



Agenda

Transportation, Infrastructure and Operations Committee

Chairperson Kevin O'Neill
Vice Chair Melissa Robinson

Councilmember Eric Bunch

Councilmember Johnathan Duncan

Councilmember Lindsay French

Tuesday, May 19, 2026

9:00 AM

26th Floor, Council Chamber

Meeting Link: <https://us02web.zoom.us/j/84530222968>

PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:

<https://us02web.zoom.us/j/84530222968>

Public Testimony is Limited to 2 Minutes

FIRST READINGS

Water

Director of Water Services

[260461](#)

Sponsor: Director of Water Services Department

Authorizing the Director of Water Services to execute a \$246,085.56 facility repair and maintenance contract with Atlas-SSI, Inc., for the River Water Intake Traveling Screens Rehabilitation at the Water Treatment Plant, Renewal No. 2 project; and recognizing this ordinance as having an accelerated effective date.

Director of Water Services

[260462](#) Sponsor: Director of Water Services Department

Authorizing the Director of Water Services to execute a \$13,425,900.00 design-build contract with Hartline Construction, LLC, for the Blue River Wastewater Treatment Plant Primary Site Power Pen Project; authorizing a maximum expenditure of \$14,768,900.00; and recognizing this ordinance as having an accelerated effective date.

Director of Water Services

[260466](#) Sponsor: Director of Water Services Department

Authorizing the Manager of Procurement Services to execute a \$2,700,000.00 construction contract with SHEDIGS IT, LLC, for the Emergency Water Distribution Repairs project; authorizing four successive renewal options with further City Council approval; and recognizing this ordinance as having an accelerated effective date.

Director of Water Services

[260467](#) Sponsor: Director of Water Services Department

Authorizing the Manager of Procurement Services to execute a \$2,000,000.00 construction contract with SHEDIGS IT, LLC, for the Emergency Large Diameter Water System Repair project; authorizing four successive renewal options with further City Council approval; and recognizing this ordinance as having an accelerated effective date.

Aviation

Director of Aviation

[260468](#) Sponsor: Director of Aviation Department

Authorizing the Director of Aviation to execute a thirty (30) year lease and concession agreement with two (2) twenty (20) year renewal options with Terminal C Hotel, LLC, for the purpose of developing, constructing, and operating a hotel on the grounds of the Kansas City International Airport.

Public Works

Director of Public Works

260476 Sponsor: Director of Public Works Department

Reducing appropriations in the amount of \$1,500,000.00 in Fund Number 3527, the GO 2027 Q1 Fund; appropriating \$1,500,000.00 from the Unappropriated Fund Balance in Fund Number 3527, the GO 2027 Q1 Fund for Street Resurfacing; Reducing appropriations in the amount of \$1,500,000.00 in Fund Number 3090, the Capital Improvements Fund; appropriating \$1,500,000.00 from the Unappropriated Fund Balance in Fund Number 3090, the Capital Improvements fund for 89008232 31st and VanBrunt Blvd; and recognizing this ordinance as having an accelerated effective date.

HELD IN COMMITTEE

ADDITIONAL BUSINESS

1. There may be general discussion for current Transportation, Infrastructure, and Operation Committee issues.
2. Closed Session
 - Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
 - Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
 - Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
 - Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
 - Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
 - Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
 - Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.
3. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOuBlg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

The City Clerk's Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver's License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.

Adjournment



File #: 260461

ORDINANCE NO. 260461

Sponsor: Director of Water Services Department

Authorizing the Director of Water Services to execute a \$246,085.56 facility repair and maintenance contract with Atlas-SSI, Inc., for the River Water Intake Traveling Screens Rehabilitation at the Water Treatment Plant, Renewal No. 2 project; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the City executed a \$211,369.00 facility repair and maintenance contract on December 10, 2021, with Atlas-SSI, Inc., for the River Water Intake Traveling Screens Rehabilitation at the Water Treatment Plant project for a term of two years plus two amendments to increase the contract total to \$241,903.00; and

WHEREAS, City Council approved Ordinance No. 240002 on January 25, 2024, for a \$248,166.00 facility repair and maintenance contract with Atlas-SSI, Inc., for the River Water Intake Traveling Screens Rehabilitation at the Water Treatment Plant, Renewal No. 1 project for a term of two years; and

WHEREAS, this proposed ordinance is for a \$246,085.56 Renewal No. 2 to the River Water Intake Traveling Screens Rehabilitation at the Water Treatment Plant project, which also has a term of two years; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of the Water Services Department is authorized to execute Contract No. 9648-2 in the amount of \$246,085.56 with Atlas-SSI, Inc., for the River Water Intake Traveling Screens Rehabilitation at the Water Treatment Plant, Renewal No. 2 project, Project No. 80002347. A copy of the contract is on file in the office of Water Services.

Section 2. That the Director of Water Services is authorized to expend up to the sum of \$246,085.56 from Account No. 27-8010-807773-611060-80002347, Water Treatment Facilities, to satisfy the cost of this contract.

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

..end

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.

Brenton Siverly
Director of Finance

Approved as to form:

Mark P. Jones
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260461

Submitted Department/Preparer: Water

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Authorizing the Director of Water Services to execute a \$246,085.56 facility repair and maintenance contract with Atlas-SSI, Inc., for the River Water Intake Traveling Screens Rehabilitation at the Water Treatment Plant, Renewal No. 2 project; and recognizing this ordinance as having an accelerated effective date.

Discussion

Project Justification

This contract rehabilitates existing river water intake traveling screens at our raw water pump station to remove river debris from our source water prior to further treatment. This debris could damage downstream equipment. This project allows the Water Treatment Plant to rehabilitate and install the existing river water intake traveling screens with a company that has experience providing this type of work.

Project Description/Ordinance Summary/Contract Summary

The City executed a \$211,369.00 facility repair and maintenance contract on December 10, 2021 with Atlas-SSI, Inc., for the River Water Intake Traveling Screens Rehabilitation at the Water Treatment Plant project for a two-year term.

A \$7,034.00 Amendment No. 1 was executed by the City on August 11, 2022, for additional recommended repairs and scope of work changes based on the screens condition following the inspection given by Atlas-SSI at their facility.

A \$23,500.00 Amendment No. 2 was executed by the City on January 20, 2023, that included costs for an unforeseen condition - an additional installation of one spare traveling screen at Briarcliff and round trip mobilization costs.

City Council approved Ordinance No. 240002 on January 25, 2024 for a \$248,166.00 Renewal No. 1 for a term of two years for rehabilitation of one of the existing river water

3. How does the legislation affect the current fiscal year?
This ordinance is supported by the Fiscal Year 27 Water Services Annual CIP.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

Executing a \$246,085.56 facility repair and maintenance contract with Atlas-SSI, Inc., which is currently available in the mentioned account string - 27-8010-807773-611060-80002347

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - Develop a multimodal regional transportation system for all users.
 - Develop environmentally sustainable strategies that improve quality of life and foster economic growth.
 - Ensure adequate resources are provided for continued maintenance of existing infrastructure.

