

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:01 p.m. on Tuesday, May 1, 2018, 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	- present
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
Matthew Chapman, Finance/Human Resources Director
Stephen Lachky, Community Development 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 May 14, 2018, as Patriot Outreach Day

Mayor Johnston presented the proclamation to Patriot Outreach Chief Financial Officer, retired Colonel Jack Shafferman.

B. Recognize the March for Moms Rally to Improve Birth on May 6, 2018

Mayor Johnston presented the proclamation to Moms Rally to Improve Birth Rally Coordinator Ilana Silverstein.

C. Proclaim May 13-19, 2018, as Police Week

Mayor Johnston presented the proclamation to Police Chief Kevin Chrisman.

3. CONSENT AGENDA

- A. Approve the minutes for the April 17, 2018, regular meeting
- B. Approve the minutes for the April 17, 2018, work session
- C. Receive and file the March sewer report
- D. Receive and file the 2017-2018 Annual Snow Report
- E. Approve accounts payable from April 14 to April 26, 2018

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 8-0.

4. ACTION AGENDA

A. Approve the first reading of an ordinance vacating a 20 foot wide portion of Walnut Street adjacent to Lots 7, 8, 9, 10 and 11 of Block 40 of the Parks Addition to Parkville subdivision – Case No. VC18-01; David and Daniell Gile, applicants

Community Development Director Stephen Lachky stated that the vacation request was originally presented on March 20, 2018. The Board of Aldermen postponed the decision and recommended a meeting between City staff, the applicant and the property owners to discuss concerns and reach a solution. The ordinance was reconsidered on April 3, 2018. The ordinance was modified to reduce the 25 foot vacation of Walnut Street right-of-way to 20 feet and expand it along lots 10 and 11 and the existing home in the right-of-way. The action would deed the property to the property owner. Because of the modification, notice was republished in the newspapers and the action was for the first reading of the modified ordinance.

Lachky provided an overview of changes made to the ordinance since the April 3 meeting, noting that the utilities in the easement were located along 11th Street but not in the Walnut Street right-of-way. The public right-of-way would function as the area for the utilities to locate. He also provided an overview of the license agreement, noting that it stated that the applicants would be responsible for construction and maintenance of the private access driveway, the adjacent property owners could use the driveway to access their properties and the public could use it if they complied with the City's parking regulations. He added that the ordinance and the agreement would be recorded with the Platte County Recorder of Deeds for future owners of the property.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 2976, AN ORDINANCE VACATING A 20 FOOT WIDE PORTION OF WALNUT STREET ADJACENT TO LOTS 7, 8, 9, 10 AND 11 OF BLOCK 40 OF THE PARKS ADDITION TO PARKVILLE SUBDIVISION IN PARKVILLE, MISSOURI, SUBJECT TO CONDITIONS, ON FIRST READING AND POSTPONE THE SECOND READING TO MAY 15, 2018. MOTION PASSED 7-1 (WHITLEY OPPOSED).

B. Actions related to the Six at Park development

Alderman Plumb recused himself from the discussion for item B because he was an employee of the property owner Park University.

Community Development Director Stephen Lachky stated that information about the proposed project located at Route 9 and Sixth Street was presented at a work session on April 17. He provided an overview of the project; presentation attached as Exhibit A. The site plan was approved by the Planning and Zoning Commission. Chapter 353 is a property tax abatement for blighted areas and up to 25 years can be requested. The developer requested a 15 year tax abatement with the first year at 100 percent and the remaining years would be at a declining sliding scale percentage. He added that Springsted, Inc. conducted financial analyses of the project.

Lachky provided an overview of Chapter 100 that allowed a sales tax exemption for construction materials for a development project. He said that it was mentioned at the work session that development bonds would not be issued, but staff confirmed with Gilmore & Bell that they were required as a formality in order to issue the incentives and provide proof that the transaction took place. The properties would temporarily be transferred to the City for the sales tax exemption and would be held until the project was developed. Once completed the properties would transfer back to the property owner. Lachky added that there would not be any liability to the City and all the risk would be with the developer. Springsted Inc. concluded that the project could not continue without incentives.

Lachky provided an overview of items related to the parking lot that included the 99 year ground lease with Park University at which time the City will make an annual payment of \$22,041 for the

first 25 years and then \$1 annually for each of the remaining 74 years. He added that the City could put the savings from the sales tax exemption toward the annual payments. The second part included a redevelopment agreement for the parking lot with Six at Park LLC and the Parkville Old Towne Market Community Improvement District (POTMCID) that would include a \$350,000 contribution from the POTMCID. The third part was a use agreement with the developer regarding use of the parking lot during regular work hours and non-work hours. Lachky said that the developer would be responsible for maintenance of the parking lot and the City would be responsible for capital improvements to the parking lot.

