



Notes: Before the regular meeting at 6:30 p.m., a closed executive session will be held to discuss personnel matters pursuant to RSMo 610.021(3).

BOARD OF ALDERMEN
Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, February 17, 2015 7:00 pm
City Hall Boardroom

Next numbers: Bill No. 2829 / Ord. No. 2799

1. CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance

2. CITIZEN INPUT

3. MAYOR'S REPORT

- A. Proclamation for Gaylon Earl Hoskins Day on February 23, 2015
- B. Parkville Old Towne Market Place Community Improvement District

4. CONSENT AGENDA

- A. Approve the minutes for the February 3, 2015 regular meeting
- B. Receive and file the crime statistics for January through December 2014
- C. Receive and file the financial report for the month ending January 31, 2015
- D. Receive and file the 2014 annual report
- E. Authorize staff to pay off and retire the remaining balance of the 2003 Parkville Sewer System Lease Purchase Loan principal and interest
- F. Approve the purchase of two Ford F-350 pickup trucks from Thoroughbred Ford for the Public Works Department
- G. Approve three professional services agreements with George Butler Associates, TranSystems, and Affinis for on-call traffic engineering services
- H. Approve accounts payable from January 29 to February 11, 2015

Please Note: All matters listed under "Consent Agenda" are considered to be routine by the Board of Aldermen and will be enacted upon under one motion without discussion. Any member of the Board of Aldermen may be allowed to request an item be pulled from the Consent Agenda for consideration under the regular agenda if debate and a separate motion are desired. Any member of the Board of Aldermen may be allowed to question or comment on an item on the Consent Agenda without a separate motion under the regular agenda. Items not removed from the Consent Agenda will stand approved upon motion of any Alderman, followed by a second and a majority voice vote to "Approve the consent agenda and recommended motions for each item as presented".

5. ACTION AGENDA

- A. Approve an ordinance to rezone a 3.259 acre site from County "AG" Agriculture to City "R-1" Single-Family Residential District – Case PZ15-04; BMW Towers, LLC, owners
- B. Approve an ordinance for a conditional use permit for modification of an existing cell tower on 3.259 acres – Case PZ15-01; BMW Towers, LLC, owner

- C. Approve an ordinance to amend Parkville Municipal Code Chapter 404, *Floodplain Management*, and adopt new flood insurance rate maps and the corresponding flood insurance study – Case PZ15-05
- D. Authorize staff to transfer funds from the Emergency Reserve Fund to the Brink Meyer NID Debt Service Fund sufficient to cover the payment of bond interest due March 1, 2015

6. STAFF UPDATES ON ACTIVITIES

- A. Administration
 - 1. Finance Committee meetings – new time
- B. Community Development
 - 1. Zoning and Subdivision Regulations Update
- C. Public Works
 - 1. Nature Sanctuary Prescribed Burn – between 3/9 and 3/11
 - 2. Platte Landing Park – Dog Park seeding

7. COMMITTEE REPORTS & MISCELLANEOUS ITEMS FROM THE BOARD

8. ADJOURN

General Agenda Notes:

This agenda closed at noon on Thursday, February 12, 2015. With the exception of emergencies or other urgent matters, any item requested after the agenda was closed will be placed on the next board meeting agenda. Emergencies and urgent matters may be placed on an amended agenda only upon the vote of the Board of Aldermen.



PROCLAMATION

GAYLON EARL HOSKINS DAY IN PARKVILLE

WHEREAS, Gaylon Hoskins, Sr. was born near Waldron, Missouri to the late Alpha (McKeel) and Frankie Hoskins, who pioneered from Oklahoma and Nebraska to the Parkville area; and

WHEREAS, Gaylon completed eighth grade at the second Banneker School before completing high school and later graduating from Western Baptist Seminary in Kansas City, Missouri; and

WHEREAS, he led the masons in full regalia laying the cornerstone for the newly constructed Mount Washington Baptist Church, where he served in many capacities until 2006; and

WHEREAS, Gaylon and the late Aleene Catherine (Frazier), his devoted bride of 40 years, reared their six children to remarkable and outstanding lives in Parkville; and

WHEREAS, Gaylon served his country in the United States Army as a paratrooper in the 82nd Airborne Division at Fort Benning, Georgia and served in the Missouri National Guard for a total of forty years, earning the Outstanding Achievement Award; and

WHEREAS, Gaylon rooted his life in Parkville and held civic positions on the Board of Aldermen, Planning and Zoning Commission, and finished an unexpired mayoral term of Mayor Abernathy; and

WHEREAS, Gaylon has devoted his life's energy and resources to secure the legacy of his father Frankie Hoskins, a student of the original Banneker School structure built by Park College students in 1885 for educating the children of freed slaves; and

WHEREAS, he served on the Banneker Restoration Committee from 1982 to 2008, and currently serves on the Banneker School Restoration Foundation; and

WHEREAS, Gaylon courageously stood side by side with Lucille S. Douglass, the founder of the Banneker School restoration project, and after her death, alone to continue pursuing the project vision; and

WHEREAS, the Lucille S. Douglass Family requests that the City of Parkville recognize Gaylon for his perseverance and devotion to the Banneker School project which is beginning the first phase of restoration.

NOW, THEREFORE, I, Nanette K. Johnston, Mayor of the City of Parkville, Missouri do hereby proclaim **Monday, February 23, 2015, as Gaylon Earl Hoskins Day in Parkville, MO** and urge everyone to attend the 2015 Annual Breakfast Fundraiser for the Banneker School Foundation and Historic Site. The event will be held at 7:30 a.m. at the Park University Distance Learning Center.

Signed and dated this 17th day of February 2015.

Mayor Nanette K. Johnston

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:00 p.m. on Tuesday, February 3, 2015, and was called to order by Mayor Nanette K. Johnston. City Clerk Melissa McChesney called the roll as follows:

Ward 1 Alderman Kari Lamer	- present
Ward 1 Alderman Diane Driver	- present
Ward 2 Alderman Jim Werner	- present
Ward 2 Alderman Dave Rittman	- present
Ward 3 Alderman David Jones	- present
Ward 3 Alderman Robert Lock	- present
Ward 4 Alderman Marc Sportsman	- present
Ward 4 Alderman Greg Plumb	- present

A quorum of the Board of Aldermen was present.

The following staff was also present: Lauren Palmer, City Administrator
Sean Ackerson, Assistant City Administrator/Community Development Director
Alysen Abel, Public Works Director
Kevin Chrisman, Police Chief
Tim Blakeslee, Assistant to the City Administrator
Steve Chinn, City Attorney

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

2. CITIZEN INPUT

3. MAYOR'S REPORT

A. Proclaim February 11, 2015 as United Way 2-1-1 Day

Mayor Johnston presented the proclamation to Lauren Palmer, City Administrator and the representative on the Northland Community Advisory Council for the United Way of Greater Kansas City.

B. Present a Certificate of Recognition to the Park University women's volleyball team

Mayor Johnston presented a certificate of recognition to the Park University women's volleyball team for winning the 2014 National Association of Intercollegiate Athletes National Tournament.

C. Presentation of the Park University Economic Impact Report

Mayor Johnston introduced Laurie McCormack, Vice President for University Advancement, and Erik Bergrud, Associate Vice President of Constituent Engagement, who provided a presentation on the economic impact of Park University, appended hereto as Exhibit A.

D. Appoint Douglas Wylie to the Planning and Zoning Commission through May 2017

Mayor Johnston nominated Douglas Wylie to fill a vacant position previously held by Robert Lock who resigned due to his appointment as Ward 3 alderman.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO APPROVE THE APPOINTMENT OF DOUGLAS WYLIE TO THE PLANNING & ZONING COMMISSION THROUGH MAY 2017. ALL AYES; MOTION PASSED 8-0.

Mayor Johnston also stated a reception was held for Lauren Palmer, City Administrator, for attaining a status of International City/County Management Association (ICMA) Credentialed Manager.

Mayor Johnston noted that former city clerk Barbara Lance passed away and recognized her accomplishments during her tenure with the City.

4. CONSENT AGENDA

- A. Approve the minutes for the January 20, 2015 regular meeting
- B. Approve the minutes for the January 20, 2015 special meeting
- C. Approve the minutes for the January 20, 2015 work session
- D. Receive and file the December sewer report
- E. Approve a retailer of intoxicating liquor in original package with Sunday sales liquor license for Twin Star Energy #3087 located at 6316 Highway 9
- F. Approve accounts payable from January 15 to January 29, 2015

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO **APPROVE THE CONSENT AGENDA AND RECOMMENDED MOTION FOR EACH ITEM, AS PRESENTED.** ALL AYES; MOTION PASSED 8-0.

5. ACTION AGENDA

- A. **Approve the renewal of Property & Liability and Worker's Compensation & Employer's Liability coverage with Midwest Public Risk for July 1, 2015 through June 30, 2016**

City Administrator Lauren Palmer stated the City was insured with Midwest Public Risk (MPR) for many years and that during the 2014 renewal process MPR alerted staff to expect significant increases based on factors outside the City's control. The Board of Aldermen approved the renewal but authorized staff to seek competitive options for workers' compensation for 2015. Staff solicited quotes and worked with MPR to negotiate a lower rate. A preliminary quote was received from Missouri Intergovernmental Risk Management Association (MIRMA). MPR submitted a quote for \$150,397 which was comparable to 2013 services and less than the 2014 rates. Palmer added that the 2015 budgeted amount for insurance coverage was conservatively based on the 2014 increase but with MPR's proposal it was well below budget.

Palmer said that MPR appraised the City's property and determined it was underinsured on some of the assets which would have increased the costs for coverage, but allowed the City to phase in the additional premium costs over a three-year period.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO **APPROVE THE RENEWAL OF WORKERS' COMPENSATION AND PROPERTY & LIABILITY INSURANCE COVERAGE WITH MIDWEST PUBLIC RISK FOR JULY 1, 2015, THROUGH JUNE 30, 2016, IN THE AMOUNT OF \$150,397.** ALL AYES; MOTION PASSED 8-0.

- B. **Approve a sanitary sewer services agreement with the Platte County Regional Sewer District for the Eastside service area**

City Administrator Lauren Palmer said the City had an agreement for many years with Kansas City, Missouri sewer service to residences served by the Eastside Pump Station. Staff researched alternatives to find a more affordable service, including the installation of a force main. It was determined that a gravity line to the Platte County Regional Sewer District (PCRS) would be more cost effective and save approximately \$250,000 in capital costs. The proposed agreement's initial term was eight years and covered construction of the gravity line, decommissioning the pump station, and future treatment of the service area. Palmer explained that the PCRS would construct the gravity line, the City would pay for costs associated with easements and prepare the plans and specifications to decommission the pump station, and any increases to the rates by the

PCRSD would not exceed the rate applied to their other customers. Cost savings would be approximately \$30,000 annually and the project was budgeted in the Capital Improvement Program at \$28,900 for the easements and decommissioning. Palmer added there were no anticipated service interruptions and there would be minimal traffic conflicts, and residents in the area would be notified in advance. The target date was August 1 but was dependent on factors such as weather and schedules.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO **APPROVE THE SANITARY SEWER SERVICES AGREEMENT WITH THE PLATTE COUNTY REGIONAL SEWER DISTRICT FOR THE EASTSIDE SERVICE AREA**. ALL AYES; MOTION PASSED 8-0.

C. Approve an ordinance approving the Thousand Oaks Thirteenth Plat, Phase B, Final Plat, as revised – Case PZ13-06; applicant, David Barth, Forest Park Development Company, LLC of Kansas City

Assistant City Administrator/Community Development Director Sean Ackerson stated the Board approved 66 lots and open space through Ordinance No. 2698 on August 6, 2013. After the plat was approved it was not recorded with Platte County but the project underwent construction and changes were made to the layout. The changes were not significant but modified the layout of Summit Circle, increased the platted area and reduced total open space which required approval of a new ordinance to approve the changes. He added the area was subject to a 2001 annexation agreement which limited the City's ability to regulate development to restrictions not greater than Platte County's restrictions. Ackerson added that an additional change to the packet materials was that the area west of the roundabout labeled Thousand Oaks Drive would be changed to Thousand Oaks Place.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2828, AN **ORDINANCE APPROVING THE THOUSAND OAKS THIRTEENTH PLAT, PHASE B, FINAL PLAT**, BE APPROVED FOR FIRST READING. ALL AYES; MOTION CARRIED 8-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2828 BE APPROVED ON FIRST READING AND PASSED TO SECOND READING BY TITLE ONLY. ALL AYES; MOTION CARRIED 8-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2828 BE APPROVED ON SECOND READING TO BECOME ORDINANCE NO. 2798. ALL AYES BY ROLL CALL VOTE: PLUMB, LOCK, WERNER, DRIVER, LAMER, RITTMAN AND JONES. MOTION PASSED 8-0.

Bill No. 2828 was posted January 30, 2015.

D. Authorize staff to petition the Missouri Highways and Transportation Commission to vacate portions of 45 Highway rights-of-way north and south of the roundabout at National Drive and to negotiate associated terms and agreements; applicant, Tony Borchers, FiveStar Lifestyles

Assistant City Administrator/Community Development Director Sean Ackerson stated the request was for authorization for staff to proceed to petition the Missouri Highways and Transportation Commission (MHTC) to vacate portions of right-of-ways on Highway 45. He noted that The National was interested in frontage improvements because prior improvements were lost in Phase B of the widening of Highway 45. In 2013 the Board approved agreements with MoDOT and The National to maintain some improvements in the State highway right-of-way, but not all the desired improvements could be approved under MHTC's current regulations. If authorized to proceed, final documents would need to be approved by the Board.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO **AUTHORIZE CITY STAFF TO PETITION THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR THE VACATION OF ALL OR PORTIONS OF THE REQUESTED RIGHTS-OF-WAY SUBJECT TO FINAL BOARD OF ALDERMEN APPROVAL AND TO NEGOTIATE TERMS AND CONDITIONS OF ANY ASSOCIATED MAINTENANCE AGREEMENT.** ALL AYES; MOTION PASSED 8-0.

6. STAFF UPDATES ON ACTIVITIES

City Administrator Lauren Palmer provided an update on the Platte Landing Park Ecosystem Restoration Project, noting that she, the Mayor and Public Works Director met with Platte County and the United States Army Corps of Engineers regarding funding through Section 1135 for habitat improvements at Platte Landing Park. Section 1135 required a 25 percent local cost share and she was optimistic that the City and Platte County could meet the match requirements based on the value of the real estate and in-kind support. The project was a necessary first step to elevate the adjacent property for recreational fields and funding for construction would be worked out. Palmer noted the initial draft would be presented in March and would provide a better idea of the scope, costs and ongoing maintenance needs and the anticipated completion of the study would be the end of summer. She added the hardest part would be to establish the wetland, she hoped to have a three-year warranty period and the ongoing maintenance would be more manageable once the warranty period was completed.

7. COMMITTEE REPORTS & MISCELLANEOUS ITEMS FROM THE BOARD

Alderman Driver reported that the Farmers Market's opening day was scheduled for April 25 and also had opportunity to visit the train depot and the Cathy Kline Art Gallery had retail sales for the Parkville Trading Company selling international items.

8. EXECUTIVE SESSION

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO **ENTER INTO EXECUTIVE SESSION TO DISCUSS PERSONNEL MATTERS PER RSMO 610.021(3).** ALL AYES; MOTION PASSED 8-0.

The Board entered into the Executive Session at 8:00 p.m. At 9:34 p.m., the Board reconvened in open session.

Clerks Note: The minutes from the Executive Session are on file with the City Clerk.

Mayor Johnston announced no votes were taken as a result of the executive session.

9. ADJOURN

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO **ADJOURN THE FEBRUARY 3, 2015 REGULAR BOARD MEETING AT 9:34 P.M.** ALL AYES; MOTION PASSED 8-0.

The minutes for Tuesday, February 3, 2015, 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 February 2015.

Submitted by:

1 CLASSIFICATION OF OFFENSES	2 OFFENSES REPORTED OR KNOWN TO POLICE (INCLUDING "UNFOUNDED" AND ATTEMPTS)	3 UNFOUNDED, I.E. FALSE OR BASELESS COMPLAINTS	4 NUMBER OF ACTUAL OFFENSES (COLUMN 2 MINUS COLUMN 3) (INCLUDE ATTEMPTS)	5 TOTAL OFFENSES CLEARED BY ARREST OR EXCEPTIONAL MEANS (INCLUDES COL. 6)	6 NUMBER OF CLEARANCES INVOLVING ONLY PERSONS UNDER 18 YEARS OF AGE
1. CRIMINAL HOMICIDE					
a. MURDER AND NONNEGLIGENT HOMICIDE (score attempts as aggravated assault if homicide reported, submit Supplemental Homicide Report)	11			00	
b. MANSLAUGHTER BY NEGLIGENCE	12			00	
2. FORCIBLE RAPE TOTAL	20	3	3	1	2
a. Rape by Force	21	3	3		2
b. Attempts to commit Forcible Rape	22				
3. ROBBERY TOTAL	30			01	
a. Firearm	31				
b. Knife or Cutting Instrument	32				
c. Other Dangerous Weapon	33				
d. Strong-Arm (Hands, Fists, Feet, Etc.)	34				
4. ASSAULT TOTAL	40	18	18	16	1
a. Firearm	41				
b. Knife or Cutting Instrument	42				
c. Other Dangerous Weapon	43				
d. Hands, Fists, Feet, Etc. - Aggravated injury	44	1	1		1
e. Other Assaults - Simple, Not Aggravated	45	17	17		1
5. BURGLARY TOTAL	50	8	8	15	1
a. Forcible Entry	51	5	5		1
b. Unlawful Entry - No Force	52	3	3		
c. Attempted Forcible Entry	53				
6. LARCENY - THEFT TOTAL (Except Motor Vehicle Theft)	60	104	104	99	2
7. MOTOR VEHICLE THEFT TOTAL	70				
a. Autos	71				
b. Trucks and Buses	72				
c. Other Vehicles	73				
GRAND TOTAL	77	133	133	136	3

Prior 3yrs. Average

January 2014

Month and Year of Report

thru
December 2014

Parkville Police Department

Agency and State

Mo0830100

Agency Identifier

5700.00

Population

February 2, 2015

Date

Craig Hubbell

Detective

Prepared By

Chief K.L. Chrisman

Title

Chief, Commissioner, Sheriff, or Superintendent

PROPERTY STOLEN BY CLASSIFICATION

CLASSIFICATION		NUMBER OF ACTUAL OFFENSES (COLUMN 4 Return A)	Monetary Value of Property Stolen
1. MURDER AND NONNEGLIGENT MANSLAUGHTER	12		
2. FORCIBLE RAPE	20	3	
3. ROBBERY			
(a) HIGHWAY (Streets, alleys, etc.)	31		
(b) COMMERCIAL HOUSE (except c, d and f)	32		
(c) GAS OR SERVICE STATION	33		
(d) CONVENIENCE STORE	34		
(e) RESIDENCE (anywhere on premises)	35		
(f) BANK	36		
(g) MISCELLANEOUS	37		
TOTAL ROBBERY	30		
5. BURGLARY - BREAKING AND ENTERING			
(a) RESIDENCE (dwelling)			
(1) NIGHT (6 p.m. - 6 a.m.)	51	2	3062
(2) DAY (6 a.m. - 6 p.m.)	52		
(3) UNKNOWN	53	2	27350
(b) NON-RESIDENCE (store, office, etc.)			
(1) NIGHT (6 p.m. - 6 a.m.)	54	4	8881
(2) DAY (6 a.m. - 6 p.m.)	55		
(3) UNKNOWN	56		
TOTAL BURGLARY	50	8	39293
6. LARCENY - THEFT (Except Motor Vehicle Theft)			
(a) \$200 AND OVER	61	36	106400
(b) \$50 TO \$200	62	24	2631
(c) UNDER \$50	63	44	844
TOTAL LARCENY (Same as Item 6X)	60	104	109875
7. MOTOR VEHICLE THEFT (Including Alleged Joy Riding)	70		
GRAND TOTAL - ALL ITEMS	77	115	120 149168
ADDITIONAL ANALYSIS OF LARCENY AND MOTOR VEHICLE THEFT			
6X. NATURE OF LARCENIES UNDER ITEM 6			
(a) POCKET-PICKING	81		
(b) PURSE SNATCHING	82		
(c) SHOPLIFTING	83	45	43 2293
(d) FROM MOTOR VEHICLE (except e)	84	26	15819
(e) MOTOR VEHICLE PARTS AND ACCESSORIES	85	1	10
(f) BICYCLES	86		
(g) FROM BUILDING (except c and h)	87	5	7 74321
(h) FROM ANY COIN-OPERATED MACHINES (parking meters etc.)	88		
(i) ALL OTHERS	89	27	17432
TOTAL LARCENIES (Same as Item 6)	80	104	99 109875
7X. MOTOR VEHICLES RECOVERED			
(a) STOLEN LOCALLY AND RECOVERED LOCALLY	91		Prior 3yrs. Average
(b) STOLEN LOCALLY AND RECOVERED BY ANOTHER JURISDICTION	92		
(c) TOTAL LOCALLY STOLEN MOTOR VEHICLES RECOVERED (a & b)	90		
(d) STOLEN IN OTHER JURISDICTION AND RECOVERED LOCALLY	93	2	

