1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:04 p.m. on January 19, 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 2 Alderman Dave Rittman
Ward 2 Alderman Brian T. Whitley
Ward 3 Alderman Robert Lock
Ward 3 Alderman Douglas Wylie
Ward 4 Alderman Marc Sportsman
Ward 4 Alderman Greg Plumb
Ward 1 Alderman Philip Wassmer *(joined meeting at 7:06 p.m.)*

Absent:
None

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 Ashley, Public Works Project Manager
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. **Recognize James Heckman for his Eagle Scout project at the Parkville Nature Sanctuary**

Parkville Nature Sanctuary Director Kristen Bontrager introduced James Heckman from Boy Scout Troop 1393 who completed his Eagle Scout project at the sanctuary. presentation Exhibit A.

3. CONSENT AGENDA

A. Approve the minutes for the January 5, 2021, regular meeting

B. Receive and file the December 2020 Municipal Court report

C. Receive and file the financial report for the month ending December 31, 2020

D. Receive and file the crime statistics for January through November 2020

E. Approve a purchase order with FTC Equipment for a mixer at the wastewater treatment plant

F. Approve accounts payable from January 2 to January 15, 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 8-0.

4. ACTION AGENDA

A. **Approve Resolution No. 21-001 to authorize the offering for sale of a series of Certificates of Participation, Series 2021A, to finance and refinance certain projects and prescribing matters related thereto for the Route 9 improvements**

City Administrator Joe Parente provided an overview of the Route 9 Corridor Study and the first segments that included public improvements from Highway 45 to Lakeview Drive. The 9 Highway Corridor Community Improvement District was created to generate revenue to pay for project costs not covered by the grants received. He said a second round of financing was needed for the construction and the first round of debt would be rolled into the new financing.

Tom Kaleko, Baker Tilly, stated that the sale would be competitive, similar to the refinancing for Meadows at Creekside, and would be in line with the final costs after bids for the construction were received. He said that as long as the bid met the parameters the mayor or city administrator would be authorized to complete the transaction. Both rounds of financing would be rolled into a single obligation in order to continue to use the security needed. The estimated borrowing amount was $2,175,000.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO **APPROVE RESOLUTION NO. 21-001 AUTHORIZING THE OFFERING FOR SALE OF A SERIES OF CERTIFICATES OF PARTICIPATION, SERIES 2021A TO FINANCE AND REFINANCE CERTAIN PROJECTS AND PRESCRIBING MATTERS RELATED THERETO FOR ROUTE 9 IMPROVEMENTS.**

RESULT: MOTION PASSED 8-0.

B. **Approve the first reading of an ordinance to approve the first amendment to the tax increment financing agreement with CBC Parkville LLC for Redevelopment Project**

Area 2 of the Parkville Market Place Tax Increment Financing Redevelopment Plan

Community Development Director Stephen Lachky stated that the proposed amendment was to the redevelopment agreement approved in January 2017 that extended the Parkville Market Place Tax Increment Financing project area to include APEX Plaza. Because there were still two incomplete pad sites, the amendment would extend the deadline for private project improvements to the fourth quarter or 2023. If the amendment was not approved it would hinder the developer's ability to use the TIF funds to cover the additional costs that would have been covered by reimbursable expenses.

John Davis, Foresight Real Estate Services, said that the developer did not complete all of the infrastructure improvements in the original agreement because of the challenging market and the inability to find businesses for the incomplete sites. He noted that he was optimistic that with the extension they would be able to find the right tenants for the sites.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO **APPROVE BILL NO. 3112, AN ORDINANCE APPROVING THE FIRST AMENDMENT TO THE TAX INCREMENT FINANCING AGREEMENT WITH CBC PARKVILLE LLC FOR REDEVELOPMENT PROJECT AREA 2 OF THE PARKVILLE MARKET PLACE TAX INCREMENT FINANCING REDEVELOPMENT PLAN**, ON FIRST READING AND POSTPONE THE SECOND READING TO FEBRUARY 2, 2021.

RESULT: MOTION PASSED 5-3.

