

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:02 p.m. on Tuesday, March 5, 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. Proclaim March 5, 2019, as Park University Women's Volleyball Day

Mayor Johnston presented the proclamation to Coach Mike Talamantes and the Park University Women's Volleyball team.

B. Presentation from Platte County regarding capital improvement sales tax on April ballot

Mayor Johnston said that Platte County Commissioner Dagmar Wood was unable to attend the meeting and noted that staff would contact her about presenting on March 19.

3. CONSENT AGENDA

- A. Approve the minutes for the February 19, 2019, regular meeting
- B. Receive and file the January sewer report
- C. Approve accounts payable from February 16 to March 1, 2019

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

4. ACTION AGENDA

A. Approve a real estate purchase agreement with Parkville Development 70, LLC, for the Meadows at Creekside Project

City Administrator Joe Parente provided an overview of the real estate purchase agreement; presentation attached as Exhibit A. He stated that developments near the intersection of Interstate 435 and Highway 45 were approved by the Board of Aldermen that included two tracts owned by

the City in the southeast quadrant. The agreement proposed selling Tract IX to the developer in two phases. The benefits of selling the land included replacement of the neighborhood improvement district assessments for sewer and street improvements. Parente said that the City took over ownership of the tracts because the property owners did not pay the assessments.

Discussion focused on the length of the assessments, the money that would be available when the additional temporary tax levy expired, the process for paying the City for the sale of the land and how the City would be affected if the developer did not move forward with the project. Parente said that the assessments would be paid on the apartments for 16 years and the single-family homes for 30 years. The assessments would be collected by the Platte County Collector and paid to The Meadows at Creekside Community Improvement District (CID) who would then pay the City. An agreement with the CID would ensure that the City would be paid for the 16-year period. If the developer did not move forward with the project, the City would benefit on Tract IX because the debt burden would be eliminated.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE THE REAL ESTATE PURCHASE AGREEMENT WITH PARKVILLE DEVELOPMENT 70, LLC, FOR THE MEADOWS AT CREEKSIDE PROJECT, TO AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY AND TO AUTHORIZE THE MAYOR AND CITY ADMINISTRATOR TO TAKE SUCH ACTIONS AND EXECUTE SUCH DOCUMENTS AS NECESSARY TO COMPLETE THE TRANSACTION. ALL AYES; MOTION PASSED 7-0.

B. Approve the second reading of an ordinance to amend Parkville Municipal Code Section 140.350 to add Subsection G allowing film and video recording within the Parkville parks system

Mayor Johnston noted that the first reading was held on February 19. No additional information was provided.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3020, AN ORDINANCE AMENDING PARKVILLE MUNICIPAL CODE SECTION 140.350 TO ADD SUBSECTION G ALLOWING FILM AND VIDEO RECORDING WITHIN THE PARKVILLE PARKS SYSTEM, ON SECOND READING TO BECOME ORDINANCE NO. 2986. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WHITLEY, WASSMER, WELCH, RITTMAN AND SPORTSMAN. MOTION PASSED 7-0.

C. Approve the first reading of an ordinance to approve a road relinquishment agreement with the Missouri Highways and Transportation Commission to take ownership of the I-435 southwest outer serve road

Public Works Director Alysen Abel stated that the property was owned and maintained by the Missouri Department of Transportation and served one property owner. To help bolster the application for the cost share funding of the improvements to Route 9, the City agreed to take ownership of the outer service road pending Board of Aldermen approval. The storm sewer pipe under the road would be added to the City's closed circuit televising schedule. Abel noted that staff was not concerned about the condition of the road or the storm sewer pipe.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3021, AN ORDINANCE APPROVING THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION ROAD RELINQUISHMENT AGREEMENT TO TAKE OWNERSHIP OF THE I-435 SOUTHWEST OUTER ROAD, ON FIRST READING AND POSTPONE THE SECOND READING TO MARCH 19, 2019. ALL

AYES; MOTION PASSED 7-0.

D. Approve a small construction services agreement with Delden Manufacturing Co. (Renner Supply Company) to install overhead doors at the Parks Storage Building

Public Works Director Alysen Abel stated that construction of the building was completed in December 2018. The doors for the building were bid separately for better pricing. The Board of Aldermen originally approved an agreement with Shergain, but due to the cost of the additional endorsements they did not move forward with the project. Abel said that Shergain planned to subcontract with Delden Manufacturing for the new doors and they agreed to honor their pricing. Delden Manufacturing was able to obtain the additional endorsements.

