

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:09 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on October 19, 2021, and was called to order by Mayor Nanette K. Johnston. City Clerk Melissa McChesney called the roll as follows:

Present:

Ward 1 Alderman Tina Welch
Ward 1 Alderman Philip Wassmer
Ward 2 Alderman Dave Rittman
Ward 2 Alderman Brian T. Whitley
Ward 3 Alderman Robert Lock
Ward 3 Alderman Douglas Wylie
Ward 4 Alderman Marc Sportsman
Ward 4 Alderman Greg Plumb

Absent:

None

A quorum of the Board of Aldermen was present.

The following staff was also present:

Joe Parente, City Administrator
Kevin Chrisman, Police Chief
Jon Jordan, Police Captain
Alysen Abel, Public Works Director
Stephen Lachky, Community Development Director
Matthew Chapman, Finance/Human Resources Director
Chris Ashley, Public Works Project Manager
Jeffery Rhodes, 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. Present Dan Day with the Good Citizen Award

Mayor Johnston presented the Good Citizen Award to Dan Day for his volunteer service to the community. Parkville Nature Sanctuary Director Kristen Bontrager provided an overview of his volunteer projects at the sanctuary.

3. CONSENT AGENDA

- A. Approve the minutes for the October 5, 2021, regular meeting
- B. Receive and file the September Municipal Court report

- C. Receive and file the financial report for the month ending September 30, 2021
- D. Receive and file the crime statistics for January through August 31, 2021
- E. Receive and file the September Sewer Report
- F. Approve an agreement with CivicPlus authorizing the City Clerk to participate in the CivicClerk Client Advisory Board
- G. Approve a purchase order with Dale Brothers for salt and sand material for the 2021-2022 winter season
- H. Approve a purchase order with Central Salt through the Mid-America Regional Council Kansas City Regional Purchasing Cooperative for straight salt for the 2021-2022 winter season
- I. Receive and file the proposed 2022 budget for the Parkville Old Towne Market Community Improvement District
- J. Approve accounts payable from September 30 to October 14, 2021

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO **APPROVE THE CONSENT AGENDA AND RECOMMENDED MOTIONS, AS PRESENTED.**

RESULT: MOTION PASSED 8-0.

4. ACTION AGENDA

- A. **Approve the second reading of an ordinance to amend Ordinance No. 3055 to amend the 2021 operating budget and fund transfers and the 2021-2026 Capital Improvement Program**

Mayor Johnston stated that the first reading was presented on October 5, No additional information was presented.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3142, AN ORDINANCE AMENDING ORDINANCE NO. 3055 AMENDING THE OPERATING BUDGET AND FUND TRANSFERS FOR THE PERIOD FROM JANUARY 1 THROUGH DECEMBER 31, 2021, AND THE 2021-2026 CAPITAL IMPROVEMENT PROGRAM, ON SECOND READING TO BECOME ORDINANCE NO. 3091.

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, DAVE RITTMAN, BRIAN T. WHITLEY, ROBERT LOCK, DOUGLAS WYLIE, MARC SPORTSMAN, GREG PLUMB

NOES: NONE

ABSTAIN: NONE

B. Adopt an ordinance to amend Ordinance No. 3056 to amend the 2021 salary schedule to implement recommendations for the Police Department

Option A: 60th percentile

Option B: 70th percentile

Option C: Officer I to \$50,000 and moving all other sworn personnel by the same percentage

Option D Police Chief recommendation: 70th percentile with additional adjustments

Finance/Human Resources Director Matthew Chapman stated that an ordinance was presented on October 5 that proposed amending the salaries for the Police Department to the 60th percentile as recommended in the update to the salary study. No action was taken and the Board requested additional information to determine the budget impact for three other scenarios that included adjusting the ranges to the 70th percentile, setting the Officer I position at a minimum of \$50,000 and applying the same percentage increase to all of the other positions and including recommendations from the Police Chief. Chapman provided an overview of the impacts to the budget for each of the scenarios and sought direction from the Board on how to proceed.

Discussion focused on additional funds needed for insurance that were not included in the budget impacts presented. Police Chief Kevin Chrisman said that he felt his recommendations would retain the existing officers and draw in new people interested in policing and those wanting to work for a small city.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3145-C, AN ORDINANCE AMENDING ORDINANCE NO. 3056 AMENDING THE CLASSIFICATION OF POLICE DEPARTMENT EMPLOYEE POSITIONS AND REVISING THE COMPENSATION THEREIN, ON FIRST READING.

RESULT: MOTION PASSED 8-0.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3145-C, AN ORDINANCE AMENDING ORDINANCE NO. 3056 AMENDING THE CLASSIFICATION OF POLICE DEPARTMENT EMPLOYEE POSITIONS AND REVISING THE COMPENSATION THEREIN, ON SECOND READING TO BECOME ORDINANCE NO. 3092.

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, DAVE RITTMAN, BRIAN T. WHITLEY, ROBERT LOCK, DOUGLAS WYLIE, MARC SPORTSMAN, GREG PLUMB

NOES: NONE

ABSTAIN: NONE

C. **Approve an agreement with Embassy Landscape for the landscape and hardscape design and construction of the Busch Drive improvements**

Public Works Director Alysén Abel said that improvements to the roundabout at the end of Busch Drive in English Landing Park would include curb/gutter and retaining wall work that would be completed by Mid States Forms, the addition of stone to the outside of the retaining wall and boring for electricity and water. The total cost of all three contracts was approximately \$72,000.

Abel stated that the proposed agreement with Embassy Landscape included landscape and hardscape improvements. She noted that when the agreement was reviewed by the Finance Committee on October 8, the original cost was \$56,000. Following that meeting and a special meeting with Community Land and Recreation Board members on October 18, staff contacted the Missouri Department of Labor to determine at what point prevailing wage would take effect and learned that when a project was over \$75,000, prevailing wage was triggered and costs over the minimum threshold required prevailing wage. Staff received a revised quote with prevailing wage that increased the landscape and hardscape portions of the project to \$63,268.40. Abel said the motion needed to include the revised amount.

