



From City Council meeting . . . to the Business Council

Prepared by Rich Groves, Executive Director
North Kansas City Business Council
May 17, 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.

There are a lot of illustrations I copied and pasted from the YouTube presentations. You can see more details if you wish on the City’s YouTube channel.

Work Session – 6:00 p.m.

Levee Report

Most years we take the North Kansas City levee for granted. It almost totally surrounds the City, including the “Hillside ditch” which prevents flash floods coming from heavy rainfall on the hills north of town, as well as the more visible levee along the Missouri River extending from north of the Downtown Airport to past the Chouteau Bridge. Kansas City, Missouri is responsible for the section surrounding the Downtown Airport.

Richard Lanning, President of NT Realty, is also the President of the Board of Supervisors of the North Kansas City Levee Board. The presentation was given by District Engineers Leon Staab and Miranda Hamrick.

Organization

Board of Supervisors	Secretary	District Engineers	Levee Security
<ul style="list-style-type: none"> Richard Lanning Ed Brown H. “Bear” Kistler David Zimmer Joshua Roberson 	<ul style="list-style-type: none"> Jerome Brant 	<ul style="list-style-type: none"> Leon Staab Miranda Hamrick 	<ul style="list-style-type: none"> Vacancy

OVERVIEW

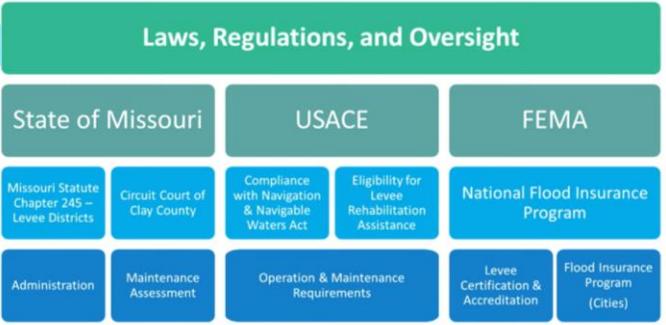
- North Kansas City Levee Unit, Lower Section
- Initial construction was in 1908
- USACE upgrades started in 1946
- Second upgrades were made 1951-1954
- 6.25 miles of earthen levee
- 3 closure structures
- 3 underseepage collection systems
- 31 relief wells
- 6 pump stations



- Total area protected is 2,930 acres
- Protects about 1800 properties
- Protects about 840 homes
- Protects 27,000 people (daytime population)
- Value of assets protected is approximately \$4.4 billion

Critical Infrastructure

- Charles B. Wheeler Downtown Airport
- NKC City Hall
- NKC Police Department
- NKC Fire Department
- NKC Water Treatment Plant
- KCMO Water Treatment Plant
- BNSF Murray Yard
- NKC Community Center
- Interstate 35

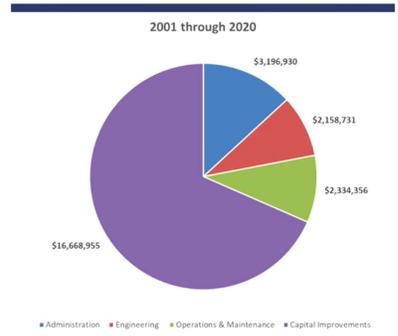


FEMA involvement is important because of the impact their judgements have on flood insurance rates and determining which properties are eligible

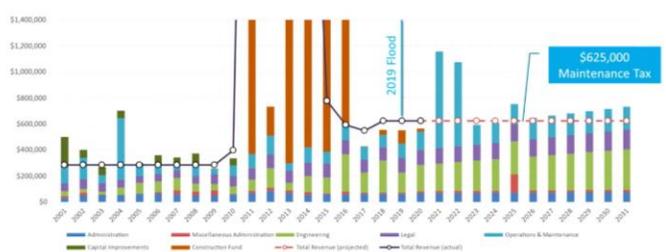
Revenue

- The District determines the amount of the Maintenance Assessment
- Circuit Court provides an assessment for every property
- Each property pays its proportion of the Maintenance Assessment
- Maintenance Assessment is collected by Clay County
- It is not a tax - it is a benefit assessment - no properties are exempt.

