

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:03 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on November 21, 2023, and was called to order by Mayor Dean Katerndahl. City Clerk Melissa McChesney called the roll as follows:

Present:

Ward 1 Alderman Philip Wassmer
Ward 2 Alderman Brian T. Whitley
Ward 2 Alderman Bob Bennett
Ward 3 Alderman Douglas Wylie
Ward 3 Alderman Stephen Melton
Ward 4 Alderman Michael Lee
Ward 4 Alderman Allyson R. Berberich

Absent:

Ward 1 Alderman Tina Welch - *with prior notice*

A quorum of the Board of Aldermen was present.

The following staff was also present:

Alexa Barton, City Administrator
Bryan Kidney, Deputy City Administrator/Finance Director
Jeffery Rhodes, Assistant City Administrator (*via videoconference*)
Kevin Chrisman, Police Chief
Dan Harper, Public Works Director
Stephen Lachky, Community Development Director
Brittanie Propes, Parks & Recreation Director
John Mautino, City Attorney

Mayor Katerndahl led the Board in the Pledge of Allegiance to the Flag of the United States of America.

2. CITIZEN INPUT

A. Recognize Caleb Johnson for Eagle Scout project at the Parkville Nature Sanctuary

Mayor Katerndahl recognized Caleb Johnson who presented an overview of his project of mulching several trails at the Parkville Nature Sanctuary; presentation attached as Exhibit A.

3. CONSENT AGENDA

- A. Approve the minutes for the November 7, 2023, regular meeting
- B. Approve the minutes for the November 7, 2023, work session
- C. Receive and file the crime statistics for January through September 2023

- D. Approve a temporary resort with Sunday sales liquor license for Char Bar, a new restaurant/bar to be located at 15348 Old Town Drive
- E. Approve an agreement with Riverside Technologies Inc. for information technology managed services

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

RESULT: MOTION PASSED 7-0.

4. ACTION AGENDA

- A. Approve the employee health, dental and vision insurance renewal with Blue Cross/Blue Shield and the Employee Benefits Plan for 2024

City Administrator Alexa Barton stated that the original increase was estimated around 15 percent and Bukaty Companies, the City's broker, negotiated the increase to 5.9 percent. She added that the plans were the same as 2023 and one base plan provided 100 percent coverage for employee only.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO **APPROVE THE EMPLOYEE RELATED INSURANCE BENEFITS INCLUDING HEALTH, DENTAL, VISION, EAP, AND MORE, WITH THE MAJORITY OF COVERAGE PROVIDED THROUGH BLUE CROSS/BLUE SHIELD AND METLIFE RENEWALS FOR 2024.**

RESULT: MOTION PASSED 7-0.

- B. Approve the first reading of an ordinance to adopt the 2024 Operating Budget

City Administrator Alexa Barton said that the 2024 budget expenses were approximately \$13 million and the budget was balanced, as required by State law. She said a new process was implemented so ensure the budget was transparent in order to truly see and track expenses.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO **APPROVE BILL NO. 3272, AN ORDINANCE ADOPTING THE 2024 OPERATING BUDGET, ON FIRST READING AND POSTPONE THE SECOND READING TO DECEMBER 5, 2023.**

RESULT: MOTION PASSED 7-0.

- C. Approve the first reading of an ordinance to classify all employee positions and establish compensation for such classifications for fiscal year 2024

City Administrator Alexa Barton said that the positions were compared to positions in the region and the Police Department schedule was separated.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3273, AN ORDINANCE **CLASSIFYING EMPLOYEE POSITIONS AND ESTABLISHING COMPENSATION RANGES FOR FISCAL YEAR 2024**, ON FIRST READING AND POSTPONE SECOND READING TO DECEMBER 5, 2023.

RESULT: MOTION PASSED 7-0.

D. **Approve the first reading of an ordinance to amend the City's employer/employee contribution to LAGERS to be fully funded by the City**

City Administrator Alexa Barton stated that staff researched other communities in the region and determined that many cities paid the full amount for LAGERS retirement. She noted that the change would not change an employee's salary, but would change their take-home pay.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3274, AN ORDINANCE **AMENDING THE BENEFIT PROGRAM OF COVERED EMPLOYEES UNDER THE MISSOURI LOCAL GOVERNMENT EMPLOYEES RETIREMENT SYSTEM REGARDING EMPLOYEE CONTRIBUTIONS FROM 4% -- TO 0% -- AND TO BE FULLY FUNDED BY THE EMPLOYER: CITY OF PARKVILLE EFFECTIVE JANUARY 1, 2024**, ON FIRST READING AND POSTPONE THE SECOND READING TO DECEMBER 5, 2023.

RESULT: MOTION PASSED 7-0.

E. **Adopt an ordinance to approve an agreement with Platte County to distribute Platte County transportation sales taxes to the City through 2033**

City Administrator Alexa Barton said that Platte County had a three-eighths transportation sales tax that was renewed at one-fourth percent. They promised cities that they would be funded at a higher level. The tax was passed in November 2022 and outlined the City's allocations for ten years through 2033.

