1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:01 PM on May 19, 2020 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 via videoconferencing
Ward 1 Alderman Philip Wassmer	- present via videoconferencing
Ward 2 Alderman Brian T. Whitley	- present via videoconferencing
Ward 2 Alderman Dave Rittman	- present via videoconferencing
Ward 3 Alderman Robert Lock	- present via videoconferencing
Ward 3 Alderman Douglas Wylie	- present via videoconferencing
Ward 4 Alderman Marc Sportsman	- present via videoconferencing
Ward 4 Alderman Greg Plumb	- present via videoconferencing

A quorum of the Board of Aldermen was present via videoconferencing.

The following staff was also present via videoconference:
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

2. CITIZEN INPUT

A. Proclaim May 2020 as Older Americans Month

Mayor Johnston presented the proclamation to Platte County Senior Fund Executive Director Debra Gwin.

B. Proclaim May 17-23, 2020, as Public Works Week

Mayor Johnston presented the proclamation to Public Works Director Alysen Abel.

3. CONSENT AGENDA

A. Approve the minutes for the May 5, 2020, regular meeting
B. Approve the minutes for the May 5, 2020, work session
C. Receive and file the financial report for the month ending April 30, 2020
D. Receive and file the crime statistics for January through March 2020
E. Reappoint Russ Downing to the Board of Zoning Adjustment through May 2025
F. Reappoint Neil Davidson and Susan Robb to the Community Land and Recreation Board through May 2023
G. Reappoint Lance Loewenstein and Tara Bennett to the Industrial Development Authority through May 2023
H. Reappoint Walt Lane and Allyson Berberich to the Planning and Zoning Commission through May 2024
I. Accept right-of-way and easements from Walnut Grove Cemetery and remit payments associated with the Route 9 improvements from Highway 45 to Lakeview Drive
J. Approve accounts payable from May 1 to May 14, 2020
K. Reappoint Michael Sobba to the Tax Increment Financing Commission through May 2024

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO **APPROVE THE CONSENT AGENDA AND RECOMMENDED MOTION FOR EACH ITEM, AS PRESENTED**. MOTION PASSED 8-0.

4. ACTION AGENDA

A. Approve a subordination agreement with Academy Bank for Townhome Tract M25 for the real estate purchase agreement with Parkville Development 70, LLC, for the Meadows at Creekside Project

City Administrator Joe Parente stated that the purchase agreement was for Tract M25 and Academy Bank was the new lender. The City held the lien on the property called the second deed of trust and the City was in the same position as it was under the previous agreement with the previous lender. The same agreement was approved for Tract M1 through Tract M24 on November 5, 2019, but Tract 25 was accidentally left off the agreement.

IT WAS MOVED BY ALDERMAN MARC SPORTSMAN AND SECONDED BY ALDERMAN DAVE RITTMAN TO **APPROVE SUBORDINATION AGREEMENTS WITH ACADEMY BANK FOR TRACT M25 OF THE SECOND DEED OF TRUST WITH PARKVILLE DEVELOPMENT 70, LLC**. MOTION PASSED 8-0.

B. Authorize the mayor to execute a receipt, release and refunding agreement with UMB Bank to accept a donation from the Erik and Anna Andersen Interim Trust for the Parkville Nature Sanctuary

Assistant to the City Administrator Anna Mitchell said that a donation was being made to the Parkville Nature Sanctuary from Parkville residents who had passed away and left eight percent of their trust to the sanctuary. The funds would be deposited into the Nature Sanctuary Donation Fund and a memorial tree would be planted in the sanctuary to honor them for their donation.

IT WAS MOVED BY ALDERMAN MARC SPORTSMAN AND SECONDED BY ALDERMAN DAVE RITTMAN TO **AUTHORIZE THE MAYOR TO EXECUTE A RECEIPT, RELEASE AND REFUNDING AGREEMENT WITH UMB BANK ACCEPTING A DONATION FROM THE ERIK AND ANNA ANDERSEN INTERIM TRUST FOR THE PARKVILLE NATURE SANCTUARY IN THE AMOUNT OF $182,066**. MOTION PASSED 8-0.

C. Approve the first reading of an ordinance to approve the final plat of The Woods At Creekside First Plat - Case No. PZ20-12; Parkville Development 140, LLC, applicant

Community Development Director Stephen Lachky stated that the property was located in the northwest quadrant at the intersection of Interstate 435 and Highway 45. The preliminary development plan was approved on November 6, 2018, and it would be the first subdivision of single-family homes in the quadrant. The Planning and Zoning Commission recommended approve on May 5.

