1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 6:30 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on May 6, 2025, 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 Abby LacKamp

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
Dan Harper, Public Works Director
Stephen Lachky, Community Development Director
Brittanie Propes, Parks & Recreation Director
John Mautino, City Attorney

Cub Scout Pack 4433 led the Board in the Pledge of Allegiance to the Flag of the United States of America.

2. CITIZEN INPUT

A. Recognize Park University Athletics for their recent accomplishments

Mayor Katerndahl presented the certificate of recognition to Interim Park University President Dr. Swanson, Men's Volleyball and Women's Beach Volleyball Coach Michael Talamantes, Head Cheer Coach Madalyn Coffman, and members of each team.

B. Proclaim May 4-10, 2025, as Municipal Clerks Week

Mayor Katerndahl presented the proclamation to City Clerk Melissa McChesney.

C. **Proclaim May 4-10, 2025, as Missouri Local Government Week**

Mayor Katerndahl presented the proclamation to City Administrator Alexa Barton, Deputy City Administrator/Finance Director Bryan Kidney, Assistant City Administrator Jeffery Rhodes, Police Chief Kevin Chrisman, Community Development Director Stephen Lachky, Public Works Director Dan Harper, and Parks and Recreation Director Brittanie Propes.

D. **Proclaim May 11-17, 2025, as Police Week**

Mayor Katerndahl presented the proclamation to Police Chief Kevin Chrisman.

Brent Uhrmacher, 6241 Northlake Drive, provided comments regarding Americans with Disabilities (ADA) parking.

Community Development Director Stephen Lachky introduced new employees Ausitn Rice, Building Official, and Chris Aponte, Building Inspector.

3. CONSENT AGENDA

A. Approve the minutes for the April 15, 2025, regular meeting

B. Approve the minutes for the April 15, 2025, work session

C. Approve Resolution No. 25-006 to approve the slate of nominations for the Parkville Old Towne Market Community Improvement District through June 30, 2026, and June 30, 2028

D. Approve a retail liquor by the drink picnic license for Alphapointe for the C&C Group/Alphapointe Golf Tournament at The National on May 12, 2025

E. Approve Resolution No. 25-007 to approve an engineering and architectural professional services agreement with Gibbens, Drake & Scott Inc.

F. Approve Resolution No. 25-008 to approve a farming use agreement with Wright Livestock, Inc. for property near the wastewater treatment plant

G. Approve Resolution No. 25-009 to approve the third amendment to farmers market use agreement with the Parkville Farmers Market Association

H. Approve a retail liquor by the drink picnic license for the American Legion for a graduation party in the downtown alley on May 10, 2025

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. Appoint an Acting President of the Board through the second meeting in April 2026

ACTION: IT WAS MOVED BY ALDERMAN WELCH AND SECONDED BY ALDERMAN WASSMER TO **APPOINT ALDERMAN WYLIE AS ACTING PRESIDENT OF THE BOARD THROUGH THE SECOND MEETING IN APRIL 2026.**

RESULT: MOTION PASSED 8-0.

B. Approve the first and second readings of Bill No. 3325, an ordinance dissolving the Special Allocation Fund for the Tax Increment Financing District of the City of Parkville, Missouri, Parkville Commons Redevelopment Area and terminating the designation of a certain portion of the City of Parkville, Missouri, relating to said redevelopment area and authorizing certain actions relating thereto

Deputy City Administrator/Finance Director Bryan Kidney stated that the Parkville Commons Tax Increment Financing (TIF) District was created in 2002, and it included a community improvement district, a transportation development district, and a neighborhood improvement district. The portion that the City participated in the most was the TIF and the City allocated 50 percent of the economic development taxes. Kidney said that over the 20-year term of the TIF, a total of approximately $8.9 million went to the developer. The statutory period expired in December 2024 and there were no additional funds to distribute. He added that sales taxes collected would be placed in the General Fund and the Transportation Fund.