AYES: PHILIP WASSMER, DAVE RITTMAN, ROBERT LOCK, MARC SPORTSMAN, GREG PLUMB

NOES: TINA WELCH, BRIAN T. WHITLEY, DOUGLAS WYLIE

ABSTAIN: NONE

C. **Hold a public hearing and adopt an ordinance to approve the third amendment to the Downtown Parkville Redevelopment Plan to approve the 115 N. Main Street Redevelopment Project as Redevelopment Project 5 pursuant to RSMo Chapter 353 and to authorize tax abatement as described therein - Case No. URC20-04; Parkville Holdings, LLC, applicant**

Community Development Director Stephen Lachky provided an overview of the Downtown Parkville Redevelopment Plan, noting that the Board of Aldermen previously approved four projects. The fifth project would include rehabilitation of 115 N. Main Street which qualified for Level B incentives at 90 percent for up to 12 years; improvement costs were estimated at $174,500. The tax impact analysis showed a net benefit to the taxing districts of $31,632.

The Downtown Parkville Redevelopment Corporation (DPRC) met on December 31, 2020, to review the proposal and recommended approval. Staff requested that both readings be held at the same meeting because the tenants wanted to be in the building by March 1 and an ordinance was required before construction could occur or for the costs to be counted. Lachky noted that it was the first redevelopment project outside of the mayor's COVID-19 order. Per state statute, notice of the public hearing was provided to each of the taxing districts affected.

Mayor Johnston opened the public hearing. Elaine Kellerman, 5243 NW Bluff Circle, shared her concerns about the membership of the Downtown Parkville Redevelopment Corporation; comments attached as Exhibit B.

Patricia Jensen, representing Parkville Holdings, LLC, summarized the positive impacts of the projects to downtown. Mayor Johnston requested that they submit future applications in a more timely manner in order to have each reading at a different meeting.

Discussion focused on the positive benefit on Park University students, the improvements made to the blighted properties, bringing commerce and traffic to downtown, the alley behind the building and similar plans adopted by other cities.

Lachky responded to some of the public comments made, specifically that the affected taxing districts had received notice of the public hearing per state statute and that when a member of the DPRC submitted a project they recused themselves from the vote for that project. The request was presented to the Planning and Zoning Commission, comprised of Parkville residents, in December regarding aesthetics of the improvements and the applicant made revisions based on feedback from the Commission.

Mayor Johnston closed the public hearing.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO **APPROVE BILL NO. 3111, AN ORDINANCE APPROVING THE THIRD AMENDMENT TO THE DOWNTOWN PARKVILLE REDEVELOPMENT PLAN TO APPROVE THE 115 N. MAIN STREET REDEVELOPMENT PROJECT AS REDEVELOPMENT PROJECT 5 AND TO AUTHORIZE TAX ABATEMENT AS DESCRIBED THEREIN**, ON FIRST READING.

RESULT: MOTION PASSED 8-0.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO **APPROVE BILL NO. 3111, AN ORDINANCE APPROVING THE THIRD AMENDMENT TO THE DOWNTOWN PARKVILLE REDEVELOPMENT PLAN TO APPROVE THE 115 N. MAIN STREET REDEVELOPMENT PROJECT AS REDEVELOPMENT PROJECT 5 AND TO AUTHORIZE TAX ABATEMENT AS DESCRIBED THEREIN**, ON SECOND READING TO BECOME ORDINANCE NO. 3060.

RESULT: MOTION PASSED 8-0.

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

NOES: NONE

ABSTAIN: NONE

D. **Approve a purchase order with Brenntag for Robin 4000 odor control chemicals for the sanitary sewer lines in the Riss Lake subdivision**

Public Works Director Alysen Abel introduced Bob Kerbs who was the new wastewater treatment plant manager with Alliance Water Resources.

Abel stated that the Riss Lake subdivision was served by forcemain sewers because of the terrain and met the gravity-fed system. A chemical solution was needed to reduce odors and the tank held approximately 4,000 gallons. Because it was early in the year, it would possible that the tank would need to be filled three times in 2021.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO **APPROVE A PURCHASE ORDER WITH BRENNTAG FOR ROBIN 4000 ODOR CONTROL SOLUTION AT THE RATE OF $2.47 PER GALLON FOR A TOTAL AMOUNT OF $29,000.**

RESULT: MOTION PASSED 8-0.

