

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:10 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on November 2, 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 Douglas Wylie
Ward 4 Alderman Marc Sportsman
Ward 4 Alderman Greg Plumb

Absent:

Ward 3 Alderman Robert Lock - with prior notice

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
Chris Ashley, Public Works Project Manager
Brad Stanton, Community Development Planner
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 Good Citizen Awards to Pat Harris and Bruce Duffin

Mayor Johnston presented Good Citizen awards to Pat Harris and Bruce Duffin for their volunteer service to the community. Parkville Nature Sanctuary Director Kristen Bontrager provided an overview of their volunteer projects at the sanctuary.

3. CONSENT AGENDA

- A. Approve the minutes for the October 19, 2021, regular meeting
- B. Approve the minutes for the October 19, 2021, work session
- C. Approve the minutes for the October 25, 2021, work session
- D. Declare two Public Works trucks as surplus and authorize staff to auction them through KCI Auto Auctions

- E. Approve accounts payable from October 15 to October 28, 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 7-0.

4. ACTION AGENDA

- A. Approve the first reading of an ordinance to amend Parkville Municipal Code Chapter 140 to add the pickleball courts to the list of reservable facilities in English Landing Park

City Clerk Melissa McChesney stated that the pickleball courts in English Landing Park were completed in early 2021. The Community Land and Recreation Board approved setting the fees to reserve the courts at the same rate as the sports fields on August

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3161, AN ORDINANCE **AMENDING THE PARKVILLE MUNICIPAL CODE SECTIONS 140.010 AND 140.350 PROVIDING FOR THE RESERVATION OF PICKLEBALL COURTS AND THE ADDITION OF THE BASKETBALL COURTS AS A FACILITY AVAILABLE ON A FIRST-COME, FIRST-SERVE BASIS, ON FIRST READING AND POSTPONE THE SECOND READING TO NOVEMBER 16, 2021.**

RESULT: MOTION PASSED 7-0.

- B. Approve the second reading of an ordinance to approve Redevelopment Project Area L-1 of 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

Mayor Johnston stated that the first reading was presented on October 19. Community Development Director Stephen Lachky presented a map depicting Project Area L-1; map attached as Exhibit A. He noted that the area included the Creekside Hotel.

Patricia Jensen, Rouse Frets White Goss Gentile Rhodes, P.C., said that they anticipated opening the hotel by February 2022,

Discussion focused on crime and protecting the properties being developed from theft. Jensen responded that she would follow up with the developer Brian Mertz to confirm the properties had security.

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 SECOND READING TO BECOME ORDINANCE NO. 3099.

RESULT: MOTION PASSED 7-0.

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

NOES: NONE

ABSTAIN: NONE

C. Approve the first reading of an ordinance to approve a new Parkville ward map

Community Development Planner Brad Stanton stated that the wards were established by Ordinance No. 1921 in 2000 and the ward map was created in 2004 to add properties that were annexed in western Parkville. Staff and an ad hoc committee reviewed the U.S. Census data released in 2020 and developed scenarios for revisions to the ward map and included building permit and certificates of occupancy data to account for the additional development since the Census data was collected. He said the Board of Aldermen held a work session on October 19 and, based on their feedback, the map was revised to include certificates of occupancy data instead of building permits in order to show the homes that were constructed and occupied, to expand the Ward 2 boundaries to include the proposed development in Riss Lake and to add the QuikTrip and church near Highway 45 and Route 9 to Ward 1 in order to make it more contiguous to adapt to any additions to the city limits north of Highway 45.

Discussion focused on the effect the ward map revisions would have on the April 2022 election. The aldermen that were not up for election in 2022 would continue to serve the remainder of their term for their ward. When the positions were up for election in 2023, the boundaries for the wards the aldermen served in would change to the revised map boundaries.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3162, AN ORDINANCE APPROVING THE NEW WARD MAP FOR THE CITY OF PARKVILLE, ON FIRST READING AND POSTPONE THE SECOND READING TO NOVEMBER 16, 2021.

RESULT: MOTION PASSED 7-0.

D. Approve the first reading of an ordinance to approve a preliminary development plan for Village on the Green, a planned residential development on approximately 27.14 acres generally located south of Highway 45 and South National Drive

Community Development Planner Brad Stanton said that Village on the Green was a residential development with 207 units on 27.14 acres and would be separated into two separate portions. The western portion would include seven row house-style townhouse units and the eastern portion would include 23 cluster-style townhouse buildings. The

development would have two points of access off of Highway 45. Stanton noted that a condition of approval was that the property had to be rezoned.

