

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:05 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on November 7, 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 2 Alderman Brian T. Whitley (*arrived at 7:08 p.m.*)
Ward 3 Alderman Douglas Wylie
Ward 3 Alderman Stephen Melton
Ward 4 Alderman Michael Lee
Ward 4 Alderman Allyson R. Berberich

Absent:

Ward 1 Alderman Philip Wassmer - *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
Bryan Kidney, Deputy City Administrator/Finance Director
Jeffery Rhodes, Assistant City Administrator
Kevin Chrisman, Police Chief
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. Proclaim November 2023 as National American Indian Heritage Month

Mayor Katerndahl presented the proclamation to Christine Stephens, White Alloe Chapter of the Daughters of the American Revolution.

Alderman Whitley joined the meeting at 7:08 p.m.

Parks and Recreation Director Brittanie Propes said that staff was working with Good Oak to bring the sheep back to the Parkville Nature Sanctuary. Jacob Canyon, Good Oak, said the sheep helped to remove invasive species at the Sullivan Nature Sanctuary and they were going to be at the Sanctuary.

3. CONSENT AGENDA

- A. Approve the minutes for the October 17, 2023, regular meeting
- B. Approve the minutes for the October 17, 2023, work session
- C. Approve a small construction agreement with J. Richardson Construction to replace concrete trail in English Landing Park and add dumpster pad in Platte Landing Park
- D. Approve a construction agreement with J. Richardson Construction for the Gateway Park project
- E. Approve a purchase order with Most Dependable Fountains for drinking fountains for the parks
- F. Approve a purchase order with State Tractor for salt and sand material for emergency snow operations
- G. Approve a resort with Sunday sales liquor license for Power Plant Social LLC, a restaurant to be located at 2 Main Street (formerly Riverpark Eatery & Pub)
- H. Approve accounts payable from October 14 through November 1, 2023

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. **Adopt an ordinance repealing Parkville Municipal Code Section 105.200**

City Administrator Alexa Barton stated that staff frequently reviewed the Parkville Municipal Code for needed updates and Section 105.200 was brought to the city attorney's attention. City Attorney John Mautino said the section overstepped the boundaries of the Board of Aldermen.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3267, AN ORDINANCE REPEALING SECTION 105.200 OF THE PARKVILLE MUNICIPAL CODE, ON FIRST READING.

RESULT: MOTION PASSED 6-0.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3267, AN ORDINANCE REPEALING SECTION 105.200 OF THE PARKVILLE MUNICIPAL CODE, ON SECOND READING TO BECOME ORDINANCE NO. 3101.

RESULT: MOTION PASSED 6-0.

AYES: TINA WELCH, BRIAN T. WHITLEY, DOUGLAS WYLIE, STEPHEN MELTON, MICHAEL LEE, ALLYSON R. BERBERICH

NOES: NONE

ABSTAIN: NONE

B. Adopt an ordinance to renew an intergovernmental agreement with Mid-America Regional Council Solid Waste Management District for the 2023 Regional Household Hazardous Waste Collection Program

Alderman Wylie recused himself from the item because he was the chair of the Solid Waste Management District.

Public Works Director Dan Harper said that the agreement required renewal by December 15 each year and the cost increased per capita. He added that the program allows Parkville residents to participate at the two drop-off locations and all of the mobile events.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3268, AN ORDINANCE **APPROVING THE INTERGOVERNMENTAL AGREEMENT WITH THE MID-AMERICA REGIONAL COUNCIL SOLID WASTE MANAGEMENT DISTRICT FOR THE 2024 REGIONAL HOUSEHOLD HAZARDOUS WASTE COLLECTION PROGRAM**, ON FIRST READING.

RESULT: MOTION PASSED 5-0.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3268, AN ORDINANCE **APPROVING THE INTERGOVERNMENTAL AGREEMENT WITH THE MID-AMERICA REGIONAL COUNCIL SOLID WASTE MANAGEMENT DISTRICT FOR THE 2024 REGIONAL HOUSEHOLD HAZARDOUS WASTE COLLECTION PROGRAM**, ON SECOND READING TO BECOME ORDINANCE NO. 3202.

