

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:00 p.m. on Tuesday, May 15, 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
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 20-26, 2018, as National Public Works Week

Mayor Johnston presented the proclamation to Public Works Director Alysen Abel.

3. CONSENT AGENDA

- A. Approve the minutes for the May 1, 2018, regular meeting
- B. Receive and file the April Municipal Court report
- C. Receive and file the financial report for the month ending April 30, 2018
- D. Receive and file the crime statistics for January through March 2018
- E. Approve Resolution No. 18-008 recognizing the Platte County Economic Development Council for 30 years of success
- F. Approve the reappointment of Art (Jack) Shafferman to the Board of Zoning Adjustment through May 2023
- G. Approve the reappointments of Dean Katerndahl and Michael Wright to the Planning and Zoning Commission through May 2022
- H. Approve a retail liquor by the drink picnic license for Main Street Parkville Association for the 4th of July Celebration event on July 4, 2018
- I. Approve a retail liquor by the drink picnic license for Main Street Parkville Association for Parkville Days August 17-18, 2018
- J. Approve a service agreement with Ace Pipe Cleaning for the 2018 sanitary sewer closed circuit television and cleaning program
- K. Approve a construction agreement with David E. Ross Construction Co. for the Headworks Screen Replacement project
- L. Approve Supplemental Agreement No. 2 with George Butler Associates for consulting engineering services associated with the Route 9 improvements from Route 45 to Lakeview Drive

- M. Approve Resolution No. 18-009 approving and endorsing an application for a Tree Resource Improvement and Maintenance Grant to the Missouri Department of Conservation to perform a tree inventory of the parks
- N. Approve accounts payable from April 27 to May 11, 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 a maintenance and use agreement with Park University for use of the volleyball courts in English Landing Park

Alderman Plumb recused himself from the discussion because he was an employee of Park University.

Assistant to the City Administrator Anna Mitchell said that with the agreement Park University would upgrade the volleyball courts, trade out the sand, and add new nets, poles and permanent outlines. The courts would be used January through April beginning in 2019. The Community Land and Recreation Board reviewed the agreement and recommended the following changes: change the agreement from the beach volleyball team to Park University because the university would be paying for the upgrades; in Section 9 and Section 10 it originally stated that one or more alterations would be made but it was changed to 3 or more alterations; and a clearer construction timeline for the upgrades was added and would be made before January 1, 2019. Mitchell noted that once the alterations were made they would become property of the City.

Mike Talamantes, Park University Volleyball Coach, provided an overview of beach volleyball and explained why the university wanted to add it. He said the goal was to have the alterations completed in September or October before work began on the low water crossing at the entrance to English Landing Park.

Discussion focused on the plan to expand the courts, how reservations would work at times when Park University was not using the courts, spectator areas, removable signage and maintenance when the courts were not in use.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO **APPROVE A MAINTENANCE AND USE AGREEMENT WITH PARK UNIVERSITY FOR USE OF THE VOLLEYBALL COURTS IN ENGLISH LANDING PARK INCLUDING THE CHANGES TO SECTIONS 9 AND 10 MENTIONED IN THE STAFF PRESENTATION.** ALL AYES; MOTION PASSED 7-0.

Alderman Plumb rejoined the meeting.

B. Approve the second reading of an ordinance to vacate 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 and approve a license agreement for a private access drive – Case No. VC18-01; David and Daniell Gile, applicants

Mayor Johnston stated that the first reading of the ordinance was presented on May 1, 2018. Community Development Director Stephen Lachky added that the approval would be of the ordinance and of the license agreement.

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, AND APPROVING A LICENSE AGREEMENT FOR A PRIVATE ACCESS DRIVE, ON SECOND READING TO BECOME ORDINANCE NO. 2943. AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WASSMER, WELCH, RITTMAN, LOCK AND SPORTSMAN. WHITLEY OPPOSED. MOTION PASSED 7-1.

