

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:02 p.m. on Tuesday, November 6, 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	- absent with prior notice
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. Proclaim November 13, 2018, as Veterans Night in Parkville

Mayor Johnston presented the proclamation to Park University Assistant Director of Military and Veteran Student Services Sarah Weygand.

B. Recognize 2018 Paint Parkville Purchase Award Winners

Mayor Johnston stated that the recognition would be rescheduled to a later date.

3. CONSENT AGENDA

- A. Approve the minutes for the October 16, 2018, regular meeting
- B. Approve the minutes for the October 16, 2018, work session
- C. Receive and file the September sewer report
- D. Approve the purchase of the Crimestar Enterprise records management system and the Microsoft SQL Server 2017 for the Police Department
- E. Approve a purchase order with Contech Engineered Solutions for the Conspan bridge system for the low water crossing in English Landing Park
- F. Approve a construction agreement with Wiedenmann, Inc. for the construction of the low water crossing in English Landing Park
- G. Approve accounts payable from October 12 to November 1, 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 7-0.

4. ACTION AGENDA

A. Approve the employee health insurance renewal for 2019 with Blue Cross/Blue Shield

Finance/Human Resources Director Matthew Chapman said that Bukaty Companies marketed the City's insurance renewals to all the carriers in the area and told staff to anticipate an 18-20 percent increase in 2019. Blue Cross/Blue Shield proposed a 9.9 percent increase on health insurance for the same four plans, plus one additional plan that provided a reduced cost on a limited network. Chapman added that staff proposed an equal cost share of the increase between the City and the employees, but the Finance Committee recommended that the City cover the additional increase at its meeting on October 29, 2018. He noted that Bukaty Companies also marketed dental and vision and staff did not recommend any changes to either plan.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE THE HEALTH INSURANCE RENEWAL FOR 2019 WITH BLUE CROSS/BLUE SHIELD WITH THE PREMIUM PLANS, RATES AND COSTS SHARES, USING OPTION C WHERE THE CITY WILL COVER THE ENTIRE COST OF THE INCREASE IN HEALTH INSURANCE PREMIUMS, ATTACHED HERETO AS ATTACHMENTS 2 AND 3 AND INCORPORATED BY REFERENCE. ALL AYES; MOTION PASSED 7-0.

B. Approve the second reading of an ordinance to accept the public street and storm sewer improvements and associated maintenance bonds for Thousand Oaks 16th Plat

Mayor Johnston stated that the first reading of the ordinance was presented on October 16. There were not any additional staff comments or public comments for the item.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 2996, AN ORDINANCE ACCEPTING THE ASPHALT STREET, CONCRETE CURB AND STORM SEWER PUBLIC IMPROVEMENTS AND ASSOCIATED MAINTENANCE BONDS FOR THOUSAND OAKS 16TH PLAT, ON SECOND READING TO BECOME ORDINANCE NO. 2962. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WHITLEY, WASSMER, WELCH, RITTMAN AND SPORTSMAN. MOTION PASSED 7-0.

C. Approve the second reading of an ordinance to accept the public street and storm sewer improvements and associated maintenance bonds for Thousand Oaks 19th Plat

Mayor Johnston stated that the first reading of the ordinance was presented on October 16. There were not any additional staff comments or public comments for the item.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 2997, AN ORDINANCE ACCEPTING ASPHALT STREET, CONCRETE CURB AND STORM SEWER PUBLIC IMPROVEMENTS AND ASSOCIATED MAINTENANCE BONDS FOR THOUSAND OAKS 19TH PLAT, ON SECOND READING TO BECOME ORDINANCE NO. 2963. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WHITLEY, WASSMER, WELCH, RITTMAN AND SPORTSMAN. MOTION PASSED 7-0.

D. Approve the second reading of an ordinance to accept the public storm sewer improvements and associated maintenance bonds on River Road at Thousand Oaks Drive

Mayor Johnston stated that the first reading of the ordinance was presented on October 16. There were not any additional staff comments or public comments for the item.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 2998, AN ORDINANCE ACCEPTING PUBLIC STORM SEWER IMPROVEMENTS AND ASSOCIATED MAINTENANCE BONDS ON RIVER

ROAD AT THOUSAND OAKS DRIVE, ON SECOND READING TO BECOME ORDINANCE NO. 2964. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WHITLEY, WASSMER, WELCH, RITTMAN AND SPORTSMAN. MOTION PASSED 7-0.

