

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:02 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on August 16, 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 Douglas Wylie
Ward 3 Alderman Stephen Melton
Ward 4 Alderman Greg Plumb
Ward 4 Alderman Michael Lee

Absent:

None

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
Brittanie Propes, Parks & Recreation Director
Chris Ashley, Public Works Project Manager
Jeffery Rhodes, Assistant to the City Administrator
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

3. CONSENT AGENDA

- A. Approve the minutes for the August 2, 2022, regular meeting
- B. Receive and file the July Municipal Court report
- C. Receive and file the financial report for the month ending July 31, 2022
- D. Receive and file the crime statistics for January through June 2022
- E. Receive and file the July sewer report

- F. Appoint Andrew Barchers to the Planning and Zoning Commission through May 2025
- G. Approve memorandums of agreement with Park University to conduct an annual supervised deer hunt and permit hunt
- H. Approve a professional services agreement with Bryan Kidney for financial management assistance and oversight
- I. Approve Change Order No. 1 with Asphaltic Surfaces for the 2022 Mill & Overlay Program
- J. Approve accounts payable from July 29 to August 11, 2022

Alderman Whitley commended the mayor for nominating Andrew Barchers, who ran against him in the April election, to the Planning and Zoning Commission.

Alderman Plumb said he was an employee of Park University, but did not have any financial benefit related to Item 3G.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE 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 Parkville Municipal Code Section 107.130, Subsection C to add the Chief Purchasing Officer as a City official required to submit a disclosure report and reaffirming the provisions of the Code of Ethics as required by state law

City Clerk Melissa McChesney stated that the proposed ordinance added the chief financial officer to Subsection C that was missed in the update from 2020. She said the ordinance also reaffirmed the remainder of Parkville Municipal Code Section 107.130.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3201, AN ORDINANCE AMENDING PARKVILLE MUNICIPAL CODE CHAPTER 107, SECTION 107.130, SUBSECTION C TO ADD THE CHIEF PURCHASING OFFICER AS A CITY OFFICIAL REQUIRED TO SUBMIT A DISCLOSURE REPORT AND REAFFIRMING THE PROVISIONS OF THE CODE OF ETHICS AS REQUIRED BY STATE LAW, ON FIRST READING AND POSTPONE THE SECOND READING TO AUGUST 30, 2022.

RESULT: MOTION PASSED 8-0.

B. **Approve the second reading of an ordinance to approve the final plat of Village on the Green East - Case No. PZ22-19; Pulse Parkville LLC, applicant**

Mayor Katerndahl stated that the first reading was presented on August 2. Community Development Director Stephen Lachky provided an overview of the public hearings, regarding the preliminary development plan, that were held with the Planning and Zoning Commission in 2021. Supplementary information was added to the packet that responded to the questions raised during the discussion of the first reading. Lachky noted that the Lime Stone homeowners association would need a development agreement with the developer to allow a connection to the new development, including an emergency gate. The development could still move forward without the connection because there was access from Highway 45.

Lachky provided a summary of the notification process for the preliminary development plan, noting that the proper notifications were provided per Missouri statutes and the Parkville Municipal Code. He added that residents along Lime Stone Court were notified by the Lime Stone homeowners association.

Discussion focused on the hearing notification signs posted for the preliminary development plan public hearings, access to the development from Highway 45, the location of the proposed emergency gate, concerns that the buildings were too close to each other, the rear setback proximity to the property line, the water runoff plan and a connection from the development to 63rd Street in the Bell Road Industrial Park.

The following members of the public spoke in opposition to the development: Ken Roberson, 9633 Lime Stone Road; Baker Green, 6220 Lime Stone Court; Carol Hunt, 6114 S. National; Susan Iiams, 6190 Lime Stone Court; Elizabeth Muehlhauser, 6208 Lime Stone Court; Jack Shafferman, 9350 Lime Stone Road; Julie Schottman, 6166 Lime Stone Court; Nettie Agnew, 6178 Lime Stone Court; Susan Rohrmeier, 6216 Lime Stone Court; and Rick Kennedy, 9536 Lime Stone Road.

Further discussion focused on the property being zoned R-5 which was the highest density allowed for residential areas.

ACTION: IT WAS MOVED BY ALDERMAN MELTON AND SECONDED BY ALDERMAN WHITLEY TO AMEND BILL NO. 3199 TO INCLUDE THE ADDITIONAL CONDITION THAT PULSE DEVELOPMENT CANNOT USE LIME STONE ROAD DURING CONSTRUCTION.

RESULT: MOTION WITHDRAWN.

ACTION: IT WAS MOVED BY ALDERMAN MELTON AND SECONDED BY ALDERMAN WHITLEY TO INCLUDE THE ADDITIONAL CONDITION THAT PULSE DEVELOPMENT CANNOT USE LIME STONE COURT DURING CONSTRUCTION.

RESULT: MOTION PASSED 7-1.

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

NOES: PHILIP WASSMER

ABSTAIN: NONE

Because the ordinance was amended, Alderman Whitley was required to read the ordinance in its entirety.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3199, AN ORDINANCE **APPROVING THE FINAL PLAT OF VILLAGE ON THE GREEN EAST, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI, SUBJECT TO STAFF CONDITIONS AS AMENDED, ON FIRST READING.**

RESULT: MOTION FAILED 3-5.

