

Mayor Nanette K. Johnston opened the work session at 5:32 p.m. on January 17, 2017, at City Hall located at 8880 Clark Avenue, Parkville. In attendance were aldermen Greg Plumb, Douglas Wylie, Jim Werner, Diane Driver, Tina Welch (joined meeting at 6:00 p.m.), Dave Rittman and Marc Sportsman.

The following staff was also present:
Kirk Davis, Interim City Administrator
Kevin Chrisman, Police Chief
Alysen Abel, Public Works Director
Stephen Lachky, Community Development Director
Matthew Chapman, Finance/Human Resources Director
Tim Blakeslee, Assistant to the City Administrator
Melissa McChesney, City Clerk
Chris Williams, City Attorney

1. GENERAL AGENDA

A. Parkville 2017 Legislative Platform

Assistant to the City Administrator Tim Blakeslee stated that a legislative planning group helped develop a legislative platform for communities in the northland. He provided an overview of the issues included in the City's platform, including prevailing wage, transportation funding, economic and workforce development, municipal ordinance violations, right-of-way management and 911 emergency funding and texting ban for all ages, and community issues should be determined at the local level. The platform would be presented to the Board of Aldermen at a future meeting.

Blakeslee added that the platform would be presented to the Board of Aldermen as a resolution of support at a future meeting date. The platform would then be sent to the legislators. Mayor Johnston recommended that presentations be made to service groups in Parkville and it was important to provide a consistent message to the legislators. Parkville Economic Development Council (PEDC) Executive Director Mike Kellam said that the PEDC was in the process of adopting its own platform that would tie into the northland platform.

B. I-435/Route 45 Development Update

PEDC executive director Mike Kellam said the southwestern portion of the site and its topographical issues were discussed at the December 6, 2016, work session. The main issue was the large ravine on the southwestern portion of the sites and what the City could do to help find a developer for the property.

Sam Stahnke, principal and vice president of Arco Construction, said there was approximately 750,000 cubic yards of dirt that needed to be moved in order to balance the site, meaning the dirt could be moved around the site but not brought in or removed from it, which was the main concern for developers. He estimated that the cost to balance the site would be approximately \$3.5 million.

Kellam noted that the cost for streets, not including stormwater or sewers, was estimated at \$1 million and said it was hard to find interested developers because there were other sites that were ready and cheaper to build on. The Board discussed the option of phasing the roads to extend them to a certain point for one building and the City could build capital and interest to extend the roads for future development. The Board also discussed other types of development options, in addition to industrial, that included retail and multi-family homes.

In regards to the southeast portion of the properties, Stahnke said that multi-family and retail would be the best fit to help provide services to the residents in the surrounding subdivisions.

The Board asked what the City could do differently to market the properties to potential developers. Stahnke recommended to make the southwest corner shovel ready and to add a road for people to be able to envision what the site could look like. Kellam said it would be helpful to have someone partner with the City in order to help garner more interest for development of the sites. Other options included property tax abatements, sales tax abatements for building materials, a contract with a national broker, or the City becoming the developer.

The work session ended at 6:56 p.m.

The work session minutes for January 17, 2017, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the seventh day of February 2017.

Submitted by:


City Clerk Melissa McChesney

