

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

**January 15, 2019  
7:00 p.m.**

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

## **Consent Agenda**

All matters listed within the Consent Agenda have been distributed to each member of the City Council for reading and study, are considered to be routine, and will be enacted by one motion of the council with no separate discussion. If separate discussion is desired on an item, from either the City Council or from the audience, that item may be removed from the Consent Agenda and placed on the Regular Agenda.

- 5. Approval of the minutes of the Work Session of January 2, 2019** 
- 6. Approval of the minutes of the Regular Council Meeting of January 2, 2019** 
- 7. Short-term Conditional Use Permit - Annual Brandon Russell "Flash Dash" Run 4 Fun & 5K** 

Dr. Steven Russell is requesting a Short-Term Conditional Use Permit for the Annual Brandon Russell "Flash Dash" Run 4 Fun & 5K. The event will take place on May 18, 2019 from 9:00 AM until 11:00 AM. The route of the 5K is the same route that was permitted last year and has been approved by the Police Department. The applicant is requesting assistance with traffic control from the Police Department. A large tent will be set up at the event and will require an inspection by the Fire Department.

## Regular Items

### 8. Resolution Commending James R. Hampton

James R. "Jim" Hampton is retiring as executive director of the Clay County Economic Development Council. A resolution commending him for his service to Clay County and the region has been prepared for Council approval.

### 9. 18<sup>th</sup> & Swift Development Agreement {Bill No. 7368 (Ordinance No. 9165)}

In April, 2018, the City issued a Request for Proposals to qualified firms for development of the 1.3-acre City-owned property located at the southwest corner of 18<sup>th</sup> Avenue and Swift Street into a desirable addition to downtown North Kansas City. The property currently serves as a municipal parking lot. The intent of the development is to provide additional high-quality residential units in the City on under-utilized land and at the same time retain public parking. After evaluating the proposals received, staff commenced negotiations with Sunflower Development Group. Now before Council for consideration is a development agreement with 18<sup>th</sup> and Swift LLC (the "Developer"), which is a company affiliated with Sunflower. In its memo, staff summarizes the major business terms of the Development Agreement. Staff recommends approval of the agreement.

### 10. Approval of Issuance of Chapter 100 Bonds – Apartments in One North Area {Bill No. 7366 (Ordinance No. 9163)}

The Master Developer of One North is seeking benefits under the Chapter 100 statute and the Master Development Agreement for the parcel in the One North development for which apartments are slated. This would include property tax abatement (which would substitute for previously approved tax increment financing property tax abatement) for a period of twenty years as well as a sales tax exemption on construction materials. At its meeting of December 18, 2018, the City Council passed a resolution indicating its intent to approve this application, which is now before the Council for formal consideration. In its memo, staff evaluates the request, and recommends approval. Although this item does not require a public hearing, staff recommends that the public be given the opportunity to comment on this item.

### 11. Six-Month Renewal of Service Contract with the Kansas City Area Transportation Authority (KCATA) for Fixed Route and Flex Bus Service {Bill No. 7363 (Ordinance No. 9160)}

The City contracts with the Kansas City Area Transportation Authority (KCATA) for fixed route and on-demand (MetroFlex mini-bus) bus service within North Kansas City. In its memo, staff outlines the terms of a six-month renewal for service in the first half of 2019. The KCATA will be performing a Mobility & Transit Study in

early 2019. This study will analyze different transit options to not only better serve their passengers but become more efficient. Due to the timing of this study, KCATA has requested that we enter into a 6-month agreement, so they can utilize the study to potentially lessen the cost of our service in the last half of 2019. An ordinance approving the contract has been prepared for Council consideration. Staff recommends approval.

**12. Request by Matt Adam Development to Extend Time for Option to Purchase – 1007 Armour {Bill No. 7365 (Ordinance No. 9162)}**



In February, 2018 City Council approved giving Matt Adam Development (“Matt Adam”) an option to purchase the City-owned property located at 1007 Armour (Linn & Armour). The option expires on January 31, 2019. The City has received a request from Matt Adam to extend the purchase option for the property to December 31, 2019. In its memo, staff reviews the terms of the current option, and recommends approval of the requested extension. An ordinance has been prepared accordingly.

**13. Proposed Changes to On-Street Parking Time Restrictions (Discussion Item)**



The Parking Management Plan, adopted by the City Council on September 19, 2018 and by the Planning Commission on November 1, 2018, recommended that the City update parking enforcement measures, including review of on-street parking time restrictions to provide more consistent and focused restrictions. In its memo, staff reviews several proposed changes to the existing restrictions, the results of feedback on these proposals by stakeholders in the area, and current staff recommendations. Before drafting any ordinances for consideration, staff would like direction from the City Council on which changes have support for implementation.

