

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 July 2, 2024, 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 Michael Lee
Ward 4 Alderman Allyson Berberich

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
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
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

John Carter, 8650 NW Highway N, notified the Board about a pothole in the eastbound turn lane of Highway 45 onto Bell Road.

4. CONSENT AGENDA

- A. Approve the minutes for the June 18, 2024, regular meeting
- B. Approve the minutes for the June 18, 2024, work session
- C. Approve a change in managing officer for Boho Brewing, 15425 Old Town Drive, Suite 118, for their resort with Sunday sales and microbrewery liquor licenses
- D. Approve an agreement with Terry Snelling Construction Inc. for the 2024 Curb Repair Program

Alderman Lee commented on Item 4D, noting that the budget allowed for 1,000 feet of curb, and he estimated it would take five years to complete one mile of curb. He added that as costs continued to increase, more would need to be budgeted to prevent the City from falling behind on curb maintenance.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WHITLEY TO APPROVE THE CONSENT AGENDA AND RECOMMENDED MOTIONS, AS PRESENTED.

RESULT: MOTION PASSED 6-0.

5. ACTION AGENDA

A. **Approve the first reading of an ordinance to approve a preliminary development plan for Parkville Business Park, a planned business park with eight lots, generally located between Missouri Route N and I-435 at NW Jones-Myer Road - Case No. PZ24-14; JDJ Commercial, applicant**

Community Development Director Brad Stanton stated that the applicant proposed eight lots and two public streets to be built over two phases. He provided a history of the property, noting that it was annexed in 2000; rezoned in 2008 from Platte County to City B-2 zoning, which allowed for proposed retail, office and service uses; and the Parkville 2040 Master Plan projected it as a business park. The first phase included lots one, two and three; a public street; stormwater detention facilities; and on-site wastewater treatment via a lagoon. The second phase was speculated to be built around 2030. Stanton added that the property was one mile from the closest public sewer system and the applicant proposed using a lagoon until a sewer system was built to which it could connect. It was noted that the Missouri Department of Transportation (MoDOT) had to approve access to the property before the final development plan could be approved.

Discussion focused on damming the creek, the complaint and follow-up handled by the Missouri Department of Natural Resources and the requirement by MoDOT for a traffic study prior to approving access to the development.

Lindsey Vogt, applicant's engineering firm representative, responded to a question about the traffic study and said that auxiliary lanes were not required; the first phase would bring approximately 70 vehicle trips in the morning and 63 trips in the afternoon and evening; and MoDOT's main concern was the sight distance, and they were working to determine the best placement of an intersection. She added that the company was a green company that was looking for other businesses with the same goal, a stormwater plan would address the pond and dam that was removed and a geothermal business was planned on Lot 1.

Community Development Director Stephen Lachky stated that the creek on the property ran into Brush Creek to the south and then into the Missouri River.

Public comments were received from the following: John Carter, 8650 NW Highway N, handout attached as Exhibit A; Isaac Meyers, 8445 NW Highway N; and Brent Uhrmacher, 6241 Northlake Drive, handout attached as Exhibit B.

Darren Sherry, applicant with JDJ Commercial, responded to questions regarding property maintenance.

Lachky provided a history of conditional use permits (CUP) approved for the property and heavy equipment was no longer stored at the location since the CUP had expired.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN ALLYSON BERBERICH TO **TABLE FURTHER DISCUSSION FOR LATER IN THE MEETING.**

RESULT: MOTION PASSED 6-0.

B. **Approve Resolution No. 24-009 to endorse and approve an application for the Mid-America Regional Council's 2024 Call for Projects for Federal Fiscal Year 2028 federal-aid transportation funding for wayside horns in downtown Parkville**

City Administrator Alexa Barton stated that the City was applying for a grant through the Mid-America Regional Council for wayside horns in downtown Parkville.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WASSMER TO **APPROVE RESOLUTION NO. 24-009 APPROVING AND ENDORSING AN APPLICATION FOR THE MID-AMERICA REGIONAL COUNCIL'S 2024 CALL FOR PROJECTS FOR FEDERAL FUNDING TO HELP FUND WAYSIDE HORN IMPROVEMENTS AT THE MAIN STREET AND EAST STREET RAILROAD CROSSINGS IN DOWNTOWN PARKVILLE.**

RESULT: MOTION PASSED 6-0.