Discussion focused on plans to prevent vandalism that included additional space where boulders and plantings would be placed between the wall and the road. The removal of invasive species from the original landscape proposal was also discussed.

Public Works Project Manager Chris Ashley said that Parks Superintendent Tom Barnard was working to obtain quotes from boring contractors for the first phase. The second phase would be the curb/gutter and retaining wall and the final phases would be hardscape and landscaping.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE A CONSTRUCTION AGREEMENT WITH EMBASSY LANDSCAPE FOR THE LANDSCAPE AND HARDSCAPE PORTIONS OF THE BUSCH DRIVE IMPROVEMENTS IN THE AMOUNT OF \$63,268.40.

RESULT: MOTION PASSED 8-0.

D. **Adopt an ordinance to approve the First Amendment to the Creekside Tax Increment Financing Plan and Projects - Case No. TIF 2021-01; Parkville Development 38, LLC; Parkville Development 50, LLC; Parkville Development 140, LLC; Parkville Development VVI, LLC, applicants**

Community Development Director Stephen Lachky presented items 4D and 4E simultaneously. He stated that the City approved the Creekside Tax Increment Financing (TIF) Plan in April 2019 that included 14 project areas based on the approved Creekside preliminary development plans. The first amendment reconfigured the project areas to

create additional project areas to match the legal descriptions and what was constructed and cleaned up the line work. The TIF Commission held a public hearing on September 23 and recommended approval of the first amendment that included 22 project areas. Lachky said that when the project areas were activated, the 23-year clock would begin. For Item 4E, he noted that five constructed and completed project areas were recommended for approval and nine project areas would be postponed indefinitely. He added that the eight project areas previously approved in 2019 did not change.

Patricia Jensen, Rouse Frets White Goss Gentile Rhodes, P.C., said the first amendment to the Creekside TIF Plan cleaned up the developed project areas so they could be activated.

Discussion focused on reimbursable costs, redevelopment costs, if the TIF area was being expanded and the plan for the trail from the pump station to Highway 45.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3146, AN ORDINANCE **APPROVING THE FIRST AMENDMENT TO THE CREEKSIDE TIF PLAN AND THE RECONFIGURED REDEVELOPMENT PROJECTS AND PROJECT AREAS INCLUDED THEREIN, ON FIRST READING.**

RESULT: MOTION PASSED 8-0.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3146, AN ORDINANCE **APPROVING THE FIRST AMENDMENT TO THE CREEKSIDE TIF PLAN AND THE RECONFIGURED REDEVELOPMENT PROJECTS AND PROJECT AREAS INCLUDED THEREIN, ON SECOND READING TO BECOME ORDINANCE NO. 3093.**

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, DAVE RITTMAN, BRIAN T. WHITLEY, ROBERT LOCK, DOUGLAS WYLIE, MARC SPORTSMAN, GREG PLUMB

NOES: NONE

ABSTAIN: NONE

E. Items related to the Creekside Tax Increment Financing Plan Redevelopment Project Areas – Case No. TIF 2021-01; Parkville Development 38, LLC; Parkville Development 50, LLC; Parkville Development 140, LLC; Parkville Development VVI, LLC, applicants

- 1. Adopt an ordinance to approve Redevelopment Project Area A-1 of the Creekside Tax Increment Financing Plan as a redevelopment project and to adopt tax increment financing therein**

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3147, AN ORDINANCE **APPROVING REDEVELOPMENT PROJECT AREA A-1 OF THE CREEKSIDE TAX INCREMENT FINANCING PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN**, ON FIRST READING.

RESULT: MOTION PASSED 8-0.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3147, AN ORDINANCE **APPROVING REDEVELOPMENT PROJECT AREA A-1 OF THE CREEKSIDE TAX INCREMENT FINANCING PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN**, ON SECOND READING TO BECOME ORDINANCE NO. 3094

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, DAVE RITTMAN, BRIAN T. WHITLEY, ROBERT LOCK, DOUGLAS WYLIE, MARC SPORTSMAN, GREG PLUMB

NOES: NONE

ABSTAIN: NONE

2. **Adopt an ordinance to approve Redevelopment Project Area B of the Creekside Tax Increment Financing Plan as a redevelopment project and to adopt tax increment financing therein**

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3148, AN ORDINANCE **APPROVING REDEVELOPMENT PROJECT AREA B OF THE CREEKSIDE TAX INCREMENT FINANCING PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN**, ON FIRST READING.

RESULT: MOTION PASSED 8-0.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3148, AN ORDINANCE **APPROVING REDEVELOPMENT PROJECT AREA B OF THE CREEKSIDE TAX INCREMENT FINANCING PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN**, ON

SECOND READING TO BECOME ORDINANCE NO. 3095.

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, DAVE RITTMAN, BRIAN T. WHITLEY, ROBERT LOCK, DOUGLAS WYLIE, MARC SPORTSMAN, GREG PLUMB

NOES: NONE

ABSTAIN: NONE

3. **Adopt an ordinance to approve Redevelopment Project Area C-3 of the Creekside Tax Increment Financing Plan as a redevelopment project and to adopt tax increment financing therein**

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3149, AN ORDINANCE **APPROVING REDEVELOPMENT PROJECT AREA C-3 OF THE CREEKSIDE TAX INCREMENT FINANCING PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN**, ON FIRST READING.

RESULT: MOTION PASSED 8-0.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3149, AN ORDINANCE **APPROVING REDEVELOPMENT PROJECT AREA C-3 OF THE CREEKSIDE TAX INCREMENT FINANCING PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN**, ON SECOND READING TO BECOME ORDINANCE NO. 3096.

