

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:00 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on August 30, 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 (via videoconference)
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
Bryan Kidney, Interim Finance Director

Mayor Katerndahl invited a Boy Scout in attendance to lead the Board in the Pledge of Allegiance to the Flag of the United States of America. Wesley Murphy said he was with Troop 495 and was working on his Citizenship in the Community merit badge.

2. CITIZEN INPUT

Mayor Katerndahl stated that the meeting was rescheduled from the first meeting in September due to the Labor Day holiday. He also said that three items on the action agenda would not be discussed. The vacation of 3rd Street was withdrawn by the applicant and the two Village on the Green items would be postponed to a future meeting at the request of the applicant in order to give them time to review calculations with the stormwater engineer and hold a meeting with the homeowners association.

Assistant to the City Administrator Jeffery Rhodes introduced Loc Cole, a Park Hill High School senior who was interning with the City through mid-December. Cole introduced himself and said he was interested in local government and being a public defender.

Mayor Katerndahl said the City received the Government Finance Officers Association's Distinguished Budget Award for the seventh year in a row.

A. **Present a Certificate of Recognition to Brad Stanton for his American Institute of Certified Planners Certification**

Mayor Katerndahl presented a certificate of recognition to Community Development Planner Brad Stanton for his American Institute of Certified Planners certification.

3. CONSENT AGENDA

- A. Approve the minutes for the August 16, 2022, regular meeting
- B. Approve the minutes for the August 16, 2022, work session
- C. Approve the semi-annual financial report for the first half of 2022 and direct City Administration to publish
- D. Approve the purchase of a pump for the McAfee Pump Station from FTC Equipment
- E. Approve Work Authorization No. 150 with North Hills Engineering for the Riss Lake Sewer Evaluation project
- F. Approve a construction agreement with Four Star Electric for trail lighting improvements in English Landing Park
- G. Approve a retailer of intoxicating liquor in the original package with Sunday sales and tasting permit liquor licenses for Bubbles Wine and Spirits, a new business to be located at 6953 Elizabeth Street
- H. Approve accounts payable from August 12 to August 25, 2022
- I. Approve a temporary resort liquor license with Sunday sales for X-Golf Parkville, a new business to be located at 15325 N. Old Town Drive, Suite 113

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. **Hold a public hearing and adopt an ordinance to approve the 2022 property tax levy for fiscal year 2023**

Finance/Human Resources Director Matthew Chapman stated that the City received the pro forma calculations annually from the State Auditor. The temporary levy was authorized in 2004 for 21 years to pay capital improvements and certificates of participation. He said an increase was necessary to produce substantially the same amount of tax revenue as the prior year. Lowering it would require the City to either find other revenue sources or reduce

services.

City Attorney Rich Wood said that by removing the new construction amount from the adjusted current year assessed value, it was the adjusted current year assessed valuation, which was less than the assessed value in 2021. The statute allowed the levy rate to adjust slightly upward in order to produce the same amount of revenue as the prior year and allowed an inflationary adjustment. He added that because the assessed value went down, it came to a zero adjustment.

Interim Finance Director Bryan Kidney stated that he did not follow up with Platte County prior to the meeting to discuss the specifics, but typically when it occurred there were several assessments and he assumed that appeals were won. He said he would confirm with them and relay the information to the Board.

Mayor Katerndahl opened the public hearing for comments. Hearing none, he closed the public hearing.

The Board asked staff to create a report showing the effect of Creekside on the property tax and sales tax revenues; they asked that staff include the effect the development had on paying the debt.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3204, AN ORDINANCE **LEVYING A TAX OF \$0.6097 ON ALL TAXABLE PROPERTY IN THE CITY OF PARKVILLE FOR THE YEAR 2022**, ON FIRST READING.

RESULT: MOTION PASSED 7-1 (LEE OPPOSED).

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3204, AN ORDINANCE **LEVYING A TAX OF \$0.6097 ON ALL TAXABLE PROPERTY IN THE CITY OF PARKVILLE FOR THE YEAR 2022**, ON SECOND READING TO BECOME ORDINANCE NO. 3138.

