1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:15 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on December 17, 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 (*via videoconference*)
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
Bryan Kidney, Deputy City Administrator/Finance Director
Jeffery Rhodes, Assistant City Administrator
Kevin Chrisman, Police Chief
Stephen Lachky, Community Development Director
Brittanie Propes, Parks & Recreation Director
Chris Ashley, Parks & Recreation Project Manager (*via videoconference*)
John Mautino, City Attorney

At the request of Mayor Katerndahl, local Boy Scout Jack Dotson led the Board in the Pledge of Allegiance to the Flag of the United States of America.

2. CITIZEN INPUT

A. **Present Certificate of Recognition to Jack Dotson for achieving rank of Eagle Scout**

Mayor Katerndahl presented the certificate to Jack Dotson for achieving the rank of Eagle Scout.

B. **Present a Certificate of Recognition to Bill Oliver, Nick & Jake's Parkville, for receiving the 2024 Parkville Community Development Award from the Platte County Economic Development Council**

Mayor Katerndahl presented a certificate of recognition to Bill Oliver, Nick & Jake's.

C. **Present a Certificate of Recognition to Brian Mertz for receiving the Rainmaker Award from the Platte County Economic Development Council**

Mayor Katerndahl presented a certificate of recognition to Brian Mertz.

3. CONSENT AGENDA

A. Approve the minutes for the December 3, 2024, regular meeting

B. Receive and file the crime statistics for January through October 31, 2024

C. Approve a lease with Creekside Commercial, LLC for a Police Department substation

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 8-0.

4. ACTION AGENDA

A. **Approve the second 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**

Mayor Katerndahl stated the first reading was presented on December 3. No additional information was presented.

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 ALDERNEN**, ON SECOND READING TO BECOME ORDINANCE NO. 3241.

RESULT: MOTION PASSED 8-0.

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

NOES: NONE

ABSTAIN: NONE

B. **Approve the first and second readings of Bill No. 3311, an ordinance to approve the fourth amendment to the Creekside Tax Increment Financing Plan and Projects - Case No. TIF 2024-01; Parkville Development 38, LLC; Parkville Development 50, LLC; Parkville Development 140, LLC; Parkville Development VVI, LLC, applicants**

Community Development Director Stephen Lachky stated that the Creekside Tax Increment Financing (TIF) Plan was adopted in 2019 with 14 redevelopment project areas. Lachky said that as developments were built, lot boundaries could change, which required approval of an amendment to the TIF Plan. A public hearing was held by the Planning and Zoning Commission on December 9. The proposed fourth amendment increased the redevelopment areas to 23 by adjusting the boundaries to split Redevelopment Project D into two project areas. He noted that when a project area was approved by ordinance, it began the 23-year clock.

Chris Mattix, Rouse Frets White Goss Gentile Rhodes PC, provided an overview of the TIF Plan, noting that Redevelopment Project Area D was split into two areas, with Costa Oil on Redevelopment Project Area D-1.

Lachky provided a background on the proposed ordinance for Redevelopment Project Area D-2, noting that historically, the first reading created a running history of the areas that were approved and those that were activated or changed.

Discussion focused on the timeframe to activate a project area, which was ten years.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3311, AN ORDINANCE **APPROVING THE FOURTH AMENDMENT TO THE CREEKSIDE TAX INCREMENT FINANCING PLAN AND THE RECONFIGURED REDEVELOPMENT PROJECTS AND PROJECT AREAS INCLUDED THEREIN**, ON FIRST READING.

RESULT: MOTION PASSED 8-0.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3311, AN ORDINANCE **APPROVING THE FOURTH AMENDMENT TO THE CREEKSIDE TAX INCREMENT FINANCING PLAN AND THE RECONFIGURED REDEVELOPMENT PROJECTS AND PROJECT AREAS INCLUDED THEREIN**, ON SECOND READING TO BECOME ORDINANCE NO. 3242.

RESULT: MOTION PASSED 8-0.

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

NOES: NONE

ABSTAIN: NONE

C. **Items related to the Creekside Tax Increment Financing Plan and Projects - Case No. TIF 2024-01; Parkville Development 38, LLC; Parkville Development 50, LLC; Parkville Development 140, LLC; Parkville Development VVI, LLC, applicant**

1. **Approve the first and second readings of Bill No. 3312, an ordinance to approve Redevelopment Project Area D-1 of the Creekside Tax Increment Financing Plan as a redevelopment project and adopting tax increment financing therein**

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3312, AN ORDINANCE **APPROVING REDEVELOPMENT PROJECT AREA D-1 OF THE CREEKSIDE TAX INCREMENT FINANCING PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN,** ON FIRST READING.

