

MINUTES OF THE BOARD OF ALDERMEN I COMMUNITY LAND AND RECREATION
BOARD JOINT WORK SESSION OF NOVEMBER 9, 2022

Page 1 of 1

1. GENERAL AGENDA

Mayor Dean Katerndahl opened the work session at 5:00 p.m. on November 9, 2022, at City Hall, 8880 Clark Avenue, Parkville, Missouri. In attendance were aldermen Dean Katerndahl, Tina Welch, Philip Wassmer, Brian T. Whitley, Greg Plumb, Stephen Melton, Douglas Wylie, Bob Bennett. Community Land and Recreation Board members in attendance were Adam Zink, Neil Davidson, Linda Arnold, Michelle Flamm, Amanda Blackwood, Mary Jane Kuehn, Nate Askren, Dana Laiben and Steven Sturgess.

The following staff was also present:
Alexa Barton, City Administrator
Will Tomlin, Police Sergeant
Alysen Abel, Public Works Director
Matthew Chapman, Human Resources Director
Brittanie Propes, Parks & Recreation Director
Chris Ashley, Public Works Project Manager

A. Farmers Market Design Options

Parks and Recreation Director Brittanie Propes provided an overview of the status of the farmers market.

Chris Cline, Confluence, provided an update for the project that included highlights of the survey results and an overview of Concept A; presentation attached as Exhibit A.

Scott Bingham, BBN Architects, presented three concepts for the farmers market structure. Austin Massoth, BBN Architects, provided an overview of the architecture for each concept, noting that Concept A would re-utilize the piers and removable tire stops could be added.

Cline presented Concept B1 and said that it expanded the structure with longer eaves. He added that Concept B2 added a single-stall structure to the east side of the farmers market.

Bingham provided an overview of the estimated costs.

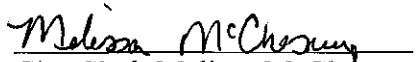
Discussion focused on the concepts presented, the estimated costs and moving the location closer to downtown and near the future Veterans Memorial to help with the reduction in the number of parking spaces.

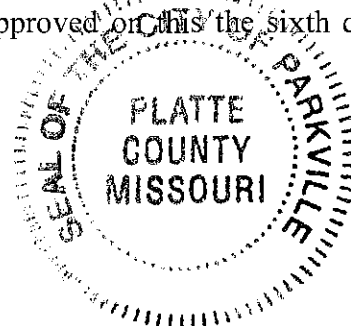
2. ADJOURN

The work session ended at 6:27 p.m.

The work session minutes for November 9, 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 sixth day of December 2022.

Submitted by:


City Clerk Melissa McChesney





Parkville Farmers Market: Joint Work Session

November 9, 2022

Structure Replacement Opportunities

Farmers Market Structure

City of Parkville, Missouri
November 9, 2022

CONFLUENCE
IN ASSOCIATION WITH

BBN Architects, Inc.



