

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:05 p.m. on Tuesday, April 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. Declare and proclaim a state of emergency in Parkville due to the Missouri River flooding

Mayor Johnston read the declaration and proclamation for a state of emergency; attached as Exhibit A.

B. Proclaim April 9-15, 2019, as SevenDays® Week in Parkville

Mayor Johnston presented the proclamation to SevenDays® Week event chair Diana Chaloux LaCerte.

3. CONSENT AGENDA

- A. Approve the minutes for the March 19, 2019, regular meeting
- B. Receive and file the February sewer report
- C. Authorize the assignment of Springsted Incorporated agreements for municipal advisor services to Baker Tilly Virchow Krause, LLP
- D. Approve a fireworks display at The National clubhouse for a wedding on May 11, 2019
- E. Approve Work Authorization No. 1 with Bliss Associates for real estate appraisals for properties along Route 9
- F. Approve a small construction services agreement with Delta Sweeping for the 2019 Street Sweeping Program
- G. Approve a purchase order with Kranz of Kansas City, Inc. for truck equipment for the new Public Works truck
- H. Approve a service agreement with Hydro-Klean, Inc. for the 2019 Sanitary Sewer Closed Circuit Television and Cleaning Program

- I. Approve a purchase order with Heritage Tractor for a John Deere Z997R mower for the Parks Division of Public Works
- J. Approve accounts payable from March 15 to March 29, 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 Resolution No. 19-002 to adopt the Adopt-A-Spot Volunteer Program Policy

Budget Analyst/Community Development Department Assistant Shakedra Knight provided an overview of the policy. She stated that the program would provide volunteers the opportunity to maintain City rights-of-way. Knight noted that the medians were not recommended for safety reasons per the Missouri Department of Transportation. Volunteers could pick up litter along Highway 45 from Klamm Drive to Crooked Road or provide landscaping and plantings at the roundabout near the Waddell A-Truss Bridge in English Landing Park. She added that suggestions from citizens other than those listed in the policy would be considered separately.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE RESOLUTION NO. 19-002 ADOPTING THE ADOPT-A-SPOT VOLUNTEER PROGRAM POLICY. ALL AYES; MOTION PASSED 7-0.

B. Approve the first reading of an ordinance to amend Parkville Municipal Code Section 307.030 allowing the Chief of Police to select a tow company through the City's bidding process

Police Chief Kevin Chrisman stated that the tow ordinance had been in effect for several years that allowed the Police Chief to select a tow company from list of three companies. He noted that since that time there were two companies that closed and one had been used that met the department's needs. Chrisman recommended using a single provider chosen through the City's bidding process. The tow services would be used when a citizen did not have his/her own tow company. He added that a bid opening was scheduled on April 10 and a company would be recommended to the Board of Aldermen at a future meeting. The costs would be included in the bids.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3039, AN ORDINANCE AMENDING PARKVILLE MUNICIPAL CODE SECTION 307.030 TO ALLOW THE CHIEF OF POLICE TO SELECT A TOW COMPANY USING THE CITY'S BIDDING PROCESS, ON FIRST READING AND POSTPONE THE SECOND READING TO APRIL 16, 2019. ALL AYES; MOTION PASSED 7-0.

C. Approve the second reading of an ordinance approving the Creekside Tax Increment Financing Plan, Projects and Redevelopment Area, making specific findings and designating the developer for Projects A through N included in the Plan – Case No. TIF18-01; Parkville Development 38, LLC; Parkville Development 50, LLC; Parkville Development 140, LLC; Parkville Development VVI, LLC, applicant

Mayor Johnston stated that the first reading was presented on March 19. No additional information was presented.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3022, AN ORDINANCE APPROVING THE

CREEKSIDE TAX INCREMENT FINANCING PLAN, PROJECTS AND REDEVELOPMENT AREA; MAKING SPECIFIC FINDINGS; AND DESIGNATING THE DEVELOPER FOR PROJECTS A THROUGH N INCLUDED IN THE PLAN, ON SECOND READING TO BECOME ORDINANCE NO. 2988. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WHITLEY, WASSMER, WELCH, RITTMAN AND SPORTSMAN. MOTION PASSED 7-0.