5. STAFF UPDATES ON ACTIVITIES

A. Police Department

1. Park University Deer Hunt Update

Police Chief Kevin Chrisman provided an update on the final numbers for the Park University archery hunt, noting that a total of 10 deer were taken.

2. Shop with a Cop Update

Police Chief Kevin Chrisman provided an update on Shop with a Cop, noting that the 2020 event was modified due to COVID-19. A total of 21 kids were helped and he himself adopted two families. The program was designed to help people in need in and around the community which was funded by donations to the Police Community Assistance Fund. Chrisman thanked the donors, City staff, Wal-Mart and the community for their support.

B. Public Works

1. Pocket Park Update

Public Works Director Alysen Abel provided an update to the improvements at Pocket Park; presentation attached as Exhibit C. She stated that two different projects were happening simultaneously, including planning of the improvements outlined in the Pocket Park Master Plan and the safety improvements that needed to be addressed immediately.

As an interim fix, handrails would be installed along the south stairs until the stairs could be reconstructed. Short-term improvements would include relocating the Grigsby Statute, reconstructing the south stairs, installing temporary barriers or planters at the front of the park and replacing the decking on the second level. Long-term improvements would include the safety improvements at the front of the park (bollards and Americans with Disabilities ramps for the crosswalk) and replacement of the decking.

Abel noted that each improvements was within the city administrator's approval authority. The consensus of the Board was to install temporary planters at the front of the park instead of temporary jersey barriers.

Community Development

Community Development Director Stephen Lachky provided an update on the medical marijuana facilities approved in Parkville by Missouri, one in the Crestridge Shopping Center and one next to the post office, noting that he did not believe the applicant for the downtown location had plans to move forward with the dispensary.

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

Alderman Whitley noted that some Riss Lake sewer customers received their January bill just before the due date and City Administrator Joe Parente said he would work with staff to find out the issue and provide information to the Board.

7. ADJOURN

Mayor Johnston declared the meeting adjourned at 9:03 p.m.

The minutes for January 19, 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 2nd day of February 2021.

Submitted by:

Melissa McChesney
City Clerk Melissa McChesney

SEAL OF THE CITY OF PARKVILLE
PLATTE COUNTY MISSOURI

2021-010

January 19, 2021

TO: BOA
RE: Action Agenda, Letter C

FROM: Elaine Kellerman, Parkville

I would like to draw Parkville residents' attention to a recommendation brought to the Parkville Board of Aldermen by the Downtown Parkville Redevelopment Corporation (DPRC) to adopt an ordinance to approve the third amendment (I believe this is actually the fourth amendment) to the Downtown Parkville Redevelopment plan. This would allow the owner of 115 Main ST to receive tax abatement for property improvements under Chapter 353. Because the proposed improvements are estimated to be $174,500, under the 353 plan the owner is eligible for Level B incentives translating to a 90% tax abatement for up to 12 years.

If adopted, this would mark the third of five approved projects owned by the same developer, Parkville Holdings, LLC, otherwise known as Brian Mertz. Brian Mertz is the developer of Creekside in west Parkville. His other two projects at 16 Main ST and 110 Main ST are also receiving Level B incentives of 90% tax abatement for up to 12 years.

This also marks the second time that the first and second readings for this type of ordinance are read and voted on in the same night, minimizing the opportunity for public comment. On September 1, 2020, the first, second, and third amendments to the Downtown Parkville Redevelopment plan were passed on both the first and second readings. These amendments approved the projects at 100 S. Main, 110 Main ST, and 101 Main ST, respectively. All three amendment were passed by the BOA by an 8-0 vote. They were recommended for approval by the DPRC which, in each case, did so also by unanimous vote.

Members of the DPRC are the President Theresa Bentley, owner of Bentley Guitar Studios, 7 Main ST; Vice President Mike Emmick, owner of 101 Main ST which was the fourth project to be approved for 353 tax abatement; Secretary/Treasurer Philip Wassmer, Ward 1 Alderman. On the Board of Directors is Stephen Lachky, Parkville Community Development Director. There is no representation on this board from Parkville residents who do not have a direct connection to downtown Parkville. Consequently, development in downtown is being shaped by a handful of people. There is no oversight. Projects are rubber stamped by the DPRC and handed off to the BOA who in turn rubber stamps them.