AGENDA

Questionnaire Results

Process + Schedule Recap

Concepts

Next Steps



FARMERS MARKET STRUCTURE | DOWNTOWN PARKVILLE, MISSOURI

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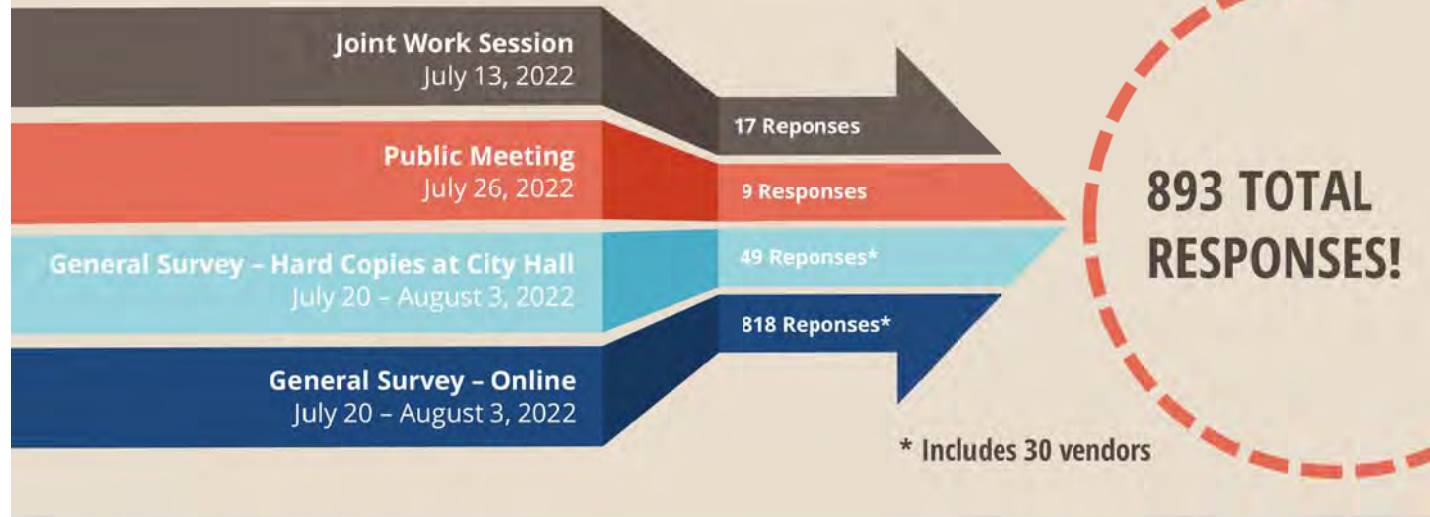


PARKVILLE FARMERS MARKET BOOTH
Wednesday: July 20, 2022
Saturday: July 23, 2022

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PARKVILLE FARMERS MARKET QUESTIONNAIRE

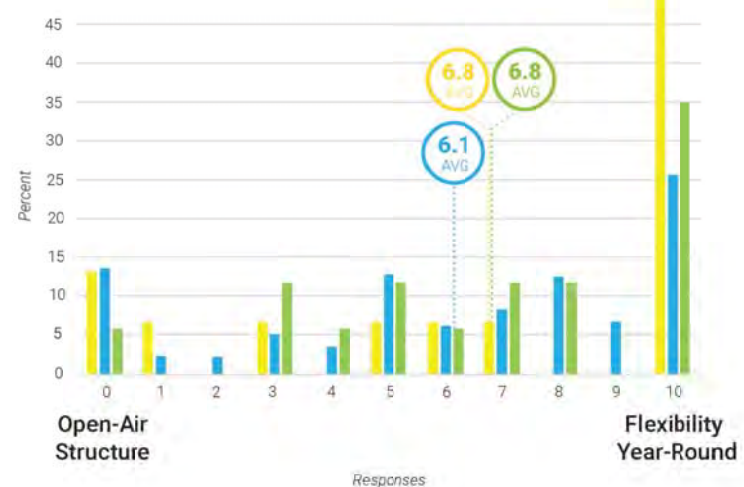


FARMERS MARKET STRUCTURE | DOWNTOWN PARKVILLE, MISSOURI

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QUESTIONS

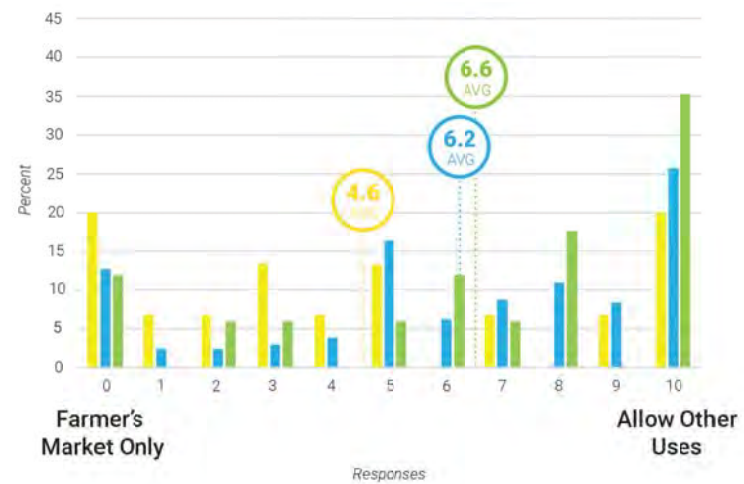
9. To what extent should the new facility be able to be used year-round?



