



From City Council meeting . . . to the Business Council

Prepared by Rich Groves, Executive Director
North Kansas City Business Council
March 1, 2022

Note: As a reminder, the notes below represent topics that, in my judgement, might be of interest to the business community. It does not include everything that was on the agenda.

Work Session – 6:00 p.m.

Hotel/Motel Tier Program

A presentation was given by Police Chief Kevin Freeman and Interim City Administrator Kim Nakahodo to discuss recent high profile incidents at North Kansas City hotels and explain a proposed hotel/motel tier program to reduce those kind of incidents.

Using the models of Branson, Blue Springs and Independence hotels would be in one of three tiers based on their ratio of annual reported incidents (requiring police response) per number of rooms in the hotel. The higher the ratio the more requirements for compliance. Hotels will be evaluated each year and depending on the results they might be able to move to a less demanding tier or, conversely, to a higher, more demanding tier.

<p>Hotel/Motel Tier Programs require that hotels/motels implement crime prevention best practices, <u>Crime Prevention Through Environmental Design</u> procedures, and hold them accountable (through a defined program) for the type of activity that occurs on their property.</p>	<p>The program is a three-tier program that annually analyzes the number and type of incidents that occur at hotels/motels within a city. Once this process is complete, hotels/motels are placed into one of three categories based on the number of calls per room:</p> <ul style="list-style-type: none"> • Tier 1: Hotels and motels with less than 0.50 calls for service per room per year. • Tier 2: Hotels and motels with 0.50-1 calls for service per room per year. • Tier 3: Hotels and motels with more than 1 call for service per room per year.
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Chief Freeman recommends a hybrid version that is more straight-forward and simpler to measure and enforce and would place more responsibility on the hotel ownership as well as the on-duty employees. A procedure would be put in place that could enable the city to revoke a hotel’s business license. However, hotels are licensed by the state, rather than any municipality.

This would include:

- Ensure that all persons visiting guests sign in at the front desk. A picture ID shall be required, photocopied, and kept on file during the guest's stay.
- Ensure parking passes are issued and recorded for all vehicles allowed to park on the premises, with each pass marked with the issue date and expiration date. All vehicles shall prominently display the pass on the front windshield.
- Ensure that individuals visiting hotel occupants leave by 11 p.m.
- Limit the number of times a room could be rented to two times within a 24-hour period.
- Ensure all guests or occupants of a room provide a picture ID, which will be photocopied and maintained in the hotel office during the length of stay.
- Obtain and document the guest's vehicle information, including make, model, color, and license plate number.
- Maintain a daily key log.

City staff will review the comments and suggestions from City Council members and come back with a draft of a set of procedures and ordinances for City Council review.

Regular Session – 7:00 p.m.

Consent Agenda

City Councilman Graves took issue with the long-standing process of appointing commission members. His point was that the procedure asks the City Council to approve the Mayor's recommendations for commission vacancies without being aware of other candidates and knowing if the recommended person is the best candidate.

Agenda Topics

Approval of Xue Wood as Community Development Director

City Council approved the hiring of Xue Wood as Community Development Director replacing Sara Copeland. With a masters' degree from the University of Kansas Xue has been employed as a planner with the City of Kansas City.

Tnemec Company application for a Chapter 100 Funding Agreement

Tnemec Company, a large manufacturing company that has been in North Kansas City for 70 years with a plant and R & D facility on W 23rd Ave. Tnemec has plans to build a 310,000 SF industrial building on 18.4 acres immediately south of Tnemec's existing paint manufacturing plant at 123 West 23rd Avenue costing \$32.8 million. This property has been owned by Tnemec for several years and is adjacent to the City's water treatment facility. It was formerly owned by ADM for use for grain storage and processing, but all facilities were removed many years ago. The property has been vacant since then.

Tnemec President Chase Bean and Executive VP Cory Brown explained the project and why it is needed.

PROJECT TEAM

OWNER	Tnemec Company, Inc.
DEVELOPER	VanTrust Real Estate, LLC
ARCHITECT	Davidson Architects
CIVIL ENGINEER	Olsson Engineering
DESIGN-BUILDER	Miller-Stauch Construction
ENVIRONMENTAL	McRoberts & Hartis, P.C.
LEGAL	Husch Blackwell
CITY	City of North Kansas City
CITY ENVIRONMENTAL/WATER	Burns & McDonnell



COMPANY HISTORY IN NORTH KANSAS CITY



OPENED FOR BUSINESS

- Celebrating a 100 Years this year - a Centenary.
- Tnemec is the largest privately owned coatings manufacturer in North America.

