

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:06 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on February 1, 2022, and was called to order by Mayor Nanette K. Johnston. City Clerk Melissa McChesney called the roll as follows:

Present:

Ward 1 Alderman Philip Wassmer - *via videoconference*
Ward 2 Alderman Dave Rittman
Ward 2 Alderman Brian T. Whitley - *via videoconference*
Ward 3 Alderman Robert Lock
Ward 3 Alderman Douglas Wylie
Ward 4 Alderman Marc Sportsman - *via videoconference*
Ward 4 Alderman Greg Plumb - *via videoconference*

Absent:

Ward 1 Alderman Tina Welch

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
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. Introduction of Park Hill Professional Studies Intern Raquel Tenbrink

Public Works Director Alysen Abel, on behalf of Parkville Nature Sanctuary (PNS) Director Kristen Bontrager, introduced Raquel Tenbrink, Park Hill Professional Studies student and PNS intern.

B. Brett Krause on current events

Brett Krause, 8215 Shoreline Drive, provided public comments regarding the City's payment of legal fees, the Ethics Commission proceedings and the hiring of the new city administrator.

John Carter, 8650 NW Highway N, also provided public comments regarding these issues.

3. CONSENT AGENDA

- A. Approve the minutes for the January 18, 2022, regular meeting
- B. Approve an auditing services agreement with Hood & Associates CPAs P.C.
- C. Declare the Toshiba eStudio 287cs as surplus equipment
- D. Approve accounts payable from January 15 to January 27, 2022

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 Ordinance No. 3055 to amend the 2021 operating budget and fund transfers**

Finance/Human Resources Director Matthew Chapman provided an overview of amendments to the 2021 budget, noting that they were attributed to unanticipated expenses and increased the budget by \$66,923. The Finance Committee recommended approval of the amendments on January 24.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3180, AN ORDINANCE AMENDING ORDINANCE NO. 3055 AMENDING THE 2021 OPERATING BUDGET AND FUND TRANSFERS, ON FIRST READING AND POSTPONE SECOND READING TO FEBRUARY 15, 2022.

RESULT: MOTION PASSED 7-0.

- B. **Adopt an ordinance employing Alexa Barton as the City Administrator**

Mayor Johnston thanked aldermen Plumb, Wassmer and Lock for their hard work on the search committee.

Finance/Human Resources Director Matthew Chapman said that Strategic Government Resources conducted a nationwide search and 33 applications were received. Four finalists were chosen for on-site interviews and three were interviewed. Alexa Barton was recommended as the new city administrator and she had 19 years of government experience.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3181, AN ORDINANCE EMPLOYING ALEXA BARTON AS THE CITY ADMINISTRATOR FOR THE CITY OF PARKVILLE EFFECTIVE

MARCH 2, 2022, ON FIRST READING.

RESULT: MOTION PASSED 7-0.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3181, AN ORDINANCE **EMPLOYING ALEXA BARTON AS THE CITY ADMINISTRATOR FOR THE CITY OF PARKVILLE EFFECTIVE MARCH 2, 2022, ON SECOND READING TO BECOME ORDINANCE NO. 3118.**

RESULT: MOTION PASSED 7-0.

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

NOES: NONE

ABSTAIN: NONE

Alexa Barton introduced herself to the Board of Aldermen.

C. **Approve the second reading of an ordinance to approve the final plat of Sanctuary At Riss Lake, a residential subdivision on approximately 16.18 acres, generally located at the southeast corner of the intersection of Route 9 and Lakeview Drive - Case No. PZ 2021-51; Don Julian, Don Julian Builders, Inc., applicant**

Mayor Johnston stated that the first reading was presented on January 18. Community Development Director Stephen Lachky said that the developer wanted to provide an update on communications with residents of the Riss Lake subdivision.

Don Julian, applicant, said he and Jeff Julian hosted a meeting on January 26 to provide an update to Riss Lake residents and 38 residents attended.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3179, AN ORDINANCE **APPROVING THE FINAL PLAT OF SANCTUARY AT RISS LAKE, A SUBDIVISION IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI, ON SECOND READING TO BECOME ORDINANCE NO. 3119.**

RESULT: MOTION PASSED 7-0.

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

NOES: NONE

ABSTAIN: NONE

D. **Hold a public hearing and adopt an ordinance to approve the sixth amendment to the**

Downtown Parkville Redevelopment Plan to approve the 207 Main Street Redevelopment Project pursuant to Chapter 353 of the Revised Statutes of Missouri and the Downtown Parkville Redevelopment Plan - Case No. URC 2022-01; Jim Ecton, Allora Holdings, LLC, applicant

Community Development Director Stephen Lachky provided an overview of the Downtown Parkville Redevelopment Corporation and Chapter 353 economic development incentives, noting that six projects had been implemented with over \$1 million in investments downtown. The applicant requested assistance for 207 Main Street to rehabilitate the building into 3,240 square feet of commercial space for a retail tenant. The project qualified for Level B assistance of 90 percent tax abatement for up to 12 years. Lachky said that since the application was submitted, the property owner was making safety improvements to preserve the integrity of the building, which would not be eligible for incentives. The DPRC recommended approval on January 12.

