0000841	07/10/2019	FLEX DC	10-2266	499.98
CITY OF NORTH KANSAS CITY	INV0000841	07/10/2019	FLEX MEDICAL	10-2267	882.36
CITY OF NORTH KANSAS CITY	INV0000841	07/10/2019	FLEX MEDICAL	20-2267	95.00
CITY OF NORTH KANSAS CITY	INV0000841	07/10/2019	FLEX MEDICAL	21-2267	122.73
CITY OF NORTH KANSAS CITY	INV0000841	07/10/2019	FLEX MEDICAL	22-2267	38.46
CITY OF NORTH KANSAS CITY	INV0000841	07/10/2019	FLEX MEDICAL	60-2267	150.00
USBANK - INSTITUTIONAL T	INV0000842	07/10/2019	P&F PENSION POLICE-EE	10-2251	2,681.45
USBANK - INSTITUTIONAL T	INV0000842	07/10/2019	P&F PENSION FIRE-EE	10-2251	4,003.85
NATIONWIDE 457	7-12-2019 PR	07/10/2019	NATIONWIDE 457	10-2250	3,124.85
NATIONWIDE 457	7-12-2019 PR	07/10/2019	NATIONWIDE 457	10-2258	943.00
VOYA 457	7-12-2019 PR	07/10/2019	VOYA 457	10-2253	2,380.90
VOYA 457	7-12-2019 PR	07/10/2019	VOYA 457	20-2253	25.00
VOYA 457	7-12-2019 PR	07/10/2019	VOYA 457	21-2253	42.84
VOYA 457	7-12-2019 PR	07/10/2019	VOYA 457	22-2253	96.52
ICMA - RC RETIREMENT COM	7-12-2019 PR	07/11/2019	ICMA - EE	10-2252	9,373.43
ICMA - RC RETIREMENT COM	7-12-2019 PR	07/11/2019	ICMA - EE	10-2259	1,032.78
ICMA - RC RETIREMENT COM	7-12-2019 PR	07/11/2019	ICMA - EE	20-2252	222.75
ICMA - RC RETIREMENT COM	7-12-2019 PR	07/11/2019	ICMA - EE	21-2252	82.97

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ICMA - RC RETIREMENT COM	7-12-2019 PR	07/11/2019	ICMA	22-2252	38.52
ICMA - RC RETIREMENT COM	7-12-2019 PR	07/11/2019	ICMA - EE	22-2252	302.84
ICMA - RC RETIREMENT COM	7-12-2019 PR	07/11/2019	ICMA - EE	60-2252	670.89
ICMA - RC RETIREMENT COM	7-12-2019 PR	07/11/2019	DEFERRED COMP	61-2252	185.67
BLUE CROSS BLUE SHIELD OF	JULY 2019	07/11/2019	RETIREE PORTION HEALTH	10-1106	2,905.80
BLUE CROSS BLUE SHIELD OF	JULY 2019	07/11/2019	EE HEALTH PREM	10-2247	29,246.64
BLUE CROSS BLUE SHIELD OF	JULY 2019	07/11/2019	EE HEALTH PREM	20-2247	692.64
BLUE CROSS BLUE SHIELD OF	JULY 2019	07/11/2019	EE HEALTH PREM	21-2247	1,120.28
BLUE CROSS BLUE SHIELD OF	JULY 2019	07/11/2019	EE HEALTH PREM	22-2247	1,764.10
BLUE CROSS BLUE SHIELD OF	JULY 2019	07/11/2019	1927.34	60-2247	2,347.72
BLUE CROSS BLUE SHIELD OF	JULY 2019	07/11/2019	EE HEALTH PREM	61-2247	1,157.04
AMERICAN FAMILY LIFE ASSU	JUNE 2019	07/11/2019	AMERICAN FAMILY LIFE ASSU	10-2249	5,131.98
AMERICAN FAMILY LIFE ASSU	JUNE 2019	07/11/2019	AMERICAN FAMILY LIFE ASSU	10-2254	2,408.58
AMERICAN FAMILY LIFE ASSU	JUNE 2019	07/11/2019	AMERICAN FAMILY LIFE ASSU	20-2249	284.94
AMERICAN FAMILY LIFE ASSU	JUNE 2019	07/11/2019	AMERICAN FAMILY LIFE ASSU	20-2254	169.20
AMERICAN FAMILY LIFE ASSU	JUNE 2019	07/11/2019	AMERICAN FAMILY LIFE ASSU	22-2249	76.56
AMERICAN FAMILY LIFE ASSU	JUNE 2019	07/11/2019	AMERICAN FAMILY LIFE ASSU	22-2254	107.28
AMERICAN FAMILY LIFE ASSU	JUNE 2019	07/11/2019	AMERICAN FAMILY LIFE ASSU	60-2249	231.12
AMERICAN FAMILY LIFE ASSU	JUNE 2019	07/11/2019	AMERICAN FAMILY LIFE ASSU	61-2249	199.00
AMERICAN FAMILY LIFE ASSU	JUNE 2019	07/11/2019	AMERICAN FAMILY LIFE ASSU	61-2254	10.92
					<b>104,628.92</b>

**Department: 505 - ADMINISTRATION**

NKC BREAKFAST CLUB INC	01476	07/03/2019	MAYOR DON STIELOW - JUNE	10-505-5427	36.00
OFFICE DEPOT INC	332515954001	07/03/2019	OFFICE SUPPLIES	10-505-7001	95.49
NORTH KANSAS CITY BUS CO	53714	07/03/2019	NKCBC LUNCHEON - KIM NAK	10-505-5426	44.00
NORTH KANSAS CITY BUS CO	53714	07/03/2019	NKCBC LUNCHEON -- DON STI	10-505-5427	44.00
NECCO COFFEE INC	94151	07/03/2019	COFFEE ORDER	10-505-7001	49.80
BLUE CROSS BLUE SHIELD OF	INV0000830	07/07/2019	PCA INVOICE	10-505-5310	8.77
MUTUAL OF OMAHA INSURA	INV0000837	07/07/2019	LIFE INSURANCE - ER	10-505-5310	71.07
WEST PUBLISHING CORP	840526176	07/08/2019	MONTHLY CHARGE	10-505-6030	929.10
AMERICAN BAR ASSOCIATION	2019DUES, 00571527	07/10/2019	AMERICAN BAR ASSOCIATION	10-505-6220	270.00
MO MUNICIPAL ATTYS ASSOC	300010617	07/10/2019	MO MUNICIPAL LAWYERS ASS	10-505-6220	55.00
VOYA 457	7-12-2019 PR	07/10/2019	VOYA 457	10-505-5210	130.92
MISSOURI LAGERS	STEWART	07/11/2019	STEWART BACK PAY	10-505-5220	3,382.50
ICMA - RC RETIREMENT COM	7-12-2019 PR	07/11/2019	DEFERRED COMP	10-505-5210	692.82
BLUE CROSS BLUE SHIELD OF	JULY 2019	07/11/2019	ER HEALTH PREM	10-505-5310	9,515.93
CIGNA HEALTH & LIFE INS CO	JULY 2019	07/11/2019	LTD INSURANCE	10-505-5300	434.25
<b>Department 505 - ADMINISTRATION Total:</b>					<b>15,759.65</b>

**Department: 506 - MUNICIPAL COURT**

OFFICE DEPOT INC	335092774001	07/03/2019	OFFICE SUPPLIES	10-506-7001	102.06
MUTUAL OF OMAHA INSURA	INV0000837	07/07/2019	LIFE INSURANCE - ER	10-506-5310	14.00
BLUE CROSS BLUE SHIELD OF	JULY 2019	07/11/2019	ER HEALTH PREM	10-506-5310	995.49
CIGNA HEALTH & LIFE INS CO	JULY 2019	07/11/2019	LTD INSURANCE	10-506-5300	46.77
<b>Department 506 - MUNICIPAL COURT Total:</b>					<b>1,158.32</b>

**Department: 510 - FIRE**

MCKESSON MEDICAL-SURGIC	57293342	07/21/2019	Transport Megamover	10-510-7011	190.67
MEDICAL EQUIPMENT SOLUTI	127157	06/24/2019	MM Cylinder Oxygen Lot	10-510-7011	6.00
FIRESERVICE MGMT LLC	20592	06/27/2019	Winfrey cleaning	10-510-7050	248.00
OFFICE DEPOT INC	332269391001	06/24/2019	Manila folders, Meeting note	10-510-7001	27.26
CONRAD FIRE EQUIPMENT IN	536058	06/27/2019	Diagnose and found Solenoid	10-510-7011	516.42
VOYAGER FLEET SYSTEMS, INC	869261677926	06/24/2019	FOR SERVICES THRU 6/24/19	10-510-7075	2,949.54
MCKESSON MEDICAL-SURGIC	57438538	07/02/2019	Naloxone, Diphenhydramine,	10-510-7011	228.11
MCKESSON MEDICAL-SURGIC	57482978	07/02/2019	POLN1	10-510-7011	197.10
CENTRAL JACKSON CO FPD	TC19-114	07/02/2019	3 Students for Paramedic Sch	10-510-5426	2,000.00
BLUE CROSS BLUE SHIELD OF	INV0000830	07/07/2019	PCA INVOICE	10-510-5310	873.16
BLUE CROSS BLUE SHIELD OF	INV0000831	07/07/2019	PCA INVOICE	10-510-5310	189.02
MUTUAL OF OMAHA INSURA	INV0000837	07/07/2019	LIFE INSURANCE - ER	10-510-5310	399.01
USBANK - INSTITUTIONAL T	INV0000838	07/07/2019	P&F PENSION FIRE-ER	10-510-5220	9,220.50
STRUCTURAL TECHNOLOGY, I	12577	07/08/2019	Ladder inspections annual	10-510-7120	1,318.20

