

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:00 p.m. on Tuesday, June 21, 2016, at City Hall located at 8880 Clark Avenue, Parkville, and was called to order by Mayor Nanette K. Johnston. City Clerk Melissa McChesney called the roll as follows:

Ward 1 Alderman Diane Driver	- present
Ward 1 Alderman Tina Welch	- present
Ward 2 Alderman Jim Werner	- present
Ward 2 Alderman Dave Rittman	- present
Ward 3 Alderman Robert Lock	- present
Ward 3 Alderman Douglas Wylie	- present
Ward 4 Alderman Marc Sportsman	- present
Ward 4 Alderman Greg Plumb	- present

A quorum of the Board of Aldermen was present.

The following staff was also present:

- Lauren Palmer, City Administrator
- Kevin Chrisman, Police Chief
- Alysen Abel, Public Works Director
- Stephen Lachky, Community Development Director
- Tim Blakeslee, Assistant to the City Administrator
- Matthew Chapman, Finance/Human Resources Director
- Steve Chinn, City Attorney

Mayor Johnston led the Board in the Pledge of Allegiance to the Flag of the United States of America.

2. CITIZEN INPUT

Mayor Johnston recognized a member of Boy Scouts of America Troop 333 in the audience and called him to the podium. Landon Byer was working on his Citizenship in Community merit badge.

3. MAYOR'S REPORT

4. CONSENT AGENDA

- A. Approve the minutes for the June 7, 2016 regular meeting
- B. Receive and file the May Municipal Court report
- C. Receive and file the financial report for the month ending May 31, 2016
- D. Receive and file the crime statistics for January through April 2016
- E. Receive and file the Synergy Services, Inc. Independent Auditor's Report and Consolidated Financial Statements
- F. Approve the purchase of a new pump and adapter from FTC Equipment, LLC for the South National Pump Station
- G. Approve Work Authorization No. 59 with North Hills Engineering for the engineering design, project management, and construction administration for the Main Street Sanitary Sewer Improvements
- H. Approve the renewal of Property & Liability and Worker's Compensation & Employer's Liability coverage with Midwest Public Risk for July 1, 2016 through June 30, 2017
- I. Approve accounts payable from June 2 to June 15, 2016

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN

DRIVER TO APPROVE THE CONSENT AGENDA AND RECOMMENDED MOTION FOR EACH ITEM, AS PRESENTED. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WERNER, DRIVER, WELCH, RITTMAN, LOCK AND SPORTSMAN. MOTION PASSED 8-0.

5. ACTION AGENDA

A. Adopt an ordinance to repeal and replace Ordinance No. 2830 amending the salary schedule to add a part-time position of code enforcement officer and a full-time position of financial analyst

Finance/Human Resources Director Matthew Chapman explained that the Board of Aldermen previously delegated authority to the City Administrator to hire, discipline and terminate all employees limited to the positions and pay ranges adopted in the 2016 salary schedule on December 15, 2015. Staff requested the addition of two positions that required Board approval because they did not exist in the adopted salary schedule. Chapman provided an overview of the positions and noted the change from one full-time position to two part-time positions would provide the City with an additional ten hours of service per week.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO APPROVE BILL NO. 2879, AN ORDINANCE REPEALING AND REPLACING ORDINANCE NO. 2830 TO ADD A PART-TIME POSITION OF CODE ENFORCEMENT OFFICER AND A FULL-TIME POSITION OF FINANCIAL ANALYST TO THE SALARY SCHEDULE, ON FIRST READING. ALL AYES; MOTION PASSED 8-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO APPROVE BILL NO. 2879 ON SECOND READING BY TITLE ONLY TO BECOME ORDINANCE NO. 2849 ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WERNER, DRIVER, WELCH, RITTMAN, LOCK AND SPORTSMAN. MOTION PASSED 8-0.

