

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:00 p.m. on June 1, 2021, at City Hall located at 8880 Clark Avenue, Parkville, Missouri 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.

The following staff was also present:

Joe Parente, City Administrator
Kevin Chrisman, Police Chief
Alysen Abel, Public Works Director
Stephen Lachky, Community Development Director
Matthew Chapman, Finance/Human Resources Director
Chris Ashley, Public Works Project Manager (*via video conference*)
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

3. CONSENT AGENDA

- A. Approve the minutes for the May 18, 2021, regular meeting
- B. Appoint Chris Cline to the Tax Increment Financing Commission through May 2024
- C. Appoint Kara Ramirez as an alternate to the Board of Zoning Adjustment
- D. Approve a retail liquor by the drink picnic license for the Association for Women Lawyers Foundation for the Women on the Move 5K Run/Walk event on August 28, 2021
- E. Approve a retail liquor by the drink picnic license for the American Legion for the July 4th

Celebration on July 4, 2021

- F. Approve a small construction agreement with Shergain LLC to construct a shelter building in Watkins Park
- G. Approve accounts payable from May 14, 2021 to May 27, 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 a construction agreement with Gunter Construction for improvements to Route 9 from Highway 45 to Lakeview Drive**

Public Works Director Alysén Abel provided an overview of the planned improvements to Route 9 from Highway 45 to Lakeview Drive. She said the low bid was 10 percent higher than the engineer's estimate, partially due to a scarcity of supplies that caused higher prices. Prior to construction, a pre-construction meeting would be scheduled, the agreement had to be approved by the Missouri Department of Transportation and staff and the contractor would meet with property owners along the corridor. The item was presented to the Finance Committee on May 24.

Discussion focused on traffic flow and accessing businesses during construction and the timeline. Abel noted that construction was expected to begin in June with substantial completion by November. Any remaining improvements would be completed in spring 2022.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO **APPROVE A CONSTRUCTION AGREEMENT WITH GUNTER CONSTRUCTION FOR THE ROUTE 9 IMPROVEMENTS FROM HIGHWAY 45 TO LAKEVIEW DRIVE IN THE AMOUNT OF \$4,153,094.55.**

RESULT: MOTION PASSED 8-0.

- B. **Approve the first reading of an ordinance to authorize the City to enter into a lease purchase agreement with BOFK, N.A., to approve a declaration of trust with BOFK, N.A. to which certain Certificates of Participation will be executed for the purpose of financing and refinancing certain street project costs; and to approve certain other documents and the taking of certain actions necessary to deliver the Certificates of Participation**

City Administrator Joe Parente provided an overview of the funding of the improvements to Route 9 from Highway 45 to Lakeview Drive, noting that the City had received

approximately \$2.7 million in federal and state grants for the project. The City was responsible for the local match to cover engineering, right-of-way acquisition, consulting fees, construction inspection and other costs not covered by the grants. Parente said that the 9 Highway Corridor Community Improvement District (CID) was created to collect a one percent sales tax to help cover the local match, but it would not cover the annual payments due for the bond so the City was requesting financing to cover the remaining project costs. The City would be responsible for an annual appropriation and the annual CID revenues to cover the annual costs as security for the bonds.

Jack Ryan-Feldman, Baker Tilly, provided an overview of the financing; presentation attached as Exhibit A. He said the final debt payment for the financing would be September 1, 2037, which coincided with the end of the CID. Changes were made following the Finance Committee meeting on May 24 that included the addition of funds for contingencies and construction inspections and the mayor would be authorized to sign and execute all the documents necessary to complete the transaction, which provided more flexibility for the sale date and construction schedule.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3124, AN ORDINANCE AUTHORIZING THE CITY TO ENTER INTO A LEASE PURCHASE AGREEMENT WITH BOKF, N.A. WHEREBY THE CITY WILL LEASE CERTAIN PROPERTY FROM THE BANK; APPROVING A DECLARATION OF TRUST WITH BOKF, N.A. PURSUANT TO WHICH CERTAIN CERTIFICATES OF PARTICIPATION WILL BE EXECUTED AND DELIVERED FOR THE PURPOSE OF FINANCING AND REFINANCING CERTAIN PROJECT COSTS FOR THE CITY; AND APPROVING CERTAIN OTHER DOCUMENTS AND THE TAKING OF CERTAIN ACTIONS NECESSARY TO DELIVER THE CERTIFICATES OF PARTICIPATION, ON FIRST READING AND POSTPONE THE SECOND READING TO JUNE 15, 2021.

RESULT: MOTION PASSED 8-0.

5. STAFF UPDATES ON ACTIVITIES

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

Alderman Sportsman requested information about maintenance of the roundabout on Highway 45 at Brink-Myer Road and Public Works Director Alysén Abel responded that Creekside developer Brian Mertz was interested in landscaping the area and he needed to be coordinate through the Missouri Department of Transportation since it was a state highway.

Alderman Welch requested the status of the public input strategy committee for the ball fields in Platte Landing Park that staff mentioned at the Board of Aldermen meeting on March 16. Abel

responded that staff was working with Vireo on a scope and fee for a public education strategy. City Administrator Joe Parente said that the plan was to have Vireo work side-by-side with staff and an engineer to develop design options that would address issues identified in previous discussions. The City only had an overlay concept, but needed to hire an engineer to prepare additional concepts. Parente said the public would have the opportunity to discuss any concepts after the total funding was known, including any grant funding if approved by Platte County.

Alderman Whitley said that he reached out to staff about adding a sidewalk from Bell Road near the Park Ridge Apartments to access Parkville Commons and Abel recommended that the safer option would be to add a sidewalk along Bell Road to 63rd Street because the slope would be too difficult at his proposed location.

