

**1. CALL TO ORDER**

A regular meeting of the Board of Aldermen was convened at 7:23 p.m. on Tuesday, July 16, 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  
Stephen Lachky, Community Development Director  
Alysen Abel, Public Works Director  
Matthew Chapman, Finance/Human Resources Director  
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. Recognize the spring Friends of Parkville Nature Sanctuary Photo Contest Winners**

Friends of Parkville Nature Sanctuary Chair Brent Frazee and Alderman Sportsman presented certificates to the spring winners of the Friends of Parkville Nature Sanctuary Monthly Amateur Photo Contest.

**B. Recognize Tammie Dickerson for the City's purchase award for Paint Parkville 2019**

Mayor Johnston presented the 2018 Paint Parkville purchase award to the artist Tammie Dickerson for her painting titled "Old Neighborhood Charm."

**3. CONSENT AGENDA**

- A. Approve the minutes for the July 2, 2019, regular meeting
- B. Receive and file the April sewer report
- C. Receive and file the June Municipal Court report
- D. Receive and file the financial report for the month ending June 30, 2019
- E. Receive and file the crime statistics for January through May 2019
- F. Approve memorandums of agreement with Park University to conduct an annual supervised deer hunt and permit hunt
- G. Approve accounts payable from June 28 to July 11, 2019

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE THE CONSENT AGENDA AND RECOMMENDED MOTION FOR EACH ITEM, AS PRESENTED. ALL AYES; MOTION PASSED 8-0.

**4. ACTION AGENDA**

**A. Approve a use and maintenance agreement with Northland Defenders for Vikings Field**

Public Works Director Alysén Abel said that the field was being used by a local lacrosse team for practices. A local football team approached staff to use the field. The agreement stated that two major improvements were to be made in addition to day-to-day maintenance for free use of the field. The agreement was structured with two tiers – if the team received grants and if the team did not receive grants. The Community Land and Recreation Board recommended approval on July 10.

Matt Fisher, president of Northland Defenders, said that the main goal was to provide a safe atmosphere for kids at an affordable cost.

**IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE A USE AND MAINTENANCE AGREEMENT WITH THE NORTHLAND DEFENDERS FOR VIKINGS FIELD. ALL AYES; MOTION PASSED 8-0.**

**B. Approve Amendment No. 1 to the field maintenance and use agreement with Engaged Holdings for the use of Grigsby Field in English Landing Park**

Public Works Director Alysén Abel stated that Engaged Holdings used the field since 2018 and had made significant upgrades, but they were only able to use the field for a few weeks before the flood occurred in March. She noted that staff planned to return the field back to its pre-flood condition, including the upgrades made, with anticipated reimbursement by the Federal Emergency Management Agency. The amendment did not require any additional improvements. The Community Land and Recreation Board recommended approval on July 10.

Alderman Whitley said he would abstain because his son was on the baseball team.

**IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE AMENDMENT NO. 1 TO THE FIELD MAINTENANCE AND USE AGREEMENT WITH ENGAGED HOLDINGS FOR THE USE OF GRIGSBY FIELD IN ENGLISH LANDING PARK. MOTION PASSED 7-0-1 (WHITLEY ABSTAINED).**

**C. Adopt an ordinance to accept the street and storm sewer public improvements and the associated maintenance bonds for Thousand Oaks 22<sup>nd</sup> Plat**

Public Works Director Alysén Abel said that the public streets and storm sewer plans for Thousand Oaks 22<sup>nd</sup> Plat were inspected and approved by staff and a third-party vendor completed construction materials testing. She noted that there were not any significant issues and the few erosion control issues that were found had been resolved.

Abel said that she checked with the Platte County Regional Sewer District and they had not yet approved the sanitary sewer system. She also confirmed that the water and power had not been installed. She noted that if the streets were accepted, a two-year maintenance period would begin and any issues within the two years would be covered by the developer. Because the water and power had not been completed, staff was concerned about the damage that could be done to the infrastructure, so she recommended that only the first reading of the ordinance be approved at the meeting. Abel anticipated that the work would be done before the meeting on August 6.

Discussion focused on why City was required to adopt an ordinance. Abel responded that an ordinance was required by Parkville Municipal Code Section 505.080 and once the improvements were accepted, the two-year maintenance period would begin. After the two years, the City would be responsible for maintenance of the streets and storm sewers.

**IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3053, AN ORDINANCE ACCEPTING THE STREET AND STORM SEWER PUBLIC IMPROVEMENTS AND ASSOCIATED MAINTENANCE BONDS FOR THOUSAND OAKS 22<sup>ND</sup> PLAT, ON FIRST READING AND POSTPONE THE SECOND READING TO AUGUST 6, 2019. ALL AYES; MOTION PASSED 8-0.**

David Barth, developer, said that Kansas City Power and Light would not connect the power until the plat was recorded with Platte County, which required acceptance of the streets and storm sewers by the City.

- D. Approve the second reading of an ordinance to rezone 15201 NW Brink-Myer Road, one parcel of land containing 1.56 acres, more or less, generally located at the southeast quadrant of the intersection of I-435 and Highway 45 along Brink-Myer Road, from Platte County "AG" Agricultural District to Parkville City "R-4-P" Mixed-Density Residential – Case No. PZ18-15E; Jon Runyan and Bob Becker, Creekside Commons, LLC, applicant**

Mayor Johnston stated that the first reading was presented on July 2. No additional information was presented.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3051, AN ORDINANCE REZONING 15201 NW BRINK-MYER ROAD, ONE PARCEL OF LAND CONTAINING 1.56 ACRES, MORE OR LESS, GENERALLY LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF I-435 AND HIGHWAY 45 ALONG BRINK-MYER ROAD, FROM PLATTE COUNTY "AG" AGRICULTURAL DISTRICT TO PARKVILLE CITY "R-4-P" MIXED-DENSITY RESIDENTIAL, ON SECOND READING TO BECOME ORDINANCE NO. 3003. 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 approving an amendment to the preliminary development plan for The Meadows At Creekside, a planned residential development consisting of single-family homes, townhomes and apartments on 43.42 acres, more or less, generally located at the southeast quadrant of the intersection of I-435 and Highway 45 along Brink-Myer Road – Case No. PZ18-15F; Jon Runyan and Bob Becker, Creekside Commons, LLC, applicant**

Mayor Johnston stated that the first reading was presented on July 2. No additional information was presented.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3052, AN ORDINANCE APPROVING AN AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR THE MEADOWS AT CREEKSIDE, A PLANNED RESIDENTIAL DEVELOPMENT CONSISTING OF SINGLE-FAMILY HOMES, TOWNHOMES AND APARTMENTS ON 43.42 ACRES, MORE OR LESS, GENERALLY LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF I-435 AND HIGHWAY 45 ALONG BRINK-MYER ROAD, ON SECOND READING TO BECOME ORDINANCE NO. 3004. AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WASSMER, WELCH, RITTMAN, LOCK AND SPORTSMAN. WHITLEY OPPOSED. MOTION PASSED 7-1.

- F. Approve the first reading of an ordinance to amend Parkville Municipal Code Section 409.060 allowing electronic message signage in residential districts**

Community Development Director Stephen Lachky stated that the Board of Zoning Adjustment approved the first electronic message sign for the Parkville Athletic Complex in 2003, followed by a sign for the Platte County Health Department in the late 2000s. After staff held several meetings and workshops to regulate proposals, electronic message sign regulations were adopted in 2010, written primarily for business districts that abutted state and interstate highways. Subsequently, an electronic message sign was installed at The Station on Highway 45 and Brink-Myer Road. In 2016, the regulations were updated to allow the signs in Planned Education Districts. Following approval, Park University installed an electronic message sign at the entrance on Highway 9.

Lachky said that in 2014, the Parkville Presbyterian Church proposed replacing the sign on Main Street with an electronic message sign. The Planning and Zoning Commission held a public hearing and had concerns with the sign being located in a residential neighborhood; no action was taken.

The church approached staff about replacing the sign on Highway 9 with an electronic message sign. In regards to a question asked about the health department's sign, Lachky responded that it was in a residential district, which was prohibited, so it was a non-conforming sign and could not be expanded or enlarged. The Planning and Zoning Commission held two public hearings in June and July 2019 to consider the request. The consensus was to allow the sign because it was close to a state highway. The item was postponed in June so staff could review additional information. In July, the Commission was presented with three options for a text amendment to the sign code that included approval by staff only, required feedback from the Commission for state and interstate highways and required a conditional use permit. They recommended approval of the text amendment with conditions.