IT WAS MOVED BY ALDERMAN MARC SPORTSMAN AND SECONDED BY ALDERMAN DAVE RITTMAN TO APPROVE BILL NO. 3087, AN ORDINANCE **APPROVING THE FINAL PLAT OF THE WOODS AT CREEKSIDE, FIRST PLAT, A SUBDIVISION IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI**, ON FIRST READING AND POSTPONE THE SECOND READING TO JUNE 2, 2020. MOTION PASSED 8-0.

D. Approve a professional services agreement with George Butler Associates for survey, engineering design and appraisal services for the Six at Park Public Improvements Project

Public Works Director Alysen Abel provided an overview of the project, noting that the City received a Missouri Governor's Cost Share Grant for public improvements to Route 9 at Sixth Street

associated with the Six at Park Development. The grant was for $400,000 with a City match of $400,000. A traffic study was completed before the development was approved. The City worked with George Butler Associates to the design and costs for the improvements. Abel noted that the cost for engineering would be separate from the City's match.

Bryan Blizzard, George Butler Associates provided an overview of the project; presentation attached as Exhibit A.

Discussion focused on what would happen to the existing retaining walls, matching the features of the improvements with those being made on Route 9 from Highway 45 to Lakeview Drive, the estimated cost compared to the actual cost for the improvements, who would be handling the easement acquisitions, the engineering fee compared to other similar projects and if there would be savings if the construction was combined with the work on Route 9 from Highway 45 to Lakeview Drive. Community Development Director Stephen Lachky said the Governor's Cost Share program was very specific in that matching portions have to be used for construction only, which was different than the Cost Share Program grant received for the first segment from Highway 45 to Lakeview Drive. Public Works Director Alysen Abel said that because it was a Missouri Department of Transportation project, it required competitive bidding and she was unsure if the same company could do both projects unless they were the low bidder on both projects.

IT WAS MOVED BY ALDERMAN MARC SPORTSMAN AND SECONDED BY ALDERMAN DAVE RITTMAN TO **APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH GEORGE BUTLER ASSOCIATES FOR SURVEY, ENGINEERING DESIGN AND APPRAISAL SERVICES FOR THE SIX AT PARK PUBLIC IMPROVEMENTS PROJECT IN THE AMOUNT OF $153,709, AND THE ADDITIONAL SUB CONSULTANTS FOR $18,500**. MOTION PASSED 8-0.

E. Approve Resolution No. 20-008 approving and endorsing an application for a Tree Resource Improvement and Maintenance Grant to the Missouri Department of Conservation for a tree inventory of the parks

Public Works Director Alysen Abel stated that a grant application was submitted annually and staff was requesting the maximum grant amount of $10,000. Previous grants were used to complete a tree inventory, remove or prune hazardous trees and plant new trees. The Community Land and Recreation Board recommended approval on May 8, 2020.

IT WAS MOVED BY ALDERMAN MARC SPORTSMAN AND SECONDED BY ALDERMAN DAVE RITTMAN TO **APPROVE RESOLUTION NO. 20-008 AND DIRECT STAFF TO SUBMIT THE TREE RESOURCE IMPROVEMENT AND MAINTENANCE GRANT APPLICATION TO REMOVE HAZARDOUS TREES IN THE PARKS**. MOTION PASSED 8-0.

F. Approve the second reading of an ordinance to accept public street, sanitary and storm improvements and the associated maintenance bond for the Reserve at Riss Lake

Mayor Johnston stated that the first reading was presented on May 5. No additional information was provided.

ACTION: IT WAS MOVED BY ALDERMAN MARC SPORTSMAN AND SECONDED BY ALDERMAN DAVE RITTMAN TO **APPROVE BILL NO. 3086, AN ORDINANCE ACCEPTING PUBLIC STREET, SANITARY AND STORM IMPROVEMENTS AND ASSOCIATED MAINTENANCE BOND FOR THE RESERVE AT RISS LAKE**, ON SECOND READING TO BECOME ORDINANCE NO. 3036. MOTION PASSED 8-0.

