



COMMUNITY LAND AND RECREATION BOARD

Regular Meeting (#22-004)

MINUTES

CITY OF PARKVILLE, MISSOURI

Wednesday, April 12, 2023 6:00 PM

City Hall Board Room

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m. on April 12, 2023. Roll was called by Bonnie Buckmaster, Public Works Department Assistant.

Members present were:

Neil Davidson
Steven Sturgess
Dana Laiben - via zoom
Nate Askren
Amanda Blackwood
Linda Arnold - Arrived at 6:10 p.m.

Absent with prior notice were:

Adam Zink
Michelle Flamm
Mary Jane Kuehn

Phil Wassmer (Liaison)

A quorum of the Board was present.

Brittanie Propes, Parks & Recreation Director; Chris Ashley, Project Manager; and Bonnie Buckmaster, Public Works Assistant, were present on behalf of the City.

2. CONSENT AGENDA

A. Approve the minutes for the March 8, 2023, regular meeting

ACTION: Neil Davidson moved to approve the minutes from the March 8, 2023 regular meeting, Nate Askren seconded.

RESULT: Motion Passed: 5-0.

3. ACTION AGENDA

4. NON-ACTION AGENDA

A. Pocket Park Revised Landscaping Plans

Brittanie Propes, Parks and Recreation Director, provided a background of the current status of the Pocket Park landscaping. There will be railings installed that were approved by CLARB at a previous meeting. Propes entered into a public private

partnership with By the Blade Landscaping, who provided volunteers that installed the retaining wall.

Chris Ashley, Project Manager, presented the proposed rendering of the landscape plan of the upper area in Pocket Park. There was a small committee formed, comprised of staff and CLARB members that worked on the plantings.

Secretary Linda Arnold, joined the meeting at 6:10 p.m.

Vice Chair Steven Sturgess, complimented the committee members on the landscape plan.

B. Train Depot Historical Update

Brittanie Propes, Parks and Recreation Director, gave the history of the Train Depot, attached to the minutes.

Discussion focused on the current lease with Kathy Kline Art Studio, which was the only applicant that qualified at that time. The City felt it was a good fit according to the grants received from the Missouri Department of Natural Resources, MoDot, and Natural Trust for Historic Preservation, which require providing public access. These grants expire in 2025. Propes also provided a history of expenses.

CLARB appreciated the history.

5. STAFF UPDATES ON ACTIVITIES

- South Platte Pass Trail - In Progress
- Farmers Market - The insurance companies have come to an agreement and the City will receive \$455,306.21. The demo will be completed soon. The sign cannot be salvaged as it contains asbestos. However, the plan is to re-create the sign as close as possible. The City is looking for funding for this project and has prepared a letter to present to the County to request that the grant that was received for the Platte Landing Park Ballfield be allowed to be used for the Farmers Market. This letter is attached to the minutes.
- Veterans Memorial - There are discussions underway about possibly moving the planned memorial to the Spirit Fountain area. More to come.

Other Items

- Wetlands Site visit 4/12 and 4/27 - Member Steven Sturgess requested the geotechnical report.
- Gateway Park Grant & Committee Meeting - Met to discuss next steps
- Nature Sanctuary Girl Scout Shelter -Staff is securing quotes for the design estimates on rebuilding the shelter flooring
- Parks Master Plan RFQ – Staff is working on the completion and timeline for the Master Plan RFQ

A. Parks Maintenance

B. Nature Sanctuary

C. Capital Improvements Projects

D. **Special Events**

April Events

- Barkville Easter Bunny - Approximately 150 dogs participated
- Chill Phil at Pocket Park on Friday April 14th from 5:00-8:00 p.m.
- Earth Day Work Day -April 15, 2023 at 9am-Noon
- Arbor Day Tree Planting : TBD
- Brewfest - April 22nd
- Healthy Kids Day at the YMCA April 2th
- Chill Phil returns to Pocket Park on April 29th

6. MISCELLANEOUS ITEMS FROM THE BOARD

7. ADJOURN

ACTION: Amanda Blackwood moved to adjourn the regular meeting at 6:55 p.m. Neil Davidson seconded.

RESULT: Motion passed: 6-0.

The minutes for April 12, 2023, having been read and considered by the Community Land and Recreation Board, were approved on the 10th day of May, 2023.

