

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:00 p.m. on Tuesday, March 7, 2017, 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 Diane Driver	- present
Ward 1 Alderman Tina Welch	- present
Ward 2 Alderman Jim Werner	- present
Ward 2 Alderman Dave Rittman	- absent with prior notice
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
Tim Blakeslee, Assistant to the City Administrator
Padraic Corcoran, Williams & Campo, P.C. (*for city attorney*)

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

2. CITIZEN INPUT

3. CONSENT AGENDA

- A. Approve the minutes for the February 21, 2017, regular meeting
- B. Approve the minutes for the February 21, 2017, work session
- C. Receive and file the January 2017 sewer report
- D. Approve the permanent sign placement and design at the Parkville Farmer's Market
- E. Approve a retail liquor by the drink picnic license for the Northland Early Education Center for the Pioneer Run event on June 10, 2017
- F. Receive and file the 2016 Annual Report
- G. Approve the second reading of an ordinance prohibiting smoking in certain public park locations
- H. Approve a small construction contract with ASGI Enterprises MO, LLC for Phase 1 of the City Hall building safety upgrades
- I. Approve accounts payable from February 16 to March 3, 2017

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO APPROVE THE CONSENT AGENDA AND RECOMMENDED MOTIONS FOR EACH ITEM, AS PRESENTED. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WERNER, DRIVER, WELCH AND SPORTSMAN. MOTION PASSED 6-0.

4. ACTION AGENDA

- A. Appoint Diane Driver and Jim Werner through May 2018 and Mike Sobba and Chris Cline through May 2020 to the Tax Increment Financing Commission

Mayor Johnston stated that appointments to the Tax Increment Financing Commission had

not been made since she had become mayor. Due to the possibility of adding new or amending current financing districts, she noted it was important to appoint members to the Commission.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN WYLIE TO APPOINT DIANE DRIVER AND JIM WERNER THROUGH MAY 2018 AND MIKE SOBBA AND CHRIS CLINE THROUGH MAY 2020 TO THE TAX INCREMENT FINANCING COMMISSION. ALL AYES; MOTION PASSED 6-0.

B. Hold a public hearing and approve the first reading of an ordinance to amend the established 9 Highway Corridor Community Improvement District, direct the City Clerk to report the amendment of the district to the Missouri Department of Economic Development and authorize certain documents and prescribing other matters relating thereto

Community Development Director Stephen Lachky provided an overview of the approvals to-date for the 9 Highway Corridor Community Improvement District (CID) which was established in December 2016. Following approval of the CID, the Platte County Board of Elections notified staff that there were two registered voters within the district. Two options included conducting the mail-in ballot election with the two registered voters or remove the properties from the CID. The CID Board of Directors recommended removing the property at its meeting on December 21 which would push back the collection of the sales tax revenue to October 1, 2017. In addition to the property, another property owner requested removal from the CID boundaries. Removal of the properties did not affect the requirements of a community improvement district or the schedule for the improvements to Route 9.

Mayor Johnston opened the public hearing and opened the floor to public comments. Hearing none, she closed the public hearing.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO APPROVE BILL NO. 2919, AN ORDINANCE AMENDING THE ESTABLISHED 9 HIGHWAY CORRIDOR COMMUNITY IMPROVEMENT DISTRICT, DIRECTING THE CITY CLERK TO REPORT THE AMENDMENT OF THE DISTRICT TO THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT AND AUTHORIZING CERTAIN DOCUMENTS AND PRESCRIBING OTHER MATTERS RELATING THERETO, ON FIRST READING AND POSTPONE THE SECOND READING TO MARCH 21, 2017. ALL AYES; MOTION PASSED 6-0.

C. Adopt an ordinance to authorize a lease purchase agreement with Bank Liberty for the 2017 Streets Enhancement Program

Assistant to the City Administrator Tim Blakeslee stated that the proposed lease purchase agreement with Bank Liberty was for \$2.35 million plus interest at a rate of 2.19 percent for the streets maintenance and Route 9 improvement projects. The Board of Aldermen approved a resolution of support on February 21 and Bank Liberty required an ordinance for the lease purchase agreement.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO APPROVE BILL NO. 2020, AN ORDINANCE AUTHORIZING A LEASE PURCHASE AGREEMENT WITH BANK LIBERTY FOR THE 2017 STREETS ENHANCEMENT PROGRAM, ON FIRST READING. ALL AYES; MOTION PASSED 6-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO APPROVE BILL NO. 2020 ON SECOND READING BY TITLE ONLY TO BECOME ORDINANCE NO. 2889. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WERNER, DRIVER, WELCH AND SPORTSMAN. MOTION PASSED 6-0.

D. Approve a funding agreement with Foutch Brothers for Project Keystone

City Administrator Joe Parente stated that a development of 46,000 square feet of office space and possible residences at 6th and East streets was proposed. The funding agreement was for \$25,000 paid by the developer to the City to cover outside costs including financial analyses and evaluation of the economic benefits of the development. The analyses to be completed would be used to discuss possible economic development incentives. Parente noted that staff met with the developer who said they were within 30 days of being ready to move forward with the project.