A. **Approve the first reading of an ordinance to approve a preliminary development plan for Parkville Business Park, a planned business park with eight lots, generally located between Missouri Route N and I-435 at NW Jones-Myer Road - Case No. PZ24-14; JDJ Commercial, applicant**

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN PHILIP WASSMER TO **REMOVE ITEM 5A FROM THE TABLE.**

RESULT: MOTION PASSED 6-0.

Further discussion focused on a proposal for the final development plan to be returned to the Board of Aldermen for final approval. City Attorney John Mautino said that if the Board wanted final approval of the final development plan, they would need to amend the third condition in the ordinance. He noted that if the final development plan was consistent with the preliminary development plan and met all the applicable requirements, it had to be approved.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN MELTON TO **APPROVE AND MODIFY CONDITION THREE BY INCLUDING THE BOARD OF ALDERMEN AS THE**

**FINAL APPROVAL AUTHORITY RATHER THAN THE
PLANNING AND ZONING COMMISSION.**

RESULT: MOTION PASSED 5-1 (WHITLEY OPPOSED).

6. STAFF UPDATES ON ACTIVITIES

A. Administration

1. Accounts Payable Reports

Per RSMo. 79.300, the accounts payable report outlining payments processing for payroll, contractual, commodities, equipment and all obligations of the City was included in the agenda packet.

2. City Hall Closed July 4-5 - Independence Day

City Administrator Alexa Barton stated that City Hall would be closed July 4-5 in observance of Independence Day.

B. Police Department

Police Chief Kevin Chrisman said he was concerned with the data regarding the levels of the Missouri River, noting that staff was watching it closely, it was anticipated to crest on July 5 at 27.7 feet and historically when the river was at 28 feet, the water level reached the bottom of the Rush Creek Bridge. He was not concerned that the water would come over the river bank, but English Landing Park could be closed if it got to high. Chrisman noted that staff would meet the following day to monitor the levels and consider blocking off the downtown parking lots to vehicles.

C. Community Development

1. Development Updates

Community Development Director Stephen Lachky said the Planning and Zoning Commission would meet on July 9 to review two proposed major site plans in the southeast quadrant of Creekside for a grocery store with an event space and a new restaurant.

D. Public Works

Public Works Director Dan Harper said that Google Fiber work continued in Riss Lake and would be moving in the upcoming weeks to Route 9 going south to connect north of Highway 45 and the Reserve at Riss Lake. Other project updates included the supervisory control and data acquisition (SCADA) project that was moving forward; staff was struggling to get a part for the McAfee Pump Station project and Harper anticipated that work would start after Parkville Days in late August; the sewer closed circuit television

project was almost completed and staff was reviewing footage; the pavement marking project was approximately 70 percent completed; and the asphalt and curb projects would begin in late July or early August.

City Administrator Alexa Barton said that staff discovered fiber was installed in City Hall, but had never been connected. She noted that it should improve the Internet service.

E. Parks & Recreation

Parks and Recreation Director Brittanie Propes said that park events were canceled from June 30 through July 3 due to concerns with the river levels; Gateway Park was being wrapped up; the farmers market project slowed down because staff was waiting for the topographical survey and the bid documents for construction would be presented to the Board in August; the flags and flag poles for the Veterans Memorial were approved; SWT Design provided the results from the first Park and Recreation Master Plan open house for the steering committee to review; and the steering committee would review the proposed questions for the community survey, which would be presented at a future Board of Aldermen meeting.