RESULT: MOTION PASSED 5-0.

AYES: TINA WELCH, BRIAN T. WHITLEY, STEPHEN MELTON, MICHAEL LEE, ALLYSON R. BERBERICH

NOES: NONE

Alderman Wylie rejoined the meeting.

C. Approve the first reading of an ordinance to implement a three percent rate increase for the sewer utility in 2024

Public Works Director Dan Harper provided an overview of the 2024 sewer budget; presentation attached as Exhibit A. A public hearing was scheduled on December 19, following the required 30-day public notice per statute.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3269, AN ORDINANCE AMENDING SECTION 703.040 OF THE PARKVILLE MUNICIPAL CODE IMPLEMENTING A THREE PERCENT INCREASE TO THE SEWER BASE CHARGE, SEWER USAGE CHARGE AND SURCHARGE FOR CUSTOMERS OF THE PARKVILLE SEWER SYSTEM, ON FIRST READING AND POSTPONE THE SECOND READING TO DECEMBER 19, 2023.

RESULT: MOTION PASSED 6-0.

D. **Adopt an ordinance to approve the third amendment to the Creekside Tax Increment Financing Plan and Projects - Case No. TIF 2023-01; Parkville Development 38, LLC; Parkville Development 50, LLC; Parkville Development 140, LLC; Parkville Development VVI, LLC, applicants**

City Administrator Alexa Barton stated that Rick McConnell, Armstrong Teasdale, said the development agreement was not finished and she recommended postponing the item to the November 21 agenda when the documents were ready.

The consensus of the Board was to bring back the item for discussion at the November 21 meeting.

E. **Adopt ordinance to approve the eighth amendment to the Downtown Parkville Redevelopment Plan to approve the 8 East Street Redevelopment Project, pursuant to RSMo Chapter 353 and the Downtown Parkville Redevelopment Plan - Case No. URC 2023-02; Jim Ecton, Allora Holdings, LLC, applicant**

Community Development Director Stephen Lachky provided a history of the project. The Downtown Parkville Redevelopment Corporation approved the item at its November 4 meeting. He provided an overview of the proposed improvements, noting that the second floor residential would become office space. It qualified for Level B incentives and was estimated to have a positive net benefit of \$36,000 to all the taxing districts.

Discussion focused on how to proceed when applicants do not attend a meeting when their application is being reviewed by the Board of Aldermen.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3271, AN ORDINANCE APPROVING THE 8 EAST STREET REDEVELOPMENT PROJECT PURSUANT TO CHAPTER 353 OF THE REVISED STATUTES OF MISSOURI AND THE DOWNTOWN PARKVILLE REDEVELOPMENT PLAN, ON FIRST READING.

RESULT: MOTION PASSED 6-0.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3271, AN ORDINANCE **APPROVING THE 8 EAST STREET REDEVELOPMENT PROJECT PURSUANT TO CHAPTER 353 OF THE REVISED STATUTES OF MISSOURI AND THE DOWNTOWN PARKVILLE REDEVELOPMENT PLAN**, ON SECOND READING TO BECOME ORDINANCE NO. 3204.

RESULT: MOTION PASSED 6-0.

AYES: TINA WELCH, BRIAN T. WHITLEY, DOUGLAS WYLIE, STEPHEN MELTON, MICHAEL LEE, ALLYSON R. BERBERICH

NOES: NONE

ABSTAIN: NONE

5. STAFF UPDATES ON ACTIVITIES

A. Administration

1. City Hall Closed November 10, 2023 - Veterans Day

City Administrator Alexa Barton said that City Hall would be closed on Friday, November 10 to observe Veterans Day.

B. Police Department

Police Chief Kevin Chrisman said the annual senior luncheon would be held on December 6 and the annual Shop with a Cop event would be held on December 10.