C. 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.

Mayor Johnston stated that the first readings of the ordinances were presented on May 1, 2018. She then read each item title and asked for additional comments from the public.

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

Community Development Director Stephen Lachky stated that a public hearing was held on May 1, 2018, at no comments were presented.

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 SIX AT PARK REDEVELOPMENT CORPORATION AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY, ON SECOND READING TO BECOME ORDINANCE NO. 2944. AYES BY ROLL CALL VOTE: WYLIE, WHITLEY, WASSMER, WELCH, RITTMAN, LOCK AND SPORTSMAN. MOTION PASSED 7-0.

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

Mayor Johnston invited the taxing districts to make public comments, but no comments were made.

Community Development Director Stephen Lachky said that notifications were sent to each of the taxing districts. The Southern Platte Ambulance District contacted him about not being included in the cost-benefit analysis conducted by Springsted, Inc. Staff contacted Springsted who updated the analysis and determined that there would be a positive net impact to the district over 25 years.

Alderman Rittman wanted to ensure that the City was broken out from the taxing districts. City Administrator Joe Parente said that staff would ensure it was noted in the official record.

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 SECOND READING TO BECOME ORDINANCE NO. 2945. AYES BY ROLL CALL VOTE: WYLIE, WHITLEY, WASSMER, WELCH, RITTMAN, LOCK AND SPORTSMAN. MOTION PASSED 7-0.

3. **Approve the second 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 Parkville Old Towne Market Community Improvement District; and to approve a parking lot use agreement with Six At Park, LLC**

Community Development Director Stephen Lachky stated that the Missouri Department of Transportation was finishing its review of the traffic study and staff would coordinate with George Butler Associates following their review.

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; AND 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 SECOND READING TO BECOME ORDINANCE NO. 2946. AYES BY ROLL CALL VOTE: WYLIE, WHITLEY, WASSMER, WELCH, RITTMAN, LOCK AND SPORTSMAN. MOTION PASSED 7-0.

Alderman Plumb rejoined the meeting.

- D. **Hold a public hearing and approve the first reading of an ordinance to approve the petition to establish the Parkville Market Place Community Improvement District, establish the district as a political subdivision of the State of Missouri, establish the term of existence of the district, direct the City Clerk to report the creation of the district to the Missouri Department of Economic Development, and authorize certain documents and prescribing other matters relating thereto**

Mayor Johnston opened the public hearing.

Community Development Director Stephen Lachky said that the preliminary development plan for Apex Plaza was approved in June 2017 for a retail shopping center at Highway 45 and Melody Lane. The first amendment to the Parkville Market Place Tax Increment Financing (TIF) Redevelopment Plan expanded the boundary to cover the additional six acres for the development. In January 2018 Project Area No. 2 was approved and adopted the TIF over a 23-year timeframe, including \$3.2 million in costs that would be reimbursable through payments-in-lieu-of-taxes and economic activity taxes generated by the retail center.

Lachky said that a special Board of Aldermen meeting was held on January 24, 2018, to approve the redevelopment agreement that included a condition to create two community improvement districts (CID). Each CID would include a one percent sales tax that would be used to reimburse project costs to pay down the TIF. The cooperative agreement would require at least one City representative on the CID board of directors and four owner's representatives. The City's representative would be Mayor Johnston. Lachky noted that the CID was estimated to generate \$342,500 in revenue from the sales tax.

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

Discussion focused on the boundaries of the CID.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN

RITTMAN TO APPROVE BILL NO. 2980, AN ORDINANCE APPROVING THE PETITION TO ESTABLISH THE PARKVILLE MARKET PLACE COMMUNITY IMPROVEMENT DISTRICT, ESTABLISHING THE DISTRICT AS A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI, ESTABLISHING THE TERM OF EXISTENCE OF THE DISTRICT, DIRECTING THE CITY CLERK TO REPORT THE CREATION 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 JUNE 5, 2018. ALL AYES; MOTION PASSED 8-0.