RESULT: MOTION PASSED 7-1.

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

NOES: MICHAEL LEE

ABSTAIN: NONE

- B. Approve the second 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

Mayor Katerndahl stated that the first reading was presented on August 16. No additional

information was presented.

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 SECOND READING TO BECOME ORDINANCE NO. 3139.**

RESULT: MOTION PASSED 8-0.

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

NOES: NONE

ABSTAIN: NONE

C. **Approve the second 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**

Mayor Katerndahl stated that the first reading was presented on August 16. No additional information was presented.

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 SECOND READING TO BECOME ORDINANCE NO. 3140.**

RESULT: MOTION PASSED 8-0.

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

NOES: NONE

ABSTAIN: NONE

D. **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 Korpel, applicant**

As previously stated by Mayor Katerndahl, the applicant withdrew the application. No action was taken.

- E. **Approve the first reading of an ordinance to approve a conditional use permit to operate a recreation - indoor, limited use at 2 E. 2nd Street - Case No. PZ22-24; JCI KC, LLC, applicant**

Community Development Planner Brad Stanton stated that the back portion of the property was used for a private youth baseball training facility and the owner planned to open it to the public. Recreation-indoor uses in the Old Town District required a conditional use permit to help ensure that the use fit the context of the area beyond what was in the zoning district regulations. He said the applicant requested that the conditional use permit run indefinitely, but the Planning and Zoning Commission and City staff recommended a term of five years. The applicant requested the hours of operation to be from 6 a.m. to 10 p.m. and staff and the Commission felt it was appropriate.

Discussion focused on notification to the nearby property owners with 185 feet, changes to the building, the facility compared to a similar facility on Bell Road, the process of addressing noise complaints and the typical term length for conditional use permits. Stanton responded that noise complaints would be addressed through code enforcement and staff recommended a five-year term so the permit could be re-evaluated after five years if noise became an issue.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3205, AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT TO OPERATE A RECREATION - INDOOR, LIMITED USE AT 2 E 2ND STREET, ON FIRST READING AND POSTPONE THE SECOND READING TO SEPTEMBER 20, 2022.

RESULT: MOTION PASSED 8-0.

- F. **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**

As previously stated by Mayor Katerndahl, the applicant requested that the final plat be postponed to a future meeting. No action was taken.

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

As previously stated by Mayor Katerndahl, the applicant requested that the final plat be postponed to a future meeting. No action was taken.

5. STAFF UPDATES ON ACTIVITIES

- A. **Administration**

1. **City Hall Closed September 5 - Labor Day**

Finance/Human Resources Director Matthew Chapman said that City Hall would be closed on September 5 for Labor Day.

B. **Community Development**

Community Development Director Stephen Lachky said that the application to rezone Lodges at the National that was scheduled with the Planning and Zoning Commission on September 13 was withdrawn by the applicant.

C. **Parks & Recreation**

Parks and Recreation Director Brittanie Propes provided an update on the riverfront parks signage project, noting that staff recommended putting the project on hold because the estimates came in over budget. The options were presented to the Community Land and Recreation Board on August 10 and they decided to wait because the cost for and use of the farmers market facility was not yet determined.

Propes added that she was contacted by members of the Board that coyotes were seen near the dog parks in Platte Landing Park and they were concerned that they were a danger to dogs and that people would feed them. She said staff was working on signage and providing information to the public.

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

Alderman Whitley thanked Public Works Director Alysén Abel and Parks and Recreation Director Brittanie Propes for their quick response the previous weekend. He also said that AT&T continued their fiber installation and residents could submit complaints through the City's online form so the contractors would be made aware of and could fix any issues.

Alderman Plumb said that the monuments at the entrance to Riss Lake were being redone by a local firm who was doing outstanding work.

7. **UPCOMING MEETINGS**

- A.
 - 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.
 - Tuesday, November 1, 2022 at 7:00 p.m.

8. **EXECUTIVE SESSION**

9. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 7:58 p.m.

The minutes for August 30, 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 twentieth day of September 2022.

Submitted by:

Melissa McChesney
City Clerk Melissa McChesney