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11. To what extent should the new facility be designed for flexible uses?



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12. List 2-3 words describing additional activities / uses that could be held in the new facility.



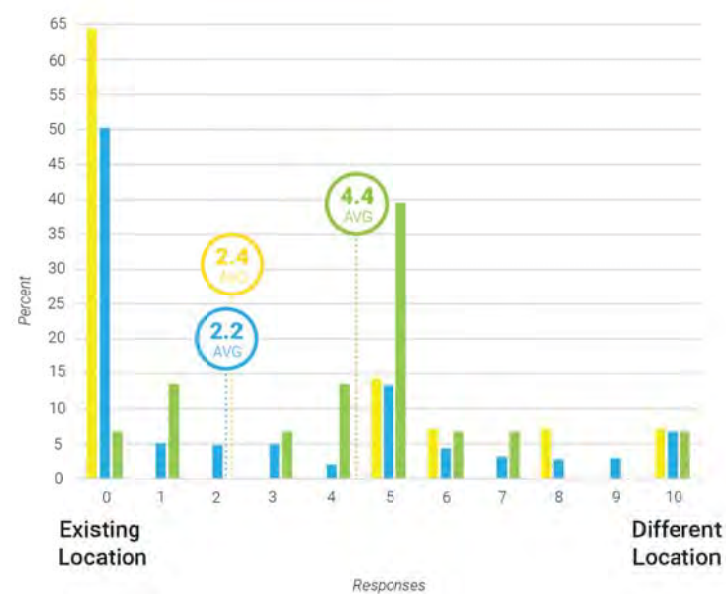
BBN Architects, Inc. CONFLUENCE

12. List 2-3 words describing additional activities / uses that could be held in the new facility.



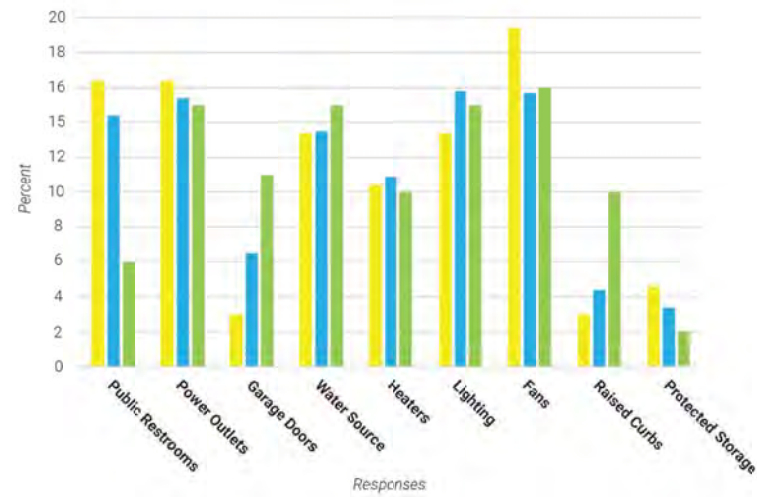
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13. Should the City consider alternative locations of the Farmers Market?



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15. What types of additional amenities should the City consider (check all that apply)?



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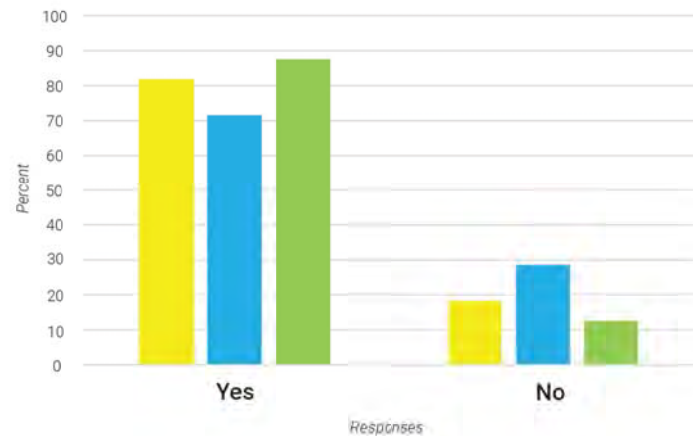
16. Are there other amenities that were not listed the City should consider?



