City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240647
Submitted Department/Preparer: City Manager's Office
Revised 6/10/24

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

Establishing Fund No. 3454, the Special Obligation Bond Series 2025B Projects Fund, in the records of the City of Kansas City; estimating revenue in the amount of $14,850,000.00 in the Special Obligation Bond Series 2025B Projects Fund, No. 3454; and appropriating the same in Fund 3454; authorizing a construction contract with Infrastructure Solutions, LLC, with a total value of $14,771,134.00 for the West Bottoms Phase I project (the "Project"); authorizing the City Manager to negotiate and execute a reimbursement agreement with the Planned Industrial Expansion Authority (PIEA) for reimbursement of design professional services associated with all phases of design of the West Bottoms Public Improvements Project; designating requisitioning authorities; declaring the intent of the City to reimburse itself from the bond proceeds for certain expenditures; authorizing the Director of Finance to close project accounts upon completion; and establishing this ordinance as having an accelerated effective date.

Discussion

This ordinance establishes a Special Obligation Bond Fund, 2025B, and appropriates funds from the bond issuance to support public infrastructure within the West Bottoms neighborhood. The ordinance authorizes the Director of Public Works to enter into construction constracts, the Office of the City Manager to enter into a reimbursement agreement with the Planned Industrial Expansion Authority (PIEA), and designates requisitioning authority for Public Works and the City Manager. The ordinance also authorizes the Finance Director to close accounts based on certain criteria.

Fiscal Impact

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

2. What is the funding source?

AL-3454-898014-B-89008979, Special Obligation Bonds 2025B
AL-3454-107710-B-89008979, Special Obligation Bonds 2025B
25-8110-807769-B-81001030, Sewer Fund
AL-8081-807701-611060-80002524, Water Revenue Bonds 2024A

3. How does the legislation affect the current fiscal year?
   Reduces previously appropriated funds in the 8110 (Sewer) fund by $2,650,000. Reduces previously appropriated funds in the 8081 (Water) fund by $1,914,173. Continuing bond funds may or may not be paid out during FY 2025.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Project revenues (TIF and CID) are expected to be adequate to pay debt service on the bonds to the extent necessary bonds will be paid by general municipal revenues.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Construction of public infrastructure is expected to encourage private development within the West Bottoms.

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)
Funds in the 8110 (Sewer) fund and 8081 (Water) fund were previously appropriated for the FY25 budget. All other funding was not included in the FY25 budget, but will be included in the FY26 budget.

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.
   ☐ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
   ☐ Build on existing strengths while developing a comprehensive transportation plan for the future.
   ☐ Develop environmentally sustainable infrastructure 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 221064 authorized a Predevelopment Agreement with West Bottoms - Propco Master, LLC for the development of approx. 21.85 acres in the West Bottoms
Ordinance 240256 approved the West Bottoms TIF Plan
Ordinance 240600 approved the First Amendment to the TIF Plan
Ordinance 240581 established the West Bottoms Central Community Improvement District

Service Level Impacts

Replacing aging infrastructure including new concrete pavement, curb, gutter, sidewalks, streetlighting, streetscapes, water main replacement, storm sewer separation, and Green Infrastructure for storm water detention and management.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Replacing aging infrastructure and conversion of existing combined sewer system.

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?
   Conversion of existing combined sewer system.

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

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.

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

   Yes(Press tab after selecting)
   List the three (3) lowest bidders in addition to the selected bidder.

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