



From City Council meeting . . . to Business Council MEMBERS ONLY

Prepared by Rich Groves, Executive Director
North Kansas City Business Council
August 1, 2023

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.

Overview

One of the purposes of this meeting was to give City Council an opportunity to ask questions about the proposed 2023-24 budget which they have had an overview of and have had a chance to scan the details online. A more detailed presentation will occur on the regularly scheduled City Council meeting on Tuesday, August 15.

Another important purpose of this meeting was to review the scope of work of a proposed RFP for transportation services as a possible alternative to the KCATA bus service which the City has used for many years. The most recent proposed contract from KCATA was viewed as a much too expensive alternative with a significant increase over the previous contract.

Comments from the Public

Anti-Semitism

A resident made a brief presentation about the increasing amount of anti-semitism. The City Council later passed a resolution condemning anti-semitism. The PowerPoint presentation can be seen on the City's YouTube recording of this meeting.

HCA Application (certificate of need)

Dr Stephen Reintjes, CEO of North Kansas City Hospital, spoke explaining a certificate of need and that is being proposed by HCA for an emergency facility in the Northland near the intersection of MO 152 and US 169. A certificate of need claims that existing services lack adequate access, quality of service or patient satisfaction. He pointed out the three existing hospitals in the Northland – North Kansas City Hospital, Liberty Hospital and St Luke's North – satisfy in a positive way all those requirements. He also pointed out that data proves that HCA E/R services are 20% higher than North Kansas City Hospital. He asked the City Council to send a letter of opposition to the State of Missouri authority to the certificate of need. Motion to do this was approved.

FYI, the North Kansas City Business Council Board of Directors has already sent such a letter.

Oxbow Residents Parking along 18th Ave

The owner of NKC Nutrition, across the street from the Oxbow, commented about Oxbow residents parking on the street taking away places needed for customers. This occurs during the hours when these spaces are needed by this business which has early morning customers and there are only about eight spaces.

Broader Issue of Parking near the Oxbow

John Miller, Jr., owner of Stor-Safe Warehouses, which includes the large office building south of the Oxbow. This building houses Garney Construction and McClure Engineering. John briefly explained the transition from the original 128 space surface public parking lot to the current lot which was originally specified to be shared by residents with customers and employees of local businesses. After a change of ownership the garage became exclusive for use by residents. Some residents prefer not to pay the additional fee beyond their rent.

The City surface parking lot is actually jointly owned by the City and Stor Safe Warehouses with areas prescribed for each. In evenings and weekends when Garney and McClure don't need parking the entire lot is available for public parking.

The competition for parking space is particularly acute in early morning hours when residents using the public lot or 18th Ave have not yet moved their cars and arriving employees and customers need a place to park. John's company has the obligation to make sure his tenants have adequate parking for employees. He is trying to work with the City and the Oxbow to help find a solution for this and to avoid putting up a fence to protect the parking area for Garney and McClure employees.

Discussion Items

Proposed 2023-24 Budget Discussion – no questions were asked.

RFP for Transportation Services

This project is being handled by the City's graduate intern, Jamie Fogel, (completing Masters of Public Administration at Kansas State University) who posed several questions to clarify City Council wishes:

- Hours of operation? 6 to 6
- Point to point or zone to zone? Both
- Qualifications to consider? Fee, residency, employees of North Kansas City businesses, other
- Connection points with KCATA buses?
- Reliability expectations?
- Method of requesting access? Phone? App?

Regular Agenda

Final plat for NOCIX 1530 Swift Facility

There are 4 structures sharing a common wall. The request is to divide into two plats under two ownerships – NOCIX and BAT Acquisitions. Approved.

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.