

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 240884

Authorizing the Director of General Services to negotiate and execute an Option to Purchase Agreement with Jackson County for the acquisition of land for a future municipal rehabilitation and detention center; appropriating an amount not to exceed \$2,300,000.00 to purchase such land; reducing the Contingent Appropriation in the General Fund by \$2,300,000.00 and appropriating that same amount in the General Fund for the aforementioned Option to Purchase Agreement with Jackson County; authorizing the Director of General Services to accept a conveyance document to effectuate the transfer; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the City needs to acquire real property for a future municipal rehabilitation and detention center; and

WHEREAS, Jackson County owns certain real property generally described as:

All that part of the North Half of Section 13, Township 49, Range 33, Kansas City, Jackson County, Missouri, described as follows: Commencing at the northeast corner of the Northeast Quarter of said Section 13; thence South 02°01'24" West, along the east line of said Northeast Quarter, 84.94 feet to the northeast corner of a tract of land described by Document No. 2022-E-0057069, said point being on the centerline of the original channel of the Blue River, also known as the Big Blue River, as described by Document No. 2010-E-0029677; thence along the northerly line of said tract of land and the centerline of the original channel of said Blue River the following courses; thence South 60°15'44" West, 260.00 feet; thence South 84°23'03" West, 490.08 feet; thence North 88°40'53" West, 179.95 feet; thence North 73°11'12" West, 160.04 feet; thence North 63°48'41" West, 109.97 feet; thence North 55°55'37" West, 179.96 feet; thence North 52°58" West, 138.35 feet to the northwest corner of said tract of land described by Document No. 2022-E-0057069; thence continuing North 22°52'58" West (Document No. 2010-E-0029677: North 25°00' West), leaving the northerly line of said tract of land and continuing along the centerline of the original channel of said Blue River, 141.65 feet; thence North 09°25'16" West (Document No. 2010-E-0029677: North 11°33' West), continuing along said centerline, 178.41 feet to the westerly right-of-way line of Ewing Avenue established by Ordinance No. 24543, recorded as Document No. 1960-N-0348310; thence South 13°42'42" West (Deed: North 13°22'30" East), along the westerly right-of-way line of said Ewing Avenue (30 feet from the centerline thereof), 818.19 feet to the point of beginning; thence South 13°42'42" West (Deed: South 13°22'30" West), continuing along the westerly right-of-way line of said Ewing Avenue (30 feet from the centerline thereof), 904.13 feet; thence North 76°17'18" West, 1139.79 feet to the easterly line of the Big Blue River channel improvement easement as described by Document No. 1996-K-0006476; thence along the easterly line of said channel improvement easement the following courses: thence South 58°59'50" West, 20.00 feet; thence North 31°00'10" West, 17.90 feet to a point of curvature; thence in a northwesterly direction along a curve to the right, having a radius of 327.96 feet through a central angle of 020°54'32", an arc distance of 119.68 feet; thence North 79°54'26" East, 20.00 feet; thence in a

northeasterly direction along a curve to the right with an initial tangent bearing of North 10°05'34" West, having a radius of 307.96 feet through a central angle of 061°16'39", an arc distance of 329.36 feet to a point of tangency; thence North 51°11'05" East, 349.22 feet; thence North 38°48'55" West, 39.00 feet; thence North 51°11'05" East, 235.00 feet; thence South 76°17'18" East, leaving the easterly line of the Big Blue River channel improvement easement, 853.46 feet to the point of beginning, containing 23.000 acres, more or less (the "Property"); and

WHEREAS, the Property abuts the City-owned property located at 7000 E. 29th Street and, together, the two parcels could be used for the construction of the future City-owned and operated rehabilitation and detention center; and

WHEREAS, because the City needs to complete additional due diligence on the Property prior to completing said purchase, including obtaining a final legal description from an ALTA-certified surveyor, the City intends to enter into a purchase option agreement with Jackson County, then exercise its option to purchase the Property once such investigations have been completed; and

WHEREAS, it is the intent to reimburse the General Fund for the purchase of land for the detention center with proceeds from the renewal of the Public Safety Sales Tax currently set to be held on the April 8, 2025 General Election; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of General Services is authorized to negotiate and execute an Option to Purchase Agreement to purchase 23 acres of real property from Jackson County for the future City rehabilitation and detention center, generally located at the site identified herein as the Property.

Section 2. Reducing the following appropriation in the General Fund by the following amount:

25-1000-179990-B	Contingent Appropriation	\$2,300,000.00
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Section 3. That the sum of \$2,300,000.00 is hereby appropriated from the Unappropriated Fund Balance to the following account:

25-1000-072210-E	Correctional Services	\$2,300,000.00
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Section 4. That the Director of General Services is hereby designated as requisitioning authority for Account No. 25-1000-072210.

Section 5. That, upon completion of due diligence, the Director of General Services is authorized to exercise the City's option to purchase and accept any deeds for the Property, the legal description of which shall be updated to reflect what has been provided by an ALTA Land Survey.

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Section 6. That this ordinance, relating to the design, repair, maintenance, or construction of a public improvement and appropriating money, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3) of the City Charter and shall take effect in accordance with the same.

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

On behalf of Willie Chi
Tammy L. Queen
Director of Finance

Approved as to form:

Abigail Judah
Abigail Judah
Assistant City Attorney



Authenticated as Passed

[Signature]
Quinton Liles, Mayor

[Signature]
Marilyn Sanders, City Clerk

OCT 10 2024

Date Passed