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
MEDICAL EQUIPMENT SOLUTI	128071	07/08/2019	rental for the month	10-510-7011	60.25
DIAMOND MANUFACTURING	39744	07/08/2019	Standard Ratchet Headband	10-510-7050	120.26
UNION MILL SUPPLY, LLC	4016	07/08/2019	Dishwasher supplies	10-510-7014	172.00
HONEYWELL ANALYTICS INC	5248574566	07/08/2019	PosiCheck for Unit	10-510-7120	797.29
MCKESSON MEDICAL-SURGIC	57827449	07/08/2019	Container, Naloxone	10-510-7011	442.82
MCKESSON MEDICAL-SURGIC	57829569	07/08/2019	Gloves, Nebulizer	10-510-7011	392.49
FEDEX EXPRESS	6-603-85496	07/08/2019	Bunker Gear- Fire Service MG	10-510-7050	18.67
Office Essentials Inc	CIV0992199	07/08/2019	paper towels and bath tissue	10-510-7014	194.66
MUNICIPAL EMERGENCY SER	IN1353581	07/08/2019	Firehooks 6 ft	10-510-8760	883.23
ESO SOLUTIONS INC	INV00020195	07/17/2019	Firehouse annual license	10-510-7125	197.50
HONEYWELL ANALYTICS INC	5248638346	07/09/2019	tax credit	10-510-7120	-62.29
NORTH KANSAS CITY HOSPITA	INV0000839	07/10/2019	Fire Echo's	10-510-5440	5,250.00
BLUE CROSS BLUE SHIELD OF	INV0000840	07/10/2019	PCA INVOICE	10-510-5310	552.49
USBANK - INSTITUTIONAL T	INV0000842	07/10/2019	P&F PENSION FIRE-ER	10-510-5220	8,962.04
NATIONWIDE 457	7-12-2019 PR	07/10/2019	NATIONWIDE 457	10-510-5210	1,930.13
VOYA 457	7-12-2019 PR	07/10/2019	VOYA 457	10-510-5210	485.61
ICMA - RC RETIREMENT COM	7-12-2019 PR	07/11/2019	DEFERRED COMP	10-510-5210	870.32
BLUE CROSS BLUE SHIELD OF	JULY 2019	07/11/2019	ER HEALTH PREM	10-510-5310	44,610.20
CIGNA HEALTH & LIFE INS CO	JULY 2019	07/11/2019	LTD INSURANCE	10-510-5300	1,385.44
<b>Department 510 - FIRE Total:</b>					<b>85,626.10</b>

Department: 515 - POLICE

VOYAGER FLEET SYSTEMS, INC	869261677926	06/24/2019	FOR SERVICES THRU 6/24/19	10-515-7075	5,231.68
MO POLICE CHIEFS ASSN	5066	07/01/2019	MPCA SGT ASSESSMENT CEN	10-515-6324	2,500.00
BLUE CROSS BLUE SHIELD OF	INV0000830	07/07/2019	PCA INVOICE	10-515-5310	75.31
BLUE CROSS BLUE SHIELD OF	INV0000831	07/07/2019	PCA INVOICE	10-515-5310	133.21
MUTUAL OF OMAHA INSURA	INV0000837	07/07/2019	LIFE INSURANCE - ER	10-515-5310	329.00
USBANK - INSTITUTIONAL T	INV0000838	07/07/2019	P&F PENSION POLICE-ER	10-515-5220	5,947.77
TYLER TECHNOLOGIES INC	130-7261	07/10/2019	BRAZO'S SOFTWARE MAINTEN	10-515-6110	4,929.65
ERGOMETRICS & APPL PERSO	135921	07/10/2019	SERGEANT PROMOTIONAL TE	10-515-6324	827.60
ERGOMETRICS & APPL PERSO	135973	07/10/2019	OFFICER APPLICANT TESTING	10-515-6324	572.60
OUTDOOR RESTROOMS LLC	254461	07/10/2019	RANGE RESTROOM SERVICE J	10-515-7022	55.00
LITTLER & MENDELSON PC	5034574, 070231.1001	07/10/2019	FRATERNAL ORDER OF POLICE	10-515-6030	777.00
LITTLER & MENDELSON PC	5049812, 070231.1001	07/10/2019	FRATERNAL ORDER OF POLICE	10-515-6030	222.00
EQUIFAX INFORMATION SERVI	5425364	07/10/2019	INFORMATION SERVICE JUNE	10-515-7018	75.00
VAN'S FENCE CONTRACTORS,	8875	07/10/2019	RANGE FENCE REPAIR	10-515-7022	720.00
NECCO COFFEE INC	94150	07/10/2019	COFFEE ORDER	10-515-6395	31.50
GALLS LLC	BC0868579	07/10/2019	POLICE SERGEANT BADGES	10-515-7050	248.00
BLUE CROSS BLUE SHIELD OF	INV0000840	07/10/2019	PCA INVOICE	10-515-5310	323.03
USBANK - INSTITUTIONAL T	INV0000842	07/10/2019	P&F PENSION POLICE-ER	10-515-5220	5,860.97
VOYA 457	7-12-2019 PR	07/10/2019	VOYA 457	10-515-5210	213.34
ICMA - RC RETIREMENT COM	7-12-2019 PR	07/11/2019	DEFERRED COMP	10-515-5210	2,383.83
BLUE CROSS BLUE SHIELD OF	JULY 2019	07/11/2019	ER HEALTH PREM	10-515-5310	45,513.12
CIGNA HEALTH & LIFE INS CO	JULY 2019	07/11/2019	LTD INSURANCE	10-515-5300	1,431.74
<b>Department 515 - POLICE Total:</b>					<b>78,401.35</b>

Department: 521 - BUILDINGS & GROUNDS

VOYAGER FLEET SYSTEMS, INC	869261677926	06/24/2019	FOR SERVICES THRU 6/24/19	10-521-7075	437.66
MUTUAL OF OMAHA INSURA	INV0000837	07/07/2019	LIFE INSURANCE - ER	10-521-5310	35.00
NATIONAL EXTERMINATING	2012457	07/08/2019	pest control CH/PD, Fire, Wat	10-521-7110	72.00
NATIONAL EXTERMINATING	2012458	07/08/2019	pest control CH/PD, Fire, Wat	10-521-7110	38.50
NATIONAL EXTERMINATING	2012459	07/08/2019	pest control CH/PD, Fire, Wat	10-521-7110	38.50
NATIONAL EXTERMINATING	2012463	07/08/2019	pest control CH/PD, Fire, Wat	10-521-7110	45.00
NATIONAL EXTERMINATING	2012464	07/08/2019	pest control CH/PD, Fire, Wat	10-521-7110	45.00
WALKER TOWEL & UNIFORM	2637331	07/08/2019	biweekly service ranges from	10-521-7110	57.15
SHRED-IT US JV LLC	8127606044	07/08/2019	shredding services for CH, FD,	10-521-6057	35.40
SHRED-IT US JV LLC	8127606095	07/08/2019	shredding services for CH, FD,	10-521-6057	24.24
SHRED-IT US JV LLC	8127606648	07/08/2019	shredding services for CH, FD,	10-521-6057	36.46
COMMERCIAL LAWN CARE IN	1630	07/09/2019	mow Harrah's and spray dog	10-521-6090	700.00
JR & COMPANY INC	R19-0906	07/09/2019	discovered 3 holes, sealed, co	10-521-7110	426.43
JR & COMPANY INC	R19-0934	07/09/2019	discovered 3 holes, sealed, co	10-521-7110	654.14
VOYA 457	7-12-2019 PR	07/10/2019	VOYA 457	10-521-5210	116.81

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ICMA - RC RETIREMENT COM	7-12-2019 PR	07/11/2019	DEFERRED COMP	10-521-5210	89.59
BLUE CROSS BLUE SHIELD OF	JULY 2019	07/11/2019	ER HEALTH PREM	10-521-5310	5,549.40
CIGNA HEALTH & LIFE INS CO	JULY 2019	07/11/2019	LTD INSURANCE	10-521-5300	100.47
<b>Department 521 - BUILDINGS &amp; GROUNDS Total:</b>					<b>8,501.75</b>