Discussion focused on the POTMCID contribution toward the project that should not be included in the cost-benefit analysis for the City. The anticipated impacts for the City is projected to be a 10 year net benefit of \$209,090 and a 25 year net benefit of \$954,910.

1. Hold a public hearing and approve the first reading of an ordinance to approve a Chapter 353 Urban Redevelopment Project, make specific findings and authorize property tax abatement

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 RITTMAN TO APPROVE BILL NO. 2977, AN ORDINANCE APPROVING THE SIX AT PARK REDEVELOPMENT PLAN PURSUANT TO CHAPTER 353 OF THE REVISED STATUTES OF MISSOURI AND A REDEVELOPMENT AGREEMENT BETWEEN THE CITY AND WITH SIX AT PARK REDEVELOPMENT CORPORATION AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY. ALL AYES; MOTION PASSED 7-0.

City Clerk Melissa McChesney noted that the motion and subsequent motions for each sub-item should state that the bill was approved on first reading and the second reading would be postponed May 15, 2018.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE THE FIRST READING BY TITLE ONLY AND POSTPONE THE SECOND READING TO APRIL 15, 2018. ALL AYES; MOTION PASSED 7-0.

2. Approve the first reading of an ordinance to approve a Chapter 100 Industrial Development Project, make specific findings and authorize a building material sales tax exemption

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 2978, AN ORDINANCE APPROVING A PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT FOR THE BENEFIT OF SIX AT PARK, LLC, A MISSOURI LIMITED LIABILITY COMPANY, CONSISTING OF DESIGNING AND CONSTRUCTING A BUILDING FOR COMMERCIAL PURPOSES; AUTHORIZING THE CITY OF PARKVILLE, MISSOURI TO ISSUE ITS TAXABLE INDUSTRIAL DEVELOPMENT REVENUE BONDS IN A PRINCIPAL AMOUNT NOT TO EXCEED \$7,500,000 TO FINANCE OR REIMBURSE THE COSTS OF SUCH PROJECT; AUTHORIZING AND APPROVING CERTAIN DOCUMENTS; AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE BONDS, ON FIRST READING AND POSTPONE THE SECOND READING TO MAY 15, 2018. ALL AYES; MOTION PASSED 7-0.

3. Approve the first reading of an ordinance to approve the development of a public parking lot associated with the development of the Six At Park Office Project; to authorize a

ground lease with Park University; to approve a parking lot redevelopment agreement with Six At Park, LLC and the Old Towne Market Community Improvement District; and to approve a parking lot use agreement with Six At Park, LLC

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 2979, AN ORDINANCE APPROVING A GROUND LEASE BETWEEN THE CITY AND PARK UNIVERSITY; A PARKING LOT REDEVELOPMENT AGREEMENT BETWEEN THE CITY, SIX AT PARK LLC AND THE PARKVILLE OLD TOWNE MARKET COMMUNITY IMPROVEMENT DISTRICT; A PARKING USE AGREEMENT BETWEEN THE CITY AND SIX AT PARK LLC; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENTS ON BEHALF OF THE CITY, ON FIRST READING AND POSTPONE THE SECOND READING TO MAY 15, 2018. ALL AYES; MOTION PASSED 7-0.

Alderman Plumb rejoined the meeting.

5. STAFF UPDATES ON ACTIVITIES

A. Police Department

1. 2nd Annual Northland Law Enforcement Appreciation Day May 19, 2018

Police Chief Kevin Chrisman said that the 2nd annual event was scheduled for May 19 in English Landing Park. He noted that over 30 law enforcement agencies from the northland participated in the first event in 2017.

Chief Chrisman also provided a review of Microbrew Fest on April 29 and the status of the officer memorial in Clay County.

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

Mayor Johnston showed a video from the Microbrew Fest held in English Landing Park on April 29 hosted by the Main Street Parkville and said that the money raised was used for other downtown events. She noted that she attended the Platte County mayor's meeting, met with a Park University student on a local government project, attended a 9 Highway Corridor Community Improvement District meeting, met with a local technology company about shared services and met with a field representative from Congressman Grave's office regarding transportation funding. Events she attended included the General Federation of Women's Club to discuss volunteering and her role as mayor, a tour of the new Missouri American Water plant and the City's Arbor Day celebration on April 27 where the City was named a Tree City USA for the 28th year in a row. She added that Synergy Services was nominated for the Pinnacle Award from the Northland Chamber of Commerce.