January 2014 thru December 2014



FINANCIAL REPORT

For the Month Ended January 31, 2015

Unaudited Financial Reports

To Be Used for

Budgetary Management Purposes

CITY OF PARKVILLE
REVENUE AND EXPENDITURES BUDGETARY COMPARISON REPORT

10 -General Fund
FINANCIAL SUMMARY

AS OF: January 31, 2015

8.3% OF FISCAL YEAR COMPLETED

	2015 ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
REVENUE SUMMARY						
TAXES	1,090,600	918,486.46	918,486.46	84.2%	172,113.54	895,108.60
LICENSES	57,461	816.00	816.00	1.4%	56,645.00	2,303.00
PERMITS	264,000	8,080.70	8,080.70	3.1%	255,919.30	38,243.80
FRANCHISE FEES	851,000	66,935.58	66,935.58	7.9%	784,064.42	160,092.54
SALES TAXES	985,500	95,067.28	95,067.28	9.6%	890,432.72	82,218.51
OTHER REVENUE	31,200	220.00	220.00	0.7%	30,980.00	1,625.00
COURT REVENUE	261,000	18,789.51	18,789.51	7.2%	242,210.49	17,450.15
INTEREST INCOME	7,000	700.25	700.25	10.0%	6,299.75	540.38
MISCELLANEOUS REVENUE	29,880	3,524.00	3,524.00	11.8%	26,356.00	4,777.98
GRANT REVENUE	0	345.00	345.00		-345.00	0.00
TRANSFERS IN	346,500	28,874.99	28,874.99	8.3%	317,625.01	37,916.66
TOTAL REVENUES	3,924,141	1,141,839.77	1,141,839.77	29.1%	2,782,301.23	1,240,276.62
EXPENDITURE SUMMARY						
ADMINISTRATION	995,582	49,047.10	49,047.10	4.9%	946,534.90	78,840.54
POLICE	1,246,588	83,866.08	83,866.08	6.7%	1,162,721.92	89,744.03
MUNICIPAL COURT	156,709	10,385.82	10,385.82	6.6%	146,323.18	10,136.74
PUBLIC WORKS	185,922	7,980.70	7,980.70	4.3%	177,941.30	7,900.64
COMMUNITY DEVELOPMENT	289,401	19,807.80	19,807.80	6.8%	269,593.20	18,553.08
STREET DEPARTMENT	382,729	28,891.44	28,891.44	7.5%	353,837.56	28,804.22
PARKS DEPARTMENT	352,078	17,499.04	17,499.04	5.0%	334,578.96	15,950.15
NATURE SANCTUARY	31,077	1,347.13	1,347.13	4.3%	29,729.87	1,305.17
PUBLIC INFORMATION	17,750	199.90	199.90	0.5%	17,550.10	900.00
INFORMATION TECHNOLOGY	40,324	20.00	20.00	0.0%	40,304.00	1,351.50
GENERAL FUND CAPITAL OUTLAY	356,175	0.00	0.00	0.0%	356,175.00	0.00
TRANSFERS OUT TO OTHER FUNDS	277,250	23,125.00	23,125.00	0.0%	254,125.00	44,833.32
TOTAL EXPENDITURES	4,331,585	242,170.01	242,170.01	5.6%	4,089,414.99	298,319.39
EXCESS REV OVER / (UNDER) EXPENDITURES	-407,444	899,669.76	899,669.76			941,957.23
PRIOR YEAR FUND BALANCES ALLOCATED FOR 2014 GENERAL FUND USE	1,006,217		0.00			
EXCESS OF FUNDS AVAILABLE OVER / (UNDER) EXPENDITURES	598,773	899,669.76	899,669.76			941,957.23

Unaudited Financial Report to be Used for Budgetary Management Purposes

General Fund (10)

Last Updated 02/12/15

	2012 Actual	2013 Actual	2014 Budget	2014 Unaudited	2015 Budget	2015 YTD	2015 Projected	2016 Projected	2017 Projected	2018 Projected	2019 Projected	2020 Projected
<i>Beginning Fund Balance</i>	\$ 320,089	\$ 374,112	\$ 751,955	\$ 738,327	\$ 1,006,217	\$ 1,134,599	\$ 1,134,599	\$ 728,600	\$ 571,202	\$ 401,415	\$ 280,408	\$ 200,158
Revenues												
Taxes	1,913,138	1,966,167	1,977,700	2,070,630	2,076,100	1,013,554	2,077,200	2,121,922	2,168,772	2,216,675	2,265,653	2,315,731
Licenses	44,846	39,907	40,900	47,824	57,461	816	57,461	58,051	58,646	59,248	59,856	60,471
Permits	171,051	210,575	201,000	331,390	264,000	8,081	264,000	266,640	268,988	271,360	273,755	276,175
Franchise Fees	832,470	865,901	837,000	901,327	851,000	66,936	851,000	882,660	899,653	916,986	934,666	952,699
Other Revenue	20,411	28,280	28,200	32,657	31,200	220	31,200	31,850	31,860	31,870	31,880	31,891
Court Revenue	325,275	257,910	290,000	269,935	261,000	18,790	261,000	264,915	268,889	272,922	277,016	281,171
Interest Income	26,155	18,153	22,000	6,626	7,000	700	7,000	7,140	7,283	7,283	7,283	7,283
Miscellaneous Revenue	123,562	32,350	24,000	39,848	29,880	3,524	29,880	29,683	26,383	26,587	27,089	27,610
Grant Revenue	225,511	4,594	13,000	3,837	-	345	345	-	-	-	-	-
Transfers	651,000	1,027,876	455,000	582,680	346,500	28,875	346,500	343,530	345,601	342,713	339,867	337,064
Total - General Fund Revenues:	4,333,419	4,451,713	3,888,800	4,286,754	3,924,141	1,141,840	3,925,586	4,064,441	4,076,075	4,145,644	4,217,066	4,290,095
Total Sources	4,653,509	4,825,825	4,640,755	5,025,081	4,930,358	2,276,438	5,060,185	4,793,041	4,647,277	4,547,059	4,497,474	4,490,253
Expenditures												
Administration	1,275,198	766,897	909,886	901,314	995,582	49,047	995,582	1,016,744	1,038,605	1,061,192	1,084,535	1,108,666
Police	1,036,993	1,096,361	1,212,836	1,107,395	1,246,588	83,866	1,246,588	1,274,730	1,303,696	1,333,514	1,364,214	1,395,830
Municipal Court	138,839	135,531	147,314	139,424	156,709	10,386	156,709	159,704	162,775	165,924	169,154	172,467
Public Works	99,926	102,708	146,414	131,429	185,922	7,981	185,922	189,617	193,404	197,288	201,270	205,354
Community Development	262,111	258,083	265,367	251,339	289,400	19,808	289,400	295,487	295,487	295,487	295,487	295,487
Street Department	600,367	674,175	360,137	343,923	382,729	28,892	382,729	392,336	402,244	412,464	423,010	433,892
Parks Department	250,508	251,594	302,008	282,741	352,079	17,499	352,079	345,662	352,810	360,169	367,748	375,555
Nature Sanctuary	17,258	19,352	28,300	27,156	31,077	1,347	31,077	31,330	31,586	31,844	32,104	32,366
Information Technology	-	45,884	46,900	33,750	40,324	200	40,324	40,526	40,728	40,932	41,137	41,342
Public Information	30,638	16,915	17,600	15,450	17,750	20	17,750	17,839	17,928	18,018	18,108	18,198
Capital Outlay (CIP)	-	-	245,750	118,562	356,175	-	356,175	240,615	189,350	132,570	83,300	42,300
Transfers	567,558	720,000	538,000	538,000	277,250	23,125	277,250	217,250	217,250	217,250	217,250	217,250
Total - General Fund Expenditures:	\$ 4,279,396	\$ 4,087,498	\$ 4,220,512	\$ 3,890,482	\$ 4,331,585	\$ 242,170	\$ 4,331,585	\$ 4,221,839	\$ 4,245,862	\$ 4,266,651	\$ 4,297,316	\$ 4,338,707
Estimated Ending Balance (deficit):	\$ 374,112	\$ 738,327	\$ 420,243	\$ 1,134,599	\$ 598,773	\$ 2,034,268	\$ 728,600	\$ 571,202	\$ 401,415	\$ 280,408	\$ 200,158	\$ 151,546

Emergency Reserve (50)

Last Updated 02/12/15

	2012 Actual	2013 Actual	2014 Budget	2014 Unaudited	2015 Budget	2015 YTD	2015 Projected	2016 Projected	2017 Projected	2018 Projected	2019 Projected	2020 Projected
<i>Beginning Fund Balance</i>	\$ 618,931	\$ 724,989	\$ 1,070,966	\$ 1,070,966	\$ 1,387,966	\$ 1,387,966	\$ 1,387,966	\$ 1,447,966	\$ 1,447,966	\$ 1,447,966	\$ 1,447,966	\$ 1,447,966
Revenues												
Transfer from Transportation Fund	-	-	-	-	-	-	-	-	-	-	-	-
Transfer from Sewer Fund	-	-	-	-	-	-	-	-	-	-	-	-
Transfer from General Fund	106,058	450,000	317,000	317,000	60,000	5,000	60,000	-	-	-	-	-
Emergency Reserve Revenues:	106,058	450,000	317,000	317,000	60,000	5,000	60,000	-	-	-	-	-
Total Sources:	724,989	1,174,989	1,387,966	1,387,966	1,447,966	1,392,966	1,447,966	1,447,966	1,447,966	1,447,966	1,447,966	1,447,966
Expenditures												
Brush Creek Sewer NID	-	104,023	-	-	-	-	-	-	-	-	-	-
Brink Meyer Road NID	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-
Emergency Reserve Expenditures:	-	104,023	-	-	-	-	-	-	-	-	-	-
Estimated Ending Balance (deficit) :	724,989	1,070,966	1,387,966	1,387,966	1,447,966	1,392,966	1,447,966	1,447,966	1,447,966	1,447,966	1,447,966	1,447,966
TARGET (per reserve policy):	1,069,849	1,021,875	1,055,128	988,197	1,082,896	1,082,896	1,082,896	1,055,460	1,061,465	1,066,663	1,074,329	1,084,677

CITY OF PARKVILLE
 REVENUE AND EXPENSE REPORT
 AS OF: JANUARY 31ST, 2015

10 -General Fund
 FINANCIAL SUMMARY

08.33% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>REVENUE SUMMARY</u>						
TAXES	1,090,600	918,486.46	918,486.46	84.22	172,113.54	895,108.60
LICENSES	57,461	816.00	816.00	1.42	56,645.00	2,303.00
PERMITS	264,000	8,080.70	8,080.70	3.06	255,919.30	38,243.80
FRANCHISE FEES	851,000	66,935.58	66,935.58	7.87	784,064.42	160,092.54
SALES TAXES	985,500	95,067.28	95,067.28	9.65	890,432.72	82,218.51
OTHER REVENUE	31,200	220.00	220.00	0.71	30,980.00	1,625.00
COURT REVENUE	261,000	18,789.51	18,789.51	7.20	242,210.49	17,450.15
INTEREST INCOME	7,000	700.25	700.25	10.00	6,299.75	540.38
MISCELLANEOUS REVENUE	29,880	3,869.00	3,869.00	12.95	26,011.00	4,777.98
TRANSFERS IN	346,500	28,874.99	28,874.99	8.33	317,625.01	37,916.66
TOTAL REVENUES	3,924,141	1,141,839.77	1,141,839.77	29.10	2,782,301.23	1,240,276.62
<u>EXPENDITURE SUMMARY</u>						
ADMINISTRATION	1,273,082	49,047.10	49,047.10	3.85	1,224,034.90	78,840.54
POLICE	1,246,588	83,866.08	83,866.08	6.73	1,162,721.92	89,744.03
MUNICIPAL COURT	156,709	10,385.82	10,385.82	6.63	146,323.18	10,136.74
PUBLIC WORKS	185,922	7,980.70	7,980.70	4.29	177,941.30	7,900.64
COMMUNITY DEVELOPMENT	291,200	19,807.80	19,807.80	6.80	271,392.20	18,553.08
STREET DEPARTMENT	382,729	28,891.44	28,891.44	7.55	353,837.56	28,804.22
PARKS DEPARTMENT	352,079	17,499.04	17,499.04	4.97	334,579.96	15,950.15
NATURE SANCTUARY	31,077	1,347.13	1,347.13	4.33	29,729.87	1,305.17
CHANNEL 2 & WEBSITE	17,750	199.90	199.90	1.13	17,550.10	900.00
TRANSFERS OUT	0	23,125.00	23,125.00	0.00	(23,125.00)	44,833.32
IT	40,324	20.00	20.00	0.05	40,304.00	1,351.50
TOTAL EXPENDITURES	3,977,460	242,170.01	242,170.01	6.09	3,735,289.99	298,319.39
EXCESS REVENUES OVER/(UNDER) EXPENDITURE	(53,319)	899,669.76	899,669.76	(	952,988.76)	941,957.23

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: JANUARY 31ST, 2015

10 -General Fund
FINANCIAL SUMMARY
REVENUES

08.33% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
TAXES						
10-41001-00 Real & Personal Property Tax	920,600	895,925.10	895,925.10	97.32	24,674.90	874,865.48
10-41002-00 Penalties	4,500	122.49	122.49	2.72	4,377.51	652.33
10-41003-00 Corp Merchants & Manufacturi	140,000	0.00	0.00	0.00	140,000.00	0.00
10-41004-00 Financial Institution Tax	1,000	2,065.32	2,065.32	206.53 (	1,065.32)	0.00
10-41005-00 Vehicle Tax	24,500	20,373.55	20,373.55	83.16	4,126.45	19,590.79
TOTAL TAXES	1,090,600	918,486.46	918,486.46	84.22	172,113.54	895,108.60

LICENSES						
10-41101-00 Dog License (Tags)	1,870	25.00	25.00	1.34	1,845.00	10.00
10-41102-00 Occupational License	35,326	726.00	726.00	2.06	34,600.00	2,293.00
10-41104-00 Liquor Licenses	17,265	0.00	0.00	0.00	17,265.00	0.00
10-41111-00 Convenience Fees Under \$200	3,000	40.00	40.00	1.33	2,960.00	0.00
10-41112-00 Convenience Fees Over \$200	0	25.00	25.00	0.00 (	25.00)	0.00
TOTAL LICENSES	57,461	816.00	816.00	1.42	56,645.00	2,303.00

PERMITS						
10-41201-00 Building Permits	220,000	5,697.85	5,697.85	2.59	214,302.15	32,930.80
10-41201-01 Occupancy Permit	2,500	0.00	0.00	0.00	2,500.00	0.00
10-41202-00 Sign Permits	0	120.00	120.00	0.00 (	120.00)	90.00
10-41205-00 Development Permits	1,500	0.00	0.00	0.00	1,500.00	0.00
10-41205-01 Public Improvement Fees	30,000	1,662.85	1,662.85	5.54	28,337.15	4,908.00
10-41207-00 Subdivision Permit Fees	0	0.00	0.00	0.00	0.00	315.00
10-41209-00 Conditional Use Permits	0	600.00	600.00	0.00 (	600.00)	0.00
10-41211-00 Engineering Reviews	10,000	0.00	0.00	0.00	10,000.00	0.00
TOTAL PERMITS	264,000	8,080.70	8,080.70	3.06	255,919.30	38,243.80

FRANCHISE FEES						
10-41301-00 Telecom Franchise	220,000	15,019.25	15,019.25	6.83	204,980.75	20,043.12
10-41302-00 Missouri Gas Energy	122,000	50,864.18	50,864.18	41.69	71,135.82	44,692.26
10-41303-00 Missouri American Water	125,000	0.00	0.00	0.00	125,000.00	28,282.85
10-41304-00 KC Power & Light	300,000	0.00	0.00	0.00	300,000.00	0.00
10-41305-00 Martin Marietta Stone Royalt	18,000	1,052.15	1,052.15	5.85	16,947.85	0.00
10-41306-00 Cable/Video Service Franchis	66,000	0.00	0.00	0.00	66,000.00	67,074.31
TOTAL FRANCHISE FEES	851,000	66,935.58	66,935.58	7.87	784,064.42	160,092.54

SALES TAXES						
10-41401-00 Sales Tax-General Revenue	920,000	89,417.11	89,417.11	9.72	830,582.89	77,071.81
10-41402-00 Motor Vehicle Sales Tax	42,000	3,591.44	3,591.44	8.55	38,408.56	3,036.75
10-41403-00 Motor Vehicle Fee	23,500	2,058.73	2,058.73	8.76	21,441.27	2,109.95
TOTAL SALES TAXES	985,500	95,067.28	95,067.28	9.65	890,432.72	82,218.51

OTHER REVENUE						
10-41501-00 Farmers Market	1,000	0.00	0.00	0.00	1,000.00	0.00
10-41504-00 Park Shelter Reservations	12,000	0.00	0.00	0.00	12,000.00	0.00
10-41504-01 Sports Fields Reservations	4,000	220.00	220.00	5.50	3,780.00	360.00
10-41504-02 Park Events Reservations	10,500	0.00	0.00	0.00	10,500.00	1,265.00
10-41504-03 PLP Park Events Reservations	1,000	0.00	0.00	0.00	1,000.00	0.00

10 -General Fund
 FINANCIAL SUMMARY
 REVENUES

08.33% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
10-41505-01 Nature Sanctuary Programs	2,700	0.00	0.00	0.00	2,700.00	0.00
TOTAL OTHER REVENUE	31,200	220.00	220.00	0.71	30,980.00	1,625.00
COURT REVENUE						
10-41601-00 Fines	261,000	18,226.00	18,226.00	6.98	242,774.00	16,226.00
10-41602-00 CVC Reports	0	45.51	45.51	0.00	(45.51)	36.65
10-41602-01 Appointed Attorney Reimburse	0	250.00	250.00	0.00	(250.00)	282.50
10-41602-02 Boarding of Prisoners Reimbu	0	0.00	0.00	0.00	0.00	726.00
10-41603-00 Police Reports	0	268.00	268.00	0.00	(268.00)	179.00
TOTAL COURT REVENUE	261,000	18,789.51	18,789.51	7.20	242,210.49	17,450.15
INTEREST INCOME						
10-41701-00 Interest Income	7,000	700.25	700.25	10.00	6,299.75	540.38
TOTAL INTEREST INCOME	7,000	700.25	700.25	10.00	6,299.75	540.38
MISCELLANEOUS REVENUE						
10-41801-00 Miscellaneous	10,000	2,079.00	2,079.00	20.79	7,921.00	3,550.17
10-41801-03 Rebates	0	0.00	0.00	0.00	0.00	777.81
10-41801-05 Newsletter Advertising	4,000	0.00	0.00	0.00	4,000.00	0.00
10-41802-00 Leased Properties	5,880	0.00	0.00	0.00	5,880.00	450.00
10-41804-07 Bulletproof Vest Grant	0	345.00	345.00	0.00	(345.00)	0.00
10-41805-00 Sale of Vehicles/Equipment	10,000	0.00	0.00	0.00	10,000.00	0.00
10-41807-01 Insurance Claim Reimb.	0	1,445.00	1,445.00	0.00	(1,445.00)	0.00
TOTAL MISCELLANEOUS REVENUE	29,880	3,869.00	3,869.00	12.95	26,011.00	4,777.98
TRANSFERS IN						
10-41901-00 Transfer f Transportation Fu	245,000	20,416.66	20,416.66	8.33	224,583.34	29,583.33
10-41903-00 Administration Fee	101,500	8,458.33	8,458.33	8.33	93,041.67	8,333.33
TOTAL TRANSFERS IN	346,500	28,874.99	28,874.99	8.33	317,625.01	37,916.66
TOTAL REVENUE	3,924,141	1,141,839.77	1,141,839.77	29.10	2,782,301.23	1,240,276.62