**Department: 524 - CONVENTION & TOURISM**

IDENTITY MARKETING GROUP	719634	07/08/2019	16 oz. Full Color Stadium Cups	24-524-6090	440.52
MCCLURE ENEGINEERING CO	124604	07/09/2019	drainage issues on Knox Stree	24-524-8770	3,680.00
Gunter Construction Compan	1	07/10/2019	Armour Road Bike Lanes	24-524-8770	38,650.75
Gunter Construction Compan	2	07/10/2019	Armour Road Bike Lanes	24-524-8770	94,738.94
KANSAS FENCING INC	20004	07/10/2019	144 Crowd Control Barriers fo	24-524-6090	3,244.78
Ricky H Clark	7/12/19 Performance	07/10/2019	July 2019 Concert Band	24-524-6090	1,200.00
MARY JANE MATTHEWS-TVEI	July 2019 Concert	07/10/2019	Face Painter & Balloon Artist f	24-524-6090	440.00
CARNIVAL TIMES INC	July 2019 Concert	07/10/2019	Inflatables for July 2019 Conc	24-524-6090	425.00
<b>Department 524 - CONVENTION &amp; TOURISM Total:</b>					<b>142,819.99</b>

**Department: 525 - PUBLIC WORKS ADMIN**

VOYAGER FLEET SYSTEMS, INC	869261677926	06/24/2019	FOR SERVICES THRU 6/24/19	10-525-7075	68.08
MUTUAL OF OMAHA INSURA	INV0000837	07/07/2019	LIFE INSURANCE - ER	10-525-5310	21.00
NKC BREAKFAST CLUB INC	01409	07/08/2019	club dues at \$185 per quarter	10-525-6220	185.00
VOYA 457	7-12-2019 PR	07/10/2019	VOYA 457	10-525-5210	128.38
ICMA - RC RETIREMENT COM	7-12-2019 PR	07/11/2019	DEFERRED COMP	10-525-5210	128.39
BLUE CROSS BLUE SHIELD OF	JULY 2019	07/11/2019	ER HEALTH PREM	10-525-5310	2,383.13
CIGNA HEALTH & LIFE INS CO	JULY 2019	07/11/2019	LTD INSURANCE	10-525-5300	107.68
<b>Department 525 - PUBLIC WORKS ADMIN Total:</b>					<b>3,021.66</b>

**Department: 526 - COMMUNITY DEVELOPMENT**

VOYAGER FLEET SYSTEMS, INC	869261677926	06/24/2019	FOR SERVICES THRU 6/24/19	10-526-7075	168.24
NORTH KANSAS CITY BUS CO	53714	07/03/2019	LUNCHEON -- SARA COPELAN	10-526-5426	22.00
MUTUAL OF OMAHA INSURA	INV0000837	07/07/2019	LIFE INSURANCE - ER	10-526-5310	34.99
VOYA 457	7-12-2019 PR	07/10/2019	VOYA 457	10-526-5210	55.25
ICMA - RC RETIREMENT COM	7-12-2019 PR	07/11/2019	DEFERRED COMP	10-526-5210	313.73
BLUE CROSS BLUE SHIELD OF	JULY 2019	07/11/2019	ER HEALTH PREM	10-526-5310	3,606.51
CIGNA HEALTH & LIFE INS CO	JULY 2019	07/11/2019	LTD INSURANCE	10-526-5300	157.23
<b>Department 526 - COMMUNITY DEVELOPMENT Total:</b>					<b>4,357.95</b>

**Department: 533 - INTERDEPARTMENTAL**

AT&T	06.19.2019	06/19/2019	06/19-07/18/19 Services Acct	10-533-6730	145.13
AT&T	06-21-2019	06/21/2019	06/21-07/20/19 Services Acct	10-533-6730	158.96
SPIRE MISSOURI INC	06.25.2019	06/25/2019	Service from 5/28-6/25/19 Va	10-533-6720	164.65
MCI	09580730	06/25/2019	Services Thru 6/25/2019 Bill P	10-533-6730	333.14
KCPL	07/01/2019	06/30/2019	6/2/19-6/3/19 SERVICES 3 AC	10-533-6710	442.85
MERITAS HEALTH CORP	INV0000829	07/07/2019	Immunizations	10-533-5440	339.00
JIM'S DISPOSAL SERVICE LLC	50199	07/08/2019	Solid waste service for reside	10-533-6750	20,163.99
WINDSTREAM CORPORATION	71513592	07/08/2019	Services thru 07/08/2019 Acc	10-533-6730	543.54
TYLER TECHNOLOGIES INC	025-263469	07/10/2019	TREASURER SIGNATURE CHAN	10-533-6115	138.00
FIRST CHRISTIAN CHURCH	2018PAYMENT	07/10/2019	PARKING LOT LEASE	10-533-6130	3,500.00
<b>Department 533 - INTERDEPARTMENTAL Total:</b>					<b>25,929.26</b>

**Department: 535 - GAMING**

CLARKSON CONSTRUCTION C	13a	06/28/2019	Vernon & Mill Improvements	25-535-8700	26,287.15
Irrigation Management Consu	1146	07/08/2019	Monthly management fees fo	25-535-8700	90.00
C M J Lawn	21191	07/08/2019	Monthly lawn maintenance fo	25-535-6090	1,750.00
Solar Shade USA LLC	05.13.19.1B	07/09/2019	Festival Shelter Shade Structu	25-535-8770	4,250.00
C M J Lawn	21267	07/09/2019	Irrigation repairs at ARRA	25-535-6090	1,650.48
ROSEHILL GARDENS INC	234015	07/09/2019	Irrigation repairs from contrac	25-535-8700	2,255.52
Environmental Works Inc	181881	07/10/2019	PHASE II ENVIRONMENTAL AS	25-535-8700	7,922.00
KCPL	884,610	07/10/2019	ELECTRICAL SERVICE TO FIBER	25-535-8700	6,435.28
<b>Department 535 - GAMING Total:</b>					<b>50,640.43</b>

**Department: 540 - PARKS & RECREATION**

Joseph Smith	171414	06/20/2019	UMPIRES FOR 4 SOFTBALL GA	20-540-7090	100.00
GEORGE L ROATH III	1281	06/23/2019	Umpires for 8 baseball games	20-540-7090	438.00
VOYAGER FLEET SYSTEMS, INC	869261677926	06/24/2019	FOR SERVICES THRU 6/24/19	20-540-7075	289.05



## Expense Approval Report

Payment Dates: 07/03/2019 - 07/17/2019

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
SPIRE MISSOURI INC	06.25.2019	06/25/2019	Service from 5/28-6/25/19 Va	20-540-6720	193.43
TIMOTHY DANA BOWEN	DB17924	06/30/2019	Mine Craft Camp - 6 Kids	20-540-7090	750.00
GEORGE L ROATH III	1292	07/01/2019	Umpires for 23 Baseball Gam	20-540-7090	1,104.00
Joseph Smith	171424	07/01/2019	Umpire for 4 Softball Games	20-540-7090	100.00
BLUE CROSS BLUE SHIELD OF	INV0000831	07/07/2019	PCA INVOICE	20-540-5310	90.56
MUTUAL OF OMAHA INSURA	INV0000837	07/07/2019	LIFE INSURANCE - ER	20-540-5310	40.50
EDWARDS CHEMICAL CO	053368	07/08/2019	Chemicals for Dagg Park	20-540-7190	202.76
GEORGE L ROATH III	1296	07/08/2019	Umpires for 9 baseball games	20-540-7090	380.00
SOUTHEASTERN SECURITY CO	144697	07/08/2019	Background check for sports	20-540-7090	18.50
SOLI'S PRINTING INC	158952	07/08/2019	Encore for Seniors July-Septe	20-540-6630	741.00
ICE MASTERS INC	2325748	07/08/2019	Monthly Ice Machine Rental F	20-540-7110	130.00
MUSSELMAN & HALL CONTRA	31453	07/08/2019	Relocate Drain at Macken	20-540-7190	3,920.00
SAM'S CLUB	7141	07/08/2019	Candy and Supplies for Movie	20-540-6620	116.42
SAM'S CLUB	7142	07/08/2019	Senior Programs supplies	20-540-6630	147.76
WINDSTREAM CORPORATION	71513592	07/08/2019	Services thru 07/08/2019 Acc	20-540-6730	20.71
Office Essentials Inc	CIV0979168	07/08/2019	Office supplies	20-540-6630	35.16
Office Essentials Inc	CIV0979168	07/08/2019	Senior Programs supplies	20-540-6630	110.63
Office Essentials Inc	CIV0979264	07/08/2019	Wipes for Senior Programs	20-540-6630	22.98
Office Essentials Inc	CIV0979264	07/08/2019	Gel Pens for Offices	20-540-7001	11.69
SAM'S CLUB	0082	07/09/2019	Bingo Dessert	20-540-6630	15.92
COMMERCIAL AQUATIC SVCS	34381-1	07/09/2019	Pooltest 6, Hardcase, Hi Rang	20-540-7190	624.81
VOYA 457	7-12-2019 PR	07/10/2019	VOYA 457	20-540-5210	25.00
MISSOURI LAGERS	STEWART	07/11/2019	GARCIA REFUND	20-540-5220	-868.06
ICMA - RC RETIREMENT COM	7-12-2019 PR	07/11/2019	DEFERRED COMP	20-540-5210	84.66
BLUE CROSS BLUE SHIELD OF	JULY 2019	07/11/2019	ER HEALTH PREM	20-540-5310	2,582.35
CIGNA HEALTH & LIFE INS CO	JULY 2019	07/11/2019	LTD INSURANC	20-540-5300	128.96