E. Adopt an ordinance to accept the street, storm sewer and sanitary sewer public improvements and associated maintenance bonds for Cider Mill 7th Plat

Public Works Director Alysén Abel stated that the sanitary sewer plans were approved in August 2017 and the street and storm sewer plans were approved in May 2018; construction began after each was approved by City staff. All of the improvements were completed in October 2018 and were reviewed by inspection staff. Abel noted that the developer requested both readings of the ordinance at the same meeting because several building permits were waiting to be released. Because there were no outstanding issues, staff recommended both readings at the same meeting.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3008, AN ORDINANCE **ACCEPTING THE STREET, STORM SEWER AND SANITARY SEWER PUBLIC IMPROVEMENTS AND ASSOCIATED MAINTENANCE BONDS FOR CIDER MILL 7TH PLAT**, ON FIRST READING. ALL AYES; MOTION PASSED 7-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3008 ON SECOND READING BY TITLE ONLY TO BECOME ORDINANCE NO. 2965. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WHITLEY, WASSMER, WELCH, RITTMAN AND SPORTSMAN. MOTION PASSED 7-0.

F. Approve the second reading of an ordinance to approve a preliminary development plan for The Meadows at Creekside, a planned residential development consisting of single-family homes, townhomes and apartments on approximately 43.42 acres generally located at the southeast quadrant of the intersection of I-435 and Highway 45 along Brink-Myer Road – Case No. PZ18-15A; Brian Mertz, Parkville Development 70, LLC, applicant

Mayor Johnston stated that the first reading of the ordinance was presented on October 30. There were not any additional staff comments or public comments for the item.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 2999, AN ORDINANCE **APPROVING AN APPLICATION FOR 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. 2966. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WHITLEY, WASSMER, WELCH, RITTMAN AND SPORTSMAN. MOTION PASSED 7-0.

G. Approve the second reading of an ordinance to approve a conditional use permit to allow townhome uses, multi-family apartment uses and a police substation in conjunction with The Meadows at Creekside, a planned residential development consisting of single-family homes, townhomes and apartments on approximately 43.42 acres generally located at the southeast quadrant of the intersection of I-435 and Highway 45 along Brink-Myer Road – Case No. PZ18-15B; Brian Mertz, Parkville Development 70, LLC, applicant

Mayor Johnston stated that the first reading of the ordinance was presented on October 30. There were not any additional staff comments or public comments for the item.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3000, AN ORDINANCE **APPROVING A**

CONDITIONAL USE PERMIT 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 MISSOURI HIGHWAY 45 ALONG BRINK-MYER ROAD, ON SECOND READING TO BECOME ORDINANCE NO. 2967. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WHITLEY, WASSMER, WELCH, RITTMAN AND SPORTSMAN. MOTION PASSED 7-0.

- H. Approve the second reading of an ordinance to rezone one parcel of land, approximately 38.12 acres, generally located on the southeast quadrant of the intersection of I-435 and Highway 45 along Brink-Myer Road from Platte County "PI" Planned Industrial to Parkville City "B-2-P" General Business District – Case No. PZ18-16A; Brian Mertz, Parkville Development 38, LLC, applicant

Mayor Johnston stated that the first reading of the ordinance was presented on October 30. There were not any additional staff comments or public comments for the item.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3001, AN ORDINANCE REZONING ONE PARCEL OF LAND (38.12 ACRES, MORE OR LESS), GENERALLY LOCATED ON THE SOUTHEAST QUADRANT OF THE INTERSECTION OF I-435 AND HIGHWAY 45 ALONG BRINK-MYER ROAD, FROM PLATTE COUNTY "PI" PLANNED INDUSTRIAL TO PARKVILLE CITY "B-2-P" GENERAL BUSINESS DISTRICT, ON SECOND READING TO BECOME ORDINANCE NO. 2968. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WHITLEY, WASSMER, WELCH, RITTMAN AND SPORTSMAN. MOTION PASSED 7-0.

- I. Approve the second reading of an ordinance to approve a preliminary development plan for Old Town at Creekside, a planned commercial development consisting of retail, mixed-use, restaurant and other commercial uses on approximately 38.12 acres generally located on the southeast quadrant of the intersection of I-435 and Highway 45 along Brink-Myer Road – Case No. PZ18-16B; Brian Mertz, Parkville Development 38, LLC, applicant

Mayor Johnston stated that the first reading of the ordinance was presented on October 30. There were not any additional staff comments or public comments for the item.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3002, AN ORDINANCE APPROVING AN APPLICATION FOR PRELIMINARY DEVELOPMENT PLAN FOR OLD TOWN AT CREEKSIDE, A PLANNED COMMERCIAL DEVELOPMENT CONSISTING OF RETAIL, MIXED-USE, RESTAURANT AND OTHER COMMERCIAL USES ON 38.12 ACRES, MORE OR LESS, GENERALLY LOCATED ON THE SOUTHEAST QUADRANT OF THE INTERSECTION OF I-435 AND HIGHWAY 45 ALONG BRINK-MYER ROAD, ON SECOND READING TO BECOME ORDINANCE NO. 2969. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WHITLEY, WASSMER, WELCH, RITTMAN AND SPORTSMAN. MOTION PASSED 7-0.