10 -General Fund

ADMINISTRATION

08.33% OF FISCAL YEAR COMPLETED

EXPENDITURES	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
PERSONNEL						
10-501.01-01-00 Salaries	297,608	22,258.80	22,258.80	7.48	275,349.20	21,924.00
10-501.01-11-00 Mayor and Aldermen	57,600	4,015.50	4,015.50	6.97	53,584.50	4,430.90
10-501.01-21-00 FICA & Medicare	26,785	1,882.40	1,882.40	7.03	24,902.60	1,913.12
10-501.01-22-00 Retirement	23,300	1,294.67	1,294.67	5.56	22,005.33	1,071.44
10-501.01-32-00 Exp Allowance-Bd of Alde	0	405.00	405.00	0.00	(405.00)	405.00
10-501.01-33-00 Auto Allow-City Administ	1,200	100.00	100.00	8.33	1,100.00	100.00
10-501.01-40-00 Membership Fees & Dues -	1,000	315.00	315.00	31.50	685.00	221.00
10-501.01-41-00 Membership Fees & Dues -	2,970	140.00	140.00	4.71	2,830.00	196.00
10-501.01-41-02 Professional Dev - Staff	11,320	618.33	618.33	5.46	10,701.67	640.00
10-501.01-41-03 Professional Dev - Board	5,850	1,919.76	1,919.76	32.82	3,930.24	200.00
TOTAL PERSONNEL	427,633	32,949.46	32,949.46	7.71	394,683.54	31,101.46
INSURANCE						
10-501.02-01-00 Liability Insurance	90,000	0.00	0.00	0.00	90,000.00	0.00
10-501.02-01-01 Insurance Deductible	20,000	0.00	0.00	0.00	20,000.00	0.00
10-501.02-02-00 Health, Life & Dental	27,930	5,462.94	5,462.94	19.56	22,467.06	3,102.18
10-501.02-03-00 Workers Compensation	1,650	0.00	0.00	0.00	1,650.00	0.00
10-501.02-04-00 Unemployment	2,500	0.00	0.00	0.00	2,500.00	0.00
10-501.02-05-00 Property Insurance	20,959	0.00	0.00	0.00	20,959.00	0.00
TOTAL INSURANCE	163,039	5,462.94	5,462.94	3.35	157,576.06	3,102.18
UTILITIES						
10-501.03-01-00 Telephone & Voicemail	6,000	491.10	491.10	8.19	5,508.90	485.38
10-501.03-02-00 Electricity	55,000	0.00	0.00	0.00	55,000.00	9,408.15
10-501.03-04-00 Water	6,000	270.20	270.20	4.50	5,729.80	268.57
10-501.03-05-00 Mobile Phones & Pagers	120	0.00	0.00	0.00	120.00	0.00
10-501.03-07-00 Train Depot Utilities	0	16.47	16.47	0.00	(16.47)	1,106.60
10-501.03-08-00 Cable	2,100	175.00	175.00	8.33	1,925.00	175.00
10-501.03-09-00 Trash Hauling	300	75.00	75.00	25.00	225.00	75.00
TOTAL UTILITIES	69,520	1,027.77	1,027.77	1.48	68,492.23	11,518.70
CAPITAL EXPENDITURES						
10-501.04-22-00 Lease Purchase-Office Eq	1,025	0.00	0.00	0.00	1,025.00	246.50
TOTAL CAPITAL EXPENDITURES	1,025	0.00	0.00	0.00	1,025.00	246.50
OTHER PURCHASES						
10-501.05-01-00 Office Supplies & Consum	5,500	388.89	388.89	7.07	5,111.11	671.34
10-501.05-02-00 Postage	1,500	900.00	900.00	60.00	600.00	36.27
10-501.05-04-00 Printing	600	106.66	106.66	17.78	493.34	123.66
10-501.05-05-00 Publications	200	0.00	0.00	0.00	200.00	0.00
TOTAL OTHER PURCHASES	7,800	1,395.55	1,395.55	17.89	6,404.45	831.27
MAINTENANCE						
10-501.06-01-00 Building Maint & Repair	20,000	50.00	50.00	0.25	19,950.00	50.01
10-501.06-01-01 HVAC Maintenance & Repai	2,500	0.00	0.00	0.00	2,500.00	427.25
10-501.06-02-00 Janitorial Services/Supp	11,000	187.82	187.82	1.71	10,812.18	502.49
10-501.06-11-00 Train Depot Maint	6,200	0.00	0.00	0.00	6,200.00	0.00

CITY OF PARKVILLE
 REVENUE AND EXPENSE REPORT
 AS OF: JANUARY 31ST, 2015

10 -General Fund
 ADMINISTRATION
 EXPENDITURES

08.33% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
10-501.06-34-00 Office Equipment Mainten	2,750	143.67	143.67	5.22	2,606.33	160.63
TOTAL MAINTENANCE	42,450	381.49	381.49	0.90	42,068.51	285.88
CITY SERVICES						
10-501.07-01-00 Elections	2,650	54.13	54.13	2.04	2,595.87	0.00
10-501.07-02-00 Advertising/Public Notic	6,120	35.78	35.78	0.58	6,084.22	0.00
10-501.07-04-00 Credit Card Fees	3,000	0.00	0.00	0.00	3,000.00	0.00
10-501.07-47-00 MARC HHW Program	5,800	5,776.16	5,776.16	99.59	23.84	0.00
10-501.07-99-00 FOPAS - Animal Control	6,000	500.00	500.00	8.33	5,500.00	0.00
TOTAL CITY SERVICES	23,570	6,366.07	6,366.07	27.01	17,203.93	0.00
PROFESSIONAL FEES						
10-501.08-01-00 Attorney/Legal Fees	135,000	0.00	0.00	0.00	135,000.00	6,450.00
10-501.08-01-01 Litigation (New)	60,000	0.00	0.00	0.00	60,000.00	2,600.32
10-501.08-02-00 Auditor Fees	12,000	0.00	0.00	0.00	12,000.00	0.00
10-501.08-02-02 Professional Services	38,635	955.40	955.40	2.47	37,679.60	21,592.60
TOTAL PROFESSIONAL FEES	245,635	955.40	955.40	0.39	244,679.60	30,642.92
OTHER EXPENDITURES						
10-501.09-04-00 Holiday Decorations	900	350.00	350.00	38.89	550.00	350.00
10-501.09-05-01 Website Maintenance	0	0.00	0.00	0.00	0.00	695.00
10-501.09-11-00 Cemetery Maintenance	4,000	0.00	0.00	0.00	4,000.00	0.00
10-501.09-20-02 Exec Session Meeting Sup	2,650	65.94	65.94	2.49	2,584.06	0.00
10-501.09-20-03 Finance Committee Mtg Su	0	0.00	0.00	0.00	0.00	53.42
10-501.09-20-07 Meeting Supplies	500	0.00	0.00	0.00	500.00	0.00
10-501.09-21-00 Misc-Other	6,860	92.48	92.48	1.35	6,767.52	13.21
TOTAL OTHER EXPENDITURES	14,910	508.42	508.42	3.41	14,401.58	1,111.63
TRANSFERS-OTHER SOURCES						
10-501.20-20-00 Transfer to Emergency Re	60,000	0.00	0.00	0.00	60,000.00	0.00
10-501.20-21-00 Transfer to Debt Service	217,500	0.00	0.00	0.00	217,500.00	0.00
TOTAL TRANSFERS-OTHER SOURCES	277,500	0.00	0.00	0.00	277,500.00	0.00
TOTAL ADMINISTRATION	1,273,082	49,047.10	49,047.10	3.85	1,224,034.90	78,840.54

REVENUE AND EXPENSE REPORT

AS OF: JANUARY 31ST, 2015

10 -General Fund

POLICE

08.33% OF FISCAL YEAR COMPLETED

EXPENDITURES

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
PERSONNEL						
10-505.01-01-00 Salaries	825,658	57,524.93	57,524.93	6.97	768,133.07	64,520.55
10-505.01-03-00 Overtime	15,000	519.32	519.32	3.46	14,480.68	2,288.55
10-505.01-21-00 FICA & Medicare	63,533	4,294.14	4,294.14	6.76	59,238.86	4,843.03
10-505.01-22-00 Retirement	54,614	2,298.95	2,298.95	4.21	52,315.05	2,529.27
10-505.01-41-00 Membership Fees & Dues	950	0.00	0.00	0.00	950.00	145.00
10-505.01-41-02 Professional Development	4,500	16.00	16.00	0.36	4,484.00	12.75
10-505.01-43-00 Tuition Reimbursement	2,000	0.00	0.00	0.00	2,000.00	0.00
TOTAL PERSONNEL	966,255	64,653.34	64,653.34	6.69	901,601.66	74,339.15
INSURANCE						
10-505.02-02-00 Health, Life & Dental	124,434	18,283.90	18,283.90	14.69	106,150.10	13,486.97
10-505.02-03-00 Workers Compensation	45,699	0.00	0.00	0.00	45,699.00	0.00
10-505.02-04-00 Unemployment	1,500	0.00	0.00	0.00	1,500.00	0.00
TOTAL INSURANCE	171,633	18,283.90	18,283.90	10.65	153,349.10	13,486.97
UTILITIES						
10-505.03-01-00 Telephone & Voicemail	1,500	0.00	0.00	0.00	1,500.00	0.00
10-505.03-05-00 Mobile Phone & Pagers	4,500	311.00	311.00	6.91	4,189.00	65.00
TOTAL UTILITIES	6,000	311.00	311.00	5.18	5,689.00	65.00
CAPITAL EXPENDITURES						
OTHER PURCHASES						
10-505.05-01-00 Office Supplies & Consum	2,800	225.21	225.21	8.04	2,574.79	59.00
10-505.05-02-00 Postage	250	0.00	0.00	0.00	250.00	0.00
10-505.05-04-00 Printing	500	0.00	0.00	0.00	500.00	0.00
10-505.05-20-00 Small Office Equipment	1,000	0.00	0.00	0.00	1,000.00	0.00
10-505.05-21-00 Equipment and Handtools	7,000	0.00	0.00	0.00	7,000.00	0.00
10-505.05-22-01 Terminal - Rejis	1,400	65.07	65.07	4.65	1,334.93	62.56
10-505.05-22-02 Terminal - Platte Co	2,200	0.00	0.00	0.00	2,200.00	0.00
10-505.05-31-00 Uniforms	7,000	0.00	0.00	0.00	7,000.00	792.99
10-505.05-99-00 Other Purchases	500	0.00	0.00	0.00	500.00	0.00
TOTAL OTHER PURCHASES	22,650	290.28	290.28	1.28	22,359.72	914.55
MAINTENANCE						
10-505.06-21-00 Vehicle Repair & Mainten	15,000	127.50	127.50	0.85	14,872.50	312.31
10-505.06-21-01 Equipment Repair & Maint	1,400	0.00	0.00	0.00	1,400.00	0.00
10-505.06-22-00 Vehicle Gas & Oil	50,000	0.00	0.00	0.00	50,000.00	0.00
10-505.06-32-02 Crimestar Maintenance	1,500	0.00	0.00	0.00	1,500.00	0.00
10-505.06-34-00 Office Equipment/Maintan	1,100	95.06	95.06	8.64	1,004.94	76.05
TOTAL MAINTENANCE	69,000	222.56	222.56	0.32	68,777.44	388.36
CITY SERVICES						
10-505.07-56-00 Hiring/Substance Screeni	4,000	105.00	105.00	2.63	3,895.00	0.00
10-505.07-57-00 Crime Commission	500	0.00	0.00	0.00	500.00	0.00
10-505.07-81-00 Lab Work	2,000	0.00	0.00	0.00	2,000.00	0.00
10-505.07-90-00 Contractual Service Agre	2,000	0.00	0.00	0.00	2,000.00	360.00

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: JANUARY 31ST, 2015

10 -General Fund
POLICE
EXPENDITURES

08.33% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
10-505.07-99-00 Other City Services	700	0.00	0.00	0.00	700.00	0.00
TOTAL CITY SERVICES	9,200	105.00	105.00	1.14	9,095.00	360.00
<u>OTHER EXPENDITURES</u>						
10-505.09-21-00 Miscellaneous	350	0.00	0.00	0.00	350.00	100.00
10-505.09-21-04 Harvester Deer Donation	1,500	0.00	0.00	0.00	1,500.00	90.00
TOTAL OTHER EXPENDITURES	1,850	0.00	0.00	0.00	1,850.00	190.00
TOTAL POLICE	1,246,588	83,866.08	83,866.08	6.73	1,162,721.92	89,744.03

REVENUE AND EXPENSE REPORT

AS OF: JANUARY 31ST, 2015

10 -General Fund

MUNICIPAL COURT

08.33% OF FISCAL YEAR COMPLETED

EXPENDITURES

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
PERSONNEL						
10-510.01-01-00 Salaries	50,483	3,658.10	3,658.10	7.25	46,824.90	3,765.48
10-510.01-11-00 Judge	18,000	1,384.62	1,384.62	7.69	16,615.38	1,384.62
10-510.01-21-00 FICA & Medicare	5,250	387.42	387.42	7.38	4,862.58	387.22
10-510.01-22-00 Retirement	2,006	110.67	110.67	5.52	1,895.33	109.10
10-510.01-32-00 Expense Allow - Judge	540	90.00	90.00	16.67	450.00	45.00
10-510.01-41-00 Memberships, Fees & Dues	500	150.00	150.00	30.00	350.00	0.00
10-510.01-41-02 Professional Development	4,200	0.00	0.00	0.00	4,200.00	25.00
10-510.01-51-00 Prosecutor/Assistant	22,200	1,850.00	1,850.00	8.33	20,350.00	1,850.00
10-510.01-51-02 Public Defender	7,200	600.00	600.00	8.33	6,600.00	541.67
TOTAL PERSONNEL	110,379	8,230.81	8,230.81	7.46	102,148.19	8,108.09
INSURANCE						
10-510.02-02-00 Health, Life & Dental	8,280	1,429.21	1,429.21	17.26	6,850.79	912.35
10-510.02-03-00 Workera Compensation	4,080	0.00	0.00	0.00	4,080.00	0.00
TOTAL INSURANCE	12,360	1,429.21	1,429.21	11.56	10,930.79	912.35
UTILITIES						
10-510.03-05-00 Mobile Phone & Pagers	120	10.00	10.00	8.33	110.00	10.00
TOTAL UTILITIES	120	10.00	10.00	8.33	110.00	10.00
CAPITAL EXPENDITURES						
OTHER PURCHASES						
10-510.05-01-00 Office Supplies & Consum	1,800	108.28	108.28	6.02	1,691.72	20.71
10-510.05-02-00 Postage	500	0.00	0.00	0.00	500.00	0.00
10-510.05-04-00 Printing	4,000	0.00	0.00	0.00	4,000.00	0.00
10-510.05-05-00 Publications	350	0.00	0.00	0.00	350.00	0.00
10-510.05-06-00 Processing Fees	2,200	0.00	0.00	0.00	2,200.00	0.00
TOTAL OTHER PURCHASES	8,850	108.28	108.28	1.22	8,741.72	20.71
MAINTENANCE						
10-510.06-32-00 REJIS System	700	0.00	0.00	0.00	700.00	0.00
10-510.06-33-00 Software Support Agreeeme	2,500	0.00	0.00	0.00	2,500.00	0.00
10-510.06-34-00 Office Equipment Mainten	800	9.60	9.60	1.20	790.40	275.00
TOTAL MAINTENANCE	4,000	9.60	9.60	0.24	3,990.40	275.00
CITY SERVICES						
10-510.07-80-00 Boarding of Prisoners	14,000	0.00	0.00	0.00	14,000.00	0.00
10-510.07-82-00 Bailiff	6,000	469.67	469.67	7.83	5,530.33	502.59
10-510.07-82-01 Translator	800	128.25	128.25	16.03	671.75	293.00
TOTAL CITY SERVICES	20,800	597.92	597.92	2.87	20,202.08	795.59
OTHER EXPENDITURES						
10-510.09-21-00 Miscellaneous	200	0.00	0.00	0.00	200.00	15.00
TOTAL OTHER EXPENDITURES	200	0.00	0.00	0.00	200.00	15.00
TOTAL MUNICIPAL COURT	156,709	10,385.82	10,385.82	6.63	146,323.18	10,136.74

CITY OF PARKVILLE
 REVENUE AND EXPENSE REPORT
 AS OF: JANUARY 31ST, 2015

10 -General Fund

PUBLIC WORKS
 EXPENDITURES

08.33% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>PERSONNEL</u>						
10-515.01-01-00 Salaries	121,245	5,653.84	5,653.84	4.66	115,591.16	5,783.26
10-515.01-21-00 FICA & Medicare	9,109	420.42	420.42	4.62	8,688.58	430.56
10-515.01-22-00 Retirement	4,337	0.00	0.00	0.00	4,337.00	213.98
10-515.01-33-00 Auto Allow-Public Wks Di	3,000	250.00	250.00	8.33	2,750.00	250.00
10-515.01-41-00 Membership Fees & Dues	750	0.00	0.00	0.00	750.00	0.00
10-515.01-41-02 Professional Development	3,600	0.00	0.00	0.00	3,600.00	50.00
TOTAL PERSONNEL	142,041	6,324.26	6,324.26	4.45	135,716.74	6,727.80
<u>INSURANCE</u>						
10-515.02-02-00 Health, Life & Dental	12,056	1,010.44	1,010.44	8.38	11,045.56	526.84
10-515.02-03-00 Workers Compensation	815	0.00	0.00	0.00	815.00	0.00
10-515.02-04-00 Unemployment	1,280	0.00	0.00	0.00	1,280.00	0.00
TOTAL INSURANCE	14,151	1,010.44	1,010.44	7.14	13,140.56	526.84
<u>UTILITIES</u>						
10-515.03-05-00 Mobile Phones & Pagers	480	40.00	40.00	8.33	440.00	40.00
TOTAL UTILITIES	480	40.00	40.00	8.33	440.00	40.00
<u>CAPITAL EXPENDITURES</u>						
<u>OTHER PURCHASES</u>						
10-515.05-01-00 Office Supplies & Consum	750	0.00	0.00	0.00	750.00	0.00
10-515.05-02-00 Postage	150	0.00	0.00	0.00	150.00	0.00
10-515.05-04-00 Printing	250	0.00	0.00	0.00	250.00	0.00
10-515.05-31-00 Uniforms	100	0.00	0.00	0.00	100.00	0.00
TOTAL OTHER PURCHASES	1,250	0.00	0.00	0.00	1,250.00	0.00
<u>MAINTENANCE</u>						
10-515.06-36-00 Tornado Siren	2,500	606.00	606.00	24.24	1,894.00	606.00
TOTAL MAINTENANCE	2,500	606.00	606.00	24.24	1,894.00	606.00
<u>PROFESSIONAL FEES</u>						
10-515.08-03-00 Engineer & Planning Fees	25,000	0.00	0.00	0.00	25,000.00	0.00
TOTAL PROFESSIONAL FEES	25,000	0.00	0.00	0.00	25,000.00	0.00
<u>OTHER EXPENDITURES</u>						
10-515.09-21-00 Miscellaneous	500	0.00	0.00	0.00	500.00	0.00
TOTAL OTHER EXPENDITURES	500	0.00	0.00	0.00	500.00	0.00
TOTAL PUBLIC WORKS	185,922	7,980.70	7,980.70	4.29	177,941.30	7,900.64

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: JANUARY 31ST, 2015

10 -General Fund
COMMUNITY DEVELOPMENT
EXPENDITURES

08.33% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
PERSONNEL						
10-518.01-01-00 Salaries	198,900	13,986.75	13,986.75	7.03	184,913.25	13,880.51
10-518.01-21-00 FICA & Medicare	15,216	1,028.00	1,028.00	6.76	14,188.00	969.80
10-518.01-22-00 Retirement	10,713	497.51	497.51	4.64	10,215.49	501.36
10-518.01-31-00 Auto Allowance - Other	2,400	200.00	200.00	8.33	2,200.00	200.00
10-518.01-41-00 Membership Fees & Dues	1,675	0.00	0.00	0.00	1,675.00	0.00
10-518.01-41-02 Professional Development	5,400	40.00	40.00	0.74	5,360.00	0.00
TOTAL PERSONNEL	234,304	15,752.26	15,752.26	6.72	218,551.74	15,551.67
INSURANCE						
10-518.02-02-00 Health, Life & Dental	23,219	3,570.78	3,570.78	15.38	19,648.22	2,797.44
10-518.02-03-00 Workers Compensation	1,007	0.00	0.00	0.00	1,007.00	0.00
10-518.02-04-00 Unemployment	1,000	0.00	0.00	0.00	1,000.00	0.00
TOTAL INSURANCE	25,226	3,570.78	3,570.78	14.16	21,655.22	2,797.44
UTILITIES						
10-518.03-05-00 Mobile Phones & Pagers	1,600	115.36	115.36	7.21	1,484.64	0.00
TOTAL UTILITIES	1,600	115.36	115.36	7.21	1,484.64	0.00
CAPITAL EXPENDITURES						
OTHER PURCHASES						
10-518.05-01-00 Office Supplies & Consum	1,600	0.00	0.00	0.00	1,600.00	203.97
10-518.05-02-00 Postage	750	0.00	0.00	0.00	750.00	0.00
10-518.05-04-00 Printing	500	0.00	0.00	0.00	500.00	0.00
10-518.05-05-00 Publications	870	0.00	0.00	0.00	870.00	0.00
10-518.05-21-00 Equipment & Handtools	300	0.00	0.00	0.00	300.00	0.00
10-518.05-31-00 Uniforms	200	0.00	0.00	0.00	200.00	0.00
TOTAL OTHER PURCHASES	4,220	0.00	0.00	0.00	4,220.00	203.97
MAINTENANCE						
10-518.06-21-00 Vehicle Repair & Mainten	2,200	99.00	99.00	4.50	2,101.00	0.00
10-518.06-22-00 Vehicle Gas & Oil	1,800	0.00	0.00	0.00	1,800.00	0.00
TOTAL MAINTENANCE	4,000	99.00	99.00	2.48	3,901.00	0.00
CITY SERVICES						
10-518.07-02-01 Public Notices	2,000	20.40	20.40	1.02	1,979.60	0.00
10-518.07-04-00 Code Enforcement	15,000	0.00	0.00	0.00	15,000.00	0.00
TOTAL CITY SERVICES	17,000	20.40	20.40	0.12	16,979.60	0.00
PROFESSIONAL FEES						
10-518.08-03-00 Engineering & Planning F	3,000	0.00	0.00	0.00	3,000.00	0.00
10-518.08-03-02 NPDES II / Arcview	1,500	250.00	250.00	16.67	1,250.00	0.00
TOTAL PROFESSIONAL FEES	4,500	250.00	250.00	5.56	4,250.00	0.00
OTHER EXPENDITURES						
10-518.09-20-00 Planning Com. Meeting Su	150	0.00	0.00	0.00	150.00	0.00
10-518.09-21-00 Miscellaneous	200	0.00	0.00	0.00	200.00	0.00
TOTAL OTHER EXPENDITURES	350	0.00	0.00	0.00	350.00	0.00
TOTAL COMMUNITY DEVELOPMENT	291,200	19,807.80	19,807.80	6.80	271,392.20	18,553.08

