



# ORDINANCE NO. 250143

## Todd Creek Facility Land Acquisition Special Warranty Deed and Lease Agreement

Authorizing the Director of Water Services Department to accept a special warranty deed from Hunt Midwest Properties, L.L.C., for the future Todd Creek Facility Land Acquisition; appropriating \$188,448.00 for the transfer; authorizing the Director of the Water Services Department to enter into a lease with Martin Marietta Materials Real Estate Investments, Inc., granting access to mineral rights for the existing Todd Creek Facility upon completion of the New Todd Creek Facility; and recognizing this ordinance as having an accelerated effective date.

February 25, 2025

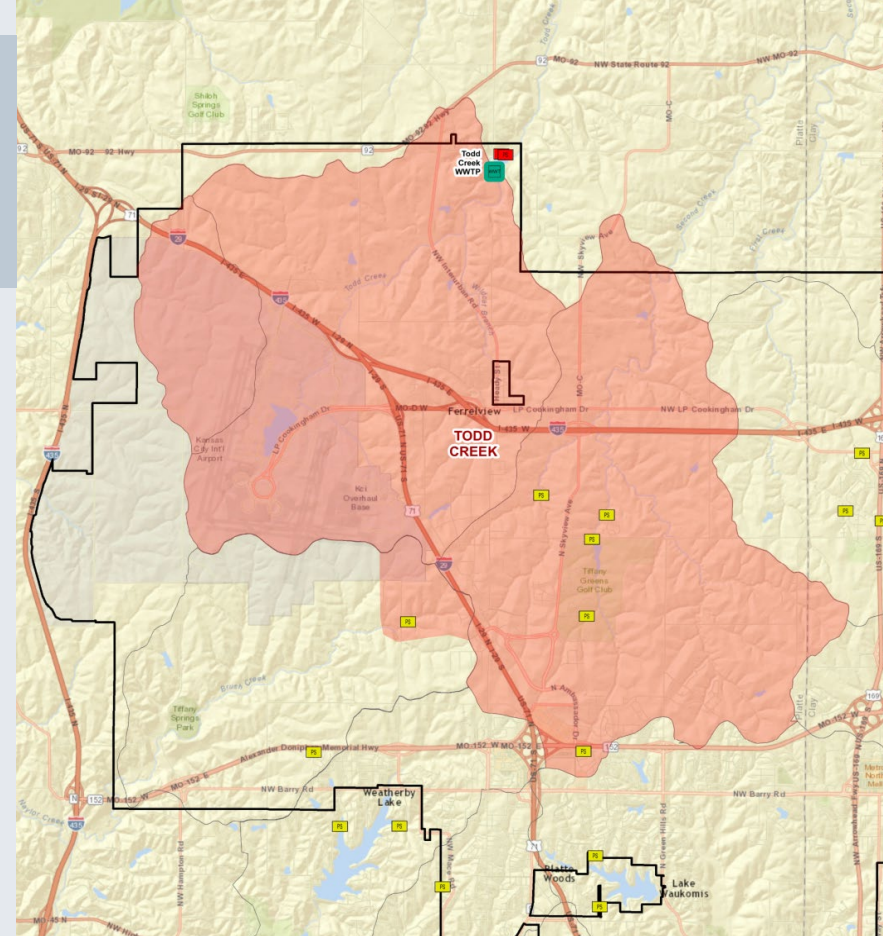
Transportation, Infrastructure & Operations  
Committee



The project will construct a new 4.6 Million Gallon per Day Wastewater Treatment Plant to replace existing Todd Creek plant that serves northwest portion of the City.

