

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:05 p.m. on Tuesday, May 7, 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	- 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
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. Dale Brouk regarding a donation to the Police Community Assistance Fund

Dale Brouk, Fivestar Lifestyles, gave a check to Police Chief Kevin Chrisman as a donation to Shop with a Cop. Chrisman said that Dale and his staff were great supporters and thanked them for their donation. He added that every dollar received went back to the community.

Mayor Johnston recognized a member of Boy Scouts of America Troop 1333 who was working on his Communications merit badge.

3. CONSENT AGENDA

- A. Approve the minutes for the April 16, 2019, regular meeting
- B. Approve the minutes for the April 23, 2019, special meeting
- C. Receive and file the March sewer report
- D. Approve a temporary resort liquor license with Sunday sales for the new owners of Hawthorne House located at 6008 NW Bell Road
- E. Reappoint Bob Stuteville and Michelle Flamm to the Community Land and Recreation Board through May 2022
- F. Appoint Russ Newcomer to the Board of Zoning Adjustment through May 2024
- G. Reappoint Martin Perrea to the Industrial Development Authority through May 2022
- H. Reappoint John Delich, Barbara Wassmer and Doug Krtek to the Planning & Zoning Commission through May 2023
- I. Approve Work Authorization No. 3 with Bliss Associates for Route 9 real estate negotiation services
- J. Approve a construction agreement with USA Concrete LLC to install a concrete floor for the Parks storage building

- K. Approve a construction agreement with M CON LLC for silt grading in Platte Landing Park
- L. Approve accounts payable from April 12 to May 2, 2019

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN **APPROVE THE CONSENT AGENDA AND RECOMMENDED MOTION FOR EACH ITEM, AS PRESENTED. ALL AYES; MOTION PASSED 7-0-1 (WASSMER ABSTAINED).**

4. ACTION AGENDA

A. Appoint an alderman as Acting President of the Board of Aldermen through April 21, 2020

City Clerk Melissa McChesney stated that per Parkville Municipal Code the Board appointed one alderman as the Acting President to serve in the absence of the Mayor. She added that Alderman Sportsman served in the position since 2012.

IT WAS MOVED BY ALDERMAN PLUMB AND SECONDED BY ALDERMAN WASSMER **TO APPOINT ALDERMAN SPORTSMAN AS ACTING PRESIDENT OF THE BOARD OF ALDERMEN THROUGH APRIL 21, 2020. ALL AYES; MOTION PASSED 8-0.**

B. Approve the selection of Arrow Tow Company to provide tow services to the City

Police Chief Kevin Chrisman said that the Parkville Municipal Code was amended to allow the Police Chief to select a tow company using the City's Purchasing Policy. The City had previously rotated between three tow companies, two of which had gone out of business. A bid opening was held on April 10 and one bid was received from Arrow Tow Company, who the City used. He added that the budget would not be impacted because costs would come from individuals who needed tow services.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN **TO APPROVE THE SELECTION OF ARROW TOW COMPANY AS THE SOLE SOURCE PROVIDER FOR TOW SERVICES. ALL AYES; MOTION PASSED 7-0-1 (RITTMAN ABSTAINED).**

C. Approve a license agreement with Alanna Mullin, property owner of 5921 NW Bell Road, to maintain and use private improvements on City-owned property

Community Development Director Stephen Lachky stated that the property owner of 5921 NW Bell Road wanted to construct a privacy fence on the property. A storage shed was built based on a plot plan survey from 1909 when the owner purchased the property. Staff determined that the property lines were incorrect and the shed was unintentionally built on City-owned property. Lachky said that staff wanted to keep 50 feet in width for future development. The property owner agreed to move the improvements in a plan to use the property was implemented in the future. He added that a private driveway was also on City-owned property and staff would reach out to the property owner to discuss a similar agreement for the driveway.

Discussion focused on the time limit for the license agreement, termination of the agreement when the property was sold, annual recertification of the insurance and the property owner's responsibility to move the fence if future development occurred.

Alanna Mullin, 2951 NW Bell Road, said she could not afford the insurance required in the agreement. She said that a contractor was scheduled to measure the property on May 20 and she preferred to resolve the issue instead of deferring it to the May 21 meeting.