10 -General Fund
STREET DEPARTMENT
EXPENDITURES

08.33% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
PERSONNEL						
10-520.01-01-00 Salaries	232,262	16,754.29	16,754.29	7.21	215,507.71	19,693.36
10-520.01-03-00 Overtime	13,500	983.51	983.51	7.29	12,516.49	1,847.14
10-520.01-21-00 FICA & Medicare	17,718	1,281.34	1,281.34	7.23	16,436.66	1,593.83
10-520.01-22-00 Retirement	13,703	603.84	603.84	4.41	13,099.16	707.66
10-520.01-41-02 Professional Development	300	0.00	0.00	0.00	300.00	0.00
TOTAL PERSONNEL	277,483	19,622.98	19,622.98	7.07	257,860.02	23,841.99
INSURANCE						
10-520.02-02-00 Health, Life & Dental	38,280	8,812.92	8,812.92	23.02	29,467.08	2,977.30
10-520.02-03-00 Workers Compensation	29,016	0.00	0.00	0.00	29,016.00	0.00
10-520.02-04-00 Unemployment	1,500	0.00	0.00	0.00	1,500.00	0.00
TOTAL INSURANCE	68,796	8,812.92	8,812.92	12.81	59,983.08	2,977.30
UTILITIES						
10-520.03-01-00 Telephone & Voicemail	1,500	40.00	40.00	2.67	1,460.00	0.00
10-520.03-02-00 Electricity	3,400	0.00	0.00	0.00	3,400.00	403.24
10-520.03-03-00 Gas	2,200	0.00	0.00	0.00	2,200.00	341.74
10-520.03-04-00 Water	4,000	117.74	117.74	2.94	3,882.26	38.00
10-520.03-05-00 Mobile Phones & Pagers	2,800	184.50	184.50	6.59	2,615.50	0.00
10-520.03-09-00 Trash Hauling	600	0.00	0.00	0.00	600.00	0.00
TOTAL UTILITIES	14,500	342.24	342.24	2.36	14,157.76	782.98
CAPITAL EXPENDITURES						
OTHER PURCHASES						
10-520.05-01-00 Office Supplies & Consum	800	0.00	0.00	0.00	800.00	80.95
10-520.05-20-00 Small Office Equipment	400	0.00	0.00	0.00	400.00	0.00
10-520.05-21-00 Handtools	5,000	113.30	113.30	2.27	4,886.70	135.76
10-520.05-31-00 Uniforms	2,600	0.00	0.00	0.00	2,600.00	0.00
TOTAL OTHER PURCHASES	8,800	113.30	113.30	1.29	8,686.70	216.71
MAINTENANCE						
10-520.06-21-01 Equipment Repair & Maint	0	0.00	0.00	0.00	0.00	90.14
TOTAL MAINTENANCE	0	0.00	0.00	0.00	0.00	90.14
CITY SERVICES						
10-520.07-41-00 Street Lights-Electricit	0	0.00	0.00	0.00	0.00	835.10
10-520.07-43-00 Spring/Fall Cleanup	9,000	0.00	0.00	0.00	9,000.00	0.00
10-520.07-43-01 Recycling Extravaganza	1,500	0.00	0.00	0.00	1,500.00	0.00
10-520.07-43-02 HHW Collection Event	400	0.00	0.00	0.00	400.00	0.00
10-520.07-51-00 Mosquito & Weed Control	2,000	0.00	0.00	0.00	2,000.00	0.00
10-520.07-55-00 Animal Control	100	0.00	0.00	0.00	100.00	0.00
TOTAL CITY SERVICES	13,000	0.00	0.00	0.00	13,000.00	835.10
PROFESSIONAL FEES						
10-520.08-03-02 NPDES II/Arcview Program	0	0.00	0.00	0.00	0.00	60.00
TOTAL PROFESSIONAL FEES	0	0.00	0.00	0.00	0.00	60.00

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: JANUARY 31ST, 2015

10 -General Fund
STREET DEPARTMENT
EXPENDITURES

08.33% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>OTHER EXPENDITURES</u>						
10-520.09-21-00 Miscellaneous	150	0.00	0.00	0.00	150.00	0.00
TOTAL OTHER EXPENDITURES	150	0.00	0.00	0.00	150.00	0.00
TOTAL STREET DEPARTMENT	382,729	28,891.44	28,891.44	7.55	353,837.56	28,804.22

CITY OF PARKVILLE
 REVENUE AND EXPENSE REPORT
 AS OF: JANUARY 31ST, 2015

10 -General Fund

PARKS DEPARTMENT

08.33% OF FISCAL YEAR COMPLETED

EXPENDITURES

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>PERSONNEL</u>						
10-525.01-01-00 Salaries	121,500	9,152.46	9,152.46	7.53	112,347.54	9,869.43
10-525.01-03-00 Overtime	7,500	314.82	314.82	4.20	7,185.18	598.72
10-525.01-05-00 Seasonal Landscape Maint	33,800	0.00	0.00	0.00	33,800.00	0.00
10-525.01-21-00 FICA & Medicare	9,975	659.97	659.97	6.62	9,315.03	734.40
10-525.01-22-00 Retirement	7,073	340.44	340.44	4.81	6,732.56	387.32
10-525.01-41-00 Membership Fees & Dues	100	0.00	0.00	0.00	100.00	0.00
10-525.01-41-02 Professional Development	100	0.00	0.00	0.00	100.00	0.00
TOTAL PERSONNEL	180,048	10,467.69	10,467.69	5.81	169,580.31	11,589.87
<u>INSURANCE</u>						
10-525.02-02-00 Health, Life & Dental	21,001	3,887.95	3,887.95	18.51	17,113.05	2,345.70
10-525.02-03-00 Workers Compensation	8,705	0.00	0.00	0.00	8,705.00	0.00
10-525.02-04-00 Unemployment	500	0.00	0.00	0.00	500.00	0.00
TOTAL INSURANCE	30,206	3,887.95	3,887.95	12.87	26,318.05	2,345.70
<u>UTILITIES</u>						
10-525.03-01-00 Telephone & Voicemail	1,700	0.00	0.00	0.00	1,700.00	0.00
10-525.03-02-00 Electricity	14,550	1,265.47	1,265.47	8.70	13,284.53	975.98
10-525.03-03-00 Gas	1,500	0.00	0.00	0.00	1,500.00	254.86
10-525.03-04-00 Water	12,500	389.55	389.55	3.12	12,110.45	396.58
10-525.03-05-00 Mobile Phones & Pagers	2,250	20.50	20.50	0.91	2,229.50	0.00
10-525.03-09-00 Trash Hauling	1,500	0.00	0.00	0.00	1,500.00	0.00
TOTAL UTILITIES	34,000	1,675.52	1,675.52	4.93	32,324.48	1,627.42
<u>CAPITAL EXPENDITURES</u>						
<u>OTHER PURCHASES</u>						
10-525.05-01-00 Office Supplies & Consum	500	120.16	120.16	24.03	379.84	59.11
10-525.05-02-00 Postage	75	0.00	0.00	0.00	75.00	8.75
10-525.05-04-00 Printing	400	0.00	0.00	0.00	400.00	0.00
10-525.05-05-00 Publications	100	0.00	0.00	0.00	100.00	0.00
10-525.05-20-00 Small Office Equipment	100	0.00	0.00	0.00	100.00	0.00
10-525.05-21-00 Equipment & Handtools	5,500	174.28	174.28	3.17	5,325.72	44.45
10-525.05-31-00 Uniforms	1,500	318.10	318.10	21.21	1,181.90	0.00
10-525.05-41-01 Restroom Supplies	2,200	0.00	0.00	0.00	2,200.00	53.86
10-525.05-41-02 Trash Bags	3,800	216.66	216.66	5.70	3,583.34	0.00
10-525.05-41-03 Park Enhancements	7,000	15.86	15.86	0.23	6,984.14	0.00
10-525.05-42-00 Grass Seed & Fertilizer	2,800	0.00	0.00	0.00	2,800.00	0.00
10-525.05-99-00 Other Purchases	500	0.00	0.00	0.00	500.00	0.00
TOTAL OTHER PURCHASES	24,475	845.06	845.06	3.45	23,629.94	166.17
<u>MAINTENANCE</u>						
10-525.06-01-00 Buildings Maint & Repair	6,900	112.50	112.50	1.63	6,787.50	213.99
10-525.06-03-00 Restrooms	5,300	0.00	0.00	0.00	5,300.00	0.00
10-525.06-05-01 Stage Maintenance	150	0.00	0.00	0.00	150.00	0.00
10-525.06-05-02 Ballfield Maintenance	6,600	0.00	0.00	0.00	6,600.00	0.00
10-525.06-05-03 Trail Maintenance	3,600	0.00	0.00	0.00	3,600.00	0.00

CITY OF PARKVILLE
 REVENUE AND EXPENSE REPORT
 AS OF: JANUARY 31ST, 2015

10 -General Fund
 PARKS DEPARTMENT
 EXPENDITURES

08.33% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
10-525.06-12-00 Playground Equipment Rep	2,000	0.00	0.00	0.00	2,000.00	0.00
10-525.06-13-00 Spirit Fountain	3,500	0.00	0.00	0.00	3,500.00	0.00
10-525.06-21-00 Vehicle Repair & Mainten	6,500	338.65	338.65	5.21	6,161.35	0.00
10-525.06-21-01 Equipment Repair & Maint	3,500	171.67	171.67	4.90	3,328.33	130.00
10-525.06-21-02 Tractor Mowing Equipment	5,500	0.00	0.00	0.00	5,500.00	0.00
10-525.06-22-00 Vehicle Gas & Oil	7,500	0.00	0.00	0.00	7,500.00	343.00
10-525.06-22-01 Equipment Gas & Oil	5,000	0.00	0.00	0.00	5,000.00	0.00
TOTAL MAINTENANCE	56,050	622.82	622.82	1.11	55,427.18	0.99
CITY SERVICES						
10-525.07-20-00 Rental of Portable Toile	3,000	0.00	0.00	0.00	3,000.00	220.00
10-525.07-51-00 Mosquito & Weed Control	2,800	0.00	0.00	0.00	2,800.00	0.00
10-525.07-51-01 Landscaping	2,500	0.00	0.00	0.00	2,500.00	0.00
10-525.07-52-00 Tree Trimming & Removal	9,000	0.00	0.00	0.00	9,000.00	0.00
10-525.07-53-00 Tree Planting	8,000	0.00	0.00	0.00	8,000.00	0.00
10-525.07-60-00 Rental Equipment	1,000	0.00	0.00	0.00	1,000.00	0.00
TOTAL CITY SERVICES	26,300	0.00	0.00	0.00	26,300.00	220.00
OTHER EXPENDITURES						
10-525.09-21-00 Miscellaneous	1,000	0.00	0.00	0.00	1,000.00	0.00
TOTAL OTHER EXPENDITURES	1,000	0.00	0.00	0.00	1,000.00	0.00
TOTAL PARKS DEPARTMENT	352,079	17,499.04	17,499.04	4.97	334,579.96	15,950.15

CITY OF PARKVILLE
 REVENUE AND EXPENSE REPORT
 AS OF: JANUARY 31ST, 2015

10 -General Fund

NATURE SANCTUARY

08.33% OF FISCAL YEAR COMPLETED

EXPENDITURES	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>PERSONNEL</u>						
10-535.01-01-00 Salaries	18,000	1,153.92	1,153.92	6.41	16,846.08	1,153.92
10-535.01-21-00 FICA & Medicare	1,377	88.28	88.28	6.41	1,288.72	88.28
10-535.01-31-00 Expense Allowance-Other	200	0.00	0.00	0.00	200.00	0.00
TOTAL PERSONNEL	19,577	1,242.20	1,242.20	6.35	18,334.80	1,242.20
<u>UTILITIES</u>						
<u>CAPITAL EXPENDITURES</u>						
<u>OTHER PURCHASES</u>						
10-535.05-01-00 Office Supplies & Consum	100	0.00	0.00	0.00	100.00	0.00
10-535.05-02-00 Postage	50	0.00	0.00	0.00	50.00	0.00
10-535.05-04-00 Printing	500	0.00	0.00	0.00	500.00	0.00
10-535.05-21-00 Equipment & Handtools	400	0.00	0.00	0.00	400.00	62.97
10-535.05-41-00 Materials	1,000	0.00	0.00	0.00	1,000.00	0.00
10-535.05-42-00 Program Expenses	2,700	0.00	0.00	0.00	2,700.00	0.00
TOTAL OTHER PURCHASES	4,750	0.00	0.00	0.00	4,750.00	62.97
<u>MAINTENANCE</u>						
10-535.06-01-00 Building Maintenance & R	950	104.93	104.93	11.05	845.07	0.00
10-535.06-05-03 Trail Maintenance	3,500	0.00	0.00	0.00	3,500.00	0.00
10-535.06-21-00 Vehicle Repair & Mainten	1,000	0.00	0.00	0.00	1,000.00	0.00
10-535.06-21-01 Equipment Repair & Maint	150	0.00	0.00	0.00	150.00	0.00
10-535.06-22-00 Vehicle Gas & Oil	400	0.00	0.00	0.00	400.00	0.00
TOTAL MAINTENANCE	6,000	104.93	104.93	1.75	5,895.07	0.00
<u>CITY SERVICES</u>						
10-535.07-51-00 Mosquito & Weed Control	250	0.00	0.00	0.00	250.00	0.00
TOTAL CITY SERVICES	250	0.00	0.00	0.00	250.00	0.00
<u>OTHER EXPENDITURES</u>						
10-535.09-21-00 Miscellaneous	500	0.00	0.00	0.00	500.00	0.00
TOTAL OTHER EXPENDITURES	500	0.00	0.00	0.00	500.00	0.00
TOTAL NATURE SANCTUARY	31,077	1,347.13	1,347.13	4.33	29,729.87	1,305.17

CITY OF PARKVILLE
 REVENUE AND EXPENSE REPORT
 AS OF: JANUARY 31ST, 2015

10 -General Fund
 CHANNEL 2 & WEBSITE
 EXPENDITURES

08.33% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>PERSONNEL</u>						
10-540.01-52-00 Technical Consultant/Int	10,200	0.00	0.00	0.00	10,200.00	750.00
10-540.01-53-00 Production Assistant/Int	2,100	0.00	0.00	0.00	2,100.00	150.00
TOTAL PERSONNEL	12,300	0.00	0.00	0.00	12,300.00	900.00
<u>CAPITAL EXPENDITURES</u>						
10-540.04-21-00 Office Equipment	200	0.00	0.00	0.00	200.00	0.00
TOTAL CAPITAL EXPENDITURES	200	0.00	0.00	0.00	200.00	0.00
<u>OTHER PURCHASES</u>						
10-540.05-03-00 Computer Equip/Access/Pr	500	0.00	0.00	0.00	500.00	0.00
TOTAL OTHER PURCHASES	500	0.00	0.00	0.00	500.00	0.00
<u>MAINTENANCE</u>						
10-540.06-31-00 Computer Maintenance	500	0.00	0.00	0.00	500.00	0.00
TOTAL MAINTENANCE	500	0.00	0.00	0.00	500.00	0.00
<u>OTHER EXPENDITURES</u>						
10-540.09-05-00 Newsletter/Website	4,000	0.00	0.00	0.00	4,000.00	0.00
10-540.09-05-01 Website Maintenance	250	199.90	199.90	79.96	50.10	0.00
TOTAL OTHER EXPENDITURES	4,250	199.90	199.90	4.70	4,050.10	0.00
TOTAL CHANNEL 2 & WEBSITE	17,750	199.90	199.90	1.13	17,550.10	900.00

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: JANUARY 31ST, 2015

10 -General Fund
TRANSFERS OUT
EXPENDITURES

08.33% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>TRANSFERS-OTHER SOURCES</u>						
10-550.20-04-00 Transfer to Reserve Fund	0	5,000.00	5,000.00	0.00 (	5,000.00)	26,416.66
10-550.20-21-00 Transfer to Debt Service	0	18,125.00	18,125.00	0.00 (	18,125.00)	18,416.66
TOTAL TRANSFERS-OTHER SOURCES	0	23,125.00	23,125.00	0.00 (	23,125.00)	44,833.32
TOTAL TRANSFERS OUT	0	23,125.00	23,125.00	0.00 (	23,125.00)	44,833.32

CITY OF PARKVILLE
 REVENUE AND EXPENSE REPORT
 AS OF: JANUARY 31ST, 2015

10 -General Fund
 IT
 EXPENDITURES

08.33% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>PERSONNEL</u>						
10-555.01-52-00 Information Technology S	21,000	0.00	0.00	0.00	21,000.00	1,351.50
TOTAL PERSONNEL	21,000	0.00	0.00	0.00	21,000.00	1,351.50
<u>INSURANCE</u>						
10-555.02-01-00 Equipment	1,500	0.00	0.00	0.00	1,500.00	0.00
10-555.02-02-00 Software	15,310	0.00	0.00	0.00	15,310.00	0.00
10-555.02-04-00 Domain Registrations	390	0.00	0.00	0.00	390.00	0.00
TOTAL INSURANCE	17,200	0.00	0.00	0.00	17,200.00	0.00
<u>MAINTENANCE</u>						
10-555.06-01-00 Maintenance & Repair	2,124	20.00	20.00	0.94	2,104.00	0.00
TOTAL MAINTENANCE	2,124	20.00	20.00	0.94	2,104.00	0.00
TOTAL IT	40,324	20.00	20.00	0.05	40,304.00	1,351.50
TOTAL EXPENDITURES	3,977,460	242,170.01	242,170.01	6.09	3,735,289.99	298,319.39
EXCESS REVENUES OVER/(UNDER) EXPENDITURE (	53,319)	899,669.76	899,669.76		0.00	941,957.23

Sewer Fund (30)

Last Updated 02/12/15

	2011 Actual	2012 Actual	2013 Actual	2014 Budget	2014 Unaudited	2015 Budget	2015 YTD	2015 Projected	2016 Projected	2017 Projected	2018 Projected	2019 Projected	2020 Projected
<i>Beginning Fund Balance</i>	\$426,505	\$ 493,616	\$ 605,952	\$ 489,897	\$ 516,873	\$ 1,020,362	\$ 1,110,769	\$ 1,110,769	\$ 466,486	\$ 387,025	\$ 442,810	\$ 391,792	\$ 466,548
Revenues													
<i>Projected Rate Increase</i>				3.50%	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	1.00%	0.00%	0.00%
Sewer Charges	907,088	962,603	937,785	968,760	1,016,426	1,027,940	81,049	1,044,319	1,048,499	1,069,469	1,080,163	1,080,163	1,080,163
Sewer Tap Fees	19,500	33,000	30,000	22,500	43,500	30,000	-	30,000	30,450	30,907	31,370	31,841	32,319
Sewer Impact Fees	18,200	30,800	28,000	21,000	42,000	28,000	-	28,000	28,420	28,846	29,279	29,718	30,164
MOAW Bill Collection Payment	636	715	686	650	562	650	-	650	650	650	650	650	650
Grinder Pump Administrative Fee	4,620	4,620	3,850	4,620	4,620	-	385	4,620	-	-	-	-	-
Interest Income	9,061	6,611	5,872	2,000	4,361	4,400	374	4,300	4,444	4,488	4,533	4,579	4,624
Transfer from Sewer CIP (33)	-	-	-	275,478	294,984	-	-	-	-	-	-	-	-
Miscellaneous	35	-	16	-	1,000	200	-	200	200	-	-	-	-
Sewer Fund Revenues:	959,140	1,038,349	1,006,209	1,295,008	1,407,454	1,091,190	81,808	1,112,089	1,112,663	1,134,360	1,145,996	1,146,951	1,147,920
Total Sources:	1,385,645	1,531,965	1,612,161	1,784,905	1,924,326	2,111,552	1,192,577	2,222,858	1,579,149	1,521,385	1,588,806	1,538,743	1,614,468
Expenditures													
Operating Expenses	388,097	453,316	449,989	514,201	462,065	519,812	75,449	519,812	529,425	539,222	549,206	559,381	569,751
Capital Expenses	16,415	18,146	5,636	474,007	59,988	802,275	-	802,275	374,400	252,800	358,000	220,000	410,000
Debt Service	273,917	198,952	202,233	200,556	191,504	332,785	23,380	332,785	184,768	180,953	182,095	182,947	178,651
Transfer to General Fund - Admin Fee	70,000	75,000	100,000	100,000	100,000	101,500	8,458	101,500	103,530	105,601	107,713	109,867	112,064
Other Transfers	143,600	180,600	337,431	-	-	-	-	-	-	-	-	-	-
Sewer Fund Expenditures:	892,029	926,014	1,095,288	1,288,764	813,557	1,756,372	107,288	1,756,372	1,192,123	1,078,576	1,197,014	1,072,195	1,270,466
Estimated Working Capital (deficit) :	493,616	605,952	516,873	496,141	1,110,769	355,180	1,085,290	466,486	387,025	442,810	391,792	466,548	344,002
TARGET*	\$388,441	\$331,031	\$339,730	\$354,106	\$332,020	\$488,113	\$488,113	\$488,113	\$343,007	\$342,159	\$346,325	\$350,259	\$349,105

* Target represents desired working capital of 90 days of operations in addition to the current fiscal year debt service payments as required by the Reserve Policy adopted December 3, 2013, by Resolution No. 12-01-13.

