

Mayor Nanette K. Johnston opened the work session at 6:07 p.m. on February 18, 2020, at City Hall located at 8880 Clark Avenue, Parkville. In attendance were aldermen Greg Plumb, Douglas Wylie, Brian Whitley, Tina Welch, Dave Rittman, Robert Lock and Marc Sportsman.

The following staff was also present:  
Joe Parente, City Administrator  
Kevin Chrisman, Police Chief  
Matthew Chapman, Finance/Human Resources Director  
Alysen Abel, Public Works Director  
Stephen Lachky, Community Development Director  
Anna Mitchell, Assistant to the City Administrator  
Chris Williams, City Attorney  
Melissa McChesney, City Clerk

**1. GENERAL AGENDA**

**A. Route 9 Progress Report and Phase II Project Financing**

City Administrator Joe Parente provided an update on the status of the Route 9 improvements from Highway 45 to Lakeview Drive; handout attached as Exhibit A. He said that based on the revised construction costs, an additional \$1.9 million would be needed to complete the project. Discussion focused on the difference in costs between the Route 9 Corridor Study completed by CFS Engineers and the new estimates from George Butler Associates (GBA).

Matt Graviett, GBA, provided an overview on Missouri Department of Transportation (MoDOT) items that had to be completed before the City could bid the project. They included 1) plans, 2) right-of-way negotiations completed and property acquired, and 3) utility relocations. He noted that MoDOT would allow the City to include in the contractor's bid the development of a job special provision to allow construction to begin once the utilities were out of the way. There were eight properties that needed to be acquired before the utility easement work to be done.

Brian Reardon, Bliss Associates, provided an overview of the right-of-way acquisitions, noting that there were 34 total property owners within the project area. He said that 20 were completed and of the remaining properties there were three meetings scheduled later in the week and five negotiations in progress. He also provided an overview of the eminent domain process. City Attorney Chris Williams said that in his experience the process could take four to six months to acquire a property through eminent domain.

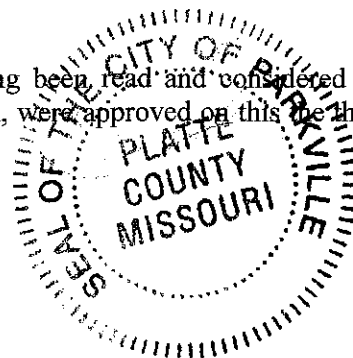
Jack Ryan-Feldman, Baker Tilley, provided an overview of the lease purchase financing for the project that included the City's share and a grant anticipation note; presentation attached as Exhibit B. He said that action on the Board of Aldermen agenda after the work session would modify the terms of the grant anticipation note from the 2017 financing to move the maturity date to March 1, 2022, at a rate of 2.6 percent. The City had the option to prepay the cost any time during the period without penalties. The additional \$1.9 million needed for the project would be discussed at a future Board of Aldermen meeting.

The work session ended at 7:01 p.m.

The work session minutes for February 18, 2020, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the third day of March 2020.

Submitted by:

  
City Clerk Melissa McChesney





## MEMORANDUM

To: Alysen Abel; City of Parkville  
From: Matt Graviett; GBA  
Date: February 12<sup>th</sup>, 2020  
Subject: Route 9-Steps to Construction

Since the City is utilizing federal funds, certain boxes need to be checked prior to the advertisement of the Route 9 Improvements project. Below is an outline describing the remaining steps:

MoDOT requires that all right-of way and easements be acquired before they will let the City advertise the project. Brian Reardon with Bliss Associates is now leading the acquisition efforts.

Additionally, MoDOT typically requires that all utilities be relocated prior to the bid advertisement. However, they are willing to be flexible with this step if we include a job special provision (JSP) in the bid documents outlining the utility relocation timelines and any other necessary information for the contractor. GBA has started this JSP and will update it as necessary. However, it greatly minimizes the contractor's risk if all utilities are relocated ahead of time. Typically, less risk means lower bids.