1. Special Events

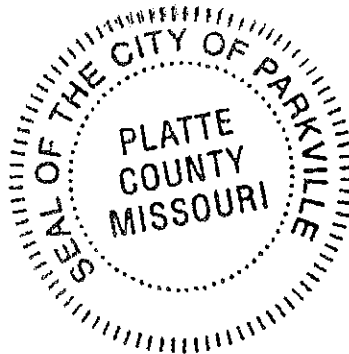
- 7. MAYOR, BOARD OF ALDERMEN & COMMITTEE REPORTS & MISCELLANEOUS ITEMS**
- 8. UPCOMING MEETINGS**
- 9. EXECUTIVE SESSION**
- 10. ADJOURN**

Mayor Katerndahl declared the meeting adjourned at 9:46 p.m.

The minutes for July 2, 2024, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the sixteenth day of July 2024.

Submitted by:

Melissa McClesney
City Clerk Melissa McClesney



Lachky <SLachky@parkvillemo.gov>

y, September 14, 2017 5:32 PM

Hare <JHare@parkvillemo.gov>

RE: Missouri DNR environmental concern

7/2/29 BSA
Exhibit A

Concern of Ponding at Naylor Creek

Yesterday at 1:00 p.m., staff from the City of Parkville Community Development Department and Public Works Department, along with the U.S. Army Corps of Engineers, met with the owners (JDJ Commercial Properties, LLC) of the 34.66-acre property at the NW quadrant of I-435 and MO-Hwy 152 to look at issues resulting from the recent 9-inch rainstorm event that had washed out the existing low-water crossing and culvert on their property. City staff and the U.S. Army Corps of Engineers determined:

- The culvert needs to be reinstalled correctly at-grade with the creek bed per USACE requirements
- A Floodplain Development Permit needs to be submitted to the City for approval per NFIP requirements

Per NFIP requirements, the new culvert needs to 1) ensure no more than a 1-ft. rise in the Base Flood Elevation of the stream; and 2) ensure the watercourse is not altered. City staff is meeting with an engineer representing the property owners to ensure the design meets Missouri's state guidelines for the construction/installation of culverts and low water crossings.

Complaint of Dumping near Naylor Creek

Staff responded to a complaint that trash was being dumped in Naylor Creek on the 9.01 acre property (owner James Boeh) adjacent to NW Tiffany Park Rd on the south around the area of the billboard. Staff parked on NW Tiffany Park Rd and on I-435 to take photos. Aside from small amounts of litter along the roadways, staff did not see any rubbish, trash, junk and/or debris. Staff did notice some dead limbs/brush in a pile on the property; however, it was not in Naylor Creek or the 100-year floodplain area of the creek. Staff will inform our Code Enforcement Officer of the limbs/brush to see if any actions need to be taken for compliance with our Property Maintenance Code.



Let us know if you have any questions. Thank you!

Stephen Lachky, AICP, CFM

Community Development Director | City of Parkville

8880 Clark Ave. | Parkville, MO 64152

t 816.741.7676 | slachky@parkvillemo.gov



om Mail for Windows 10

om: Stephen Lachky

Sent: Monday, September 11, 2017 6:00 PM

Subject: RE: Missouri DNR environmental concern

I wanted to provide you an update. Missouri SEMA is aware of the concern and would like the City of Parkville to evaluate and handle the concern. Our Public Works Inspector and Intern will be traveling to the site tomorrow to investigate and then we are meeting on-site with the property owner on Wednesday afternoon to go over our findings and next steps. I'll keep you updated.

-Stephen

From: Stephen Lachky

Sent: Friday, September 08, 2017 4:43 PM

Subject: Missouri DNR environmental concern

Our Building Inspector went out to the Clarkson Construction Co. property this afternoon and took photos of the dam and creek area. It appears that the previously-existing dam & culvert failed and that it was recently reconstructed. Below is the environmental concern that we reported to the Missouri Department of Natural Resources (DNR). I provided them the contact information for the property owner, and will follow-up with you when I hear back from DNR.