C. Community Development

1. Development Updates

Community Development Director Stephen Lachky said that the November Planning and Zoning Commission meeting was canceled because there were not any agenda items.

D. Public Works

Public Works Director Dan Harper stated that the sanitary sewer repair project was almost completed; the N. National Drive drainage improvements project had started; the Pinecrest no outlet sign was moved; and staff would be picking up leaves on Main Street, from 2nd Street to 7th Street, from November 27 through December 1; and street sweeping would be on December 4.

City Administrator Alexa Barton said that the Board of Aldermen would discuss a new process for leaves on Main Street in January and she would be seeking a vote from the Board of Aldermen on how it would like staff to proceed.

The unofficial results of the November 7 election were shared. Mayor Katerndahl thanked the residents who voted.

E. Parks & Recreation

Parks and Recreation Director Brittanie Propes provided updates, noting that a Dog Paws and Santa Claus event would be held at Barkville on November 25; Christmas on the River was scheduled for December 1 and staff was working with the Main Street Parkville Association to host an event; Winter Wonderland would be held at the Parkville Nature Sanctuary on December 9; a Deep Roots Lunch & Learn webinar was held about the City's partnership with Good Oak and the Missouri Department of Conservation; the sheep would be placed at the Parkville Nature Sanctuary later in the week or the following week; the work had started on the Girl Scout Cabin at the Parkville Nature Sanctuary; five proposals were received for the Parks Master Plan update, the selection committee would review the proposals and the recommended proposal would be presented to the Community Land and Recreation Board on November 15 and to the Board of Aldermen on December 5; City staff was going to attend the Platte County Parks Board meeting on November 16 to present the farmers market project grant request; the last of the disc golf pad were replaced and all 18 had been replaced within the prior 18 months; and the United States Army Corps of Engineers would discuss a water source at the wetlands in Platte Landing Park on November 21.

City Administrator Alexa Barton said that the November 21 work session would be moved to 6:00 p.m.

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

Alderman Wylie thanked the Board for renewing the household hazardous waste collection program for 2024 and noted that the Solid Waste Management District requested a study on the capacity of the landfills in the Kansas City area, which would be delivered to them on November 29.

7. UPCOMING MEETINGS

8. EXECUTIVE SESSION

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) AND PERSONNEL MATTERS PURSUANT TO RSMO 610.021(3) AND (13).

RESULT: MOTION PASSED 6-0.

AYES: TINA WELCH, BRIAN T. WHITLEY, DOUGLAS WYLIE, STEPHEN MELTON, MICHAEL LEE, ALLYSON R. BERBERICH

NOES: NONE

ABSTAIN: NONE

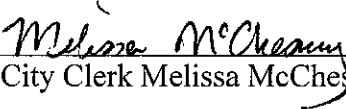
The Board entered the executive session at 8:38 p.m. At 9:13 p.m., the Board reconvened in open session and announced that no action was taken.

