

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:09 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on August 1, 2023, 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 Michael Lee
Ward 4 Alderman Allyson R. Berberich

Absent:

None

A quorum of the Board of Aldermen was present.

The following staff was also present:

Alexa Barton, City Administrator
Jeffery Rhodes, Assistant City Administrator
Kevin Chrisman, Police Chief
Bryan Kidney, Interim Finance Director
Dan Harper, Public Works Director
Stephen Lachky, Community Development Director
Brittanie Propes, Parks & Recreation Director
Chris Ashley, Parks & Recreation Project Manager
John Mautino, City Attorney

Mayor Katerndahl led the Board in the Pledge of Allegiance to the Flag of the United States of America.

2. CITIZEN INPUT

A. Isaac Myers regarding Internet (fiber) and traffic issues

Isaac Myers was not in attendance. Police Chief Kevin Chrisman had reached out to him about the traffic issues.

3. CONSENT AGENDA

- A. Approve the minutes for the July 18, 2023, regular meeting
- B. Approve the minutes for the July 18, 2023, work session
- C. Approve a temporary resort with Sunday sales liquor license for The Craic on Main located at 12 Main Street

- D. Approve a temporary resort with Sunday sales liquor license for Whiskey River SS LLC *dba* Whiskey River Pizza & Pub, a new restaurant located at 15425 Old Town Drive, Suite 116
- E. Approve the purchase and installation of AXIS brand cameras from Electronic Technology, Inc. to complete the first three phases of the downtown area camera plan
- F. Approve an agreement with CivicPlus to implement CivicRec; Permitting; Planning and Zoning; and SeeClickFix hosted software solutions
- G. Approve Work Authorization No. 6 with Fluid Equipment Co. to replace the pump at the Pinecrest Pump Station
- H. Approve an agreement with She Digs It, LLC for the emergency repair of the east clarifier at the Wastewater Treatment Plant
- I. Approve an agreement with Wiedenmann, Inc. for the 2023 Sanitary Sewer Repairs project
- J. Approve waiving the fees for shelter house and volleyball court reservations for the Southern Platte Fire Fighters Association fundraiser on October 21, 2023
- K. Approve accounts payable from July 15 through July 28, 2023

Mayor Katerndahl spoke about two items on the consent agenda - the cameras in the parks and the CivicPlus agreements for online services.

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 a new location for the Veteran's Memorial from Ball Field No. 1 in English Landing Park to the Spirit Fountain at the Train Depot and formally withdraw the Land and Water Conservation Fund conversion request

Parks and Recreation Director Brittanie Propes said the original location of the Veterans Memorial was Ball Field 1 and in 2018, SFS Architects was hired for the design. In fall 2022, staff discovered the field was funded through a Land and Water Conservation Fund grant which required that the land remain active recreation. She said staff requested that it be transferred to passive recreation, which allowed a memorial, but the transfer would be a long process. The Veterans Memorial Committee decided to relocate the memorial to near the Parkville Spirit Fountain at the train depot because there were not any restrictions on how the land could be used and the scope was smaller and in turn the project could begin sooner. Propes requested permission from the Board to withdraw the transfer request and formally approve the new location.

Alderman Bennett, liaison to the Veterans Memorial Committee, said that they voted unanimously to change locations because they liked the water feature and the parking available. They raised approximately \$142,000 and anticipated the first phase at the site to be approximately \$30,000 for engineering and \$25,000 for flag stands, markers and landscaping.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE A NEW LOCATION FOR THE VETERANS MEMORIAL FROM BALL FIELD NO. 1 IN ENGLISH LANDING PARK TO THE SPIRIT FOUNTAIN AT THE TRAIN DEPOT AND TO WITHDRAW THE CONVERSION REQUEST WITH THE LAND AND WATER CONSERVATION FUND.

RESULT: MOTION PASSED 8-0.

- B. Approve the second reading of an ordinance to vacate a portion of 3rd Street between Main Street and Summers Street - Case No. VC 2022-02; Staci Korpala, applicant (postponed from July 18 meeting)

Mayor Katerndahl stated the second reading was presented on July 18. Community Development Director Stephen Lachky said that there was no way to confirm who planted trees in the right-of-way or if they grew naturally. Ownership of the property up to the center line is the responsibility of the property owner. If a property owner wanted to remove a tree, there was an administrative process they could follow to obtain a right-of-way permit. Lachky said there were three options for next steps, which included vacating the portion of 3rd Street, of which staff recommended only vacating the 749 square feet; denying the application; or taking no action. He noted that staff could still accomplish the request administratively through a permit to remove the trees or the Board could approve a license agreement if the property owner wanted to add a fence inside the right-of-way.

No action was taken.

- C. Approve the first reading of an ordinance to approve a preliminary development plan for Park Hill Elementary School No. 12, a planned elementary school with accompanying public improvements on approximately 29.01 acres - Case No. PZ 2023-08A; Hollis + Miller Architects, applicant

Community Development Planner Brad Stanton stated that the property was located at the southwest corner of Brush Creek Parkway and Jessica Street, just south of the Meadows at Creekside. The developer was proposing a new approximately 60,000 square foot elementary school, pickup lane, staff and overflow parking and fire access to the rear of the building. The property was zoned R-4-P which allowed neighborhood school use by right. They proposed closing the stub streets off of Jessica Street, connecting to a sidewalk, upgrading to a cul-de-sac and connecting to the multi-use Brush Creek Trail. He said that the Planning and Zoning Commission recommended approval on July 11.