- Focus on delivery of safe connections to schools.
-

Prior Legislation

City Council approved Ordinance No. 240002 on January 25, 2024 for a \$248,166.00 facility repair and maintenance contract with Atlas-SSI, Inc., for the River Water Intake Traveling Screens Rehabilitation at the Water Treatment Plant, Renewal No. 1 project for a term of two years.

Service Level Impacts

This is equipment and its good condition are required for the City to meet its service level commitments for water quality.

Staff Recommendation

Water Services Department

- Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

- Select One: Recommend
 Do Not Recommend
 Not Applicable

[Click or tap here to provide reasoning.](#)

Other Impacts

1. What will be the potential health impacts to any affected groups?
Work on this project will contribute to health impacts by supplying healthy and safe drinking water to citizens.

2. How have those groups been engaged and involved in the development of this ordinance?
This project takes place at an existing Water facility and will not cause disruption to the surrounding area.

3. How does this legislation contribute to a sustainable Kansas City?

This contract rehabilitates existing equipment allowing for the minimum of additional equipment versus full replacement which would consume additional steel and natural resources.

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

N/A

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Subcontracting goals for this project were waived by CREO KC on June 2, 2021.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

N/A for this renewal.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)

Inter-Departmental Communication

Date: May 14, 2026

To: Councilman Kevin O'Neill; Chair; Transportation, Infrastructure & Operations Committee

From: Jaime Guillen; Director; Civil Rights & Equal Opportunity Department

Subject: CUP Summary for Renewal 2 #; 260461

CONTRACTOR:	Atlas SSI, Inc.
Address:	622 E. McPherson Dr. Monticello, MS 39654
Contract #	9648-2 / 880002347
Project Title:	River Water Intake Travelling Screens Rehabilitation at Water Treatment Plant – Renewal 2
Contract Amount:	\$246,085.56

Comments:

No goals were set on this specialized services project.



File #: 260462

ORDINANCE NO. 260462

Sponsor: Director of Water Services Department

Authorizing the Director of Water Services to execute a \$13,425,900.00 design-build contract with Hartline Construction, LLC, for the Blue River Wastewater Treatment Plant Primary Site Power Pen Project; authorizing a maximum expenditure of \$14,768,900.00; and recognizing this ordinance as having an accelerated effective date.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of the Water Services Department is authorized to execute Contract No. 1766 in the amount of \$13,425,900.00 with Hartline Construction, LLC, for the Blue River Wastewater Treatment Plant Primary Site Power Pen Project, Project No. 81001034. A copy of the contract is on file in the office of Water Services.

Section 2. That the Director of Water Services is authorized to expend up to the sum of \$14,768,900.00 from Account No. 27-8110-807778-611060-81001034, Sewer Treatment Facilities, to satisfy the cost of this contract.

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

..end

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.

Brenton Siverly
Director of Finance

Approved as to form:

Mark P. Jones
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260462

Submitted Department/Preparer: Water

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Authorizing the Director of Water Services to execute a \$13,425,900.00 design-build contract with Hartline Construction LLC, for the Blue River Wastewater Treatment Plant Primary Site Power Pen Project; authorizing a maximum expenditure of \$14,768,900.00; and recognizing this ordinance as having an accelerated effective date.

Discussion

Project Justification

The primary Blue River Wastewater Treatment Plant is located at 7300 Hawthorne Road, Kansas City, Jackson County, Missouri. It was constructed between 1964 and 1965 and initially expanded in 1987, with multiple upgrades and modifications made over the years since its construction.

It is a 120 million gallons per day (mgd) municipal wastewater treatment facility that discharges treated effluent into the Missouri River. The Blue River Wastewater Treatment Plant consists of separate primary and secondary treatment facilities, on separate sites located a short distance from one another. The primary site includes preliminary and primary liquid treatment operations and solids processing facilities. The secondary site, which is located at 7600 E. Front Street, Kansas City, Jackson County, Missouri, provides secondary treatment before ultimately discharging treated effluent to the Missouri River.

The new power pen for this project is to be designed and constructed to handle the current and projected electrical loads on the primary Blue River Wastewater Treatment Plant. The primary site includes influent pumping, influent screening, grit removal, primary clarifiers, primary sludge and scum pumping, sludge dewatering, the newly commissioned thermal hydrolysis process (THP) system, anaerobic digesters and side stream treatment. A new grit removal system is currently under construction as a design-build project, by others, in replacement of the existing grit facilities. Power to

the Wastewater Treatment Plant is currently fed from two separate substations serviced by Evergy. The current and projected loads on the primary site have been reviewed, and the existing electrical system has been determined to be sufficient to handle the expected loads at the site. However, the existing 13.2kV power pen has no space or spares available in the switchgear to add any additional loads beyond what is currently connected and is in poor condition. For this reason, a new power pen with new switchgear is recommended in replacement of the existing power pen on this site.

Due to the size of the project, the desire to allocate risk to one entity, and expedited nature of the project, the City decided there is benefit in utilizing a design-build method for the project and a fixed-price design-build (FPDB) method was selected to allow Water Services Department staff involvement in the design process for the project while leveraging the schedule, design and construction innovation, team collaboration, and other advantages that result from use of a design-build process.

The Design Professional Owner's Advisor (OA) for the Project is Carollo Engineers, Inc. The OA will provide assistance during the FPDB process on behalf of the City throughout the Project. Ongoing coordination services and meetings with Water Services Department will be required.

Project Description

This project will replace the existing power pen at the Blue River Wastewater Treatment Plant, to install a new 15 kilovolt (kV) primary switchgear with automatic transfers upon loss of power. The electrical equipment will be housed in a new electrical building. The new power pen will have a 20% redundancy for future power needs at the facility.

The amount of this contract is \$13,425,900.00.

Term

The term of this contract is 853 calendar days.

MBE/WBE Goals

CREO KC established goals of 14% MBE and 14% WBE on this project on May 8, 2025 as part of the Annual Goal Program.

Solicitation

On August 6, 2025, a Request for Qualifications (RFQ) was issued for shortlisted proposers to provide technical and cost proposals for Fixed Price Design-Build (FPDB) services, including design, construction, startup, and commissioning.

A Request for Proposals was issued on August 6, 2025. This was the second step of a two-step selection process. Proposers were previously shortlisted to three (3) through the submittal and review of each Proposer's Statement of Qualifications (SOQ).

This project was advertised in accordance with the City's requirements. Public bids were opened on March 17, 2026 with 3 bidders responding.

Awardee/Subcontracting Participation

The City-Wide Selection Committee met on March 11, 2026 to review and score the Technical Proposals received.

