



From City Council meeting . . . to the Business Council

Prepared by Rich Groves, Executive Director
 North Kansas City Business Council
 July 5, 2022

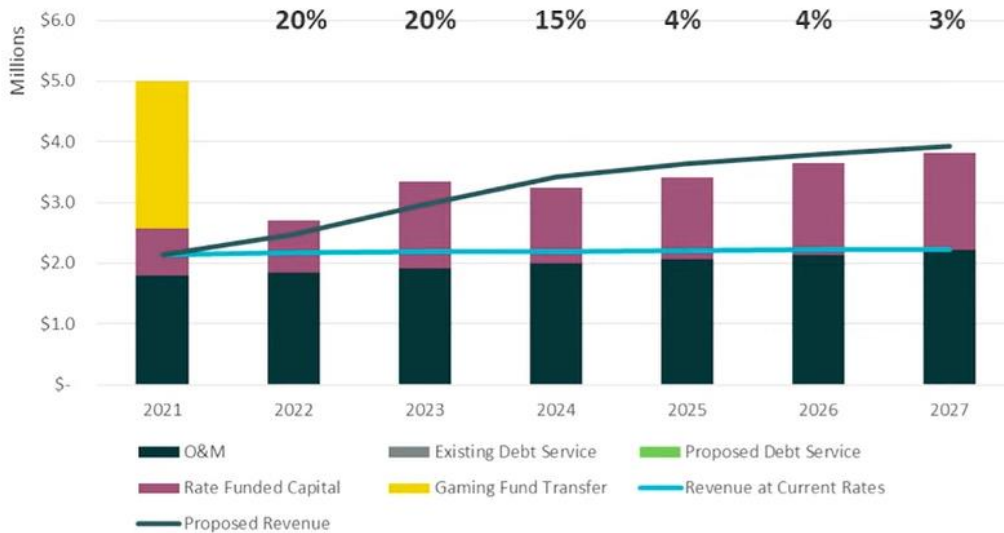
Note: As a reminder, the notes below represent topics that, in my judgement, might be of interest to the business community. It does not include everything that was on the agenda.

Work Session – 6:00 p.m.

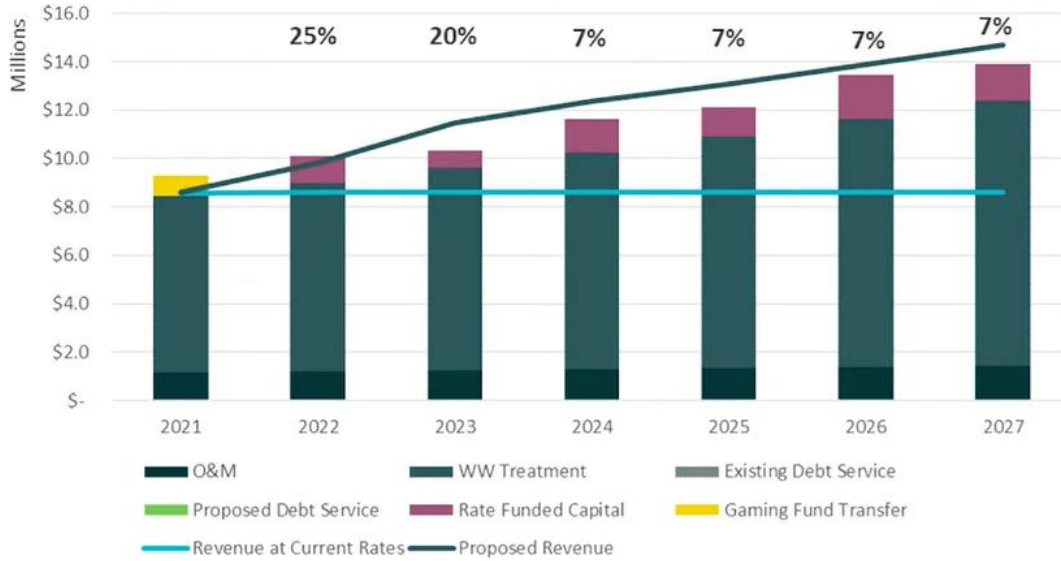
Discussion about proposed Water and Sewer Rates for FY 2022-23

The goal stated last year by the City Council is for each utility to operate as a separate entity without one subsidizing the other and without subsidy from the Gaming Fund, which has been the case for sewer rates in recent years. The proposed rate increase are significant but follow the guidelines for gradual end of subsidies.

