

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:01 p.m. on February 2, 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 1 Alderman Philip Wassmer
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

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
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

Mayor Johnston recognized February as Black History Month and provided a history of the Banneker School. She read a proclamation proclaiming February 22, 2021, as Banneker School Day in Parkville.

3. CONSENT AGENDA

- A. Approve the minutes for the January 19, 2021, regular meeting
- B. Approve the minutes for the January 19, 2021, work session
- C. Receive and file the December 2020 sewer report
- D. Approve accounts payable from January 16 to January 29, 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 the first reading of an ordinance to amend Ordinance No. 3017 to amend the 2020 Operating Budget and fund transfers and the 2020-2025 Capital Improvement Program

City Administrator Joe Parente stated that as part of the close-out of the 2020 fiscal year staff identified budget amendments and transfers, most of which were attributed to approximately \$157,000 in unanticipated expenses. He provided an overview of the budget amendments and transfers, noting that the auditors recommended making amendments to budgets when a fiscal year is closed out with a negative balance.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO **APPROVE BILL NO. 3110, AN ORDINANCE AMENDING ORDINANCE NO. 3017 AMENDING THE OPERATING BUDGET AND FUND TRANSFERS AND THE 2020-2025 CAPITAL IMPROVEMENT PROGRAM, ON FIRST READING AND POSTPONE THE SECOND READING TO FEBRUARY 16, 2021.**

RESULT: MOTION PASSED 8-0.

B. Approve the second 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

Mayor Johnston stated that the first reading was presented on January. No additional information was presented by staff.

Discussion focused on what would happen if the amendment was not approved and Community Development Director Stephen Lachky said the developer would not meet the requirements of the redevelopment agreement which would cause the City to be at risk of having long-term financial impacts. Concerns that the amendment was presented to the Board at the last minute without enough prior communication were also discussed.

City Administrator Joe Parente stated that the contract included language to provide legal recourse and the developer made a commitment to invest and the City made commitments to provide incentives. City Attorney Chris Williams stated that if the amendment was not approved the remedy was to declare the developer in breach and to seek termination of the agreement which would end the tax increment financing (TIF) district. He noted that the amendments were not unusual on TIF projects and the longer that a site was undeveloped

the less likely it would be that the developer would be fully reimbursed for the costs.

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 SECOND READING TO BECOME ORDINANCE NO. 3061.

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. Receive and file the 2020 Sanitary Sewer Manhole Report

Public Works Director Alysén Abel said that North Hills Engineering performed an evaluation of the manholes for the City's sanitary sewer system and the results were included in the report.

Jay Norco, North Hills Engineering, provided an overview of the findings from the evaluation; presentation attached as Exhibit A. He said the last evaluation was completed in 2005 and manholes were 15 to 20 percent of the sanitary sewer system. He recommended that the process be put on a rotation, similar to the closed circuit television program, to complete one-third of the system every two years. As a result of the findings, Public Works Construction Engineer Kevin Blair reviewed construction of new homes to ensure the manholes were not covered during construction before a certificate of occupancy was issued.

Discussion focused on including the cost of the repairs in future capital improvement program budgets. Abel said the costs would be included in the sewer rate increase discussion following completion of the updated sewer allocation study.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO **RECEIVE AND FILE THE 2020 SANITARY SEWER MANHOLE REPORT**.

RESULT: MOTION PASSED 8-0.

D. Receive and file the 2020 Sanitary Sewer CCTV Report

Jay Norco, North Hills Engineering, said that televising of the sanitary sewer lines was completed annually to help prioritize repairs in future years, with the main focus being on

the older pipes downtown. He added that less televising was completed in 2020 because funding was allocated to the McAfee Forcemain Repair project, but the 2021 Capital Improvement Program included funding.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO **RECEIVE AND FILE THE 2020 SANITARY SEWER CCTV REPORT.**

RESULT: MOTION PASSED 8-0.

E. **Approve Resolution No. 21-002 to approve and endorse an application to the Platte County Commission for funding under the Parks and Recreation Partnership Grant Program to fund the community recreation fields in Platte Landing Park**

Public Works Director Alysén Abel provided an overview of the project, noting that McClure was assisting with the design concepts. The proposed design included four ball fields with the outfields being converted to multipurpose fields to allow flexibility to use the fields throughout the year for different sports in a smaller footprint. She said the new fields would replace the three fields in English Landing Park which would be used for other purposes outlined in the Parks Master Plan.

Abel said that a work session was held on January 19 to present the design concepts and public comments were received. Many of the concerns expressed at the work session would be addressed during the design phase. Items that would be addressed during the design phase would include lighting, parking, sound system, traffic, stormwater detention and quality, flooding and type of play (practice or competitive). Abel added that staff was working closely with the U.S. Corps of Engineers to address any impacts the fields would have on the wetland area.