- E. Hold a public hearing and approve the first reading of an ordinance to approve the petition to establish the Parkville Market Place #2 Community Improvement District, establish the district as a political subdivision of the State of Missouri, establish the term of existence of the district, direct the City Clerk to report the creation of the district to the Missouri Department of Economic Development, and authorize certain documents and prescribing other matters relating thereto

Mayor Johnston opened the public hearing.

Community Development Director Stephen Lachky stated that it was the same project with the same boundaries as Item 4D and would include a one percent sales tax. One half of the sales tax revenue would be used reimburse projects costs to pay down the TIF and the other half would be used for improvements to Melody Lane. The CID board of directors would include three City representatives, including Mayor Johnston, City Administrator Joe Parente, and Finance/Human Resources Director Matthew Chapman, and two owner's representatives. The improvements that would be made to Melody Lane were included in the redevelopment plan.

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

Discussion focused on the resident of the adjacent property on the east side of Melody Lane and the two percent sales tax that would be collected from both of the CIDs with the same boundaries.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 2981, AN ORDINANCE APPROVING THE PETITION TO ESTABLISH THE PARKVILLE MARKET PLACE #2 COMMUNITY IMPROVEMENT DISTRICT, ESTABLISHING THE DISTRICT AS A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI, ESTABLISHING THE TERM OF EXISTENCE OF THE DISTRICT, DIRECTING THE CITY CLERK TO REPORT THE CREATION 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 JUNE 5, 2018. ALL AYES; MOTION PASSED 8-0.

- F. Approve the first reading of an ordinance approving Thousand Oaks 22nd Plat, Final Plat containing approximately 43.95 acres – Case No. PZ18-08; Forest Park Development Company, LLC, applicant

Community Development Director Stephen Lachky stated that Thousand Oaks 22nd Plat was a continuation of the Thousand Oaks Master Development Plan and was adjacent to Thousand Oaks 13B. It would extend Thousand Oaks Place to add 57 single-family lots and one trace of private open space. The Planning and Zoning Commission approved the preliminary plat in May 2017 and approved the final plat on May 8, 2018; they approved minor lot line adjustments at the May 2018 meeting.

Discussion focused on the City and Platte County boundaries, access to the area for public safety,

street maintenance and snow plowing, future phases and which would be within the city limits and coordinating with Platte County on snow plowing to make it more efficient for both entities.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 2982, AN ORDINANCE **APPROVING THOUSAND OAKS 22ND PLAT, FINAL PLAT, A SUBDIVISION IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI**, ON FIRST READING AND POSTPONE THE SECOND READING TO JUNE 5, 2018. ALL AYES; MOTION PASSED 8-0.

5. STAFF UPDATES ON ACTIVITIES

A. Administration

1. Parkville City Hall Closed May 28, 2018

City Clerk Melissa McChesney said that City Hall would be closed on May 28, 2018, for Memorial Day.

B. Police Department

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

Police Chief Kevin Chrisman reminded the Board that the event would be held in English Landing Park on May 19, 2018, beginning with a parade.

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

Mayor Johnston said she attended the Platte County Economic Development Council golf tournament and Community Development Day.

Alderman Plumb said that the Parkville Area Chamber of Commerce presented a check to Synergy Services in the amount of \$50,000 as its charity of choice for 2017. The Parkville Women's Clinic was its charity of choice for 2018.

Alderman Sportsman said that the Community Land and Recreation Board had a walking tour of projects in English Landing Park prior to its regular meeting on May 9, 2018. He also said that he was contacted by citizens who were concerned about the traffic flow during and following the Microbrew Fest held on April 28, 2018. Police Chief Kevin Chrisman said he would have his staff look into the issue and make any adjustments needed at future events.

7. ADJOURN

Mayor Johnston declared the meeting adjourned at 8:23 p.m.

The minutes for Tuesday, May 15, 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 fifth day of June 2018.

Submitted by:


City Clerk Melissa McChesney