RESULT: MOTION PASSED 8-0.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3312, AN ORDINANCE **APPROVING REDEVELOPMENT PROJECT AREA D-1 OF THE CREEKSIDE TAX INCREMENT FINANCING PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN,** ON SECOND READING TO BECOME ORDINANCE NO. 3243.

RESULT: MOTION PASSED 8-0.

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

NOES: NONE

ABSTAIN: NONE

2. **Approve the first reading of Bill No. 3313, an ordinance to approve Redevelopment Project Area D-2 of the Creekside Tax Increment Financing Plan as a redevelopment project and adopting tax increment financing therein**

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3313, AN ORDINANCE **APPROVING REDEVELOPMENT PROJECT AREA D-2 OF THE CREEKSIDE TAX INCREMENT FINANCING PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN**, ON FIRST READING AND POSTPONE THE SECOND READING INDEFINITELY.

RESULT: MOTION PASSED 8-0.

D. **Approve the second 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-P" Light Industrial District - Case No. PZ 2024-27; Parkville Industrial, LLC, applicant**

Mayor Katerndahl stated that the first reading was presented on December 3. Community

Development Director Stephen Lachky noted that the only change was adding the provision regarding outdoor storage to match the standard for commercial zoning.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN BENNETT 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-P" LIGHT INDUSTRIAL DISTRICT,** ON SECOND READING TO BECOME ORDINANCE NO. 3244.

RESULT: MOTION PASSED 6-2.

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

NOES: TINA WELCH, BRIAN T. WHITLEY

ABSTAIN: NONE

E. **Approve the second 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**

Mayor Katerndahl stated the first reading was presented December 3. No additional information was presented.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN BENNETT TO APPROVE BILL NO. 3310, AN ORDINANCE **APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR CREEKSIDE INDUSTRIAL COMPLEX**, ON SECOND READING TO BECOME ORDINANCE NO. 3245.

RESULT: MOTION PASSED 6-2.

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

NOES: TINA WELCH, BRIAN T. WHITLEY

ABSTAIN: NONE

F. **Approve the first and second readings of Bill No. 3314, an ordinance to amend Parkville Municipal Code Chapter 407 and other sections as part of a comprehensive update to City's landscape design standards - Case No. PZ 2024-32**

Mayor Katerndahl said he was concerned that five planting categories would be difficult to manage.

Chris Cline, Confluence, provided an overview of the changes recommended by the Planning and Zoning Commission, noting that the intent of the proposed amendments was not to make it complicated, which turned out to be. He said they worked hard to address comments received throughout the process and recommended putting something in place and making adjustments if needed.

Community Development Director Stephen Lachky said the proposed text amendment was set up by the Planning and Zoning Commission with the broader goal of capturing a majority of the trees and shrubs in the appendices, which could be expanded if needed without amending the Municipal Code.

Discussion focused on the percentage of native plantings not being part of the Code, but that did not mean it was not happening; concerns that going from no standard to a 70 percent standard was too big of a step; and the standards only applied to future applications that would be submitted after they were approved.

The following members of the public provided comments: Mary Jane Kuehn, 9751 Promenade Drive; and Sheryl Biermann, 5310 NW Bluffs Way.

Further discussion focused on making adjustments as needed; minor changes at the discretion of the Community Development Director; adding a reference in Section 407.060, subsection C to Section 407.020, subsection F regarding the percentage of natives required; and fixing the scrivener's errors. Concerns were shared about the requirement to add two new trees for single-family homes and enforcing lighting spillage.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3314, AN ORDINANCE **AMENDING CHAPTER 407 OF THE CODE OF ORDINANCES OF THE CITY OF PARKVILLE AS PART OF A COMPREHENSIVE UPDATE TO THE CITY'S LANDSCAPE DESIGN STANDARDS**, ON FIRST READING.

It was noted that the motion did not include reference to the errors stated during discussion of the item.

RESULT: ALDERMAN WELCH WITHDREW HER SECOND.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3314, AN ORDINANCE **AMENDING CHAPTER 407 OF THE CODE OF ORDINANCES OF THE CITY OF PARKVILLE AS PART OF A COMPREHENSIVE UPDATE TO THE CITY'S LANDSCAPE DESIGN STANDARDS WITH CORRECTIONS OF THE SCRIVENER'S ERRORS STATED DURING DISCUSSION OF THE ITEM**, ON FIRST READING.