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: JANUARY 31ST, 2015

30 -Sewer Service Fund
FINANCIAL SUMMARY

08.33% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>REVENUE SUMMARY</u>						
OTHER REVENUE	1,086,590	81,434.46	81,434.46	7.49	1,005,155.54	94,638.87
INTEREST INCOME	4,400	373.80	373.80	8.50	4,026.20	364.98
MISCELLANEOUS REVENUE	200	0.00	0.00	0.00	200.00	0.00
TRANSFERS IN	<u>332,784</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>332,784.00</u>	<u>0.00</u>
TOTAL REVENUES	<u>1,423,974</u>	<u>81,808.26</u>	<u>81,808.26</u>	<u>5.75</u>	<u>1,342,165.74</u>	<u>95,003.85</u>
<u>EXPENDITURE SUMMARY</u>						
ADMINISTRATIVE	<u>2,089,156</u>	<u>107,287.76</u>	<u>107,287.76</u>	<u>5.14</u>	<u>1,981,868.24</u>	<u>51,285.08</u>
TOTAL EXPENDITURES	<u>2,089,156</u>	<u>107,287.76</u>	<u>107,287.76</u>	<u>5.14</u>	<u>1,981,868.24</u>	<u>51,285.08</u>
EXCESS REVENUES OVER/(UNDER) EXPENDITURE	(665,182)	(25,479.50)	(25,479.50)		(639,702.50)	43,718.77

CITY OF PARKVILLE
 REVENUE AND EXPENSE REPORT
 AS OF: JANUARY 31ST, 2015

30 -Sewer Service Fund
 FINANCIAL SUMMARY

08.33% OF FISCAL YEAR COMPLETED

REVENUES

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>OTHER REVENUE</u>						
30-41501-00 Sewer Charges	1,027,940	7,754.77	7,754.77	0.75	1,020,185.23	85,938.87
30-41501-01 Sewer Charges - Data Tech	0	73,294.69	73,294.69	0.00	(73,294.69)	0.00
30-41502-00 Sewer Tap Fees	30,000	0.00	0.00	0.00	30,000.00	4,500.00
30-41502-01 Sewer Impact Fees	28,000	0.00	0.00	0.00	28,000.00	4,200.00
30-41503-00 Mo Am Bill Collection pymt	650	0.00	0.00	0.00	650.00	0.00
30-41504-00 Grinder Pump Admin Fee	0	385.00	385.00	0.00	(385.00)	0.00
TOTAL OTHER REVENUE	1,086,590	81,434.46	81,434.46	7.49	1,005,155.54	94,638.87
<u>INTEREST INCOME</u>						
30-41701-00 Interest Income	4,400	373.80	373.80	8.50	4,026.20	364.98
TOTAL INTEREST INCOME	4,400	373.80	373.80	8.50	4,026.20	364.98
<u>MISCELLANEOUS REVENUE</u>						
30-41804-00 Miscellaneous Revenue	200	0.00	0.00	0.00	200.00	0.00
TOTAL MISCELLANEOUS REVENUE	200	0.00	0.00	0.00	200.00	0.00
<u>TRANSFERS IN</u>						
30-41901-00 Transfer from Sewer Fund	332,784	0.00	0.00	0.00	332,784.00	0.00
TOTAL TRANSFERS IN	332,784	0.00	0.00	0.00	332,784.00	0.00
TOTAL REVENUE	1,423,974	81,808.26	81,808.26	5.75	1,342,165.74	95,003.85

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: JANUARY 31ST, 2015

30 -Sewer Service Fund

ADMINISTRATIVE

08.33% OF FISCAL YEAR COMPLETED

EXPENDITURES	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
PERSONNEL						
30-501.01-01-00 Salaries	13,156	690.99	690.99	5.25	12,465.01	715.09
30-501.01-21-00 FICA & Medicare	1,006	52.87	52.87	5.26	953.13	54.71
TOTAL PERSONNEL	14,162	743.86	743.86	5.25	13,418.14	769.80
INSURANCE						
30-501.02-01-00 Hazard & Liability	6,000	0.00	0.00	0.00	6,000.00	0.00
TOTAL INSURANCE	6,000	0.00	0.00	0.00	6,000.00	0.00
UTILITIES						
30-501.03-01-00 Telephone & Voicemail	2,600	0.00	0.00	0.00	2,600.00	0.00
30-501.03-02-00 Electricity	41,000	1,562.59	1,562.59	3.81	39,437.41	3,078.51
30-501.03-04-00 Water	3,500	68.29	68.29	1.95	3,431.71	51.82
30-501.03-06-00 Wi-Fi	480	39.99	39.99	8.33	440.01	0.00
30-501.03-09-00 Trash Hauling	600	0.00	0.00	0.00	600.00	0.00
TOTAL UTILITIES	48,180	1,670.87	1,670.87	3.47	46,509.13	3,130.33
CAPITAL EXPENDITURES						
30-501.04-31-00 Equipment & Machinery	33,500	0.00	0.00	0.00	33,500.00	0.00
30-501.04-51-00 Facility Improvements	90,000	0.00	0.00	0.00	90,000.00	0.00
30-501.04-61-00 Pump Station Improvement	191,000	0.00	0.00	0.00	191,000.00	467.72
TOTAL CAPITAL EXPENDITURES	314,500	0.00	0.00	0.00	314,500.00	467.72
OTHER PURCHASES						
30-501.05-01-00 Office Supplies	100	0.00	0.00	0.00	100.00	0.00
30-501.05-02-00 Postage	9,000	0.00	0.00	0.00	9,000.00	41.99
30-501.05-04-00 Printing	1,500	0.00	0.00	0.00	1,500.00	0.00
30-501.05-06-00 Delinquencies	1,500	0.00	0.00	0.00	1,500.00	0.00
TOTAL OTHER PURCHASES	12,100	0.00	0.00	0.00	12,100.00	41.99
MAINTENANCE						
30-501.06-01-00 Building Main & Repair	8,500	0.00	0.00	0.00	8,500.00	0.00
30-501.06-12-00 Pump Stations Maintenanc	20,000	0.00	0.00	0.00	20,000.00	347.40
30-501.06-21-00 Vehicle Repair & Mainten	500	0.00	0.00	0.00	500.00	0.00
30-501.06-21-02 Tractor/Lawn Mowing Equi	500	0.00	0.00	0.00	500.00	0.00
30-501.06-22-00 Vehicle Gas & Oil	3,000	0.00	0.00	0.00	3,000.00	0.00
30-501.06-22-01 Equipment Gas & Oil	1,500	0.00	0.00	0.00	1,500.00	0.00
30-501.06-33-00 Software Support Agreeme	2,170	0.00	0.00	0.00	2,170.00	0.00
30-501.06-42-00 Line Maintenance	415,750	915.00	915.00	0.22	414,835.00	698.69
30-501.06-99-00 Other Maintenance	72,025	48,253.50	48,253.50	67.00	23,771.50	0.00
TOTAL MAINTENANCE	523,945	49,168.50	49,168.50	9.38	474,776.50	1,046.09
CITY SERVICES						
30-501.07-34-00 Line Repairs	20,000	0.00	0.00	0.00	20,000.00	0.00
30-501.07-42-00 One Call Utility Locatin	2,000	0.00	0.00	0.00	2,000.00	110.50
30-501.07-82-00 KC Water Depart	55,655	0.00	0.00	0.00	55,655.00	0.00
30-501.07-91-00 Odor Control	19,000	0.00	0.00	0.00	19,000.00	0.00
TOTAL CITY SERVICES	96,655	0.00	0.00	0.00	96,655.00	110.50

REVENUE AND EXPENSE REPORT

AS OF: JANUARY 31ST, 2015

30 -Sewer Service Fund

ADMINISTRATIVE

08.33% OF FISCAL YEAR COMPLETED

EXPENDITURES	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
PROFESSIONAL FEES						
30-501.08-01-00 Attorney Fees	10,000	0.00	0.00	0.00	10,000.00	0.00
30-501.08-03-00 Engineering Fees	8,500	0.00	0.00	0.00	8,500.00	0.00
30-501.08-04-00 Management Contract	282,245	23,520.42	23,520.42	8.33	258,724.58	22,949.58
30-501.08-06-00 Administration Fee	101,500	8,458.33	8,458.33	8.33	93,041.67	8,333.33
30-501.08-07-00 Credit Card Fees	2,000	335.84	335.84	16.79	1,664.16	0.00
TOTAL PROFESSIONAL FEES	404,245	32,314.59	32,314.59	7.99	371,930.41	31,282.91
OTHER EXPENDITURES						
30-501.09-21-00 Miscellaneous	2,000	10.00	10.00	0.50	1,990.00	45.00
30-501.09-22-00 DNR Fees	1,800	0.00	0.00	0.00	1,800.00	0.00
TOTAL OTHER EXPENDITURES	3,800	10.00	10.00	0.26	3,790.00	45.00
BOND/LEASE PAYMENTS						
30-501.10-04-00 System Renewal Lease	149,351	0.00	0.00	0.00	149,351.00	0.00
TOTAL BOND/LEASE PAYMENTS	149,351	0.00	0.00	0.00	149,351.00	0.00
SYSTEM RENEWAL PROJECT						
30-501.12-11-00 SRF Principal	145,000	12,083.33	12,083.33	8.33	132,916.67	11,666.67
30-501.12-11-01 SRF Interest	29,897	2,490.65	2,490.65	8.33	27,406.35	2,724.07
30-501.12-11-02 SRF Administration Fee	8,536	8,805.96	8,805.96	103.16	(269.96)	0.00
TOTAL SYSTEM RENEWAL PROJECT	183,433	23,379.94	23,379.94	12.75	160,053.06	14,390.74
TRANSFERS-OTHER SOURCES						
30-501.20-02-02 Trans to Debt Serv (for	149,351	0.00	0.00	0.00	149,351.00	0.00
30-501.20-02-03 Trans to Debt Serv (for	183,434	0.00	0.00	0.00	183,434.00	0.00
TOTAL TRANSFERS-OTHER SOURCES	332,785	0.00	0.00	0.00	332,785.00	0.00
TOTAL ADMINISTRATIVE	2,089,156	107,287.76	107,287.76	5.14	1,981,868.24	51,285.08
TOTAL EXPENDITURES	2,089,156	107,287.76	107,287.76	5.14	1,981,868.24	51,285.08
EXCESS REVENUES OVER/(UNDER) EXPENDITURE (	665,182) (	25,479.50) (	25,479.50)		0.00	43,718.77

Transportation Fund (40)

Last Updated 02/12/15

	2011	2012	2013	2014	2014	2015	2015	2015	2016	2017	2018	2019	2020
	Actual	Actual	Actual	Budget	Unaudited	Budget	YTD	Projected	Projected	Projected	Projected	Projected	Projected
<i>Beginning Fund Balance</i>	\$227,141	\$ 89,288	\$ 190,187	\$ 162,317	\$ 162,682	\$ 318,954	\$ 338,614	\$ 338,614	\$ 135,614	\$ 104,899	\$ 137,086	\$ 109,793	\$ 70,641
Revenues													
Parkville Special Road District	114,870	120,346	122,341	122,600	124,328	126,000	-	126,000	127,890	129,808	131,755	133,732	133,732
City Transportation Sales Tax	454,319	380,193	398,083	400,000	439,976	435,000	43,229	440,000	441,525	448,148	454,870	461,693	461,693
Motor Fuel Tax	123,157	141,412	140,867	141,000	143,352	141,000	12,110	141,000	143,115	145,262	147,441	149,652	149,652
County Transportation Sales Tax	123,552	137,379	134,865	138,000	178,948	170,000	-	179,000	172,550	175,138	177,765	180,432	180,432
Curb/Sidewalk Cost Share			-	-	18,125	-			-	-	-	-	-
Sale of Equipment					8,275	11,500		11,500	32,500	15,000	5,000	5,000	5,000
Refunds		80,250			-	-							
MPR Safety Funds					4,300	-							
Leased Properties		6,470	900	-	-	-			-	-	-	-	-
Transportation Fund Revenues:	815,898	866,050	797,056	801,600	917,304	883,500	55,339	897,500	917,580	913,356	916,832	930,509	930,509
Total Sources:	1,043,039	955,338	987,243	963,917	1,079,986	1,202,454	393,953	1,236,114	1,053,194	1,018,255	1,053,917	1,040,302	1,001,150
Expenditures													
Streets - Capital	171,177	196,151	88,560	295,000	81,966	502,500	-	502,500	350,000	277,500	340,000	365,000	335,000
Streets - Operating			-	313,050	304,406	353,000	4,066	353,000	358,295	363,669	369,124	374,661	335,000
Transfers	782,574	569,000	736,000	355,000	355,000	245,000	20,417	245,000	240,000	240,000	235,000	230,000	225,000
Transportation Fund Expenditures:	953,751	765,151	824,560	963,050	741,372	1,100,500	24,482	1,100,500	948,295	881,169	944,124	969,661	895,000
Estimated Ending Balance (deficit):	89,288	190,187	162,682	867	338,614	101,954	369,471	135,614	104,899	137,086	109,793	70,641	106,150

CITY OF PARKVILLE
 REVENUE AND EXPENSE REPORT
 AS OF: JANUARY 31ST, 2015

40 -Transportation Fund
 FINANCIAL SUMMARY

08.33% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>REVENUE SUMMARY</u>						
TAXES	126,000	0.00	0.00	0.00	126,000.00	0.00
SALES TAXES	746,000	55,338.86	55,338.86	7.42	690,661.14	49,812.78
TRANSFERS IN	<u>11,500</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>11,500.00</u>	<u>0.00</u>
TOTAL REVENUES	883,500	55,338.86	55,338.86	6.26	828,161.14	49,812.78
<u>EXPENDITURE SUMMARY</u>						
STREET DEPARTMENT	855,500	4,065.53	4,065.53	0.48	851,434.47	(440.47)
TRANSFERS	<u>245,000</u>	<u>20,416.66</u>	<u>20,416.66</u>	<u>8.33</u>	<u>224,583.34</u>	<u>29,583.33</u>
TOTAL EXPENDITURES	1,100,500	24,482.19	24,482.19	2.22	1,076,017.81	29,142.86
EXCESS REVENUES OVER/(UNDER) EXPENDITURE (	217,000)	30,856.67	30,856.67	(	247,856.67)	20,669.92

CITY OF PARKVILLE
 REVENUE AND EXPENSE REPORT
 AS OF: JANUARY 31ST, 2015

40 -Transportation Fund
 FINANCIAL SUMMARY

08.33% OF FISCAL YEAR COMPLETED

REVENUES	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>TAXES</u>						
40-41006-00 Parkville Special Rd Distric	126,000	0.00	0.00	0.00	126,000.00	0.00
TOTAL TAXES	126,000	0.00	0.00	0.00	126,000.00	0.00
<u>SALES TAXES</u>						
40-41404-00 City Transportation Sales Ta	435,000	43,228.59	43,228.59	9.94	391,771.41	38,142.82
40-41405-00 Motor Fuel Tax	141,000	12,110.27	12,110.27	8.59	128,889.73	11,669.96
40-41406-00 County Trans Sales Tax	170,000	0.00	0.00	0.00	170,000.00	0.00
TOTAL SALES TAXES	746,000	55,338.86	55,338.86	7.42	690,661.14	49,812.78
<u>OTHER REVENUE</u>						
<u>INTEREST INCOME</u>						
<u>MISCELLANEOUS REVENUE</u>						
<u>TRANSFERS IN</u>						
40-41901-00 Refunds and Other Revenue	11,500	0.00	0.00	0.00	11,500.00	0.00
TOTAL TRANSFERS IN	11,500	0.00	0.00	0.00	11,500.00	0.00
<u>TRANSFERS</u>						
TOTAL REVENUE	883,500	55,338.86	55,338.86	6.26	828,161.14	49,812.78

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: JANUARY 31ST, 2015

40 -Transportation Fund
ADMINISTRATION
EXPENDITURES

08.33% OF FISCAL YEAR COMPLETED

ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
------------------	--------------------------	------------------------	--------	-------------------	--------------------------

INSURANCE

--	--	--	--	--	--

CAPITAL EXPENDITURES

--	--	--	--	--	--

REVENUE AND EXPENSE REPORT

AS OF: JANUARY 31ST, 2015

40 -Transportation Fund

STREET DEPARTMENT

EXPENDITURES

08.33% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>CAPITAL EXPENDITURES</u>						
40-520.04-81-00 Crack Seal Project	20,000	0.00	0.00	0.00	20,000.00	0.00
40-520.04-83-00 Street Striping	10,000	0.00	0.00	0.00	10,000.00	0.00
40-520.04-85-00 Asphalt Overlay Program	220,000	0.00	0.00	0.00	220,000.00	0.00
40-520.04-85-01 Equipment	152,500	0.00	0.00	0.00	152,500.00	0.00
40-520.04-90-00 Curb & Sidewalk Program	100,000	0.00	0.00	0.00	100,000.00	(10,090.00)
TOTAL CAPITAL EXPENDITURES	502,500	0.00	0.00	0.00	502,500.00	(10,090.00)
<u>MAINTENANCE</u>						
40-520.06-01-00 Building Maintenance & R	11,500	273.99	273.99	2.38	11,226.01	0.00
40-520.06-21-00 Vehicle & Equipment Main	10,500	379.84	379.84	3.62	10,120.16	4.61
40-520.06-22-00 Vehicle & Equipment Gas	25,500	0.00	0.00	0.00	25,500.00	0.00
TOTAL MAINTENANCE	47,500	653.83	653.83	1.38	46,846.17	4.61
<u>CITY SERVICES</u>						
40-520.07-20-00 Emergency Snow Removal	30,000	2,500.00	2,500.00	8.33	27,500.00	9,487.92
40-520.07-32-00 Storm Sewers - General R	2,500	0.00	0.00	0.00	2,500.00	0.00
40-520.07-33-00 Street Repair Materials	15,000	240.00	240.00	1.60	14,760.00	157.00
40-520.07-41-00 Street Lights - Electric	235,000	671.70	671.70	0.29	234,328.30	0.00
40-520.07-44-00 Street Signs	2,000	0.00	0.00	0.00	2,000.00	0.00
40-520.07-45-00 Street Sweeping	8,500	0.00	0.00	0.00	8,500.00	0.00
40-520.07-52-00 Tree Trimming & Removal	4,000	0.00	0.00	0.00	4,000.00	0.00
40-520.07-60-00 Rental Equipment	8,000	0.00	0.00	0.00	8,000.00	0.00
TOTAL CITY SERVICES	305,000	3,411.70	3,411.70	1.12	301,588.30	9,644.92
<u>OTHER EXPENDITURES</u>						
40-520.09-21-00 Miscellaneous	500	0.00	0.00	0.00	500.00	0.00
TOTAL OTHER EXPENDITURES	500	0.00	0.00	0.00	500.00	0.00
TOTAL STREET DEPARTMENT	855,500	4,065.53	4,065.53	0.48	851,434.47	(440.47)

CITY OF PARKVILLE
 REVENUE AND EXPENSE REPORT
 AS OF: JANUARY 31ST, 2015

40 -Transportation Fund

TRANSFERS

EXPENDITURES

08.33% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>TRANSFERS-OTHER SOURCES</u>						
40-550.20-10-00 Transfer to General Fund	245,000	20,416.66	20,416.66	8.33	224,583.34	29,583.33
TOTAL TRANSFERS-OTHER SOURCES	<u>245,000</u>	<u>20,416.66</u>	<u>20,416.66</u>	<u>8.33</u>	<u>224,583.34</u>	<u>29,583.33</u>
TOTAL TRANSFERS	245,000	20,416.66	20,416.66	8.33	224,583.34	29,583.33
TOTAL EXPENDITURES	1,100,500	24,482.19	24,482.19	2.22	1,076,017.81	29,142.86
EXCESS REVENUES OVER/(UNDER) EXPENDITURE (	217,000)	30,856.67	30,856.67		0.00	20,669.92

BALANCE SHEET

AS OF: JANUARY 31ST, 2015

10 -General Fund

ACCOUNT# TITLE

ASSETS

=====

10901 Petty Cash (Admin)	181.31	
10911 Petty Cash (Court)	150.00	
10952 Court Bnk Acct-Internet Pymts	100.00	
12000 General Fund Claim on Cash	1,996,252.97	
15000 Receivables - General	(128.00)	
15003 Property Tax Receivables	25,125.04	
15004 Franchise Tax Receivables	175,236.74	
15005 Vehicle Tax Receivable	4,332.56	
18000 Prepaid Insurance	81,735.82	
		<u>2,282,986.44</u>

TOTAL ASSETS 2,282,986.44

=====

LIABILITIES

=====

20021 AFLAC W/H	(323.78)	
20022 Medical Ins W/H	(13,718.25)	
20023 Dental W/H	(429.84)	
20025 Principal W/H	(241.85)	
20028 Vision Care Withholding	(145.84)	
20031 Retirement W/H ING	110.00	
20041 KC Earning Tax W/H	632.58	
20051 Garnishment W/H	(70.62)	
20070 Vol. Employee Fund W/H	1,278.55	
21000 Deferred Revenue	29,457.60	
22001 AP Pending (Due to Pooled)	38,675.54	
22500 Telecom Escrow	190.29	
22501 FLEX Plan Payable	4,716.92	
22600 COBRA Liability	1,539.59	
		<u>61,670.89</u>