Further discussion focused on the insurance requirements required to protect the City if an accident occurred, deferring the insurance provisions so they could be resolved by the city administrator and

if it was important for the City to maintain ownership of the portion of the property. Lachky responded that staff would look at the Parkville Connections Plan and the right-of-way to see if there would be enough room if a road was planned. The Board also discussed deeding the property to Ms. Mullin following review by the Public Works Director to confirm it would not affect any future development in the area.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN LOCK TO **DEED THE CITY'S PORTION OF THE PROPERTY TO ALANNA MULLIN PENDING PUBLIC WORKS REVIEW TO ENSURE IT WILL NOT AFFECT FUTURE DEVELOPMENT. ALL AYES; MOTION PASSED 8-0.**

D. Approve the second reading of an ordinance to authorize the issuance of taxable industrial development revenue bonds to finance costs associated with the Creekside Development Apartments Project and authorizing certain other actions in connection with the issuance of the bonds

Mayor Johnston stated the first reading was presented on April 16. No additional information was presented.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3042, AN ORDINANCE AUTHORIZING THE CITY OF PARKVILLE, MISSOURI, TO ISSUE ITS TAXABLE INDUSTRIAL DEVELOPMENT REVENUE BONDS (CREEKSIDE DEVELOPMENT APARTMENTS PROJECT), SERIES 2019, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$26,000,000 TO FINANCE THE COSTS OF A PROJECT FOR PARKVILLE DEVELOPMENT 70, LLC, A MISSOURI LIMITED LIABILITY COMPANY, CONSISTING OF ACQUIRING AND PURCHASING REAL PROPERTY AND CONSTRUCTING AND IMPROVING OF SUCH REAL PROPERTY; RATIFYING THE PREVIOUS APPROVAL OF A PLAN FOR INDUSTRIAL DEVELOPMENT; AUTHORIZING AND APPROVING CERTAIN DOCUMENTS; AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE BONDS, ON SECOND READING TO BECOME ORDINANCE NO. 2994. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WHITLEY, WASSMER, WELCH, RITTMAN, LOCK AND SPORTSMAN. MOTION PASSED 8-0.

E. Approve the second reading of an ordinance to authorize the issuance of taxable industrial development revenue bonds to finance costs associated with the Creekside Development Commercial Project and authorizing certain other actions in connection with the issuance of the bonds

Mayor Johnston stated that the first reading was presented on April 16. Community Development Director Stephen Lachky noted that legal counsel and the developer were finalizing documents and requested that the second reading be postponed to May 21, 2019.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO **POSTPONE THE SECOND READING OF BILL NO. 3043 TO MAY 21, 2019. ALL AYES; MOTION PASSED 8-0.**

F. Adopt an ordinance to create Parkville Municipal Code Chapter 240 to be titled Dangerous Buildings and Structures

Community Development Director Stephen Lachky stated that the Property Maintenance Code was adopted in 2009. In October 2018 a fire burned the home at 202 East Street and staff had met with the property owner about installing a fence and cleaning up the debris. He said that a fence was installed, but the property owner did not clean the property or demolish the building. The City's Code Enforcement Officer issued a code violation and the deadline for a response had passed,

which allowed the City to proceed with demolition. Staff and the city attorney concluded that additional provisions would be needed in order to comply with Missouri statutes regarding substantially damaged buildings.

Lachky said that the newly added Parkville Municipal Code Chapter 240 would require a hearing with the property owner before the City could demolish the building. Staff wanted to move forward because of safety concerns received from the aldermen and the neighbors and requested that both readings be held at the same meeting.

The new language required notification to the property owner not exceeding 30 days, a hearing with at least 10 days' notice and a compliance time of 30 days. Lachky said that it would take approximately 70 days before the structure could be demolished by the City. If the City demolished the building, the unpaid costs would be added to the property tax bill. He noted that staff was working to find a way to help the neighboring property owner to fix the damage on the home.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3044, AN ORDINANCE **CREATING PARKVILLE MUNICIPAL CODE CHAPTER 240 TITLED DANGEROUS BUILDINGS AND STRUCTURES**, ON FIRST READING. ALL AYES; MOTION PASSED 8-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3044 ON SECOND READING BY TITLE ONLY TO BECOME ORDINANCE NO. 2995. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WHITLEY, WASSMER, WELCH, RITTMAN, LOCK AND SPORTSMAN. MOTION PASSED 8-0.

G. Approve the first reading of an ordinance to vacate a portion of West 6th Street east of Park Street and west of Lot 12 of Block 25 – Case No. VC19-01; City of Parkville, applicant

Ward 1 Alderman Phil Wassmer recused himself because he was one of the property owners.

Community Development Director Stephen Lachky stated that Phil Wassmer wanted to add an accessory dwelling on the property that would be located within the City's right-of-way which was never vacated. Public Works staff determined it was okay to vacate the area because Sixth Street would not be extended in the future because of a retaining wall and the slope. Lachky said the property had functioned as a utility easement and would be vacated along the centerline and deeded to the adjacent property owners. He added that a drive easement would be needed because of the driveway within the right-of-way that connected to one of the adjoining properties. The property owners owned the land to the centerline and the vacation would only remove the City's right-of-way.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3045, AN ORDINANCE **VACATING A PORTION OF WEST 6TH STREET (0.22 ACRES, MORE OR LESS) EAST OF PARK STREET AND WEST OF LOT 12 OF BLOCK 25 OF THE PARKVILLE SUBDIVISION, PARKVILLE, PLATTE COUNTY, MISSOURI**, ON FIRST READING AND POSTPONE THE SECOND READING TO MAY 21, 2019. ALL AYES; MOTION PASSED 7-0.