**Department 540 - PARKS & RECREATION Total: 11,556.79**

## Department: 550 - LIBRARY

AT&T	06/19/2019	06/19/2019	6/19-7/18/19 Services Acct #	21-550-6730	459.27
VERIZON WIRELESS SVCS LLC	9832666603	06/22/2019	5/23-6/22/19 Services Acct #	21-550-6730	111.72
THE PITNEY BOWES BANK INC	06/24/2019	06/24/2019	Services thru 6/24/2019 Acct	21-550-7009	8.64
DCI Kansas City LLC	194034	06/26/2019	Library hvac control adjustme	21-550-7110	270.00
MUTUAL OF OMAHA INSURA	INV0000837	07/07/2019	LIFE INSURANCE - ER	21-550-5310	42.00
OCLC ONLINE COMPUTER LIB	0000668253	07/09/2019	CATALOGING	21-550-7360	40.63
MO DEPT OF PUBLIC SAFETY	000111786	07/09/2019	BUILD MAINT	21-550-7110	25.00
CENTER POINT INC	1704547	07/09/2019	BOOKS	21-550-7370	406.86
1138 INC	177427	07/09/2019	SERVICES	21-550-6355	45.00
NATIONAL EXTERMINATING	2012460	07/09/2019	BUILD MAINT	21-550-7110	57.75
SUMNERONE INC	2213165	07/09/2019	MAINT AGREEMENT	21-550-6110	19.84
INGRAM LIBRARY SERVICES	40643229	07/09/2019	BOOKS	21-550-7370	295.64
INGRAM LIBRARY SERVICES	40663205	07/09/2019	credit	21-550-7370	-24.99
INGRAM LIBRARY SERVICES	40672973	07/09/2019	BOOKS	21-550-7370	308.42
INGRAM LIBRARY SERVICES	40672974	07/09/2019	BOOKS	21-550-7370	55.01
INGRAM LIBRARY SERVICES	40724515	07/09/2019	BOOKS	21-550-7370	363.38
INGRAM LIBRARY SERVICES	40745679	07/09/2019	BOOKS	21-550-7370	505.14
WELLS FARGO FINANCIAL LEA	5006471915	07/09/2019	MAINT AGREEMENT	21-550-6110	92.00
UNIQUE MANAGEMENT SERV	555032	07/09/2019	SERVICES	21-550-6355	80.55
DE LAGE LANDEN FINANCIAL	64135336	07/09/2019	SERVICES	21-550-6355	97.00
CENGAGE LEARNING INC	67348301	07/09/2019	BOOKS	21-550-7370	59.15
RECORDED BOOKS LLC	76304900	07/09/2019	AUDIOVISUAL	21-550-7340	48.02
RECORDED BOOKS LLC	76442975	07/09/2019	AUDIOVISUAL	21-550-7340	48.02
RECORDED BOOKS LLC	76444064	07/09/2019	AUDIOVISUAL	21-550-7340	39.99
NORTH KC SECURITY PATROL	95266	07/09/2019	MAINT AGREEMENT	21-550-6110	30.00
MIDWEST TAPE LLC	97549597	07/09/2019	AUDIOVISUAL	21-550-7340	14.99
MIDWEST TAPE LLC	97549598	07/09/2019	AUDIOVISUAL	21-550-7340	39.73
MIDWEST TAPE LLC	97549599	07/09/2019	AUDIOVISUAL	21-550-7340	130.41
MIDWEST TAPE LLC	97579855	07/09/2019	AUDIOVISUAL	21-550-7340	37.48
MIDWEST TAPE LLC	97579857	07/09/2019	AUDIOVISUAL	21-550-7340	39.73
Christine M Duer	C031919	07/09/2019	ADULT PROGRAM	21-550-7325	120.00
Christine M Duer	C060519	07/09/2019	ADULT PROGRAM	21-550-7325	200.00

## Expense Approval Report

Payment Dates: 07/03/2019 - 07/17/2019

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
DENNIS R. PORTER	H08032019	07/09/2019	CHILDRENS POGRAM	21-550-7320	800.00
KIM BITNER DROTTZ	K062719	07/09/2019	ADULT PROGRAM	21-550-7325	200.00
PATRICIA M IBARRA	P062619	07/09/2019	ADULT PROGRAM	21-550-7325	200.00
PATRICIA M IBARRA	P062619-1	07/09/2019	CHILDRENS PROGRAM	21-550-7320	262.50
INGRAM LIBRARY SERVICES	40756368	07/09/2019	outrages - defective	21-550-7370	-17.25
VOYA 457	7-12-2019 PR	07/10/2019	VOYA 457	21-550-5210	42.84
ICMA - RC RETIREMENT COM	7-12-2019 PR	07/11/2019	DEFERRED COMP	21-550-5210	82.97
BLUE CROSS BLUE SHIELD OF	JULY 2019	07/11/2019	ER HEALTH PREM	21-550-5310	3,916.43
CIGNA HEALTH & LIFE INS CO	JULY 2019	07/11/2019	LTD INSURANCE	21-550-5300	131.21
<b>Department 550 - LIBRARY Total:</b>					<b>9,685.08</b>

**Department: 553 - RETIREE HEALTH INSURANCE**

BLUE CROSS BLUE SHIELD OF	INV0000831	07/07/2019	PCA INVOICE	53-553-5310	192.19
BLUE CROSS BLUE SHIELD OF	INV0000840	07/10/2019	PCA INVOICE	53-553-5310	13.24
BLUE CROSS BLUE SHIELD OF	JULY 2019	07/11/2019	ER RETIREE HEALTH PREM	53-553-5310	979.47
<b>Department 553 - RETIREE HEALTH INSURANCE Total:</b>					<b>1,184.90</b>

**Department: 560 - WATER**

VOYAGER FLEET SYSTEMS, INC	869261677926	06/24/2019	FOR SERVICES THRU 6/24/19	60-560-7075	1,019.29
SPIRE MISSOURI INC	06.25.2019	06/25/2019	Service from 5/28-6/25/19 Va	60-560-6720	167.36
MCI	09580730	06/25/2019	Services Thru 6/25/2019 Bill P	60-560-6730	66.10
MISSISSIPPI LIME CO	1438071	06/29/2019	Mississippi Lime Flood Surcha	60-560-7005	185.23
HAWKINS INC	4529422	06/29/2019	CL2 for water plant	60-560-7005	1,152.00
RL YATES ELECTRIC CO INC	9281	06/29/2019	New soft start HSP #3 water p	60-560-8730	211.25
RL YATES ELECTRIC CO INC	9295	06/29/2019	New soft start HSP #3 water p	60-560-8730	5,260.00
KC WATER SERVICE DEPT	W009-20	06/29/2019	Laboratory services may	60-560-6430	140.00
KC WATER SERVICE DEPT	07.01.2019	06/30/2019	5/31/19-6/30/19 Services Acc	60-560-6740	332.29
KC WATER SERVICE DEPT	07/01/2019	06/30/2019	5/31/19-6/30/19 Services Acc	60-560-6740	2,582.49
TYLER TECHNOLOGIES INC	025-263784	07/01/2019	UTILITY BILLING ONLINE COM	60-560-6345	40.00
MO DEPT OF NATURAL RESOU	34602000198	07/01/2019	Operating Permit Fee	60-560-6410	1,800.00
FORTILINE INC	4633611	07/01/2019	Water Distribution Parts	60-560-7150	350.00
SUNBELT RENTALS INC	90646121-0001	07/01/2019	Concrete Saw Rental	60-560-6120	76.20
RL YATES ELECTRIC CO INC	9213	07/01/2019	Repair Front Gate	60-560-6090	676.00
RL YATES ELECTRIC CO INC	9233	07/01/2019	Repair Sunny Hills Water Pum	60-560-7150	380.25
SCHULTE SUPPLY INC	S1148904.001	07/01/2019	Distribution Maintenance	60-560-7150	520.15
MISSISSIPPI LIME CO	1441605	07/02/2019	Lime for water plant 3 loads	60-560-7005	5,260.34
MO DEPT OF NATURAL RESOU	44621902749	07/03/2019	2019 Annual Primacy Fee PW	60-560-6420	9,708.23
MISSOURI WATER & WASTE W	12954	07/05/2019	Annual Conference	60-560-5426	190.00
MISSOURI ONE CALL SYSTEM I	9060244	07/05/2019	Utility Locate Fees	60-560-6090	349.70
RL YATES ELECTRIC CO INC	9322	07/05/2019	Plant Maintenance and Repair	60-560-8730	84.50
BLUE CROSS BLUE SHIELD OF	INV0000830	07/07/2019	PCA INVOICE	60-560-5310	109.10
BLUE CROSS BLUE SHIELD OF	INV0000831	07/07/2019	PCA INVOICE	60-560-5310	157.94
MUTUAL OF OMAHA INSURA	INV0000837	07/07/2019	LIFE INSURANCE - ER	60-560-5310	77.00
NATIONAL EXTERMINATING	2012461	07/08/2019	Water	60-560-6090	57.75
WINDSTREAM CORPORATION	71513592	07/08/2019	Services thru 07/08/2019 Acc	60-560-6730	41.41
MISSISSIPPI LIME CO	1440974	07/09/2019	Lime for water plant 3 loads	60-560-7005	5,227.07
MISSISSIPPI LIME CO	1441003	07/09/2019	Lime for water plant 3 loads	60-560-7005	5,219.01
MISSISSIPPI LIME CO	1441898	07/09/2019	Lime for water plant 3 loads	60-560-7005	194.22
MISSISSIPPI LIME CO	1441899	07/09/2019	Lime for water plant 3 loads	60-560-7005	193.92
DOUGLAS PUMP SERVICE INC	190208	07/09/2019	repair valve on basin draw of	60-560-7110	1,330.00
BLUE CROSS BLUE SHIELD OF	INV0000840	07/10/2019	PCA INVOICE	60-560-5310	643.30
ICMA - RC RETIREMENT COM	7-12-2019 PR	07/11/2019	DEFERRED COMP	60-560-5210	445.23
BLUE CROSS BLUE SHIELD OF	JULY 2019	07/11/2019	ER HEALTH PREM	60-560-5310	7,600.85
CIGNA HEALTH & LIFE INS CO	JULY 2019	07/11/2019	LTD INSURANCE	60-560-5300	259.17
<b>Department 560 - WATER Total:</b>					<b>52,107.35</b>