Bonnie Buckmaster

Bonnie Buckmaster, Public Works Assistant

5/10/2023

Approval date



CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Train Depot Report

March 15, 2023

Brittanie Propes

- | | |
|------------|--|
| 1889 | First depot was completed |
| 1901 | Chicago Burlington Quincy Railroad was given right to lay switch |
| 1907 | CBQ Railroad was granted franchise to lay tracks in Water Street |
| Circa 1925 | Depot was rehabilitated or rebuilt, not quite clear |
| 1970 | City leased depot from CBQ for use as City Hall |
| 1990 | City received title to depot and land adjoining it from Burlington Northern |
| 1993 | Rising waters forced City Hall staff to move to higher ground. Water came into the depot almost to the tops of the high windows. The building was gutted and "buttoned up" until grant money became available to rehabilitate it for use as a train museum. |
| 1997 | Grant was received from Missouri Highway & Transportation Commission to rehab the depot. The rehab follows as closely as possible to the layout of the 1925 building. The building is used as a train museum. |
| 2000-2003 | <p>The depot was rededicated in 2000 and has since been used for city meetings, the office of the Main Street Parkville Association, and for various events. It also showcased the travelling exhibit of the Lewis & Clark Bicentennial Commission.</p> <p>Efforts to obtain railroad memorabilia included the large baggage cart outside that was a gift from Peter and Rosa Stein. The large railroad pictures on the walls came from Burlington Northern. The old typewriter (circa 1925) in the station's master office was on loan from Carolyn Elwess.</p> |
| 2009 | City learns the building cannot be sold due to grants received by the Department of Natural Resources, MoDot, and National Trust for Historic Preservation. |
| 2005-2014 | The Depot Use Agreement was signed between the City of Parkville and Parkville Chamber of Commerce starting at \$400/month and ending at \$600/month. |
| 2015-2017 | The Depot Use Agreement was signed between the City of Parkville, Parkville Area Chamber of Commerce, and the Cathy Kline Art Gallery for \$400 each plus CKAG agreed to take care of the cleaning, which would save the city \$1,200/year. |

- 2017 The Chamber of Commerce and the City of Parkville agreed in writing to terminate the use agreement effective February 17, 2017.
- 2017-2023 The Depot Use Agreement was signed between the City of Parkville and the Cathy Kline Art Gallery with changes to the agreement: There will be no user fee. CKAG will assume electric and water utility costs in an amount not to exceed \$11,000

Contracts/Agreements

<i>Date</i>	<i>Description</i>
9/18/01	Agreement with Williams Insulation to erect gutters at the Farmers Market and the Train Depot in the amount of \$2,305
11/20/07	Amending Ordinance No. 2191 dated May 4, 2005, to change the terms of a contract with the Parkville Chamber of Commerce, thereby authorizing expanded use
11/20/12	Agreement with Columbia Glass and Window Company for the installation of storm windows at the Train Depot in the amount of \$652 with the remaining \$1,304.10 reimbursed through a Platte County Outreach grant for a total cost of \$1,956.10 Left the integrity of the windows for the historical element but added storm windows on top of the windows for better insulation.
12/4/12	Agreement with RDF Construction for train depot wood rot/soffit repair and replacement in the amount of \$1,975
12/4/12	Agreement with SRS, LLC for stucco repair at Train Depot in the amount of \$1,800

Ordinances

5/6/80	Authorizing, directing and ratifying the action of the mayor in executing a contract on behalf of the City with the Chicago, Burlington & Quincy Railroad Company for the rental of the depot building and grounds at 8701 River Park Drive in the amount of \$300 per year
2/20/90	Accepting city hall property (8701 River Park Drive) from Burlington Northern Railroad
5/17/94	Authorizing an agreement with Claybaugh Gale Anderson Preservation Consultants, Inc. for architectural services in connection with the restoration of the railroad depot (former city hall) at 8701 River Park Drive in the amount of \$16,350
8/16/94	Authorizing a contract with E.M. Curtin Construction Inc. for restoration of the Parkville Depot, Phase 1 in the amount of \$24,500
7/1/97	Authorizing an agreement with the Missouri Highway and Transportation Commission to rehabilitate and restore the Parkville Railroad Station (Train Depot) with the Commission reimbursing up to 75% for a maximum amount of \$146,325
12/2/97	Contracting with Claybaugh Preservation Architecture, Inc. for preliminary services in preparation for rehabilitation of the Parkville Train Depot in an amount not to exceed \$1,800

9/21/99 Authorizing an agreement with Claybaugh Preservation Architecture, Inc. for Phase 2 of the railroad depot restoration for the unit prices listed in the ordinance

3/21/00 Accepting the bid of Jacor Contracting, Inc. for the restoration of the railroad depot, Phase 2 in the amount of \$212,673.20 (base bid \$193,309.20, alternate #1 at \$1,800, alternate #2 at \$15,964 and alternate #3 at \$1,600

5/18/00 Granting an easement to Kansas City Power & Light to accommodate electrical service to the train depot

6/6/00 Authorizing a contract with Ellerman Roofing to re-roof the train depot building in the amount of \$4,285

5/3/05 Authorizing an agreement with the Parkville Chamber of Commerce for use of the Train Depot

Resolutions

1/17/12 Approving and endorsing application to Platte County Commission for funding under the Parks and Recreation Outreach Grant Program, funded by the County-wide dedicated Parks and Recreation Half-Cent Sales Tax for Train Depot Improvements (Phase I)