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QUESTIONS

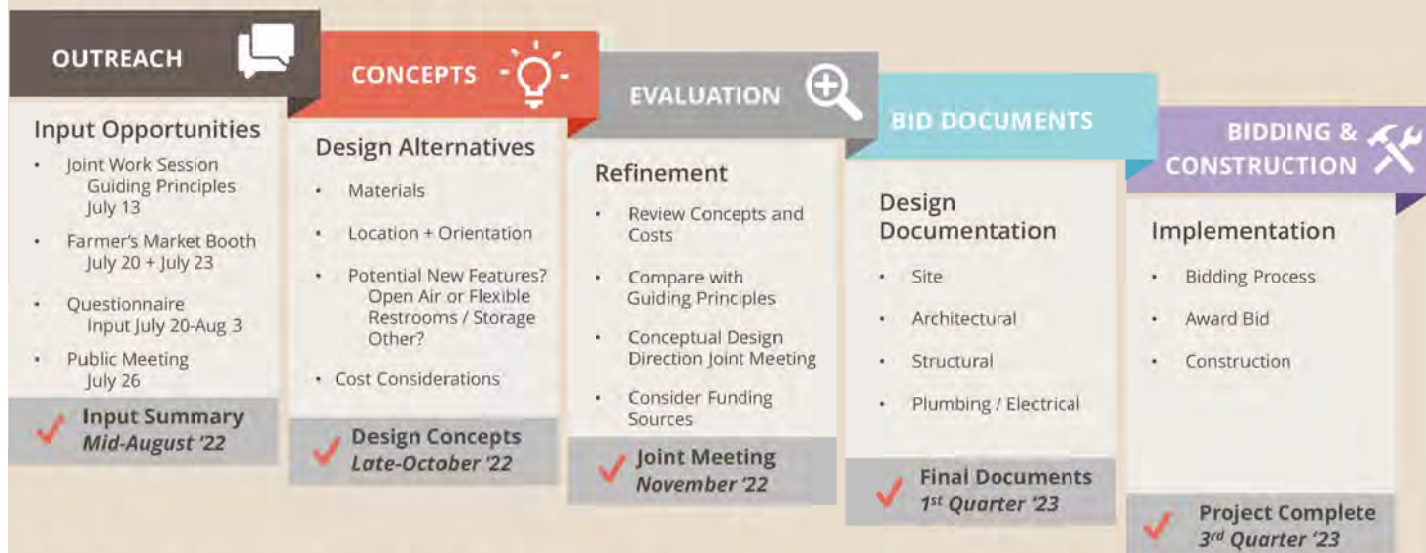
17. Should the City consider other potential partnership opportunities for use of the facility?