- D. Approve the second reading of an ordinance to approve the petition to establish the Creekside Community Improvement District; establish the district as a political subdivision of the State of Missouri; establish the term of existence of the district; determine the area within the district is a blighted area; direct the City Clerk to report the creation of the district to the Missouri Department of Economic Development; and authorize certain actions relating thereto**

Mayor Johnston stated that the first reading was presented on March 19. No additional information was presented.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3037, AN ORDINANCE APPROVING THE PETITION TO ESTABLISH THE CREEKSIDE COMMUNITY IMPROVEMENT DISTRICT; ESTABLISHING THE DISTRICT AS A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI; ESTABLISHING THE TERM OF EXISTENCE OF THE DISTRICT; DETERMINING THE AREA WITHIN THE DISTRICT IS A BLIGHTED AREA; DIRECTING THE CITY CLERK TO REPORT THE CREATION OF THE DISTRICT TO THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT; AND AUTHORIZING CERTAIN ACTIONS RELATING THERETO, ON SECOND READING TO BECOME ORDINANCE NO. 2989. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WHITLEY, WASSMER, WELCH, RITTMAN AND SPORTSMAN. MOTION PASSED 7-0.

- E. Approve the second reading of an ordinance to approve a Chapter 100 Industrial Development Project and making specific findings for the Creekside Development**

Mayor Johnston stated that the first reading was presented on March 19. No additional information was presented.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3038, AN ORDINANCE APPROVING A MASTER PLAN FOR INDUSTRIAL DEVELOPMENT PROJECTS FOR THE CREEKSIDE DEVELOPMENT AND AUTHORIZING CERTAIN ACTIONS RELATING THERETO, ON SECOND READING TO BECOME ORDINANCE NO. 2990. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WHITLEY, WASSMER, WELCH, RITTMAN AND SPORTSMAN. MOTION PASSED 7-0.

- F. Approve Resolution No. 19-003 to declare the area generally located at 16 Main Street a blighted and unsanitary area in need of redevelopment and rehabilitation pursuant to Missouri Urban Redevelopment Corporations Law**

Community Development Director Stephen Lachky stated that the property at 16 Main Street included two buildings, one of which was the former Finders Keepers, and the interior and exterior had deteriorated. Parkville Holdings LLC planned to remodel the buildings for restaurant use. Lachky said that Chapter 353 provided incentives to redevelop blighted areas with a property tax abatement for up to 25 years. A blight designation for the property would allow them to fix the life safety issues that needed to be addressed immediately.

Patricia Jensen, Rouse Frets White Goss Gentile Rhodes, P.C., provided an overview of the request; presentation attached as Exhibit B.

Pat Sterrett, Sterrett Urban, provided an overview of the blight study findings and the condition of the buildings.

Brian Mertz, Parkville Holdings LLC, summarized the issues that required immediate attention. He said he looked into historic tax credits, but it did not warrant going through the process. Mertz added that he would like to deem it a historical building once the improvements were completed.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE RESOLUTION NO. 19-003 DECLARING THE AREA GENERALLY LOCATED AT 16 MAIN STREET A BLIGHTED AND UNSANITARY AREA IN NEED OF REDEVELOPMENT AND REHABILITATION PURSUANT TO THE MISSOURI URBAN REDEVELOPMENT CORPORATIONS LAW. ALL AYES; MOTION PASSED 7-0.

