

1. GENERAL AGENDA

Mayor Nanette K. Johnston opened the work session at 5:34 p.m. on January 19, 2021, at City Hall, 8880 Clark Avenue, Parkville. In attendance were aldermen Tina Welch, Philip Wassmer, Dave Rittman, Brian T. Whitley, Douglas Wylie, Marc Sportsman, Greg Plumb and Robert Lock.

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

A. Discuss proposed Platte Landing Park community recreation fields

Public Works Director Alysen Abel provided an overview of the proposed community recreation fields in Platte Landing Park; presentation attached as Exhibit A. She provided background on the Parks Master Plan adopted in 2016 and Proposition P that was approved by voters in April 2019, both of which addressed plans for the fields. The City engaged McClure to be the engineer for the project.

Greg Pfau, McClure, provided an overview of the process for the design concept, noting that they reviewed design options with the Community Land and Recreation Board (CLARB). The goals of the proposed design were to maximize the use of parks sales tax funds available, to provide the most diversity possible, to be flexible for future expansion and to be resilient to flooding to protect and ensure the fields could be repaired at minimal cost. He said that the small space would provide the opportunity for growth for future phases if needed.

Abel said that the next step was to submit an application for a Platte County Parks Partnership Grant to request county park sales tax money for additional funding to construct the fields. A resolution of support would be presented to the Board of Aldermen on February 2. Following submission of the grant application, staff would prepare a request for qualifications for design-build services which would address parking, traffic, flood mitigation and lighting.

The following spoke in favor of the community recreation fields: Gene Gentrup, i9 Sports; Kelly Putnam, Main Street Parkville Association; Michelle Flamm, CLARB member; Brian Mertz, Creekside Baseball Park and downtown property owner; and Neil Davidson, CLARB Chair. David Dods, 5308 Bluffs Way, was supportive of the practice fields, but not lighting.

The following shared their concerns with the proposed recreation fields: Harvey Greer, 5248 NW Bluff Circle; Elaine Kellerman, 5243 NW Bluff Circle (comments attached as

Exhibit B); Sheryl Biermann, 5310 Bluffs Way; Katheryn Henricksen, 5208 NW Bluff Lane; Jim Sfetko, 5301 Bluffs Drive; and Rob Wright; 5249 NW Bluff Circle.

Discussion focused on alternate entrances from the west to assist with traffic flow, Phase 2 playground placement, the placement of the backstops for the baseball fields and concerns with lighting around the wetlands. Pfau noted that the backstops were designed around the outside of the fields to provide flexibility to use the outfields for the multipurpose fields.

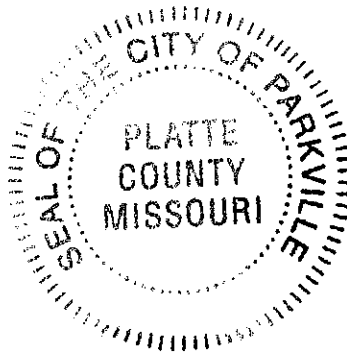
2. ADJOURN

The work session ended at 6:58 p.m.

The work session 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



BOARD OF ALDERMEN - WORK SESSION PLATTE LANDING PARK BALLFIELDS

January 19, 2021



WORK SESSION AGENDA

- Background Information
- Ballfield Concepts
- Next Steps
- Public Input
- Board Comments



BACKGROUND INFORMATION



PLATTE COUNTY PARKS MASTER PLAN



2016 PARKS MASTER PLAN UPDATE (PARKVILLE)



Enlargement of Proposed improvements to Platte Landing Park



April 2019 Ballot Preview

On April 2, 2019 Parkville residents will be asked to vote on the following measure:

Proposition P

Shall the City of Parkville, Missouri, be authorized to impose a sales tax of one-half of one percent (1/2 of 1%) for the purpose of providing funding for local parks including land, facilities and operations for the City for a period of ten (10) years?