**Department: 570 - WATER POLLUTION CONTROL**

Deborah Reed	70153	05/02/2019	Pipe replacement @ 1404 E 2	61-570-7157	545.67
AT&T	06.21.2019	06/21/2019	06/21-07/20/19 Services Acct	61-570-6730	158.96
VOYAGER FLEET SYSTEMS, INC	869261677926	06/24/2019	FOR SERVICES THRU 6/24/19	61-570-7075	55.66
SPIRE MISSOURI INC	06.25.2019	06/25/2019	Service from 5/28-6/25/19 Va	61-570-6720	50.68
MCI	09580730	06/25/2019	Services Thru 6/25/2019 Bill P	61-570-6730	66.10

## Expense Approval Report

Payment Dates: 07/03/2019 - 07/17/2019

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
TYLER TECHNOLOGIES INC	025-263784	07/01/2019	UTILITY BILLING ONLINE COM	61-570-6345	40.00
MISSOURI WATER & WASTEWA	07/2019-07/2020	07/01/2019	Memberships	61-570-6220	105.00
RL YATES ELECTRIC CO INC	9109	07/01/2019	Storm Pump Station Mainten	61-570-7152	211.25
RL YATES ELECTRIC CO INC	9180	07/01/2019	Sewage Lift Station Repairs	61-570-7155	1,331.52
RL YATES ELECTRIC CO INC	9199	07/01/2019	Storm Pump Station Mainten	61-570-7152	507.00
MUTUAL OF OMAHA INSURA	INV0000837	07/07/2019	LIFE INSURANCE - ER	61-570-5310	35.00
KCMO WATER SERVICES DEPT	12930	07/08/2019	Monthly charges for kcmo wa	61-570-6745	658,517.92
NATIONAL EXTERMINATING	2012462	07/08/2019	WPC	61-570-6090	57.75
WINDSTREAM CORPORATION	71513592	07/08/2019	Services thru 07/08/2019 Acc	61-570-6730	15.53
KEYSTONE LABORATORIES INC	1C04420	07/09/2019	lab testing for NKCH and Infl	61-570-6430	70.00
KEYSTONE LABORATORIES INC	1C04644	07/09/2019	lab testing for NKCH and Infl	61-570-6430	345.00
CARRIER CORPORATION	B002693169	07/09/2019	WPC HVAC replacement unit	61-570-8730	10,000.00
WIEDENMANN INC	WI #638	07/09/2019	ER repairs on 24th, 25th, 15th	61-570-8770	9,209.17
WIEDENMANN INC	WI #640	07/09/2019	ER repairs on 24th, 25th, 15th	61-570-8770	8,341.93
WIEDENMANN INC	WI #641	07/09/2019	ER repairs on 24th, 25th, 15th	61-570-8770	5,002.39
ICMA - RC RETIREMENT COM	7-12-2019 PR	07/11/2019	DEFERRED COMP	61-570-5210	158.81
BLUE CROSS BLUE SHIELD OF	JULY 2019	07/11/2019	ER HEALTH PREM	61-570-5310	3,931.69
CIGNA HEALTH & LIFE INS CO	JULY 2019	07/11/2019	LTD INSURANCE	61-570-5300	126.35
<b>Department 570 - WATER POLLUTION CONTROL Total:</b>					<b>698,883.38</b>

## Department: 580 - TRANSPORTATION

VOYAGER FLEET SYSTEMS, INC	869261677926	06/24/2019	FOR SERVICES THRU 6/24/19	22-580-7075	852.68
SPIRE MISSOURI INC	06.25.2019	06/25/2019	Service from 5/28-6/25/19 Va	22-580-6720	148.94
MCI	09580730	06/25/2019	Services Thru 6/25/2019 Bill P	22-580-6730	66.10
KCPL	07/01/2019	06/30/2019	6/2/19-6/3/19 SERVICES 3 AC	22-580-6711	28,337.62
KCPL	07/01/2019	06/30/2019	6/2/19-6/3/19 SERVICES 3 AC	22-580-6712	5,368.83
KCPL	07/08/2019	07/07/2019	6/5/19-7/7/19 Services Acct #	22-580-6710	44.73
MUTUAL OF OMAHA INSURA	INV0000837	07/07/2019	LIFE INSURANCE - ER	22-580-5310	46.56
KCPL	07/09/2019	07/08/2019	6/6/19-7/8/19 Services Acct #	22-580-6710	42.29
MUSSELMAN & HALL CONTRA	31174	07/08/2019	Repairs to curbs, sidewalks, a	22-580-8770	3,851.58
MUSSELMAN & HALL CONTRA	31454	07/08/2019	Repairs to curbs, sidewalks, a	22-580-8770	5,431.02
MUSSELMAN & HALL CONTRA	31455	07/08/2019	Repairs to curbs, sidewalks, a	22-580-8770	3,958.01
MUSSELMAN & HALL CONTRA	31456	07/08/2019	Repairs to curbs, sidewalks, a	22-580-8770	3,555.66
MUSSELMAN & HALL CONTRA	31457	07/08/2019	Repairs to curbs, sidewalks, a	22-580-8770	13,802.57
MUSSELMAN & HALL CONTRA	31460	07/08/2019	Repairs to curbs, sidewalks, a	22-580-8770	1,140.00
MUSSELMAN & HALL CONTRA	31476	07/08/2019	Repairs to curbs, sidewalks, a	22-580-8770	7,182.00
JIM'S DISPOSAL SERVICE LLC	50199	07/08/2019	MS roll offs	22-580-6750	69.54
WINDSTREAM CORPORATION	71513592	07/08/2019	Services thru 07/08/2019 Acc	22-580-6730	20.71
MUSSELMAN & HALL CONTRA	31175	07/09/2019	Northgate alley repairs E 29th	22-580-8770	10,746.84
MUSSELMAN & HALL CONTRA	31458	07/09/2019	Northgate alley repairs E 29th	22-580-8770	3,808.00
MUSSELMAN & HALL CONTRA	31459	07/09/2019	12th and Burlington/Clay curb	22-580-8770	2,310.00
MUSSELMAN & HALL CONTRA	31461	07/09/2019	12th and Burlington/Clay curb	22-580-8770	2,783.00
MUSSELMAN & HALL CONTRA	31462	07/09/2019	12th and Burlington/Clay curb	22-580-8770	4,675.00
CUSTOM LIGHTING SERVICES	76-955632	07/09/2019	Traffic light repairs at multiple	22-580-7184	1,416.74
CUSTOM LIGHTING SERVICES	76-972267	07/09/2019	Traffic light repairs at multiple	22-580-7184	428.34
CUSTOM LIGHTING SERVICES	76-972268	07/09/2019	Traffic light repairs at multiple	22-580-7184	1,482.08
CUSTOM LIGHTING SERVICES	76-972269	07/09/2019	Traffic light repairs at multiple	22-580-7184	904.04
CUSTOM LIGHTING SERVICES	76-972270	07/09/2019	2020 Bedford Levee Lights un	22-580-7184	9,668.44
CUSTOM LIGHTING SERVICES	76-972271	07/09/2019	Traffic light repairs at multiple	22-580-7184	291.60
CUSTOM LIGHTING SERVICES	76-972272	07/09/2019	Traffic light repairs at multiple	22-580-7184	116.64
CUSTOM LIGHTING SERVICES	76-972273	07/09/2019	Traffic light repairs at multiple	22-580-7184	360.16
VOYA 457	7-12-2019 PR	07/10/2019	VOYA 457	22-580-5210	57.91
ICMA - RC RETIREMENT COM	7-12-2019 PR	07/11/2019	DEFERRED COMP	22-580-5210	283.30
BLUE CROSS BLUE SHIELD OF	JULY 2019	07/11/2019	ER HEALTH PREM	22-580-5310	5,928.53
CIGNA HEALTH & LIFE INS CO	JULY 2019	07/11/2019	LTD INSURANCE	22-580-5300	161.61
<b>Department 580 - TRANSPORTATION Total:</b>					<b>119,341.07</b>