Alderman Wylie asked if the Main Street Parkville Association's annual July 4th event would be held and Abel responded that they were moving forward with the event that would include a parade and fireworks.

Alderman Rittman said that on May 24 the Finance Committee discussed a letter of support from the Parkville Old Towne Market Community Improvement District (POTMCID) for the construction of public restrooms downtown. The Committee also discussed re-instituting an interim agreement with a downtown business for use of their restroom as a public restroom. Parente responded that staff was working with the city attorney to draft an agreement with Riverpark Eatery and Pub, who offered the use of their restroom in the interim, similar to a prior agreement with the American Legion. He noted that in the agreement the City would pay the restaurant a monthly fee and post signage. Abel added that staff requested a rendering of the proposed restroom from developer Brian Mertz and the POTMCID offered to pay up to \$35,000 for the project.

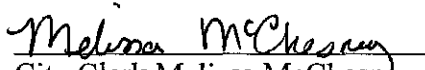
Alderman Sportsman asked if staff had received feedback from the Memorial Day carnival event downtown. Abel said that they used Ball Field No. 1 for additional parking and staff was assessing to see if there was any damage to the field. Police Chief Kevin Chrisman said there were no significant events or calls for service from the event. He also said he spoke with POTMCID chair Tom Hutsler who said the event went well.

7. ADJOURN

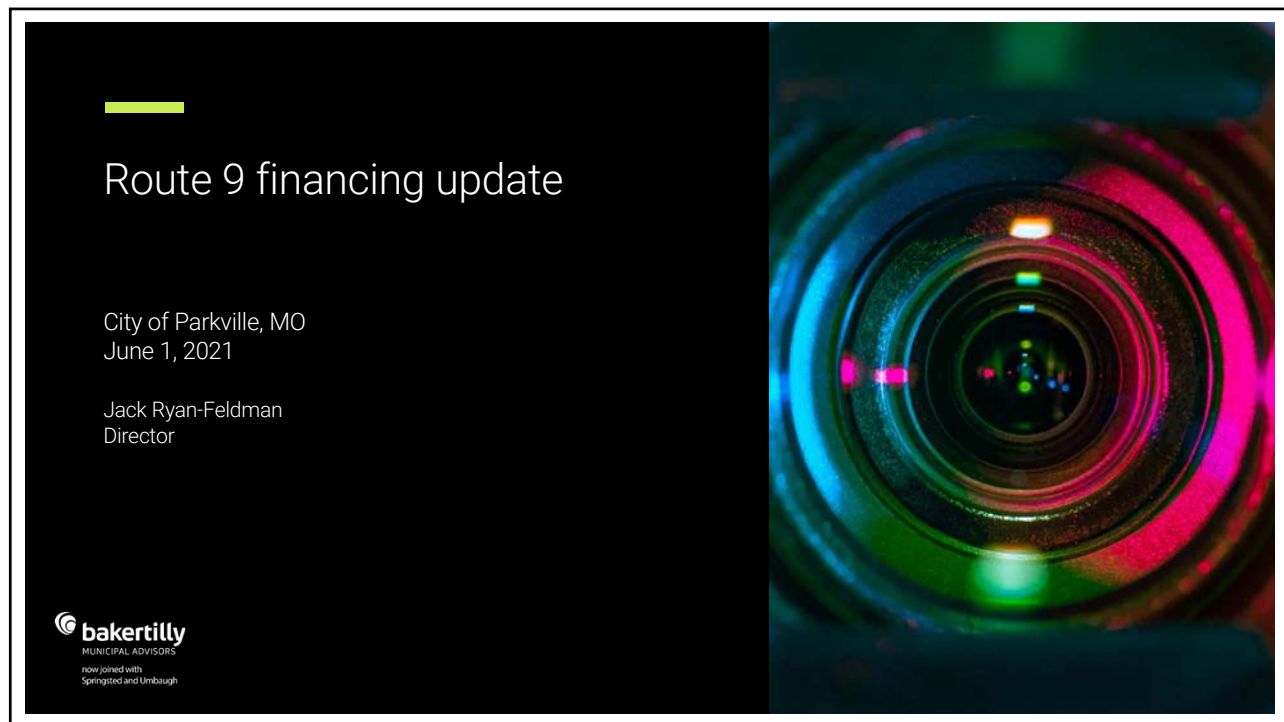
Mayor Johnston declared the meeting adjourned at 7:48 p.m.

The minutes for June 1, 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 15th day of June 2021.

Submitted by:


City Clerk Melissa McChesney







PLAN OF FINANCE

Certificates of Participation, Series 2021

Par amount: \$2,985,000 (est.)

Purpose:

- Takeout of 2017 Lease Purchase amended in 2020
- Original lease included GAN, Phase 1 Route 9, and Road Capital Maintenance
- New money for city share of Route 9 project

Security: annual appropriation pledge of City funds

Intended source of repayment: Route 9 CID sales tax plus City annual appropriation of funds

Avg Annual D/S: \$196,000 (est.)

Method of sale: Public competitive sale

Final maturity: Sept 1, 2037; coincides with termination of CID


TODAY'S ACTION

Bond ordinance with parameters

- Authorizes City documents and approves public sale subject to parameters below
- Authorizes the Mayor to execute bond documents on sale day subject to conditions identified within the resolution:
 - Maximum par amount: \$3,100,000
 - Optional redemption no later than 2031
 - Final maturity no later than 9/1/2037
 - Maximum true interest cost (TIC): 3.00%
 - Weighted average maturity between 5 and 10 years


FUTURE ACTION

Project next steps

- Rating conference with S&P (GO: AA)
- Distribute Preliminary Official Statement
- Sale Day: June 22, 2021, subject to market environment
- Closing: July 15, 2021