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

NOES: NONE

5. STAFF UPDATES ON ACTIVITIES

A. Administration

1. COVID-19 Update

City Administrator Joe Parente stated that staff discussed the impacts of COVID-19 on City revenues at the May 11 Finance Committee meeting. They discussed options to address the impacts on revenue and recommended measures for the City to offset any losses. He noted that staff was waiting on the sales tax receipts from the Missouri Department of Revenue in July which would show the impact on sales taxes during March and April. A work session would be scheduled in July to review the status of the City's finances related to COVID-19.

Parente said that the electronics recycling and paper shredding events would be held on June 6 with additional safeguards from the vendors. He added that shelter reservations were being accepted, baseball practices resumed with stipulations including safety precautions and the glass was installed in the city hall lobby which would allow it to be be opened to the public the following week.

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

Alderman Whitley requested information about rescheduling the spring cleanup. Public Works Director Alysen Abel said that she discussed it with the staff that worked the events and because the events would not be able to be held until the heat of the summer, staff recommended cancelling the spring cleanup and holding the fall cleanup and curbside pickup events in October.

Alderman Welch noted that the General Municipal Election was scheduled on June 2.

Alderman Sportsman said that at the May 11 Finance Committee meeting he mentioned that the restroom in Platte Landing Park needed to be cleaned out more often. Public Works Director Alysen Abel said that staff was working to find a vendor to clean it out more frequently. He also asked about artificial turf compared to mulch at the playgrounds in English Landing Park and Abel said that the parks superintendent was reaching out to other parks in the area to see what was used or recommended be used on playgrounds.

Alderman Plumb asked about the second neighborhood improvement district assessment payment to be received by Creekside developer Brian Mertz. City Administrator Joe Parente responded that the payment would not be received until the first 24-unit apartment was completed. The payment was due in August.

7. ADJOURN

Mayor Johnston declared the meeting adjourned at 8:13 p.m.

The minutes for May 19, 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 second day of June 2020.

Submitted by:

Melissa McChesney

City Clerk Melissa McChesney

SEAL OF THE CITY OF PARKVILLE
PLATTE COUNTY MISSOURI

Six at Park
Public Improvements Project

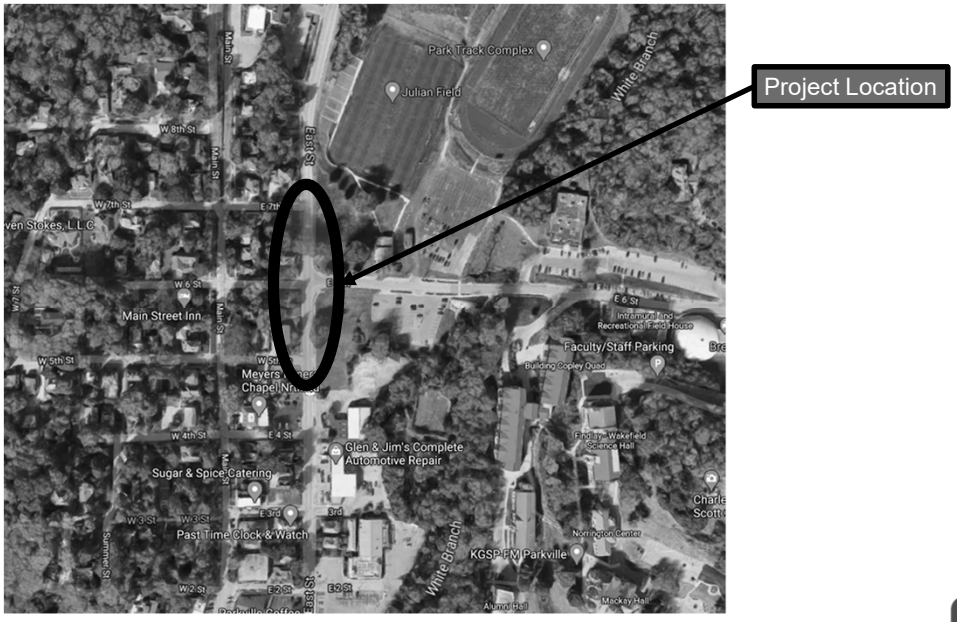
Improvements to the Intersection

at

Route 9 & East 6th Street

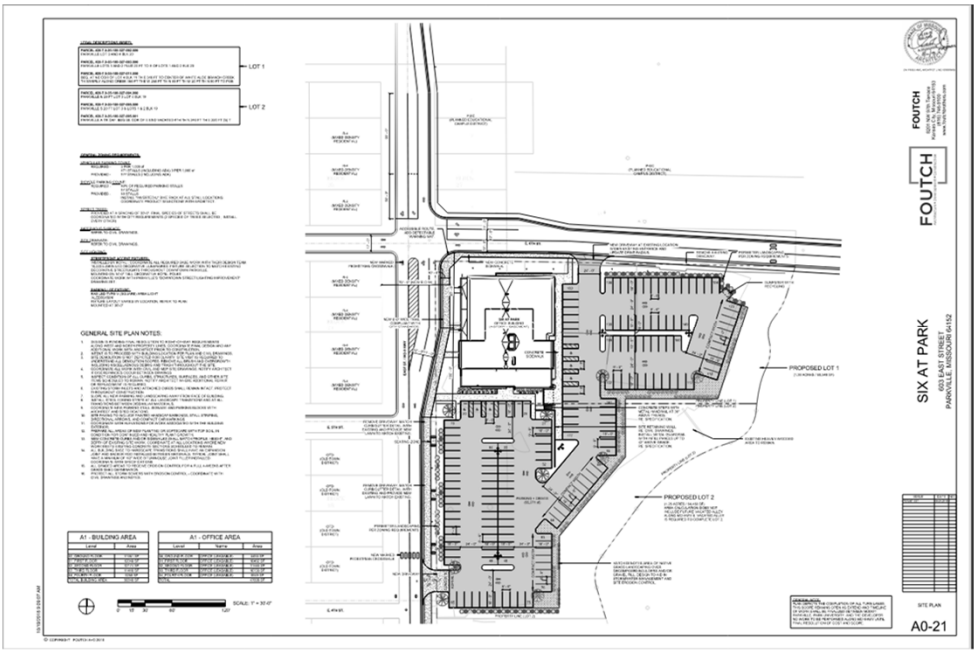
GBA

1

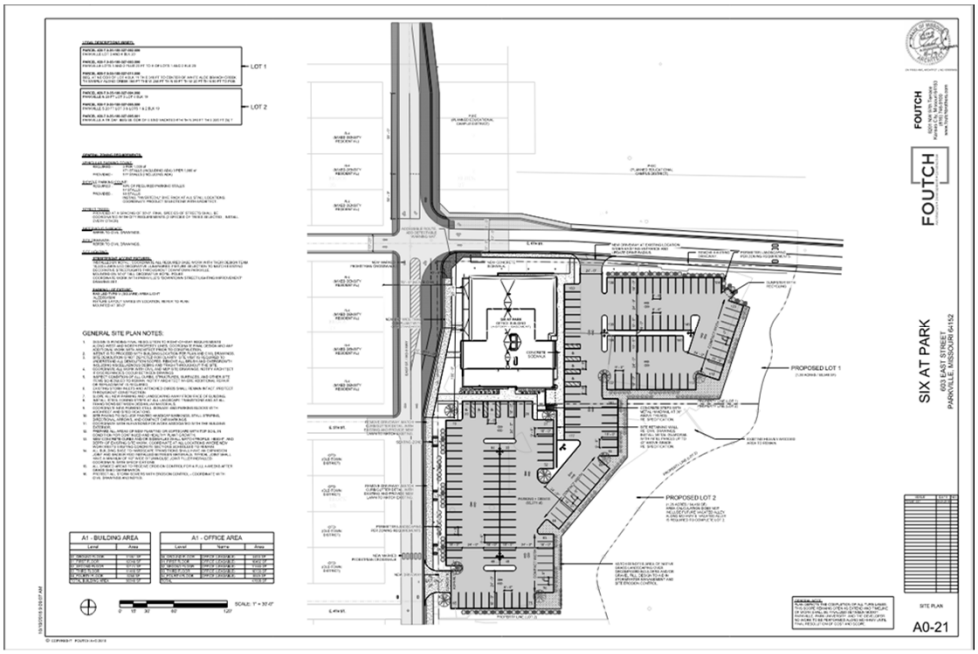


GBA

2


LOT 1
LOT 2
GENERAL SITE PLAN NOTES:
A1 - BUILDING AREA
A1 - OFFICE AREA
PROPOSED LOT 1
PROPOSED LOT 2
FOUTCH
SIX AT PARK
603 EAST STREET
PARKVILLE, MISSOURI 64152
SITE PLAN
A0-21
GBA

3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PARKVILLE, MISSOURI 64152
SITE PLAN
A0-21
GBA