Discussion focused on the distribution being based on the 2020 Census data per capita and concerns if it would be adjusted based on updated numbers. Barton said she would look into it and provide a response to the Board at a later date.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3275, AN ORDINANCE **APPROVING AN AGREEMENT WITH PLATTE COUNTY FOR THE DISTRIBUTION OF PLATTE COUNTY TRANSPORTATION SALES TAXES TO THE CITY THROUGH 2033**, ON FIRST

READING.

RESULT: MOTION PASSED 7-0.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3275, AN ORDINANCE **APPROVING AN AGREEMENT WITH PLATTE COUNTY FOR THE DISTRIBUTION OF PLATTE COUNTY TRANSPORTATION SALES TAXES TO THE CITY THROUGH 2033**, ON SECOND READING TO BECOME ORDINANCE NO. 3203.

RESULT: MOTION PASSED 7-0.

AYES: PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, STEPHEN MELTON, MICHAEL LEE, ALLYSON R. BERBERICH

NOES: NONE

ABSTAIN: NONE

F. Adopt an ordinance to approve the third amendment to the Creekside Tax Increment Financing Plan and Projects - Case No. TIF 2023-01; Parkville Development 38, LLC; Parkville Development 50, LLC; Parkville Development 140, LLC; Parkville Development VVI, LLC, applicants

Community Development Director Stephen Lachky presented information for items 4F and 4G because they were related. He stated that in fall 2018, the Creekside developer submitted an application for tax increment financing incentives, which were approved in 2019. Since that time, two amendments had been approved that were administrative in nature and a hearing with the Tax Increment Financing (TIF) Commission was not required. Lachky said the application reduced the project areas down to 22 from 24. The Creekside West Apartments were approved on August 29 for apartments in the northwest quadrant in a location that was planned for office buildings. Because the property fell within the TIF boundaries and had a change in land use, the Creekside TIF Plan had to be revised. He added that the amendment included changes to the project budget and the incentives being requested.

Chris Mattix, Rouse Frets White Goss Gentile Rhodes PC, provided a history of the project, noting that it was the first time they had requested a modification to the approved development plan. The TIF Commission recommended approval at their meeting on October 4. Objectives of the amendment were to match conditions to address a change in the market; increase density to make up for a deficit in housing units due to a housing reduction on the land sold to build a new elementary school; and the revised TIF Plan would reimburse the cost to the developer and minimize the impact on the taxing districts. Mattix said a TIF was preferred because they were having issues receiving reimbursements from Platte County for their Chapter 100 projects.

Lachky said the City did not receive any comments from the Park Hill School District.

ACTION: IT WAS MOVED BY ALDERMAN BENNETT AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3270, AN ORDINANCE **APPROVING THE THIRD AMENDMENT TO THE CREEKSIDE TIF PLAN AND THE RECONFIGURED REDEVELOPMENT PROJECTS AND PROJECT AREAS INCLUDED THEREIN, ON FIRST READING.**

RESULT: MOTION PASSED 6-1 (WHITLEY OPPOSED).

ACTION: IT WAS MOVED BY ALDERMAN BENNETT AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3270, AN ORDINANCE **APPROVING THE THIRD AMENDMENT TO THE CREEKSIDE TIF PLAN AND THE RECONFIGURED REDEVELOPMENT PROJECTS AND PROJECT AREAS INCLUDED THEREIN, ON SECOND READING TO BECOME ORDINANCE NO. 3205.**

RESULT: MOTION PASSED 6-1.

AYES: PHILIP WASSMER, BOB BENNETT, DOUGLAS WYLIE, STEPHEN MELTON, MICHAEL LEE, ALLYSON R. BERBERICH

NOES: BRIAN T. WHITLEY

ABSTAIN: NONE

G. **Adopt an ordinance to approve the first amendment to a redevelopment agreement with Parkville Development 38, LLC; Parkville Development 50, LLC; Parkville Development 70, LLC; Parkville Development 140, LLC; and Parkville Development VVI, LLC for the third amendment to the Creekside Tax Increment Financing Plan**

Community Development Director Stephen Lachky said that the redevelopment agreement would bind the developer to the provisions of the Plan. The agreement was reviewed by Armstrong Teasdale and at a high level it reflected the number of redevelopment project areas and addressed the Police Department substation funds.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3276, AN ORDINANCE **APPROVING THE FIRST AMENDMENT TO THE TAX INCREMENT FINANCING AND ECONOMIC DEVELOPMENT CONTRACT WITH PARKVILLE DEVELOPMENT 38, LLC; PARKVILLE DEVELOPMENT 50, LLC; PARKVILLE DEVELOPMENT 70, LLC; PARKVILLE DEVELOPMENT 140, LLC; AND PARKVILLE DEVELOPMENT VVI, LLC FOR IMPLEMENTATION OF THE CREEKSIDE TAX INCREMENT FINANCING REDEVELOPMENT PLAN, ON FIRST READING.**