EMPLOYMENT & PAYROLL

- 200 employees
- 2021 NKCC payroll = \$19,780,000

ANNUAL TAX PAYMENTS

- Total Property Taxes for 2020 = \$188,613
- 2021 Business Licenses = \$32,840 (revenue-based estimate)
- 2020 MO Sales Tax collected by NKCC on products that ship from NKCC to anywhere in the state of MO = \$5,088,910.25 @ 2% = \$101,778

CORPORATE STEWARDSHIP

- Member of Kansas City Chamber of Commerce
- Member of State of Missouri Chamber of Commerce
- Board seat on NKCC Business Council
- Member Northland Education and Business Alliance
- Sponsor and support Crittenton Center since 2008
- Participation in Northland CAPS Program since 2010
- Contribute portion of profits to United Way for many decades



PROPOSED SOLUTION



BUILDING HIGHLIGHTS

- 310,700 SF Class A Rear-Loaded Industrial Building
- \$32.8M Private Investment
- 101,140 SF for Tnemec
- 209,560 of Expansion Space (To be leased until needed)
- 18.39 Acre Site
- 185 Car Parking Stalls (100% on East Side)
- 63 Dock Positions / 60 Trailer Stalls (100% on West Side)
- 36' 0" Interior Clear Height
- On Site Stormwater Detention and BMP Facilities
- New Storm Sewer Lift Station
- Attached to existing manufacturing facility
- Finish Floor of new building to match existing



SOIL STOCKPILE



HEIGHT

A gently sloped, grass covered, mowable mound that rises to approximately 20' 0" tall and is located behind a 40' tall building, which cannot be seen from Burlington

VOLUME

Approximately 24,000 C.Y. (>77,000 C.Y. will be exported)
Keeping this dirt on site saves over \$400,000 of export

DIRT COMPOSITION

To be placed & maintained pursuant to the Site Management Plan that to be approved by Missouri Department of Natural Resources

GREEN SPACE

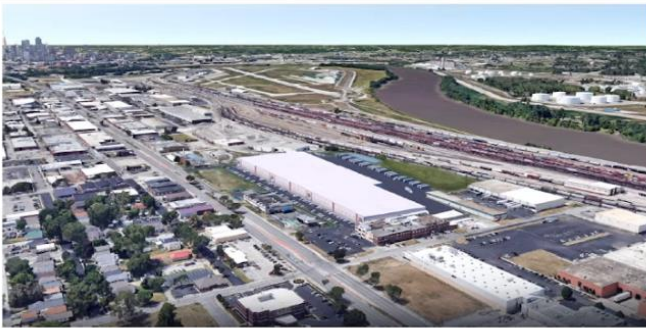
Allows the project to meet NKC's green space requirements

STORMWATER RUNOFF

Site will be graded and drained to comply with all City requirements



PROPOSED RENDERING



CHALLENGES TO EXPANDING ON-SITE

- HIGH COST AND TIME TO ADDRESS HISTORICAL ENVIRONMENTAL CONTAMINATION THROUGH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES
- ALIGNING NEW AND EXISTING FINISH FLOOR ELEVATIONS REQUIRES EXTENSIVE EXCAVATION OF THE SITE AND CREATES 100,000 CUBIC YARDS OF EXPORT MATERIAL
- SITE GEOLOGY WILL REQUIRE A MORE COSTLY FOUNDATION SYSTEM THAN IS TYPICAL OF THESE BUILDINGS
- SITE REQUIRES INSTALLATION OF NEW LIFT STATION TO ADDRESS STORM WATER ISSUES



PROJECT BENEFITS

- FACILITATE A NEW DEVELOPMENT THAT WILL FAVORABLY IMPACT A LONGSTANDING HISTORICAL ENVIRONMENTAL CHALLENGE THAT PREDATES TNEMEC'S OWNERSHIP OF THE SITE
- DEFRAID EXTRAORDINARY SITE DEVELOPMENT COSTS
- ALLOW TNEMEC TO EFFICIENTLY EXPAND ITS OPERATIONS IN NKC
- RETAIN AND CREATE NEW JOBS TO SUPPORT NKC'S REDEVELOPMENT
- EXPAND NORTH KANSAS CITY'S TAX BASE



Charles Renner, with Husch Blackwell, explained the funding proposal. It was explained that this is a larger Chapter 100 request than most the City has dealt with but that there are extra-ordinary circumstances that Tnemec believes justify the request.

City Council approved the funding agreement but it does not commit the City to the Chapter 100 request at this time. Also approved was a contract for services with Burns & McDonnell to represent the City with regard to the environmental impact of the project.

Staff Reports

Call to Walls

Businesses are encouraged to apply for having their building used for murals. This program is funded by the The Tim C. Crummett Family Charitable Fund. The application form is attached to this email message.

Covid Report from North Kansas City Hospital

	Feb 23	Feb 9	Jan 26	Jan 12	Dec 15	Dec 6	Nov 8	Oct 27
Total Active COVID cases:	28	57	91	102	90	68	20	14
Total recovering COVID cases:	42	42	38	17	16	13	16	18
Total COVID patients in the ICU:	12	12	19	28	13	16	2	9
Total COVID patients on a ventilator:	8	12	16	16	8	7	1	8

NKCH is closely monitoring the number of COVID cases affecting our community and we continue to ask for all support to encourage those who are unvaccinated to get vaccinated, and those that received the vaccine at least six months ago to get a booster. We will continue to meet the healthcare needs of our community. Thank you

The full agenda for this meeting with links to critical documents is available on the City's website www.nkc.org under the heading of Agendas and Minutes. As always, additional details about City Council agenda topics are often available as attachments on the City's website www.nkc.org and later as <https://www.youtube.com/watch?v=Z-6WpmTG2Ss> part of the approved minutes.