The City of Parkville, Mo. received a complaint from a resident that a man-made dam on a 34.66 acre property at the NW quadrant of I-435 and MO-Hwy 152 was blocking the natural water flow of Naylor Creek. Staff reviewed aerial imagery dating back to 2005 and there appears to have always been a culvert directing the creek underneath the dam / private access drive on the property; however, our Building Inspector went out to the property today to inspect the complaint, and from public right-of-way it appears the culvert has been removed and rock filled in, causing water from the creek to back-up and form a water detention basin. Since this is a natural creek / waterway that feeds into Brush Creek, and is part of the FEMA 100-year floodplain on the FIRM, I felt it was necessary to report this to Missouri DNR.

Stephen Lachky, AICP, CFM

Community Development Director | City of Parkville

8880 Clark Ave. | Parkville, MO 64152

t. 816.741.7676 | slachky@parkvillemo.gov

The logo for the City of Parkville, Missouri, featuring the word "Parkville" in a stylized script font with "Missouri" in a smaller font below it, all enclosed within a decorative, wavy border.

STARS Crash DATA N Highway Search

Data from 2010 to 4/18/22

Crash data covers N Highway from intersection with southbound I-435 exit north to intersection Farley-Hampton

Year	Total Number of Crashes	Injured	Killed	Injury Disabling
2010	3	3	0	1
2011	0	0	0	0
2012	1	1	0	
2013	2	3	0	1
2014	2	2	0	0
2015	6	11	0	0
2016	5	5	0	2
2017	20	7	0	Data not combed for specifics from 2017 forward
2018	10	3	1	
2019	10	7	1	Covid
2020	7	3	0	
2021	6	4	0	
2022	1	0	0	