G. Approve the first reading of an ordinance to approve a redevelopment agreement with Parkville Development 38, LLC; Parkville Development 50, LLC; Parkville Development 70, LLC; Parkville Development 140, LLC; and Parkville Development VVI, LLC for Redevelopment Project Areas A through N of the Creekside Tax Increment Financing Plan

Community Development Director Stephen Lachky said that the City and developer negotiated a redevelopment agreement in regards to the Creekside Tax Increment Financing (TIF) Plan that required improvements to be made that would be completed by 2025. He added that the retail, commercial and industrial portions would need further design review. The financing would cap the internal rate of return at 14 percent which was similar to the Market Place TIF agreement previously approved by the City.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3040, AN ORDINANCE APPROVING THE REDEVELOPMENT AGREEMENT WITH PARKVILLE DEVELOPMENT 38, LLC; PARKVILLE DEVELOPMENT 50, LLC; PARKVILLE DEVELOPMENT 70, LLC; PARKVILLE DEVELOPMENT 140, LLC; AND PARKVILLE DEVELOPMENT VVI, LLC FOR REDEVELOPMENT PROJECT AREAS A THROUGH N OF THE CREEKSIDE TAX INCREMENT FINANCING PLAN, ON FIRST READING AND POSTPONE THE SECOND READING TO APRIL 16, 2019. ALL AYES; MOTION PASSED 7-0.

5. STAFF UPDATES ON ACTIVITIES

A. Public Works

1. Flood Recovery

Public Works Director Alysén Abel said that as the water receded staff planned meet to review the condition of the park and determine the priorities and phasing of the recovery.

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

Alderman Wassmer asked staff to investigate traffic measures on South National Drive. Public Works Director Alysén Abel said that a traffic study of the intersection of S. National Drive, Crooked Road and River Hills Drive was being finalized and she would look into what other communities do in regards to traffic measures.

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Alderman Plumb said that he had received questions about fixing Bell Road. Community Development Director Stephen Lachky said that the Mid-America Regional Council was looking at its Regional Transportation Plan 2050 and Bell Road was number two on the City's priority list.

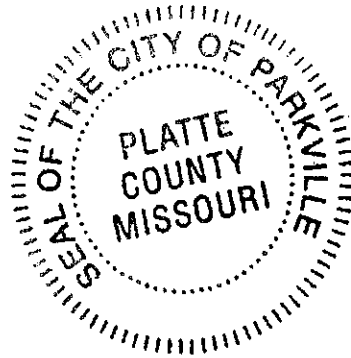
7. ADJOURN

Mayor Johnston declared the meeting adjourned at 8:20 p.m.

The minutes for Tuesday, April 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 sixteenth day of April 2019.

Submitted by:


City Clerk Melissa McChesney





DECLARATION AND PROCLAMATION OF A STATE OF EMERGENCY

WHEREAS, the City of Parkville, Missouri, recently reached major flood levels, as described by the United States Army CORP of Engineers and the National Weather Service. As the flood waters recede, the recovery will exceed the capacity of the City of Parkville, Missouri, posing a threat to the lives and property of the people of the City of Parkville, Missouri, and;

WHEREAS, areas within the boundaries of the City of Parkville, Missouri, were flooded and further flooding is expected over the next several months, curtailing the protection of the lives and property contained in the City of Parkville, Missouri, and

WHEREAS, the Mayor hereby finds it necessary and in the City's best interest to declare and proclaim the existence of a state of emergency within the City and to invoke emergency powers to protect life and property in the City.

NOW THEREFORE, I, Nanette K. Johnston, Mayor of the City of Parkville, Missouri, hereby declare that a state of emergency exists in the City of Parkville, Missouri, and I hereby invoke and declare in full force and effect all laws and statues of the State of Missouri, the County of Platte, and the City of Parkville for the exercise of all necessary emergency authority for the protection of the lives and property of the people of the City of Parkville, Missouri, and the restoration of local government with a minimum of interruption; and

FURTHER THAT all public offices and employees of the City of Parkville, Missouri, are hereby directed to exercise the utmost diligence in discharge of duties required of them for the duration of the emergency and in the execution of emergency laws, regulations and directives, state and local; and

FURTHER THAT all citizens are called upon and directed to comply with necessary emergency measures, to cooperate with public officials and the City of Parkville, Missouri, Emergency Management forces in executing emergency operational plans and to obey and comply with the lawful directions of properly identified public officers.

IN WITNESS WHEREOF, I hereunto set my hand this 2nd day of April 2019.

