

**1. CALL TO ORDER**

A regular meeting of the Board of Aldermen was convened at 7:06 p.m. on Wednesday, January 2, 2019, at City Hall located at 8880 Clark Avenue, Parkville, Missouri, and was called to order by Mayor Nanette K. Johnston. City Clerk Melissa McChesney called the roll as follows:

Ward 1 Alderman Tina Welch	- present
Ward 1 Alderman Philip Wassmer	- present
Ward 2 Alderman Brian T. Whitley	- present
Ward 2 Alderman Dave Rittman	- present
Ward 3 Alderman Robert Lock	- absent with prior notice
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: Joe Parente, City Administrator  
Kevin Chrisman, Police Chief  
Alysen Abel, Public Works Director  
Stephen Lachky, Community Development Director  
Matthew Chapman, Finance/Human Resources Director  
Anna Mitchell, Assistant to the City Administrator  
Chris Williams, City Attorney

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

**2. CITIZEN INPUT**

**A. Vivian Hatfield regarding cable companies serving Parkville**

Vivian Hatfield was not in attendance.

**3. CONSENT AGENDA**

- A. Approve the minutes for the December 18, 2018, regular meeting
- B. Receive and file the November 2018 sewer report
- C. Approve a funding agreement with Parkville Development 140, LLC, Parkville Development 50, LLC, Parkville Development 38, LLC and Parkville Development 70, LLC, for a mixed use development containing approximately 300 generally located at the southeast, southwest and northwest corner of the intersection of Highway 45 and Interstate 435
- D. Approve an agreement with Springsted Incorporated to complete an internal rate of return analysis and a fiscal impact analysis for the Creekside development
- E. Approve accounts payable from December 14 to December 27, 2018

At the request of Alderman Sportsman, items 3C and 3D were removed from the consent agenda.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE THE CONSENT AGENDA AND RECOMMENDED MOTIONS FOR EACH ITEM, AS AMENDED. ALL AYES; MOTION PASSED 7-0.

- C. **Approve a funding agreement with Parkville Development 140, LLC, Parkville Development 50, LLC, Parkville Development 38, LLC and Parkville Development 70, LLC, for a mixed use development containing approximately 300 generally located at the southeast, southwest and northwest corner of the intersection of Highway 45 and Interstate 435**

City Administrator Joe Parente said that the developer of the Creekside developments requested

economic development incentives. Historically, the City has required developers to enter into an agreement to fund economic analyses to determine if incentives were needed for the project to be feasible. Parente noted that the proposed funding agreement was for \$30,000 and any additional costs would require approval from the Board.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE A FUNDING AGREEMENT WITH PARKVILLE DEVELOPMENT 140, LLC, PARKVILLE DEVELOPMENT 50, LLC, PARKVILLE DEVELOPMENT 38, LLC AND PARKVILLE DEVELOPMENT 70, LLC, FOR A MIXED USE DEVELOPMENT CONTAINING APPROXIMATELY 300 GENERALLY LOCATED AT THE SOUTHEAST, SOUTHWEST AND NORTHWEST CORNER OF THE INTERSECTION OF HIGHWAY 45 AND INTERSTATE 435. ALL AYES; MOTION PASSED 7-0.

**D. Approve an agreement with Springsted Incorporated to complete an internal rate of return analysis and a fiscal impact analysis for the Creekside development**

City Administrator Joe Parente said that the agreement included the completion of analyses for the Creekside developments, a 274-acre mixed-use development located at Interstate 435 and Highway 45 that could include requests for tax increment financing, a community development district, a transportation development district and a Chapter 100 Industrial Development project. The internal rate of return study would determine if the investment would produce a reasonable rate of return for the developer and the fiscal impact analysis would analyze the economic benefits to the community. He noted that the proposed agreement was for \$25,000 and any additional costs would require approval from the Board.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT WITH SPRINGSTED INCORPORATED TO COMPLETE AN INTERNAL RATE OF RETURN ANALYSIS AND A FISCAL IMPACT ANALYSIS FOR THE CREEKSIDE DEVELOPMENT, SUBJECT TO THE RECEIPT OF FUNDS PER THE ASSOCIATED FUNDING AGREEMENT. ALL AYES; MOTION PASSED 7-0.