YES ☐ NO ☐

What is Proposition P?
Proposition P seeks voter approval to impose a one-half cent parks sales tax for a 10-year period. A simple majority is required for passage. If approved, the tax will expire after 10 years, unless renewed by voter approval.

What will the park sales tax be used for?
Funds collected from the parks sales tax will be used to maintain and improve local parks and recreation facilities including trails, sports fields, neighborhood parks, and improvements to English Landing and Platte Landing parks. Potential improvements are outlined in the Parks Master Plan.

Will the new revenue replace existing revenue?
The new revenue will supplement existing revenue dedicated to park maintenance and improvements. It will enable the City to expand park maintenance and improve facilities with local funds. It will also provide a future funding source for improvements to parks, a source that is presently limited.

What happens if the parks sales tax does not pass?
The City will continue to maintain the parks with existing revenues. Maintaining existing facilities, as opposed to making improvements, will be a priority. Some improvements outlined in the Parks Master Plan may still be pursued, but likely at a much slower pace due to funding limitations including the lack of grant opportunities. The parks sales tax is an opportunity for a dedicated source of revenue used solely for maintaining and improving Parkville parks.

Priorities for Park Improvements

Parkville Vision

The Parkville Parks Master Plan creates a vision for Parkville Parks that promotes an accessible, safe and connected community park system. Should Proposition P pass, the Community Land and Recreation Board has established priorities for improvements, including:

Trail Connectivity
Increased neighborhood trails for better connectivity to local parks. Completion of the Riverfront Trail, the Loop Trail, and continuing the trail from Highway 45 to downtown Parkville.

Baseball and Multipurpose Fields
Provide more active recreation facilities in Platte Landing Park including the addition of a baseball complex and multipurpose fields for such uses as soccer, football and lacrosse.

Neighborhood Parks Upgrades
Upgrade existing neighborhood parks including replacing shelters, playgrounds, and pedestrian access.

Riverfront Parks Improvements
Improvements will be made to English Landing Park, Platte Landing Park, and the transition to the parks from downtown Parkville. Improvements will expand recreation facilities and help blend active and passive recreation areas for the enjoyment of residents.



BALLFIELD CONCEPTS



2016 PARKS MASTER PLAN RECOMMENDATION



PLATTE LANDING PARK SPORTS COMPLEX



PROCESS DRAWINGS



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PLATTE LANDING PARK SPORTS COMPLEX

Parkville
Missouri

OVERLAY FIELDS CONCEPT - INITIAL PHASE 4.9.2020



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PLATTE LANDING PARK SPORTS COMPLEX

Parkville
Missouri

OVERLAY FIELDS CONCEPT - FUTURE PHASE 4.9.2020



NEXT STEPS

- Works Session / Public Forum – Tonight
- Board of Aldermen – Resolution of Support
- Submit Application for Parks Partnership Grant
- RFQ for Design-Build Services
 - Parking Design
 - Traffic Studies
 - Flood Mitigation
 - Lighting Studies

PUBLIC INPUT

Use the "Raise Hand" function in Zoom if you want to comment

Limit comments to 2 - 3 minutes

Reminder: We need to conclude at 6:55pm
for the 7pm Board of Aldermen meeting



BOARD COMMENTS



January 19, 2021

TO: Board of Aldermen/CLARB Committee
RE: Proposed Platte Landing Park Community Recreation Fields

FROM: Elaine Kellerman, Parkville Resident

I have been a resident since August, 2018. I did not have the opportunity to weigh in on the 2016 Parkville Parks Master Plan update. At that point, I did what I could and voted no on Proposition P.

