

1. GENERAL AGENDA

Mayor Dean Katerndahl opened the work session at 5:37 p.m. on January 16, 2024, at City Hall, 8880 Clark Avenue, Parkville, Missouri. In attendance were aldermen Philip Wassmer, Brian T. Whitley, Bob Bennett, Douglas Wylie, Stephen Melton, Michael Lee and Allyson R. Berberich.

The following staff was also present:

Bryan Kidney, Deputy City Administrator/Finance Director
Kevin Chrisman, Police Chief
Dan Harper, Public Works Director
Stephen Lachky, Community Development Director
Brittanie Propes, Parks & Recreation Director
John Mautino, City Attorney

A. Parkville ADA Transition Plan

Community Development Director Stephen Lachky provided a quick summary of the project and introduced Mark Trieglaff, ACT Services Consulting. Trieglaff presented an overview of the Americans with Disabilities Act (ADA) Transition Plan; presentation attached as Exhibit A.

Discussion focused on when ADA needed to be considered when improvements were made, City staff would prioritize projects based on the final report, the improvements that would be made to Bell Road and Route 9 downtown would be ADA-compliant and the City would designate an employee to be responsible for addressing ADA issues.

B. Tax increment financing contract amendment with CBC Parkville, LLC for Redevelopment Project Area 2 of the Parkville Market Place Tax Increment Financing Redevelopment Plan to allow for a non-sales tax generating business on Lot 4 of CBC Real Estate APEX Plaza

Community Development Director Stephen Lachky stated that CBC Parkville was requesting an amendment to the tax increment financing (TIF) contract for Redevelopment Area 2 of the Parkville Market Place TIF that bound the City with the developer of APEX Plaza. In 2017, the City approved a property tax abatement and economic activity taxes from retail sales to reimburse costs to the developer. Lachky said that three of the four lots were developed. The request was to amend Lot 4 from a retail use to a non-retail use, such as a bank, because they had challenges finding retail for the lot. The City's financial advisor, Columbia Capital, provided calculations to determine the amount needed from the developer to make the City whole for a non-retail business. The City Attorney was reviewing the proposed amendment that would include the total payout amount to the City.

John Davis, Foresight Real Estate Services, said that positive points of the development included higher assessed values than anticipated and sales taxes collected from Westlake Ace Hardware were more than double what was projected.

Dan Carr, CBC Parkville, stated that Lot 4 would include a single-tenant building and the City would be provided an up-front payment when the sale of the property with the bank was closed.

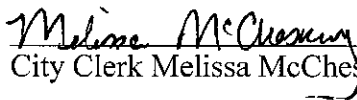
Discussion focused on the parking space difference between retail use and bank use and the smaller footprint for a bank compared to the original plan. The TIF contract amendment would be presented to the Board of Aldermen on January 30.

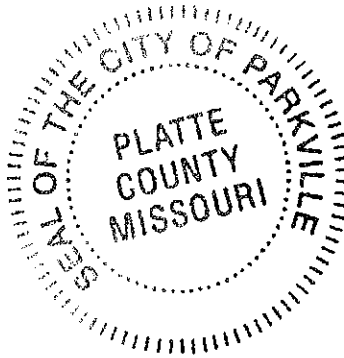
2. ADJOURN

The work session ended at 7:00 p.m.

The work session minutes for January 16, 2024, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the thirtieth day of January 2024.

Submitted by:


City Clerk Melissa McChesney



ADA ACCESSIBILITY AND TRANSITION PLAN



ACCESSIBILITY CONSULTATION AND TRAINING SERVICES (ACTSERVICES, INC.)

- Mark Trieglaff – President, ACTServices, Inc.
- Background in Outdoor and Therapeutic Recreation
- Certified ADA Coordinator
- Worked at:
 - Northeast DuPage Special Recreation Association (NEDSRA) as a Recreation Therapist.
 - Brookfield Zoo as the Access Coordinator for People with Disabilities
 - LCM Architects as an Accessibility Specialist and Project Manager.
 - Advisor to UN Convention on the Rights of People with Disabilities in Vienna, Austria.