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, DAVE RITTMAN, BRIAN T. WHITLEY, ROBERT LOCK, DOUGLAS WYLIE, MARC SPORTSMAN, GREG PLUMB

NOES: NONE

ABSTAIN: NONE

4. **Adopt an ordinance to approve Redevelopment Project Area L-2 of the Creekside Tax Increment Financing Plan as a redevelopment project and to adopt tax increment financing therein**

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3150, AN ORDINANCE **APPROVING REDEVELOPMENT PROJECT AREA L-2 OF THE CREEKSIDE TAX INCREMENT FINANCING PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN**, ON FIRST READING.

RESULT: MOTION PASSED 8-0.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3150, AN ORDINANCE **APPROVING REDEVELOPMENT PROJECT AREA L-2 OF CREEKSIDE TAX INCREMENT FINANCING PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN**, ON SECOND READING TO BECOME ORDINANCE NO. 3097.

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, DAVE RITTMAN, BRIAN T. WHITLEY, ROBERT LOCK, DOUGLAS WYLIE, MARC SPORTSMAN, GREG PLUMB

NOES: NONE

ABSTAIN: NONE

5. **Adopt an ordinance to approve Redevelopment Project Area M of the Creekside Tax Increment Financing Plan as a redevelopment project and to adopt tax increment financing therein**

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3151, AN ORDINANCE **APPROVING REDEVELOPMENT PROJECT AREA M OF THE CREEKSIDE PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN**, ON FIRST READING.

RESULT: MOTION PASSED 8-0.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3151, AN ORDINANCE **APPROVING REDEVELOPMENT PROJECT AREA M OF THE CREEKSIDE TAX INCREMENT FINANCING PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN**, ON SECOND READING TO BECOME ORDINANCE NO. 3098.

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, DAVE RITTMAN, BRIAN T. WHITLEY, ROBERT LOCK, DOUGLAS WYLIE, MARC SPORTSMAN, GREG PLUMB

NOES: NON

ABSTAIN: NONE

6. Approve the first reading of an ordinance to approve Redevelopment Project Area A-2 of the Creekside Tax Increment Financing Plan as a redevelopment project and to adopt tax increment financing therein

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3152, AN ORDINANCE APPROVING REDEVELOPMENT PROJECT AREA A-2 OF THE CREEKSIDE TAX INCREMENT FINANCING PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN, ON FIRST READING AND POSTPONE THE SECOND READING INDEFINITELY.

RESULT: MOTION PASSED 8-0.

7. Approve the first reading of an ordinance to approve Redevelopment Project Area C-1 of the Creekside Tax Increment Financing Plan as a redevelopment project and to adopt tax increment financing therein

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3153, AN ORDINANCE APPROVING REDEVELOPMENT PROJECT AREA C-1 OF THE CREEKSIDE TAX INCREMENT FINANCING PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN, ON FIRST READING AND POSTPONE THE SECOND READING INDEFINITELY.

RESULT: MOTION PASSED 8-0.

8. Approve the first reading of an ordinance to approve Redevelopment Project Area C-2 of the Creekside Tax Increment Financing Plan as a redevelopment project and to adopt tax increment financing therein

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3154, AN ORDINANCE APPROVING REDEVELOPMENT PROJECT AREA C-2 OF THE CREEKSIDE TAX INCREMENT FINANCING PLAN AS A REDEVELOPMENT

PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN, ON FIRST READING AND POSTPONE THE SECOND READING INDEFINITELY.

RESULT: MOTION PASSED 8-0.

9. **Approve the first reading of an ordinance to approve Redevelopment Project Area C-4 of the Creekside Tax Increment Financing Plan as a redevelopment project and to adopt tax increment financing therein**

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3155, AN ORDINANCE APPROVING REDEVELOPMENT PROJECT AREA C-4 OF THE CREEKSIDE TAX INCREMENT FINANCING PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN, ON FIRST READING AND POSTPONE THE SECOND READING INDEFINITELY.

RESULT: MOTION PASSED 8-0.

10. **Approve the first reading of an ordinance to approve Redevelopment Project Area C-5 of the Creekside Tax Increment Financing Plan as a redevelopment project and to adopt tax increment financing therein**

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3156, AN ORDINANCE APPROVING REDEVELOPMENT PROJECT AREA C-5 OF THE CREEKSIDE TAX INCREMENT FINANCING PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN, ON FIRST READING AND POSTPONE THE SECOND READING INDEFINITELY.

RESULT: MOTION PASSED 8-0.

11. **Approve the first reading of an ordinance to approve Redevelopment Project Area C-6 of the Creekside Tax Increment Financing Plan as a redevelopment project and to adopt tax increment financing therein**

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3157, AN ORDINANCE APPROVING REDEVELOPMENT PROJECT AREA C-6 OF THE CREEKSIDE TAX INCREMENT FINANCING PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN, ON FIRST READING AND POSTPONE THE

SECOND READING INDEFINITELY.

RESULT: MOTION PASSED 8-0.

12. Approve the first reading of an ordinance to approve Redevelopment Project Area C-7 of the Creekside Tax Increment Financing Plan as a redevelopment project and to adopt tax increment financing therein

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3158, AN ORDINANCE **APPROVING REDEVELOPMENT PROJECT AREA C-7 OF THE CREEKSIDE TAX INCREMENT FINANCING PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN**, ON FIRST READING AND POSTPONE THE SECOND READING INDEFINITELY.

RESULT: MOTION PASSED 8-0.

13. Approve the first reading of an ordinance to approve Redevelopment Project Area L-1 of the Creekside Tax Increment Financing Plan as a redevelopment project and to adopt tax increment financing therein

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3159, AN ORDINANCE **APPROVING REDEVELOPMENT PROJECT AREA L-1 OF THE CREEKSIDE TAX INCREMENT FINANCING PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN**, ON FIRST READING AND POSTPONE THE SECOND READING INDEFINITELY.