Grand Total: 1,413,603.95

## Report Summary

## Fund Summary

Fund	Payment Amount
10 - GENERAL FUND	307,702.78
20 - PARKS & RECREATION	14,676.20
21 - LIBRARY	11,177.13
22 - TRANSPORTATION	122,242.31
24 - CONVENTION & TOURISM	142,819.99
25 - GAMING	50,640.43
53 - HEALTH INSURANCE RESERVE	1,184.90
60 - WATER FUND	62,619.00
61 - WATER POLLUTION CONTROL	700,541.21
<b>Grand Total:</b>	<b>1,413,603.95</b>

## Account Summary

Account Number	Account Name	Payment Amount
10-1106	RETIREE BC/BS RECEIVA	2,905.80
10-2243	AFTER TAX HEALTH	3,039.04
10-2247	PRETAX HEALTH	29,246.64
10-2249	AFLAC - PRETAX	5,131.98
10-2250	NATIONWIDE EE CONTRI	3,124.85
10-2251	FIRE & POLICE PENSION	13,559.55
10-2252	ICMA EE CONTRIBUTION	9,373.43
10-2253	ING EE CONTRIBUTION	2,380.90
10-2254	AFLAC - AFTER TAX	2,408.58
10-2257	CRITICAL HEALTH INS	274.38
10-2258	ING EE ROTH CONTRIBU	943.00
10-2259	ICMA EE ROTH CONTRIB	1,032.78
10-2260	UNITED FUND	20.00
10-2265	COKE PLAN	575.00
10-2266	DEPENDENT CARE	999.96
10-2267	MEDICAL REIMBURSEM	1,764.72
10-2268	UNION DUES	6,788.48
10-2430	CLEARING	1,324.65
10-4710	MUNICIPAL COURT FINE	53.00
10-505-5210	CITY PAID DEFERRED CO	823.74
10-505-5220	PENSION EXPENSE	3,382.50
10-505-5300	LONG TERM DIABILITY I	434.25
10-505-5310	HEALTH, DENTAL & LIFE I	9,595.77
10-505-5426	TRAINING/TRAVEL APPO	44.00
10-505-5427	TRAINING & TRAVEL - EL	80.00
10-505-6030	OTHER LEGAL COSTS	929.10
10-505-6220	DUES & MEMBERSHIPS	325.00
10-505-7001	OFFICE SUPPLIES	145.29
10-506-5300	LONG TERM DIABILITY I	46.77
10-506-5310	HEALTH, DENTAL & LIFE I	1,009.49
10-506-7001	OFFICE SUPPLIES	102.06
10-510-5210	CITY PAID DEFERRED CO	3,286.06
10-510-5220	PENSION EXPENSE	18,182.54
10-510-5300	LONG TERM DISABILITY I	1,385.44
10-510-5310	HEALTH, DENTAL & LIFE I	46,623.88
10-510-5426	TRAINING/TRAVEL APPO	2,000.00
10-510-5440	PHYSICALS & DRUG TEST	5,250.00
10-510-7001	OFFICE SUPPLIES	27.26
10-510-7011	FIRST AID SUPPLIES	2,033.86
10-510-7014	QUARTERS MAINTENAN	366.66
10-510-7050	UNIFORMS	386.93
10-510-7075	GASOLINE	2,949.54
10-510-7120	EQUIPMENT MAINTENA	2,053.20
10-510-7125	SOFTWARE MAINT & SE	197.50

## Account Summary

Account Number	Account Name	Payment Amount
10-510-8760	INFORMATION TECHNOL	883.23
10-515-5210	CITY PAID DEFERRED CO	2,597.17
10-515-5220	PENSION EXPENSE	11,808.74
10-515-5300	LONG TERM DISABILITY I	1,431.74
10-515-5310	HEALTH, DENTAL & LIFE I	46,373.67
10-515-6030	LEGAL COSTS	999.00
10-515-6110	MAINTENANCE AGREEM	4,929.65
10-515-6324	BOARDS EXPENSE	3,900.20
10-515-6395	OTHER SERVICES	31.50
10-515-7018	INVESTIGATIVE OPERATI	75.00
10-515-7022	RANGE SUPPLIES	775.00
10-515-7050	UNIFORMS	248.00
10-515-7075	GASOLINE	5,231.68
10-521-5210	CITY PAID DEFERRED CO	206.40
10-521-5300	LONG TERM DISABILITY I	100.47
10-521-5310	HEALTH, DENTAL & LIFE I	5,584.40
10-521-6057	RECYCLING SERVICES	96.10
10-521-6090	OTHER PROFESSIONAL S	700.00
10-521-7075	GASOLINE	437.66
10-521-7110	BUILDING MAINTENANC	1,376.72
10-525-5210	CITY PAID DEFERRED CO	256.77
10-525-5300	LONG TERM DISABILITY I	107.68
10-525-5310	HEALTH, DENTAL & LIFE I	2,404.13
10-525-6220	DUES & MEMBERSHIPS	185.00
10-525-7075	GASOLINE	68.08
10-526-5210	CITY PAID DEFERRED CO	368.98
10-526-5300	LONG TERM DISABILITY I	157.23
10-526-5310	HEALTH, DENTAL & LIFE I	3,641.50
10-526-5426	TRAINING/TRAVEL APPO	22.00
10-526-7075	GASOLINE	168.24
10-533-5440	PHYSICALS & DRUG TEST	339.00
10-533-6115	SOFTWARE MAINT & SE	138.00
10-533-6130	RENTAL - PARKING 2011	3,500.00
10-533-6710	ELECTRICITY	442.85
10-533-6720	GAS	164.65
10-533-6730	TELEPHONE	1,180.77
10-533-6750	TRASH COLLECTION	20,163.99
20-2243	AFTER TAX HEALTH	36.50
20-2247	PRETAX HEALTH	692.64
20-2249	AFLAC - PRETAX	284.94
20-2252	ICMA EE CONTRIBUTION	222.75
20-2253	ING EE CONTRIBUTION	25.00
20-2254	AFLAC - AFTER TAX	169.20
20-2257	CRITICAL HEALTH INS	28.38
20-2267	MEDICAL REIMBURSEM	190.00
20-4661	FACILITY USE FEES	350.00
20-4663	PROGRAM FEES	820.00
20-4664	SENIOR CITIZEN TRIPS	300.00
20-540-5210	CITY PAID DEFERRED CO	109.66
20-540-5220	PENSION EXPENSE	-868.06
20-540-5300	LONG TERM DISABILITY I	128.96
20-540-5310	HEALTH, DENTAL & LIFE I	2,713.41
20-540-6620	SPECIAL PARK EVENTS	116.42
20-540-6630	SENIOR TRIPS	1,073.45
20-540-6720	GAS	193.43
20-540-6730	TELEPHONE	20.71
20-540-7001	OFFICE SUPPLIES	11.69
20-540-7075	GASOLINE	289.05

## Account Summary

Account Number	Account Name	Payment Amount
20-540-7090	OTHER SUPPLIES	2,890.50
20-540-7110	BUILDING MAINTENANC	130.00
20-540-7190	OTHER MAINTENANCE	4,747.57
21-2243	AFTER TAX HEALTH	0.50
21-2247	PRETAX HEALTH	1,120.28
21-2252	ICMA EE CONTRIBUTION	82.97
21-2253	ING EE CONTRIBUTION	42.84
21-2267	MEDICAL REIMBURSEM	245.46
21-550-5210	CITY PAID DEFERRED CO	125.81
21-550-5300	LONG TERM DISABILITY I	131.21
21-550-5310	HEALTH, DENTAL & LIFE I	3,958.43
21-550-6110	MAINTENANCE AGREEM	141.84
21-550-6355	OTHER SERVICES	222.55
21-550-6730	TELEPHONE	570.99
21-550-7009	POSTAGE & METER EXPE	8.64
21-550-7110	BUILDING MAINTENANC	352.75
21-550-7320	CHILDREN'S PROGRAMS	1,062.50
21-550-7325	ADULT PROGRAMMING	720.00
21-550-7340	AUDIOVISUAL	398.37
21-550-7360	CATALOGING & PROCESS	40.63
21-550-7370	BOOKS	1,951.36
22-2243	AFTER TAX HEALTH	403.10
22-2247	PRETAX HEALTH	1,764.10
22-2249	AFLAC - PRETAX	76.56
22-2252	ICMA EE CONTRIBUTION	341.36
22-2253	ING EE CONTRIBUTION	96.52
22-2254	AFLAC - AFTER TAX	107.28
22-2257	CRITICAL HEALTH INS	35.40
22-2267	MEDICAL REIMBURSEM	76.92
22-580-5210	CITY PAID DEFERRED CO	341.21
22-580-5300	LONG TERM DISABILITY I	161.61
22-580-5310	HEALTH, DENTAL & LIFE I	5,975.09
22-580-6710	ELECTRICITY	87.02
22-580-6711	STREET LIGHTS	28,337.62
22-580-6712	LEASED TRAFFIC SIGNAL	5,368.83
22-580-6720	GAS	148.94
22-580-6730	TELEPHONE	86.81
22-580-6750	LANDFILL FEES	69.54
22-580-7075	GASOLINE	852.68
22-580-7184	TRAFFIC SIGNAL/STREET	14,668.04
22-580-8770	INFRASTRUCTURE	63,243.68
24-524-6090	OTHER PROFESSIONAL S	5,750.30
24-524-8770	INFRASTRUCTURE	137,069.69
25-535-6090	OTHER PROFESSIONAL S	3,400.48
25-535-8700	LAND ACQUISITION	42,989.95
25-535-8770	INFRASTRUCTURE	4,250.00
53-553-5310	HEALTH, DENTAL & LIFE I	1,184.90
60-2050	SALES TAX PAYABLE	6,899.02
60-2243	AFTER TAX HEALTH	62.90
60-2247	PRETAX HEALTH	2,347.72
60-2249	AFLAC - PRETAX	231.12
60-2252	ICMA EE MATCH	670.89
60-2267	MEDICAL REIMBURSEM	300.00
60-560-5210	CITY PAID DEFERRED CO	445.23
60-560-5300	LONG TERM DISABILITY I	259.17
60-560-5310	HEALTH, DENTAL & LIFE I	8,588.19
60-560-5426	TRAINING/TRAVEL APPO	190.00
60-560-6090	OTHER PROFESSIONAL S	1,083.45