Discussion focused on the size limit of the sign which was dictated by the Parkville Municipal Code; concerns about the sign affecting traffic at night that could be addressed by conditions, such as colors and brightness, in the conditional use permit; and limiting the number of signs in an area that could not be included as a condition but the Board could set a specific distance requirement between signs.

Alderman Sportsman and Alderman Rittman said they would abstain from the vote because they were members of the Parkville Presbyterian Church.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3054, AN ORDINANCE AMENDING PARKVILLE MUNICIPAL CODE SECTION 409.060, SUBSECTION C TO ALLOW ELECTRONIC MESSAGE SIGNS FOR CIVIC/INSTITUTIONAL USES IN RESIDENTIAL DISTRICTS ABUTTING A STATE OR INTERSTATE HIGHWAY VIA A CONDITIONAL USE PERMIT, ON FIRST READING AND POSTPONE THE SECOND READING TO AUGUST 6, 2019. MAYOR JOHNSTON REQUESTED A ROLL CALL VOTE. MOTION PASSED 5-1-2 (WASSMER OPPOSED; SPORTSMAN AND RITTMAN ABSTAINED).

## 5. STAFF UPDATES ON ACTIVITIES

### A. Public Works

#### 1. Flood Update

Public Works Director Alysen Abel provided an update on the condition of the parks since the floods in March and June, noting that a second disaster declaration was made for the June flood. Staff scheduled a meeting with the Federal Emergency Management Agency (FEMA) on July 18 to set up projects from the first flood. Modifications were made to the plans for the 4<sup>th</sup> of July Celebration and staff was working with the Main Street Parkville Association to plan for Parkville Days in August. Abel noted that the low water crossing would not be completed in time for Parkville Days and the backup plan was to move the vendors to Main Street and the bands to the Friends Shelter in Platte Landing Park where the Microbrew Fest was held in April.

Abel said that the parks were hit harder by the second flood. The grading contractor would begin moving the silt in the upcoming weeks. A change directive was administratively approved to place a cap on the total contract amount to move the silt, which was recommended by FEMA. She noted that a change order would be needed to move the additional silt left by the June flood and possibly another change order would be needed to move the silt in English Landing Park.

In regards to the low water crossing into English Landing Park, Abel said that staff continued to watch the Missouri River projections to determine a time to start working on the bridge. Additional funding would be needed for a temporary barrier to begin installation of the bridge in order to meet the grant deadline.

She noted that because the second flood left standing water in the parks longer, a certified arborist looked at the trees to look for long-term damage. The larger projects would need to be completed first before volunteers would be able to help with the cleanup.

Abel added that staff was meeting with the Corps of Engineers regarding the wetlands project. The project was sent out for bids while the water was up from the March flood and the few bids received were over budget. She noted that they would do a field check of the final plans before rebidding the project.

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

Mayor Johnston requested that staff begin discussions regarding medical marijuana. Community Development Director Stephen Lachky said that the Planning and Zoning Commission scheduled a work session on August 12 to receive information about the law and what other communities were doing. He said that several public hearings would be scheduled in September and October to craft language for the Municipal Code. City Administrator Joe Parente noted that the zoning regulations and development code would need to be revised.

Mayor Johnston asked about regulations for Airbnb's and Lachky responded that staff had researched regulations. He said that Kansas City, Kansas and Kansas City, Missouri held public workshops to discuss code revisions and felt that was the best approach for Parkville.

Mayor Johnston requested an update on the S. National Drive traffic issues and Public Works Director Alysen Abel said that staff would provide an update at the August 6 meeting.

Mayor Johnston thanked everyone for participating in the 4<sup>th</sup> of July parade. She added that the flood did not impact the downtown businesses.

Alderman Plumb thanked Public Works for the curb repairs. Abel noted that the contractor would be completing the asphalt work in late July or early August.

Alderman Rittman said that the traffic light at the entrance to Park University on Highway 9 had not been fixed since he mentioned it at the July 2 meeting.

Alderman Whitley requested an update on the intersection of Parkview and Park Ridge and Abel responded that she had not received the sketches from the traffic engineer. He also noted that he would be absent for both meetings in August.

**7. ADJOURN**

Mayor Johnston declared the meeting adjourned at 8:33 p.m.

The minutes for Tuesday, July 16, 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 sixth day of August 2019.

Submitted by:

*Melissa McChesney*  
City Clerk Melissa McChesney