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REPLACEMENT PROCESS



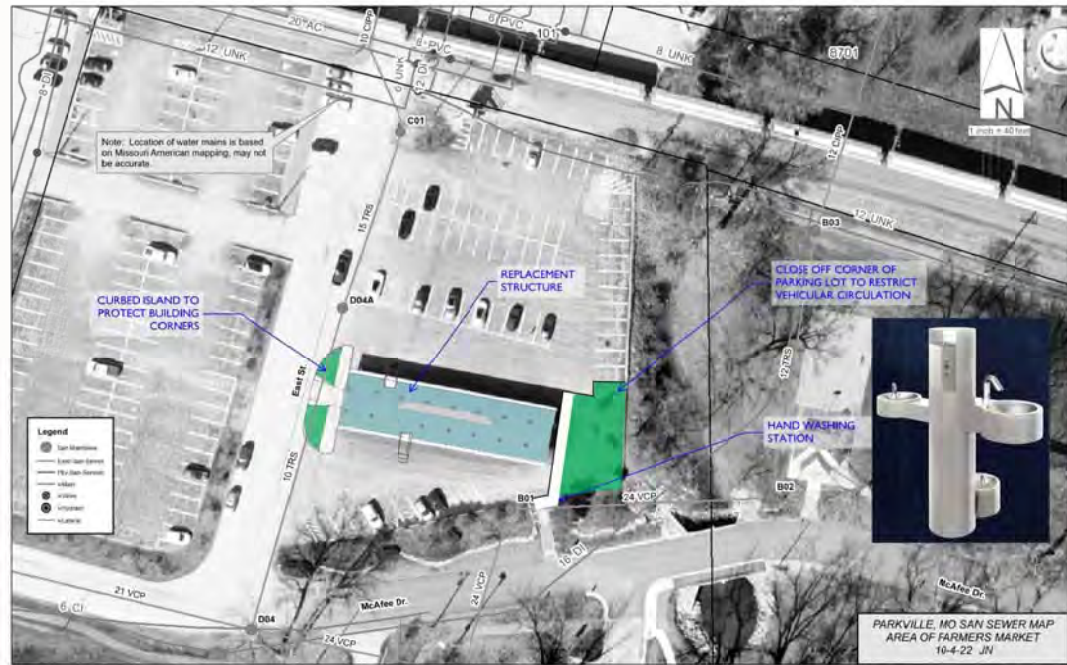
**Note: All timeframes are estimated, and are subject to change based upon materials availability, settlement with insurance companies, etc.*

FARMERS MARKET STRUCTURE | DOWNTOWN PARKVILLE, MISSOURI

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CONCEPT A

- Utilizes existing concrete piers
- Wood structure; same size as original for structural reasons
- Flush pavement condition
- Retains same number of vendor spots
- Could have removable wheel stops