RESULT: MOTION PASSED 8-0.

14. Approve the first reading of an ordinance to approve Redevelopment Project Area N of the Creekside Tax Increment Financing Plan as a redevelopment project and to adopt tax increment financing therein

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3160, AN ORDINANCE **APPROVING REDEVELOPMENT PROJECT AREA N OF THE CREEKSIDE TAX INCREMENT FINANCING PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN**, ON FIRST READING AND POSTPONE THE SECOND READING INDEFINITELY.

RESULT: MOTION PASSED 8-0.

5. STAFF UPDATES ON ACTIVITIES

Public Works Director Alysén Abel said that the October electronics recycling was cancelled and the vendor was unable to reschedule a final event in 2021 or continue as the vendor in 2022. Staff reached out to the previous vendor who was unable to hold an event in November, but agreed to be the vendor in 2022.

Mayor Johnston asked if there was a plan to add adult-accessible areas to the parks for people with limited mobility and Abel responded that there was a plan for all-inclusive playground equipment, but she was unsure if it would be appropriate for adults. She added that the Adams Park Master Plan did not specify the equipment that would be installed, but staff could look into equipment for people with limited mobility.

Police Chief Kevin Chrisman stated that the archery hunt at Park University began on September 15 and three deer were taken, which was on par with previous years. Alderman Lock requested information about the train accident and requested that staff keep the Board updated if the investigation uncovered anything that the City needed to address.

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

Mayor Johnston congratulated City Clerk Melissa McChesney for her appointment to the CivicClerk Client Advisory Board and she thanked the aldermen that participated on the redistricting committee. She requested an update from Alderman Lock on the city administrator search and he responded that the committee was setting up a timeline.

Alderman Whitley credited Alderman Plumb for his work on the ad hoc redistricting committee. He also noted that there was an allegation that the City doctored the date and time of when the executive session meeting was posted at City Hall and City Clerk Melissa McChesney confirmed that the agenda was posted more than 24 hours prior to the meeting, as required by State law.

Alderman Welch requested an update on the public engagement for the Platte Landing Park ballfields and Public Works Director Alysén Abel responded that a joint Board of Aldermen and Community Land and Recreation Board work session was tentatively scheduled for November 10 and a session for the public to provide comments was tentatively scheduled for November 15. Following the public session, the public would be able to provide comments through public surveys.

7. EXECUTIVE SESSION

A. Personnel matters pursuant to RSMo 610.021(12)

ACTION: IT WAS MOVED BY ALDERMAN MARC SPORTSMAN AND SECONDED BY ALDERMAN DAVE RITTMAN TO ENTER INTO EXECUTIVE SESSION TO DISCUSS PERSONNEL MATTERS PURSUANT TO RSMO 610.021(3).

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, DAVE RITTMAN, BRIAN T. WHITLEY, ROBERT LOCK, DOUGLAS WYLIE, MARC SPORTSMAN, GREG PLUMB

NOES: NONE

ABSTAIN: NONE

The Board entered the executive session at 9:15 p.m. At 9:25 p.m., the Board reconvened in open session.

Clerks Note: The minutes from the executive session are on file with the City Clerk.

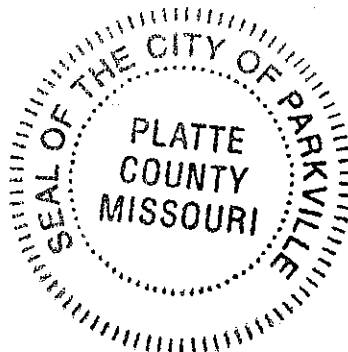
8. ADJOURN

Mayor Johnston declared the meeting adjourned at 9:25 p.m.

The minutes for October 19, 2021, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the second day of November 2021.

Submitted by:

Melissa McChesney
City Clerk Melissa McChesney





REQUEST:

On September 23, 2021, the Parkville TIF Commission voted unanimously to adopt a resolution recommending the Board of Aldermen approve the First Amendment to the Creekside TIF Plan.

Developer requests the Board of Aldermen:

- 1: Approve the First Amendment to the Creekside TIF Plan (Bill No. 3146); and
- 2: Approve the first reading of 9 Redevelopment Project Area Ordinances for future approval/activation (Bill Nos. 3152 through 3160).
3. Approve the first and second reading of 5 Redevelopment Project Area Ordinances activating TIF Redevelopment Project Areas A-1, B, C-3, L-2, and M (Bill Nos. 3147 through 3151).

History of Creekside TIF Plan

- On April 2, 2019, the Parkville Board of Aldermen approved Ordinance No. 2966 which adopted the Creekside TIF Plan, declared the area within the boundary of the TIF Plan blighted, and designated 14 Redevelopment Project Areas (A through N).
- The 14 Redevelopment Project Areas (A through N) encompass 51 separate lots from the approved site plans which together make up the TIF Redevelopment Project.
- The Redevelopment Plan generally consists of the following:
 - (i) 400,000 sq ft of industrial space;
 - (ii) 200,000 sq ft of retail and restaurant space,
 - (iii) four hotels, and
 - (iv) other public improvements.