The City-Wide Selection Committee consisted of the following members:

1. Eric Bunch, City Councilmember, 4th District
2. Jeff Martin, P.E., Assistant City Manager
3. Kenneth Morgan, P.E., Director of Water Services
4. Brent Herring, Water Services Deputy Director, Water and Wastewater Operations Officer
5. Adrian Hall, Water Services Utility Manager of Maintenance, Water and Wastewater

Scoring

Proposals were scored per Section 4 of the RFP. Proposers submitted two separate proposals: (1) Technical Proposal and (2) Cost Proposal.

1. Technical Proposal

The Selection Committee evaluated and scored responsive proposals by using the weighted evaluation criteria set forth in the RFP for the Technical Proposal. The maximum total number of points available for the Technical Proposal was 100.

Bidder	Technical Proposal Score (Max = 100)
Hartline Construction LLC	100
MegaKC Corporation	67
R/S Electric Corp.	55

2. Cost Proposal

Cost Proposal submittals were retained by the Procurement Officer until the public bid opening was held on March 17, 2026 at the KC Water Administration Building, located at 4800 E 63rd Street, Kansas City, MO 64130. The lowest Base Proposal Price was awarded 100 points, with points being awarded to higher Proposal Prices, as defined in Section 5.5 of the RFP.

Bidder	Cost Proposal Scores (Max = 100)
Hartline Construction LLC	98
MegaKC Corporation	100
R/S Electric Corp.	96

5. Funds encumbered in the current fiscal year will be disbursed over Fiscal Year 27. Work on the project is anticipated to be completed by 853 days from the Notice to Proceed date.
6. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

Executing a \$14,768,900.00 design-build contract with Hartline Construction LLC, which is currently available in the mentioned account string - 27-8110-807778-611060-81001034

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - Develop a multimodal regional transportation system for all users.
 - Develop environmentally sustainable strategies that improve quality of life and foster economic growth.
 - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
 - Focus on delivery of safe connections to schools.
 -

Prior Legislation

N/A

Service Level Impacts

This project is being completed to replace existing electrical infrastructure that is nearing its existing life and is prone to failure; a failure at this Facility endangers KC Waters' ability to effectively meet its regulatory and service requirements. The new power pen will also be constructed with a 20% capacity contingency to allow for future required upgrades at the Blue River WWTP to continue to meet its service level commitments.

Staff Recommendation

Water Services Department

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

[Click or tap here to provide reasoning.](#)

Other Impacts

1. What will be the potential health impacts to any affected groups?
There will not be any health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
No engagement was necessary.
3. How does this legislation contribute to a sustainable Kansas City?
The new electrical system will provide safe and reliable power to the Wastewater Treatment Plant to maintain treatment of incoming flows.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

N/A
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and

Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

Yes - I have submitted documents for CREO Review (Press tab after selecting)
Please attach or copy and paste CREO's review.

The Contractor Utilization Plan was submitted to CREO KC for the construction project on April 23, 2026, and is pending approval.

There are Affirmative Action Program requirements on this project.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

Yes (Press tab after selecting)

The 3 lowest bidders in addition to the selected bidder are as follows:

- Hartline Construction LLC
- MegaKC Corporation
- R/S Electric Corp

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No (Press tab after selecting)

Inter-Departmental Communication

Date: May 12, 2026

To: Councilman Kevin O'Neill; Chair; Transportation, Infrastructure & Operations Committee

From: Jaime Guillen; Director; Civil Rights & Equal Opportunity Department

Subject: CUP Summary #: 260462

CONTRACTOR: Hartline Construction, LLC
Address: 1826 Linn St., Suite 107
N. Kansas City, MO 64116
Contract #: 1766 / 81001034
Project Title: Blue River Waste Water Treatment Plant Primary Site
Power Pen Project
Contract Amount: \$13,425,900.00
Total MBE Achieved: 16%
Total WBE Achieved: 24%

MBE SUBCONTRACTORS:

Name: Whatever It Takes Electrical Contractors, LLC*
Address: 9709 E. 56th St.
Raytown, MO 64133
Scope of Work: Electrical
Subcontract Percentage: 5%
Ownership: Rolls, John
Structure: African-American Male Code: 15

MBE SUBCONTRACTORS:

Name: City Cement Concrete Construction Co.
Address: 1138 W. Cambridge Circle Dr.
Kansas City, KS 66103
Scope of Work: Poured Concrete Placement- Footings / Slabs
Subcontract Percentage: 8%
Ownership: Giarratana, Anthony
Structure: Hispanic-American Male Code: 16

MBE SUBCONTRACTORS:

Name: Compass Roofing, LLC
Address: 7901 Prospect Ave.
Kansas City, MO 64123
Scope of Work: Roofing / Gutters / Downspouts
Subcontract Percentage: 1%
Ownership: Arias, L. Allan
Structure: Hispanic-American Male Code: 16

MBE SUBCONTRACTORS:

Name: 5Gen Masonry, LLC
Address: 416 S. 3rd St.
Cleveland, MO 64734
Scope of Work: Masonry.
Subcontract Percentage: 2%
Ownership: Birdsong, Valerie
Structure: Asian-American Female Code: 22

WBE SUBCONTRACTORS:

Name: Hartline Construction, LLC
Address: 1826 Linn St., Suite 107
North Kansas City, MO 64116
Scope of Work: Concrete / Carpentry / Painting / Construction
Management
Subcontract Percentage: 24%
Ownership: Hart, Jennifer
Structure: Caucasian Female Code:27

Comments:

*Note: Whatever It Takes Electrical Contractors is a Second Tier Subcontractor to Mark One Electric Company, Inc.



File #: 260466

ORDINANCE NO. 260466

Sponsor: Director of Water Services Department

Authorizing the Manager of Procurement Services to execute a \$2,700,000.00 construction contract with SHEDIGS IT, LLC, for the Emergency Water Distribution Repairs project; authorizing four successive renewal options with further City Council approval; and recognizing this ordinance as having an accelerated effective date.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Manager of Procurement Services is authorized to execute Contract No. EV4337 in the amount of \$2,700,000.00 with SHEDIGS IT, LLC, for the Emergency Water Distribution Repairs project, Project No. 80002664. A copy of the contract is on file in the office of Water Services.

Section 2. That the Director of Water Services is authorized to expend up to the sum of \$2,700,000.00 from Account No. 27-8010-802010-619060, Division of Distribution-Pipeline, to satisfy the cost of this contract.

Section 3. That the Manager of Procurement Services is hereby authorized to execute four successive renewal options for this contract with additional City Council approval with such funds as appropriated by the City Council in future annual budgets.

Section 4. That this ordinance, relating to the design, repair, maintenance or construction of a public improvement, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(D) of the City Charter and shall take effect in accordance with Section 503, City Charter.