The action requested was a resolution of support to allow staff to submit a grant application for the Platte County Parks and Recreation Partnership Grant Program to help fund design and construction of the fields. If the City received the full \$1 million requested in the grant application, it would be added to the \$3 million earmarked using the City's parks sales tax revenue. She added that the funding level would determine which amenities would be included in the fields. City staff and McClure recommended a design-build approach for the project in which the design and construction would be completed simultaneously in conjunction with the contractor that was awarded the contract. The Platte County grant was designed to use the county park sales tax revenues for one-time grants for park projects.

The following provided public comments: Emily Boullear, 5517 NW Foxhill Road; Randall Pittman, 5514 NW Foxhill Road; Elaine Kellerman, 5243 NW Bluffs Circle (comments attached as Exhibit B); and Sheryl Biermann, 5310 Bluffs Way.

Mayor Johnston affirmed that the City would continue to include the community in future discussions regarding design of the fields.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO **APPROVE RESOLUTION NO. 21-**

002 ENDORSING AN APPLICATION FOR PLATTE COUNTY PARKS AND RECREATION PARTNERSHIP GRANT TO FUND COMMUNITY RECREATION FIELDS IN PLATTE LANDING PARK.

RESULT: MOTION PASSED 6-2.

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

NOES: TINA WELCH, PHILIP WASSMER

ABSTAIN: NONE

5. STAFF UPDATES ON ACTIVITIES

A. Administration

1. City Hall Closed February 15 - President's Day

City Administrator Joe Parente said that City Hall would be closed on February 15 in observance of President's Day.

B. Public Works

1. NPDES Phase II Permit - Public Hearing Notice

Public Works Director Alysén Abel provided a history of the City's National Pollutant Discharge Elimination System (NPDES) stormwater permit, noting that the Missouri Department of Natural Resources (MDNR) required submission of an annual report that outlined compliance to the permit goals. The MDNR was in the process of changing the permit process with a two-step permit process for larger communities and a comprehensive permit for smaller communities. She noted the City was required to hold a public hearing and adopt an ordinance approving the new permit prior to April 3, 2021, with a 30-day public comment period prior to the public hearing. The public hearing would be held at the March 16 meeting.

Abel reminded the Board that the first electronics recycling and paper shredding events would be held on February 6 in Platte Landing Park.

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

Alderman Wassmer said he spoke with a business owner who requested that the City be less restrictive on the dates fireworks could be sold. The consensus of the Board was for staff to draft an ordinance.

Alderman Rittman thanked City Administrator Joe Parente and Public Works Director Alysén Abel for completing installation of the handrails in Pocket Park. Parente added that temporary

flower pots were purchased and would be installed in front of the park as a temporary safety measure until the design and construction of the bollards was completed.

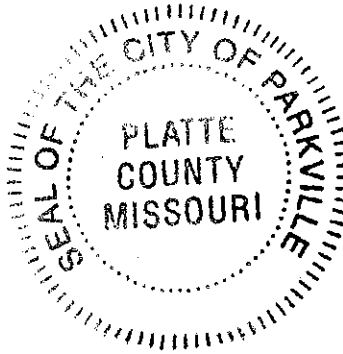
7. ADJOURN

Mayor Johnston declared the meeting adjourned at 9:20 p.m.

The minutes for February 2, 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 16th day of February 2021.

Submitted by:

Melissa McChesney
City Clerk Melissa McChesney





Update: Parkville Sewer CIP, 2020 Manhole Inspections

February 2nd, 2021

BY: JAY NORCO, P.E.
CONTRACT CITY ENGINEER

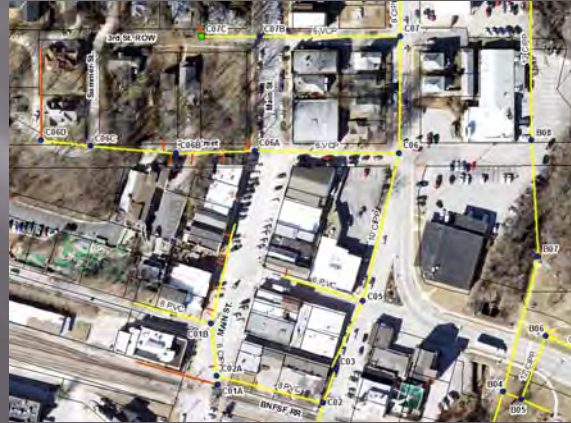
Open & Inspect Sewer Manholes....Why?

- Important system assets.
- Last time was 2005. (Need to inspect more often...)
- Age & deterioration continue...