City Administrator Alexa Barton said that, from her perspective, the project was a success story about how a development incentive package helped the community. She thanked Dale Brouk for his efforts.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3325, AN ORDINANCE **DISSOLVING THE SPECIAL ALLOCATION FUND FOR THE TAX INCREMENT FINANCING DISTRICT OF THE CITY OF PARKVILLE, MISSOURI PARKVILLE COMMONS REDEVELOPMENT AREA AND TERMINATING THE DESIGNATION OF A CERTAIN PORTION OF THE CITY OF PARKVILLE, MISSOURI, RELATING TO SAID REDEVELOPMENT AREA AND AUTHORIZING CERTAIN ACTIONS RELATING THERETO,** ON FIRST READING.

RESULT: MOTION PASSED 8-0.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3325, AN ORDINANCE **DISSOLVING THE SPECIAL ALLOCATION FUND FOR THE TAX INCREMENT FINANCING DISTRICT OF THE**

CITY OF PARKVILLE, MISSOURI PARKVILLE COMMONS REDEVELOPMENT AREA AND TERMINATING THE DESIGNATION OF A CERTAIN PORTION OF THE CITY OF PARKVILLE, MISSOURI, RELATING TO SAID REDEVELOPMENT AREA AND AUTHORIZING CERTAIN ACTIONS RELATING THERETO, ON SECOND READING TO BECOME ORDINANCE NO. 3256.

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, STEPHEN MELTON, MICHAEL LEE, ABBY LACKAMP

NOES: NONE

ABSTAIN: NONE

C. **Approve the first reading of Bill No. 3326, an ordinance to authorize and direct the submission at the August 5, 2025, public election to the qualified voters of the City of Parkville the question of whether the City shall continue to collect its property tax levy of $0.1665, which was levied through the year 2024 under voter approval from 2004 (for another 20 years) to fund costs related to services, facilities and infrastructure provided by the City**

City Administrator Alexa Barton stated that at the prior year's strategic planning session, the Board discussed extending the general temporary levy. The final year of collection, 2024, was confirmed by the Missouri State Auditor. In order for the levy to continue, a ballot question had to be included on the August 5, 2025, election. Barton said that over the years, the amount collected was reduced due to the Handcock Amendment and would be adjusted accordingly if it was extended. The revenue collected would be used for City facilities, services, and infrastructure. The results of the citizen satisfaction survey showed residents wanted the City to focus on streets, sidewalks, and curbs. Barton recommended using the funds for City Hall repairs and improvements, a new transportation building and/or a secondary location, and the remaining for City infrastructure. She requested that the Board discuss two points; they included continuing the levy for another 20 years or continuing it in perpetuity because the City would always have needs in the three areas. Two options for spending the money included making a large purchase or 20-year bond, and a pay-as-you-go approach so any project in another area that needed funds could be budgeted for and included in the capital improvement plan.

Discussion focused on the timing of the item being presented to the Board, setting a sunset to keep the public updated on the use of the funds collected, specifying projects in the ballot language and potential issues, short-term financing, the allocation of the revenue between the three areas proposed, removing the word services from the ballot language, and extending what was already being collected.

The consensus pf the Board was to remove the word services from the ballot language and setting it to sunset in 20 years.

City Attorney John Mautino stated the next steps were to make a motion to reflect the intent and move forward with the first reading to limit the collection of the revenue for 20 years and remove the word services from the ballot language. The second reading would reflect the changes made in the motion for the first reading of the bill.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO **PROCEED WITH THE FIRST READING OF BILL NO. 3326 TO CONTINUE THE PROPERTY TAX LEVY TO SUNSET IN 20 YEARS AND REMOVE SERVICES FROM THE BALLOT LANGUAGE.**

RESULT: MOTION PASSED 8-0.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3326, AN ORDINANCE **AUTHORIZING AND DIRECTING THE SUBMISSION AT THE PUBLIC ELECTION TO BE HELD AUGUST 5, 2025, TO THE QUALIFIED VOTERS OF THE CITY OF PARKVILLE, MISSOURI THE QUESTION OF WHETHER THE CITY SHALL CONTINUE COLLECTING ITS PROPERTY TAX LEVY OF $0.1665, WHICH WAS LEVIED THROUGH THE YEAR 2024 UNDER VOTER APPROVAL FROM 2004 FOR ANOTHER 20 YEARS TO FUND COSTS RELATED TO FACILITIES, AND INFRASTRUCTURE PROVIDED BY THE CITY**, ON FIRST READING AND POSTPONE THE SECOND READING TO MAY 20, 2025.