Below is a current status of utility relocations:

### ***AT&T***

- All known facilities in conflict with Route 9 improvements have been relocated.

### ***Spire***

- Design of the facility relocation is complete
- Relocation of the facilities scheduled for March 1<sup>st</sup>
- Anticipate relocations to take 4 months

### ***Missouri American Water***

- Relocation began December 1<sup>st</sup>, 2019
- Relocation expected to be complete by April 18<sup>th</sup>, 2020

### ***Evergy (Formerly KCP&L)***

- Design of the facility relocation is complete
- All 8 Utility Easements Acquired: Currently Scheduling Work
- Tentatively Scheduled for Mid-March
- Anticipate relocations to take 3-4 months



*Charter Spectrum*

- Attached to Evergy Poles. Will relocate once Evergy relocations are complete.

Lastly, MoDOT needs Signed & Sealed Plans and Bid Documents. GBA submitted 95% Final Plans to MoDOT at the end of 2019 has since received comments. There are a few parcels that we anticipate will lead to design changes during negotiations. Once we're able to finalize the plans and address MoDOT's comments, we will resubmit Final Signed & Sealed plans and Bid Documents so they are ready to advertise as soon as all right-of-way and easements are acquired.

If you have any questions about the critical path to get this project to construction, please feel free to give me a call.

Matt Graviett

Office Phone: 913-577-8368

Email: [mgraviett@gbateam.com](mailto:mgraviett@gbateam.com)

cc: Bryan Blizzard; GBA, Sean Partain; MoDOT

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City of Parkville, MO

## Route 9 financing update

Feb. 18, 2020

Tom Kaleko, Principal  
Jack Ryan-Feldman, Director



UPDATE

## Route 9 Lease Purchase 2017

### Three purposes

- Road capital maintenance
- Route 9 improvement, City share
- **Route 9 improvement, GAN**

### GAN summary

- Principal: \$1,020,300
- Matures March 1, 2020
- Interest rate: 2.19%

### GAN renewal 2020

- Moves maturity date to March 1, 2022
- Interest rate 2.60%
- Prepay anytime without penalty
- Maximize flexibility through this phase of the project

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**\$1,100,000**

City of Parkville, Missouri  
Lease Purchase Agreement  
Route 9 - 2017 Grant Anticipation Note Renewal

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**Sources & Uses**

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**Dated 02/27/2020 | Delivered 02/27/2020**

**Sources Of Funds**

Par Amount of Bonds..... \$1,100,000.00

**Total Sources..... \$1,100,000.00**

**Uses Of Funds**

Deposit to 2017 GAN Renew al Fund..... 1,031,472.29

Deposit to Capitalized Interest (CIF) Fund..... 43,217.78

Costs of Issuance..... 25,000.00

Rounding Amount..... 309.93

**Total Uses..... \$1,100,000.00**

**\$1,100,000**

**City of Parkville, Missouri**  
**Lease Purchase Agreement**  
**Route 9 - 2017 Grant Anticipation Note Renewal**

**NET DEBT SERVICE SCHEDULE**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>	<b>CIF</b>	<b>Net New D/S</b>
03/01/2020	-	-	-	-	-	-
09/01/2020	-	-	14,617.78	14,617.78	(14,617.78)	-
03/01/2021	-	-	14,300.00	14,300.00	(14,300.00)	-
09/01/2021	-	-	14,300.00	14,300.00	(14,300.00)	-
03/01/2022	1,100,000.00	2.600%	14,300.00	1,114,300.00	-	1,114,300.00
<b>Total</b>	<b>\$1,100,000.00</b>	<b>-</b>	<b>\$57,517.78</b>	<b>\$1,157,517.78</b>	<b>(43,217.78)</b>	<b>\$1,114,300.00</b>





LOOKING AHEAD

## Future financing

- Interest rate environment
- Future financing considerations
  - Timing
  - Method of sale
  - CID available funds

