

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:00 p.m. on Tuesday, February 4, 2020, 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. Recognize the Friends of Parkville Nature Sanctuary Amateur Photo Contest 2019 Winning Photo

Friends of Parkville Nature Sanctuary Chair Brent Frazee presented the 2019 winning photo to Michael Huddleston for "Deer at Dawn."

Mayor Johnston recognized a scout who was working on her Communications merit badge.

3. CONSENT AGENDA

- A. Approve the minutes for the January 21, 2020, regular meeting
- B. Approve the minutes for the January 21, 2020, work session
- C. Receive and file the December 2019 sewer report
- D. Approve a small construction agreement with KC Fence & Guardrail Corp. to replace the fence around the dog parks in Platte Landing Park
- E. Approve a construction agreement with Broski Fence Co., LLC to construct Ball Field No. 3 dugout roof structures
- F. Approve Work Authorization No. 21 with Urban Tree Specialists to remove hazardous trees in English Landing Park
- G. Approve payment to and accept from SKG, LLC (Kevin Green) right-of-way and easements associated with the Route 9 Improvements from Highway 45 to Lakeview Drive
- H. Accept right-of-way and easements from Bank Liberty associated with the Route 9 Improvements from Highway 45 to Lakeview Drive
- I. Approve accounts payable from January 17 to January 31, 2020

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

4. ACTION AGENDA

A. Amend the real estate purchase agreement with Parkville Development 70, LLC, to extend the contingency date to August 1, 2020 to transfer Phase II property

City Administrator Joe Parente stated that an agreement was approved on March 5, 2019, to sell City-owned property to the developer of Creekside. The first phase included 35 acres and all the contingencies were met. For the second phase, all but one contingency was met by the December 31, 2019, deadline. He said that per the agreement, one of the apartment buildings needed to receive an occupancy permit before the remaining 35 acres would be transferred to the developer. The developer requested an extension through August 1 and anticipated that the first two buildings would be completed by June. Once the final contingency was met, the remaining 35 acres would be transferred to the developer.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE THE FIRST AMENDMENT TO THE REAL ESTATE PURCHASE AGREEMENT WITH PARKVILLE DEVELOPMENT 70, LLC, FOR THE MEADOWS AT CREEKSIDE PROJECT. MOTION PASSED 7-0.

B. Approve the first reading of an ordinance to approve a first amendment to the lease purchase agreement with Central Bank of the Midwest related to financing and refinancing costs for improvements to a portion of Route 9

City Administrator Joe Parente said that financing for the Route 9 project was approved in 2017. It included \$323,100 for the City's portion of the federal grant received for the first phase that was being paid back through revenue from the 9 Highway Corridor Community Improvement District. It also included a grant anticipation loan for \$965,000 which was not programmed until the 2019-2020 federal fiscal year. The City borrowed money in advance of the grant with the plan to construct the road and then pay back the loan; the lump sum was due March 1. Parente added that the City received a Missouri Department of Transportation (MoDOT) Cost Share grant that expanded the project to Lakeview Drive. The grant regulations did not allow the City to receive money in advance of construction, but the City would be reimbursed once the money was spent on the construction. Parente said the first amendment would delay the payment date to a later date after construction was completed.

Staff recommended approval of the first reading and for the second reading, more details about the transaction would be provided for consideration. The project required an additional round of funding for the additional cost share for the MoDOT grant and the City would be responsible for any amount above the grant funds received. Parente noted that he did not believe that the next phase would be approved prior to the second reading, but a plan of action would be presented to the Board, including an update on the project and expediting the land acquisition.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3082, AN ORDINANCE AUTHORIZING THE CITY TO ENTER INTO A FIRST AMENDMENT TO THE LEASE PURCHASE AGREEMENT WITH CENTRAL BANK OF THE MIDWEST RELATED TO FINANCING AND REFINANCING COSTS RELATED TO IMPROVEMENTS TO A PORTION OF ROUTE 9 WITHIN THE CITY AND CAPITAL IMPROVEMENTS TO CERTAIN ROADS WITHIN THE CITY; AND AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH, ON FIRST READING AND POSTPONE THE SECOND READING TO FEBRUARY 18, 2020. MOTION PASSED 7-0.