Alderman Wassmer returned to the meeting at 8:06 p.m.

H. Hold a public hearing and approve the first reading of an ordinance to amend the established Creekside 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 said that the Board of Aldermen approved the

creation of the Creekside Community Improvement District (CID) on April 2, 2019. An amended petition included the addition of a \$2.00 per room per night room tax in the four proposed hotels. The additional revenue was estimated at \$2.2 million and would be used to pay for other improvements. A portion would be used to acquire the City-owned tract in the industrial area and to cover lost funds from the county's transportation sales tax distribution formula. City Administrator Joe Parente added that if the room tax was approved the developer would reimburse the City from other revenues in the fund.

Mayor Johnston opened the public hearing 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. 3046, AN ORDINANCE AMENDING THE ESTABLISHED CREEKSIDE 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 MAY 21, 2019. ALL AYES; MOTION PASSED 8-0.

I. Approve the first reading of an ordinance to approve a contract with the Creekside Community Improvement District; Parkville Development 38, LLC; Parkville Development 50, LLC; Parkville Development 140, LLC; and Parkville Development VVI, LLC

Community Development Director Stephen Lachky said that the Board of Aldermen approved the Creekside Tax Increment Financing Plan on April 23, 2019, and the proposed cooperative agreement outlined the process for collecting the sales taxes.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3047, AN ORDINANCE APPROVING A CONTRACT WITH THE CREEKSIDE COMMUNITY IMPROVEMENT DISTRICT; PARKVILLE DEVELOPMENT 38, LLC; PARKVILLE DEVELOPMENT 50, LLC; PARKVILLE DEVELOPMENT 140, LLC; AND PARKVILLE DEVELOPMENT VVI, LLC, ON FIRST READING AND POSTPONE THE SECOND READING TO MAY 21, 2019. ALL AYES; MOTION PASSED 8-0.

J. Approve the first reading of an ordinance to approve a contract with The Meadows At Creekside Community Improvement District and Parkville Development 70, LLC

Community Development Director Stephen Lachky stated that Creekside Tax Increment Financing Plan was approved by the Board of Aldermen on April 23, 2019. The proposed cooperative agreement outlined the collection of special assessments on the apartments within The Meadows at Creekside CID.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3048, AN ORDINANCE APPROVING A CONTRACT WITH THE MEADOWS AT CREEKSIDE COMMUNITY IMPROVEMENT DISTRICT AND PARKVILLE DEVELOPMENT 70, LLC, ON FIRST READING AND POSTPONE THE SECOND READING TO MAY 21, 2019. ALL AYES; MOTION PASSED 8-0.

5. STAFF UPDATES ON ACTIVITIES

A. Administration

1. Ward 1 and Ward 3 Special Election – May 21, 2019

City Clerk Melissa McChesney reminded residents of the special election on May 21 to vote

on the Ward 1 and Ward 3 aldermen positions.

B. Public Works

1. Park Restoration Update

Public Works Director Alysen Abel provided an update on the restoration of the parks following the flooding in March. In Platte Landing Park, a portion was opened on April 27. The trails needed to be re-established and the dog park needed new fencing and to be reseeded, but the silt had to be moved first and the area graded. Staff was looking at options for a temporary dog park. The boat ramp was open for emergency access only.

In English Landing Park, staff had cleaned up all the benches and the restroom. Ball field 1 was almost ready to be used and the other two fields needed additional work, including a new fence around Grigsby Field. The work on the low water crossing could not be started because the water level was too high. The City received a small grant extension from the Federal Emergency Management Agency and staff was working with the contractor to find a solution to begin the work sooner.

Alderman Sportsman requested an update on the negotiations for the Route 9 improvements and the speed bumps on S. National Drive. Abel responded that the timeframe for the Route 9 negotiations was shorted to 30 days with a deadline of August 1. In response to the speed bumps, she said Gladstone had temporary bumps that were removed during the winter months and some cities had policies for residents to submit an application and go through a petition process. A traffic study was completed for the intersection of S. National Drive and Crooked Road and the results would be presented at a future work session.

Police Chief Kevin Chrisman reminded the Board about the 3rd Annual Law Enforcement Appreciation Day scheduled for May 18 in Platte Landing Park.

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

Alderman Wylie said that he attended a Coalition for Climate Action meeting at the Mid-America Regional Council and added that a follow-up meeting would be held in September.

Alderman Plumb said that he observed Officer Hacker interacting with kids in community over the weekend.

7. ADJOURN

Mayor Johnston declared the meeting adjourned at 8:42 p.m.

The minutes for Tuesday, May 7, 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 twenty-first day of May 2019.

Submitted by:


City Clerk Melissa McChesney

