

**1. CALL TO ORDER**

A regular meeting of the Board of Aldermen was convened at 7:03 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on October 4, 2022, and was called to order by Mayor Dean Katerndahl. City Clerk Melissa McChesney called the roll as follows:

Present:

Ward 1 Alderman Philip Wassmer  
Ward 2 Alderman Brian T. Whitley  
Ward 3 Alderman Douglas Wylie  
Ward 3 Alderman Stephen Melton  
Ward 4 Alderman Greg Plumb  
Ward 4 Alderman Michael Lee

Absent:

Ward 1 Alderman Tina Welch - *with prior notice*  
Ward 2 Alderman Bob Bennett - *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 (via videoconference)  
Matthew Chapman, Finance/Human Resources 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**

Dagmar Wood, First District Platte County Commissioner, provided a history of the Platte County road tax, noting that it was a ten-year 3/8 cent sales tax that had been collected for 19 years; it was renewed for a second ten-year term. She said that the road tax would be on the November 8 ballot to reduce the tax to 1/4 cent and the County would make sure the cities and special road districts were made whole at the 2019 pre-COVID level.

Mike Bradford, Dairy Queen, introduced himself and the partners of the new Dairy Queen on Highway 45.

**3. CONSENT AGENDA**

- A. Approve the minutes for the September 20, 2022, regular meeting
- B. Approve the minutes for the September 20, 2022, work session

- C. Receive and file the proposed 2023 budget for the Parkville Commons Community Improvement District
- D. Receive and file the proposed 2023 budget for the Parkville Old Towne Market Community Improvement District
- E. Approve a temporary resort with Sunday sales liquor license for Rochester Brewing and Roasting Company, a restaurant/coffee cafe located at 100 S. Main Street (formerly Incahooots)
- F. Approve a purchase order with Dale Brothers for the salt and sand material for emergency snow operations
- G. Approve Work Authorization No. 150 with North Hills Engineering for the Riss Lake Low Pressure Sanitary Sewer Evaluation
- H. Approve a construction agreement with She Digs It for the Watkins Park Streambank Stabilization project
- I. Renew the farming land use agreement with Brian Kringle for property near the Wastewater Treatment Plant
- J. Approve accounts payable from September 16 to September 29, 2022

**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 6-0.

#### **4. ACTION AGENDA**

- A. Approve the second reading of an ordinance to amend Parkville Municipal Code Section 405.040, Subsection K, to revise existing provisions and guidelines for short-term residential dwelling rentals - Case No. PZ 2022-30

Mayor Katerndahl stated that the first reading was presented on September 20. No additional information was presented.

**ACTION:** IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3208, AN ORDINANCE AMENDING PARKVILLE MUNICIPAL CODE SECTION 405.040, SUBSECTION K AMENDING THE EXISTING PROVISIONS AND GUIDELINES FOR SHORT-TERM RESIDENTIAL DWELLING RENTALS, ON SECOND READING TO BECOME ORDINANCE NO. 3142.

**RESULT:** MOTION PASSED 6-0.

**AYES:** PHILIP WASSMER, BRIAN T. WHITLEY, DOUGLAS WYLIE, STEPHEN MELTON, GREG PLUMB, MICHAEL LEE

**NOES:** NONE

**ABSTAIN:** NONE

**B. Approve Resolution No. 22-016 setting the fees for short-term residential dwelling rentals in the Schedule of Fees**

Community Development Director Stephen Lachky said the fee for short-term rentals was in-line with other development applications and the fee needed to be added to the Schedule of Fees.

**ACTION:** IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE RESOLUTION NO. 22-016 SETTING THE FEES FOR SHORT-TERM RESIDENTIAL DWELLING RENTALS IN THE SCHEDULE OF FEES.

**RESULT:** MOTION PASSED 6-0.

**C. Approve the second reading of an ordinance to approve the final plat of River Hills Estates Replat of Lots 23-29, a residential subdivision containing seven lots and one tract of open space on approximately 4.18 acres - Case No. PZ 2022-35; Parkville Investors, LLC, applicant**

Mayor Katerndahl stated that the first reading was presented on September 20. No additional information was presented.

**ACTION:** IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3209, AN ORDINANCE APPROVING THE FINAL PLAT OF RIVER HILLS ESTATES REPLAT OF LOTS 23-29, A SUBDIVISION IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI, SUBJECT TO STAFF CONDITIONS, ON SECOND READING TO BECOME ORDINANCE NO. 3143.

**RESULT:** MOTION PASSED 6-0.

**AYES:** PHILIP WASSMER, BRIAN T. WHITLEY, DOUGLAS WYLIE, STEPHEN MELTON, GREG PLUMB, MICHAEL LEE

**NOES:** NONE

**ABSTAIN:** NONE

**D. Approve the first reading of an ordinance to rezone Vertical Ventures III, Lot 5 from "BP" Business Park District to "I-1-P" Planned Light Industrial District - Case No. PZ 2022-26**

Community Development Director Stephen Lachky stated that the property was 1.7 acres located on the southwest corner of Ensign Drive and was in conjunction with a major site plan for a contractor garage. He said that in order for it to be allowed, the property had to be rezoned and because the garages would be accessed from the exterior of the building, staff recommended "I-1-P" Planned Light Industrial District.