**Account Summary**

<b>Account Number</b>	<b>Account Name</b>	<b>Payment Amount</b>
60-560-6120	EQUIPMENT RENTAL	76.20
60-560-6345	BANK FEES	40.00
60-560-6410	NPDES DISCHARGE FEES	1,800.00
60-560-6420	WATER PRIMACY FEES	9,708.23
60-560-6430	LABORATORY FEES	140.00
60-560-6720	GAS	167.36
60-560-6730	TELEPHONE	107.51
60-560-6740	NKC UTILITY FEES	2,914.78
60-560-7005	CHEMICALS	17,431.79
60-560-7075	GASOLINE	1,019.29
60-560-7110	PLANT MAINTENANCE	1,330.00
60-560-7150	DISTRIBUTION MAINTEN	1,250.40
60-560-8730	BUILDING IMPROVEME	5,555.75
61-2243	AFTER TAX HEALTH	105.20
61-2247	PRETAX HEALTH	1,157.04
61-2249	AFLAC - PRETAX	199.00
61-2252	ICMA EE CONTRIBUTION	185.67
61-2254	AFLAC - AFTER TAX	10.92
61-570-5210	CITY PAID DEFERRED CO	158.81
61-570-5300	LONG TERM DISABILITY I	126.35
61-570-5310	HEALTH, DENTAL & LIFE I	3,966.69
61-570-6090	OTHER PROFESSIONAL S	57.75
61-570-6220	DUES & MEMBERSHIPS	105.00
61-570-6345	BANK FEES	40.00
61-570-6430	LABORATORY FEES	415.00
61-570-6720	GAS	50.68
61-570-6730	TELEPHONE	240.59
61-570-6745	SEWAGE CHARGE KCMO	658,517.92
61-570-7075	GASOLINE	55.66
61-570-7152	STORM SEWER MAINTEN	718.25
61-570-7155	LIFT STATION MAINTENA	1,331.52
61-570-7157	SANITARY SEWER MAINT	545.67
61-570-8730	BUILDING IMPROVEME	10,000.00
61-570-8770	INFRASTRUCTURE	22,553.49
	<b>Grand Total:</b>	<b>1,413,603.95</b>

**Project Account Summary**

<b>Project Account Key</b>	<b>Payment Amount</b>	
**None**	1,127,058.16	
1712	5,555.75	
1853	4,250.00	
1901	38,920.84	
1904	9,768.00	
2592	10,000.00	
5841	133,389.69	
5941	22,553.49	
7651	16,702.80	
7654	26,287.15	
8114	883.23	
9491	14,554.84	
9511	3,680.00	
	<b>Grand Total:</b>	<b>1,413,603.95</b>

### **Upcoming City Items of Note**

Dates Below Are Subject to Change  
Items in red are Parks & Recreation Events

August 9, 2019, 7:00 p.m.	Friday Night Concert, Revelation, Macken Park
August 10, 2019, 6:00 p.m.	Back to School Bash, Macken Park
August 10, 2019, Dusk	Movie in the Park, Macken Park
September 7, 2019, 9:30 – 11:30 am	Bicycle Master Plan Open House, Parks & Rec Center
October 12, 2019, 1:30 p.m.	Howl-O-Ween, Waggin' Trail Park
October 18, 2019, 6:00 p.m.	Employee Banquet
October 26, 2019, 11:00 a.m.	Spooktacular, Macken Park
November 9, 2019	Veteran's Day Commemoration, Memorial Park
November 21, 2019, 7:00 p.m.	Fire Dept. Recognition Ceremony, Fire Station #1
November 22, 2019, 10:00 a.m.	Mistletoe Market – Parks and Recreation Center
November 22, 2019, 6:00 p.m.	Mayor's Tree Lighting, City Hall
November 23, 2019, 10:00 a.m.	Mistletoe Market – Parks and Recreation Center
November 24, 2019, 10:00 a.m.	Mistletoe Market – Parks and Recreation Center



**Minutes of the North Kansas City, Missouri City Regular Council Meeting of July 16, 2019**

The City Council met in regular session on Tuesday, July 16, 2019, in the North Kansas City Council Chambers at 7:00 p.m.

The following were present:

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

Staff Present: Eric Berlin, City Administrator  
Kim Nakahodo, Assistant City Administrator  
Steve Beamer, Police Chief  
Dave Hargis, Fire Chief  
Pat Hawver, Public Works Director  
Stephen Roberts, IT  
David Harris, Building Official  
Shirley Land, Finance Manager  
Bobby Tech, Administration Intern  
Tom Barzee, City Counselor  
Crystal Doss, City Clerk

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

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

Opening

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

Approval of the Agenda

Mr. Pat Stidham, 1018 E. 24<sup>th</sup> Avenue, approached the Council regarding the City-owned L-shaped land near the shotput area of the

Comments from the Public

school. This area was discussed at the last Council meeting by a resident who stated that people walk their dogs in this area of land and do not pick up the feces. He also stated people gather after dark in this area. Mr. Stidham approached the Council stating he walks in this area often and does not see dog feces as a problem. He asked that the City not build a fence to restrict this area, and not put up a sign saying "No Dogs Allowed." Mr. Stidham stated he felt these measures would not make the City as welcoming as it is now. City Administrator stated that staff had looked at putting up a fence to restrict entry to this area from the neighborhood to the south, and could proceed with this or with erecting some kind of sign. He said staff would await any Council direction on this.

Consent Agenda included the following items:

Consideration of Approval of the Regular City Council Meeting Minutes from July 2, 2019.

Short-Term Conditional Use Permit – 24<sup>th</sup> Avenue Block Party

Short-Term Conditional Use Permit – 21<sup>st</sup> Avenue Block Party

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

Consideration of an Ordinance Approving First Amendment to Development Agreement Between the City of North Kansas City, Missouri and 18<sup>th</sup> and Swift, LLC Regarding Mixed-Use Development in the City {Bill No. 7420 (Ordinance No. 9217)}. City Administrator Eric Berlin stated that on January 15, 2019, the City Council approved a development agreement with 18th and Swift LLC, a company affiliated with Sunflower Development Group, for the redevelopment of the City-owned parking lot at 18th and Swift into a mixed-use development including structured parking and not less than 150 apartment units. The development agreement called for the project's Development Plan including any required zoning applications, a condominium plat, and the final development plan, to be submitted to the City for approval by the Planning Commission and City Council within 180 days. The 180-day deadline given for the Development Plan corresponds with the July 16 City Council meeting. In its memo, staff notes that Sunflower has made strides to complete the tasks necessary to complete the Development

Consent Agenda

Ordinance No. 9217 –  
First Amendment to  
Development  
Agreement with 18<sup>th</sup> &  
Swift, LLC – Extension  
of Deadlines

Plan, but some of the tasks have taken more time than originally anticipated by Sunflower, which has contributed to slower overall progress on the project. The Development Plan has not been completed by the 180-day deadline in the development agreement. Before the Council is an amendment to the development agreement extending two deadlines that are in the original agreement. Staff recommends approval. Discussion ensued. C. Farr moved that Bill No. 7420 be placed on first reading, seconded by C. Stewart. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried. Bill No. 7420 was read. C. Farr moved that Bill No. 7420 be placed on second and final reading and passed as Ordinance No. 9217, seconded by C. Pearman. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried. Bill No. 7420 was read. Thereupon Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9217, was signed and approved by the Mayor and attested by the City Clerk.