B. Approve the release of requests for proposals for development of properties within the Brush Creek Drainage and Brink Meyer Road neighborhood improvement districts

City Administrator Lauren Palmer stated that staff was ready to release to the public requests for proposals (RFP) for development of the properties within the Brush Creek Drainage and Brink Meyer Road neighborhood improvement districts located at Interstate 435 and Highway 45. The first RFP was for Tract 9 which was a 70-acre parcel on the southeast quadrant, also known as 45 Park Place. The property was acquired by the City through a sheriff's sale stemming from a judicial foreclosure against the owner. The second RFP was for the west side of Interstate 435. Palmer noted that the City would gain control a portion of Tract 1 due to a negotiation process and a deed-in-lieu settlement agreement with Bank of Blue Valley. The other portion of the property in the second RFP included Tracts 1, 3, 5 and 6 on the southeast and northeast corners. Palmer added there was one RFP for the west side but developers had the option to bid on any or all of the properties.

The RFPs asked the development community to demonstrate their qualifications, experience, a development concept and financial ability. The City's top objectives were to generate economic activity to help the City meet its debt obligation, to be compatible with the Master Plan and to provide a symbolic entryway into the community. Palmer said that staff recommended two selection committees that would present their recommendations to the Board by mid-fall. She added that the final steps would include negotiation of a development agreement and schedule.

Further discussion focused on communication to the development community about the RFPs, the pre-proposal conference on July 20 and options for a different course of action if RFPs were not received by the due date. Palmer added that staff would work closely with staff of the Parkville and Platte County economic development councils who would help market to the community.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO AUTHORIZE STAFF TO RELEASE THE DEVELOPMENT RFPs AS PROPOSED AND APPOINT SELECTION COMMITTEES AS PROPOSED TO REVIEW RESPONSES AND RECOMMEND A PREFERRED DEVELOPER TO THE BOARD OF ALDERMEN. ALL AYES; MOTION PASSED 8-0.

C. Approve the first reading of an ordinance to amend Ordinance No. 2829 amending the 2016 Operating Budget and 2016 – 2021 Capital Improvement Program for the Sewer Fund and Economic Development Fund

City Administrator Lauren Palmer stated that staff discussed amendments to the budget during the audit process and the audit team recommended that budget amendments should be approved when expenditures exceed budget at the governmental fund level. Two instances triggered the requested budget amendments. The first trigger was in the Economic Development Fund that housed proceeds from the transient guest tax that generated approximately \$2,000 annually but was not routinely budgeted for specific expenses. In 2016, the Parkville Economic Development Council requested co-sponsorship from the City for Platte County Community Development Day which was within the city administrator's approval authority. She added that since the budget did not include the expenditure, a budget amendment was requested.

Palmer said that the second trigger was in the Sewer Fund due to unexpected sewer repairs throughout the year. The Main Street Sewer Realignment project was programmed in the 2017 budget, but because staff determined the damage was worse than anticipated the project would be moved forward in 2016. The anticipated cost of \$145,000 would be above the spending limit approved in the 2016 budget. Palmer said that staff would use money from sewer working capital reserves that could be made up in future years.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO APPROVE BILL NO. 2880, AN ORDINANCE AMENDING ORDINANCE NO. 2829 TO AMEND THE SEWER FUND AND ECONOMIC DEVELOPMENT FUND OF THE 2016 OPERATING BUDGET AND THE 2016-2021 CAPITAL IMPROVEMENT PROGRAM, ON FIRST READING AND POSTPONE THE SECOND READING TO JULY 5, 2016. ALL AYES; MOTION PASSED 8-0.

D. Approve the purchase of a 5085E John Deere Utility Tractor and Land Pride DB2660 Ditch Bank Mower from Heritage Tractor, Inc. for the Operations Division of the Public Works Department

Public Works Director Alysen Abel explained that the 2015 Capital Improvement Program included funding to purchase a tractor and extendable arm mower for brush and trees in the public rights-of-way. The funds were carried over to the 2016 budget and a bid opening was held in April. Two bids were received and only one bidder provided specifications that matched the needs of the City. Staff recommended purchasing from the second low bidder because the bid met the specifications requested. Abel provided an overview of the benefits of purchasing the John Deere versus the specifications from the low bidder. She added that staff reached out to the low bidder for a comparable tractor with the important features and the cost exceeded the amount from the second low bidder.