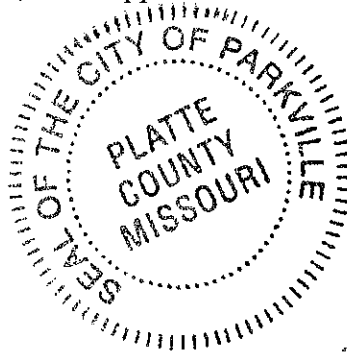
9. ADJOURN

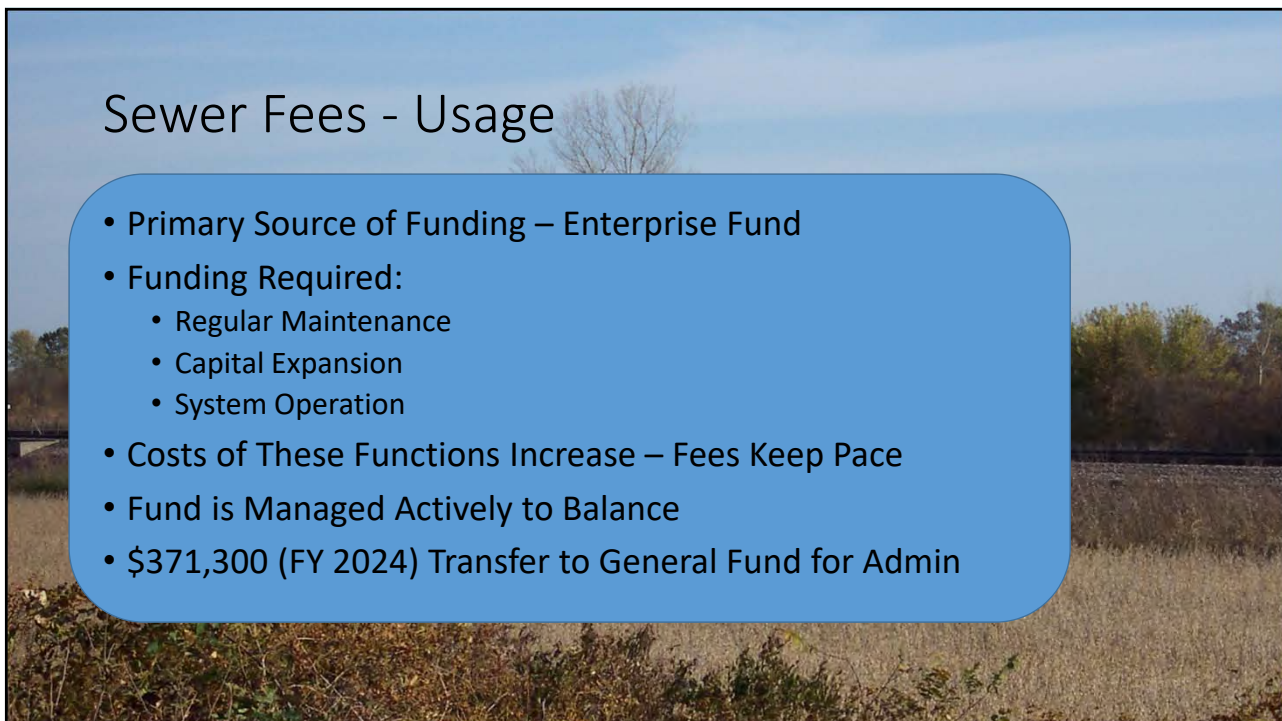
Mayor Katerndahl declared the meeting adjourned at 9:13 p.m.