Nanette K. Johnston, Mayor

16 Main
By 16 Main Redevelopment Corporation



City of Parkville
Board of Aldermen Res. No. 19-003
April 2, 2019

16 Main



16 Main

- 2 masonry buildings with a combined 3,550 sq ft
 - 2-story building constructed in 1890
 - First floor has always been utilized as a retail store
 - Second story could accommodate an apartment with separate access, but currently utilized as storage
 - Originally the building was occupied by the N. Samuels Dry Goods Store (1890-1918). The Jacobson Brothers purchased the building in 1920 and remodeled the structure. In 1925, Etta Hobbs opened another dry goods store in the location. During the late 1930s the U.S. Postal Service expanded into the store.
 - 1-story building constructed in 1927-28
 - 14 Main Street was originally the first U.S. Post Office for Parkville.



Blight Study

- Prepared by Pat Sterrett, AICP
 - Certified Urban Planner
 - 20+ years experience
 - Bachelors of Architecture
 - Masters of Urban Planning
 - Prepared and reviewed dozens of blight reports in accordance with Missouri law



16 Main: Blight Conclusion

Objective Factors

- Age. Both buildings are 91-129 years old and are past their useful life.
- Obsolescence. Both buildings are functionally obsolete as evidenced by underutilization of 2nd story and requires upgrades to fire/life/safety systems.
- Inadequate or Outmoded Design. Both buildings are non-ADA compliant and the electrical systems are not suitable for residential or commercial uses. Other elements include improper ventilation, water damage, mold growth, termite activity, asbestos, animal intrusions, and lack of a water heater.
- Physical Deterioration. Both buildings show deterioration in the form of holes in parapet wall, roof wrinkled and holding water, loose and cracked brick, masonry cracking, wood rot, plumbing leaks, and water damage.



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16 Main: Blight Conclusion

By Reason of Objective Factors Have Become Liabilities

- Economic. The buildings are assessed at less than 25% percent of comparable properties as a result of a high level of deferred maintenance and deterioration.
- Social. Poor maintenance has left property with non-functioning heating, ventilation, air-conditioning, plumbing, electrical, and fire suppression systems.

Conditions Conducive to Inability to Pay Reasonable Taxes

- Because of these conditions, the Redevelopment Area is unable to pay reasonable taxes to the affected taxing jurisdictions because property values and consequently property taxes are depressed.



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REQUEST:

Developer requests that the Board of Aldermen take the following actions:

Approve Res. No. 19-003:

declaring the area generally located at 16 Main Street a blighted and unsanitary area in need of redevelopment and rehabilitation pursuant to the Missouri Urban Redevelopment Corporations Law.

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Thank You

16 Main: Inspection Report

An Inspection Report dated November 21, 2018, inadequate and outmoded design exists due to the following conditions:

- Ventilation
 - Attic ventilation improperly placed on roof of north building;
 - The opening of one of the two chimneys on the north building is blocked with a concrete block, and the other chimney, which is believed to vent the furnace flue for the upstairs apartment space, is blocked with a board and bricks (proper venting and installation of caps is required to safely vent the conditioned space);
- Insulation
 - Inadequate insulation (R value of 9; should be at least 30);
 - Ceiling joists exposed, not covered with insulation;
- Ingress/Egress
 - The double wood doors on the front of the south building are blocked off with walls built in front of them on the interior, creating ingress/egress issues, especially in the instance of a fire or other accident;
- Foundation
 - The slope of the ground on the west side of the property is overgrown with vegetation and water is draining into the foundation of both buildings and the underground room of the north building, resulting in a drop of the foundations (the foundations on the west side of the property will need to be rebuilt and water properly drained away from the building);

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16 Main: Inspection Report cont.