Discussion focused on the insurance requirements for City contracts. Abel noted that the City's process was more comprehensive than most other cities, but were necessary to help hold the vendor responsible for any issues. She added that the building still needed electrical service and staff applied for a Platte County Outreach Grant for exterior screening.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE A SMALL CONSTRUCTION SERVICES AGREEMENT WITH DELDEN MANUFACTURING CO. (RENNER SUPPLY COMPANY) TO INSTALL OVERHEAD DOORS AT THE PARKS STORAGE BUILDING IN THE AMOUNT OF \$10,800. ALL AYES; MOTION PASSED 7-0.

5. STAFF UPDATES ON ACTIVITIES

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

Alderman Whitley noted that staff had provided a matrix showing revenues and expenses for each of the taxing districts involved in the area for APEX development at Highway 45 and Melody Lane. He requested a similar matrix for the Creekside developments at Highway 45 and I-435.

Alderman Wylie asked if staff had discussions with the school district in regards to the tax increment financing requested for the Creekside developments. Staff said that the school district had members on the Tax Increment Financing Commission and they spoke at the public hearing on February 26.

The Board requested an update on the status of the low water crossing in English Landing Park and Public Works Director Alysen Abel said that the new footings were installed, but the weather had caused delays. She anticipated at least one contract extension, but believed that the project would be completed before the Parkville Microbrew Fest on April 27.

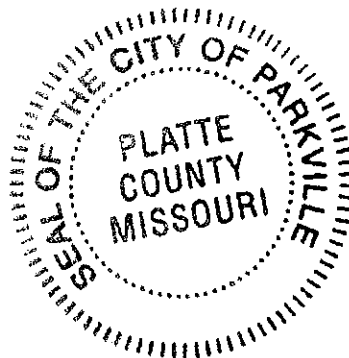
7. ADJOURN

Mayor Johnston declared the meeting adjourned at 7:49 p.m.

The minutes for Tuesday, March 5, 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 nineteenth day of March 2019.

Submitted by:

Melissa McChesney
City Clerk Melissa McChesney



Real Estate Agreement

Meadows at Creekside

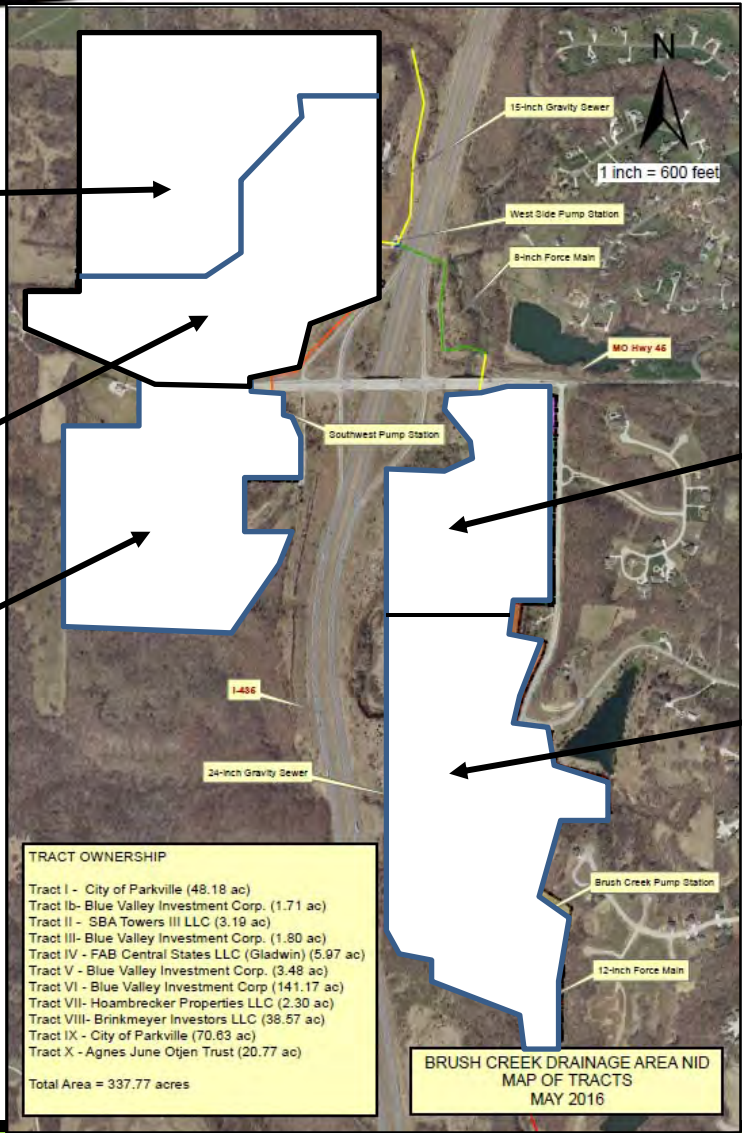


Creekside Development – City Owned Tracts I and IX

The Woods
At
Creekside &
Creekside
Village

Creekside
Commons

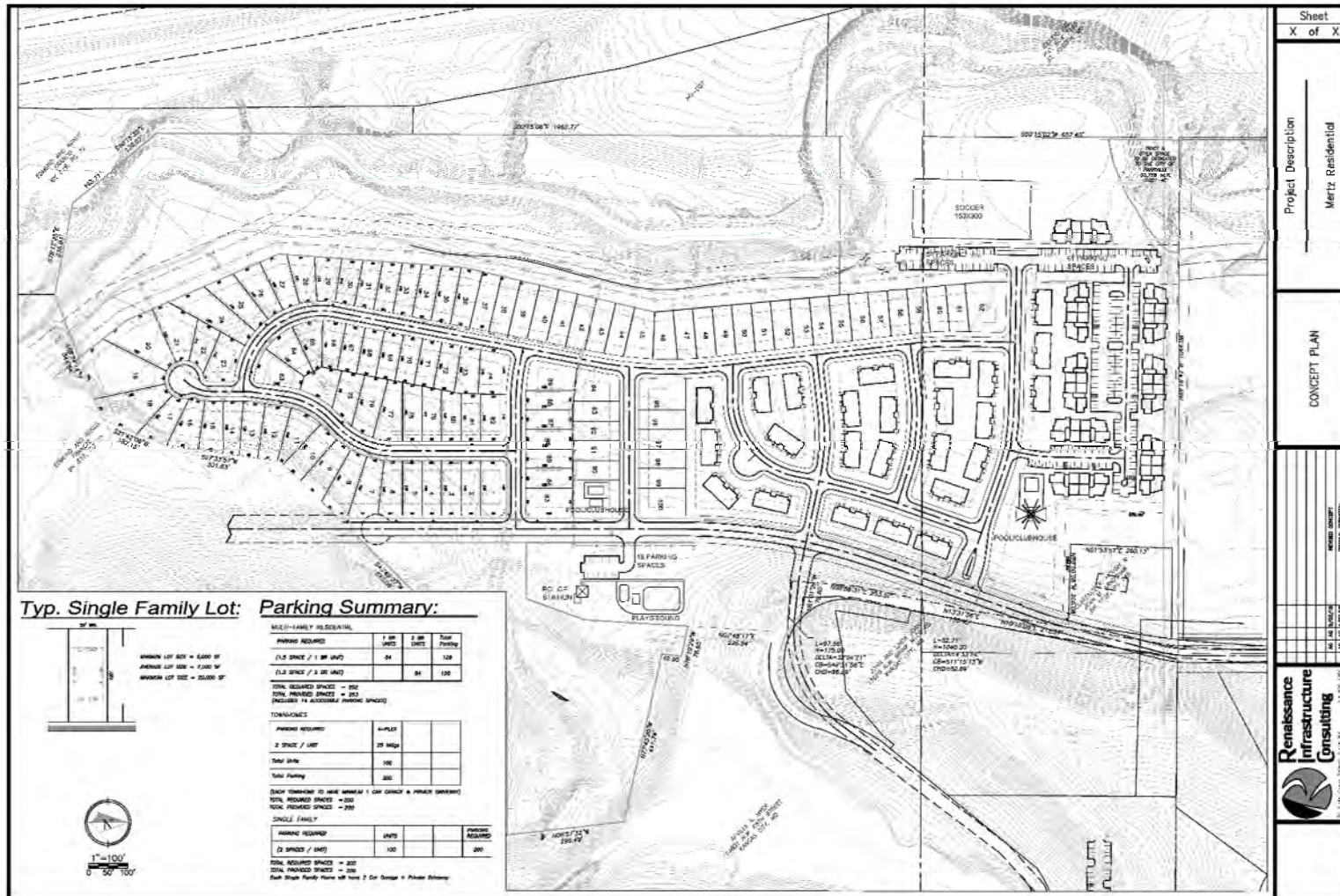
Tract I -
Creekside
Industrial



Old Town At
Creekside

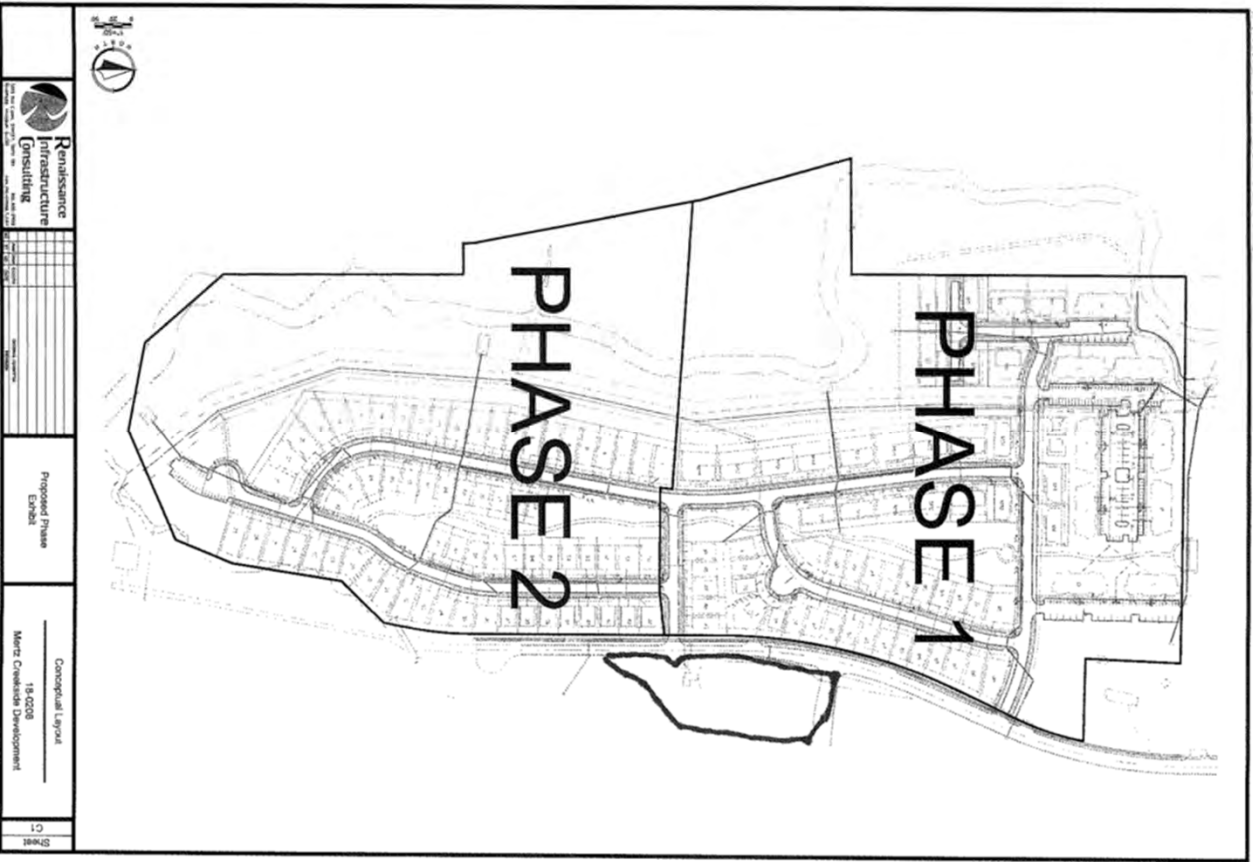
Tract IX -
The
Meadows At
Creekside

Meadows at Creekside



Terms of Real Estate Agreement

- \$4,800,000 Total Purchase Price
 - Phase I and II Payments of \$400,000 each (\$800,000 total)
 - Annual Community Improvement Assessments of \$300,000 per year for 16 years (coincides with maturity of NID Bond Payments)
 - Community Improvement District Special Assessments – Apartments - \$1,737 per unit per year; Single Family Homes - \$400 per year
 - Chapter 100 Tax Abatement on Apartments



