

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:04 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on June 7, 2022, and was called to order by Mayor Dean Katerndahl. City Clerk Melissa McChesney called the roll as follows:

Present:

Ward 1 Alderman Tina Welch
Ward 1 Alderman Philip Wassmer
Ward 2 Alderman Brian T. Whitley
Ward 2 Alderman Bob Bennett
Ward 3 Alderman Stephen Melton
Ward 4 Alderman Greg Plumb
Ward 4 Alderman Michael Lee

Absent:

Ward 3 Alderman Douglas Wylie - *with prior notice*

A quorum of the Board of Aldermen was present.

The following staff was also present:

Alexa Barton, 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
Rich Wood, City Attorney

Mayor Katerndahl led the Board in the Pledge of Allegiance to the Flag of the United States of America.

2. CITIZEN INPUT

A. Proclaim June 10, 2022, as MARC 50 - Forward Day

Mayor Katerndahl presented the proclamation to Lauren Palmer, Mid-America Regional Council Director of Local Government Services.

B. Proclaim June 15, 2022, as World Elder Abuse Awareness Day

Mayor Katerndahl presented the proclamation to Debra Gwin, Platte County Senior Fund Executive Director.

C. Present a Certificate of Recognition to Craig Hubbell

Mayor Katerndahl presented a certificate of recognition to Craig Hubbell for his 12 years of service to the City. Police Chief Kevin Chrisman presented a plaque to him for his hard work and service to the Police Department.

Chrisman introduced Sean Allwood, the new Detective Sergeant for the Police Department. He said he had previous police experience with 26 years with the City of Independence, with 10 years in investigations and two years with the City of Excelsior Springs.

3. CONSENT AGENDA

- A. Approve the minutes for the May 17, 2022, regular meeting
- B. Approve the minutes for the May 17, 2022, executive session
- C. Receive and file the March sewer report
- D. Receive and file the April sewer report
- E. Appoint Gareld Butler to the Planning and Zoning Commission through May 2025
- F. Approve a retail liquor by the drink picnic license for the Main Street Parkville Association for Parkville Days August 19-21, 2022
- G. Declare a 2004 Ford Taurus as surplus and authorize staff to auction the vehicle through KCI Auto Auction
- H. Approve a purchase order with VLP Equipment Share for a Case backhoe for the Streets Division
- I. Approve accounts payable from May 13 to June 2, 2022

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN PLUMB TO **APPROVE THE CONSENT AGENDA AND RECOMMENDED MOTIONS, AS PRESENTED.**

RESULT: MOTION PASSED 7-0.

4. ACTION AGENDA

- A. **Adopt an ordinance to amend Ordinance No. 3088 to revise a lease agreement with the Southern Platte Fire Protection District for the tornado siren located at Fire Station No. 3**

Public Works Director Alysén Abel stated that the City maintained four tornado sirens, which were part of Platte County Emergency Management. The Southern Platte Fire Protection District expanded Fire Station No. 3 and relocated the tornado siren at their expense. The lease agreement was approved by the Board of Aldermen on September 7, 2021, but was not approved by the SPFPD. Following discussions with the fire district, the proposed revised agreement was approved by the SPFPD Board and was for a term of 2.5 years at \$150 per month to cover the cost to relocate the siren. Funding was available in the 2022 Public Works budget and additional funds would be programmed in the 2023 and 2024 budgets.

Discussion focused on electrical service that was connected to the new site that would not be turned on until the agreement was approved by both parties, monthly siren tests that were conducted and inspections of the sirens that took place four times per year.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN PLUMB TO APPROVE BILL NO. 3191, AN ORDINANCE AMENDING ORDINANCE NO. 3088 REVISING THE LEASE AGREEMENT WITH THE SOUTHERN PLATTE FIRE PROTECTION DISTRICT FOR THE TORNADO SIREN LOCATED AT FIRE STATION NO. 3, ON FIRST READING.

RESULT: MOTION PASSED 7-0.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN PLUMB TO APPROVE BILL NO. 3191, AN ORDINANCE AMENDING ORDINANCE NO. 3088 REVISING THE LEASE AGREEMENT WITH THE SOUTHERN PLATTE FIRE PROTECTION DISTRICT FOR THE TORNADO SIREN LOCATED AT FIRE STATION NO. 3, ON SECOND READING TO BECOME ORDINANCE NO. 3127.

RESULT: MOTION PASSED 7-0.

AYES: TINA WELCH, PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, STEPHEN MELTON, GREG PLUMB, MICHAEL LEE

NOES: NONE

ABSTAIN: NONE

B. Approve the second reading of an ordinance to approve a partnership agreement with Mid-America Regional Council for the Regional Preventative Maintenance Program

Mayor Katerndahl stated that the first reading was presented on May 17. No additional information was presented.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN PLUMB TO APPROVE BILL NO. 3187, AN ORDINANCE APPROVING A PARTNERSHIP AGREEMENT WITH THE MID-AMERICA REGIONAL COUNCIL TO PARTICIPATE IN THE REGIONAL PREVENTATIVE MAINTENANCE PROGRAM, ON SECOND READING TO BECOME ORDINANCE NO. 3128.

RESULT: MOTION PASSED 7-0.

AYES: TINA WELCH, PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, STEPHEN MELTON, GREG PLUMB, MICHAEL LEE

NOES: NONE

ABSTAIN: NONE

C. **Approve the second reading of an ordinance to approve a conditional use permit to allow a short-term rental use at 804 Main Street - Case No. PZ 2022-07; Taryn Klein, applicant**

Mayor Katerndahl stated that the first reading was presented on May 17. No additional information was presented.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN PLUMB TO APPROVE BILL NO. 3188, AN ORDINANCE APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW A LODGING – SHORT-TERM RENTAL USE AT 804 MAIN STREET, SUBJECT TO CONDITIONS RECOMMENDED BY THE PLANNING AND ZONING COMMISSION, ON SECOND READING TO BECOME ORDINANCE NO. 3129.