..end

The City has no financial obligation under this Ordinance and Contract until the Manager of Procurement Services issues a Purchase Order which will be signed by the City's Director of Finance certifying there is a balance, otherwise encumbered, to the credit of the appropriation to which the expenditure is to be charged, and a cash balance, otherwise encumbered, in the treasury, to the credit of the fund from which payment will be made, each sufficient to meet the obligation incurred in the Purchase Order.

Brenton Siverly
Director of Finance

Approved as to form:

Mark P. Jones
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260466

Submitted Department/Preparer: Water

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Authorizing the Manager of Procurement Services to execute a \$2,700,000.00 construction contract with SHEDIGS IT, LLC, for the Emergency Water Distribution Repairs project; authorizing four successive renewal options with further City Council approval; and recognizing this ordinance as having an accelerated effective date.

Discussion

Project Justification

The Water Services Department is undertaking this construction project to make scheduled and emergency repairs to the transmission water mains throughout the City's water distribution system.

Project Description

This work will assist the Water Services Department Pipeline Division repair efforts on water mains breaks, valves, hydrants, service lines and other water distribution water system assets.

Work will be performed throughout Kansas City, in Cass, Clay, Jackson and Platte Counties, Missouri.

Unit prices for the work to be completed under this contract were set based on the bids received. Therefore, the Water Services Department proposes a not to exceed \$2,700,000.00 contract to complete work orders.

Proposed Costs

Proposed Contract: \$2,700,000.00

Proposed Renewal No. 1: \$2,700,000.00

Proposed Renewal No. 2: \$2,700,000.00

Proposed Renewal No. 3: \$2,700,000.00

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Funds encumbered in the current fiscal year will be disbursed over Fiscal Year 27. Work on the project is anticipated to be completed by 365 days from the Notice to Proceed date.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - Develop a multimodal regional transportation system for all users.
 - Develop environmentally sustainable strategies that improve quality of life and foster economic growth.
 - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
 - Focus on delivery of safe connections to schools.
 -

Prior Legislation

N/A

Service Level Impacts

N/A

Staff Recommendation

Water Services Department

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

Other Impacts

1. What will be the potential health impacts to any affected groups?
N/A
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
This contract will allow us to make emergency repairs on assets in the distribution system.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

N/A

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

Yes - I have submitted documents for CREO Review (Press tab after selecting)
Please attach or copy and paste CREO's review.

The Contractor Utilization Plan was submitted to CREO KC for this project on April 2, 2026, and was approved on April 15, 2026 with 11% MBE and 30% WBE participation.

There are Affirmation Action Program requirements with this contract.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

Yes (Press tab after selecting)

- SHEDIGS IT, LLC
- Infrastructure Solutions, LLC
- Leath & Sons, Inc.
- Abay Construction, Inc.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No (Press tab after selecting)



Project Number-80002664
PWD Emergency Water Distribution Repair Contract

CREO Document Upload:#1

Subject: CUP/LOI Document Upload | Contract EV4337
Initiator: Newman-Buckner, Marzella
Date Created: 03.30.2026 08:07AM
Department: Water Services

Process Information

Document Type: CUP/LOI
Date Submitted: 03.30.2026
Date Received: 03.19.2026
Contract Number: EV4337
Prime Contractor: SHEDIGS IT LLC
Amount of Project: 2700000.00
%MBE 11
%WBE 30
%DBE

Special Instructions:

**Civil Rights & Equal Opportunity Department
Economic Equity & Inclusion
Contractor Utilization Plan Approval Form**

Date: 03-27-26
Form Prepared By: Marzella N. Buckner

Contract/Project Number: EV4337/80002664	Developer/Prime: SheDigs It, LLC
Project Name: Emergency Water Distribution Repairs	Contact Information: Cheryl Gerstner
Final Contract Value: 2,700,000.00	Address: 600 SE Central Dr Blue Springs MO. 64014

Funding: City State Federal CO-OP Grant: Other:

Project Requirements: M/WBE DBE Section 3 N/A

Tax Incentive: LCRA TIF PIEA N/A Other:

Prevailing Wage: Yes No

Davis-Bacon: Yes No

Construction Employment Program: Yes: Workforce goals are 10% Minority & 2% Women. There are over 800 Workforce hours and project cost is \$300,000 or more.
 No: Workforce hours are less than 800 and project cost is less than \$300,000.

Contract Goals:	Contractor Utilization Plan Achievement:
Self-Perform: ___%	Self-Perform: <u>30</u> %
MBE: <u>11</u> %	MBE: <u>11</u> %
WBE: <u>11</u> %	WBE: <u>30</u> %
Non-certified firms: ___%	Non-certified firms: ___%

Contract Type:

Construction Design-Build Design Professional Professional Services

General Service Concession Other Goods & Services Non-Municipal Agency

Co-Operative Revenue Sharing Facilities Maintenance/Repair/Renovation

Other:

Additional Information:
This construction contract will provide maintenance and preventive maintenance to the water distribution system. This contract will have 4 renewal, after council approval.

This document is submitted with all available facts. Intentionally falsifying this document or omitting pertinent facts is grounds for disciplinary action pursuant to KCMO Human Resources Rules & Policy Manual (eff. August 4, 2014).

FOR CIVIL RIGHTS & EQUAL OPPORTUNITY DEPARTMENT (CREO) USE ONLY:

The Contractor Utilization Plan is:

Approved Disapproved

11 % MBE 30 % WBE _____ % DBE

The Request for Good Faith Efforts Waiver is:

Approved Disapproved Not Applicable

Appeal Sent to FICB or Incentive Agency? Yes _____ FICB _____ Incentive Agency No

CREO Signature:  Date: 4/15/2026

Comments:
Form: 00450 CREO KC 08, page 1, states WBE participation is 50%, this is an error. WBE participation is actually 30%.



Inter-Departmental Communication

Date: April 15, 2026

To: Councilman Kevin O'Neill; Chair; Transportation. Infrastructure & Operations Committee

From: Jaime Guillen; Director; Civil Rights & Equal Opportunity Department

Subject: CUP Summary – Emergency Water Distribution Repair

CONTRACTOR: She Digs It, LLC
 Address: 600 SE Central Dr.
 Blue Springs, MO 64014
 Contract # 80002664 / EV4337
 Project Title: Emergency Water Distribution Repair
 Contract Amount: \$ 2,700,000.00
 MBE Goal 11%
 WBE Goal: 11%
 Total MBE Achieved: 11%
 Total WBE Achieved: 30%

MBE SUBCONTRACTORS:

Name: TanTyTum Contractors, LLC
 Address: 15605 E. 76th St
 Kansas City, MO 64139
 Scope of Work: Watermain Repairs
 Subcontract Percentage: 11%
 Ownership: Tayrien, Chris
 Structure: Native American Male Code: 17

WBE SUBCONTRACTORS:

Name: She Digs It, LLC
 Address: 600 SE Central Dr.
 Blue Springs, MO 64014
 Scope of Work: Watermain Repairs
 Subcontract Percentage: 30%
 Ownership: Gerstner, Cheryl
 Structure: Caucasian Female Code:27

Comments:

The prime contractor has submitted a Renewal CUP (Contractor Utilization Plan) meeting the project goals of 11% MBE and 11% WBE. The Prime Contractor is meeting the MBE goal of 11% with 11% MBE participation. The Prime Contractor is exceeding the WBE goal of 11% with 30% WBE participation. Based on the preceding information, CREO KC EEI approves this CUP with 11% MBE and 30% WBE.



