

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:12 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on December 3, 2024, 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 3 Alderman Douglas Wylie
Ward 3 Alderman Stephen Melton
Ward 4 Alderman Michael Lee
Ward 4 Alderman Allyson R. Berberich

Absent:

Ward 2 Alderman Bob Bennett

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
Dan Harper, Public Works Director
Stephen Lachky, Community Development 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

3. CONSENT AGENDA

- A. Approve the minutes for the November 19, 2024, regular meeting
- B. Approve an agreement with the Parkville Area Chamber and EDC for economic development services through December 31, 2025
- C. Approve a temporary resort with Sunday sales liquor license for The Craic on Main located at 12 Main Street
- D. Approve Change Order No. 1 with She Digs It Inc. for new variable frequency drives and related components for the 2024 McAfee Pump Station Rehabilitation Project
- E. Approve Change Order No. 2 with She Digs It Inc. to repair electrical issues for the 2024 McAfee Pump Station Rehabilitation Project

- F. Approve Change Order No. 3 with She Digs It Inc. for crane and fabrication work for the 2024 McAfee Pump Station Rehabilitation Project
- G. Approve Change Order No. 1 with Barkley Asphalt Co. for additional work for the 2024 Asphalt Maintenance Project
- H. Renew an intergovernmental agreement with Mid-America Regional Council Solid Waste Management District for the 2025 Regional Household Hazardous Waste Collection Program
- I. Approve an agreement with KCI Technologies Inc. for geographic information system services

Alderman Whitley shared his concerns about the location of the office at City Hall and requested staff to provide the City's in-kind contribution for use of the space.

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

RESULT: MOTION PASSED 7-0.

4. ACTION AGENDA

- A. **Approve the first reading of Bill No. 3308, an ordinance to amend various sections of Parkville Municipal Code Chapter 105 regarding start time for regular Board of Aldermen meetings, effective January 1, 2025**

City Administrator Alexa Barton said the proposed ordinance would change the start time of the regular Board of Aldermen meetings to generally begin at 6:00 p.m., which would give the flexibility to adjust the start time if needed.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3308, AN ORDINANCE AMENDING SECTION 105.040, SUBSECTION A; 105.050 AND 105.090 CHANGING THE START TIME OF REGULAR MEETINGS OF THE BOARD OF ALDERMEN, ON FIRST READING AND POSTPONE THE SECOND READING TO DECEMBER 17, 2024.

RESULT: MOTION PASSED 7-0.

- B. **Approve the first reading of Bill No. 3309, an ordinance to rezone one parcel on 17.36 acres, more or less, for Creekside Industrial Complex from Platte County "RE" Rural Estate to City of Parkville "I-2" Light Industrial District - Case No. PZ 2024-27; Parkville Industrial, LLC, applicant**

Community Development Director Stephen Lachky stated that the proposed rezoning and preliminary development plan were for the Creekside Industrial Complex, a planned

development with five lots for light industrial and three tracts of open space on approximately 17 acres. The parcel retained its Platte County zoning when it was annexed in the early 2000s. He said the applicant would be required to provide screening and a driveway buffer between the nearby residence and the development; the landscaping design would be presented with the final development plan application phase with the standards adopted at that time. The applications were presented to the Planning and Zoning Commission at a public hearing on November 12 and the votes for both were tied 4-4. Lachky noted that the Commissioners who voted against the applications were concerned because it was a gateway to Parkville, and they felt a different zoning district would provide a higher quality development. Commissioners that voted for the applications felt the proposed "I-2" zoning was more complimentary to the road network and traffic counts.

Brian Mertz, applicant, provided an overview of the proposed development; presentation attached as Exhibit A. He said the design standards made it hard to build, and he spoke about traffic impacts.

William Quitmeier, 8301 NW Hillside Drive, Weatherby Lake, appeared on behalf of the Meyers family and provided comments.

