

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:28 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on June 17, 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 3 Alderman Stephen Melton
Ward 4 Alderman Michael Lee
Ward 4 Alderman Abby LacKamp

Absent:

Ward 2 Alderman Bob Bennett - *with prior notice*
Ward 3 Alderman Douglas Wylie - *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
Jon Jordan, Police Captain
Nick Lightner, Assistant 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.

Mayor Katerndahl announced that the three action items related to The Hills at the National would be postponed to the meeting on August 5 at the request of the applicant and developer.

2. CITIZEN INPUT

A. John Mauro regarding year-round fireworks sales

John Mauro provided comments regarding year-round fireworks sales; presentation attached as Exhibit A.

B. Recognize Parkville Nature Sanctuary volunteers for the boardwalk project

Mayor Katerndahl recognized the volunteers that worked on the boardwalk at the Parkville Nature Sanctuary.

3. CONSENT AGENDA

- A. Approve the minutes for the June 3, 2025, regular meeting
- B. Approve the minutes for the June 3, 2025, work session
- C. Receive and file the crime statistics for January through April 2025

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

RESULT: MOTION PASSED 6-0.

4. PUBLIC HEARINGS

5. ACTION AGENDA

- A. Approve the first and second readings of Bill No. 3335, an ordinance to extend the limits of the City of Parkville by voluntary annexation to include described real estate in unincorporated Platte County, Mo. generally located between NW Crooked Road and N. National Drive - Platte County parcel nos. 20-5.0-21-100-001-038.000 (16.47 acres, more or less), 20-5.0-22-200-000-008.000 (6.06 acres, more or less), 20-5.0-21-400-001-001.000 (9.28 acres, more or less), 20-5.0-22-300-002-004.000 (4.48 acres, more or less), and 20-5.0-21-400-001-002.000 (0.71 acres, more or less) - The Hills at The National LLC, applicant

Postponed to August 5.

- B. Approve the first and second reading of Bill No. 3329, an ordinance to rezone five parcels on 39.4 acres, more or less, for The Hills at The National to City of Parkville "R-2-P" Planned Single-Family Residential - Case No. PZ 2023-17B; The Hills at The National, LLC, applicant

Postponed to August 5.

- C. Approve the first and second reading of Bill No. 3336, an ordinance to approve the final plat of The Hills at The National 1st Plat, a subdivision in Parkville, Platte County, Missouri - Case No. PZ 2025-12; The Hills at The National, LLC, applicant

Postponed to August 5.

- D. Approve Resolution No. 25-012 to approve an agreement with McAnany Construction Inc. for the 2025 Mill and Overlay Program and to authorize the Mayor to execute said agreement on behalf of the City

City Administrator Alexa Barton stated that the policy report provided the outline of the

contract and the roads that would be addressed for the mill and overlay project, using the Ultrathin Bonded Asphalt Surface technology.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WELCH TO APPROVE RESOLUTION NO. 25-012 APPROVING AN AGREEMENT WITH MCANANY CONSTRUCTION INC. FOR THE 2025 MILL AND OVERLAY PROGRAM IN THE ESTIMATED AMOUNT OF \$288,275 AND AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT ON BEHALF OF THE CITY.

RESULT: MOTION PASSED 6-0.

E. **Approve Resolution No. 25-014 to award the bid for the Platte Landing Park Vehicular Bridge Modifications and New Pedestrian Bridge Project to Linaweaver Construction Inc. and to authorize the mayor to execute an agreement for the same**

Parks and Recreation Director Brittanie Propes said the single-lane bridge on Main Street over Rush Creek that led into Platte Landing Park would be converted into a two-lane vehicular bridge. The pedestrian lane would be removed and a new stand-alone pedestrian bridge would be constructed to connect the trail system and separate pedestrians from vehicles. The project was anticipated to take three to four months to complete, with the vehicular bridge being converted first. She noted the City received a \$40,000 Platte County Outreach Grant and three bids were received for the project, with Linaweaver being the low bidder.

Discussion focused on the project being a priority of the Community Land and Recreation Board.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WELCH TO APPROVE RESOLUTION NO. 25-014 AWARDED THE BID FOR THE PLATTE LANDING PARK VEHICULAR BRIDGE MODIFICATIONS AND NEW PEDESTRIAN BRIDGE PROJECT TO LINAWEAVER CONSTRUCTION INC. IN THE AMOUNT OF \$335,439 AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR THE SAME.

RESULT: MOTION PASSED 6-0.

6. 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. **City Hall Closed June 19-20 - Juneteenth**

City Administrator Alexa Barton stated that City Offices would be closed June 19-20.

B. **Police Department**

Police Captain Jon Jordan provided an overview of police staff that had been hired since January. He added that the Mobile Data Terminal project was moving along.

C. **Community Development**

1. **Development Updates**

Community Development Director Stephen Lachky said that the developer and application for The Hills at the National requested that the items be postponed to the August 5 meeting because they planned to address resident concerns. They were continuing to work with the Parkville Special Road District to address comments they had received.

Lachky added that the Board would be considering a development application at the July 1 meeting for Creekside Irish Golf, which was proposed on a vacant property west of Brush Creek.

D. **Public Works**

Public Works Assistant Director Nick Lightner said that bids were being accepted for the curb and sidewalk project and staff hoped to kick off it off by summer and complete it by the end of October. He added that the sidewalk gap study would be completed soon and Spire was still working in he Riss Lake subdivision.

E. **Parks & Recreation**

Parks and Recreation Director Brittanie Propes said the stone for the farmers market shelter/structure had arrived and if the project stayed on track, the east side was anticipated to be completed by July 17 before the farmers market on July 19. She added that staff planned to have a ribbon-cutting event once the full project was completed, and she would know more about completing the west side of the project and street closures after the east side was done.