File #: 260467

ORDINANCE NO. 260467

Sponsor: Director of Water Services Department

Authorizing the Manager of Procurement Services to execute a \$2,000,000.00 construction contract with SHEDIGS IT, LLC, for the Emergency Large Diameter Water System Repair project; authorizing four successive renewal options with further City Council approval; and recognizing this ordinance as having an accelerated effective date.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Manager of Procurement Services is authorized to execute Contract No. EV4468 in the amount of \$2,000,000.00 with SHEDIGS IT, LLC, for the Emergency Large Diameter Water System Repair project, Project No. 60800087. A copy of the contract is on file in the office of Water Services.

Section 2. That the Director of Water Services is authorized to expend up to the sum of \$2,000,000.00 from Account No. 27-8010-802010-619060, Division of Distribution-Pipeline, to satisfy the cost of this contract.

Section 3. That the Manager of Procurement Services is hereby authorized to execute four successive renewal options for this contract with additional City Council approval with such funds as appropriated by the City Council in future annual budgets.

Section 4. That this ordinance, relating to the design, repair, maintenance or construction of a public improvement, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(D) of the City Charter and shall take effect in accordance with Section 503, City Charter.

..end

The City has no financial obligation under this Ordinance and Contract until the Manager of Procurement Services issues a Purchase Order which will be signed by the City's Director of Finance certifying there is a balance, otherwise encumbered, to the credit of the appropriation to which the expenditure is to be charged, and a cash balance, otherwise encumbered, in the treasury, to the credit of the fund from which payment will be made, each sufficient to meet the obligation incurred in the Purchase Order.

Brenton Siverly
Director of Finance

Approved as to form:

Mark P. Jones
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260467

Submitted Department/Preparer: Water

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Authorizing the Manager of Procurement Services to execute a \$2,000,000.00 construction contract with SHEDIGS IT, LLC, for the Emergency Large Diameter Water System Repair project; authorizing four successive renewal options with further City Council approval; and recognizing this ordinance as having an accelerated effective date.

Discussion

Project Justification

The Water Services Department is undertaking this construction project to make scheduled and emergency repairs to the transmission water mains throughout the City's water distribution system.

Project Description

This work will assist the Water Services Department Pipeline Division repair efforts to repair or replace water transmission assets, including large valves. On occasion, work may also include repairs to small distribution system assets.

Work will be performed throughout Kansas City, in Cass, Clay, Jackson and Platte Counties, Missouri.

Unit prices for the work to be completed under this contract were set based on the bids received. Therefore, the Water Services Department proposes a not to exceed \$2,000,000.00 contract to complete work orders.

Proposed Costs

Proposed Contract: \$2,000,000.00

Proposed Renewal No. 1: \$2,000,000.00

Proposed Renewal No. 2: \$2,000,000.00

Proposed Renewal No. 3: \$2,000,000.00

Proposed Renewal No. 4: \$2,000,000.00
Total: \$10,000,000.00

Term

The term of this contract is 365 calendar days. The contract also has four successive one-year renewal options in it.

MBE/WBE Goals

CREO KC established goals of 11% MBE and 11% WBE on this project on March 9, 2026 as part of the Annual Goal Program.

Solicitation

This project was advertised in accordance with the City’s requirements. Public bids were opened on April 7, 2026 with 4 bidders responding.

Awardee/Subcontracting Participation

SHEDIGS IT, LLC was selected for this project as the lowest, most responsive, and most responsible bidder with a contract amount of \$1,326,286.00, with subcontracting participation of 11% MBE and 25% WBE.

Unit prices for the work to be completed under this contract were set based on the bids received.

Other Bidder/Subcontracting Participation

Other bids received with proposed subcontracting participation are as follows:

- Leath & Sons, Inc. / \$1,347,885.00 / 11% MBE & 11% WBE participation
- Infrastructure Solutions, LLC / \$1,492,526.00 / 11% MBE & 11% WBE participation
- Abay Construction, Inc. / \$1,628,865.00 / non-responsive

Estimated Project Cost

The estimated opinion of probable construction costs for this project is \$1,485,164.56.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No

2. What is the funding source?

27-8010-802010-619060 = \$2,000,000.00

Water Fund

Division of Distribution-Pipeline

3. How does the legislation affect the current fiscal year?
This ordinance is supported by the Fiscal Year 27 Water Services Annual CIP. Work on this project will be performed during the current fiscal year to improve the reliability of the City's water distribution system.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Funds encumbered in the current fiscal year will be disbursed over Fiscal Year 27. Work on the project is anticipated to be completed by 365 days from the Notice to Proceed date.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - Develop a multimodal regional transportation system for all users.
 - Develop environmentally sustainable strategies that improve quality of life and foster economic growth.
 - Ensure adequate resources are provided for continued maintenance of existing infrastructure.

- Focus on delivery of safe connections to schools.
-

Prior Legislation

N/A

Service Level Impacts

N/A

Staff Recommendation

Water Services Department

- Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

- Select One: Recommend
 Do Not Recommend
 Not Applicable

Other Impacts

1. What will be the potential health impacts to any affected groups?
N/A
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
This contract will allow us to make emergency repairs on larger diameter assets in the distribution system.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

N/A

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

Yes - I have submitted documents for CREO Review (Press tab after selecting)
Please attach or copy and paste CREO's review.

The Contractor Utilization Plan was submitted to CREO KC for this project on April 22, 2026, and was approved on April 28, 2026 with 11% MBE and 25% WBE participation.

There are Affirmation Action Program requirements with this contract.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

Yes (Press tab after selecting)

- SHEDIGS IT, LLC
- Infrastructure Solutions, LLC
- Leath & Sons, Inc.
- Abay Construction, Inc.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No (Press tab after selecting)



Project Number-60800087
PDW Emergency Large Diameter Water System Repair

CREO Document Upload:#1

Subject: CUP/LOI Document Upload | Contract WSDEV4468
Initiator: Tomboc, Angelica
Date Created: 04.20.2026 12:45PM
Department: Water Services

Process Information

Document Type: CUP/LOI
Date Submitted: 04.20.2026
Date Received: 04.09.2026
Contract Number: WSDEV4468
Prime Contractor: SHEDIGS IT LLC
Amount of Project: 1326286.00
%MBE
%WBE
%DBE

Special Instructions:

Contractor Utilization Plan Approval Form

Prepared by: Angelica T

e-Builder users: Approval Form must be completed and attached in PDF format where indicated. CUP/LOIs must be attached where indicated, or as supporting documents.