Discussion focused on a connection from Homer Parkway, outside storage behind the building that was requested by the developer, and access to eastbound Highway 45 with a U-turn at Homer Parkway, which he stated was built to be a U-turn.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN MELTON TO APPROVE BILL NO. 3309, AN ORDINANCE REZONING ONE PARCEL ON 17.36 ACRES, MORE OR LESS, FOR CREEKSIDE INDUSTRIAL COMPLEX FROM PLATTE COUNTY "RE" RURAL ESTATE TO CITY OF PARKVILLE "I-2" LIGHT INDUSTRIAL DISTRICT WITH THE ZONING RESTRICTIONS PER PARKVILLE MUNICIPAL CODE SECTION 405.040.E, ON FIRST READING AND POSTPONE THE SECOND READING TO DECEMBER 17, 2024.

RESULT: MOTION PASSED 5-2.

AYES: PHILIP WASSMER, DOUGLAS WYLIE, STEPHEN MELTON, MICHAEL LEE, ALLYSON R. BERBERICH

NOES: TINA WELCH, BRIAN T. WHITLEY

ABSTAIN: NONE

C. **Approve the first reading of Bill No. 3310, an ordinance to approve a preliminary development plan for Creekside Industrial Complex - Case No. PZ 2024-28; Parkville Industrial, LLC, applicant**

Community Development Director Stephen Lachky stated that any significant changes to the right-of-way orientation or the number of lots created would require the preliminary development plan to be redone. However, he said the final development plan could change the location of some of the buildings without having to redo the preliminary development

plan.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WHITLEY TO APPROVE BILL NO. 3310, AN ORDINANCE **APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR CREEKSIDE INDUSTRIAL COMPLEX**, ON FIRST READING AND POSTPONE THE SECOND READING TO DECEMBER 17, 2024.

RESULT: MOTION PASSED 5-2.

AYES: PHILIP WASSMER, DOUGLAS WYLIE, STEPHEN MELTON, MICHAEL LEE, ALLYSON R. BERBERICH

NOES: TINA WELCH, BRIAN T. WHITLEY

ABSTAIN: NONE

5. STAFF UPDATES ON ACTIVITIES

A. Administration

1. Accounts Payable

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.

B. Police Department

Police Chief Kevin Chrisman said the Senior Holiday Luncheon was scheduled on December 4, Shop with a Cop was scheduled on December 15 and there would be a new route for buses for Christmas on the River on December 6.

C. Community Development

Community Development Director Stephen Lachky said that the Mid-America Regional Council held a planners' roundtable discussion regarding short-term rentals and Parkville's website was used as a model for other cities because it was easy to use and find the appropriate documents needed for short-term rentals.

1. Development Updates

D. Public Works

Public Works Director Dan Harper reported on the first snow event of the season on November 30 and said Google continued to work in Thousand Oaks, The National and were finalizing Riss Lake; Missouri American Water was replacing the hydrants on Main

Street; Spire was working on installing natural gas pipelines on Coffey Road and anticipated starting in Riss Lake in the upcoming weeks; and groups in the Kansa City metropolitan area continued reviewing updates to the stormwater standards.

E. Parks & Recreation

City Administrator Alexa Barton provided an update on the Evergy electric lines in the Parkville Nature Sanctuary. She said Christmas on the River was scheduled on December 6 and the Holiday Wonder Walk would be in English Landing Park from December 6 through January 3; staff was assisting the Veterans Memorial Committee with a Platte County Outreach Grant application for the second phase of work; staff met with the farmers market contractor, who anticipated beginning work in December and anticipated it would be completed in May or June, depending on the weather; and the ETC Institute and SWT Design would present the parks and recreation master plan survey results at a joint work session with the Community Land and Recreation Board on January 7.

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

Alderman Whitley shared concerns about the Americans with Disabilities Act parking in the parks and in downtown.

Alderman Berberich thanked staff for their work with her during her tenure as Ward 4 Alderman.