Mayor Johnston opened the public hearing. Hearing no comments, she closed the public hearing.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3182, AN ORDINANCE APPROVING THE SIXTH AMENDMENT TO THE DOWNTOWN PARKVILLE REDEVELOPMENT PLAN TO APPROVE THE 207 MAIN STREET PROJECT AS REDEVELOPMENT PROJECT 7 AND AUTHORIZING TAX ABATEMENT AS DESCRIBED THEREIN, ON FIRST READING.

RESULT: MOTION PASSED 7-0.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3182, AN ORDINANCE APPROVING THE SIXTH AMENDMENT TO THE DOWNTOWN PARKVILLE REDEVELOPMENT PLAN TO APPROVE THE 207 MAIN STREET PROJECT AS REDEVELOPMENT PROJECT 7 AND AUTHORIZING TAX ABATEMENT AS DESCRIBED THEREIN, ON SECOND READING TO BECOME ORDINANCE NO. 3119.

RESULT: MOTION PASSED 7-0.

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

NOES: NONE

ABSTAIN: NONE

- E. **Approve a donation agreement with Affinis Corp. to fund the removal of the turf reinforcement mat in the wetland area**

Public Works Director Alysén Abel presented the two items related to the Corps of Engineers Section 1135 Project that was constructed in 2020 and substantially completed in October 2020. Staff identified issues and had conversations with the Corps to find solutions. One of the issues was the turf reinforcement matting that was not holding water. Abel said that permanent matting was identified as a nuisance and the most cost effective solution that would cause fewer issues for the plants was to remove it during the dormant season. Affinis and Vireo, the original designer of the project, offered to pay for the removal of the matting. The contractor BKM Construction provided a scope and fee for the removal. The total cost was \$29,140. She noted that during the City's review, staff determined there would be \$2,200 in savings by using the City's purchase order with Metro Rolloff for dumpster rental. The City would be reimbursed for the dumpster rental fees.

Abel stated that the contract with BKM Construction, Item 4F, was to remove the matting. In order for the removal to be within the dormancy period, the matting had to be removed by March 1. The designer anticipated a small number of plants would be damaged by removing the matting. Abel added that the City would continue to work with the Corp to address the remaining issues. The total cost to remove the matting was \$27,140.

Discussion focused on the purpose of the matting and the risks of removing it during the dormant season. Abel responded that there was little risk of pulling it during the dormant season and the original intent and design of the matting was to be an erosion control blanket to help establish the plants.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO **APPROVE A DONATION AGREEMENT WITH AFFINIS CORP IN THE AMOUNT OF \$29,140.**

RESULT: MOTION PASSED 7-0.

F. **Approve a construction agreement with BKM Construction to remove the turf reinforcement mat in the wetland area**

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO **APPROVE A CONSTRUCTION AGREEMENT WITH BKM CONSTRUCTION TO REMOVE THE TURF REINFORCEMENT MAT LOCATED IN THE WETLAND AREA IN PLATTE LANDING PARK IN THE AMOUNT OF \$27,140.**

RESULT: MOTION PASSED 7-0.

5. STAFF UPDATES ON ACTIVITIES

A. **Community Development**

1. **Bell Road Update**

Community Development director Stephen Lachky said that the Bell Road Corridor needed to be improved because there was little to no pedestrian travel and it was a

heavily traveled road. In 2020, the City applied for Mid-America Regional Council funding to review the corridor, but funding was not issued for the project. Staff had the idea of partnering with an upper level studio program and chose the University of Missouri Kansas City Urban Planning Design Studio, which would be a capstone for the juniors and seniors. The class would create a plan for complete streets for Bell Road, which would be presented at a work session on March 15, and would update the plan based on feedback at the work session. Lachky said the final plan would be presented in May and during the summer a graduate student would put together the final documents.

Public Works Director Alysén Abel said that electronics recycling and paper shredding events were scheduled for February 5. A review of the Platte Landing Park public survey results and traffic study findings would be presented at a joint work session with the Community Land and Recreation Board on February 9 and at a public meeting on February 16. She added that a snow removal request form was added to the City's website on the snow removal page for residents to submit requests for snow removal after a snow event.

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

Alderman Plumb said he looked at the one-lane bridge into Platte Landing Park and thought if the pedestrian walkway was removed there could be room to make it a two-lane bridge.

7. ADJOURN

Mayor Johnston declared the meeting adjourned at 8:19 p.m.

The minutes for February 1, 2022, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the first day of March 2022.

Submitted by:

Melissa McClesney
City Clerk Melissa McClesney