Alderman Jim Werner recused himself from the vote because he owned property at 604 East Street.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO AUTHORIZE THE MAYOR TO EXECUTE A FUNDING AGREEMENT WITH FOUTCH BROTHERS FOR PROJECT KEYSTONE. ALL AYES; MOTION PASSED 5-0.

Alderman Werner returned to the meeting.

E. Approve an agreement with Springsted Incorporated to complete an Internal Rate of Return Analysis and a Fiscal Impact Analysis for Project Keystone

City Administrator Joe Parente said that the City would use the funds provided through the funding agreement previously approved to cover the costs of the financial analyses which were estimated at \$15,000. The analyses would be presented to the Board at a future meeting and it would be determined if economic development incentives were appropriate. The analyses would be subject to receipt of the funds from the funding agreement.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER 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 PROJECT KEYSTONE, SUBJECT TO THE RECEIPT OF FUNDS PER THE ASSOCIATED FUNDING AGREEMENT. ALL AYES; MOTION PASSED 6-0.

F. Adopt an ordinance to amend Parkville Municipal Code Chapter 404, Section 404.040 to add cross slope requirements for sidewalks and driveways in order to be compliant with requirements set forth by the Americans with Disabilities Act

Public Works Director Alysen Abel stated that in November 2016 the Board amended the Municipal Code to add the requirements for Americans with Disabilities Act (ADA) compliant sidewalks and driveways. With the adoption of the new development code, the section was left out because they were unaware of the change. The amendment would add the requirements back into the Code.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO APPROVE BILL NO. 2921, AN ORDINANCE AMENDING PARKVILLE MUNICIPAL CODE CHAPTER 404, SECTION 404.040 TO ADD CROSS SLOPE REQUIREMENTS FOR DRIVEWAYS AND SIDEWALKS IN ORDER TO BE COMPLIANT WITH REQUIREMENTS SET FORTH BY THE AMERICANS WITH DISABILITIES ACT, ON FIRST READING. ALL AYES; MOTION PASSED 6-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO APPROVE BILL NO. 2921 ON SECOND READING BY TITLE ONLY TO BECOME ORDINANCE NO. 2890 ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WERNER, DRIVER, WELCH AND SPORTSMAN. MOTION PASSED 6-0.

G. Approve the first reading of an ordinance to amend Parkville Municipal Code chapters 515, 520 and 700 and to repeal Section 850.200 to revise the development fee structure associated with the construction of public improvements

Public Works Director Alysén Abel stated that the Board held two work sessions regarding the proposed fee structure for public improvements. The public improvement fee would be four percent of the total infrastructure cost with a minimum of \$50 to cover staff time to review smaller permits. The City would require that 25 percent of the fee be paid at the time of application, 25 percent would be due at the time the permit is approved and the remaining 50 percent due at the time of final approval before the two-year contractor maintenance period began. Other fees included a third-party review of materials testing and a \$500 increase to the total for sewer tap and sewer impact fees. Abel noted that the right-of-way and grading permits were not included in the proposal. The new fee would become effective April 3 and the outstanding permits would remain under the old fee structure.

Mayor Johnston thanked the staff for including the developers in the discussions.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO APPROVE BILL NO. 2922, AN ORDINANCE AMENDING PARKVILLE MUNICIPAL CODE CHAPTERS 515, 520 AND 700 AND REPEALING SECTION 850.200 TO REVISE THE DEVELOPMENT FEE STRUCTURE ASSOCIATED WITH THE CONSTRUCTION OF PUBLIC IMPROVEMENTS, ON FIRST READING AND POSTPONE THE SECOND READING TO MARCH 21, 2017. ALL AYES; MOTION PASSED 6-0.

H. Approve the first reading of an ordinance to repeal Parkville Municipal Code Chapter 840 and Section 850.010 and to amend Chapter 800 regarding zoning and building/construction fees

City Clerk Melissa McChesney said that the amendment to the Municipal Code would move the zoning and building/construction fees into the Schedule of Fees. Since Chapter 850 was being amended to update the development fees, staff recommended approval to move the remaining fees in the chapter to the schedule, along with the zoning fees in Chapter 840. She noted that the new development code did not need to be updated because it referenced Title VIII.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO APPROVE BILL NO. 2923, AN ORDINANCE REPEALING PARKVILLE MUNICIPAL CODE CHAPTER 840 AND SECTION 850.010 AND AMENDING CHAPTER 800 REGARDING ZONING AND BUILDING/CONSTRUCTION FEES, ON FIRST READING AND POSTPONE THE SECOND READING TO MARCH 21, 2017. ALL AYES; MOTION PASSED 6-0.

6. STAFF UPDATES ON ACTIVITIES

A. Administration

1. Welcome New City Administrator Joe Parente

Mayor Johnston welcomed Joe Parente as the new city administrator.

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

Alderman Sportsman commended staff for their work on the 2016 Annual Report.

8. ADJOURN

Mayor Johnston declared the meeting adjourned at 7:36 p.m.

The minutes for Tuesday, March 7, 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 twenty-first day of March 2017.

Submitted by:

Melissa McChesney
City Clerk Melissa McChesney