District Expenditures



DISTRICT'S SPENDING PLAN

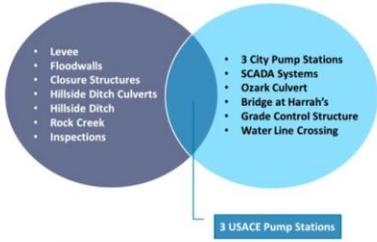


Recent Projects

- Hillside Ditch Stabilization (2014)
- Broadway Extension Reach Stone Slope Overlay (2015)
- Harlem Reach Stone Slope Overlay (2016)
- National Starch Reach Stone Slope Overlay (2016)
- Update to Emergency Action Plan (2016)
- Rock Creek Pump Replacement (2020)
- Rock Creek Channel Repairs (2020)
- Update to Operation & Maintenance Manual (2022)
- Perkin's Levee Underseepage System Repairs (2023)
- Burlington Outfall Repairs (2023)

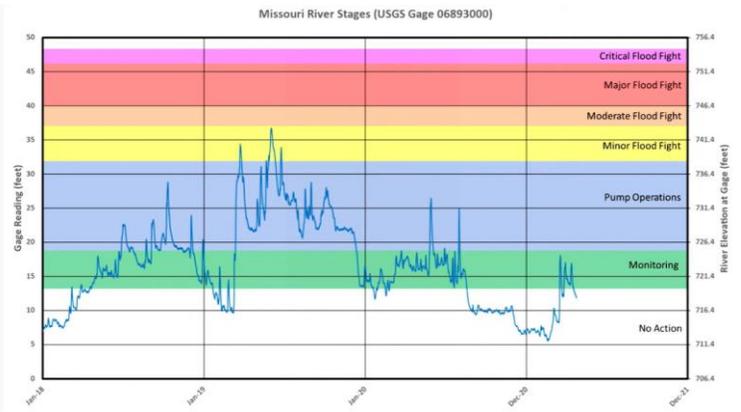


Levee District



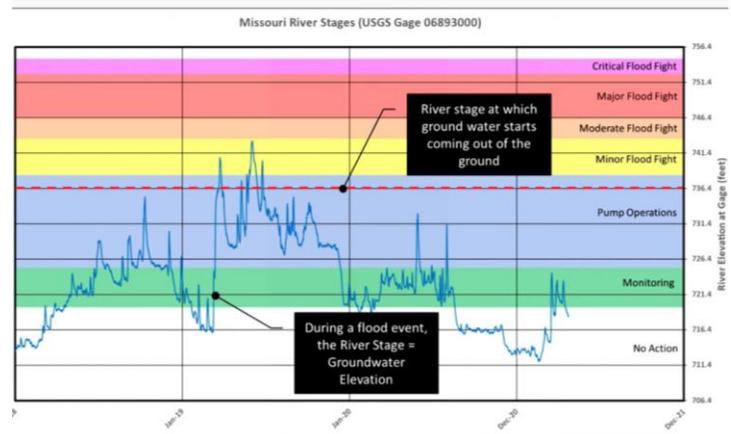
City

Operation & Maintenance



Flood Fight

- Routine Coordination Meetings
- Public Outreach
- Communications
- Manpower Support from City Departments
- Evacuation



When the river gets to a certain stage, but still not flood stage, water can start coming up above the ground in the PID (Paseo Industrial District) causing roads to be “squishy” and not suitable for truck traffic.



There are two functions for the Hillside Levee – allow backflow from high water on the Missouri River and to prevent flash floods from rainfall above the City.



North Kansas City is on the downhill side of a very long, very large watershed. Weather events hundreds of miles upstream can cause challenges for North Kansas City and its levee.

Regular Session – 7:00 p.m.

Comments from the Public

Kathy Warman, owner of K Warman Architecture + Design located a half block east of Swift on 18th, asked about timing of construction of the parking lot at 16th and Clay. The contract has been signed but the contractor is still in the documentation preparation stage. She pointed out the urgent need for completion of the parking lot for businesses like hers to offer parking for employees and customers.

John Miller, Jr, owner of Stor-Safe which has property adjacent to the new parking lot at 16th and Clay, is pleased that we are getting close to construction. He also expressed concern about possible placement of trees that might block line of sight for auto traffic. He announced that his family plans to make major improvements in the building at 1600-1700 Swift bringing in more commercial tenants.

Richard Lanning and others reinforced the message about moving forward as quickly as possible with the new parking lot.

A neighbor close to the Price-Rite Market and Deli (formerly known as The Little Store) says that business has created a bit of a parking issue for residents. Good news that the new owners of the business are generating business but bad news for residents trying to find parking.

Two residents commented about some of the unsafe points on the Armour Rd bike lane. It is particularly hazardous for bike riders when there are right turn lanes such as at Armour and Fayette.