Abel noted that the Finance Committee rejected approval of an alternative purchase by a vote of 2-3 on June 13. Alderman Sportsman shared his concerns with not selecting the low bidder.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO APPROVE THE PURCHASE OF A NEW 2016 JOHN DEERE 5085E UTILITY TRACTOR AND LAND PRIDE DB2660 DITCH BANK MOWER FROM HERITAGE TRACTOR, INC. IN THE AMOUNT OF \$55,960. MOTION PASSED 7-1 (SPORTSMAN OPPOSED).

E. Authorize staff to release a bid request for the English Landing Park Restroom Rehabilitation Project

Public Works Director Alysen Abel explained that the City received a Platte County Outreach Grant for \$40,000 for a new restroom. A bid opening was held in February 2016 and seven bids were received, but the low bid was 35 percent over the architect's estimate. The Board of Aldermen rejected the bids and approved the formation of a small group to review the project. The committee recommended rehabilitation of the restroom in a three-tiered plan. The first tier included interior remodel with site improvements that include a new sidewalk in order to become compliant with the Americans with Disabilities Act (ADA). The second tier included roof improvements and the third tier included exterior elements. The Community Land and Recreation Board supported the rehabilitation plan and expressed its desire to include the exterior elements. Abel noted that staff contacted staff at Platte County who was supportive of the new direction and requested that the project be substantially completed by November 1 in order to be compliant with the grant. Due to the time constriction, staff recommends only the tier 1 improvements at this time. The remaining improvement can be included as a future capital project.

Abel stated that the rehabilitation would include work from four different construction trades – electrician, carpenter, plumber and site contractor. The City would be the general contractor on the project which would provide cost savings but would also require more responsibility from staff. The bid document would be a single document that would be separated into four sections requesting unit prices for each item, allowing contractors to bid on any or all of the sections.

Abel provided an overview of the budget for the project, noting that funding would come from the Platte County Outreach Grant, the Parks Donation Fund and the remaining from the General Fund. She noted that the original project included a loan from the Fewson Fund but because of the lower rehabilitation cost staff determined it was not worthwhile to go through the loan process.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO AUTHORIZE STAFF TO RELEASE THE BID REQUEST FOR THE ENGLISH LANDING PARK RESTROOM REHABILITATION PROJECT AS OUTLINED BY STAFF. ALL AYES; MOTION PASSED 8-0.

6. NON-ACTION AGENDA

A. Parks Master Plan Update

Assistant to the City Administrator Tim Blakeslee provided an overview of the progress with the Parks Master Plan update provided through a contract with Vireo; presentation appended hereto as Exhibit A. Blakeslee said that Vireo held targeted focus group discussions, key leader meetings and staff input. An open house was held on April 14 along with an online survey in order to receive comments from the public. Vireo created three concepts that were reviewed by the steering committee that included a mall, boardwalk and promenade. The steering committee discarded the second concept from its discussions because park space would be lost to retail.

Blakeslee added that a second open house would be held at Pocket Park in downtown Parkville to present the two concepts to the public during the July 4th Celebration, along with a second online survey. The final plan would be presented to the Board in August for approval.

Larry Reynolds, Vireo, responded to questions from the Board about pedestrian traffic and parking.

7. STAFF UPDATES ON ACTIVITIES

A. Administration

Assistant to the City Administrator Tim Blakeslee provided an update on the Missouri Riverfront Trail Connection, noting that staff received positive news from the City of Riverside and Platte County regarding a meeting with Burlington Northern Santa Fe Railroad to discuss the easement for the second phase of the trail connection.

B. Police Department

Police Chief Kevin Chrisman reminded the Board and residents about fireworks, noting that Parkville Municipal Code Section 215.420 outlined the rules and regulations for selling and shooting off fireworks between July 1 and July 5.

C. Community Development

Community Development Director Stephen Lachky provided an update on the Missouri American Water Plant relocation, noting that a public hearing was held by the Planning and Zoning Commission on June 14. He provided an overview of the concepts presented at the public hearing; presentation appended hereto as Exhibit B. He added that staff was working with the water company who communicated their potential interest in acquiring additional parcels and shifting the site south, which would require annexation into the city and rezoning. Staff is currently waiting to hear back from Missouri American Water.