Jim Rich, Park Hill School District Director of Operations, said that the building would be two stories and would be similar in size to Tiffany Ridge.

David Wood, Kaw Valley Engineering, said that the parent pickup and drop off area will hold approximately 85 cars. Their goal was to build a walkable campus and anticipated it being open by July 2025.

Discussion focused on anticipated changes to the intersection of Brink Myer and Brink Myer. Public Works Director Dan Harper said that staff would review the traffic plan during the plan review process and prior to issuing any permits.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3261, AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR PARK HILL ELEMENTARY SCHOOL NO. 12, A PLANNED ELEMENTARY SCHOOL WITH ACCOMPANYING PUBLIC IMPROVEMENTS ON APPROXIMATELY 29.01 ACRES, SUBJECT TO CONDITIONS RECOMMENDED BY STAFF AND THE PLANNING AND ZONING COMMISSION, ON FIRST READING AND POSTPONE THE SECOND READING TO AUGUST 15 OR 29, 2023.

RESULT: MOTION PASSED 8-0.

D. **Approve the first reading of an ordinance to approve a preliminary development plan for Creekside West Apartments, a planned mixed-use development consisting of two hotels, two restaurants and four apartment buildings with a total of 200 residential units on approximately 12.21 acres - Case No. PZ 2023-20A; Parkville Development 140, applicant**

Community Development Planner Brad Stanton said that a preliminary development plan for the area was previously approved in November 2018 to include two hotels, two restaurants and a gas station. He said the applicant was seeking approval for a revised preliminary development plan which would keep the two hotels and two restaurants and would add four apartment buildings with 176 units, a clubhouse and a pool. A gas station was built on the opposite side of the highway so the revised plan did not include a gas station. The Planning and Zoning Commission recommended approval on July 11.

Brian Mertz, developer, said the design had the same look as the mixed-use building in the southeast quadrant of I-435 and Highway 45. He said a traffic study was completed every six months and the last study showed that they had met the traffic threshold required by the Missouri Department of Transportation for the I-435 ramps. He added that they held a proactive meeting with Capital Electric to discuss design standards to add traffic lights to the intersection on Highway 45.

Discussion focused on the traffic study required by the application. Community Development Director Stephen Lachky responded that the additional traffic studies were different from the one completed at the beginning of the development.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3262, AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR

CREEKSIDE WEST APARTMENTS, A PLANNED MIXED-USE DEVELOPMENT CONSISTING OF TWO HOTELS, TWO RESTAURANTS AND FOUR APARTMENT BUILDINGS WITH A TOTAL OF 200 RESIDENTIAL UNITS ON APPROXIMATELY 12.21 ACRES, SUBJECT TO CONDITIONS RECOMMENDED BY STAFF AND THE PLANNING AND ZONING COMMISSION, ON FIRST READING AND POSTPONE THE SECOND READING TO AUGUST 15, 2023.

RESULT: MOTION PASSED 8-0.

5. STAFF UPDATES ON ACTIVITIES

A. Administration

City Administrator Alexa Barton stated that because the tentative agenda for the August 15 meeting was light, she proposed canceling the August 7 Finance Committee meeting and rescheduling the August 28 meeting to August 21. She also proposed rescheduling the August 15 Board of Aldermen meeting to August 29. Staff was unsure when the needed information would be received from Platte County and Missouri for the property tax levy, which had to be approved by September 1 and required seven days' notice for the public hearing. She felt the new meeting dates would accommodate the timeline. The consensus of the Board was to switch the meeting dates.

B. Police Department

C. Community Development

1. Development Updates

Community Development Director Stephen Lachky said that the next regular meeting of the Planning and Zoning Commission would be on August 8.

D. Public Works

Public Works Director Dan Harper said that the repaving of the alley between the American Legion and Bentley Guitar to fix drainage issues was delayed due to weather and would be completed on August 7. He also said that the Missouri Department of Transportation was repaving the I-435 ramps and they would close FF Highway from August 15 to 22.

1. Electronics Recycling & Paper Shredding Events - August 5, 2023

Harper said the electronics recycling and paper shredding events would be held on August 6 in Platte Landing Park.

E. Parks & Recreation

Parks and Recreation Director Brittanie Propes said that when the U.S. Army Corps of Engineers started work on the wetlands in Platte Landing Park, there would be large equipment in some parking spots that would need to be closed while they were accessing the park and she was working with Public Works and the Police Department. She provided an update on Gateway Park, noting that by August 16 the project should be able to be bid. She added that staff was working on the bid to replace the floor of the Girl Scout shelter at the Parkville Nature Sanctuary.

1. Special Events

Propes said that for Park and Recreation Month in July, 25 events were held with over 700 participants.

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

Alderman Whitley provided information on Parkville being named the 16th safest city in Missouri, noting that the clearance rate for federal numbers was very good. Police Captain Jon Jordan said the Department prided themselves on their clearance rate for violent crimes, it was a team effort to resolve them and the officers were well trained in investigating crimes.

Alderman Welch said that the Meet & Mingle in Ward 1 would be held in English Landing Park on August 2.

7. UPCOMING MEETINGS

8. EXECUTIVE SESSION

9. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 8:15 p.m.

The minutes for August 1, 2023, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the twenty-ninth day of August 2023.

Submitted by:


City Clerk Melissa McChesney