C. Approve the first reading of an ordinance to amend Parkville Municipal Code sections 402.010, 405.020 and 405.040 to create provisions and guidelines for short-term residential dwelling rentals – Case No. PZ19-12

Community Development Director Stephen Lachky provided a background of the proposed text amendment, noting that the Planning and Zoning Commission held a special workshop in September, a public hearing in November and a second public hearing in December. The first reading of an ordinance was held on January 7 and the Board directed staff to conduct more research into the homeowners' association's regulations regarding short-term rentals. Changes to the text amendment included removal of the time provisions that would instead be determined by the Planning and Zoning Commission and the Board of Aldermen on a case-by-case basis; and that homeowners' association regulations would be considered a relevant factor when reviewing conditional use permit applications.

Lachky said that the five percent tourism tax, approved by voters in 2002, applied to short-term rentals. He noted that the tax was not additional or specific to short-term rentals. The rental units located downtown were not classified as short-term rentals because they were located in a commercial district and were only using the third-party platforms to market them to rent.

Discussion focused on the percentage of a building that could be used for a short-term rental, ensuring that safety measures were in place and checked annually and the difference between rentals in commercial districts versus in residential districts.

The following provided public comments:

Doug Bias, Jr., 8515 NW 62nd Terrace; Elaine Kellerman, 5243 NW Bluffs Circle; and Jeremy Jordan, Second Door.

No action was taken by the Board.

Clerks note: Since no action was taken, this item will not be acted upon unless it is brought before the Board at a future meeting.

5. STAFF UPDATES ON ACTIVITIES

A. Administration

1. Parkville City Hall Closed February 17, 2020 – President's Day

Finance/Human Resources Director Matthew Chapman said that City Hall would be closed on February 17 in observance of President's Day.

B. Public Works

1. Platte Landing Park Dog Park

Public Works Director Alysén Abel stated that a contract was approved on the consent agenda for the dog park fence and once it was installed staff would evaluate whether or not to install the perimeter fence. She said the shade structure would be installed in the spring and the dog parks needed to get a good establishment of the grass. She anticipated that the dog parks would be opened in May.

C. Community Development

1. 2019 Department Recap

Community Development Director Stephen Lachky reviewed department highlights from 2019; presentation attached as Exhibit A. He noted that residential valuations in Parkville were almost identical to those in Platte County.

2. Medical Marijuana Dispensaries

Community Development Director Stephen Lachky said that four applications were received for medical marijuana dispensaries in Parkville and two were approved – one at the Crestridge Shopping Center and one downtown. He said that staff was reaching out to the owners and operation’s teams to answer questions and discuss compliance.

6. MAYOR, BOARD OF ALDERMEN & COMMITTEE REPORTS & MISCELLANEOUS ITEMS

Mayor Johnston asked if staff was going to apply for the U.S. Department of Transportation INFRA grants for Route 9 and Lachky responded yes and that the application deadline was the end of February. He said that other cities had submitted similar applications in the past.

Alderman Welch reminded the Board of the Parkville Chamber of Commerce gala on February 22.

Alderman Rittman mentioned that residents shared concerns with him about the train noise and how it would affect the short-term rentals downtown. City Administrator Joe Parente said that the Parkville Economic Development Council was working on an update before the executive director left. He said he had some information available about preliminary and long-term costs and next steps.

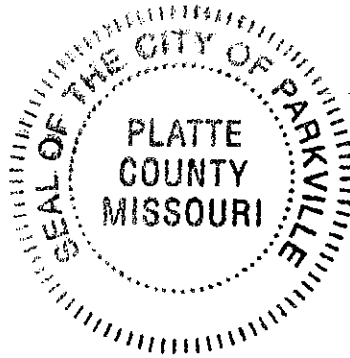
7. ADJOURN

Mayor Johnston declared the meeting adjourned at 9:14 p.m.

The minutes for Tuesday, February 4, 2020, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the eighteenth day of February 2020.

Submitted by:


City Clerk Melissa McChesney



2019 Community Development Dept.

Recap

Highlights

- Exceeded 2019 goals/projections
- Set records for permits processed
- Set records for valuation added to the community