TOTAL LIABILITIES 61,670.89

EQUITY

=====

30001 Fund Balance	897,035.03	
		<u>897,035.03</u>
TOTAL BEGINNING EQUITY	897,035.03	
TOTAL REVENUE	5,427,149.31	
TOTAL EXPENSES	4,102,868.79	
		<u>1,324,280.52</u>
TOTAL SURPLUS/(DEFICIT)	1,324,280.52	
TOTAL EQUITY & SURPLUS/(DEFICIT)	2,221,315.55	

TOTAL EQUITY & SURPLUS/(DEFICIT) 2,221,315.55

TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT 2,282,986.44

=====

BALANCE SHEET

AS OF: JANUARY 31ST, 2015

21 -River Park Bond Retirement

ACCOUNT# TITLE

ASSETS

=====

11002 River Prk Dev Bank Acct	471,574.03	
15001 Receivables - Taxes/Fees	6,067.19	
		477,641.22

TOTAL ASSETS 477,641.22

=====

LIABILITIES

=====

21000 Deferred Revenue	6,067.19	
		6,067.19

TOTAL LIABILITIES 6,067.19

EQUITY

=====

30001 FUND BALANCE	151,644.18	
		151,644.18

TOTAL BEGINNING EQUITY 151,644.18

TOTAL REVENUE 641,716.35

TOTAL EXPENSES 321,786.50

TOTAL SURPLUS/(DEFICIT) 319,929.85

TOTAL EQUITY & SURPLUS/(DEFICIT) 471,574.03

TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT 477,641.22

=====

BALANCE SHEET

AS OF: JANUARY 31ST, 2015

22 -Capital Project Bonds

ACCOUNT#	TITLE		
ASSETS			
=====			
11002 Cash		648,574.57	
12000 Claim on Cash		118,423.53	
14010 Lease Revenue Fund		2.58	
14012 Reserve Fund		642,539.62	
15001 Receivables - Taxes/Fees		7,915.23	
		<u> </u>	1,417,455.53
			<u> </u>
TOTAL ASSETS			1,417,455.53
			=====
LIABILITIES			
=====			
21000 Deferred Revenue		7,915.23	
		<u> </u>	7,915.23
TOTAL LIABILITIES			<u> </u>
EQUITY			
=====			
30001 Fund Balance		328,438.21	
30005 Restricted for Debt Retirement		640,000.00	
		<u> </u>	968,438.21
TOTAL BEGINNING EQUITY			968,438.21
TOTAL REVENUE		912,036.50	
TOTAL EXPENSES		470,934.41	
		<u> </u>	441,102.09
TOTAL SURPLUS/(DEFICIT)			441,102.09
TOTAL EQUITY & SURPLUS/(DEFICIT)			<u> </u>
			1,409,540.30
TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT			<u> </u>
			1,417,455.53
			=====

BALANCE SHEET

AS OF: JANUARY 31ST, 2015

23 -Brush Creek NID

ACCOUNT# TITLE

ASSETS

=====

12000 Claim on Cash	204,240.36	
14011 Debt Service Fund	16.28	
14012 Debt Service Reserve Fund	398,228.02	
14021 Cost of Issuance Expenses	3,870.69	
15001 Receivables	183,842.44	
		790,197.79

TOTAL ASSETS 790,197.79

LIABILITIES

=====

21000 Deferred Revenue	183,842.44	
24000 Long Term Bonds Payable	(4,506,327.67)	
		(4,322,485.23)

EQUITY

=====

30001 Fund Balance	(372,438.87)	
		(372,438.87)
TOTAL REVENUE	5,806,780.35	
TOTAL EXPENSES	321,658.46	
		5,485,121.89
TOTAL EQUITY & SURPLUS/(DEFICIT)		5,112,683.02
		790,197.79

TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT 790,197.79

AS OF: JANUARY 31ST, 2015

24 -Brink Meyer Road NID

ACCOUNT# TITLE

ASSETS

12000 Claim on Cash	112.73	
14011 Brink Myer Note Fund (D S F)	290,289.69	
14012 Brink Meyer Bond Fund	32.51	
14021 Cost of Issuance Expenses	1,258.48	
15001 Receivables	275,075.47	
		<u>566,768.88</u>

TOTAL ASSETS

566,768.88

LIABILITIES

21000 Deferred Revenue	275,075.47	
24000 Long Term Bonds Payable	(3,675,000.00)	
		<u>(3,399,924.53)</u>

TOTAL LIABILITIES

EQUITY

30001 Fund Balance	358,407.35	
		<u>358,407.35</u>
TOTAL REVENUE	4,079,611.69	
TOTAL EXPENSES	471,325.63	
		<u>3,608,286.06</u>
TOTAL EQUITY & SURPLUS/(DEFICIT)	3,966,693.41	
		<u>3,966,693.41</u>

TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT

566,768.88

AS OF: JANUARY 31ST, 2015

34 -SRF Fund

ACCOUNT# TITLE

ASSETS			
12005 Cash		28,338.41	
17001 Sewer Infrastructure Systems		2,648,785.13	
17002 Insutiform Sewer Infrastructur		110,754.20	
17005 Accumulated Depreciation	(	211,952.00)	
17012 CIP - Sewer Evaluation Study		129,839.85	
17013 CIP - Sewer Repair Phase 1		25,633.33	
17050 Bond Issue Discount & Cost		107,806.73	
		<u>2,839,205.65</u>	
TOTAL ASSETS			<u>2,839,205.65</u>
LIABILITIES			
24000 Long-Term Bonds Payable		2,005,000.00	
24001 Bond Issue Premium		94,132.65	
TOTAL LIABILITIES		<u>2,099,132.65</u>	
EQUITY			
30001 Fund Balance		740,073.00	
TOTAL BEGINNING EQUITY		<u>740,073.00</u>	
TOTAL EQUITY & SURPLUS/(DEFICIT)			<u>740,073.00</u>
TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT			<u>2,839,205.65</u>

BALANCE SHEET

AS OF: JANUARY 31ST, 2015

40 -Transportation Fund

ACCOUNT# TITLE

ASSETS			
=====			
12000	Claim on Cash	371,271.94	
15000	Receivables - General	49,812.78	
15001	Receivable Held in Escrow Acct	10,833.00	
		<u>431,917.72</u>	
			431,917.72
			=====
TOTAL ASSETS			431,917.72
LIABILITIES			
=====			
22001	A/P Pending (Due to Pooled)	1,561.49	
22500	Liability in Held in Escrow Ac	10,833.00	
		<u>12,394.49</u>	
			12,394.49
EQUITY			
=====			
30001	Fund Balance	212,494.76	
		<u>212,494.76</u>	
			212,494.76
TOTAL BEGINNING EQUITY			212,494.76
TOTAL REVENUE		972,642.56	
TOTAL EXPENSES		765,614.09	
		<u>207,028.47</u>	
			207,028.47
TOTAL SURPLUS/(DEFICIT)			207,028.47
TOTAL EQUITY & SURPLUS/(DEFICIT)		419,523.23	
		<u>419,523.23</u>	
TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT			431,917.72
			=====

City of Parkville
Cash & Investments Balance Report
As of January 31, 2015

General Fund #10

Cash on Hand	181.31	
Total Cash Accounts*	1,945,867.43	
Fund Cash & Investments Total		<u><u>\$1,946,048.74</u></u>

Transportation Fund #40

Total Cash Accounts*	369,470.45	
Fund Cash & Investments Total		<u><u>\$369,470.45</u></u>

River Park Bond Retirement Fund #21

Total Cash Accounts*	471,574.03	
Fund Cash & Investments Total		<u><u>\$471,574.03</u></u>

TIF Development Fund #91

Total Cash Accounts*	12,356.23	
Fund Cash & Investments Total		<u><u>\$12,356.23</u></u>

Capital Project Bonds Fund #22

Total Cash Accounts*	766,998.10	
Reserve Fund Account	640,000.00	
Fund Cash & Investments Total		<u><u>\$1,406,998.10</u></u>

Parkville Market Place Fund #92

Total Cash Account	9,407.32	
Fund Cash & Investments Total		<u><u>\$9,407.32</u></u>

Brush Creek NID Fund #23

Total Cash Accounts*	208,127.33	
Reserve Fund Account	398,228.02	
Fund Cash & Investments Total		<u><u>\$606,355.35</u></u>

Capital Projects Fund #95

Total Cash Accounts*	18,330.43	
Fund Cash & Investments Total		<u><u>\$18,330.43</u></u>

Brink Meyer Road NID Fund #24

Total Cash Accounts*	1,290.99	
Reserve Fund Account	290,289.69	
Fund Cash & Investments Total		<u><u>\$291,580.68</u></u>

Sewer Service Fund #30

Total Cash Accounts*	1,078,336.72	
Fund Cash & Investments Total		<u><u>\$1,078,336.72</u></u>

* Net of the amount owed (if any) to or from Pooled Cash Bank Acc Fund 31

Unaudited Financial Report to be used for Budgetary Management Purposes

CITY OF PARKVILLE

Policy Report

Date: February 12, 2015

Prepared By:
Lauren Palmer
City Administrator

Reviewed By:
Tim Blakeslee
Assistant to the City Administrator

ISSUE:
Receive and file the 2014 Annual Report.

BACKGROUND:

Section 112.070.F. of the Parkville Municipal Codes states that, “the City Administrator shall prepare and present to the Mayor and Board of Aldermen an annual report of the City’s affairs, including in such report a summary of reports of department heads and other such reports as the Mayor and Board of Aldermen may require.”

The 2014 Annual Report includes a summary of major accomplishments and statistics by department to help illustrate how staff time and taxpayer resources were spent over the calendar year. The report also includes a financial summary of revenues and expenses categorized by major governmental funds. The report is indicative of the great work of City staff, community volunteers, and elected officials who accomplished a number of important projects over the past year. Special thanks to Tim Blakeslee for leading the staff in the preparation of this year’s report. The report will be available on the City’s website for public review and will be advertised through social media, mailchimp, and the citizen newsletter.

BUDGET IMPACT:

There is no budget impact associated with this item.

ALTERNATIVES:

1. Receive and file the 2014 Annual Report.
2. Provide alternative direction to city staff.
3. Postpone the item.

STAFF RECOMMENDATION:

Staff recommends that the Board of Aldermen take action to officially acknowledge receipt of the 2014 Annual Report.

SUGGESTED MOTION:

I move to receive and file the 2014 Annual Report.

ATTACHMENT:

1. 2014 Annual Report
-



2014 Annual Report

Featured Items:

Message from the City Administrator

Form of Government

Demographics

Financial Summary

Administration and Court

Police

**Public Works (Streets, Parks, Nature
Sanctuary, Sewer)**

Community Development



A Message from City Administrator Lauren Palmer



Dear Mayor and Board of Aldermen,

I am pleased to present the 2014 Annual Report as required per Section 112.070.F. of the Parkville Municipal Code. This report is intended to record the important events, projects, accomplishments, and statistics of Parkville over the last year. This document helps illustrate how staff time and taxpayer resources were spent in 2014.

Some of 2014's major accomplishments include permanently financing the Brush Creek and Brink Meyer NIDs, completion of a market feasibility and economic impact study for the intersection of Interstate 435 and Highway 45, and hosting a Board of Aldermen priorities session to set goals for Parkville in 2015.

2014 also saw the successful creation of the 2015 City Budget and 2015-2020 Capital Improvements Program, implementation of live streaming of Board of Alderman meetings, final completion of the Brink Myers Retaining Wall, new recycling opportunities, the grand opening of a brand new beautiful 140 acre park on the Missouri River, and increased commercial and residential development. I encourage you to flip through the following pages to see what else Parkville accomplished over the past year.

The biggest highlight from many residents and staff in 2014 was the impromptu visit by President Obama on July 30. The President enjoyed many of the unique shops on Main Street and told his staff he wanted to stay longer because he was having so much fun! It was great to have national attention attracted to the historic charm of downtown Parkville.

This document includes a number of performance measures. Staff plans to track these same measures year over year to identify trends and manage change. A full list of 2013 and 2014 performance measures can be found at the end of 2015 budget document.

I appreciate the tremendous hard work of our staff, volunteers, and elected officials in 2014. It is incredible to realize how much we accomplished this year with a modest staff and city budget. Special thanks to Tim Blakeslee for leading the compilation of this report. I look forward to another great year in 2015.

Sincerely,

Lauren Palmer



Form of Government

Parkville operates under a Mayor-City Administrator-Aldermen form of government. The mayor is elected at-large for a three-year term (beginning in 2016) and two board members are elected for two-year terms from each of the City's four wards.

The Mayor and Board of Aldermen provide leadership in setting and achieving community policy, establishing the budget, and hiring the administrator/department heads. The Mayor and Board are committed to the provision of efficient and quality services essential to the quality of life citizens enjoy in Parkville.

The day-to-day operations of the city government are handled by a professional staff headed by the City Administrator. The City Administrator recommends the annual budget, implements policy adopted by the governing body, and supervises department head level positions.

City Demographics

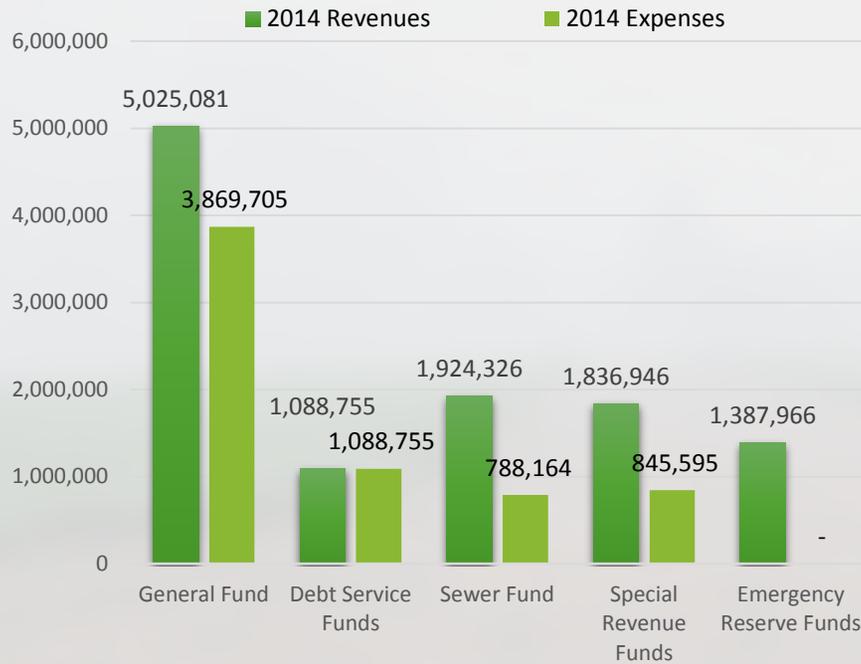
The City of Parkville, Missouri (the "City"), is a fourth-class city organized and existing under the laws of the State of Missouri. The City is located approximately 10 miles northwest of downtown Kansas City, Missouri, in Platte County, Missouri. Platte County, Missouri is in the northwest portion of the State of Missouri.

In 1990 the City had 2,402 residents, in 2000 the City had 4,059 residents, and in 2010 the City had 5,554 residents. The 2013 estimated population for the City is 5,928 residents. Approximately seventy-three percent of the housing units in the City are comprised of single-family structures.

The average per capita median income in past 12 months from 2009-2013 was \$54,726. The median household income from 2009-2013 was \$107,917. Median value of owner-occupied housing units from 2009-2013 was \$344,400.



2014 Fund Summary



2014 Financial Summary

General Fund (10): The General Fund includes most City activities including Administration, Police, Municipal Court, Community Development, Public Works, Streets, Parks, the Parkville Nature Sanctuary, Public Information, Information Technology, and Capital Outlay.

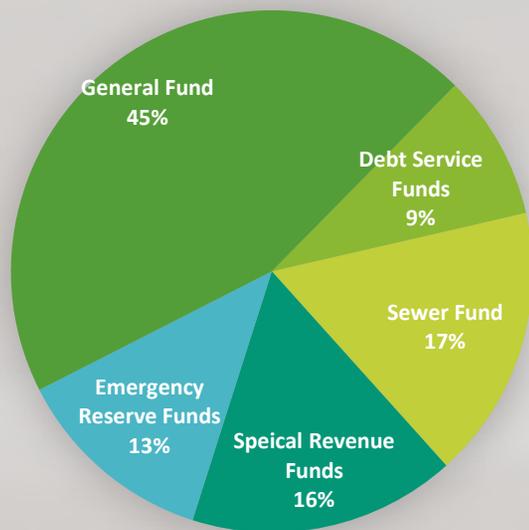
Debt Service Funds (21-24, 30): The Debt Service Funds summarize the City's debt obligations. These separate funds are shown together in order to summarize all city debt. They are not one consolidated fund.

Sewer Fund (30): The Sewer Fund is an enterprise fund used to operate and maintain the City's sanitary sewer system. It is funded by the revenue collected from charges on customers using the service. The sewer department's day-to-day operations are handled by contract with Alliance Water Resources.

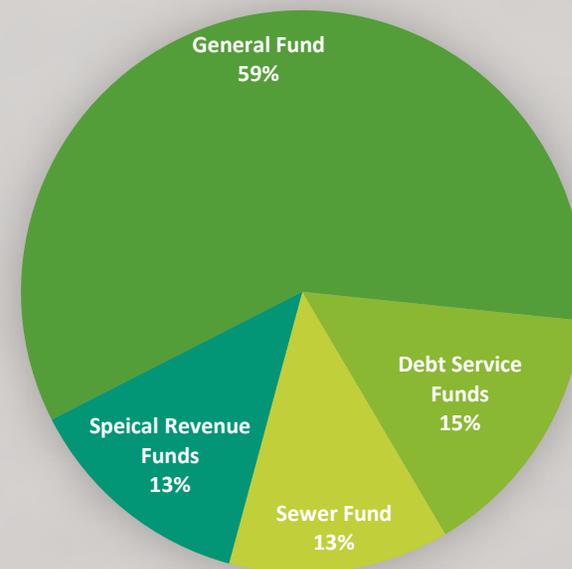
Emergency Reserve Fund (50): The Emergency Reserve Fund is intended to protect the City against emergency costs related to natural disasters, declared states of emergency, or other major unforeseen financial obligations.

Special Revenue Funds: These funds typically have revenues for restricted purposes and include the Transportation Fund, Fewson Fund, Nature Sanctuary Donation Fund, Parks Donation Fund, and the Economic Development Fund, among others.