**4. NON-ACTION AGENDA**

**A. Parkville Economic Development Council Quarterly Update**

Parkville Economic Development Council (PEDC) Executive Director Nathan BeVelle provided an update on the third and fourth quarters of 2018. He said that the need for shovel-ready sites continued and the priority in 2019 was to evaluate the land in Parkville. BeVelle said he attended several meetings and events and the PEDC began the strategic planning process.

**5. ACTION AGENDA**

**A. Approve the second reading of an ordinance to authorize a ballot question to impose a local parks sales tax**

Mayor Johnston said that the first reading was held on December 18. No additional information was presented.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3016, AN ORDINANCE AUTHORIZING A BALLOT QUESTION TO IMPOSE A LOCAL PARKS SALES TAX OF ONE-HALF OF ONE PERCENT FOR LOCAL PARKS, ON SECOND READING TO BECOME ORDINANCE NO. 2981. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WHITLEY, WASSMER, WELCH RITTMAN AND SPORTSMAN. MOTION PASSED 7-0.

**B. Approve Resolution No. 19-001 endorsing an application for the Platte County Parks and Recreation Outreach Grant Program for shade structures in the dog parks in Platte Landing Park, a new perimeter fence around the new parks storage building and improvements to the roundabout area near the boat ramp in English Landing Park**

Public Works Director Alysén Abel stated that the deadline to submit the grant application was January 11. Four project options were presented to the Community Land and Recreation Board at its November 2018 meeting. She provided a brief overview of the projects, noting that three of the four would be requested for 2019 grant funding. Abel added that the fourth project for streambank stabilization of White Alloe Creek required additional staff time to determine the needs and to conduct the appropriate studies.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE RESOLUTION NO. 19-001 ENDORSING AN APPLICATION FOR THE PLATTE COUNTY PARKS AND RECREATION OUTREACH GRANT PROGRAM FOR TWO SHADE STRUCTURES IN THE DOG PARKS IN PLATTE LANDING PARK, A NEW PERIMETER FENCE AROUND THE NEW PARKS STORAGE BUILDING AND IMPROVEMENTS TO THE ROUNDABOUT AREA NEAR THE BOAT RAMP IN ENGLISH LANDING PARK. ALL AYES; MOTION PASSED 7-0.

**6. STAFF UPDATES ON ACTIVITIES**

**A. Administration**

**1. Sewer Rate Increase Public Hearing – January 15, 2019**

Public Works Director Alysén Abel stated that a public hearing to consider a sewer rate increase was scheduled for January 15, 2019.

Police Chief Kevin Chrisman said that Mike Higdon, owner of Arrow Tow Service, provided further assistance to the Parkville resident helped by the community by assisting with her personal property taxes and licensing the car that was donated to her family. He also thanked the other community partners Dave McKahan, owner of Dave's Foreign Car, and Kevin Heaton, owner of Stone Canyon Pizza.

**7. MAYOR, BOARD OF ALDERMEN & COMMITTEE REPORTS & MISCELLANEOUS ITEMS**

Alderman Welch said that the YMCA would host its annual educational fundraiser on January 24 at Weatherby Lake to inform the public about the services it offers.

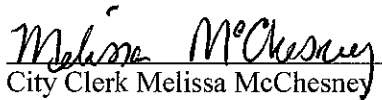
Alderman Plumb said that the Parkville Area Chamber of Commerce was hosting its annual Black and White Gala on January 26.

**8. ADJOURN**

Mayor Johnston declared the meeting adjourned at 7:52 p.m.

The minutes for Wednesday, January 2, 2019, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the fifteenth day of January 2019.

Submitted by:

  
City Clerk Melissa McChesney

