1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 6:01 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on July 1, 2025, and was called to order by Mayor Dean Katerndahl.

A. Roll Call

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

B. Pledge of Allegiance

Mayor Katerndahl led the Board in the Pledge of Allegiance to the Flag of the United States of America.

C. Approval of Agenda

Mayor Katerndahl stated that approval of the agendas would be included on all future Board of Aldermen agendas. It allowed for changes to the agenda to happen early in the meeting and required a motion and majority vote of the Board.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO **APPROVE THE AGENDA.**

RESULT: MOTION PASSED 8-0.

2. CITIZEN INPUT

A. Proclaim July 2025 as National Parks and Recreation Month

Mayor Katerndahl presented the proclamation to Parks and Recreation Director Brittanie Propes, Program Manager David Mullen and Project Manager Chris Ashley.

B. Leon Versfeld regarding limited parking in English Landing Park

Leon Versfeld, 6010 Southlake Drive, introduced Brent (inaudible) who spoke about an incident that occurred in English Landing Park. Mr. Versfeld requested additional signage showing that the park was closed to vehicles.

C. Southern Platte Fire Protection District Deputy Chief Nell regarding land

Southern Platte Fire Protection District Deputy Chief Nell shared the District's concerns about the design concepts for the Route 9 improvements downtown.

3. CONSENT AGENDA

A. Approve the minutes for the June 17, 2025, regular meeting

B. Approve the minutes for the June 17, 2025, work session

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 Resolution No. 25-015 to endorse a design concept for the Route 9 Corridor Complete Streets Improvements project - Route 9 from 4th Street to Park College Entrance Drive, and from S. Crooked Road and Route FF to the intersection with Route 9

Mayor Katerndahl stated that initially there were six concepts presented and, following community input, they were narrowed down to two concepts. The two concepts were presented at the third public meeting on June 9.

Chris Cline, Confluence, addressed the concerns that were raised by Southern Platte Fire Protection District (SPFPD) Deputy Chief Nell regarding the railroad right-of-way. He noted that the consultants were working with the railroad to determine the right-of-way line.

City Administrator Alexa Barton said she spoke with SPFPD Deputy Chief Nell, who would provide the information from his contact at the railroad in order to share the information with each other. She said the railroad's survey did not have the same information as the survey the City had, and the consultants with George Butler Associates (GBA) were working with the railroad to get the original deeds. She added the issue was the deeds referenced properties that no longer existed.

SPFPD Deputy Chief Nell discussed the turn radius of the various fire trucks. Cline reviewed the two concepts and how the fire trucks would enter and exit the fire station.

Sam Tapko, GBA, said they were still coordinating with the railroad about the right-of-way and noted that both concepts were viable solutions.

Discussion focused on the deadlines for using the grant funds the City had received and the traffic analysis for each concept.

Public comments were provided by: Gordon Cook, 7908 Deer Run; John Carter, 8650 Highway N; and Brent Uhrmacher, 6241 Northlake Drive.

Further discussion focused on cost estimates that would be given to the Missouri Department of Transportation at each deadline, including a contingency. The costs would be narrowed down closer to construction of the project.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO **APPROVE RESOLUTION NO. 25-015 ENDORSING DESIGN CONCEPT B AS THE PREFERRED CONCEPT FOR THE ROUTE 9 CORRIDOR COMPLETE STREETS IMPROVEMENTS PROJECT — ROUTE 9 FROM 4TH STREET TO PARK COLLEGE ENTRANCE DRIVE; AND FROM S. CROOKED ROAD AND ROUTE FF TO THE INTERSECTION WITH ROUTE 9.**

RESULT: MOTION PASSED 7-1.

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

NOES: MICHAEL LEE

ABSTAIN: NONE

B. **Approve the first and second reading Bill No. 3337, an ordinance amending Section R602.10.4 of the 2018 International Residential Code, as adopted by Ordinance No. 3027, to prohibit use of the Gypsum Board intermittent bracing method**

Community Development Director Stephen Lachky said that local amendments to the residential code were either brought up in the field or proactively addressed. The proposed amendment referenced the different methods for bracing homes. He said the Gypsum Board intermittent bracing method was not typically implemented. He added the method was not widely used, so they recommended prohibiting it.

Building Inspector Chris Aponte added that the City was not able to verify if the method was done correctly because they were not able to inspect it.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3337, AN ORDINANCE **AMENDING SECTION R602.10.4 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE, AS ADOPTED BY ORDINANCE NO. 3027, TO PROHIBIT THE USE OF THE GYPSUM BOARD INTERMITTENT BRACING METHOD**, ON FIRST READING.

RESULT: MOTION PASSED 8-0.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3337, AN ORDINANCE **AMENDING SECTION R602.10.4 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE, AS ADOPTED BY ORDINANCE NO. 3027, TO PROHIBIT THE USE OF THE GYPSUM BOARD INTERMITTENT BRACING METHOD**, ON SECOND READING TO BECOME ORDINANCE NO. 3265.