Expenses:

02/20/90	<i>Took over ownership of depot from Burlington Northern Railroad</i>		
05/17/94	Claybaugh Gale Anderson Preservation	Architectural services for restoration	\$16,350.00
08/16/94	E.M. Curtin Construction	Phase 1 of restoration	\$24,500.00
07/01/97	MO Hwy Transportation Commission	Rehabilitation and restoration	\$146,325.00
12/02/97	Claybaugh Preservation Architecture	Preliminary services to prepare for rehabilitation	\$1,800.00
09/21/99	Claybaugh Preservation Architecture	Phase 2 of restoration	\$0.00
03/21/00	Jacor Contracting	Phase 2 of restoration	\$212,673.20
06/06/00	Ellerman Roofing	Reroof building	\$4,285.00
09/18/01	Williams Insulation	Gutters at train depot and insulation repairs	\$2,305.00
11/20/12	Columbia Glass & Window	Installation of storm windows	\$652.00
12/04/12	RDF Construction	Wood rot and soffit repair and replacement	\$1,975.00
12/04/12	SRS, LLC	Stucco repair	\$1,800.00
04/01/16	Midwest Storm Restoration LLC	Roof Replacement	\$29,777.00
04/01/21	SERVPRO	Emergency Repairs	\$5,258.00
05/05/21	Absolute Comfort Technologies	New HVAC	\$7,750.00

Pending:

Damage in April 2021- Missouri American Water

In mid-April 2021, there was damage found to the Train Depot following a pressure surge in the Missouri American Water line. The water fountain in the Train Depot started to leak. There was standing water that caused damage to both the City and the City's tenant (Cathy Kline Art Studio).

The City contracted with ServPro to dry out the area and perform restoration. The City contracted with PC Homes to repair the walls. The City staff assisted with the restoration, with 8 hours of work.

Below is a list of expenses paid for by the City:

5/4/21 PC Homes - \$1,850

4/27/21 Menards – 52.91

3/29/21 ServPro - \$3,103.91

4/28/21 Westlake Hardware - \$57.69

Travis Phelan – 6 hours @ \$20.24 = \$121.44

Tom Barnard – 2 hours @ \$36.23 = \$72.46

Total City Reimbursement Request = \$5,258.41

Cathy Kline Art Studio is also requesting reimbursement from Missouri American Water for the damages. She is seeking \$525 in lost revenue due to the closure of the building during the restoration from March 15, 2021 – March 22, 2021



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April 17, 2023

Platte County Parks Board:

The city of Parkville is writing to request a change in the 2021 Partnership Grant allocation of \$1,000,000 for Ball Fields in Platte Landing Park to rebuilding our Farmers Market located in the adjacent English Landing Park. Following is our justification for this change, as we believe it aligns with our community's immediate needs and goals.

Firstly, the Farmers Market project addresses a pressing need in our community. As you may be aware, the Parkville Farmers Market structure, an iconic building and true draw of tourism and wonderful use of open-air space for citizen enjoyment, was damaged in April 2022 by a local trucking firm, and then struck again within the next month, that ultimately ended the use of the building. Sadly, it took a year of hard negotiating with claims adjusters to end up with funding that is well short of the need to replace the building. Simply put, without your assistance, the Farmers Market structure and the much-needed services it provides within our community, will lay dormant and unproductive.

There is a true need and desire for locally grown, organic, fresh fruits, vegetables, meats and various produce items that make up our farmers market. By re-establishing our farmers market, we can address these issues and concerns by promoting healthy eating habits that contribute to improved overall community wellness. In addition, the Farmers Market is an important activity center for the community helping contribute to the vitality of both Parkville's riverfront parks and the downtown.

Secondly, the farmers market project has strong community support. We have conducted extensive outreach and have received overwhelming support from local farmers, vendors, and community members. Many have expressed their eagerness to participate in returning to this outdoor space, and see it as an opportunity to showcase all of the benefits of Platte Landing Park and English Landing Park, where the Farmers Market shares space with our existing ballfields, sports courts, shelter houses, playgrounds, green space and trails. Shifting the grant allocation to the farmers market will allow us to better meet our community's needs. The community has indicated they would prefer to have ball fields at somewhere other location than Platte Landing Park, which we will be addressing in our Park Master Plan update this summer. The most impactful investment for parks and recreation at this time is rebuilding and reopening the Parkville Farmers Market.

We understand that changing the grant allocation may require some adjustment to the initial plans. However, we are confident that the farmers market project presents a compelling case for why this change is necessary and beneficial to our community, county and region.

We are happy to provide further information or answer any questions you may have. Thank you for considering this request, and we look forward to discussing this matter with you.

Sincerely,

Dean Katerndahl, Mayor
Alexa Barton, City Administrator
Brittanie Propes, Parks and Recreation Director