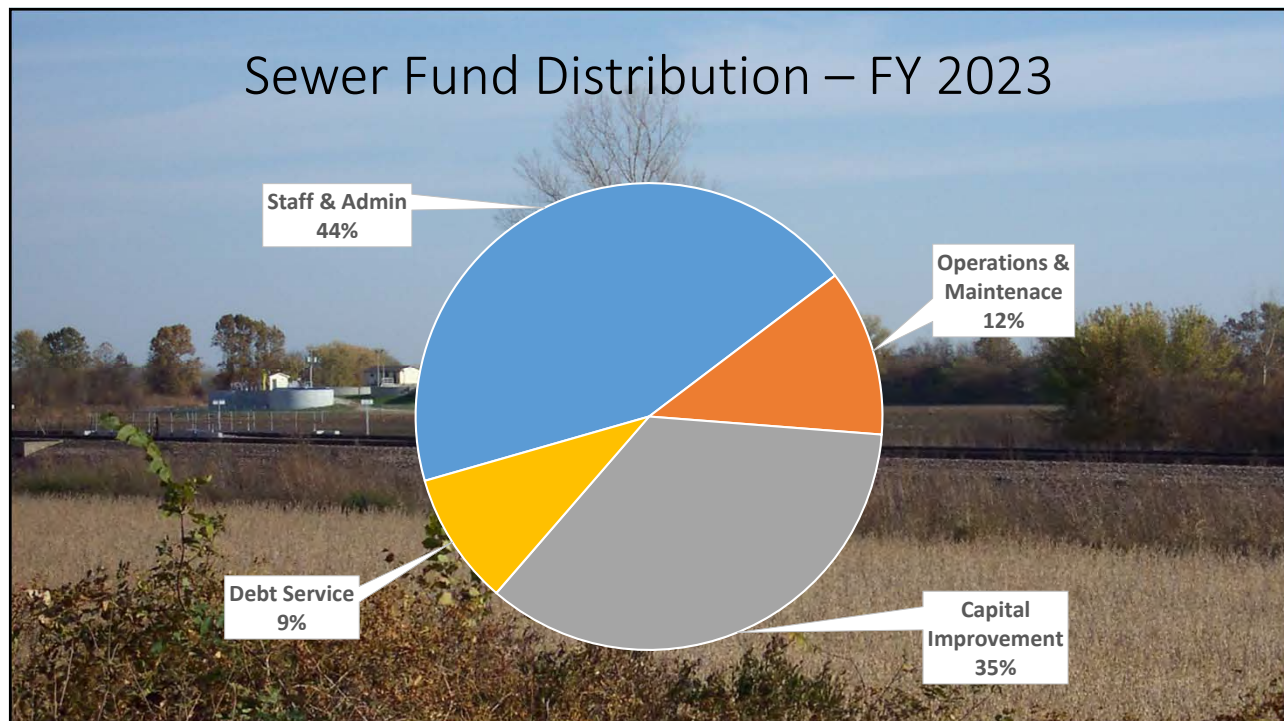
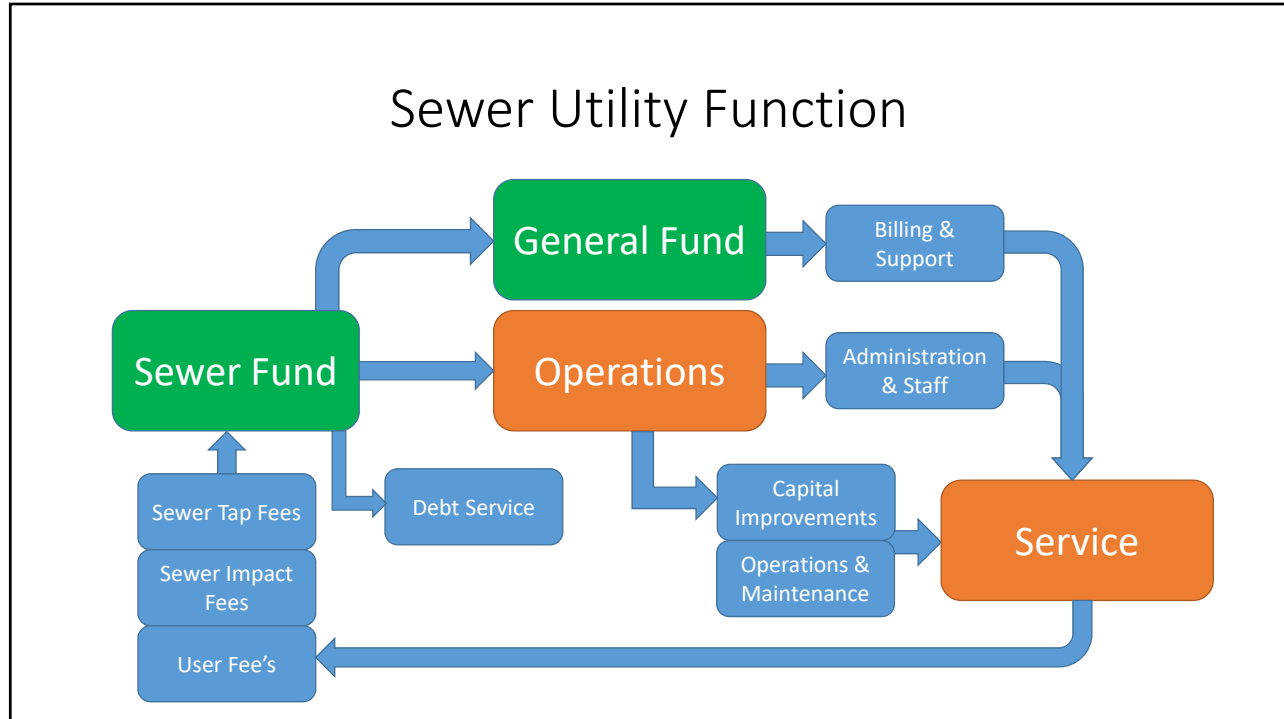
The minutes for November 7, 2023, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the twenty-first day of November 2023.