AYES: PHILLIP WASSMER, DOUGLAS WYLIE, GREG PLUMB

NOES: TINA WELCH, BRIAN T. WHITLEY, BOB BENNETT, STEPHEN MELTON, MICHAEL LEE

ABSTAIN: NONE

At the request of City Attorney Rich Wood, Mayor Katerndahl recessed the meeting at 9:10 p.m. The Board reconvened at 9:12 p.m.

City Attorney Rich Wood said that courts considered the approval of plats as administrative decisions because the only analysis was to determine if the developer complied with all the subdivision regulations. He recommended that the Board schedule an executive session at the next meeting and that an alderman make a motion to reconsider the prior vote. The Board had the option to undo the vote through a motion to reconsider or move and reconsider the vote in open session on August 30 following an executive session to discuss the different options and implications.

Alderman Plumb moved to reconsider the previous vote and postpone further action to the next meeting. The motion to reconsider required that it be moved by an alderman that voted no for the motion being reconsidered, a vote was not taken on the motion made by Alderman Plumb.

ACTION: IT WAS MOVED BY ALDERMAN BENNETT AND SECONDED BY ALDERMAN LEE **TO RECONSIDER THE PREVIOUS VOTE ON BILL NO. 3199 AND POSTPONE IT TO THE NEXT MEETING.**

MOTION PASSED 7-1.

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

NOES: STEPHEN MELTON

ABSTAIN: NONE

C. **Approve the second reading of an ordinance to approve the final plat of Village on the Green West - Case No. PZ22-20; Pulse Parkville LLC, applicant**

Community Development Director Stephen Lachky provided an overview of the project.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WHITLEY TO **POSTPONE THE SECOND READING OF BILL NO. 3200 TO THE AUGUST 30 MEETING.**

RESULT: MOTION PASSED 8-0.

D. **Approve the first reading of an ordinance vacating a portion of W. 2nd Street, west of Main Street and along the north side of 112 Main Street - Case No. VC 2022-01; Guillaume Hanriot, applicant**

Community Development Director Stephen Lachky provided an overview of the application; presentation attached as Exhibit A. He said that the proposed ordinance was a cleanup action recommended by the surveyor that would vacate the portion of 2nd Street that included the remaining building foundation.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3202, AN ORDINANCE VACATING A PORTION OF W. 2ND STREET WEST OF N MAIN STREET, AND ALONG THE NORTH SIDE OF THE CAFÉ DES AMIS RESTAURANT BUILDING AT 112 MAIN STREET, PARKVILLE, MISSOURI, ON FIRST READING AND POSTPONE THE SECOND READING TO SEPTEMBER 6, 2022.

RESULT: MOTION PASSED 8-0.

E. **Approve the first reading of an ordinance vacating a portion of W. 3rd Street between Main Street and NW Summers Street - Case No. VC 2022-02; Staci Korpall, applicant**

Community Development Director Stephen Lachky provided an overview of the street vacation process, noting that the applicant wanted to use a portion of the right-of-way to add a privacy fence and park a vehicle. A survey determined that the area had several utilities and the sidewalk to Summers Street. Staff wanted the sidewalk to remain public for ingress and egress purposes. He said that the meeting notice was posted in the newspaper because notification by mail was not required. Lachky added that nearby property owners were concerned that they would not be allowed to use the street. The consensus was to postpone the item to give the other property owners an opportunity to speak.

ACTION: IT WAS MOVED BY ALDERMAN PLUMB AND SECONDED BY ALDERMAN WHITLEY TO **POSTPONE BILL NO. 3203 TO THE AUGUST 30 MEETING TO ALLOW OTHER PROPERTY OWNERS AN OPPORTUNITY TO SPEAK.**

RESULT: MOTION PASSED 8-0.

5. STAFF UPDATES ON ACTIVITIES

A. Community Development

1. Development Updates

Community Development Director Stephen Lachky said that a ribbon cutting for Taco Bell was scheduled for August 19.

City Administrator Alexa Barton said that staff was preparing for Parkville Days. She introduced the new parks director Brittanie Propes and said the strategic planning session was scheduled for August 18-19.

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

A. Upcoming Board of Aldermen Meetings:

- Tuesday, August 30, 2022 at 7:00 p.m.
- Tuesday, September 20, 2022 at 7:00 p.m.
- Tuesday, October 4, 2022 at 7:00 p.m.
- Tuesday, October 18, 2022 at 7:00 p.m.

Alderman Whitley requested that the strategic planning session be recorded and minutes be taken. He also discussed the fiber being installed in Riss Lake and having the first and second readings in the same meeting. He also said he spoke at the Parkville Living Center about the Diversity and Inclusion Commission.

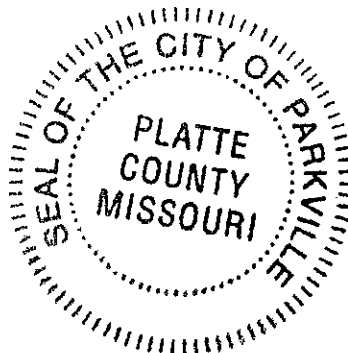
7. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 9:38 p.m.

The minutes for August 16, 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 thirtieth day of August 2022.

Submitted by:

Melissa McChesney
City Clerk Melissa McChesney



Application for Vacation – A portion of W 2nd Street

Board of Aldermen Meeting
August 16, 2022



Subject Property Area Map