- J. Approve the second reading of an ordinance to rezone a portion of one parcel of land, approximately 60.4 acres generally located at the northwest quadrant of the intersection of I-435 and Highway 45, from Platte County "R-7" Single-Family High Density District, Platte County "RMD" Residential Multiple Dwelling District and Platte County "RE" Rural Estates District to Parkville City "R-4-P" Mixed-Density Residential – Case No. PZ18-17A; Brian Mertz, Parkville Development 140, LLC, applicant

Mayor Johnston stated that the first reading of the ordinance was presented on October 30. There

were not any additional staff comments or public comments for the item.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3003, AN ORDINANCE REZONING A PORTION OF ONE PARCEL LAND (60.4 ACRES, MORE OR LESS, OF THE TOTAL 128.77 ACRES, MORE OR LESS), GENERALLY LOCATED ON THE NORTHWEST QUADRANT OF THE INTERSECTION OF I-435 AND HIGHWAY 45, FROM PLATTE COUNTY "R-7" SINGLE-FAMILY HIGH DENSITY DISTRICT, PLATTE COUNTY "RMD" RESIDENTIAL MULTIPLE DWELLING DISTRICT AND PLATTE COUNTY "RE" RURAL ESTATES DISTRICT TO PARKVILLE CITY "R-4-P" MIXED-DENSITY RESIDENTIAL, ON SECOND READING TO BECOME ORDINANCE NO. 2970. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WHITLEY, WASSMER, WELCH, RITTMAN AND SPORTSMAN. MOTION PASSED 7-0.

- K. Approve the second reading of an ordinance to approve a preliminary development plan for The Woods at Creekside & Creekside Village, a planned residential development consisting of single-family homes and townhomes on approximately 34.65 acres and approximately 25.74 acres respectively, generally located on the northwest quadrant of the intersection of I-435 and Highway 45 – Case No. PZ18-17B; Brian Mertz, Parkville Development 140, LLC, applicant

Mayor Johnston stated that the first reading of the ordinance was presented on October 30. There were not any additional staff comments or public comments for the item.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3004, AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR THE WOODS AT CREEKSIDE & CREEKSIDE VILLAGE, A PLANNED RESIDENTIAL DEVELOPMENT CONSISTING OF SINGLE-FAMILY HOMES AND TOWNHOMES ON 34.65 ACRES (MORE OR LESS) AND 25.74 ACRES (MORE OR LESS) RESPECTIVELY, GENERALLY LOCATED ON THE NORTHWEST QUADRANT OF THE INTERSECTION OF I-435 AND HIGHWAY 45, ON SECOND READING TO BECOME ORDINANCE NO. 2971. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WHITLEY, WASSMER, WELCH, RITTMAN AND SPORTSMAN. MOTION PASSED 7-0.

- L. Approve the second reading of an ordinance to approve a conditional use permit to allow townhome uses in conjunction with The Woods at Creekside & Creekside Village, a planned residential development consisting of single-family homes and townhomes on approximately 34.65 acres and approximately 25.74 acres respectively, generally located on the northwest quadrant of the intersection of I-435 and Highway 45 – Case No. PZ18-17C; Brian Mertz, Parkville Development 140, LLC, applicant

Mayor Johnston stated that the first reading of the ordinance was presented on October 30. There were not any additional staff comments or public comments for the item.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3005, AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR THE WOODS AT CREEKSIDE & VILLAGE AT CREEKSIDE, A PLANNED RESIDENTIAL DEVELOPMENT CONSISTING OF SINGLE-FAMILY HOMES AND TOWNHOMES ON 34.65 ACRES (MORE OR LESS) AND 25.74 ACRES (MORE OR LESS) RESPECTIVELY, GENERALLY LOCATED ON THE NORTHWEST QUADRANT OF THE INTERSECTION OF I-435 AND HIGHWAY 45, ON SECOND READING TO BECOME ORDINANCE NO. 2972. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WHITLEY, WASSMER, WELCH, RITTMAN AND

SPORTSMAN. MOTION PASSED 7-0.