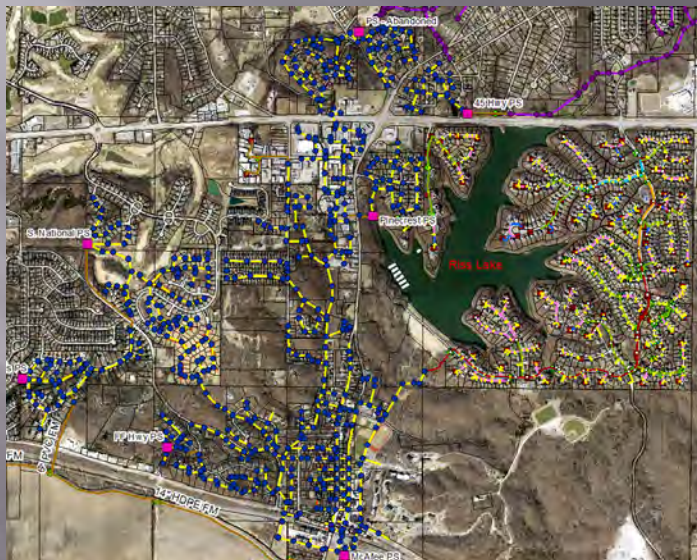


Sewer Manhole Inspection Program Objectives

- × Locate and open all structures.
- × Find missing & buried structures.
- × Evaluate structural condition.
- × Identify repairs needed.
- × Catalog conditions and repairs in manhole database.
- × Revise GIS mapping to increase accuracy.
- × Establish system priorities.
- × Plan for future repair projects.



Sanitary Sewer System:



MANHOLES

- 584 total
- 514 found.
- 70 (12% lost/buried), need to be raised.

STATISTICS

- 314 (60%) in good shape.
- 87 (15%) show gas corrosion.
- 63 (11%) need a new casting (ring and lid broken/ corroded).
- 8 (1.4%) have the chimney riser section broken, taking in water & soil.

Concern #2: Old brick manholes...

- × We have 57 of these, from 1900-1970.
- × Workmanship is good, but these are old.
- × Defects:
 - + Mortar becomes soft, bricks loosen and fall.
 - + Leaks develop through gaps and cracks.
 - + Bricks become soft and pieces spall.
- × Need a lining system to restore structural integrity.



Concern #3: Manholes Buried & Lost...

- × We have 70 of these. Developers and property owners cover with earth fill, pave over, bury with landscaping & trash....
- × Why a problem?
 - + Lose access to pipes for back-ups.
 - + Cast iron lids rust and become stuck.
 - + Cannot inspect MH to plan repairs.
 - + Cannot access pipes to inspect with CCTV.
- + Costly to find and raise: \$1,200 - \$1,500.
- + Solution: Inspect more often, monitor grading and filling work in the City.



Moving Forward...Sewer CIP.

- × Adds \$600-\$650K to sewer CIP program over next 5-10 years.
- × Modify current repair emphasis.
- × Plan: Place emphasis on high priority MH repairs for the next 3 years.
- × The 2021 Sewer Repairs Project will address the manholes in the River Hills and White Aloe Nature Sanctuary areas.
- × Focus on: Repairing MIC corrosion, stabilizing weak brick manholes, finding and raising buried manholes.



Update on 2020 Sewer CIP Projects

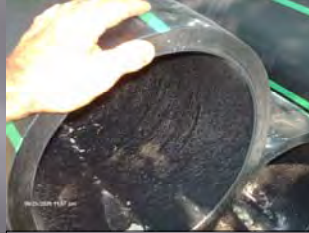
- No gravity sewer repairs – focused on the McAfee forcemain. 4,400 feet of pipe.
- Successful project:
 - \$355k (\$75K under budget).
 - Infrastructure Solutions, LLC.
 - Bored across Main St. and Rush Creek to avoid disruption.
 - Completed on time, October 2020.
 - Now have 4,400 feet of seamless HDPE pipe.
 - Smoother, more durable, and longer lasting than the old PVC pipe.



McAfee Forcemain Replacement



Butt fusion process...



HDPE pipe.



Open trench across PLP..



McElroy fusion machine.



Drill rig, bored under Main St.



Midnight connection to exist. pipe.

Questions?



February 2, 2021

TO: The BOA

FROM: Elaine Kellerman, Resident

RE: Resolution No. 21-002

I would like to urge the board to postpone action on this item. On January 31st, I attended an HOA meeting at which Alderman Welch was also present. In her Alderman Report she mentioned that the city planned on conducting a traffic study to gather information on the potential impact of the proposed ballfields on downtown traffic. Until that study is completed and analyzed, the grant application should not be submitted. The application is requesting a one million dollar grant from Platte County and the city doesn't even know if it has the infrastructure it needs to adequately handle the influx in traffic the ballfields would bring. The grant application will be submitted with the McClure Overlay Concept Field designs which include an area for 475 parking spaces. It is not right to ask for a grant when the city isn't completely sure the plan can be executed with the present level of infrastructure. There is a three million dollar price tag on this project. This does not include possible recommendations from a traffic study like expansion of the one lane bridge leading into the park and/or improvements to downtown streets. Is the city prepared to absorb these costs? They would not be covered by a grant of this kind.

At the BOA work session meeting on January 19th, a resident said this plan is putting the cart before the horse. Why didn't CLARB address the potential traffic problems in the early stages of design development? This application does not have sufficient proof that Parkville can support a project of this scale. It should not be approved.