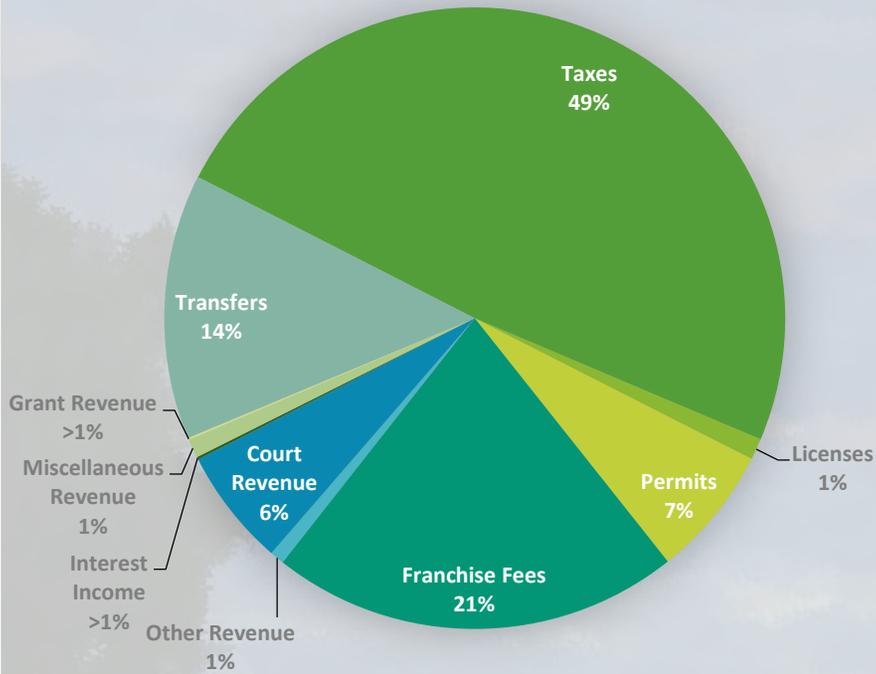
2014 Revenues



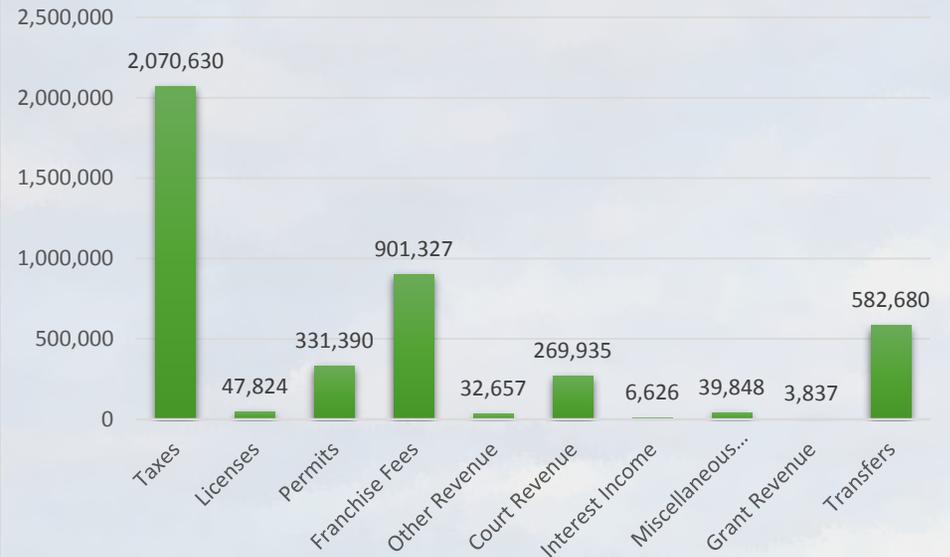
2014 Expenses



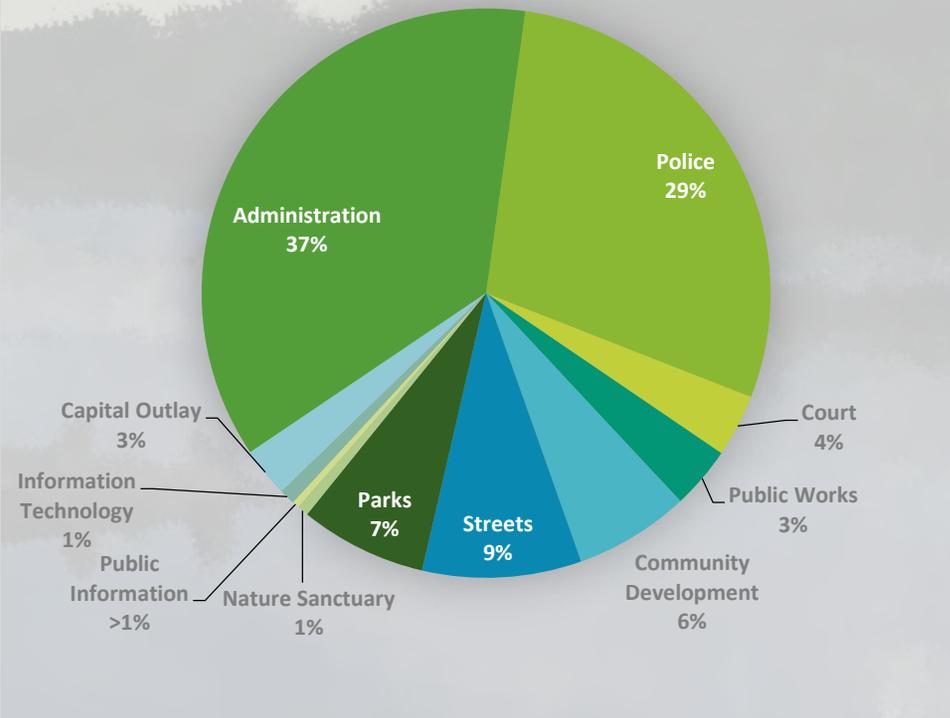
2014 General Fund Revenues



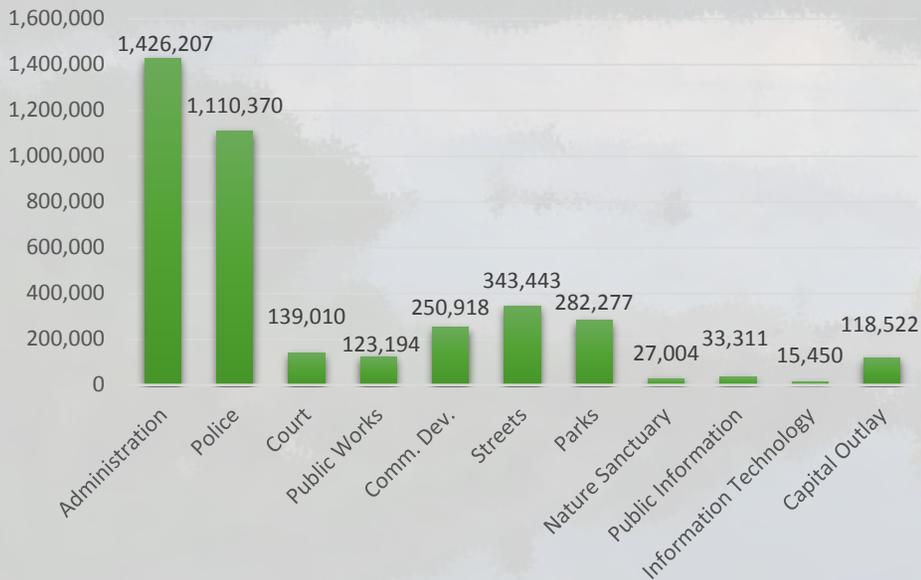
2014 General Fund Revenues



2014 General Fund Expenses



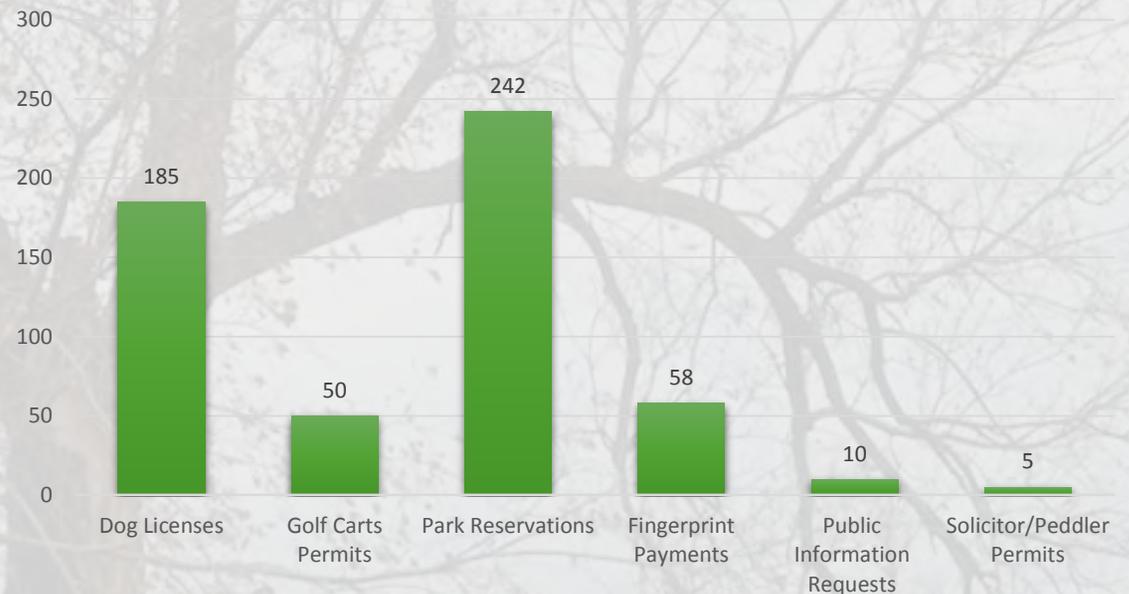
2014 General Fund Expenses



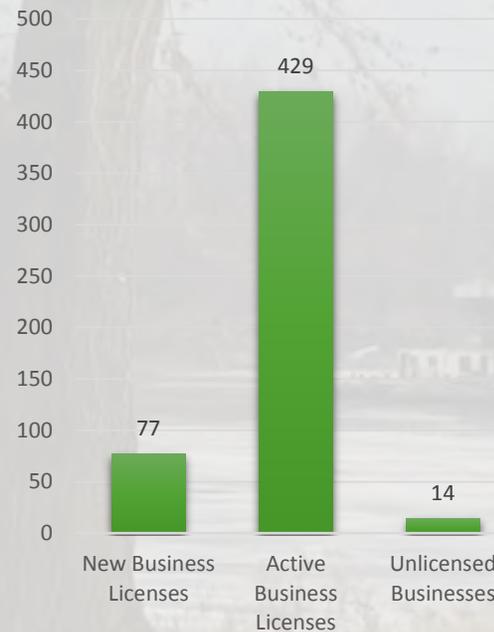
2014 Administration Accomplishments

- Completed and adopted the 2015 City Budget and 2015-2020 Capital Improvement Program.
- Complete a market feasibility and economic impact study for the intersection of Interstate 435 and Highway 45.
- Transferred the Brush Creek and Brink Myers NIDs temporary notes to permanent financing.
- Classified all employee positions in a salary schedule and established compensation levels for such classifications.
- Applied for and received a Planning Sustainable Places Grant for the Route 9 Corridor Study.
- Converted Board of Aldermen and Planning Commission broadcasts to internet streaming.
- Standard and Poor's upgraded City credit rating from AA- to AA.
- Produced the spring and fall 2014 newsletters supported entirely by advertising.
- Adopted a new Fewson Fund logo.
- Implemented credit and debit card processing at City Hall for customer convenience.
- Reduced costs through a new use agreement for the Parkville Train Depot.
- Moved to a new online municipal code system for ease of use a faster updates.
- Evaluated and implemented administrative fee increases to compensate for employee time and match peer communities.
- Continued movement to paperless record keeping by scanning old business licenses, agendas, and minutes.
- Held a Board of Aldermen priorities session to plan for 2015.
- Updated the snow route ordinance and the peddlers, solicitors, and canvassers ordinance.
- Adoption of debt management and revised purchasing policies.
- Completed a new agreement for private operation of the Parkville Farmers Market.

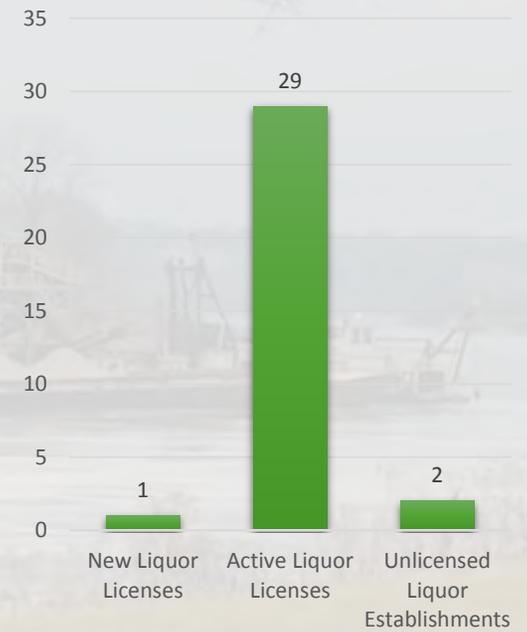
Licenses, Permits, Requests, and Reservations



Business Licenses



Liquor Licenses



2014 Human Resources Information

Total salary and benefit expenditures jurisdiction-wide	\$2,007,096
Full-time regular employees on the payroll	34
Average years of service for all full-time regular jurisdiction employees	9.5
Employee Turnover Rate	31%
Sick Leave Hour Utilization Rate	45%
Admin Fees Collected by Credit Card	\$9,816.90

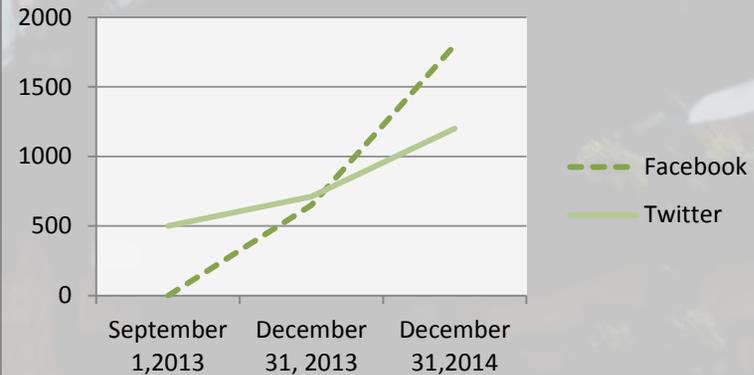
2014 Social Media Information

Facebook Likes	1800
Twitter Follows	1200
Presidential Visits	1
Vimeo Video Full Plays	879
Live Stream Full Plays	681

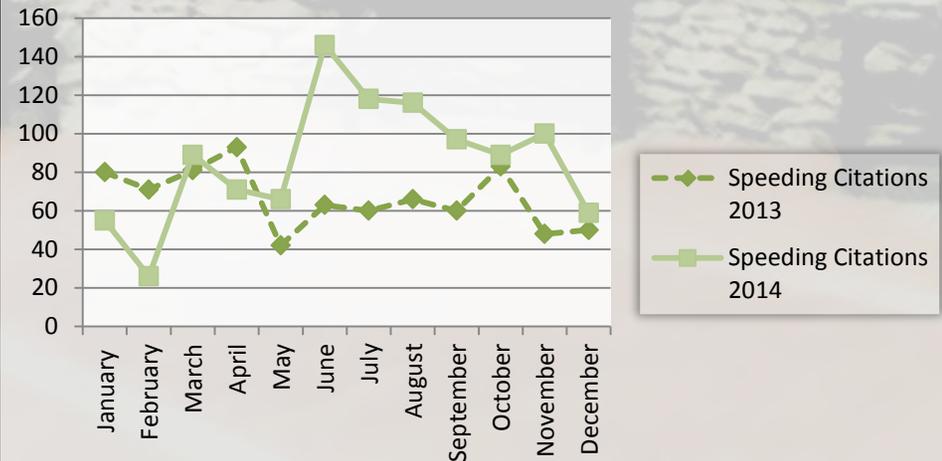
2014 Municipal Court Information

Total Citations Processed	2,017
Speeding Citations	1,032
Unregistered Vehicles	194
Stop Sign Violations	153
Operating a vehicle without insurance	88
Parking violation	67
Shoplifting	54
DWI	40

Social Media "Likes"



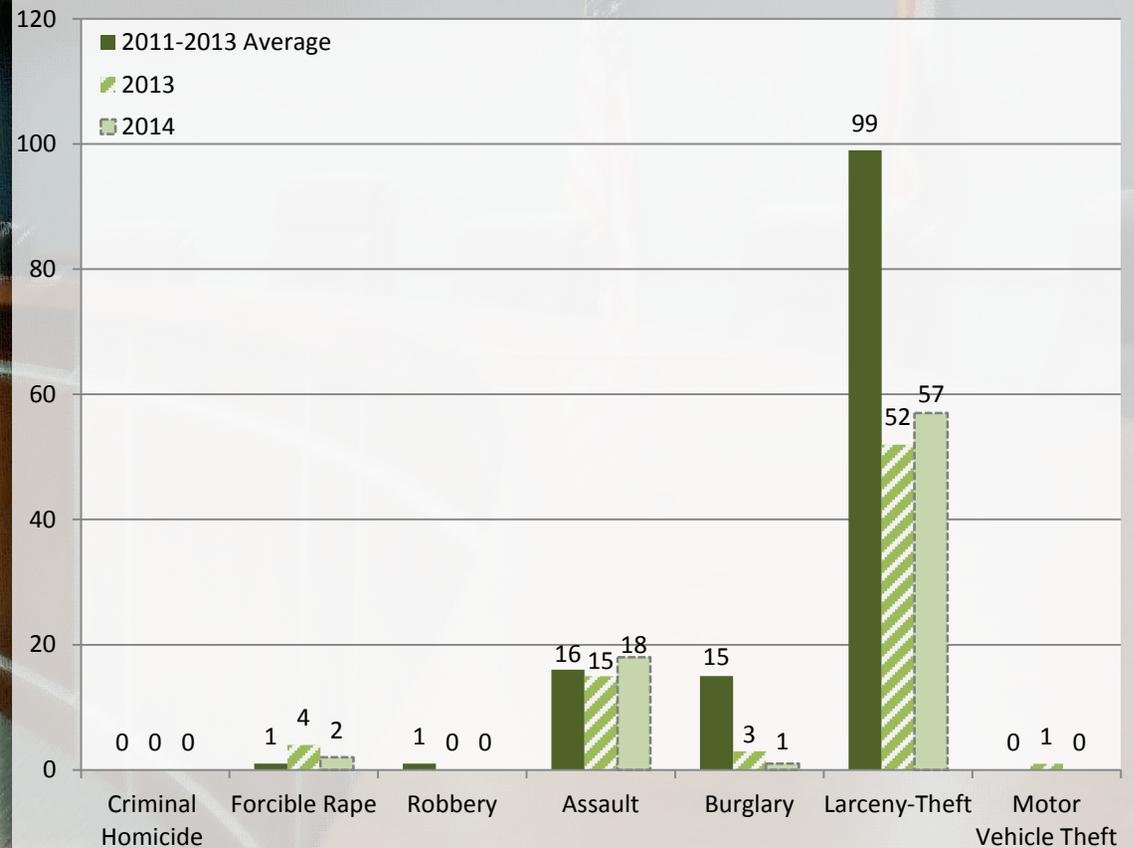
Speeding Citations



2014 Police Accomplishments

- Purchased a new 2014 Ford Taurus Police Vehicle to replace an older model with over 100,000 miles of use.
- Purchased a new unmarked 2014 Ford Taurus Police Vehicle for the Chief of Police with pursuit capabilities.
- Achieved accurate and timely reporting of all crimes reported to police. These reports are reported monthly to the Board of Aldermen.
- Recognized an officer in the Police Department who received an award from Mothers Against Drunk Driving for outstanding work preventing impaired drivers on city roads.
- Made adjustments to patrols as crime trends were identified and continued to maintain a visible presence in the community. Helped stop YMCA burglaries and solved the Ball Power equipment robbery, among many others.
- Maintained police vehicle fleet in good working order. This includes a maintenance schedule to keep future repair costs as low as possible.
- Utilized a detective and bicycle patrol units for community protection and citizen visibility.
- Harvested 10 deer (5 bucks and 5 doe) during the archery hunt on Park University property from September 15, 2013, to January 15, 2014, in an effort to control the urban deer population.
- Helped 18 needy children during the holiday season through Parkville's Shop with a Cop program. Participation in this event is voluntary, and many off-duty personnel chose to volunteer time.
- Received numerous citizen compliments regarding the generosity of off-duty Parkville Police Officers during the holiday season related to Christmas tree set-ups and gift delivery

2014 Cleared Major Crimes



2014 Public Works Accomplishments (Streets, Parks, Nature Sanctuary, Sewer)

- Completed the Brink Myers Road Retaining Wall.
- Renewed the Transportation Sales Tax Distribution Agreement with Platte County.
- Completed a tree inventory in English Landing Park.
- Completed a sewer repair in the Bluffs neighborhood and improvements to the Pinecrest Pump Station.
- Completed a number of sewer plant upgrades, including a new outfall deck and mission control repairs.
- Completed an in-house low water crossing repair at the Parkville Nature Sanctuary.
- Received a KCPL micro-grant for shade trees in the dog park.
- Completed the downtown Flood Protection Study in cooperation with the Army Corps of Engineers.
- Completed design of the Route 9 Downtown Entryway Improvements. Construction expected in 2015.
- Completed the annual street striping project.
- Applied 4,500 lbs of crack sealing material to city streets.
- Began annual sewer line CCTV cleaning project.
- Plowed snow and applied salt/sand to provide clear travel routes on the City's street network. The City received multiple citizen compliments for snow and ice operations in December 2014.
- Successfully hosted the spring Northland Recycling Extravaganza event with the City of Riverside.
- Completed and opened Platte Landing Park. Facilitated donations from Martin Marietta Materials and Turkey Trot for the Loop Trail.
- Finalized use agreements for Vikings Field with the Parkville Vikings and Northland Lacrosse.
- Implemented new guidelines for events in Parkville.

Recycling and Waste Event Information

Household Hazardous Waste (HHW) Event Usage (Cars)	16
HHW Facility Usage (Cars)	139
Electronic Recycling Events Tons Collected	6.4
Recycling Extravaganza Attendance (Cars)	458
Recycling Extravaganza Tons Collected	25.4
Clean Up Attendance (Cars)	800
Clean Up Tons Collected	89.74

City Park Information

Park Area (Approx. Acres)	210
English Landing Park Total Number Of Trees	575
English Landing Park Appraised Value of Trees	\$144,346.58
English Landing Park Number of Tree Species	31
2014 Funds Spent on Park Tree Trimming/Removal	\$17,533.31

City Street Information

Total Linear Feet of Roadway	210,282
Total Linear Feet of Cul-De-Sacs	21,070
Number of Street Ratings	208
Percent of streets rated at or below a satisfactory level	19.71%

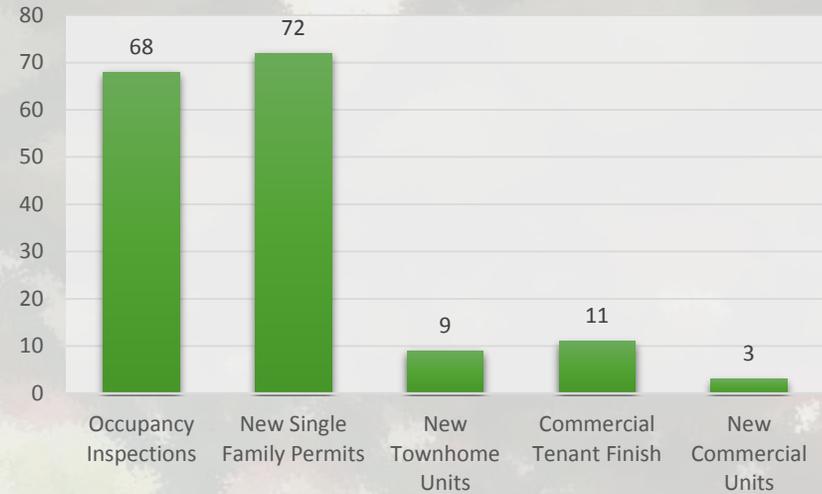
2014 Community Development Accomplishments

- Facilitated adoption of Vision Downtown Parkville.
- Converted building inspection reports to an electronic format reducing costs for printing.
- Converted Planning & Zoning Commission packets to an electronic format reducing delivery and printing costs.
- Cleared all 1,746 Missouri One Call Utility locates.
- Updated city street addresses for coordination with the regional 911 service.
- Began process to upgrade Zoning and Subdivision Regulations.
- Completed Highway 45 - Phase C cost share agreement.
- Completed 2,398 building and zoning inspections.
- Approved the new commercial development plan for the Village at the National.