Agenda Topics

Armour Road Design Update

A presentation was made by a consultant from WSP about next steps for the Armour Road Complete Streets project. Throughout the presentation there were many questions and discussion about turn lane details.

Following are some of the overheads shown in the presentation. Various details were voted on and approved by City Council. Construction is expected to begin in late Summer/early Fall. If you want more information on this you can see the entire presentation/discussion on the City's YouTube channel.

Phase 2 Project Timeline

- **September 2019** – Phase 1 substantially complete
- **Winter 2019 - Summer 2020** – Minor modifications:
 - Post office angle parking
 - Right turn lane at Knox
 - Loading zone at Mop Bucket
- **December 2020** – Council direction to make modifications and move forward with implementing Phases 2 – 4 improvements
- **February 2021** – Contract executed to begin design on modifications
- **Summer 2021** – Design for modifications complete
- **Summer - Fall 2021** – Negotiations with Road District to combine pavement overlay project with modifications and Phase 2 – 4 improvements
- **December 2021** – Contract executed to begin design on full Phase 2 construction documents
- **May 2022** – 100% plans complete for bidding



December 2020 Council Directives

- **Pavement Marking Modifications:**
 - Add **green conflict marking** paint for bike lane at intersections
 - Modify pavement marking at **Post Office drop box**
 - Modify pavement marking to add **Fayette Street right-turn lane**
- **Buffer Areas:**
 - **Remove flexible delineator guideposts**
 - Install **bicycle buffer protection** at key locations
 - Install **curb islands** at Howell
- **Traffic Signal:**
 - Modify traffic signal to add protected/permissive **eastbound left turn phase at Iron**
- **Phase 2 – 4 Project Items**
 - Construct **bus stop islands** at Gentry and Knox
 - Install **decorative crosswalks** at Howell
 - Construct **pedestrian crossing** between Macon and Ozark

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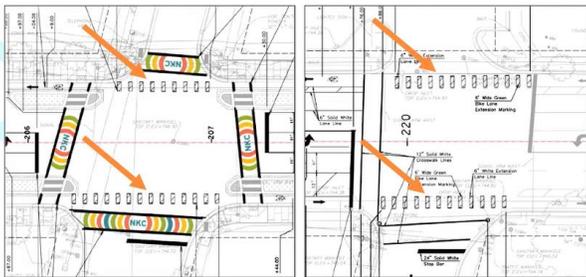
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Pavement Marking Modifications

As included in Final Plan set



Pavement Marking Modifications

Modify pavement marking at Fayette Street to add right-turn lane



Next Steps

- **Summer 2022** - Bid project for construction
- **Late Summer 2022** - Construction start
 - Construction likely to take 2 – 4 months
- **Fall 2022** - Substantial completion of construction likely
- **Spring 2023** - Final landscaping may be completed in Spring 2023 depending on construction completion and weather

In response to the discussion at the last City Council meeting a landscape architect involved with the 16th and Clay parking lot was asked to attend and answer questions.

Questions were answered about the type and placement of trees and the need for barriers at certain locations to control traffic flow and to allow isolation of daytime designated parkers for employees in the Stor-Safe buildings. There was consensus that the project should move forward as quickly as possible.

The Case for Allowing Golf Carts on Public Streets

This agenda topic was requested and clarified by City Councilman Wes Graves. He stated that North Kansas City is the “perfect” area for golf carts and that many nearby communities already allow this. It could be beneficial for both residents and businesses with multiple locations in town on roads that are main traffic arteries. He suggested they should be allowed in daylight hours only unless they have lights.

There was considerable discussion, pro and con. When asked, Police Chief Kevin Freeman expressed concern about safety if golf carts were aloud on public streets. Crossing Armour would be a challenge for a slow speed vehicle like a golf cart. Parking near downtown businesses also might be a challenge.

Marijuana Decriminalization Discussion

This is another topic for discussion by City Councilman Graves. Under current state and federal law this would not be legal. A statewide petition to put this issue on the ballot later in the year could change the rules. City staff will undertake research to determine what issues need to be considered before City Council could be enabled to pass an ordinance on this matter.

Staff Comments

Fire Chief Hargis explained a fire within the cabin of the newest ambulance due to a battery charging issue. It will probably be ruled as a total loss. Replacement could take many months due to the complexity of the components in such a vehicle. City Council authorized the Mayor to take necessary emergency action as requested by Chief Hargis.

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.