7. UPCOMING MEETINGS

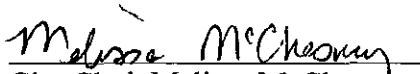
8. EXECUTIVE SESSION

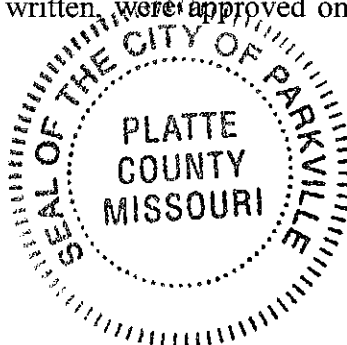
9. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 9:41 p.m.

The minutes for December 3, 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 seventeenth day of December 2024.

Submitted by:


City Clerk Melissa McChesney



NEWMARK ZIMMER 2Q24 INDUSTRIAL



Leasing Market Fundamentals

- The market tightened as leasing activity equated to 2.3 million SF of net absorption during the second quarter of 2024. Vacancy remained flat at 5.5% as net absorption counterbalanced 2.4 million SF of deliveries during the quarter, with a sizeable amount of space delivering unoccupied. Leasing velocity and rent growth in midsized and small bay industrial spaces will remain active during the next four quarters.

PARKVILLE GARAGES

INTERIOR ORIENTED GARAGE DOORS



PUBLIC ROAD SIDE



WHO USES THE INDUSTRIAL SPACE?

- MOBILE PET WASH FRANCHISOR. EQUIPS THE VEHICLES FOR DISBURSEMENT IN THE KANSAS CITY MARKET. AUSTRALIAN CONCEPT AND KC IS TEST MARKET—PARKVILLE RESIDENT
- GENERAL CONTRACTOR STORAGE FOR EQUIPMENT – PARKVILLE RESIDENT
- TINT AND CAR WRAP BUSINESS – PARKVILLE RESIDENT
- PRINTING BUSINESS – PARKVILLE RESIDENT
- HOME REMODELER – PARKVILLE RESIDENT
- MOBILE WASH BUSINESS – PARKVILLE RESIDENT
- LAWN MOWING – PLATTE COUNTY
- LANDSCAPE – PLATTE COUNTY
- CARPET CLEANING – PARKVILLE RESIDENT
- ELECTRICIAN – PLATTE COUNTY
- STORAGE – PARKVILLE RESIDENT

WHAT WE ARE NOT





WHAT ARE POSSIBLE ELEVATIONS?

- AS A PLANNED DEVELOPMENT, THE BOARD WILL REVIEW ALL PROPOSED BUILDINGS
- BUILDINGS WILL FALL UNDER THE NEW ARCHITECTURAL DESIGN STANDARDS
- LOTS PRESENTED ARE FOR ILLUSTRATION ONLY. ACTUAL COULD BE LARGER OR SMALLER.





TRAFFIC – INDUSTRIAL PARK

- Industrial Park
- Daily = 3.37 trips / 1,000 SF
- AM Peak = 0.34
- PM Peak = 0.34
- Note: Industrial Park rates were for typical SF of 55,000 – 6,762,000 SF

In this proposed layout of 5 lots we depicted 102,650 sq/ft of buildings as an example layout.

$$102,650/1000 = 102.65$$

$$102.65 \times 3.37 = 345 \text{ Trips}$$

TRAFFIC – RESIDENTIAL

- Single Family attached Housing – 100 dwelling units
- Daily = 712 Average Daily Trips
- AM Peak = 46
- PM Peak = 56

TRAFFIC – SHOPPING PLAZA

- Shopping Plaza (40k-150k SF)
- Daily = 94.49trips / 1,000 SF
- AM Peak = 3.53
- PM Peak = 9.03
- Note: Shopping Plaza rates were for typical SF of 40,000 – 150,000 SF