- M. Approve the second reading of an ordinance to rezone three parcels of land, approximately 11.60 acres, and a portion of one parcel of land, approximately 82.75 acres of the total 128.77 acres, generally located at the northwest quadrant of the intersection of I-435 and Highway 45 from Platte County "R-7" Single-Family High Density District, Platte County "RMD" Residential Multiple Dwelling District, Platte County "RE" Rural Estates District and Platte County "CH" Commercial Highway District to Parkville City "B-2-P" General Business District – Case No. PZ18-17E; Brian Mertz, Parkville Development 140, LLC, applicant**

Mayor Johnston stated that the first reading of the ordinance was presented on October 30. There were not any additional staff comments or public comments for the item.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3006, AN ORDINANCE REZONING THREE PARCELS OF LAND (11.60 ACRES, MORE OR LESS) AND A PORTION OF ONE PARCEL OF LAND (82.75 ACRES, MORE OR LESS, OF THE TOTAL 128.77 ACRES, MORE OR LESS), GENERALLY LOCATED AT THE NORTHWEST QUADRANT OF THE INTERSECTION OF I-435 AND HIGHWAY 45 FROM PLATTE COUNTY "R-7" SINGLE-FAMILY HIGH DENSITY DISTRICT, PLATTE COUNTY "RMD" RESIDENTIAL MULTIPLE DWELLING DISTRICT, PLATTE COUNTY "RE" RURAL ESTATES DISTRICT AND PLATTE COUNTY "CH" COMMERCIAL HIGHWAY DISTRICT TO PARKVILLE CITY "B-2-P" GENERAL BUSINESS DISTRICT, ON SECOND READING TO BECOME ORDINANCE NO. 2973. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WHITLEY, WASSMER, WELCH, RITTMAN AND SPORTSMAN. MOTION PASSED 7-0.

- N. Approve the second reading of an ordinance to approve a preliminary development plan for Creekside Commons, a planned commercial development consisting of hotel, restaurant, gas station, pharmacy/medical office, general retail, outdoor recreation and cemetery uses on approximately 82.75 acres, generally located at the northwest quadrant of the intersection of I-435 and Highway 45 – Case No. PZ18-17F; Brian Mertz, Parkville Development 140, LLC, applicant**

Mayor Johnston stated that the first reading of the ordinance was presented on October 30. There were not any additional staff comments or public comments for the item.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3007, AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR CREEKSIDE COMMONS, A PLANNED COMMERCIAL DEVELOPMENT CONSISTING OF HOTEL, RESTAURANT, GAS STATION, PHARMACY/MEDICAL OFFICE, GENERAL RETAIL, OUTDOOR RECREATION AND CEMETERY USES ON 82.75 ACRES, MORE OR LESS, GENERALLY LOCATED ON THE NORTHWEST QUADRANT OF THE INTERSECTION OF I-435 AND HIGHWAY 45, ON SECOND READING TO BECOME ORDINANCE NO. 2974. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WHITLEY, WASSMER, WELCH, RITTMAN AND SPORTSMAN. MOTION PASSED 7-0.

5. STAFF UPDATES ON ACTIVITIES

A. Administration

1. City Hall Closed Monday, November 12, 2018

Finance/Human Resources Director Matthew Chapman said that City Hall would be closed on

November 12, 2018, in observance of Veteran's Day.

B. Community Development

1. Public Hearing on Proposed Creekside Industrial – November 13, 2018

Community Development Director Stephen Lachky stated that three public hearings were scheduled with the Planning and Zoning Commission on November 13, 2018. Two of the public hearings were in regards to the Creekside Industrial development applications for rezoning and a preliminary development plan; the Commission had concerns with the zoning application at its meeting on October 10, 2018, and recommended that the applicant submit different zoning. The third public hearing was to consider a conditional use permit for Om Prana Yoga requesting recreational/indoor uses in the Old Town District which required a conditional use permit.

Police Chief Kevin Chrisman provided an update to the deer archery hunt at Park University that began on September 15, 2018, and would end on January 15, 2019.

Public Works Director Alysén Abel said that Missouri American Water would be working downtown on November 7, 2018, and the water would be shut down to portions of downtown south of First Street to decommission the old water plant and connect to the newly constructed water main. She noted that Missouri American Water had contacted businesses and property owners that would be affected.

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

Alderman Plumb requested information about drones flying in the parks and Police Chief Kevin Chrisman responded that the issue was on his list of items to research. Assistant to the City Administrator Anna Mitchell said that the Community Land and Recreation Board had discussed the issue at their meetings, but did not take any action.

Alderman Whitley requested an update on redistricting and City Administrator Joe Parente said that changes were made based on recommendations by the subcommittee. He noted that the revisions would be provided to the subcommittee for review.

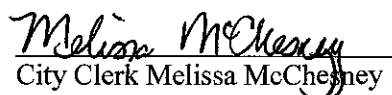
Alderman Sportsman thanked Parkville Nature Sanctuary Director Joe Ryan and the volunteers for their hard work at Ghost Stories Night on October 27, 2018. He said that the Parkville Presbyterian Church and downtown merchants also had trick-or-treating that day.

7. ADJOURN

Mayor Johnston declared the meeting adjourned at 7:44 p.m.

The minutes for Tuesday, November 6, 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 twentieth day of November 2018.

Submitted by:


City Clerk Melissa McChesney