AMERICANS WITH DISABILITIES ACT TITLES

- Title I – Employment
- **Title II – State and Local Governments**
- Title III – Public Accommodations
- Title IV – Telecommunications
 - Access of public phone systems by TTY and relay systems
 - Closed Captioning of public service announcements
- Title V – Miscellaneous Issues not covered by the other Titles.
 - Mainly legal requirements

STATISTICAL INFORMATION ON PEOPLE WITH DISABILITIES

- 2010 Census estimates that 60 million people in America are considered disabled or approximately 20% of the population.
- 2030 estimates are the baby boomer generation will push up the number of people with disabilities to 25% of the U.S. population.
- 8,000 to 10,000 baby boomers turn 65 per day.

WHY UPDATE THE ADA ACCESSIBILITY GUIDELINES?

- Original standards based on an adult male.
- Modified to be similar to other building codes in structure.
- Covered areas not previously covered before:
 1. Amusement rides
 2. Boating facilities
 3. Exercise Machines and Equipment
 4. Fishing piers and platforms
 5. Golf courses
 6. Miniature golf
 7. Play Areas
 8. Swimming pools and spas
 9. Shooting Facilities and Firing Positions

PUBLIC RIGHT-OF WAY ACCESSIBILITY GUIDELINES (PROWAG)

SIDEWALK REQUIREMENTS

Cross Slope – No more than 2%

Running Slope – Grade of the Street



Pedestrian Access Route **Running Slope**

- ❑ Within Street or Highway Right-of-Way. The grade of pedestrian access routes shall not exceed the general grade established for the adjacent street or highway.
- ❑ Not Within Street or Highway Right-of-Way. The grade of pedestrian access routes shall be 5% maximum.



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SIDEWALK – PROTRUDING

Protruding – Branches, signs, etc.



Protruding Stairs



SIDEWALK – SPECIFIC SITUATIONS

Driveway Cross Slopes



Curb Ramp Design

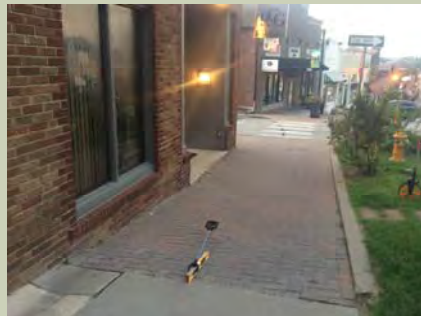


SIDEWALK – SURFACE ISSUES

Gaps



Abrupt Transitions



SIDEWALK – CURB RAMPS

Truncated Domes Missing



Truncated Domes

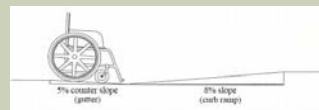


SIDEWALKS – CURB RAMP AND GUTTERS

Curb Ramp Cross Slope



Gutter Slopes



PARKING

On Street with Access Aisle

On-Street Parking



Diagram showing a cross-section of a parking space with an access aisle. The access aisle is 4.3 m (14 ft) wide. The parking space is 2.4 m (8 ft) wide. The diagram also shows a photo of a street with a pickup truck parked in a space with an adjacent access aisle.

Where the width of the adjacent sidewalk or available right-of-way exceeds 14 ft, an access aisle is required (new construction)

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On Street with Angled Parking

On-Street Parking



Diagram showing a cross-section of a parking space with angled parking. The access aisle is 2.4 m (8 ft) wide. The diagram also shows a photo of a street with cars parked in angled spaces.

Angled (or perpendicular) on-street parking; requires an 8ft access aisle

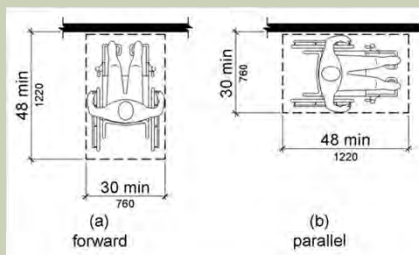
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ACTIVATION BUTTONS

Clear Ground Space at Activation Button



Clear Ground Space Requirements



WHEELCHAIRS AND OTHER POWER-DRIVEN MOBILITY DEVICES (OPDMD)

- Wheelchairs and manually powered mobility aids
 - Mobility aids such as wheelchairs, and manually powered mobility aids for people with mobility disabilities maybe used in any areas open to the public and for pedestrian use.
- Wheelchair definition – “manually operated or power-driven device designed primarily for use by an individual with a mobility disability for the main purpose of indoor or of both indoor and outdoor locomotion.”
- These are allowed any where that foot traffic is allowed.