Discussion focused on the stormwater retention plan and other developments in Parkville with similar density. Public Works Director Alysén Abel responded that the developer's engineer submitted a stormwater study to address the issues. Community Development Director Stephen Lachky said the development would have a similar density to the Residences at Creekside.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3163, AN ORDINANCE **APPROVING THE PRELIMINARY DEVELOPMENT PLAN FOR VILLAGE ON THE GREEN**, ON FIRST READING AND POSTPONE THE SECOND READING TO NOVEMBER 16, 2021.

RESULT: MOTION PASSED 6-1.

- E. **Approve the first reading of an ordinance to approve a preliminary development plan for KC Cattle Company, a planned commercial development consisting of one 9,922 square foot office/retail building constructed over two phases on approximately 2.60 acres generally located at the northwest corner of the intersection of Highway 45 and North National Drive**

Community Development Planner Brad Stanton stated that the proposed development was on 2.6 acres located on the northwest side of the roundabout at North National Drive and Highway 45. It included a 9,922 square foot office/retail/warehousing building that would be completed in two phases. The Planning and Zoning Commission recommended approval with conditions on October 12.

Patrick Montgomery, KC Cattle Company, said he was excited to make Parkville the headquarters for his business.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3164, AN ORDINANCE **APPROVING THE PRELIMINARY DEVELOPMENT PLAN FOR KC CATTLE COMPANY**, ON FIRST READING AND POSTPONE THE SECOND READING TO NOVEMBER 16, 2021.

RESULT: MOTION PASSED 7-0.

- F. **Approve the first reading of an ordinance to renew the intergovernmental agreement with the Mid-America Regional Council Solid Waste Management District for the 2022 Regional Household Hazardous Waste Collection Program**

Alderman Wylie recused himself because he served as the chair of the Solid Waste Management Committee.

Public Works Director Alysén Abel said that the City participated in the Mid-America Regional Council Household Hazardous Waste Program. Municipalities were charged a per capita fee used to operate the program and the renewal was due in mid-December.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3165, AN **ORDINANCE APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE MID-AMERICA REGIONAL COUNCIL SOLID WASTE MANAGEMENT DISTRICT FOR THE 2022 REGIONAL HOUSEHOLD WASTE COLLECTION PROGRAM**, ON FIRST READING AND POSTPONE THE SECOND READING TO NOVEMBER 16, 2021.

RESULT: MOTION PASSED 6-0.

Alderman Wylie rejoined the meeting.

5. STAFF UPDATES ON ACTIVITIES

Police Chief Kevin Chrisman provided an update on the Park University archery deer hunt, noting that seven deer were taken. He also said that the department arrested a suspect who was captured with the help of video surveillance from surrounding businesses. He added that Platte County filed two of the cases.

Public Works Director Alysén Abel provided an update on the plans for the ballfield project in Platte Landing Park, noting that a joint work session with the Community Land and Recreation Board was scheduled on November 10, a meeting for the public to provide comments was scheduled on November 15 and the public would be able to provide comments through an online survey. Abel added that a traffic study was underway and the data collected would be analyzed and presented in a report.

Alderman Whitley provided an update on the use tax election, noting that it failed. He said that if the Board wanted to place it on the ballot again, he requested that the revenue be earmarked for specific projects.

Abel noted that City Hall would be closed on November 11 for Veterans Day.

Barbara Loveless, 5221 Bluffs Drive, asked if the public would be able to watch the joint work session and Abel responded that the public was invited to attend and the purpose was for both boards to set goals for the project. She also asked if the traffic study being conducted took into account the traffic for the larger events downtown and Abel responded that she would find out if assumptions about the amount of traffic could be incorporated.

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

Alderman Whitley provided an update on the Diversity and Ethics Commission, noting that the first meeting was scheduled on December 13 and would be facilitated by the Mid-America Regional Council. He added that, due to his involvement in the Commission, he would be stepping down from the Parkville Economic Development Council.

Mayor Johnston said the City had several representatives on the Parkville EDC and asked if it was necessary to have four representatives. The consensus of the Board was not to fill Alderman

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Whitley's spot.

Alderman Welch said that the Parkville Area Chamber of Commerce was preparing for their annual gala which was scheduled in February 2022. She also said that the Platte County Community Center South YMCA was getting ready to kick off their \$1 million heart healthy campaign.

Alderman Whitley requested an update on the Ethics Commission and City Attorney Chris Williams said that the initial meeting was scheduled on November 8 to get the process started.

7. ADJOURN

Mayor Johnston declared the meeting adjourned at 8:54 p.m.

The minutes for November 2, 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 sixteenth day of November 2021.

Submitted by:

Melissa McChesney
City Clerk Melissa McChesney



