

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:15 p.m. on Tuesday, October 1, 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

3. CONSENT AGENDA

- A. Approve the minutes for the September 17, 2019, regular meeting
- B. Receive and file the proposed 2020 budget for the Parkville Commons Community Improvement District
- C. Approve Resolution No. 19-008 approving the reappointment of Jeff Blobaum and Bill Oliver to the Parkville Commons Community Improvement District Board of Directors through 2023
- D. Receive and file the proposed 2020 budget for the Parkville Old Towne Market Community Improvement District
- E. Receive and file the proposed 2020 budget for the Meadows at Creekside Community Improvement District
- F. Receive and file the proposed 2020 budget for the Creekside Community Improvement District
- G. Receive and file the proposed 2020 budget for the 9 Highway Corridor Community Improvement District
- H. Approve a construction agreement with Enerfab Power & Industrial, Inc. for the Wastewater Treatment Facility flowmeter addition
- I. Approve a supplemental agreement for 2020 with Alliance Water Resources for continued management, operation and maintenance of the City's wastewater treatment and collection system
- J. Approve a purchase order with Dale Brothers, Inc. for salt and sand materials for the 2019/2020 winter season
- K. Approve accounts payable from September 13 to September 26, 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 Resolution Nos. 19-009 and 19-010 to support applications to the Missouri Department of Transportation for the Governor's Transportation Cost Share Program and Cost Share Program for state transportation funding for Complete Streets improvements along Route 9 from 6th Street to 4th Street associated with the Six At Park development

Community Development Director Stephen Lachky provided an overview of the project, noting that in April 2018 the Board of Aldermen approved the Six at Park development located on Route 9 at Sixth Street. He said that as a condition for approval by the Missouri Department of Transportation (MoDOT), a traffic study was required, which was completed in June 2018. The study concluded that a northbound turn right turn lane and southbound left turn lane were warranted and the intersection should be signalized and have a future right turn lane added to Sixth Street. Foutch Brothers, the developers, worked with Park University to set aside the necessary right-of-way for the future improvements. MoDOT determined that the development did not need the southbound turn lane and was willing to allow the improvements to be deferred if the City and the developer made a commitment for the improvements in the future.

Lachky said that the developer budgeted for the City-required improvements, but did not have the money to complete all of the improvements recommended in the traffic study. City staff met with MoDOT who recommended that the City explore state transportation grants, including the Cost Share Program and the Governor's Transportation Cost Share Program. The Cost Share match of 50 percent would be available in fiscal year 2020. The new Governor's Cost Share Program was set up for projects that contributed to economic development and job creation. Lachky noted that if the City pursued the grants it would be able to use the Chapter 100 savings, which were based on sales tax savings for construction materials used for the project, toward the local match. The full amount would not be known until the project was completed and the costs were certified, but staff estimated the savings would be approximately \$200,000. George Butler Associates estimated the cost of the improvements at the intersection would be \$280,000 and estimated the cost for all the improvements from the Route 9 Corridor Study would be approximately \$1 million, with \$200,000 estimated for the traffic signal recommended in the traffic study. Lachky said that MoDOT preferred installing a traffic signal at the intersection of Route 9 and First Street, so the traffic light at the intersection would not be needed because the signals would be too close to each other.

Discussion focused on the number of improvements to complete with the project, when to complete them and funding the City's match. The consensus was to remove the traffic signal from the improvements, which would reduce the total cost by \$200,000.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE RESOLUTION NO. 19-009 SUPPORTING AN APPLICATION FOR THE GOVERNOR'S TRANSPORTATION COST SHARE PROGRAM FOR FY 2020 TRANSPORTATION FUNDING TO SUPPORT COMPLETE STREETS IMPROVEMENTS ALONG ROUTE 9 ASSOCIATED WITH THE SIX AT PARK DEVELOPMENT IN THE AMOUNT OF \$800,000; AND APPROVE RESOLUTION NO. 19-010 SUPPORTING AN APPLICATION FOR THE COST SHARE PROGRAM FOR FY 2020 TRANSPORTATION FUNDING TO SUPPORT COMPLETE STREETS IMPROVEMENTS ALONG ROUTE 9 ASSOCIATED WITH THE SIX AT PARK DEVELOPMENT IN THE AMOUNT OF \$800,000. ALL AYES; MOTION PASSED 8-0.