MASTER PLAN Update
E. Everett

7/2/24 B.A.
Exhibit B

TRAFFIC SAFETY

EXPLORE THIS TOPIC

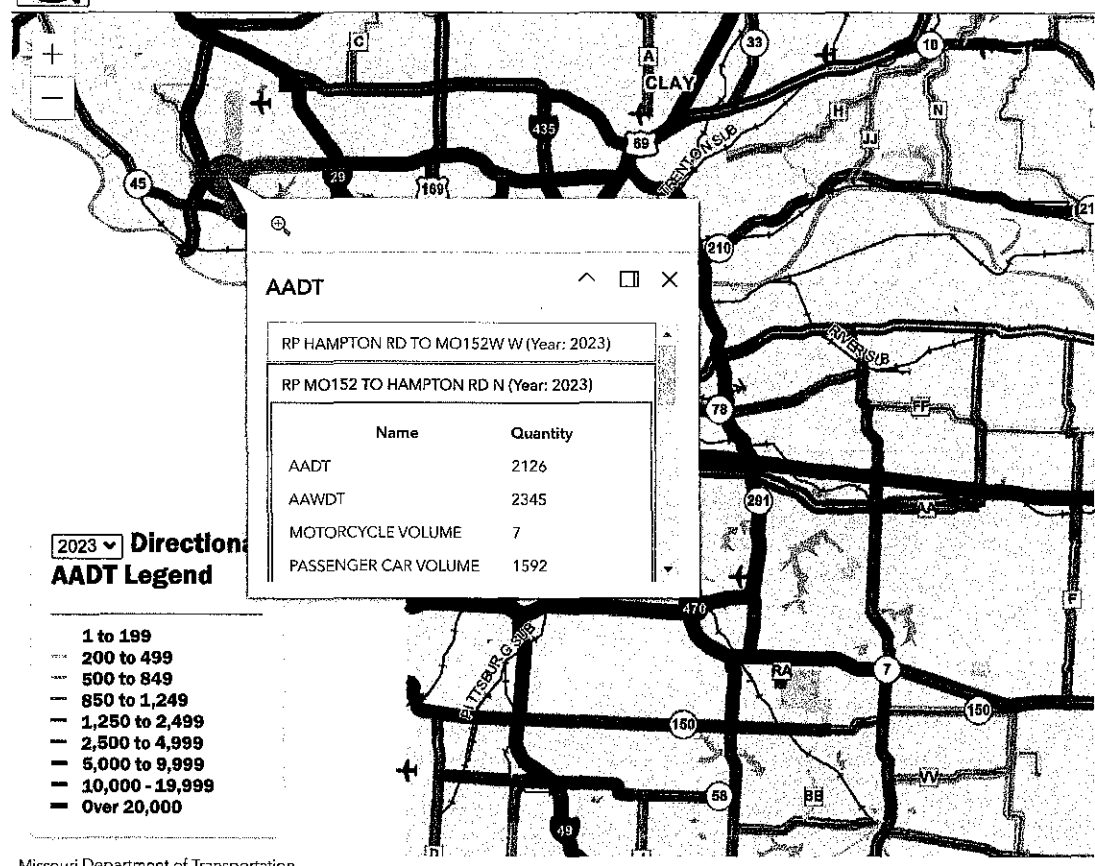
Traffic Volume Maps

Interactive Average Annual Daily Traffic Map

MoDOT TMS Data Zone - Average Annual Daily Traffic (AADT) - Help



Video Demo



Missouri Department of Transportation

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ARCHIVES

- [Archived Traffic Volume Maps](#)

Missouri Department of Transportation
105 W. Capitol Avenue
Jefferson City, MO 65102
1-888-ASK-MODOT (275-6636)
1-866-831-6277 (Motor Carrier Services)

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- [Report a blocked highway-railroad crossing](#)
- [Rate a work zone](#)

TRAFFIC SAFETY

EXPLORE THIS TOPIC

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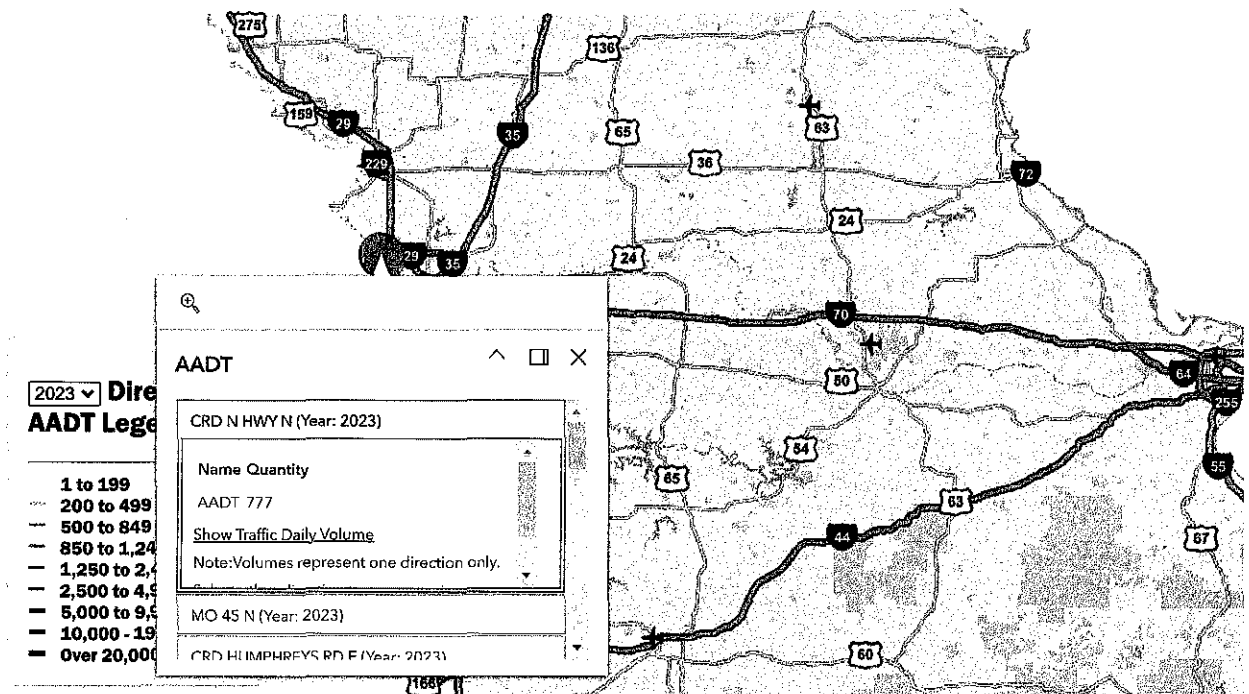
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Video Demo