RESULT: MOTION PASSED 8-0.

D. **Hold a public hearing and approve the first and second readings of Bill No. 3327, an ordinance to approve the ninth amendment to the Downtown Parkville Redevelopment Plan to approve the 100 Main Street Redevelopment Project pursuant to RSMo Chapter 353 and the Downtown Parkville Redevelopment Plan - Case No. URC 2025-01; Brian Mertz, Frank Main Street, LLC, applicant**

Community Development Director Stephen Lachky stated that the applicant requested a tax abatement to make improvements to the 100 Main Street property. The project qualified for Level B incentives of 90 percent property tax abatement for up to 12 years. Lachky added there would be a positive net benefit of approximately $11,000 to the taxing districts. The Downtown Parkville Redevelopment Corporation recommended approval on April 2.

Mayor Katerndahl opened the public hearing. Brian Mertz, applicant, stated that the new business would sell New England seafood-type food. The Mayor opened the floor to public comments. Hearing none, he closed the public hearing.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3327, AN ORDINANCE **APPROVING THE NINTH AMENDMENT TO THE**

DOWNTOWN PARKVILLE REDEVELOPMENT PLAN TO APPROVE THE 100 MAIN STREET PROJECT AS REDEVELOPMENT PROJECT 10 AND AUTHORIZING TAX ABATEMENT AS DESCRIBED 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. 3327, AN ORDINANCE **APPROVING THE NINTH AMENDMENT TO THE DOWNTOWN PARKVILLE REDEVELOPMENT PLAN TO APPROVE THE 100 MAIN STREET PROJECT AS REDEVELOPMENT PROJECT 10 AND AUTHORIZING TAX ABATEMENT AS DESCRIBED THEREIN**, ON SECOND READING TO BECOME ORDINANCE NO. 3257.

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, STEPHEN MELTON, MICHAEL LEE, ABBY LACKAMP

NOES: NONE

ABSTAIN: NONE

E. **Approve Change Order No. 3 to the agreement with E.L. Crawford Construction for additional enhancements to streetscaping, greenscaping, accessibility improvements, and optimized parking flow as part of the Parkville Farmers Market project and to authorize the City Administrator authority to approve change orders not to exceed 5% of the new total value of said agreement**

Parks and Recreation Director Brittanie Propes provided an overview of the proposed change order, noting that three items were in addition to the original scope of the project. They were intended to add long-term value to improve traffic flow and safety in the area and provide wider sidewalks and greenways to help make it feel like a park. The new design included sidewalks that were aligned; parallel parking that was changed to angled parking, which added a net gain of five parking spaces; the northern entrance was closed off for parking to provide additional greenspace; and Americans with Disabilities Act parking spaces were increased. Propes said the additional work would not affect the opening of the farmers market structure and would take an additional six weeks to complete. She added that staff recognized the scope would be increased, but the changes would benefit the overall project.

City Administrator Alexa Barton said that the changes would create more of an accessibility viewpoint. She recommended using trail funds from the Use Tax Fund for the additional enhancements.

Discussion focused on requesting funding assistance from the Parkville Old Towne Market

Community Improvement District, consideration of connecting the improvements to the Route 9 project, and giving the City Administrator authority to approve change orders up to five percent of the total cost.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO **APPROVE CHANGE ORDER NO. 3 TO THE PARKVILLE FARMERS MARKET AGREEMENT WITH E.L. CRAWFORD CONSTRUCTION, DATED NOVEMBER 19, 2024, FOR ADDITIONAL ENHANCEMENTS TO STREETSCAPING, GREENSCAPING, ACCESSIBILITY IMPROVEMENTS, AND OPTIMIZED PARKING FLOW AS PART OF THE PARKVILLE FARMERS MARKET PROJECT IN THE AMOUNT OF $206,296, BRINGING THE NEW TOTAL OF THE AGREEMENT TO $1,765,899; AND TO AUTHORIZE THE CITY ADMINISTRATOR THE AUTHORITY TO APPROVE CHANGE ORDERS NOT TO EXCEED 5% ($88,295) OF THE NEW TOTAL VALUE OF SAID AGREEMENT.**

RESULT: MOTION PASSED 6-1 (WHITLEY OPPOSED).

