

**1. CALL TO ORDER**

A regular meeting of the Board of Aldermen was convened at 7:14 p.m. on Tuesday, November 5, 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	- absent with prior notice
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  
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. Recognition for the Government Finance Officers Association Distinguished Budget Award for the 2019 Annual Budget**

Mayor Johnston presented the plaque to Assistant to the City Administrator Anna Mitchell.

**3. CONSENT AGENDA**

- A. Approve the minutes for the October 15, 2019, regular meeting
- B. Approve the minutes for the October 15, 2019, work session
- C. Approve the minutes for the October 28, 2019, work session
- D. Receive and file the September sewer report
- E. Appoint Tara Bennett through May 2020, Sam Stahnke through May 2021 and Kenneth Roberson through May 2022 to the Industrial Development Authority
- F. Approve a professional services agreement with Shockey Consulting for communications services
- G. Approve a payment to River North Development for right-of-way and easements associated with the Route 9 improvements from Highway 45 to Lakeview Drive
- H. Approve Resolution No. 19-011 adopting a Tablet Usage Policy
- I. Approve accounts payable from October 11 to October 31, 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 7-0.**

**4. ACTION AGENDA**

**A. Adopt an ordinance to authorize the Parkville Industrial Development Authority to issue**

**revenue bonds and designate the revenue bonds as qualified tax exempt obligations and to approve the issuance of revenue bonds for the benefit of Park University**

City Administrator Joe Parente stated that Park University submitted an application to the Parkville Industrial Development Authority (IDA) to finance the new business center and other capital improvements. He added that similar financing was approved in 2016. The Board of Aldermen was required to authorize the college and IDA to utilize the City's capacity for tax exempt bank-qualified bonds. The City was only a financing conduit to issue the bonds.

Alderman Plumb said he would abstain from voting because he was employed by Park University.

Parente added that the action would lower the cost for the university to complete the improvements by approximately \$85,000 per year.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3063, AN ORDINANCE APPROVING A PROJECT FOR THE BENEFIT OF PARK UNIVERSITY, ON FIRST READING. MOTION PASSED 6-0-1 (PLUMB ABSTAINED).

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3063 ON SECOND READING BY TITLE ONLY TO BECOME ORDINANCE NO. 3013. ALL AYES BY ROLL CALL VOTE: WYLIE, WHITLEY, WASSMER, RITTMAN, LOCK AND SPORTSMAN. MOTION PASSED 6-0-1 (PLUMB ABSTAINED).

**B. Approve a subordination agreement with Community America Credit Union for the real estate purchase agreement with Parkville Development 70, LLC, for the Meadows at Creekside Project**

City Administrator Joe Parente said that the real estate purchase agreement was previously approved by the Board for City-owned land in the southeast quadrant near the intersection of Highway 45 and Interstate 435. The City was the lienholder and a backup source of the payments for the community improvement district special assessments for single-family and apartment unit that would be put toward paying off the debt for the Brush Creek Drainage Neighborhood Improvement District bonds. He said that the new lenders mortgage had the first priority to secure financing and the City maintained the second position. He noted that the City was still in the same position as before and the assessments would start being paid once the apartments were built.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE THE SUBORDINATION AGREEMENT WITH COMMUNITY AMERICA CREDIT UNION FOR THE SECOND DEED OF TRUST BETWEEN THE CITY AND PARKVILLE DEVELOPMENT 70, LLC. ALL AYES; MOTION PASSED 7-0.

**C. Approve the second reading of an ordinance to approve an intergovernmental agreement with the Mid-America Regional Council Solid Waste Management District for the 2020 Regional Household Hazardous Waste Collection Program**

Mayor Johnston stated that the first reading of the ordinance was on October 15. No additional information was presented.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3062, AN ORDINANCE APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE MID-AMERICA REGIONAL COUNCIL SOLID WASTE MANAGEMENT DISTRICT FOR THE 2020 REGIONAL HOUSEHOLD HAZARDOUS WASTE COLLECTION PROGRAM, ON SECOND READING TO BECOME ORDINANCE NO. 3014. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WHITLEY, WASSMER, RITTMAN, LOCK AND SPORTSMAN. MOTION

PASSED 7-0.

**D. Approve an agreement with Development Initiatives for a downtown Parkville blight analysis study**

Community Development Director Stephen Lachky stated that a number of buildings in the downtown area had not been maintained over time or were maintained at a minimum level per the City's Building Maintenance Code. Chapter 353 provided a financial tool through a property tax abatement to give property owners the opportunity to make improvements. Staff met with downtown property owners who felt incentives were a more effective solution rather than a grant matching program and a policy would be beneficial to all downtown property owners.

A work session was held on October 1 to present a proposed policy. The consensus was for staff to develop a process by the end of the year and complete a blight study for the downtown area. Notifications, a public hearing, a redevelopment corporation and a redevelopment project were required for Chapter 353. Lachky said that the first phase of the contract was for data collection and a survey of the area and the action requested was for the second phase.

Discussion focused on the downtown area to be evaluated and the appeal process if a property was not blighted. Lachky said that the area included the Old Town District and other buildings near the boundary that could be redeveloped with Chapter 353. English Landing Park was included because the farmer's market location could be developed in the future and Six at Park was not included because Chapter 353 was previously approved. He noted that the blight designation would be for the entire area as a whole and some buildings would not be blighted, but those properties could still qualify for improvements based on the City's policy.

Mayor Johnston said that the City was taking the initiative to create a district so property owners could use Chapter 353 as a tool to improve their buildings. A larger area was recommended so all properties within the boundaries could use Chapter 353 to prevent having to amend the plan to add new properties.

**IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE AN AGREEMENT WITH DEVELOPMENT INITIATIVES FOR A DOWNTOWN PARKVILLE BLIGHT ANALYSIS STUDY IN THE AMOUNT OF \$13,500. ALL AYES; MOTION PASSED 7-0.**

**5. STAFF UPDATES ON ACTIVITIES**

**A. Administration**

**1. City Hall Closed November 11, 2019 – Veterans Day**

Finance/Human Resources Director Matthew Chapman said that City Hall would be closed on November 11, 2019, in observance of Veterans Day.

Police Chief Kevin Chrisman provided an update on the archery hunt at Park University, noting that it started on September 15 and six deer had been taken.

Public Works Director Alysen Abel provided an update on the park, noting that crews were still working in several areas of the park, but the trails in English Landing Park would be opened on November 1. Royals Charities would present a check to the City at an event on November 8. The donation would be used for improvements to Grigsby Field and Ball Field No. 3.

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

**7. ADJOURN**

Mayor Johnston declared the meeting adjourned at 8:00 p.m.

The minutes for Tuesday, November 5, 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 nineteenth day of November 2019.

Submitted by:

Melissa McChesney  
City Clerk Melissa McChesney