## Project Drivers

- Existing Plant is in a floodplain
- Economic growth and development in the watershed
- Updated state regulations to protect the environment and water quality

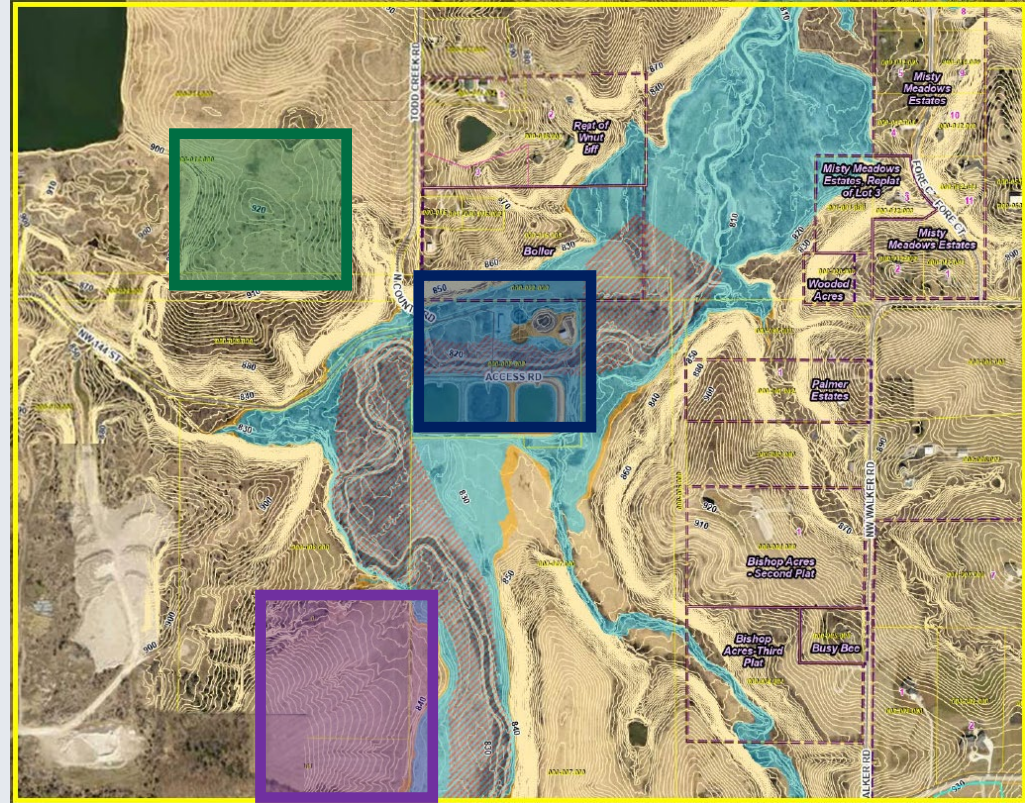


# Todd Creek WWTP Sites Evaluated

Current Plant Site

North Site

Selected Site



# Due Diligence Timeline

- December 2023 – Direction for the department to complete due diligence on southeast site and keep site in KCMO if possible.
- January 2024 – Phase 1 Environmental Site Assessment (ESA), Boundary Survey, Title Work
- February 2024 – First Appraisal, Topo Survey
- March 2024 – SHPO Determination, Review Appraisal (required for federal funds), Geotech Field Work and Final Reports
- April 2024 – Phase 2 ESA
- May 2024 – Phase 2 ESA Final Report, Cultural Resources Investigation
- June 2024 - January 2025 – Mineral Rights/Property Purchase Negotiations



# Selected Site Evaluation Outcomes

## Phase I & II ESA

- Soils – Several exceedances noted. None of concern.
- Surface Water – Several exceedances noted. None of concern.

## Geotech/Mining Risk Mitigation

- Lease agreement to eliminate mining under proposed plant

## Cultural Resources Study

- SHPO – Recommended Archeological Study
- Archeological Study – Project will have no effect to historic properties
- Recommended to proceed as planned

# Next Steps

- Council Approval
  - Land Purchase and Lease Agreement (Ordinance No. 250143) – February 2025
  - Design Professional Amendment (Ordinance No. 250144) – February 2025
- Close on Property – Q1 2025
- Complete South Site Design – 9 Months – Q4 2025
- Contract Solicitation – 4 Months – Q2 2026
- Construction – 36 Months – Q3 2029

THANK YOU