RESULT: MOTION PASSED 6-2 (LEE AND BERBERICH OPPOSED).

With the passage of the revised motion, City Attorney John Mautino stated that the second reading would be presented as an amended bill and would include the approved changes.

G. **Approve Resolution No. 24-016 to approve an agreement with the Mid-America Regional Council to administer the Parkville Sidewalk Gap Inventory and Rating Plan project**

Community Development Director Stephen Lachky said that the Mid-America Regional Council authorized Planning Sustainable Places grant funding every two years to municipalities to help fund local plans. The City received a $19,000 grant, which required a 20 percent local match. Following approval, MARC would release a request for proposals to find a qualified consultant to work on the plan in 2025.

Discussion focused on concerns that the total amount was not enough to cover the entire city. To reduce costs, the scope could be reduced or some of the work could be done in-house.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO **APPROVE RESOLUTION NO. 24-016 AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT WITH THE MID-AMERICA REGIONAL COUNCIL TO ADMINISTER THE PARKVILLE SIDEWALK GAP INVENTORY AND RATING PLAN PROJECT.**

RESULT: MOTION PASSED 8-0.

City Administrator Alexa Barton clarified that the consultant would create a plan and City staff would complete the assessment.

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.

2. **Hiring Incentive Policy: Police Department**

   City Administrator Alexa Barton said that an administrative policy would provide a hiring incentive to police officers that would be paid out over a two-year timeframe.

3. **City Offices Closed December 25-27 - Christmas**

4. **City Offices closed January 1, 2025 - New Year's Day**

B. Police Department

Police Chief Kevin Chrisman provided an update on the archery hunt at Park University, noting that a total of eight deer were taken.

Chrisman provided an overview of Shop with a Cop that was held on December 15, noting that shopping was done with 18 families and 45 children. He thanked his staff, Parkville Area Chamber and EDC Executive Director Ed Linnebur, City Clerk Melissa McChesney and Court Administrator Toni Rizzuti for their help at the event. He recognized Jim Ecton, Level Builders, his wife Jill, and his staff, Lisa, and the Missouri State Highway Patrol for their help. Chrisman added that they would be helping another family that reached out after the event.

C. **Community Development**

Community Development Director Stephen Lachky said that he met with City Attorney John Mautino to review Missouri's regulations regarding chickens. He said it did not impact the City regulations, but staff would review the Municipal Code to determine if changes were needed.

1. **Development Updates**

D. **Public Works**

City Administrator Alexa Barton provided updates, noting that Spire was continuing to work into the Riss Lake subdivision and would be notifying residents that would be affected by the construction; and Google planned to be on the north side of the Creekside development.

She provided an update on staff certifications, including Director of Operations Richard Wilson for completing his certification in the Public Works Institute in the Kansas City Chapter of the American Public Works Association; Nick Lightner for receiving his Roadway Flagger certification that allowed him to teach flagging operations.

E. **Parks & Recreation**

Parks and Recreation Director Brittanie Propes said that Tom Barnard and Travis Phelan completed the course to be a Certified Arborist; staff would attend an online sports turf conference to learn how to maintain sports fields to a better standard; and staff would attend the National Parks and Recreation Association Maintenance Rodeo. She added that the first 5K race was scheduled for January 4, 2025, and 17 others were booked for 2025 to-date.

Propes said that a work session would be held with the Community Land and Recreation Board on January 7 to review the results of the parks and recreation survey with SWT Design and the ETC Institute. Following the work session, a second community input meeting would be held to receive feedback on project priorities. A separate work session would be scheduled to review the results of the citizen satisfaction survey portion.

Propes added that Christmas on the River was successful, and she received positive feedback about the Holiday Wonder Walk in English Landing Park.

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

Mayor Katerndahl presented a gift to Alderman Berberich for her tenure as Ward 4 Alderman.

7. UPCOMING MEETINGS

8. EXECUTIVE SESSION

9. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 9:11 p.m.

The minutes for December 17, 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 seventh day of January 2025.

Submitted by:

Melissa McChesney
City Clerk Melissa McChesney

SEAL OF THE CITY OF PARKVILLE
PLATTE COUNTY MISSOURI