RESULT: MOTION PASSED 7-0.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY

ALDERMAN WYLIE TO APPROVE BILL NO. 3276, AN ORDINANCE APPROVING THE FIRST AMENDMENT TO THE TAX INCREMENT FINANCING AND ECONOMIC DEVELOPMENT CONTRACT WITH PARKVILLE DEVELOPMENT 38, LLC; PARKVILLE DEVELOPMENT 50, LLC; PARKVILLE DEVELOPMENT 70, LLC; PARKVILLE DEVELOPMENT 140, LLC; AND PARKVILLE DEVELOPMENT VVI, LLC FOR IMPLEMENTATION OF THE CREEKSIDE TAX INCREMENT FINANCING REDEVELOPMENT PLAN, ON SECOND READING TO BECOME ORDINANCE NO. 3206.

RESULT: MOTION PASSED 7-0.

AYES: PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, STEPHEN MELTON, MICHAEL LEE, ALLYSON R. BERBERICH

NOES: NONE

ABSTAIN: NONE

5. STAFF UPDATES ON ACTIVITIES

A. Administration

1. City Hall Closed November 23-24 - Thanksgiving

City Administrator Alexa Barton said that City Hall would be closed November 23 and November 24 for Thanksgiving.

Barton asked for consensus from the Board about canceling the January 2 meeting because it was right after the holiday and meeting instead on January 30. The consensus was to change the meeting date.

B. Police Department

C. Community Development

1. Interactive Presentation on City's Development Process

Community Development Director Stephen Lachky said that the City was planning a Citizens Academy in 2024, at which he would discuss the development process. He presented an interactive presentation on the development process, which would be presented at the Academy and posted to the City website.

D. Public Works

Public Works Director Dan Harper said that the odor control tank project in Riss Lake was

completed and crews were sealing cracks on City streets with the new crack sealing machine.

E. **Parks & Recreation**

Parks and Recreation Director Brittanie Propes provided overviews of upcoming events, noting that the Turkey Trot was scheduled on November 23 with a large portion of the proceeds would go to the parks and Parkville Nature Sanctuary; the Dog Paws and Santa Clause event would be rescheduled; the holiday lights contest would be held again in 2023; the Parkville Nature Sanctuary's Winter Wonderland was scheduled for December 16; and Christmas on the River would be held on December 1. Propes said she attended the Platte County Parks and Recreation meeting to present the grant application for the farmers market and they recommended approval to the Platte County Commission for their consideration on December 4; the Park Master Plan steering committee reviewed the proposals and a recommendation would be presented to the Community Land and Recreation Board on November 29; and the floor at the Girl Scout Cabin at the Parkville Nature Sanctuary was almost completed.

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

7. **UPCOMING MEETINGS**

8. **EXECUTIVE SESSION**

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO ENTER INTO EXECUTIVE SESSION TO DISCUSS ATTORNEY-CLIENT MATTERS PURSUANT TO RSMO 610.021(1) AND REAL ESTATE MATTERS PURSUANT TO RSMO 610.021(2).

RESULT: MOTION PASSED 7-0.

AYES: PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, STEPHEN MELTON, MICHAEL LEE, ALLYSON BERBERICH

NOES: NONE

ABSTAIN: NONE

The Board entered the executive session at 8:48 p.m. At 9:26 p.m., the Board reconvened in open session and announced that no action was taken.

9. **ADJOURN**

Mayor Katerndahl declared the meeting adjourned at 9:26 p.m.

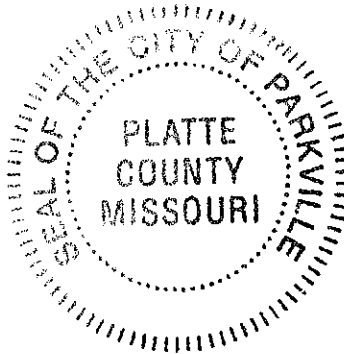
MINUTES OF THE BOARD OF ALDERMEN REGULAR MEETING OF NOVEMBER 21, 2023

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The minutes for November 21, 2023, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the fifth day of December 2023.

Submitted by:

Melissa McChesney
City Clerk Melissa McChesney



Caleb Johnson Parkville Nature Sanctuary Remulching



Scope of Work

Beginning at 8:00 am on September 30th, 22 volunteers mulched the stretch of trail from the beginning of the Old Kate Trail to the waterfall, the entirety of the mulch portion of the Butterfly Pass, and the story time circle. In total this was a third of a mile of trails covered using 100 cubic yards of mulch.

A total of 80.5 man hours were spent working on the project, and 95 spent working and planning.

Before



After



Coordination & Planning

Coordinating this project took reaching out to Kristen Bontrager, the Parkville Nature Sanctuary Director to figure out a potential project. Once a project had been decided, I planned it out, had it approved, and eventually carried it out.

Benefits to PNS

Mulching protects trails from erosion, allowing PNC guests to continue using the trails