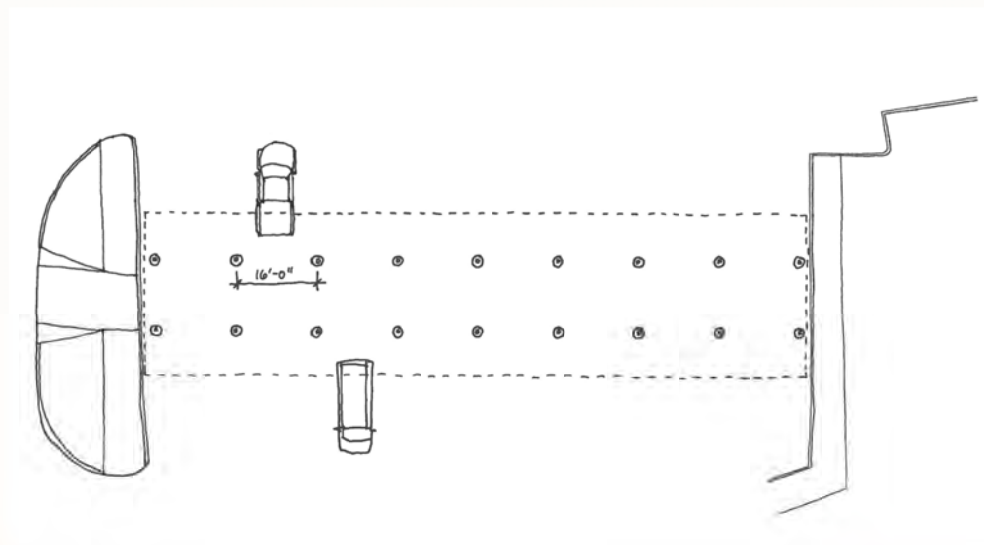


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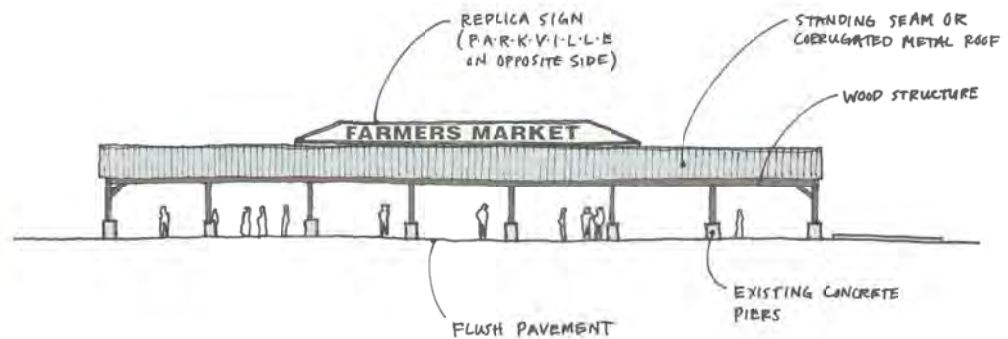


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FARMERS MARKET STRUCTURE | DOWNTOWN PARKVILLE, MISSOURI

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CONCEPT B1/B2

- Raised with curbs
- Flexibility for column spacing, bay widths, and overhangs
- B2 concept could be added (shown in blue)

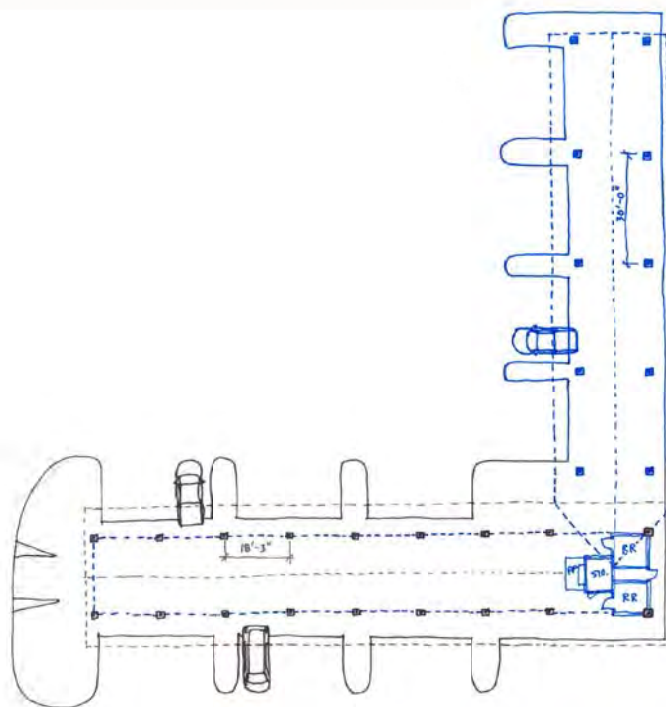


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CONCEPT B1/B2

- Raised with curbs
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- B2 concept could be added (shown in blue)
- Glass overhead doors shown on south structure as a possible amenity
- Stained wood structure with metal roof
- Other amenities that could be considered shown in blue (fireplace, storage, restrooms)



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CONCEPT B1/B2



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CONCEPT B1/B2



FARMERS MARKET STRUCTURE | DOWNTOWN PARKVILLE, MISSOURI

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Cost Opinion Summary



Concept A



Concept B1/B2

	Concept A	Concept B1	Concept B2 Expansion
Order of Magnitude Budget Range			
Low Range (10%)	\$829,231	\$1,542,486	\$1,003,685
High Range (15%)	\$866,924	\$1,612,599	\$1,049,307
Site Improvements	\$69,495	N/A	\$232,427
Encl. Ends & Glass Overhead Doors	N/A	\$724,518	N/A
Heaters (w/ Elect. Service Upgrades)	\$99,178	\$138,388	\$96,872
Ceilings Fans	\$12,397	\$17,298	\$12,109
Lighting	\$61,986	\$86,492	\$60,545
Water Supply	\$12,397	\$25,948	N/A
Handwash Station	\$14,415	N/A	N/A
Restrooms	N/A	\$209,023	N/A
Storage Space	N/A	\$28,831	N/A
Fireplace	N/A	\$43,246	N/A