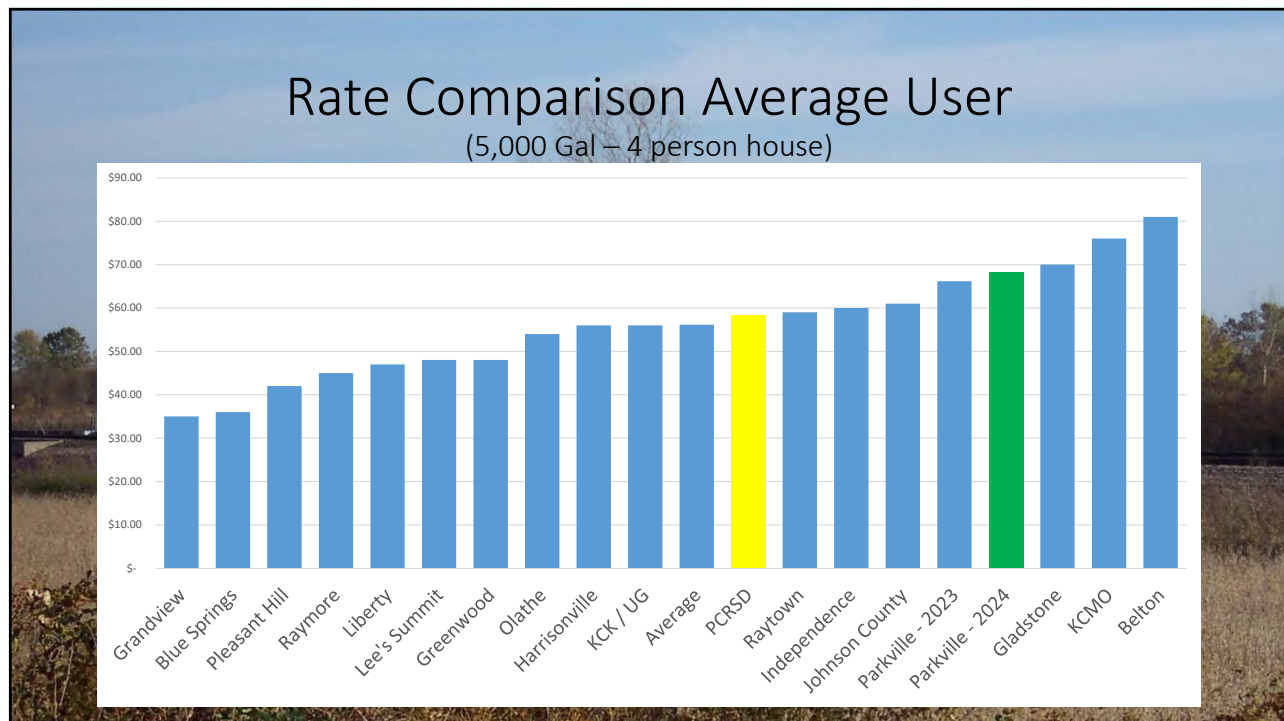
Submitted by:


City Clerk Melissa McCheyney









Rate Payer Impact

- Increase of approximately \$1.99 / Month
 - Depends upon usage
- Sewer System Maintenance and Improvements Continue
- Each 1% Rate Increase = \$18,460 Revenue

Future Revenue

Forecast at 3% Annual Increase

2024 = \$1,900,000

2025 = \$1,957,000

2026 = \$2,016,000

2027 = \$2,076,000

2028 = \$2,138,000