Please zoom in to an area to see AADT lines.



Missouri Department of Transportation

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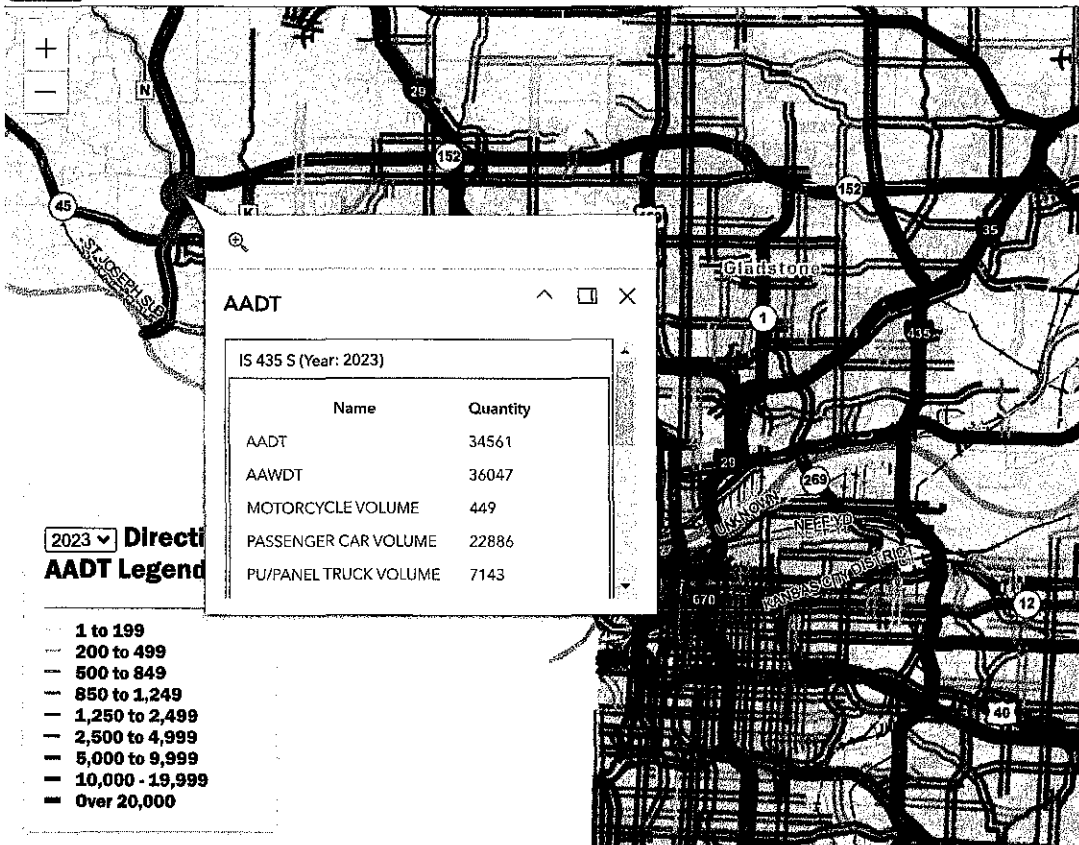
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