Date: 4/9/26

Contract/Project Number: EV4468/60800087	Project Name: PDW Emergency large Diameter Water System Repair
Developer/Prime: She Digs IT LLC	Contact Name: Mike Akins
Address: 600 SE Central Dr., Blue Springs, MO 64014	Email: mike@shedigit.com

Full Contract Value: \$ 1,326,286.00

Funding: City State Federal CO-OP Grant: Other:

Project Requirements: M/WBE DBE Section 3 N/A

Tax Incentive: LCRA TIF PIEA N/A Other:

Prevailing Wage: Yes No

Davis-Bacon: Yes No

Construction Employment Program: Yes: Workforce goals are 10% Minority & 2% Women. There are over 800 Workforce hours and project cost is \$300,000 or more.
 NO: Workforce hours are less than 800 and project cost is less than \$300,000.

Contract Goals:	Contractor Utilization Plan Achievement:
Self-Perform: ____%	Self-Perform: ____%
MBE: <u>11</u> %	MBE: 11 %
WBE: <u>11</u> %	WBE: <u>25</u> %
Non-certified firms: ____%	Non-certified firms: ____%

Contract Type (select one): Construction Design-Build Design Professional Professional Services
 General Services Facilities Maintenance/Repair/Renovation Concessions Co-operative
 Revenue Sharing Non-Municipal Agency Other Goods & Services Other _____

Project Manager: Earl Grayson Email: earl.grayson@kcmo.org
 Additional Information:

This document is submitted with all available facts. Intentionally falsifying this document or omitting pertinent facts is grounds for disciplinary action pursuant to KCMO Human Resources Rules & Policy Manual (eff. August 4, 2014).

FOR CIVIL RIGHTS & EQUAL OPPORTUNITY DEPARTMENT (CREO) USE ONLY:

The Contractor Utilization Plan is:


Approved Disapproved


11 % MBE 25 % WBE _____ % DBE

The Request for Good Faith Efforts Waiver is:

Approved Disapproved Not Applicable

Appeal Sent to FICB or Incentive Agency? Yes _____ FICB _____ Incentive Agency No

CREO Signature:  Date: 4/28/2026

Comments:
 CUP approved at 11% MBE and 25% WBE. 



Inter-Departmental Communication

Date: April 28, 2026

To: Councilman Kevin O'Neill; Chair; Transportation, Infrastructure & Operations Committee

From: Jaime Guillen; Director; Civil Rights & Equal Opportunity Department

Subject: CUP Summary – PDW Emergency Large Diameter Water System Repair

CONTRACTOR: She Digs It, LLC
Address: 600 SE Central Dr.
Blue Springs, MO 64014
Contract # 60800087 / EV4468
Project Title: PDW Emergency Large Diameter Water System Repair
Contract Amount: \$1,326,286.00
MBE Goal 11%
WBE Goal: 11%
Total MBE Achieved: 11%
Total WBE Achieved: 25%

MBE SUBCONTRACTORS:

Name: TanTyTum Contractors, LLC
Address: 15605 E 76th St.
Kansas City, MO 64139
Scope of Work: Watermain Repairs
Subcontract Percentage: 11% / \$146,000.00
Ownership: Tayrien, Chris
Structure: Native American Male Code: 17

WBE SUBCONTRACTORS:

Name: She Digs It, LLC
Address: 600 SE Central Dr.
Blue Springs, MO 64014
Scope of Work: Watermain Repairs
Subcontract Percentage: 25% / \$332,000.00
Ownership: Gerstner, Cheryl
Structure: Caucasian Female Code: 27

Comments:

The prime contractor has submitted a CUP (Contractor Utilization Plan) meeting the project goals of 11% MBE and 11% WBE. The Prime Contractor is meeting the MBE goal of 11% with 11% MBE participation. The Prime Contractor is exceeding the WBE goal of 11% with 25% WBE participation. The Prime Contractor is self-performing as a certified WBE.

Based on the preceding information, CREO KC EEI approves this CUP with 11% MBE and 25% WBE.



File #: 260468

ORDINANCE NO. 260468

Sponsor: Director of Aviation Department

Authorizing the Director of Aviation to execute a thirty (30) year lease and concession agreement with two (2) twenty (20) year renewal options with Terminal C Hotel, LLC, for the purpose of developing, constructing, and operating a hotel on the grounds of the Kansas City International Airport.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Aviation is authorized to execute a thirty (30) year lease and concession agreement with two (2) twenty (20) year renewal options with Terminal C Hotel, LLC, for the purpose of developing, constructing and operating a hotel on the grounds of the Kansas City International Airport. A copy of the lease and concession agreement, approved in substantial form, is on file with the Aviation Department.

Section 2. That the Director of Aviation is authorized to execute such documents, leases, certificates, and instruments as may be necessary to carry out and comply with the intent of this ordinance and to implement the transactions contemplated.

..end

Approved as to form:

Charlotte Ferns
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 460468

Submitted Department/Preparer: Aviation

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Estimating revenue in the amount of \$0.00; and authorizing the Director of Aviation to execute a thirty (30) year lease and concession agreement with two (2) twenty (20) year renewal options with Terminal C Hotel, LLC, for the purpose of developing, constructing, and operating a hotel on the grounds of the Kansas City International Airport.

Discussion

Authorizing the City of Kansas City Missouri – Aviation Department to execute Contract No. 6222120063, a Lease and Concession Agreement with Terminal C Hotel, LLC for a development on approximately four (4) acres of land for the purpose of developing, constructing and operation a hotel on the grounds of the Kansas City International Airport. The hotel will be a four (4) floor hotel with a total room count of 163 rooms and a total building area of 85,920 SF. The property will feature 163 total parking stalls.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
27-8300-620000-470650 Aviation Fund
3. How does the legislation affect the current fiscal year?
\$0 for the current 2027 fiscal year
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Yes, future ground rent based on the Consumer Price Index for all Urban Customers ("CPI-U"), future building rent, future Concession Fees (based on a percentage of revenues or a minimum monthly fee, whichever is greater), Hotel Shuttle Fees, possible Rooftop Antenna Rent, and possible Park and Fly services.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Yes

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - Increase and support local workforce development and small and locally owned businesses.
 - Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
 - Implement an economic development and tourism strategy to attract major investment and visitors.
 -

Prior Legislation

N/A

Service Level Impacts

Infrastructure, provide the public additional hotel access at Kansas City International Airport.