Benefits of Land Sale

- Essentially Replaces NID Assessments – Tract I still being negotiated
- Parkville Tax Payers Relieved of Debt Burden from Brush Creek and Brink Meyer NID Bond Payments

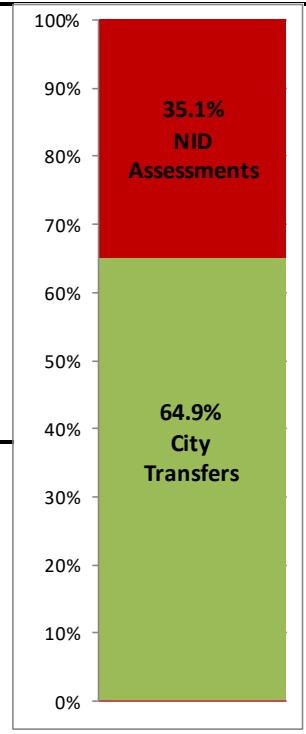
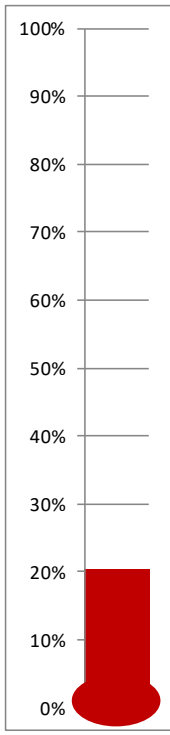
Taxpayer Savings:

- \$315,000 annual transfer from the General Fund. Funds can be applied to capital improvements such as stormwater and streets.
- Emergency Reserve Fund Balance Maintained
- No extension of the Temporary Tax Levy required in 2024 to 2034. Property taxes will be reduced when current 2004 COP Debt is retired.
- Quality Development Promoted

NID Debt Payments

NID Debt Schedule and Payments

	Principal, Interest & Fees			Paid To Date (through 9/1/18)	Payment Sources		
	Brush Creek NID	Brink Meyer NID	Total Due		Brush Creek NID	Brink Meyer NID	City TRANSFERS
2015	\$230,663	\$182,874	\$413,536	\$413,536			
2016	\$189,088	\$149,988	\$339,075	\$339,075			
2017	\$395,938	\$287,888	\$683,825	\$683,825			
2018	\$394,563	\$288,613	\$683,175	\$683,175			
2019	\$393,038	\$289,188	\$682,225		\$251,303	\$1,810	\$429,112
2020	\$396,288	\$289,613	\$685,900		\$251,303	\$1,810	\$432,787
2021	\$394,313	\$289,888	\$684,200		\$251,303	\$1,810	\$431,087
2022	\$392,188	\$285,088	\$677,275		\$251,303	\$1,810	\$424,162
2023	\$394,838	\$285,213	\$680,050		\$251,303	\$1,810	\$426,937
2024	\$392,263	\$285,188	\$677,450		\$251,303	\$1,810	\$424,337
2025	\$394,131	\$284,794	\$678,925		\$251,303	\$1,810	\$425,812 Temp Levy
2026	\$395,013	\$288,250	\$683,263		\$251,303	\$1,810	\$430,150 Renewal?
2027	\$395,213	\$285,750	\$680,963		\$251,303	\$1,810	\$427,850
2028	\$395,063	\$287,950	\$683,013		\$251,303	\$1,810	\$429,900
2029	\$394,563	\$284,850	\$679,413		\$251,303	\$1,810	\$426,300
2030	\$393,713	\$285,375	\$679,088		\$251,303	\$1,810	\$425,975
2031	\$391,700	\$284,375	\$676,075		\$251,303	\$1,810	\$422,962
2032	\$393,400	\$282,875	\$676,275		\$251,303	\$1,810	\$423,162
2033	\$389,600	\$285,750	\$675,350		\$251,303	\$1,810	\$422,237
2034	\$782,300	\$565,750	\$1,348,050	\$688,513	\$251,303	\$1,810	\$1,094,937
TOTAL	\$7,897,869	\$5,769,255	\$13,667,124	\$2,808,124	\$4,020,848	\$28,960	\$7,497,705
% Paid				20.5%	34.8%	0.3%	64.9%



Note: The debt service reserve is applied for final payment in 2034.

Real Estate Agreement
Meadows at Creekside
Questions?