Propes said that Park Superintendent Tom Barnard's last day was July 13, and she was looking to hire his replacement. She was also looking at hiring a couple more seasonal staff for the summer.

She provided a summary of the Parks and Recreation Month events and said the department had a new partnership with the School of Rock for monthly concerts at the McKeon Stage in English Landing Park on the third Friday of every month. The department was partnering with a soccer organization associated with the FIFA World Cup who would host a one-week soccer camp the week of July 28. She added that Mothers on the Move at Creekside would be walking the Brush Creek Trail.

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

Alderman Whitley asked about the status of parking in English Landing Park, which was discussed on June 3. It was noted that it would be discussed at the Community Land and Recreation Board's July meeting.

Alderman Lee asked about the status of the streetlights in Thousand Oaks and City Attorney John Mautino said news would be coming soon. He also noted the Friends of the Parkville Animal Shelter would hold an open house on June 21.

8. UPCOMING MEETINGS

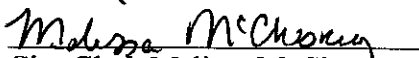
9. EXECUTIVE SESSION

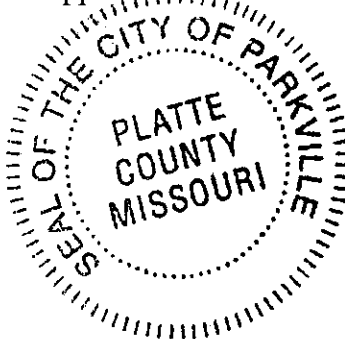
10. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 8:19 p.m.

The minutes for June 17, 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 first day of July 2025.

Submitted by:


City Clerk Melissa McChesney





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Agenda

- ▶ Introduction
- ▶ Current ordinance & proposal
- ▶ Location for Johnny's Fireworks KC
- ▶ BC Big Booms building and concept
- ▶ Adherence to local Parkville building requirements
- ▶ Example building ideas
- ▶ Financials
- ▶ Impacts to Parkville and the local community

The image shows a presentation slide titled 'Agenda'. The title is in a large, blue, sans-serif font. Below the title is a list of eight items, each preceded by a blue right-pointing triangle. The list items are: Introduction, Current ordinance & proposal, Location for Johnny's Fireworks KC, BC Big Booms building and concept, Adherence to local Parkville building requirements, Example building ideas, Financials, and Impacts to Parkville and the local community. In the top right corner of the slide, there is a small version of the Johnny's Fireworks KC logo, which features a stylized firework exploding upwards with the text 'JOHNNY'S FIREWORKS KC' and 'LET'S GO BOOM!' below it. The slide has a blue geometric pattern on the right side.

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Johnny's Fireworks KC



- New small business owner; Johnny's Fireworks KC
- Intend to sell throughout the year.
- Underway in buying a plot of land in Parkville and building a permanent structure (recently annexed).
- Recently retired Lieutenant Colonel, US Army.
- Wife is a pediatric pharmacist at Children's Mercy.
- Two kids, Elizabeth 5, Evelyn 1.
- Sales of a variety of fireworks, from big to small!
 - 500/250 cakes, novelties, fountains, tubes, assortments, sparklers, smoke, etc.

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Current Ordinance



Current ordinance: Title II Public Health, Safety and Welfare; Ch 215 Art IV; section 215.420, sub-section B states:

“No person shall within the City sell, offer for sale, or expose for sale any fireworks of any class except on the following dates and times: June 28, June 29, June 30, July 1, July 2 and July 3 between 10:00 a.m. and 10:00 p.m., on July 4 between 10:00 a.m. and 12:00 a.m. (Midnight).”

I believe this is intended for seasonal fireworks sales and tents.

Request change for annual sales opportunity of a brick and mortar, permanent structure for annual sales.

Suggested language “from a seasonal or temporary building or tent”.

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Location of Interest



- Address: 9812 MO-45
Parkville, MO 64152
(recently annexed into Parkville)
- Local community builder:
New Mark Homes & Gingerich
Structures
- Aware of all appropriate
Parkville laws, codes and
standards
- Architectural Design
- Site and landscaping design
- Access and parking
- Storm drainage



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BC Big Booms – Becky Archer



102 Tracy Dr.
Platte City, MO
64079



Built by Gingerich Structures
(formerly Farm and Home Structures)
and in partnership with
New Mark Homes (Craig Archer)



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Example Buildings



*Plan to build structure as a multi-purpose building after 1st owner

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Financials



BC BIG BOOMS

- 2023: Seasonal tent in Tracy
 - \$104,783 gross sales
- 2024: Seasonal tent in Smithville
 - \$42,044 gross sales
- 2024: Annual Storefront in Tracy
 - \$182,835
- 2025 YTD as of June 1 Storefront In Tracy
 - \$18,460

Johnny's Fireworks KC Projections

- 2025: Seasonal tent in Parkville
 - \$150,000 gross sales
- 2026: Annual Storefront
 - \$250,000 gross sales

Median Household Incomes:

- Platte City - \$65,132
- Tracy - \$83,750
- Parkville - \$170,794

* According to censusreporter.org

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Annual Opportunities

- 4th of July
- NYE
- Memorial day
- Labor Day
- Juneteenth
- Chiefs Kingdom
- Royals
- KC Current
- Kansas Motor Speedway
- Weddings
- Graduation Parties

Opportunity for 2-3 employees throughout the year.

Main Street Fireworks could work with Parkville's first permanent fireworks business, Johnny's Fireworks KC!!!



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Conclusion & Questions

- Johnny's Fireworks KC would like to be a year-round business
- Current ordinance stipulates fireworks sales for seven days a year around the 4th of July holiday.
- Request change to the current ordinance that would allow a permanent structure to sell year-round.



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