- $102,650/1000 = 102.65$

- $102.65 \times 94.49 = 9699.40 \text{ Trips}$

TRAFFIC – GENERAL OFFICE

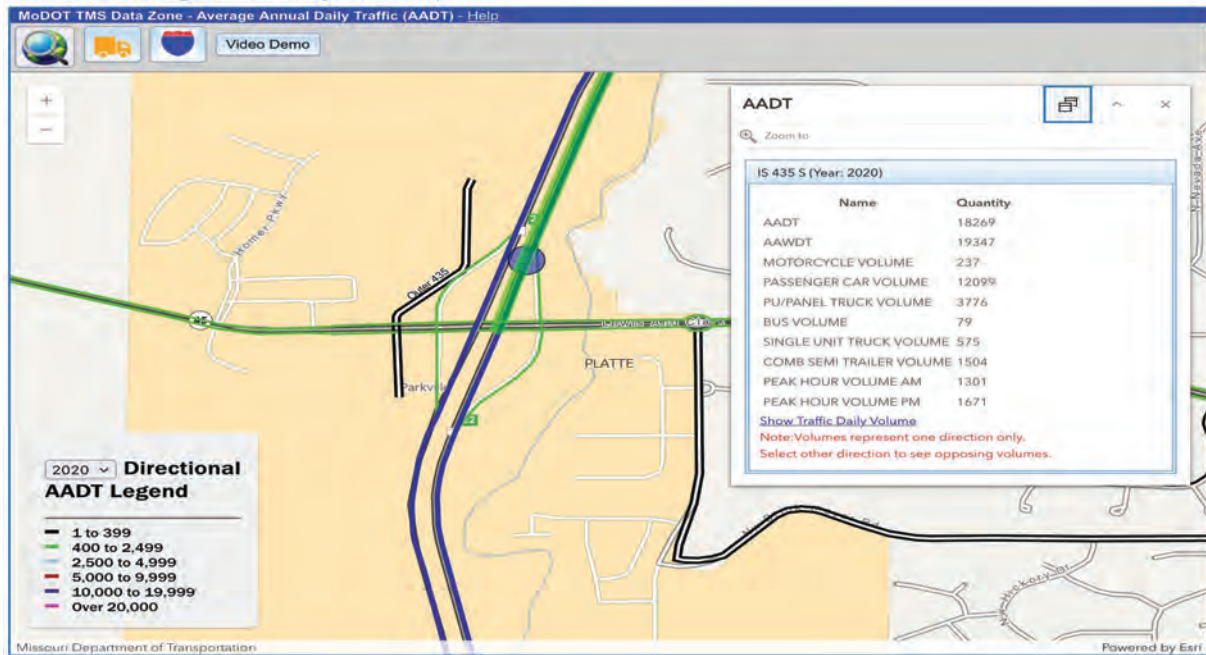
- General Office Building
- Daily = 163 trips / 1,000 SF
- AM Peak = 1.52
- PM Peak = 1.44
- Note: General Office Building rates were for typical SF of 10,000 – 1,092,000 SF