4

Tie-in Challenges

- Existing Development Improvements
- Park University Slopes
- Right of Way Width
- Retaining Wall Constraints
- Utility Conflicts

GBA

5

ADA Design

- Existing Retaining Walls/Steps
- Steep Sideroad Grades
- Available Width (Green Space)

6

Stormwater Design

- Aging Infrastructure in Disrepair
- Unknown Capacity
- Unknown Locations

7

GBA
architects
engineers

9801 RENNER BOULEVARD
LENEXA, KS 66219
(913) 492-0400

Engineer's Estimate of Probable Construction Costs
Preliminary Plans

PROJECT INFORMATION

PROJECT:	Route 9 (6th St. to 4th St. with turn lanes) for Governor's Transportation Cost Share Program	DATE:	October 1, 2019
JOB NO.:	n/a	PROJECT MANAGER:	BAB
CLIENT:	City of Parkville, MO	PREPARED BY:	BAB

Item No.		Units	Quantity	Unit Price	Extension
1	MOBILIZATION	LS	1.0	$ 20,000.00	$ 20,000.00
2	CONTRACTOR STAKING	LS	1.0	$ 15,000.00	$ 15,000.00
3	REMOVAL OF IMPROVEMENTS	LS	1.0	$ 45,000.00	$ 45,000.00
4	CLEARING AND GRUBBING	LS	1.0	$ 5,000.00	$ 5,000.00
5	GRADING	LS	1.0	$ 10,000.00	$ 10,000.00
6	TYPE 1 AGGREGATE FOR BASE (6 IN. THICK)	SY	998.0	$ 10.00	$ 9,980.00
7	2" DEPTH ASPHALT MILLING	SY	4353.0	$ 2.00	$ 8,706.00
8	2" DEPTH SUPERPAVE ASPHALT OVERLAY	TON	766.0	$ 90.00	$ 68,940.00
9	8" ASPHALTIC CONCRETE BASE	TON	806.0	$ 85.00	$ 68,510.00
10	TYPE B CURB & GUTTER	LF	1793.0	$ 25.00	$ 44,825.00
11	PEDESTRIAN FENCE (STRUCTURES)	LF	41.0	$ 150.00	$ 6,150.00
12	CONCRETE SIDEWALK (4" THICK)	SY	500.0	$ 40.00	$ 20,000.00
13	ADA CURB RAMP	SY	57.0	$ 125.00	$ 7,125.00
14	TRUNCATED DOMES	SF	222.0	$ 30.00	$ 6,660.00
15	STORM SEWER PIPE	LF	1000.0	$ 75.00	$ 75,000.00
16	STORM SEWER INLET	EACH	10.0	$ 5,000.00	$ 50,000.00
17	PAVEMENT MARKING AND SIGNING	LS	1.0	$ 14,000.00	$ 14,000.00
18	EROSION CONTROL	LS	1.0	$ 10,000.00	$ 10,000.00
19	TRAFFIC CONTROL	LS	1.0	$ 20,000.00	$ 20,000.00

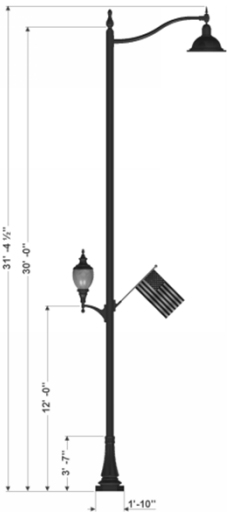
Construction (Base Bid):			$504,896.00
Inflation (%/yrs):	3.5%	0	$504,896.00
Contingency (%):		0%	$0.00
Total:			$ 504,896.00

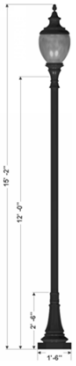
Rounded: **$505,000.00**

8

Additional Improvements (as budget allows)

- 6th Street Right-turn Lane
- Retaining Walls
- Profile Adjustments
- Streetlights
- Aesthetic Amenities
  - Wayfinding Signs
  - Landscaping
  - Benches
  - Trash Receptacles





9

Anticipated Design Schedule

May 2020 – Notice to Proceed
June 2020 – Survey/Aerial Imagery
September 2020 - Preliminary Plan Complete
Fall 2020 – Spring 2021 Right of Way Acquisition
March 2021 – Final Plans Complete
Spring 2021 – Utility relocations
Summer 2021 - Construction

10

Q & A

11