NOT A WHEELCHAIR BUT AN OPDMD

Tank Chair



ATV



NOT A WHEELCHAIR BUT AN OPDMD

Segways

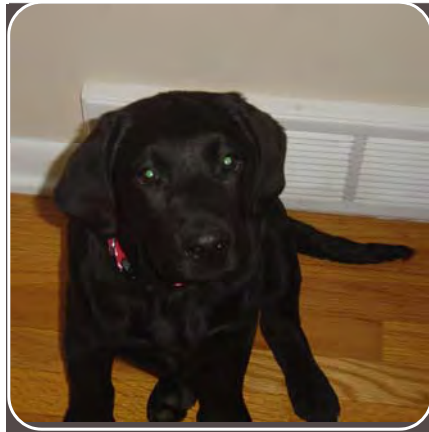


Golf Cart



EXAMPLES OF RESTRICTIONS

- Can not use an internal combustion engine
 1. Some areas limit all internal combustion engines.
 2. Some areas limit them to internal buildings.
- Limit the speed
 1. Many to only 5 miles per hour
 2. One up to 20 miles per hour
- Limit the size of OPDMD
 1. 32" wide up to 6' long weight up to 150 lbs.
 2. 36" width
 3. 34" wide, 62" length and 550 lbs.
- Trail Limitations
 1. Only operated on trails with running slopes of 12% or less.



GUIDELINES SERVICE ANIMALS

WHAT IS CONSIDERED A SERVICE ANIMAL?

Dogs



Small Horse



SERVICE ANIMAL DEFINITION AND TASK EXAMPLES

Service Animals are trained to do work or perform a task for a person with a disability.

What are Specific Tasks?

- Guide a person with a visual impairment (Guide Dog)
- Assist a person related to their seizures (Seizure Dog)
- Alert a person related to their noises such as a phone or doorbell (Hearing Ear Dog)
- Assists a person that falls often and needs the dog to lean on as they push up to stand up (Support Dog)

WHAT CAN BE ASKED – 2 QUESTIONS

- Is the dog a service animal required because of a disability?
- If yes, what work, or task has the dog been trained to perform?

TRANSITION PLANS

Explained

WHAT DO TRANSITION PLANS PROVIDE

1. Deficiency Resources
 - They provide a detailed list of all accessibility barriers at your facilities and parks.
2. Budget Tool
 - An estimated cost for removal of an accessibility barrier
3. Technical Options
 - Provide various options for removal of barrier. EX. Adjust door pressure as part of your regular maintenance or install an automatic door opener.

TRANSITION PLAN (CONTINUED)

4. Planning Tool
 - Must provide estimated dates for removal of accessibility barriers.
5. Accountability Tool
 - Designate a person responsible for the removal of the accessibility barriers and to sign off when done to standards. (ADA Coordinator)
6. Public Document
 - The Transition Plan can be seen by the public
7. Support Document
 - Provides a document showing you are making a "Good Faith" effort to remove all accessibility barriers as required under the ADA.

TRANSITION PLAN – MODIFIED

services dogs are allowed. **Please Note:** When a UD is indicated, this is a Universal Design (UD) recommendation to enhance accessibility. The UD recommendation is not required to meet the minimum accessibility standards but it would be encouraged. When engineered wood fiber is used, provide a regular maintenance of the surface to keep it in compliance with appropriate accessibility slopes.

The report uses two different accessibility codes. The Americans with Disabilities Act Accessibility Guidelines (ADAAG) can be down loaded from the Access Board website. The website is www.access-board.gov. In addition, the Illinois Accessibility Code (IAC) was also used in this report. This code can be down loaded from the website, www.cbd.state.il.us/IAC. The estimated costs for correction of access barriers are taken from the "Means ADA Compliance Pricing Guide 2nd Edition". Each estimated costs for corrective actions have been adjusted for inflation and regional costs to better reflect the 2013 expenses in the suburban Chicagoland area.