8. COMMITTEE REPORTS AND MISCELLANEOUS ITEMS FROM THE BOARD

9. RECONVENE EXECUTIVE SESSION

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO RECONVENE THE EXECUTIVE SESSION TO DISCUSS ATTORNEY-CLIENT MATTERS PURSUANT TO RSMO 610.021(1). ALL AYES; MOTION PASSED 8-0.

The Board reconvened the executive session at 8:13 p.m. At 8:44 p.m., the Board reconvened in open session.

Clerks Note: The minutes from the executive session are on file with the City Clerk.

Mayor Johnston announced no action was taken as a result of the executive session.

10. ADJOURN

Mayor Johnston declared the meeting adjourned at 8:45 p.m.

The minutes for Tuesday, June 21, 2016, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the fifth day of July 2016.

Submitted by:

Melissa McChesney
City Clerk Melissa McChesney



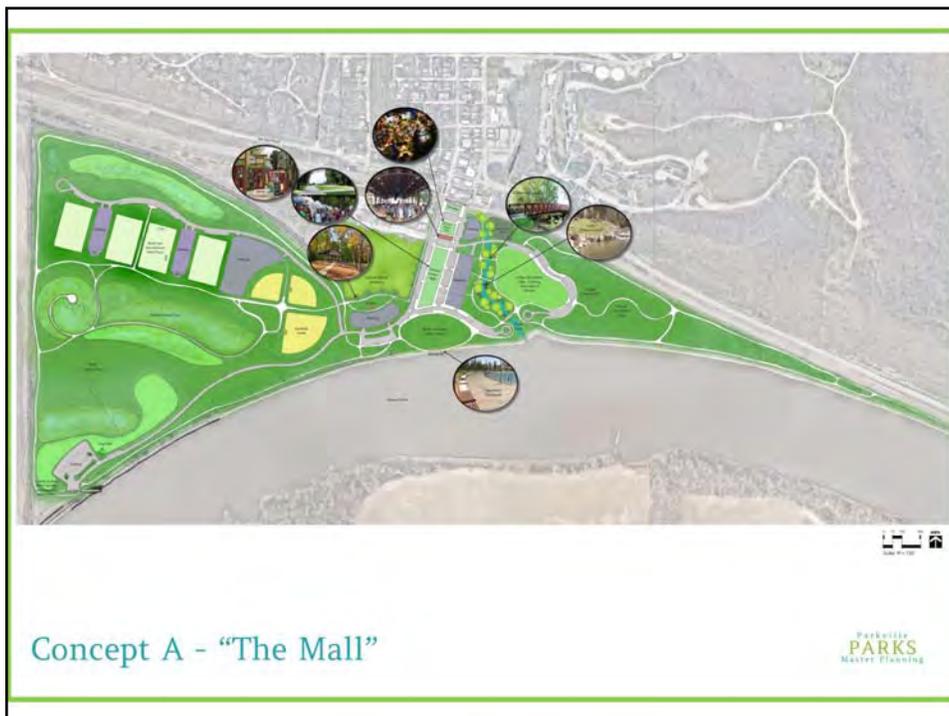


PUBLIC INPUT RESULTS

- **Top 3 Riverfront Improvements**
 - **Nice Restroom**
 - **Natural Areas**
 - **Multi-Use Fields**

PUBLIC INPUT RESULTS

- **Top 5 park and recreation facility needs**
 - **Complete the “Loop Trail”**
 - **Improved Bicycle/Pedestrian access along 9 Hwy**
 - **Natural Areas for passive recreation and wildlife benefit**
 - **Providing a trail on the western city edge to Weston and Platte City**
 - **Multi-Purpose Courts**