- $102,650/1000 = 102.65$

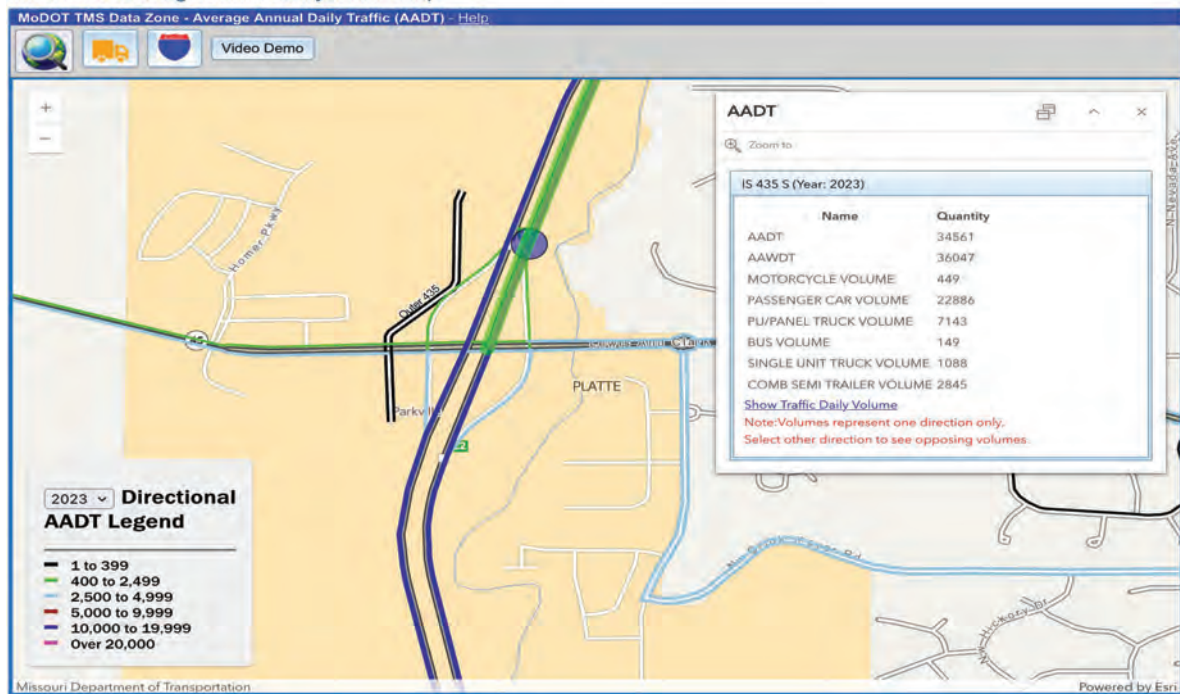
- $102.65 \times 163 = 16,731.95 \text{ Trips}$