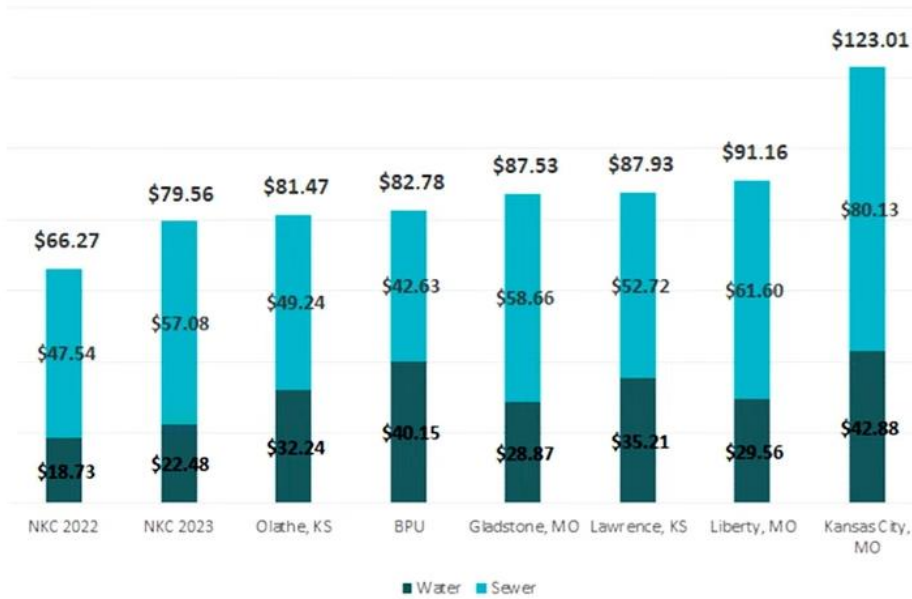
Water Utility Financial Plan - Scenario 2



Sewer Utility Financial Plan – Scenario 2



Combined Bill Comparison



It was pointed out that relative to other surrounding communities North Kansas City’s utility rates are low.

Ingredion is, by far, the largest single customer for water and sewer.

The sewer fund, in particular, is far below the desired reserve level to cover unexpected costs of 90 days.

Proposed Rate Increases

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2023	FY 2027
Rate Increases	Approved	Proposed	Proposed	Proposed	Proposed	Proposed
Water	20%	20%	15%	4%	4%	3%
Sewer	25%	20%	7%	7%	7%	7%

This work session discussion did not officially approve or reject the proposed rate increases, but was meant to be a way for the City Council to be more informed about the rationale for the level of increases.

Regular Session – 7:00 p.m.

Consent Agenda

Once again, several big items were approved in this agenda since most of the items have previously been discussed.

Agenda Topics

Chapter 100 Plan for Tnemec Company Expansion

At a previous City Council meeting officials from Tnemec and VanTrust Real Estate defined the planned 310 thousand square foot expansion, of which approximately one-third will be used by Tnemec at first while the other two-thirds will be leased to other tenants. They describe this as the best and perhaps only reasonable use of the property that is behind the City’s water treatment plant and Kevin’s Car Wash. It is adjacent to their production facility on W 23rd Ave.

This item first required a Public Hearing. Tax abatement for 15 years and waiver of sales tax on construction materials was requested. There were no comments from the public on this item.

Because of extensive discussion at a previous meeting this project was approved unanimously.

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.