**14. Proposed Code Amendments – Chapter 5.04 “Business License Generally” {Bill No. 7364 (Ordinance No. 9161)}**



On December 4, 2018, the City Council hosted a work session to discuss the City’s business license process and a few proposed code amendments. At the conclusion of the work session, the City Council directed staff to bring forward the proposed amendments for formal Council consideration. In its memo, staff summarizes the changes in the ordinance recommended for Council approval. As noted in the staff memo, an effective date of June 30, 2019 is proposed. This would preserve the original timelines for the 2019 Business License process (allowing 90 days to renew), but activate the penalties as provided in City Code Section 1.16.010 after six months of non-compliance.

**15. Allocation of Harrah's Charitable Fund Contribution** 

The City's ground lease with Harrah's Casino provides that Harrah's North Kansas City will make a charitable contribution to qualified charitable organizations that provide services or other benefits to residents of the City. The charitable contribution is the greater of one percent of Harrah's net operating income for the last fiscal year or \$100,000. (For this year, Harrah's has advised that the amount shall be \$100,000.) At its special meeting on January 18, 2019, the City Council met, reviewed the applications, and determined allocations for applying organizations which are now before the Council for formal approval. The list of proposed allocations is attached. Council is requested to approve the list of organizations and amounts for the 2019 Harrah's Charitable Contribution.

**16. Approval of City Strategic Plan (Resolution No. 19-004)** 

At its work session of January 2, 2019 the City Council considered the draft Strategic Plan to guide the City over the next few years, and instructed staff to present a final draft for approval at this meeting. A resolution adopting the Strategic Plan has been prepared for Council approval.

**17. Approval of Mobile Data Terminal (MDT) Purchase** 

The FY 2019 Gaming Fund Budget includes funds to replace the Mobile Data Terminals (MDTs) in the Police Vehicles. To facilitate the purchase, staff worked with Panasonic and was able to obtain pricing from a purchasing contract with the Jasper County Sheriff's Office (Contract# JCSO 2017-008: Computers and Network Technology). The contract price represents the best price from a previously bid contract with the Jasper County Sheriff's Office and is serviced by Turn-Key Mobile, Inc. The cost for the MDTs is \$47,500 and the quote is attached for reference. Staff is requesting Council approval to move forward with the purchase.

**18. Renewal of Contract with Musselman and Hall (Resolution No. 19-001)** 

The City's contract with Musselman and Hall for concrete repairs was approved by Council on January 17, 2017. The term of the contract was for one year, and it can be renewed for up to two additional one-year periods with approval by the City Council. The Council approved a one-year contract renewal on January 2, 2018. Musselman and Hall has requested a second, and final, one-year renewal that would include an approximate 2.5% increase to the 2018 hourly rates. In addition, a \$2.00 per hour increase from the 2017 equipment rates has been requested. Staff deems these increases to be reasonable. The Public Works staff is pleased with the concrete repair work Musselman and Hall has performed during the first two years of their contract and recommends the approval of a one-year

extension to their contract to continue their services. A resolution authorizing a one-year extension to the contract with Musselman and Hall has been prepared for consideration of approval by the City Council.

**19. Budget Resolution for TASER Lease/Purchase Agreement (Resolution No. 19-005)** 

On October 17, 2017, the City Council approved entering into an agreement with Axon formerly TASER International) for the purchase of conducted energy weapons commonly known as tasers to replace the department's obsolete units. The agreement provided for five payments over five years, with payments of \$15,120 scheduled in fiscal years 2019, 2020, 2021 and 2022. Unfortunately, the Police Department failed to include the funding for the second year's payment to TASER in its FY 2019 budget request. Staff therefore requests adoption of a budget amendment in the FY 2019 General Fund in the amount of \$15,120 so the required annual payment can be made.

**20. Approving Accounts Due and Payable by the City through January 11, 2019. {Bill No. 7369 (Ordinance No9166)}.** 

**21. Staff Comments**

- Upcoming City Items of Note 
- Parks Board Revised Park and Shelter Rules 

**22. Councilmember Comments**

**23. Mayor's Comments**

**24. 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 litigation matter pursuant to Missouri Revised Statutes §610.021(1).**

**25. 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).**

**26. Consideration of a request to hold and recess into an executive session, as requested by the City Administrator, to be held on this date, on a personnel matter pursuant to Missouri Revised Statutes §610.021(3).**

**27. Adjournment**

**Copies of ordinances referred to above are available for inspection prior to the meeting in**

**the office of the City Clerk.**

**Note: Meetings of the City Council are being broadcast live and recorded.**