The DPRC board should be expanded. It needs to include interested citizens who can provide impartial voices on the future of downtown Parkville and who do not have personal connections to the mayor or members of the BOA.

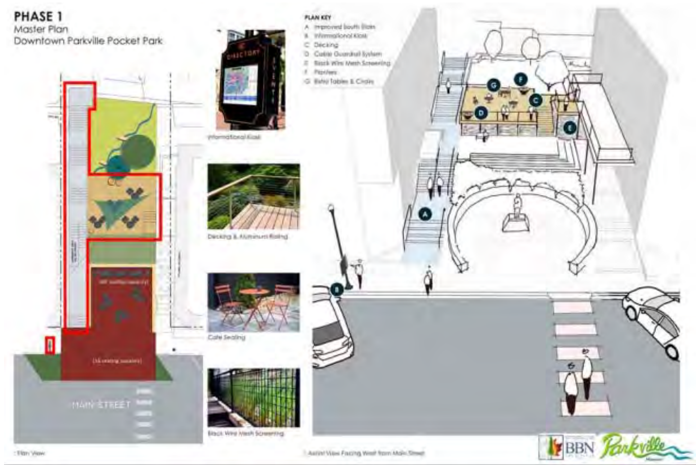
POCKET PARK UPDATE

January 19, 2021

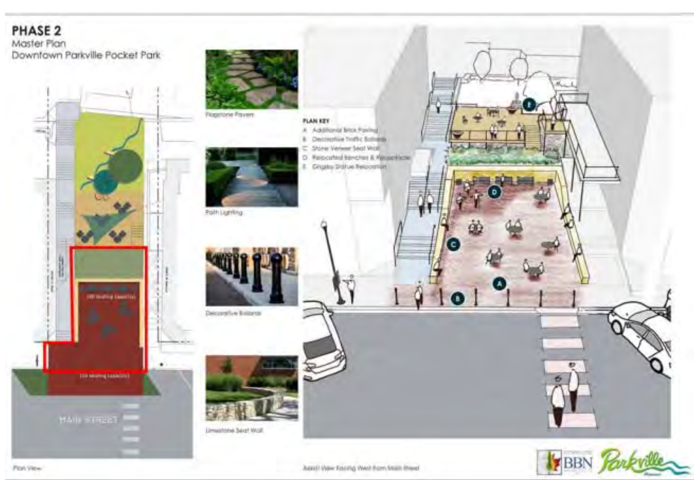
RECAP

- Pocket Park Master Plan Effort
  - Phase 1
  - Phase 2
  - Phase 3
- Safety Concerns
  - Pocket Park Frontage – bump-out/bollard
  - South Stairs
- Additional Improvements
  - Decking
  - Bill Grigsby Statue

POCKET PARK MASTER PLAN – PHASE 1



POCKET PARK MASTER PLAN – PHASE 2



POCKET PARK MASTER PLAN – PHASE 3

IMMEDIATE IMPROVEMENTS

- South Stairs
  - Install handrail as an interim fix
- Pocket Park Frontage at 1st & Main
  - Purchase temporary barriers

SHORT-TERM IMPROVEMENTS

- Relocate Bill Grigsby Statue
  - Engage designer to develop grading and foundation plans
  - Hire contractor to relocate statue
- Decking
  - Inspect condition of existing deck
  - Repair boards as necessary
- Reconstruct South Stairs
  - Engage designer to design new stairs
  - Include downspouts and drainage
  - Tie into existing / Honor Master Plan

Consultant cost for design of stairs and statue = $9,420

Consultant cost for design of bump-out/bollard design = $5,900

Total design cost = $15,320

SHORT-TERM IMPROVEMENTS

- Pocket Park Frontage at 1st & Main
  - Engage designer to develop two concepts
    - Concept with 6-foot bump-out
    - Concept without 6-foot bump-out
  - Installation of ADA ramp
  - Installation of bollards

LONG-TERM IMPROVEMENTS

- Decking Improvements
  - Engage designer to design new decking according to Master Plan

2021 BUDGET

- Budget Available
  - $75,000 in General Fund
- Immediate Improvements
  - Handrail - $4,000
  - Barricades - $2,000
- Design Phase
  - Survey / Engineering - $20,000

QUESTIONS