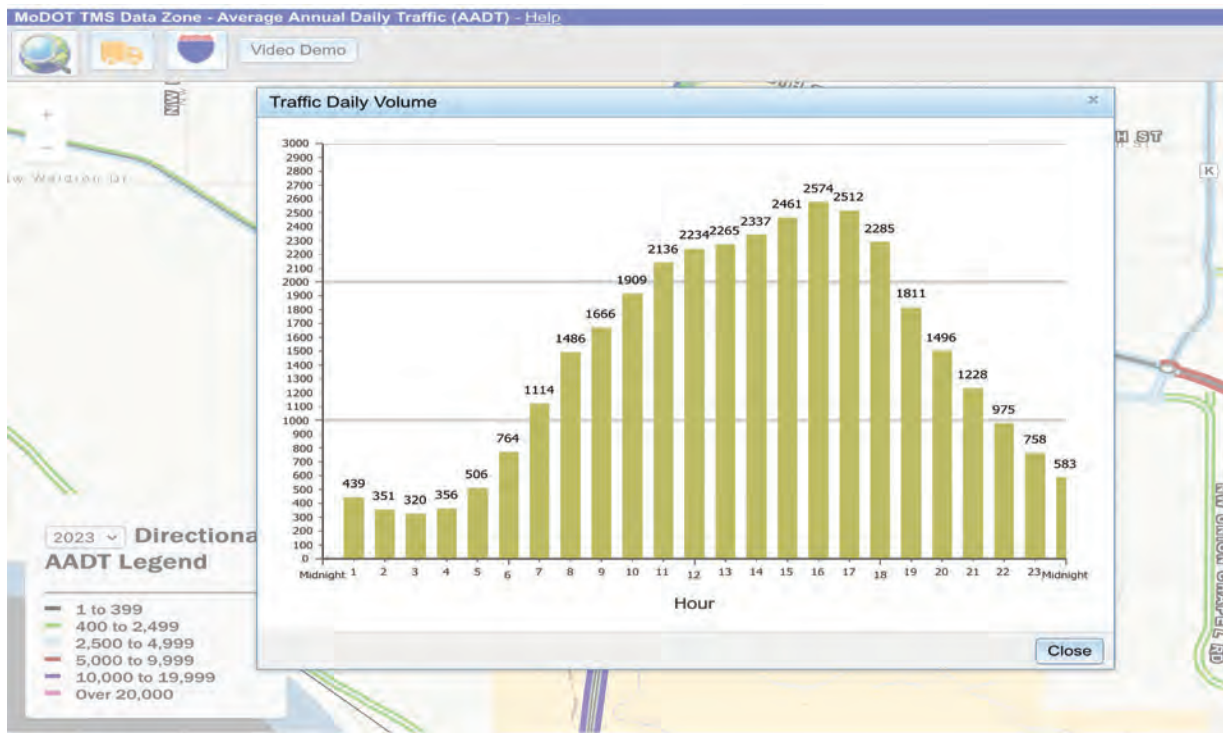
Traffic Volume Maps

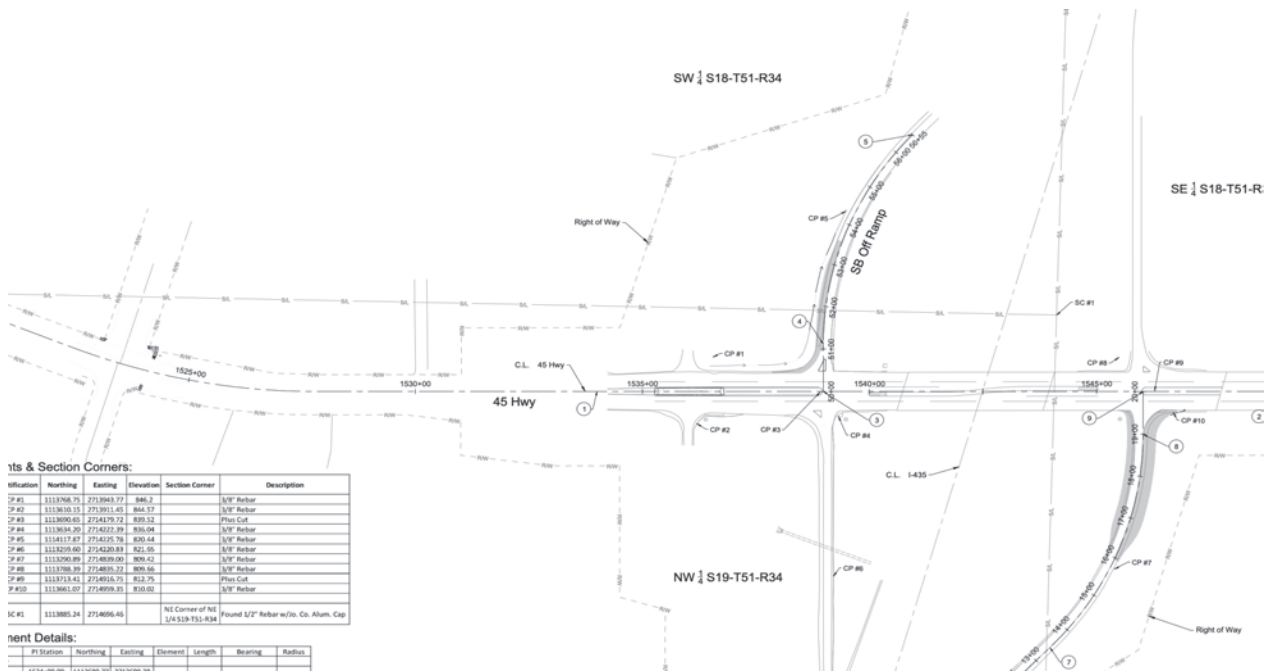
Interactive Average Annual Daily Traffic Map