RESULT: MOTION PASSED 7-0.

AYES: TINA WELCH, PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, STEPHEN MELTON, GREG PLUMB, MICHAEL LEE

NOES: NONE

ABSTAIN: NONE

D. **Approve the second reading of an ordinance to approve a conditional use permit to allow a short-term rental use at 11 W. 5th Street - Case No. PZ 2022-08; Jolene Jackson, applicant**

Mayor Katerndahl stated that the first reading was presented on May 17. No additional information was presented.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN PLUMB TO APPROVE BILL NO. 3189, AN ORDINANCE APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW A LODGING – SHORT-TERM RENTAL USE AT 11 W. 5TH STREET, SUBJECT TO CONDITIONS RECOMMENDED BY THE PLANNING AND ZONING COMMISSION, ON SECOND READING TO BECOME ORDINANCE NO. 3130.

RESULT: MOTION PASSED 7-0.

AYES: TINA WELCH, PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, STEPHEN MELTON, GREG PLUMB, MICHAEL LEE

NOES: NONE

ABSTAIN: NONE

E. **Approve the second reading of an ordinance to approve a conditional use permit to allow a short-term rental use at 500 East Street - Case No. PZ 2022-08; Annette Lou Hagen, applicant**

Mayor Katerndahl stated that the first reading was presented on May 17. No additional information was presented.

Annette Hagen, 4727 N. Cliff Hill Circle, said she was the property owner and had four units in the building. She requested that 50 percent of the building be approved for short-term rentals. Community Development Director Stephen Lachky noted that the Planning and Zoning Commission recommended approval of one unit.

Discussion focused on the term of the conditional use permit, a future work session to consider amendments to the Code, concerns about density, and the process if the Board wanted to approve more than one rental. City Attorney Rich Wood responded that if the Board desired to change the ordinance it could be amended at the June 21 meeting and both readings could be held at the meeting.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN PLUMB TO APPROVE BILL NO. 3190, AN ORDINANCE **APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW A LODGING – SHORT-TERM RENTAL USE AT 500 EAST STREET, SUBJECT TO CONDITIONS RECOMMENDED BY THE PLANNING AND ZONING COMMISSION, ON SECOND READING TO BECOME ORDINANCE NO. 3131.**

RESULT: MOTION PASSED 7-0.

AYES: TINA WELCH, PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, STEPHEN MELTON, GREG PLUMB, MICHAEL LEE

NOES: NONE

ABSTAIN: NONE

F. **Approve the first reading of an ordinance to rezone property at 6300 Highway 9 from "B-2" General Business District to "B-4-P" Planned Business District for Taylor Animal Hospital - Case No. PZ 2022-09; Tim Parsons, applicant**

Alderman Whitley recused himself from the discussion because the business owner provided uniforms for his child's baseball team.

Community Development Director Stephen Lachky presented an overview of the application; presentation attached as Exhibit A. He explained the reason for the rezoning, noting that the proposed plan was split between two properties which was not allowed. A condition of approval required a replat of the two lots into a single lot that would be rezoned because a single building could not be located in two different zoning districts.

Discussion focused on who owned the parking lot and if the project would be impacted by the Dairy Queen development.

ACTION: IT WAS MOVED BY ALDERMAN PLUMB AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3192, AN ORDINANCE **REZONING PROPERTY AT 6300 HIGHWAY 9 FROM "B-2" GENERAL BUSINESS DISTRICT TO "B-4-P" PLANNED BUSINESS DISTRICT FOR TAYLOR ANIMAL HOSPITAL**, ON FIRST READING AND POSTPONE THE SECOND READING TO JUNE 21, 2022.

RESULT: MOTION PASSED 6-0.

Alderman Whitley rejoined the meeting.

5. STAFF UPDATES ON ACTIVITIES

A. Administration

1. City Hall Closed June 20 - Juneteenth

Finance/Human Resources Director Matthew Chapman said that the Board of Aldermen approved a resolution adding Juneteenth as a paid holiday. Juneteenth was Sunday, June 19 and the City would observe it on Monday, June 20.

B. Community Development

1. Development Updates

Community Development Director Stephen Lachky provided an update on developments and said that the June 14 Planning and Zoning Commission would be a special workshop for the Communities of All Ages because there were no applications to be considered.

C. Public Works

1. Updates

Public Works Director Alysén Abel presented photos of park projects that included Watkins Park, Pocket Park and the new roundabout in English Landing Park.

She said that staff was looking into building a similar building for the farmers market and were working with architects on concepts and the bid documents. Possible locations were discussed and the preference was to keep the market at the same location. Abel added that staff was looking at other uses for the building. The consensus of the Board was to see concepts for the building before moving forward with the project. A joint work session with the Community Land and Recreation Board would be scheduled at a future date.

Abel said that landscaping would be installed along the Route 9 corridor within the improvement area.

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

Alderman Whitley said that he and several aldermen were attending the Missouri Municipal League elected officials training.

Alderman Wassmer said that the Banneker School Foundation scheduled a membership drive on June 18 in English Landing Park.

7. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 8:27 p.m.

The minutes for June 7, 2022, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the twenty-first day of June 2022.

Submitted by:

Melissa McChesney
City Clerk Melissa McChesney