Alderman Plumb stated that he attended the annual Parkville Chamber of Commerce golf tournament and the charity of choice was the Parkville Women's Clinic. The veterans' memorial committee officially adopted a design concept and started meeting with engineers to address issues raised by the Community Land and Recreation Board (CLARB).

Alderman Sportsman said that BioBlitz held at the Parkville Nature Sanctuary on April 21 had lower attendance than expected because it was the first ever event. He added that the CLARB meeting on May 9 would be held in the new shelter in Platte Landing Park. Assistant to the City Administrator Anna Mitchell noted that a work session would be held prior to the regular meeting for a walking tour of park projects.

Alderman Wylie stated that the Mid-America Regional Council Solid Waste Management District was working on obtaining a mobile recycling unit that would be shared by communities.

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Alderman Whitley requested a status update on redistricting and Community Development Director Stephen Lachky said that a new intern starting on May 14 would work on it as his first project. City Administrator Joe Parente said that staff reviewed comments from the August 1, 2017, work session and drafted a map that would be presented at a future work session.

Alderman Whitley noted that the Riss Lake homeowner's association was purchasing items related to crosswalks and asked if staff had been contacted. Public Works Director Alysén Abel replied that she had initial discussions about signage and was waiting on a final proposal.

Mayor Johnston requested an update on the status of the exterior renovations to the restroom in English Landing Park. Abel responded that it was almost complete and the contractor was working on the HVAC.

City Administrator Joe Parente said that the Missouri Department of Transportation would close the southbound lane of the Buck O'Neil Bridge on May 19, 2018, through the end of the year for repairs.

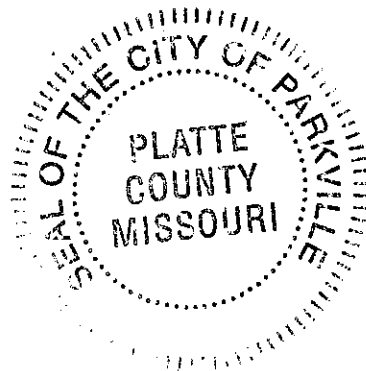
7. ADJOURN

Mayor Johnston declared the meeting adjourned at 8:06 p.m.

The minutes for Tuesday, May 1, 2018, 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 May 2018.

Submitted by:


City Clerk Melissa McChesney



Six At Park Office Development


Downtown Parkville



Project summary

- Foutch Brothers: developer and primary tenant
- 2.63 acre site located on south side of 6th Street and east of Highway 9
- Construction of:
 - Four story, 54,000 square foot commercial office building
 - Adjacent, public parking lot consisting of 163 parking spaces
- 224 full-time equivalent jobs
 - Average annual wage of \$53,600 in 2019

Sources	
First Mortgage	\$7,272,188
Old Towne CID	350,000
Developer Private Debt	1,905,547
Total Sources	\$9,527,735




Site plan

East 6th St.

Highway 9

3




Requested incentives

Abatement Years	1-3	4-6	7-9	10-12	13-15
Abatement %	100%	90%	80%	70%	50%
Avg. Debt Coverage Ratio	1.20	1.20	1.21	1.21	1.18

- Chapter 353 property tax abatement – 15 years
- Old Towne Community Improvement District contribution
 - \$350,000 to construct public parking lot
- City parking lot ground lease contribution – 99 years
 - \$22,041 annually for first 25 years, \$1 thereafter
- Chapter 100 (Industrial Development Bond) tax exemption on construction materials
 - Applied toward City parking lot ground lease

2






Is a public incentive needed for this project?

- Can the project generate a reasonable profit without the requested incentive within current marketplace and time?

Springsted Study Performed and Results Presented at Work Session



But-For Determination conclusions

The proposed project would not occur in the current market on this site without a public incentive

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COST-BENEFIT ANALYSIS

Estimated 25-year net financial impact

Taxing Authority	Net Benefits (Costs)
City of Parkville	604,910
Platte County	269,766
Senior Services	9,526
Platte County Health Department	13,103
Tri-County Mental Health Services	31,550
Development Disabilities Fund	6,864
Blind Pension Fund	29,958
Mid-Continent Library	110,899
Park Hill School District	1,161,086
Metro Community Colleges	84,529
State of Missouri	24,065,821



Public Parking Lot Development

- 99 Year Ground Lease with Park University
 - \$22,041 annually for first 25 years, \$1 thereafter
 - Potentially offset by Chapter 100 Sales Tax Savings Contribution
- Old Towne Community Improvement District contribution \$350,000 to construct public parking lot
- Parking Lot Use Agreement with Developer
 - Office use during regular business hours; limited public use
 - Public use during evenings and weekends