5. STAFF UPDATES ON ACTIVITIES

A. Administration

City Administrator Alexa Barton said that Public Works Director Dan Harper reviewed possible options for ADA parking north of the railroad tracks on Main Street. Staff reached out to E.L. Crawford Construction, the contractor for the farmers market shelter/structure project, and they provided a cost estimate of $24,800. She noted that the curb and sidewalk program or the mill and overlay program would need to be adjusted to cover the non-budgeted cost, and it could be a temporary fix until improvements were made from the Route 9 downtown project. The consensus of the Board was to hold a work session on May 20 to discuss ADA downtown.

Barton added there would not be any Finance Committee meetings in May.

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. Regional Tourism, Collaboration, Communication, and Coordination (T3C)

City Administrator Alexa Barton stated that the Parade of Hearts would be expanded to include a tourism component, which would be focused on the 2026 FIFA World Cup. The Regional Tourism, Collaboration, Communication, and Coordination (T3C) requested $10,000 from municipalities. She said the Mayor would need to nominate someone for the

Board of Aldermen to approve to represent the City who would have authority to make decisions on behalf of the City. The money would be funded by the Economic Development Fund.

ACTION: IT WAS MOVED BY ALDERMAN DOUGLAS AND SECONDED BY ALDERMAN WELCH TO **AUTHORIZE $10,000 BE PAID TO T3C, AS REQUESTED.**

RESULT: MOTION PASSED 7-1 (WHITLEY OPPOSED).

3. **2025 Meet & Mingle Events**

4. **City Holiday Observation of Juneteenth (Thursday, June 19) and City Floating Holiday (Friday, June 20)**

B. **Police Department**

C. **Community Development**

Community Development Director Stephen Lachky stated the Casey's gas station at the intersection of Highway 45 and Route 9 was converting ten employee parking spaces to six electric vehicle charging stations on the north end of the property.

1. **Development Updates**

Lachky said on May 13, the Planning and Zoning Commission would hold a public hearing on a request to rezone Hills at the National, which would be presented to the Board of Aldermen at a future date, along with a request for annexation. They would also hold a public hearing to consider a text amendment to increase short-term rentals during the 2026 FIFA World Cup at the meeting.

D. **Public Works**

Public Works Director Dan Harper said the Spring Yard Waste Drop Off event would end on May 23 and electronics recycling and paper shredding events would be held on June 7.

E. **Parks & Recreation**

Parks and Recreation Director Brittanie Propes said there would be a pre-bid meeting for the Main Street Bridge into Platte Landing Park on May 7; and the contractor would install the new HVAC system at the train depot on May 7. She said the U.S. Army Engineer Research and Development Center said the Johnson Grass in the wetlands was less than they anticipated and needed to be managed, and the aquatic plant species were doing well. She added that Neal Young, Missouri Department of Conservation, visited two weeks prior and was excited to see how the wetlands were progressing.

1. **Parks and Recreation Events List**

Propes provided updates on special events, noting that the City hosted an Arbor Day event on April 25; Symphony in the Park was held on May 1; Movie Night at Creekside and Cruise Night were held on May 3; and a ribbon cutting for Gateway Park was scheduled for May 16. She added that the Parkville Rotary was working on two projects. One was at the entrance to English Landing Park to add a "Peace Pole" and landscaping and the second was to add landscaping and signage at the stone circle near the Waddell Bridge.

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

7. UPCOMING MEETINGS

8. EXECUTIVE SESSION

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO **ENTER INTO EXECUTIVE SESSION TO DISCUSS REAL ESTATE MATTERS PURSUANT TO RSMO 610.021(2).**

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, STEPHEN MELTON, MICHAEL LEE, ABBY LACKAMP

NOES: NONE

ABSTAIN: NONE

The Board entered the executive session at 8:36 p.m. At 9:14 p.m., the Board reconvened in open session and announced that no action was taken.

9. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 9:14 p.m.

The minutes for May 6, 2025, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the twentieth day of May 2025.

Submitted by:

Melissa McChesney

City Clerk Melissa McChesney

SEAL OF THE CITY OF PARKVILLE
PLATTE COUNTY MISSOURI