Consideration of an Ordinance Adopting and Approving a Lease of Premises By and Between the City of North Kansas City, Missouri [As Lessee], and the Missouri Highways and Transportation Commission [As Lessor] for the Lease of a Certain Property for Gateway Park Area in the City of North Kansas City, Missouri {Bill No. 7419 (Ordinance No. 9216)}. City Administrator Berlin stated the open space at the southeast corner of 10th Avenue and Burlington Street/Highway 9 makes up a key gateway into North Kansas City and is the longtime home of the City's existing gateway signage. While a portion of this area is City right-of-way associated with Ryerson Street, most of the area is right-of-way under the jurisdiction of the Missouri Department of Transportation (MoDOT). Earlier this year, Mayor Stielow expressed to staff an interest in improving some of the open space in this area to create a shaded seating area. In its memo, staff discusses the basic improvements that are contemplated. To facilitate this "gateway park," MoDOT will lease this area to the City, pursuant to the City Council's approval of the lease agreement. The agreement is at no cost to the City and is for a term of ten years. Staff recommends approval of the lease agreement with MoDOT. Discussion ensued. C. Farr moved that Bill No. 7419 be placed on first reading, seconded by C. Stewart. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried. Bill No. 7419 was read.

Ordinance No. 9216 –  
Lease Agreement with  
Missouri Highways and  
Transportation  
Commission for  
Gateway Park Area

C. Farr moved that Bill No. 7419 be placed on second and final reading and passed as Ordinance No. 9216, seconded by C. Stewart. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried. Bill No. 7419 was read. Thereupon Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9216, was signed and approved by the Mayor and attested by the City Clerk.

Consideration of a Resolution Amending the Water Fund Budget for Fiscal Year 2018-2019 in the Amount of \$150,000 For Emergency Water Repairs (Resolution No. 19-046). City Administrator Berlin asked Public Works Director Pat Hawver to present this item to Council. Mr. Hawver stated the need for emergency water repairs on Armour Road, related to a water main break that occurred on June 26. Because of the nature and urgency of these water repairs, staff sought, and received, approval from Mayor Stielow to perform this work and to put this budget amendment resolution on the Council agenda afterward. The repair is estimated to cost a maximum of \$110,000. Staff proposes a budget amendment in the amount of \$150,000 to cover the cost of the work and ensure there is adequate funding in the event other major water repairs are necessary this fiscal year. Discussion ensued. C. Pearman moved to approve Resolution No. 19-046, seconded by C. Clevenger. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried.

Resolution No. 19-046  
– Budget Amendment  
– Emergency Water  
Repairs – Armour Road

19<sup>th</sup> Avenue Pump Station. City Administrator Berlin stated that the “Spine Road” project in the Armour Road Redevelopment Area (One North) is nearly complete. In its memo, staff discusses options for addressing the 19<sup>th</sup> Avenue Pump Station, which is located in the One North area. One of the last elements regards the 19<sup>th</sup> Avenue Stormwater Pump Station, which has existed in this area for approximately seventy years. The pump station has been functioning adequately, but a decision has to be made as to whether to rehabilitate or replace the station. Staff seeks direction from the City Council for how to handle this matter in the upcoming Proposed FY 2020 Budget. Council consensus was that the City not replace or rehabilitate the pump station, but that a new fence or wall around the station should proceed.

19<sup>th</sup> Avenue Pump  
Station

Consideration of a Resolution Amending the Transportation Budget for Fiscal Year 2018-2019 in the Amount of \$12,000 for Street Repair Materials (Resolution No. 19-044). City Administrator Berlin asked

Resolution No. 19-044  
– Budget Amendment

Public Works Director Hawver to present this to Council. Mr. Hawver stated that the 2018-2019 Transportation Budget includes \$10,000 for Street Repair Materials, which is mainly used for the cost of asphalt used for repairing potholes. There were many freeze-thawing occurrences over the winter months of 2019, which is a factor in the number of potholes that developed in North Kansas City and throughout our region. In its memo, staff notes that the costs for these materials have exceeded the amount budgeted for this item. A budget amendment in the amount of \$12,000 has been prepared for Council approval. Discussion ensued. C. Farr moved to approve Resolution No. 19-044, seconded by C. Stewart. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried.

– Street Repair  
Materials.

Consideration of a Resolution Amending the Transportation Fund Budget for Fiscal Year 2018-2019 in the Amount of \$45,000 for Tree Maintenance (Resolution No. 19-045). City Administrator Berlin asked Public Works Director Hawver to present this item to Council. Mr. Hawver stated that the FY 2019 Transportation Fund Budget includes \$106,000 for tree maintenance, which includes trimming and removing trees. The City's tree maintenance program cost varies each year for several reasons, which makes it difficult to estimate budget requirements. Costs to date have exceeded the budgeted amount, and Public Works has recently received additional invoices. Staff recommends the approval of a budget amendment in the amount of \$45,000 to pay the recent invoices, and to assure adequate funding for tree maintenance is available for the remaining fiscal year. A resolution has been prepared accordingly. Discussion ensued. C. Clevenger moved to approve Resolution No. 19-045, seconded by C. DeLong. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried.

Resolution No. 19-045  
– Budget Amendment  
– Tree Maintenance

Consideration of a Resolution Amending the Gaming Fund Budget for Fiscal Year 2018-2019 in the Amount of \$19,947 for Outdoor Warning Siren Replacement (Resolution No. 19-043). City Administrator Berlin asked Fire Chief Dave Hargis to present this to Council. Mr. Hargis stated that there has been an unforeseen expense for replacing an outdoor warning siren located at 26th Avenue and Vernon. The siren was struck by lightning and was rendered unrepairable. The Fire Department received a quotation for completing the project in the amount of \$19,946.30 from Blue Valley Public Safety Inc. The City has

Resolution No. 19-043  
– Budget Amendment  
– Warning Siren  
Replacement



submitted a claim to its insurance carrier. The deductible for this occurrence is \$10,000, with the additional \$9,946.30 required to complete the repairs to be reimbursed by the insurance carrier. Staff recommends the approval of a budget amendment in the amount of \$19,947 to fund replacement of the siren. C. Smith moved to approve Resolution No. 19-043, seconded by C. Clevenger. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried.

Consideration of an Ordinance Authorizing Payment for Certain Accounts Due and Payable by the City Through July 12, 2019 {Bill No. 7421 (Ordinance No. 9218)}. C. Farr moved that Bill No. 7421 be placed on first reading, seconded by C. Stewart. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried. Bill No. 7421 was read. C. Farr moved that Bill No. 7421 be placed on second and final reading and passed as Ordinance No. 9218, seconded by C. Pearman. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried. Bill No. 7421 was read. Thereupon Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9218, was signed and approved by the Mayor, and attested by the City Clerk.

Ordinance No. 9218 –  
Approving Accounts  
Due and Payable by  
the City Through July  
12, 2019

City Administrator Berlin stated that the City's Upcoming Items of Note was in the Council packets for review. Staff had no further comments.

Staff Comments

C. Smith stated 31<sup>st</sup> Avenue had a great block party. He noted that during a recent torrential rainstorm there had been street flooding, and asked if there was anything that the City might do to prevent this in the future. City Administrator Berlin stated that this city is very flat, and we have a high-water table. Because of that, we have very shallow storm sewers. When there is a lot of water in a short space of time, they fill the storm sewers up and water has no place else to go. Given our geography, staff believes that measures that can be taken are limited to non-existent. He noted that once the rain stops, the City streets typically clear very quickly.

Councilmembers'  
Comments

C. Pearman said she attended the Lying Eyes concert in Macken Park Friday night, and it was fun. She stated she also enjoyed the block party on 31<sup>st</sup> Avenue.

C. Clevenger stated he also attended the Lying Eyes concert and had a great time. He stated it was brought to his attention that it was not currently planned to fund these concerts in the proposed FY 2020 Budget. He was told there has been low attendance, perhaps due to competition with other concerts in the area. He stated he hoped the City would reconsider this change. City Administrator Berlin stated this could be discussed during budget discussions in September. C. Clevenger wished C. Stewart a happy birthday.

C. Stewart had nothing at this time.

C. Steffen had nothing at this time.

C. Farr had nothing at this time.

C. DeLong thanked Public Works for their hard work and timeliness in cleaning up branches around town after the storms

Mayor Don Stielow had nothing at this time.

Mayor's Comments

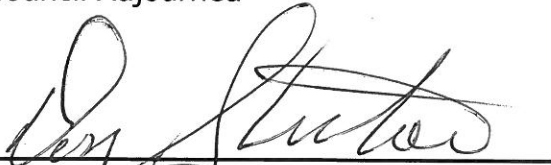
Consideration of a Request to Hold and Recess Into An Executive Session, as Requested by the City Administrator, to Be Held on this Date, on a Real Estate Matter Pursuant to Missouri Revised Statutes §610.021(2). C. Clevenger moved to recess into Executive Session at 8:00 p.m., seconded by C. Farr. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried.

Executive Session

C. Clevenger moved to go back into Regular Session and adjourn at 8:24 p.m., seconded by C. DeLong. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong. Motion carried.

Adjournment


Council Adjourned



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Mayor

Attest:

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City Clerk

Approved this 6<sup>th</sup> day of August 2019