3

Creekside: I-435 and 45 Highway – Approved Plan



- A. **Southeast Corner:**
 - The Meadows at Creekside (SEC – Phase I)
 - 101 Single Family Lots
 - 100 Townhome units (25 buildings)
 - 264 Apartment units
 - **Old Town at Creekside (SEC – Phase II)**
 - 1 Hotel with 120 Rooms
 - 100 Apartment Units
 - 136,400 sq ft of restaurant, grocery, retail, bank
 - 38,000 sq ft public green space
- B. **Northwest Corner:**
 - **Creekside Commons (NWC)**
 - 3 Hotels with 320 Rooms
 - 48,300 sq ft of restaurant, retail, and fuel sales
 - 50 residential units
 - 15,000 sq ft pharmacy/medical office
 - 6 competitive baseball fields
 - Cemetery
 - The Woods at Creekside/Creekside Village (NWC)
 - 114 Single Family Lots
 - 176 Townhome units (44 buildings)
- C. **Southwest Corner:**
 - **Creekside Industrial (SWC)**
 - 29 industrial lots

*Items in red are within the TIF Plan Boundary

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Creekside: I-435 and 45 Highway – Progress to Date

A. Southeast Corner:

- **The Meadows at Creekside (SEC – Phase I)**
 - 101 Single Family Lots.....6 completed, several under construction
 - 96 Townhome units (24 buildings)Completed in 2021
 - 216 Apartment units.....Completed in 2021
- **Old Town at Creekside (SEC – Phase II)**
 - 1 Hotel with 120 Rooms.....Complete by 12/31/21
 - 100 Apartment Units.....Complete by 12/31/21
 - 136,400 sq ft of restaurant, grocery, retail, bank.....Anytime Fitness, Johnny's, 10&2 Coffee complete
 - 38,000 sq ft public green space.....Complete by 12/31/21

B. Northwest Corner:

- **Creekside Commons (NWC)**
 - 3 Hotels with 320 Rooms.....First hotel complete by Q2 2021
 - 48,300 sq ft of restaurant, retail, and fuel sales.....The Station II and Burger King - complete
 - 50 residential units
 - 15,000 sq ft pharmacy/medical office
 - 6 competitive baseball fields.....Completed in 2020
 - Cemetery
- **The Woods at Creekside/Creekside Village (NWC)**
 - 114 Single Family Lots.....25 lots platted / sold
 - 176 Townhome units (44 buildings).....+/- 24 bldgs completed, several under construction

C. Southwest Corner:

- **Creekside Industrial (SWC)**
 - 29 industrial lots.....Capital Electric complete in 2022

\$218,163,000 total investment committed or completed, \$22,000,000 currently under City review.

*Items in red are within the TIF Plan Boundary

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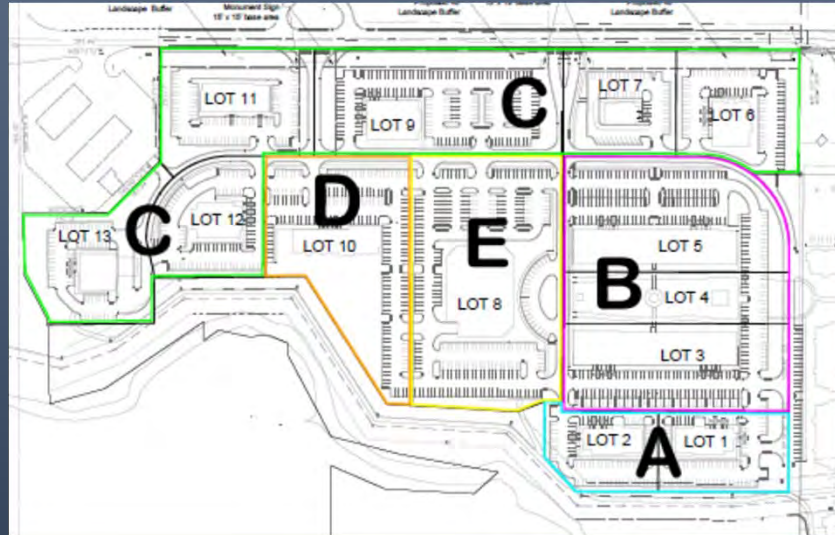
Purpose of the 1st Amendment to Creekside TIF Plan

- As described in the Notice, the First Amendment reconfigures and subdivides the boundaries of certain Redevelopment Project Areas and updates the legal descriptions to conform with recorded plats.
- **No changes are proposed to the project budget, reimbursable project costs, tax projections, land uses, or development timelines.**
- The reconfiguration and subdivision of TIF Project Areas were contemplated in the TIF Plan and Redevelopment Agreement to allow the Developer to time the activation of Redevelopment Project Areas for this multi-phase project as project improvements are completed.
 - See Art. I, page 2 of TIF Plan and Sec. 5.A. of the Redevelopment Agreement

6

Southeast Quadrant: Original TIF Plan

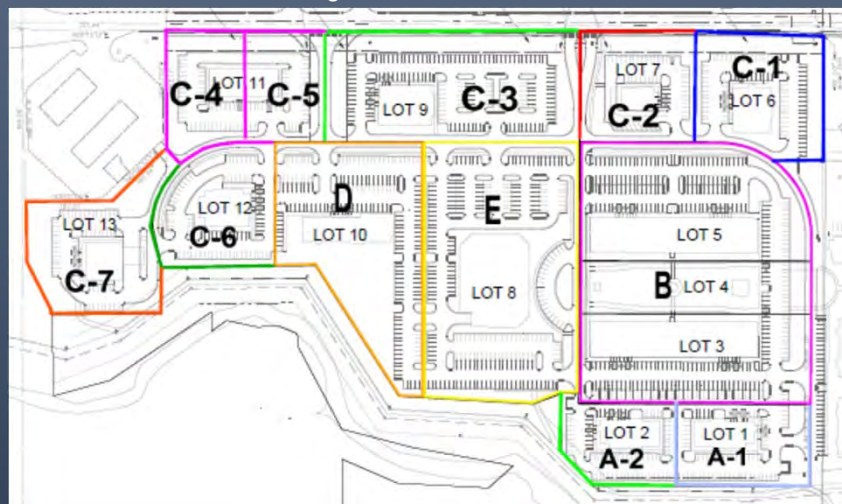
- 5 Redevelopment Project Areas (A through E)