- Electrical
 - Most electrical receptacles are two-prong and ungrounded, creating a safety hazard;
 - Knob and tube wiring in place in areas and still in use, creating a fire hazard;
 - Electric cables do not have proper cable connectors;
 - Electric panels are not grounded, causing a safety concern;
 - Electric panel on second floor of north building is missing breaker cover blanks and one breaker is double tapped – panel does not satisfy National Electric Code and is a safety concern;
 - Fuse boxes on second floor of north building need to be replaced with breaker panels;
- Electric panel in south building had improper screws and insufficient clearance per code;
- Other safety concerns caused by:
 - Some GFCI receptacles will not reset;
 - Exterior receptacle box covers are loose;
 - A number of receptacles are dead;
 - No power to the second floor furnace disconnect box;
 - Wires hanging from ceiling;
 - Open junction boxes;
 - Light fixtures hanging down;
 - Light fixtures not working and improperly wired; and
 - Electric cable splices tied with electrical tape only.

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16 Main: Inspection Report cont.

- Deck/porch area ledger board on north side of building not properly secured to brick surface and creating a tripping hazard;
- Concrete steps on north side of building have been constructed with a slight slope, creating a tripping hazard;
- Handrails missing where there are at least three steps in succession;
- Humidity is too high in basement area of south building and crawlspace of north building, causing the growth of mold;
- Floor joists exhibit water damage and mold growth;
- Termite activity, but no structural damage;
- Asbestos pipe wrap present in the building;
- Animal intrusion (likely raccoons) and feces deposits in the crawlspace, basement, and second floor;
- Air conditioning condenser exterior refrigerant lines not properly insulated;
- HVAC equipment has outlived its life and requires replacement, and furnaces need to be vented properly – currently a safety concern;
- No water heater; and
- No bathroom ventilation.

All of the above conditions have created health and safety hazards or have the potential to do so if left unaddressed.

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16 Main: Inspection Report cont.

- Roof
 - Hole in parapet wall;
 - Roof in poor condition – wrinkled and holding water;
 - As many as 75% of the roof parapet wall caps are missing;
 - Clay wall caps have been improperly installed;
 - Roofing material above the underground room on the west side of the property is deteriorated;
 - Parapet wall covering in poor condition; and
 - Missing roof flashing.
- Walls
 - Metal brick lentils rusted;
 - Loose and cracked brick in various locations;
 - Masonry cracking due to settling of foundation;
 - Second floor windows have rotted, creating gaps between window trim and brick;
 - Much of the wood around the south building's front entrance has rotted out and flashing was not properly installed;
 - Chimneys and walls require tuck pointing and repair of loose bricks; and
 - Loose siding on the second floor.

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16 Main: Inspection Report cont.

- Foundation
 - Water intrusion; and
 - Settling – requires repair.
- Windows and Doors
 - Plywood sheathing covering some windows is deteriorating;
 - Storefront windows are in good condition, but all other windows are in poor condition;
 - Wood exterior door and storm door on second floor are in poor condition and require replacement – the wood door does not latch and is not sealing against the casement; and
 - The front door of the north building is missing weatherstripping.

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16 Main: Inspection Report cont.

- Interior and Building Systems
 - Attic ventilation does not function on the north building;
 - The exterior sheathing of some of the electric service cables has deteriorated and is unsafe;
 - Basement stairs in poor condition and unsafe;
 - Debris in crawlspace of north building and in basement of south building blocking access;
 - Subflooring deteriorated due to plumbing leaks;
 - Multiple ceiling tiles on second floor have water damage, some hanging down, and plywood has been secured to the ceilings;
 - Evidence of plumbing leaks;
 - Ceiling tile grid has deteriorated to the point that lumber is used to support the grid;
 - Water intrusion at storefront windows on front of south building;
 - All flooring throughout both buildings in poor condition;
 - Interior walls and ceilings exhibit extensive water damage, attempted repairs with unfinished plywood and lattice;
 - Mold growth on interior walls due to water intrusion and damage;
 - Kitchen cabinets, countertops, floor coverings, and plumbing fixtures in poor condition;
 - Second floor bathroom unusable due to disconnect of lines and drains;
 - Cast iron waste pipe rusted through in crawlspace; and
 - Interior water lines in poor condition.

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