FARMERS MARKET STRUCTURE | DOWNTOWN PARKVILLE, MISSOURI

BBN Architects, Inc. CONFLUENCE

CONCEPT A

ADVANTAGES

- Least expensive option
- Restores original structure's look

DISADVANTAGES

- Extent of overhangs is limited
- Enclosing or expanding structure poses challenges
- Column spacing restricted to 16 feet



Concept A

CONCEPT B1

ADVANTAGES

- New structure allows for deeper overhangs, wider bays, and to be placed on raised island
- Amenities more easily incorporated

DISADVANTAGES

- Nearly twice the cost of Option A



Concept B1/B2

CONCEPT B2 EXPANSION

ADVANTAGES

- Additional space allows for more offerings

DISADVANTAGES

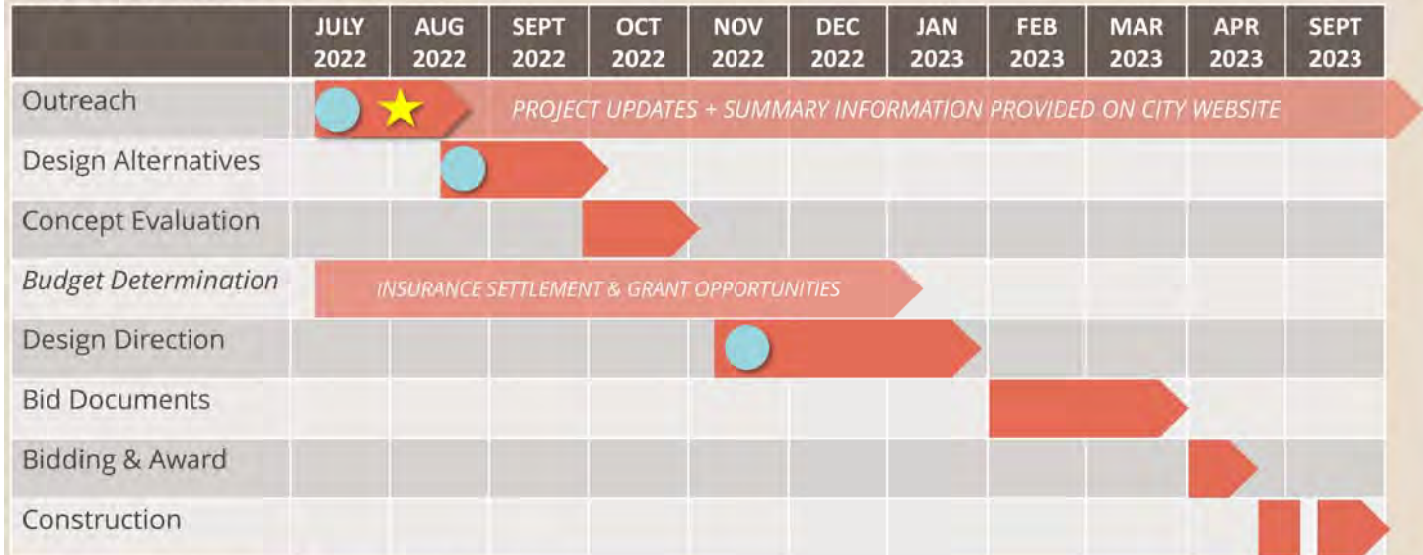
- Site constraints limit expansion structure's access to one side
- Parking must be reconfigured and will have reduced capacity

FARMERS MARKET STRUCTURE | DOWNTOWN PARKVILLE, MISSOURI

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REPLACEMENT PROCESS

PUBLIC MEETING: ★ JOINT MEETING: ● TASK PROGRESS: ■



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FARMERS MARKET STRUCTURE | DOWNTOWN PARKVILLE, MISSOURI

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DISCUSSION



FARMERS MARKET STRUCTURE | DOWNTOWN PARKVILLE, MISSOURI

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Structure Replacement Opportunities

Farmers Market Structure

City of Parkville, Missouri

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