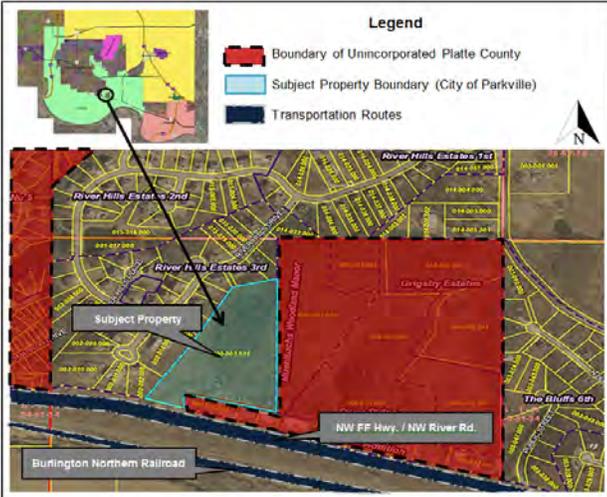



MISSOURI
AMERICAN WATER

CASE NO. PZ16-02A, 02B
MISSOURI AMERICAN WATER

Parkville Board of Aldermen
Staff Update – June 21, 2016

Subject Property



Legend

- Boundary of Unincorporated Platte County
- Subject Property Boundary (City of Parkville)
- Transportation Routes

Callouts on map: River Hills Estates, 1st; River Hills Estates, 2nd; River Hills Estates, 3rd; Subject Property; NW FF Hwy, / NW River Rd.; Burlington Northern Railroad; The Bluffs 6th; Grigsby Estates; The Bluffs 5th; NW River Rd.

Exhibit C: Subject Area Property Map



EXHIBIT I

Photo taken from NW FF Highway looking northwest towards subject site. Industrial uses pictured are within Platte County boundaries.



Source Imagery: Google Maps Sep. 2012

EXHIBIT I

Photo taken from NW FF Highway looking north towards subject site. The proposed plant will be constructed in the general area north of this access road pictured.



Source Imagery: Google Maps Sep. 2012

EXHIBIT I

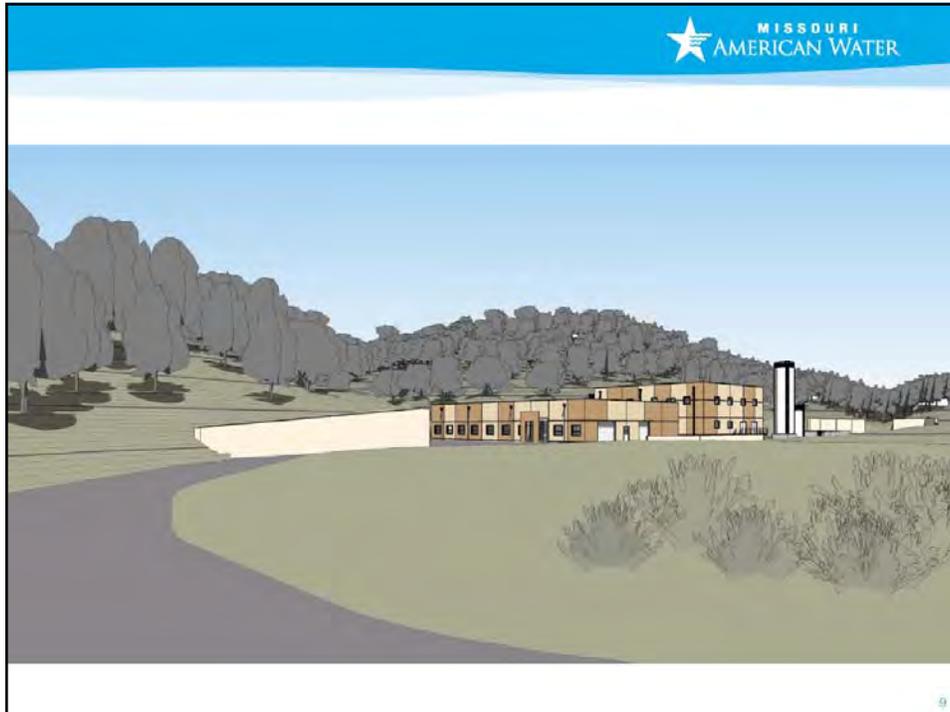
Photo taken from NW FF Highway looking east/northeast towards subject site. Access to the plant is generally proposed in the indicated area.



3



Source Imagery: Google Maps Sep. 2012





Timeline

- P&Z Working Session (04-20-16)
- P&Z Public Hearing (06-14-16)
 - ▣ Conditional Use Permit Application (Case No. PZ16-01A) unanimously approved (7-0)
 - ▣ Preliminary Site Plan / Development Plan (Case No. PZ16-02B) unanimously approved (7-0)