Staff Recommendation

Aviation Department, Director of Aviation

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

[Click or tap here to provide reasoning.](#)

Other Impacts

1. What will be the potential health impacts to any affected groups?
There are no known potential health impacts to any affected group.
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
This Contract supports our goal to maintain and improve the Airport's infrastructure to assure that Kansas City International Airport provides hotel options for the traveling public.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

N/A
N/A

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

Yes - I have submitted documents for CREO Review (Press tab after selecting) Please attach or copy and paste CREO's review.

DocuSign Envelope ID: 23FB31AB-211E-8789-801D-6FD6F2C11947
 CREO - Division of Economic Equity & Inclusion

Contractor Utilization Plan Approval Form

Prepared Sara Hurst
 by:

e-Builder users: Approval Form must be completed and attached in PDF format where indicated. CUP/LOIs must be attached where indicated, or as supporting documents.

Date: 4/20/26

Contract/Project Number: 6222120063	Project Name: KCI Hotel
Developer/Prime: Stay it Forward, LLC	Contact Name: Matt Ledbetter
Address: 1925 Main St., Suite 201 KCMO 64108	Email: matt@graysoncre.com

Full Contract Value: \$ 1,271,450.00 \$30,000,000.00

Funding: City State Federal CO-OP Grant: Other:
 Project Requirements: M/WBE DBE Section 3 N/A
 Tax Incentive: LCRA TIF PIEA N/A Other:
 Prevailing Wage: Yes No
 Davis-Bacon: Yes No

Construction Employment Program: Yes: Workforce goals are 10% Minority & 2% Women. There are over 800 Workforce hours and project cost is \$300,000 or more.
 NO: Workforce hours are less than 800 and project cost is less than \$300,000.

Contract Goals:	Contractor Utilization Plan Achievement:
Self-Perform: ____%	Self-Perform: ____%
MBE: 15 %	MBE: 15 %
WBE: 15 %	WBE: 15 %
Non-certified firms: ____%	Non-certified firms: ____%

Contract Type (select one): Construction Design-Build Design Professional Professional Services
 General Services Facilities Maintenance/Repair/Renovation Concessions Co-operative
 Revenue Sharing Non-Municipal Agency Other Goods & Services Other _____

Project Manager: Pete Fullerton Email: Pete.Fullerton@kcmo.org
 Additional Information:

This document is submitted with all available facts. Intentionally falsifying this document or omitting pertinent facts is grounds for disciplinary action pursuant to KCMO Human Resources Rules & Policy Manual (eff. August 4, 2014).

FOR CIVIL RIGHTS & EQUAL OPPORTUNITY DEPARTMENT (CREO) USE ONLY:

The Contractor Utilization Plan is:
 Approved Disapproved
 _____ % MBE _____ % WBE _____ % DBE

The Request for Good Faith Efforts Waiver is:
 Approved Disapproved Not Applicable

Appeal Sent to FICB or Incentive Agency? Yes _____ FICB _____ Incentive Agency No

CREO Signature: Rebecca Ameyua-Hogan Date: 4/27/2026

Comments:
 This project will have two phases. This is the approval for Phase 1 for \$1,271,450.00. The overall project amount is \$30,000,000.00 which the Prime has committed to meeting overall goals.
 A CUP for Phase 2 will be submitted in the future.
 This project is 100% privately funded and the developer has chosen to have goals assigned.

Contractor Utilization Plan (CUP) MUST be submitted to CREO prior to being posted on docket for review & approval from Council.
 CREO EEI Contractor Utilization Plan Approval Form REVISED 12-01-2023

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

Yes(Press tab after selecting)

In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.



File #: 260476

ORDINANCE NO. 260476

Sponsor: Director of Public Works Department

Reducing appropriations in the amount of \$1,500,000.00 in Fund Number 3527, the GO 2027 Q1 Fund; appropriating \$1,500,000.00 from the Unappropriated Fund Balance in Fund Number 3527, the GO 2027 Q1 Fund for Street Resurfacing; Reducing appropriations in the amount of \$1,500,000.00 in Fund Number 3090, the Capital Improvements Fund; appropriating \$1,500,000.00 from the Unappropriated Fund Balance in Fund Number 3090, the Capital Improvements fund for 89008232 31st and VanBrunt Blvd; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, Ordinance 260210 allocates \$4,000,000.00 to 89008232- 31st and Van Brunt Blvd; and

WHEREAS, Project 89008232 is fully funded for right-of-way and construction in various funding sources, including Capital Improvements Fund, GO Bond Funds (planned for FY28 and allocated) and through a Federal Grant Match; and

WHEREAS, Project 89008232 is ready for right-of-way acquisition, the grant match and GO Bond funds are not eligible to be used for right-of-way acquisition; NOW, THEREFORE

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the sum of \$1,500,000.00 is hereby reduced in the account of the Fund No. 3527, the GO Bond 2027 Q1 Fund, in the following amount:

AL-3527-898013-B-89008232	31st and Van Brunt Blvd	\$1,500,000.00
---------------------------	-------------------------	----------------

Section 2. That the sum of \$1,500,000.00 is hereby increased in the account of the Fund No. 3527, the GO Bond 2027 Q 1 Fund, in the following amount:

AL-3527-897701-B-89008533	Street Preservation	\$1,500,000.00
---------------------------	---------------------	----------------

Section 3. That the sum of \$1,500,000.00 is hereby reduced in the account of the Fund No. 3090, the Capital Improvements Fund, in the following amount:

27-3090-897701-B-89008533	Street Preservation	\$1,500,000.00
---------------------------	---------------------	----------------

Section 4. That the sum of \$1,500,000.00 is hereby increased in the account of the Fund No. 3090, the Capital Improvements Fund, in the following amount:

27-3090-898013-B-89008232	31st and Van Brunt Blvd	\$1,500,000.00
---------------------------	-------------------------	----------------

Section 5. That this ordinance relating to the appropriation of money and the expenses of government is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(B) and Section 503(a)(3)(C) of the City Charter.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the forgoing 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.

Brenton Siverly
Director of Finance

Approved as to form:

Andrew Bonkowski
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260476

Submitted Department/Preparer: Public Works

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

This ordinance reallocates \$1,500,000.00 within the GO 2027 Q1 Fund and the Capital Improvements Fund to support right-of-way acquisition for the 31st and Van Brunt Boulevard project (Project No. 89008232), while maintaining overall project funding levels and advancing the Street Preservation program.

Discussion

Ordinance 260210 previously allocated \$4,000,000.00 to Project No. 89008232 (31st and Van Brunt Boulevard). The project is fully funded for right-of-way acquisition and construction through a combination of funding sources, including the Capital Improvements Fund, GO Bond funds (planned for FY28 and already allocated), and a federal grant match.