7

Southeast Quadrant: First Amendment

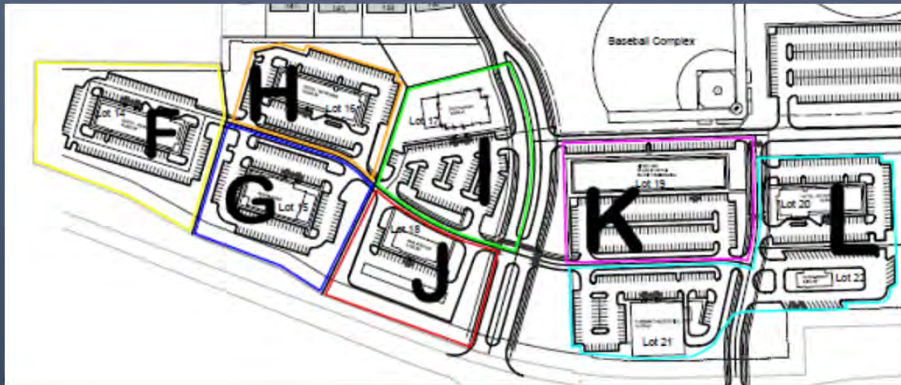
- 12 Redevelopment Project Areas (A-1 through E)
 - Subdivide A into A-1, A-2
 - Subdivide C into C-1 through C-7



8

Northwest Quadrant: Original TIF Plan

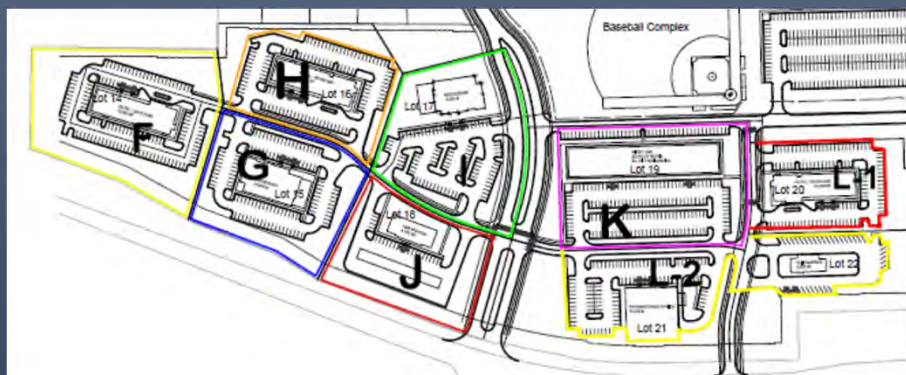
- 7 Redevelopment Project Areas (F through L)



9

Northwest Quadrant: First Amendment

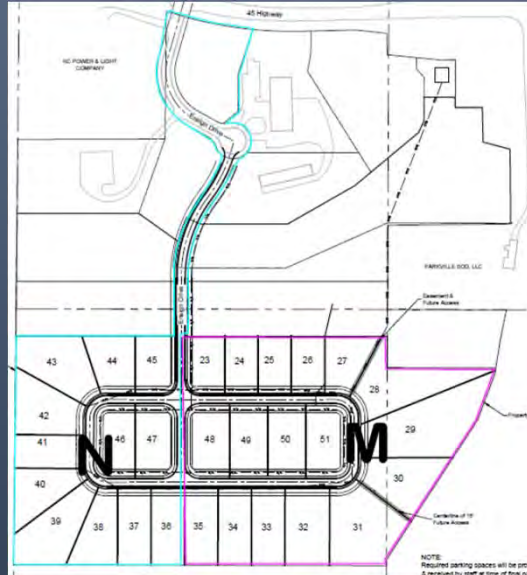
- 8 Redevelopment Project Areas (F through L-2)
 - Subdivide L into L-1 and L-2



10

Southwest Quadrant: Original TIF Plan

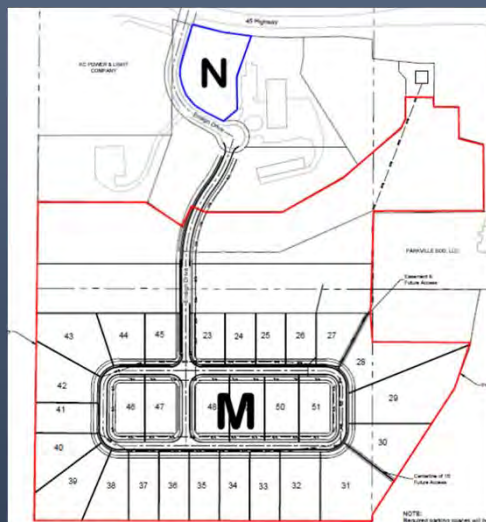
- 2 Redevelopment Project Areas (M and N)



11

Southwest Quadrant: First Amendment

- 2 Redevelopment Project Areas (M and N)
 - Reconfigure M to encompass all of Capital Electric lot
 - Reconfigure N for remaining lot owned by Parkville Development VVI.



12

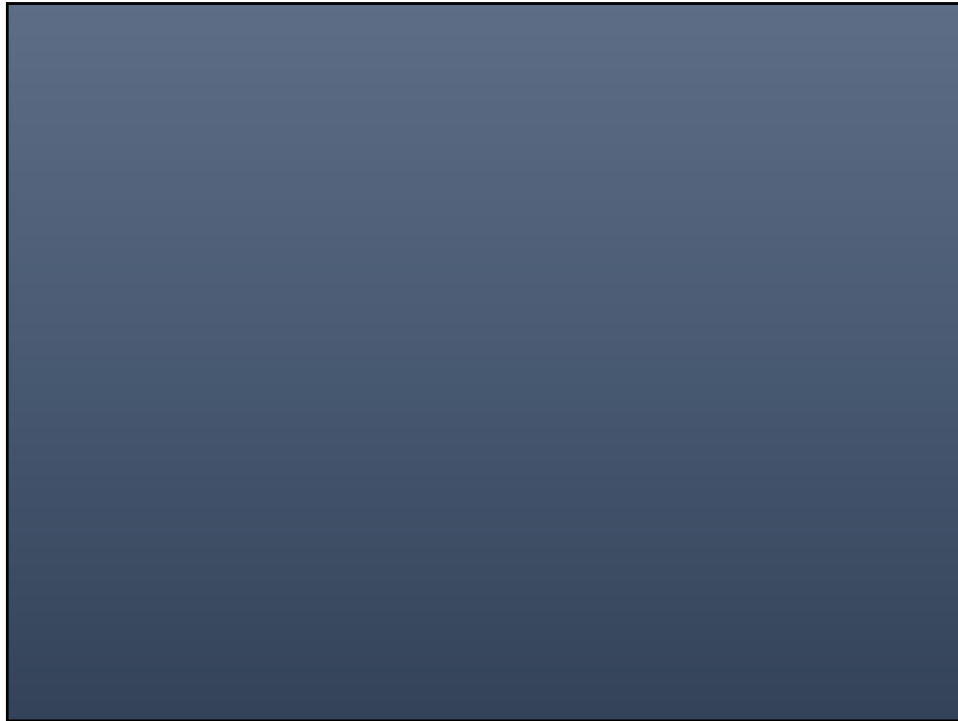
REQUEST:

Developer requests the Board of Aldermen:

- 1: Approve the First Amendment to the Creekside TIF Plan (Bill No. 3146); and
- 2: Approve the first reading of 9 Redevelopment Project Area Ordinances for future approval/activation (Bill Nos. 3152 through 3160).
3. Approve the first and second reading of 5 Redevelopment Project Area Ordinances activating TIF Redevelopment Project Areas A-1, B, C-3, L-2, and M (Bill Nos. 3147 through 3151).

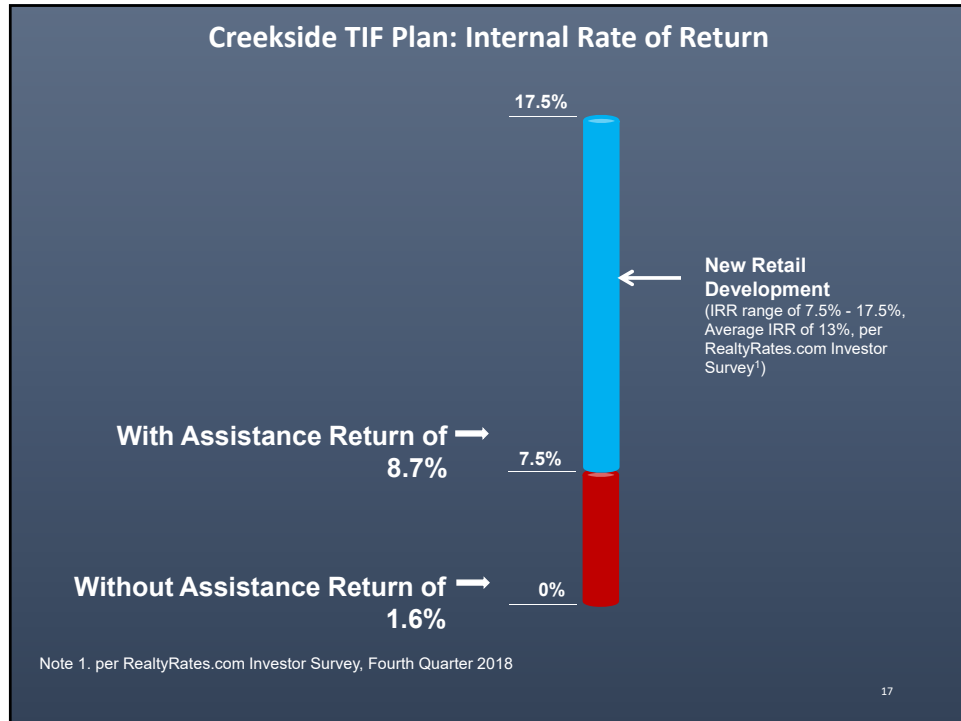
13

Thank You



Annual Taxes After TIF Period

• Park Hill Schools	\$ 2,640,890
• City of Parkville	\$ 2,095,453
• Platte County	\$ 1,110,830
• South Platte Fire	\$ 468,308
• Mid-Continent Public Library	\$ 193,686
• Platte County Road #1	\$ 158,302
• Metropolitan Community College	\$ 112,263
• Southern Platte Ambulance	\$ 58,062
• Mental Health	\$ 47,847
• Health Department	\$ 38,268
• Senior Citizen Levy	\$ 23,948



Project Summary

Clarifying the record

- Total redevelopment costs are estimated at \$335 million
- Total financial assistance of \$51.96 million broken out as follows:

• TIF Pilots	\$8.64 million	Real property taxes (schools) Sales tax (not schools) (\$4.14 million EATs capture) (\$4.14 million EATs capture) (\$1.6m from TIF and \$4.8m CID)
• TIF EATs	\$8.97 million	
• CID Sales Tax	\$9.99 million	
• TDD Sales Tax	\$9.99 million	
• CID Spec. Assmt	\$1.30 million	
• Hotel Tax Rebate	\$6.67 million	
• Land	<u>\$6.40 million</u>	
• Total:	\$51.96 million	\$17.6 million total TIF

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Old Town at Creekside - Southeast Corner of I-435 and 45 Hwy



Approved by Ord. No. 2969 on 11/6/18

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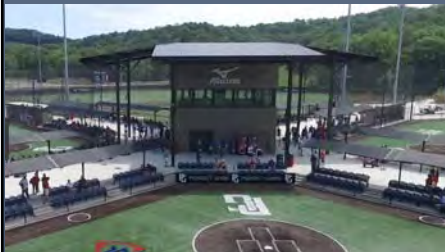
Creekside Commons - Northwest Corner of I-435 and 45 Hwy Ballfields Excluded from TIF Boundary



Approved by Ord. No. 2974 on 11/6/18

21

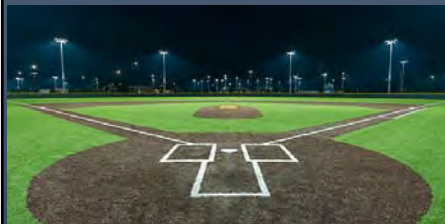
Competitive Ballfields (Not part of TIF Plan)



6 college sized turf fields that have adjustable base paths and fencing to allow for all age groups.