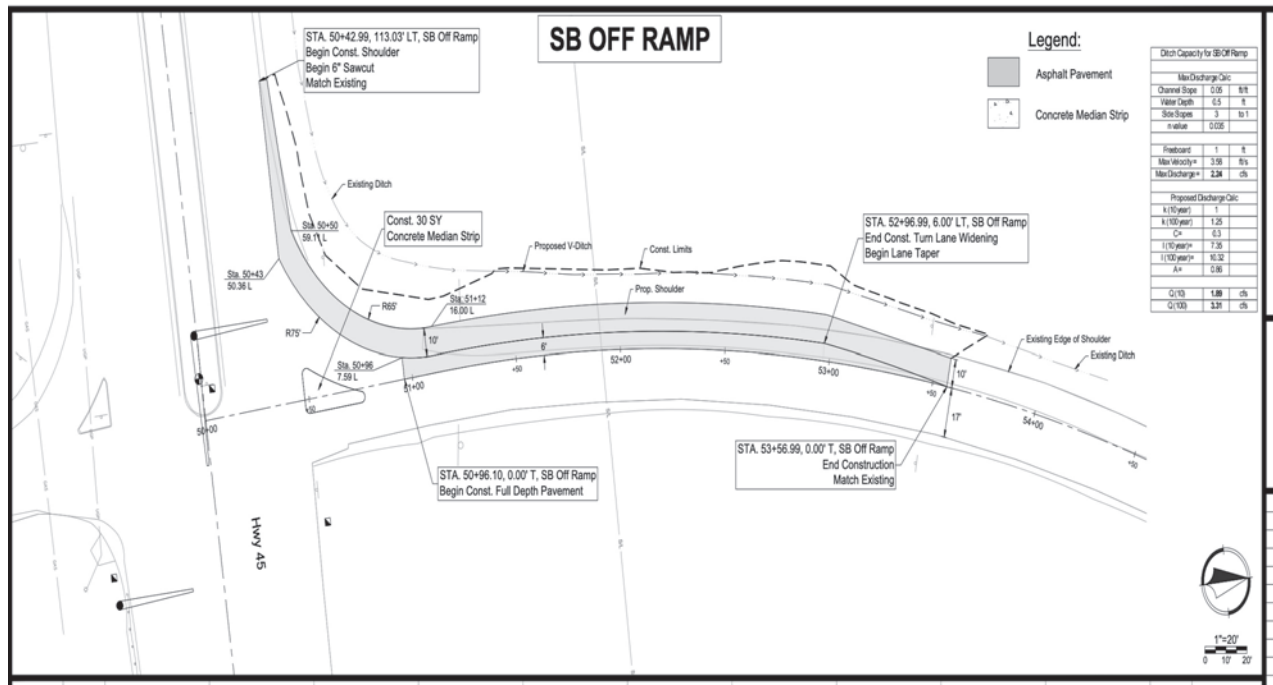


Interactive Average Annual Daily Traffic Map









Yard Extras

Shed

Recorders

Book & Page 1339-475

Previous Transfers

Date	Seller	Buyer	Recording
9/9/2020	SALMONS, WESLEY A & DAVINA D	MYER, DANIEL R & SARAH E	1339-475
8/26/2019	Z-HOLDING ESTATE LLC	SALMONS, WESLEY A & DAVINA D	1317-295
10/15/2018	LPP MORTGAGE INC		1303-712
3/21/2018	MC FARLAND, MICHAEL D & JOYCE		1293-579
12/14/2011	LPP MORTGAGE LTD		1182-950
8/30/2011	MCFARLAND, MICHAEL D		1178-158

Tax Collector Link

[Click here to view Tax Collector data.](#)

Valuation

CLICK HERE to learn more about the Assessment Process (Video)

The values displayed are CURRENT YEAR values.

	Improvements	Land	Total	Assessment
Agricultural Value	\$0.00	\$0.00	\$0.00	\$0.00
Commercial Value	\$0.00	\$0.00	\$0.00	\$0.00
Residential Value	\$167,348.52	\$19,431.00	\$186,779.52	\$35,488.00