Brian Mertz, Creekside developer, said that the exteriors would look like Capital Electric with metal and stone and the garages could be used for contractors or anyone looking for a small warehouse.

**ACTION:** IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3210, AN ORDINANCE **REZONING VERTICAL VENTURES III, LOT 5 FROM "BP" BUSINESS PARK DISTRICT TO "I-1-P" PLANNED LIGHT INDUSTRIAL DISTRICT**, ON FIRST READING AND POSTPONE THE SECOND READING TO OCTOBER 18, 2022.

**RESULT:** MOTION PASSED 6-0.

The Board discussed allowing non-contentious items to have both readings in a single meeting.

E. **Approve Resolution No. 22-017 returning historical signage to its original owners**

Assistant to the City Administrator Jeffery Rhodes stated that the Diversity and Inclusion Commission recommended approval of the proposed resolution to return the historical signs that were removed in 2020 to their original owners. The Platte County Historical Society was going to turn their sign over to the Fishburn Archives at Park University and the owners of the other sign would try to be located. The Fishburn Archives offered to take both signs if needed.

**ACTION:** IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE **RESOLUTION NO. 22-017 RETURNING TWO HISTORICAL SIGNS TO THEIR ORIGINAL OWNERS.**

**RESULT:** MOTION PASSED 6-0.

5. **STAFF UPDATES ON ACTIVITIES**

A. **Community Development**

1. **Development Update**

Community Development Director Stephen Lachky said that the soft opening of the new Dairy Queen would be held on October 6 and they were working with the Parkville Economic Development Council Director to schedule a formal grand opening.

Lachky said that each year the Missouri Chapter of the American Planning Association accepted nominations for plans in different categories and announced that the Parkville 2040 Master Plan was selected in the Outstanding Plan category and the Northwest Bell Road Complete Streets Proposal was selected in the Outstanding Student Project category.

Alderman Melton requested a status update on Village on the Green and Lachky said he spoke with the developer and their engineers were working with the homeowners association and looking at the calculations and studies pertaining to the retention pond. He added it would take some time before they were able to revise the platting.

**B. Public Works**

**1. Fall Cleanup Events**

Public Works Director Alysén Abel said that the fall cleanup events were scheduled in October. The Fall Cleanup was set for October 15, curbside pickup was set for October 17 and the extended yard waste drop off was set for October 17 through November 23.

**C. Parks & Recreation**

Parks and Recreation Director Brittanie Propes said that in Pocket Park the frontage curb, new pad for the Grigsby statue and the concrete repair at the previous location were completed. She said the trail enhancements on the north side of the Waddell Bridge were also completed.

Mayor Katerndahl said that he was notified about an aggressive coyote in Platte Landing Park and he worked with Police Chief Kevin Chrisman and Police Captain Jon Jordan, who reached out to the Missouri Department of Conservation and would continue to monitor it. Signs were ordered to educate the public about not feeding wildlife and keeping dogs on a leash.

City Administrator Alexa Barton said that the City was showing its support for Breast Cancer Awareness Month by hanging decorations and providing buttons for the public at City Hall.

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

Alderman Whitley discussed the AT&T fiber installation project in Riss Lake and the issue at Spinnaker Pointe. Public Works Director Alysén Abel provided an overview of the issues on Parkville Drive and Spinnaker Pointe and also provided an overview of the responsibility boundaries of the City, the homeowners association and the homeowner.

Alderman Plumb said that Park University was hosting a homeless in the Northland panel on October 19. He said 16 agencies would be sharing information and Police Chief Kevin Chrisman was a panelist.

Parks and Recreation Director Brittanie Propes added that the Kansas City Symphony was planning a free concert in the park on October 24.

**7. UPCOMING MEETINGS**

**8. EXECUTIVE SESSION**

A. The Board of Aldermen may enter into closed session pursuant to:

- RSMo. 610-021(1) for legal actions, litigation and attorney-client communication
- RSMo. 610-021(3) and/or (13) for personnel matters
- RSMo. 610-021(12) for sealed bids and contract negotiations

**ACTION:** IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO ENTER INTO EXECUTIVE SESSION TO DISCUSS ATTORNEY-CLIENT MATTERS PURSUANT TO RSMO 610.021(1).

**RESULT:** MOTION PASSED 6-0.

**AYES:** PHILIP WASSMER, BRIAN T. WHITLEY, DOUGLAS WYLIE, STEPHEN MELTON, GREG PLUMB, MICHAEL LEE

**NOES:** NONE

**ABSTAIN:** NONE

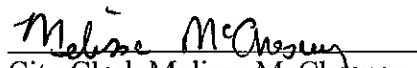
The Board entered the executive session at 8:06 p.m. At 8:33 p.m., the Board reconvened in open session.

**9. ADJOURN**

Mayor Katerndahl declared the meeting adjourned at 8:33 p.m.

The minutes for October 4, 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 eighteenth day of October 2022.

Submitted by:

  
City Clerk Melissa McChesney