An estimated 3,000 teams per season (26 weeks) will use the complex in tournament situations.

- 25% - 75% of those teams will travel from out of area and require overnight housing
- 15 rooms on average per team are
- 865 rooms required per weekend



Showcase events, scouts, recruiters, and ancillary personnel can result in demand in excess of 900 hotel rooms on some weekends.

The complex can also be used for club practices, softball leagues, and small college tournaments early in the season and when not booked for tournaments.

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Creekside Industrial
Southwest Corner of I-435 and 45 Hwy



Approved by Ord. No. 3015 on 12/18/18

23

Aerial View / Old Town and The Meadows at Creekside



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Old Town Architecture



25

Old Town



26

Old Town with Clock Tower



27

Old Town



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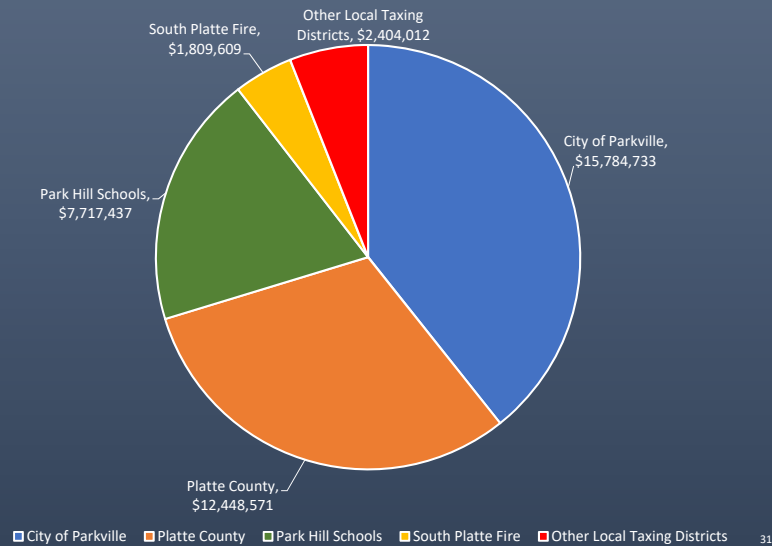
TIF Plan

Creekside TIF Plan: Benefit to Taxing Jurisdictions

Taxing District	Total Benefit with Project	Total Benefit Without Project
State of Missouri	\$64,120,798	\$0
City of Parkville (excl. land)	\$15,784,733	\$5,286
Platte County	\$12,448,571	\$495
Park Hill Schools (within TIF Boundary)	\$7,717,437	\$44,548
South Platte Fire	\$1,809,609	\$7,900
Mid-Continent Public Library	\$602,746	\$3,267
Board of Disabled Services	\$497,704	\$1,049
Platte County Road #1	\$438,362	\$2,670
Health Department	\$118,201	\$646
Metropolitan Community College	\$309,915	\$1,894
Southern Platte Ambulance	\$223,221	\$979
Mental Health	\$147,751	\$807
State Blind Pension Fund	\$117,244	\$247
Senior Citizen Levy	\$66,112	\$404
Total	\$104,402,404	\$70,192

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Creekside TIF Plan: share of local tax dollars



Public Schools – big picture

- Annual cost to educate per pupil: \$11,971 of which \$6,105 funded by property taxes
- Residential components of this project are outside of TIF boundary
- Over 25 years, Park Hill will receive \$43,258,195 in property taxes from the entire project, and is expected to incur \$38,864,881 in education costs.
- **Net benefit to Park Hill of \$4,393,313 over project term**

Creekside TIF Plan: Project Benefits

- No upfront costs to the City or Taxing Jurisdictions
 - No City backed bonds
- Over \$335 million in investment
- Redevelopment Area AV in 2018: \$ 31,925
- Estimated Redevelopment Area AV upon stabilization: \$ 18,890,000
- Estimated Total Project AV upon project stabilization: \$ 48,873,700
- Current ad valorem taxes are **less than \$3,000** annually
- Reduced PILOTS schedule from standard 100% capture provides immediate property tax revenue to all taxing jurisdictions
- Over **\$3,400,000** in new annual property tax revenues for all taxing jurisdictions after stabilization during 50% PILOTS term
- Over **\$240,000** in new annual property tax revenues for the City of Parkville after stabilization during 50% PILOTS term

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Creekside TIF Plan: Project Benefits

- Taxable Sales in Redevelopment Area in 2018: \$ 0
- Taxable Sales upon project stabilization: \$ 80,000,000
- Over **\$550,000** in new annual sales tax revenues for the City of Parkville during the TIF term.
- Over **\$550,000** in new annual sales tax revenues for Platte County during the TIF term
- Over **\$6.9 million** increase in property, sales, and hotel occupancy taxes to the City and local taxing jurisdictions after the TIF term
- Tournament Quality youth baseball facility
- New construction and permanent employment
- Allows development of vacant land into a vibrant mixed use development
- Increased tourism spending from visitors to the project and amenities

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Creekside TIF Plan: Financial

- Redevelopment Area AV in 2018: \$ 31,925
- AV upon project stabilization: \$ 18,890,000
- Total Reimbursable Project Costs of \$52 million for entire program
 - TIF assistance is \$17,621,846
 - PILOTs Reimbursement: scaled to give **more money to Taxing Jurisdictions earlier** in the project's timeline
 - Years 1-11: 50%
 - Years 12-17: 65%
 - Years 18-23: 75%

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