B. Approve the first reading of an ordinance to adopt the 2018 International Family of Building Codes and designated appendices, as amended, by repealing and replacing Parkville Municipal Code Section 500.010, Subsection A and Section 500.040

Community Development Director Stephen Lachky stated that the International Building Code was a model developed by the International Code Council. They were adopted by most jurisdictions

and were updated every three years. The codes helped protect the public and structures. In 2009, the City adopted the 2006 codes and in 2015 adopted the 2012 codes. The statute required a 90-day public comment period prior to adoption of the new codes.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3060, AN ORDINANCE **ADOPTING THE 2018 INTERNATIONAL FAMILY OF BUILDING CODES AND DESIGNATED APPENDICES, AS AMENDED, BY REPEALING AND REPLACING PARKVILLE MUNICIPAL CODE SECTION 500.010, SUBSECTION A AND SECTION 500.040, ON FIRST READING AND POSTPONE THE SECOND READING TO JANUARY 7, 2020, TO ALLOW A REQUIRED MINIMUM 90-DAY PUBLIC COMMENT PERIOD AND IN THE MEANTIME FILE THE PROPOSED 2018 INTERNATIONAL FAMILY OF BUILDING CODE AMENDMENTS WITH THE CITY CLERK AND PUBLICLY DISPLAY THE PROPOSED AMENDMENTS. ALL AYES; MOTION PASSED 8-0.**

C. Approve the first reading of an ordinance to authorize the issuance of taxable industrial development revenue bonds to finance costs associated with the Creekside Development Mixed-Use Retail Project and to authorize certain other actions in connection with the issuance of the bonds

Community Development Director Stephen Lachky said that proposed ordinance was the last of the three Chapter 100 ordinances for the Creekside development. He provided an overview of the process, noting that savings for construction materials would be used toward the project. The project involved the first floor of three buildings in the northwest and southeast quadrants.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3061, AN ORDINANCE **AUTHORIZING THE CITY OF PARKVILLE, MISSOURI, TO ISSUE ITS TAXABLE INDUSTRIAL DEVELOPMENT REVENUE BONDS (CREEKSIDE DEVELOPMENT MIXED-USE RETAIL PROJECT), SERIES 2019, IN A PRINCIPAL AMOUNT OF \$42,000,000 TO FINANCE THE COSTS OF A PROJECT FOR PARKVILLE DEVELOPMENT OLD TOWN, LLC AND PARKVILLE DEVELOPMENT 140, LLC, EACH 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 FIRST READING AND POSTPONE THE SECOND READING TO OCTOBER 15, 2019. ALL AYES; MOTION PASSED 8-0.**

D. Approve a purchase order with American Electric Company to replace electrical panels impacted by flooding

Public Works Director Alysén Abel stated that electrical panels located in the park, downtown parking lot and Farmer's Market were damaged by the floods in March and June. Staff contacted the manufacturer of the panels for pricing. American Electric Company was the distributor for the specific equipment needed. Abel noted that staff bypassed the Finance Committee because the work needed to be done immediately. The cost would be covered by the Federal Emergency Management Agency at 75 percent.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE A **PURCHASE ORDER WITH AMERICAN ELECTRIC COMPANY TO REPLACE THE ELECTRICAL PANELS IMPACTED BY FLOODING IN THE AMOUNT OF \$14,753.18. ALL AYES; MOTION PASSED 8-0.**

5. STAFF UPDATES ON ACTIVITIES

Public Works Director Alysén Abel said that electronics recycling and paper shredding events were scheduled for October 5. The Fall Cleanup would be on October 12 and curbside pickup would be on October 14.

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

Alderman Wassmer requested an updated on the intersection of First Street and Main Street. Public Works Director Alysén Abel said that staff was coordinating with Kansas City Power and Light to move the light to where the old streetlight was located. He also requested an update on South National Drive and Abel responded that she was waiting on the third quote required before purchasing the sign. She said that staff was also looking into flashing crosswalks and speed humps.

Alderman Sportsman said that the newly planted trees at the Sullivan Nature Sanctuary survived the floods.

Alderman Wassmer acknowledged staff for finishing the demolition of the house at 202 East Street.

Mayor Johnston announced that former city attorney Jack Campbell passed away.

Alderman Whitley requested an update on the small cell application for Riss Lake. City Administrator Joe Parente said that he had spoken with AT&T who said they would look at alternative locations. Abel said she would ask them to withdraw or put their application on hold.

7. ADJOURN

Mayor Johnston declared the meeting adjourned at 8:57 p.m.

The minutes for Tuesday, October 1, 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 fifteenth day of October 2019.

Submitted by:

Melissa McChesney
City Clerk Melissa McChesney