Alderman Sportsman, on January 13, 2021 at a meeting of the Community Land and Recreation Board (CLARB) meeting, you said "I don't think it is appropriate for 15 residents or so to dictate policy in our parks program. I'm sorry, I don't". I am not one of those 15 you referred to. I assume you are speaking of people whose homes back up to the proposed fields. I am a resident who is concerned about the plans for Platte Landing Park. I assure you that there will be way more than 15 people whose quality of life will be affected if CLARB's plans are implemented. In CLARB's "Overlay Fields Concept-Initial Phase", their four baseball fields overlaid with four multi-use fields would be partnered with a 475 parking stall area. That is a lot of parking spaces for a lot of people. How can the infrastructure of downtown Parkville support that influx of traffic? East/west flow through downtown would be impacted. Back-ups in both directions should be expected. Alderman Sportsman you talked about "the extremely positive potential economic impact that it (sports fields) would have on downtown merchants". That might be, but residents outnumber business owners, and increasing the difficulty of their daily commute does not seem like a fair tradeoff.

At the Parkville Master Plan virtual public meeting on January 12, 2021, a Public Input Overview was presented. It showed that when the public was asked what areas/corridors of the city currently have issues with traffic/congestion, the top answer was Highway 9-Downtown. And when the public was asked, "for a city the size of Parkville, what park and recreation amenities should be most prioritized?", 33% chose park space for passive recreation. Only 10% chose fields/courts for recreation, youth and adult sports.

At the January 13, 2021 CLARB meeting, Alderman Welch mentioned that since the publication of the 2016 Parks Master Plan Update, other ball fields have been built in the area. She cited Tiffany Springs and Creekside. Before going forward with a \$3 million dollar plan for Platte Landing Park, CLARB needs to show proof that these fields will be adequately used to justify this huge investment of tax dollars. Alysén Abel said that part of the application for a Platte County parks partnership grant would involve getting letters of support from groups in the metro area who would use the fields. Note that she said "metro area", not Parkville, not southern Platte County. For whom exactly are we building these fields?

Let's also review the exact wording of Prop P before voters: **Shall the City of Parkville, Missouri, be authorized to impose a sales tax of one-half of one percent**

for the purpose of providing funding for local parks including land, facilities and operations for the City for a period of 10 years? The ballot language does not even mention ballfields; it certainly doesn't mention lighted ballfields.

As for the wetlands area, Alysén Abel said on January 13, 2021, "we have been working with McClure Engineering on trying to figure out the concepts (ballfields, possibly lighted ballfields) and how those interrelate with the wetlands project". I would ask what assurance the city and CLARB can offer that constructing ballfields, which require more than 475 parking spaces, and the crowds they will attract will be compatible with a fledgling wetlands area? In this same CLARB meeting, Michelle Flamm, committee member said, "a baseball bat will always create a noise; a crowd will always create a noise; it's excitement, joy". Will wildlife be attracted to this kind of an area?

For the record, I wrote this email to CLARB before their meeting on January 13, 2021:

Please forward to Neil Davidson and other CLARB members

I would like to express my concern for the overdevelopment of Platte Landing Park. I would like to clearly state at the outset that I did not vote for Proposition P because I did not want proceeds used to create ball fields in Platte Landing Park. Although I consider myself to be a reasonably informed citizen, I did not realize until recently just how elaborate the plans had become. I thought perhaps it would entail a few practice fields or, at the most, several regulation soccer fields. In scanning the packet for the January 13 meeting, I saw the inclusion of Overlay Fields Concepts for initial and future phases. I was completely flabbergasted. This looks more like something already built in the Creekside area and certainly far too oversized for Platte Landing Park. First of all, why even bother with developing a wetlands area if it has to coexist with this complex of fields and the level of activity that will accompany their completion? I cannot imagine birds and animals would adopt this area which is the furthest thing from a sanctuary. Honestly, what were you thinking to allow this to get so overblown? Exactly how do you think our downtown infrastructure can support the amount of traffic this will generate? 475+ parking spaces - are you kidding?

I will also tell you as someone who lives in the Bluffs area of Parkville, that Bluffs residents do not want lights erected on those fields. It will negatively impact the quality of life (not to mention the noise) for people living in this area. This is another example of the city pursuing their own agenda and not talking to citizens that will be directly impacted by their plans.

I am asking you to seriously assess what you are planning and the impact it will have on our community.

Sincerely,
Elaine Kellerman
5243 NW Bluff Circle