This legislation shifts \$1,500,000.00 of GO Bond funding from the 31st and Van Brunt project to the Street Preservation program and replaces it with \$1,500,000.00 in Capital Improvements funding that is eligible for right-of-way acquisition. This ensures the project can proceed while maintaining funding commitments for both the project and the Street Preservation program.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Fund No. 3527 (GO 2027 Q1 Fund):
 - AL-3527-898013-B-89008232
 - AL-3527-897701-B-89008533Fund No. 3090 (Capital Improvements Fund):
 - 27-3090-897701-B-89008533

- 27-3090-898013-B-89008232

3. How does the legislation affect the current fiscal year?

This ordinance reallocates existing appropriations.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

No additional fiscal impact.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

This legislation supports the timely use of previously secured federal funding by ensuring local match requirements. It helps avoid delays that could impact grant utilization.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

This ordinance reallocates funding between funds to utilize eligible funds to purchase Right of Way. There fiscal impact is a net zero across each fund.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - Develop a multimodal regional transportation system for all users.

- Develop environmentally sustainable strategies that improve quality of life and foster economic growth.
- Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- Focus on delivery of safe connections to schools.
-

Prior Legislation

Ordinance 260210 - Allocated \$4,000,000.00 to Project No. 89008232 (31st and Van Brunt Boulevard).

Service Level Impacts

This ordinance supports timely right-of-way acquisition for the 31st and Van Brunt Boulevard project, preventing delays to construction.

Staff Recommendation

Public Works

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

This reallocation aligns funding sources with eligible expenses, allowing the project to proceed on schedule.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Improved roadway infrastructure can enhance safety for all users.
2. How have those groups been engaged and involved in the development of this ordinance?

Engagement has occurred through the broader project development process for the 31st and Van Brunt Boulevard improvements.

3. How does this legislation contribute to a sustainable Kansas City?
This ordinance supports reinvestment in existing infrastructure, promotes efficient use of funding sources, and advances projects that improve mobility and safety.

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.
Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
This legislation is reallocating funding.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)

Contractor Utilization Plan Approval Form

Prepared by: Angelica T

e-Builder users: Approval Form must be completed and attached in PDF format where indicated. CUP/LOIs must be attached where indicated, or as supporting documents.

Date: 4/9/26

Contract/Project Number: EV4468/60800087	Project Name: PDW Emergency large Diameter Water System Repair
Developer/Prime: She Digs IT LLC	Contact Name: Mike Akins
Address: 600 SE Central Dr., Blue Springs, MO 64014	Email: mike@shedigit.com

Full Contract Value: \$ 1,326,286.00

Funding: City State Federal CO-OP Grant: Other:

Project Requirements: M/WBE DBE Section 3 N/A

Tax Incentive: LCRA TIF PIEA N/A Other:

Prevailing Wage: Yes No

Davis-Bacon: Yes No

Construction Employment Program: Yes: Workforce goals are 10% Minority & 2% Women. There are over 800 Workforce hours and project cost is \$300,000 or more.
 NO: Workforce hours are less than 800 and project cost is less than \$300,000.

Contract Goals:	Contractor Utilization Plan Achievement:
Self-Perform: ____%	Self-Perform: ____%
MBE: <u>11</u> %	MBE: 11 %
WBE: <u>11</u> %	WBE: <u>25</u> %
Non-certified firms: ____%	Non-certified firms: ____%

Contract Type (select one): Construction Design-Build Design Professional Professional Services
 General Services Facilities Maintenance/Repair/Renovation Concessions Co-operative
 Revenue Sharing Non-Municipal Agency Other Goods & Services Other _____

Project Manager: Earl Grayson Email: earl.grayson@kcmo.org
 Additional Information:

This document is submitted with all available facts. Intentionally falsifying this document or omitting pertinent facts is grounds for disciplinary action pursuant to KCMO Human Resources Rules & Policy Manual (eff. August 4, 2014).

FOR CIVIL RIGHTS & EQUAL OPPORTUNITY DEPARTMENT (CREO) USE ONLY:

The Contractor Utilization Plan is:


Approved Disapproved


11 % MBE 25 % WBE _____ % DBE

The Request for Good Faith Efforts Waiver is:

Approved Disapproved Not Applicable

Appeal Sent to FICB or Incentive Agency? Yes _____ FICB _____ Incentive Agency No

CREO Signature:  Date: 4/28/2026

Comments:
 CUP approved at 11% MBE and 25% WBE. 



**Civil Rights & Equal Opportunity Department
Economic Equity & Inclusion
Contractor Utilization Plan Approval Form**

Date: 03-27-26
Form Prepared By: Marzella N. Buckner

Contract/Project Number: EV4337/80002664	Developer/Prime: SheDigs It, LLC
Project Name: Emergency Water Distribution Repairs	Contact Information: Cheryl Gerstner
Final Contract Value: 2,700,000.00	Address: 600 SE Central Dr Blue Springs MO. 64014

Funding: City State Federal CO-OP Grant: Other:

Project Requirements: M/WBE DBE Section 3 N/A

Tax Incentive: LCRA TIF PIEA N/A Other:

Prevailing Wage: Yes No

Davis-Bacon: Yes No

Construction Employment Program: Yes: Workforce goals are 10% Minority & 2% Women. There are over 800 Workforce hours and project cost is \$300,000 or more.
 No: Workforce hours are less than 800 and project cost is less than \$300,000.

Contract Goals:	Contractor Utilization Plan Achievement:
Self-Perform: ___%	Self-Perform: <u>30</u> %
MBE: <u>11</u> %	MBE: <u>11</u> %
WBE: <u>11</u> %	WBE: <u>30</u> %
Non-certified firms: ___%	Non-certified firms: ___%

Contract Type:

Construction Design-Build Design Professional Professional Services

General Service Concession Other Goods & Services Non-Municipal Agency

Co-Operative Revenue Sharing Facilities Maintenance/Repair/Renovation

Other:

Additional Information:
This construction contract will provide maintenance and preventive maintenance to the water distribution system. This contract will have 4 renewal, after council approval.

This document is submitted with all available facts. Intentionally falsifying this document or omitting pertinent facts is grounds for disciplinary action pursuant to KCMO Human Resources Rules & Policy Manual (eff. August 4, 2014).

FOR CIVIL RIGHTS & EQUAL OPPORTUNITY DEPARTMENT (CREO) USE ONLY:

The Contractor Utilization Plan is:

Approved Disapproved

11 % MBE 30 % WBE _____ % DBE

The Request for Good Faith Efforts Waiver is:

Approved Disapproved Not Applicable

Appeal Sent to FICB or Incentive Agency? Yes _____ FICB _____ Incentive Agency No

CREO Signature:  Date: 4/15/2026

Comments:
Form: 00450 CREO KC 08, page 1, states WBE participation is 50%, this is an error. WBE participation is actually 30%.