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. 3338, an ordinance to approve a zoning map amendment for three parcels to City of Parkville "B-2-P" Planned General Business district to allow for Creekside Irish Golf - Case No. PZ2025-14; Parkville Development 38, LLC, applicant**

Community Development Planner Brad Stanton stated that the two Creekside Irish Golf agenda items were related, so he presented them together. He said Creekside Irish Golf was a proposed nine-hole golf course on two parcels and the proposed rezoning matched the surrounding zoning. Access to the proposed parking lot would be north of Char Bar and the course would be accessed via a pedestrian bridge that could handle emergency vehicles. Staff recommended approval with conditions.

Ken Gibson, applicant, provided a summary of the Irish golf concept.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3338, AN ORDINANCE **APPROVING A ZONING MAP AMENDMENT FOR THREE PARCELS TO CITY OF PARKVILLE "B-2-P" PLANNED GENERAL BUSINESS DISTRICT TO ALLOW FOR CREEKSIDE IRISH GOLF**, ON FIRST READING AND POSTPONE THE SECOND READING TO JULY 15, 2025.

RESULT: MOTION PASSED 8-0.

D. **Approve the first reading of Bill No. 3339, an ordinance to approve a preliminary development plan for Creekside Irish Golf, a planned recreation-outdoor, limited use generally located between I-435 and the Old Town at Creekside development - Case No. PZ 2025-15; Parkville Development 38, LLC, applicant**

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3339, AN ORDINANCE **APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR CREEKSIDE IRISH GOLF, A PLANNED RECREATION - OUTDOOR, LIMITED USE GENERALLY LOCATED BETWEEN I-435 AND THE OLD TOWN AT CREEKSIDE DEVELOPMENT**, ON FIRST READING AND POSTPONE THE SECOND READING TO JULY 15, 2025.

RESULT: MOTION PASSED 8-0.

E. **Approve Resolution No. 25-016 to award the bid for the 2025 Concrete Curb and Sidewalk Repair Project to Inco USA, LLC and to authorize the mayor to execute an agreement for the same**

Public Works Director Dan Harper stated that Inco USA was the low bidder and, because the City had never worked with the company, staff reached out to the cities of Raymore and Liberty and received positive feedback. He added that they would fix trip hazards and address Americans with Disabilities Act issues.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO **APPROVE RESOLUTION NO. 25-016 AWARDING THE BID FOR THE 2025 CONCRETE CURB AND SIDEWALK REPAIR PROJECT TO INCO USA, LLC IN THE AMOUNT OF $124,861.72 AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR THE SAME.**

RESULT: MOTION PASSED 8-0.

F. **Approve Resolution No. 25-017 to approve Change Order No. 7 to the construction contract with E.L. Crawford Construction, Inc. for the Farmers Market Project and to authorize the city administrator to execute said change order on behalf of the City**

Parks and Recreation Director Brittanie Propes said the entire east side of the parking lot and the farmers market structure were anticipated to be completed by July 17 and the west side of the parking lot by August 17, both weather permitting. She said she would communicate with the final information before any closures or pavement work in the west parking lot started.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO **APPROVE RESOLUTION NO. 25-017**

APPROVING CHANGE ORDER NO. 7 TO THE CONSTRUCTION CONTRACT WITH E.L. CRAWFORD CONSTRUCTION INC. FOR THE FARMERS MARKET PROJECT AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE SAID CHANGE ORDER ON BEHALF OF THE CITY.

RESULT: MOTION PASSED 8-0.

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. City Hall Closed July 4 - Independence Day

City Administrator Alexa Barton said the City offices would be closed on July 4 for Independence Day.

B. Police Department

C. Community Development

Community Development Director Stephen Lachky said staff would communicate with the builders about the amendment to the 2018 Residential Code.

1. Development Updates

D. Public Works

1. Summer Yard Waste Drop Off - July 7-11

Public Works Director Dan Harper said the summer yard waste drop off would be July 7-11. He added that the agreement with Blue Valley Public Safety was renewed for maintenance of the outdoor warning sirens.

E. Parks & Recreation

Parks and Recreation Director Brittanie Propes provided a summary of the Parks and Recreation Month activities and said the annual parade and fireworks would be held on July 4.

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

Alderman Wylie spoke about upcoming meetings of the Mid-America Regional Council's Solid Waste Management District regarding proposals to enhance recycling and re-usability.

Alderman Bennett said he attended Regional Tourism, Collaboration, Communication, and Coordination (T3C) meetings.

Mayor Katerndahl thanked staff and the consultants for their work on the Route 9 project, noting the process was followed, and a decision was made.

Alderman Lee commented on the progress being made on the intersection improvements at I-435 and Highway 45.

Alderman Whitley thanked staff for their work in hosting the Kansas City Chamber Centurions on June 10.

7. UPCOMING MEETINGS

8. EXECUTIVE SESSION

9. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 8:38 p.m.

The minutes for July 1, 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 fifteenth day of July 2025.

Submitted by:

Melissa McChesney
City Clerk Melissa McChesney

SEAL OF THE CITY OF PARKVILLE
PLATTE COUNTY MISSOURI