The park district is part of a local government which requires compliance with Title II of the Americans with Disabilities Act (ADA). Changes to the park district would allow for equal opportunity to participate in programs and activities, effective communication, and program accessibility. Access of programs and activities can be achieved by removal of physical barriers, modification of policies, practices and procedures that discriminate against a person with a disability and relocation to an accessibility facility. In existing facilities, the ADA does allow the relocation of a program from an inaccessible facility to an accessible facility until all access barriers have been removed. See 28 C.F.R. §35.150(a)(1),(b)(1) for additional information.

PLEASE NOTE: Any references for Outdoor Developed Areas is presently not approved by the Department of Justice. However, it would be recommended to follow these standards as "Best Practices" at this point in time. In addition, in existing facilities, the ADA does allow the relocation of a program from an inaccessible facility to an accessible facility until all access barriers have been removed. See 28 C.F.R. §35.150(a)(1),(b)(1) for additional information. ADAAG 206.2 requires that at least one accessible route be provided within the boundary of the site. The reports provide comments on all routes that when upgrades are made in the future modifications can be made to correct the access barrier or in some cases modify to the greatest extent possible.

Photo	Barrier	ADAAG/IAC	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	A bush near the front entrance protrudes out 13' at 32' AFF.	ADAAG 307	Trim the branch to provide an 80" minimum clear head space and back to the edge of the walkway.	1		\$ 50.00		
	The walkway near the front entrance has a cross slope too steep at 2.6% to 3.2% for 9'.	ADAAG 403.3	Remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 550.00		

BARRIER REMOVAL

Four Levels of Priority

PRIORITY LEVEL ONE ACCESSIBLE ROUTE



- From the parking space connecting to an accessible route up to and through the entrance

AREAS COVERED UNDER PRIORITY ONE

- Parking
- Curb Ramps
- Accessible Route
- Protruding Objects
- Ground & Floor Surfaces
- Ramps
- Stairs
- Platform Lifts
- Elevators
- Doors
- Entrances

AREAS COVERED UNDER PRIORITY TWO

- Accessible Route
- Protruding Objects
- Ground & Floor Surfaces
- Ramps
- Windows
- Stairs
- Platform Lifts
- Elevators
- Signage
- Doors
- Entrances

AREAS COVERED UNDER PRIORITY THREE

- Water Closet
- Toilet Stalls
- Urinals
- Lavatories
- Bathtubs
- Shower Stalls
- Toilet Rooms
- Handrails, Grab Bars, and Tub and Shower Seats
- Sinks
- Signage

PRIORITY LEVEL FOUR ACCESS TO REMAINING ELEMENTS



- Provide access to remaining elements not previously covered. I.E. drinking fountains, telephones, etc.

NEW OUTDOOR DEVELOPED AREAS COVERED

[ADAAG 1011] Outdoor Constructed Features
[ADAAG 1012] Camping Facilities
[ADAAG 1013] Tent Pads and Platforms
[ADAAG 1013] Camp Shelters
[ADAAG 1014] Picnic Facilities
[ADAAG 1015] Viewing Areas
[ADAAG 1016] Outdoor Recreation Access Routes
[ADAAG 1017] Trails and Trailheads
[ADAAG 1018] Beach Access Routes



CITY COUNCIL AND STAFF RESPONSIBILITIES

- Select a staff person to be the ADA Coordinator.
- Remaining accessibility barriers provide dates for their potential removal
- Development of service animal policy.
- Development of Other Power-Driven Mobility Device (OPDMD) policy and procedure.
- Accommodation Statement for any meetings, programs and activities of the City.
- ADA statement on website and printed materials.
- Website accessibility updates.

RECOMMENDATIONS

- Do not assume architects know accessibility codes. Have an outside party review the plans for accessibility.
- Note in all construction documents that contractors must meet ADA, PROWAG and other state and local accessibility codes.
- Do not assume that contractors know accessibility codes or they will follow the construction documents to the letter.

RESOURCES

United States Access
Board
1331 F Street, NW,
Suite 1000
Washington DC 20004-
1111
(202) 272-0080
www.access-board.gov
2010 Americans with
Disabilities Act
Accessibility Guidelines
(ADAAG)

Department of Justice
Civil Rights Division
Disabilities Rights
Section
950 Pennsylvania
Avenue, NW
Washington, DC 20530
(800) 514-0301
www.ada.gov
Department of Justice
ADA Home Page

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