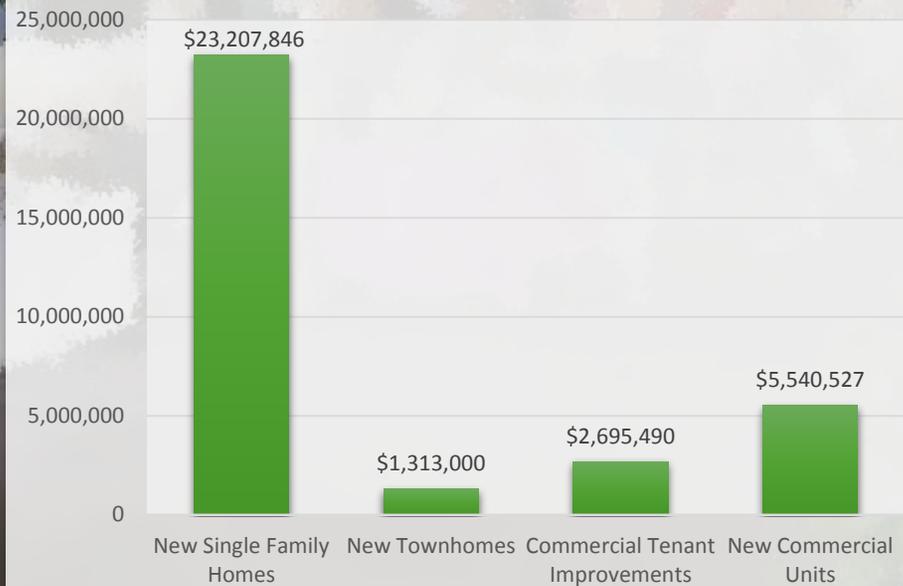
2014 Sign Permit Info



2014 New Construction



2014 New Construction Valuation

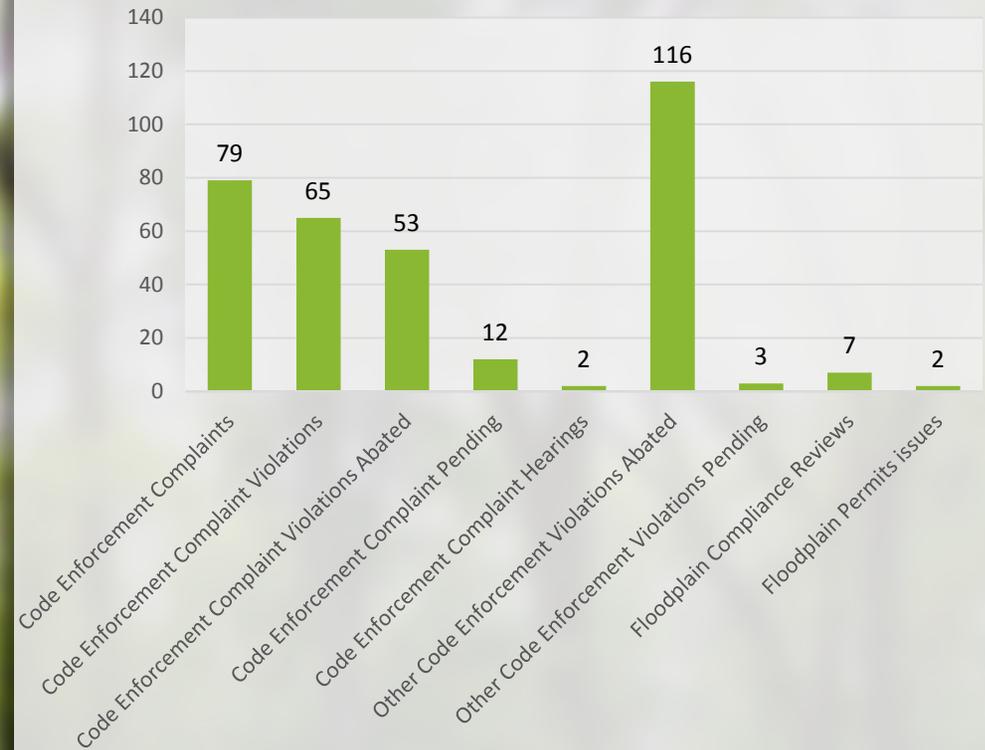


2014 Community Development (Continued)

2014 Fee Collection Summary



2014 Code Enforcement



For more information contact:

City Hall
 8880 Clark Ave.
 Parkville, Missouri 64152
 (816) 741-7676
lpalmer@parkvillemo.gov

Document Endnotes:

- Fund revenue summaries include beginning fund balances.
- All year-end financials are preliminary pending the 2014 audit.

CITY OF PARKVILLE

Policy Report

Date: February 10, 2015

Prepared By:
Matthew Chapman
Finance/Human Resources Director

Reviewed By:
Lauren Palmer
City Administrator

ISSUE:

Authorization to pay off and retire the remaining balance of the 2003 Parkville Sewer System Lease Purchase Loan principal and interest.

BACKGROUND:

In 2003, certain deficiencies in the operation of the Parkville Sewer Plant were found that required immediate upgrades to the sewer treatment facilities. To finance the upgrades, the City entered into a lease purchase arrangement for a loan of \$585,000 at 5.00% interest, to be paid back over 22 years. Since much of the expense qualified as Missouri Clean Water State Revolving Fund program (SRF) expenditures, the City was able to reimburse itself for \$350,000 of the Lease Purchase loan at the end of 2004, and this amount of the Lease Purchase loan was paid off at that time. The remaining balance, then \$235,000, has been partially paid off each year at the rate of \$18,456 per year in principal and interest, as outlined in the loan payment schedule, and is due for retirement in 2025. The current loan balance is \$149,350, and the City Sewer fund currently includes sufficient amounts to retire this balance while at the same time maintaining both an active current maintenance program and a strong reserve fund. Since the loan interest rate of 5.00% is far higher than current savings accounts can earn for the City, it is proposed that the best use of this portion of the current sewer fund reserves would be to retire the remaining debt, and eliminate the \$18,456 annual payments. Assuming the lease purchase payment is made in mid-February, the total principal and accrued interest will be approximately \$150,900.

BUDGET IMPACT:

This expenditure is included in the 2015 budget for the City Sewer Department. Future years would benefit by the elimination of lease purchase payments, reducing Sewer Department expenses by \$18,456 per year for the next 10 years. Included in this amount is a total savings of approximately \$43,000 for interest payments that will no longer be required. Since this would be paid from the Sewer Fund (30), there is no impact to the City General Fund (10).

ALTERNATIVES:

1. Authorize staff to pay off and retire the remaining balance of the 2003 Parkville Sewer System Lease Purchase Loan principal and interest in the approximate amount of \$150,900.
2. Do not authorize the loan payoff, in which case the City will continue to make annual payments for the lease purchase at the rate of \$18,456 per year.
3. Postpone the item.

STAFF RECOMMENDATION:

Staff recommends that the Board of Aldermen authorize the payment of the remaining balance of the Sewer System Lease Purchase and elimination of this debt.

ITEM 4E
For 02-17-15
Board of Aldermen Meeting

FINANCE COMMITTEE RECOMMENDATION

At the meeting on February 9, 2015, the Finance Committee, on a vote of 4-0, recommended that the Board of Aldermen authorize the payment of the remaining balance of the Sewer System Lease Purchase and elimination of this debt.

POLICY:

The Purchasing Policy, Resolution No. 10-02-14, requires the Board of Aldermen to approve all purchases above \$10,000 upon recommendation of the Finance Committee.

SUGGESTED MOTION:

I move to authorize staff to pay off and retire the remaining balance of the 2003 Parkville Sewer System Lease Purchase Loan principal and interest in the approximate amount of \$150,900.

CITY OF PARKVILLE

Policy Report

Date: February 11, 2015

Prepared By:
Alysen Abel
Public Works Director

Reviewed By:
Lauren Palmer
City Administrator

ISSUE:

Request to approve the purchase of two (2) new 2015 Ford F-350 4x4 Super Duty Trucks from Thoroughbred Ford for the Street Division of the Public Works Department.

BACKGROUND:

The Street Department has six trucks that are used for maintenance operations year-round. The last new truck was purchased in August 2014. The truck fleet also includes three additional trucks used by the Parks Division, for a total of nine trucks that are used on a daily basis. These trucks are equipped with salt spreaders and used for emergency snow operations.

The City has targeted a schedule of replacing one truck each year to maintain a nine-year replacement cycle. Two trucks are budgeted for purchase in 2015 because there were several years in which no trucks were replaced due to financial constraints. Two bids were received and opened on January 28, 2015. The bid tabulation is included in Attachment 1. Thoroughbred Ford (Kansas City, MO) submitted the low bid in the amount of \$25,904.76 for each truck purchased.

The City staff researched the vehicles listed on the Missouri Statewide Purchasing Contract website. There were two dealerships that submitted bids for trucks; they were Joe Machens Ford and Cable Dahmer Chevrolet. Neither dealer listed the Ford F-350 4x4 Super Duty as a vehicle option for their 2015 inventory. Additional research with Kansas City Regional Purchasing Cooperative, that provided a similar vehicle listing, did not include the Ford F-350 4x4 Super Duty as a vehicle option.

City staff is proposing a phased purchasing plan to alleviate the budget impact in the Transportation Fund of purchasing two vehicles at the beginning of the fiscal year before. The first truck will be ordered in early March, with the anticipated delivery date of early May. The second truck can then be ordered in early May, with the anticipated delivery date of early July.

Thoroughbred confirmed the schedule for the two trucks. The first truck would have a build date in the 4th week in March, with a delivery date of the 1st week in May. The second truck would have a build date in the second week in May, with a delivery date of the 1st week in July. The trucks will change over in the middle of May from the 2015 to the 2016 model, which will increase the price. As long as we stick to the anticipated schedule, the dealership can guarantee the pricing for the 2015 truck.

Staff will monitor the Transportation Fund revenue collections, and if there is any indication of a budget shortfall, the Finance Committee may delay or defer the second truck purchase before May. Once the trucks are built and delivered, the staff can then begin the process of outfitting the trucks with the snow operations equipment. The expenses associated with the snow operation equipment will need to be approved by the Board of Aldermen separately. The projected schedule will allow enough time to have the trucks built and fully outfitted before the beginning of the 2015-2016 snow season.

BUDGET IMPACT:

The 2015 Capital Improvement Program includes \$110,000 for the purchase of two replacement trucks and associated equipment. The funding source is the Transportation Fund (40) for Capital Outlay for Equipment (40-520-04-85-01). It is anticipated that both trucks will be equipped with salt spreaders, plow blades, and associated equipment necessary for maintenance and emergency snow operations. Staff will bid the truck equipment separately in the future and present it to the Finance Committee and, if needed, the Board of Aldermen for approval in time to correspond with the truck's production and delivery schedule.

Two trucks from the City's fleet will be auctioned, once the new trucks have been completed. It is anticipated that the 2004 Ford F-350 Dump Truck and the 2001 Ford F-350 4x4 Dump Truck will be auctioned later this year, and the proceeds will be deposited in the Transportation Fund. The budget includes a revenue estimate of \$10,000 for the sales of these trucks.

ALTERNATIVES:

1. Approve the purchase of two (2) new 2015 Ford F-350 4x4 Super Duty trucks from Thoroughbred Ford, pending confirmation from staff of the funds available in the Transportation Fund.
2. Approve the purchase of one (1) new 2015 Ford F-350 4x4 Super Duty truck from Thoroughbred Ford.
3. Do not approve the purchase.
4. Postpone the item.

STAFF RECOMMENDATION:

Staff recommends authorizing the purchase of two (2) new 2015 Ford F-350 Super Duty trucks from Thoroughbred Ford (Kansas City, MO) for \$25,904.76 per truck.

FINANCE COMMITTEE RECOMMENDATION:

At the meeting on February 9, 2015, the Finance Committee, by a vote of 4-0, recommended that the Board of Aldermen approve the purchase of the two (2) new Ford F-350 4x4 Super Duty Trucks from Thoroughbred Ford. The Finance Committee directed staff to review the revenue from the Transportation Fund for the first quarter prior to purchase of the second truck to ensure there are adequate funds to cover the purchase.

POLICY:

The Purchasing Policy, Resolution No. 10-02-14, requires the Board of Aldermen to approve all purchases above \$10,000 upon recommendation of the Finance Committee.

SUGGESTED MOTION:

I move to approve the purchase of two (2) new 2015 Ford F-350 4x4 Super Duty trucks from Thoroughbred Ford (Kansas City, MO) for \$25,904.76 per truck for the Streets Division of the Public Works Department, in accordance with the purchasing schedule recommended by staff.

ATTACHMENT:

1. Vehicle Specifications
2. Bid Tabulation
3. Purchase Order

CNGP530

VEHICLE ORDER CONFIRMATION

01/08/15 11:58:07

=>

2015 F-SERIES SD

Page: 1 of 2

Order No: 3597 Priority: B3 Ord FIN: QG175 Order Type: 5B Price Level: 520
Ord PEP: 640A Cust/Flt Name: PARKVILLE PO Number:

RETAIL

RETAIL

F3H	F350 4X4 CHAS/C #35095		LESS TPMS	
	141" WHEELBASE		14000# GVWR PKG	
F1	VERMILLION RED	425	50 STATE EMISS	NC
A	VNYL 40/20/40	473	SNOW PLOW PKG	85
S	STEEL		JOB #1 BUILD	
640A	EREF EQUIP PKG		52B BRAKE CONTROLLR	270
	.XL TRIM		525 CRUISE CONTROL	235
572	.AIR CONDITIONER	NC	65Z AFT AXLE TANK	NC
	.AM/FM STER/CLK			
996	6.2L EFI V8 ENG	NC	TOTAL BASE AND OPTIONS	38250
44P	6-SPD AUTOMATIC	NC	TOTAL	38250
TBM	LT245 BSW AT 17	125	*THIS IS NOT AN INVOICE*	
X4L	4.30 LTD SLIP	350		
90L	PWR EQUIP GROUP	895	* MORE ORDER INFO NEXT PAGE *	
	TELE TT MIR-PWR		F8=Next	

CNGP530

VEHICLE ORDER CONFIRMATION

01/08/15 11:59:32

=>

2015 F-SERIES SD

Page: 2 of 2

Order No: 3597 Priority: B3 Ord FIN: QG175 Order Type: 5B Price Level: 520
Ord PEP: 640A Cust/Flt Name: PARKVILLE PO Number:

RETAIL

RETAIL

	SP DLR ACCT ADJ			
	SP FLT ACCT CR			
	FUEL CHARGE			
B4A	NET INV FLT OPT	NC		
	DEST AND DELIV	1195		
TOTAL BASE AND OPTIONS		38250		
TOTAL		38250		
THIS IS NOT AN INVOICE				

F7=Prev

F1=Help

F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit

F5=Add to Library

BID TABULATION

Two (2) Ford F-350 Cab Trucks for Public Works
Wednesday, January 28, 2015
10:05 a.m. – Public Works Conference Room

Bidder	TOTAL
Thoroughbred Ford (Kansas City, MO – Platte County)	\$25,904.76 each
Shawnee Mission Ford (Shawnee, KS)	\$27,874.00 each

(* Recommended Award of Purchase

PURCHASE ORDER
(non-construction)

CITY OF PARKVILLE (PURCHASER)

Date: January 30, 2015

Upon proper acceptance, we agree to purchase from you upon terms and conditions set forth below and on the attached pages hereto.

VENDOR Thoroughbred Ford

8501 N. Boardwalk

Kansas City, MO 64154

Phone: (816) 505-1818

Fax: (816) 746-9500

SHIP TO: 9300 NW 45 Highway Parkville Mo. 64152

INVOICE TO: City of Parkville, Attn: Streets Division – Alan Schank, 8880 Clark Ave., Parkville, MO 64152

ALL MATERIAL SHALL BE DELIVERED TO PURCHASER FREIGHT PREPAID, UNLESS OTHERWISE SPECIFIED BELOW.

Vendor agrees to furnish the following goods in accordance with the terms and provisions of this Purchase Order Agreement

consisting of three (3) pages including attachments. Purchaser agrees to pay the total sum of Twenty-five thousand nine hundred four dollars and seventy-six cents (\$ 25,904.76) for such materials, subject to any additions or deductions agreed upon in writing.

Freight charges are included in purchase price and sales taxes will not be charged to the Purchaser as a tax exempt entity.

Purchaser will provide Vendor with a Tax Exemption Certificate upon request. Payment is to be made within thirty (30) days after delivery of goods and receipt of invoice. This purchase order is only valid through July 2015.

ITEMS:

<See Attached Truck Specifications>

See Attachment "A" -- Terms and Conditions

SCHEDULE OF DELIVERY:

Timeline for Truck #1:

Parkville will order Truck #1 approximately 3/1/2015

Anticipated delivery/payment of Truck #1 approximately 5/1/2015

Timeline for Truck #2:

Parkville will order Truck #2 approximately 5/1/2015

Anticipated delivery/payment of Truck #2 approximately 7/1/2015

****Note:** The timeline is an estimate based on the City's intended purchase schedule, any changes in the timeline will be mutually agreed upon.

NOTE: All Terms and Conditions for Purchase Order attached hereto are incorporated herein by reference and made a part of this Purchase Order. Vendor's signature and return of this document as presented, or its delivery of any of the items covered by this Purchase Order, shall constitute acceptance of all of its terms and conditions. If this Purchase Order is not signed and returned to Purchaser within ten (10) days of the date stated on page 1 above, however, it may be deemed voidable at the option of Purchaser. Payment shall not be due until Vendor has furnished Purchaser with a signed copy of this Purchase Order and any other documents required by Purchaser.

All terms in any offer, bid, order acknowledgement or other document that are inconsistent with the terms stated herein are explicitly rejected and not a part of this Purchase Order.

CITY OF PARKVILLE, MISSOURI. ("Purchaser")

By: _____

Title: _____

THOROUGH BREDFORD
Vendor

By: _____

Title: SALES MGR

Attachment "A"

TERMS AND CONDITIONS FOR CITY OF PARKVILLE PURCHASE ORDER

1. **Packing and Shipping.** Purchaser reserves the right to inspect the goods at any time prior to shipment as well as upon delivery, but neither delivery nor inspection of goods shall constitute acceptance of them

2. **Work, Liens and Waivers:** Vendor agrees both to deliver the material to Purchaser and to perform the work free and clear of all claims, encumbrances or liens. Further if at any time there is evidence of any lien associated with the items delivered, Purchaser shall have the right to retain out of any payment then due or thereafter to become due an amount sufficient to completely indemnify against such invoice, bill, lien or claim.

3. **Warranties.** (a) Vendor warrants that all equipment will be free from defects, of good quality and workmanship, suitable for the intended purposes and in strict accordance with all requirements of Purchaser, and will meet all capacities, functional tests and criteria required. (b) Vendor shall furnish to Purchaser all MSDS sheets relevant to items furnished hereunder. Manufacturer's warranty period is to begin when equipment is received and accepted by the Purchaser.

4. **Time is of the Essence.** Vendor agrees to deliver equipment called for as stated above by Purchaser.

5. **Indemnification:** Vendor agrees to indemnify, defend and hold harmless Purchaser from and against all claims, damages, losses, causes of action and expenses (i) arising out of injury to (including death of) any persons or damage to property alleged to have been caused in whole or in part by any act or omission of Vendor, its agents, employees, sub-subcontractors, Vendors or invitees, and (ii) arising out of (a) any alleged defects or failures in Vendor's products; (b) all tax liabilities of Vendor; (c) any infringement of patent, trademark or trade secrets; and (d) any mechanic's liens or payment bond claims by those claiming payments owed by Vendor. Vendor shall defend all suits brought against Purchaser on account of any such claims of liability, shall pay any settlements made or judgments rendered with respect thereto, and shall reimburse and indemnify Purchaser for all expenses, including court costs and reasonable attorneys' fees, incurred by Purchaser. The obligations set forth in this paragraph are continuing and shall survive occupancy, completion of the construction project, termination of the Purchase Order, acceptance of work, or final payment to Vendor.

6. **Changes:** Purchaser reserves the right to order changes in writing in the goods required hereunder and this Purchase Order shall be modified accordingly. No change shall be made in this Purchase Order without such written order and no claim of payment by Vendor for extras will be allowed unless such payment and such extra goods are agreed to in writing by Purchaser.

7. **Remedies:** If Vendor shall fail to perform in a timely manner, Purchaser may (in addition to all other rights) demand immediate cure of Vendor's default, correct Vendor's default, or obtain conforming goods elsewhere at Vendor's expense. In any case, Purchaser shall be entitled to recoup from Vendor all its loss, cost and expense incurred as a result of Vendor's default, including replacement of such defective work and damage to other work, and shall perform Vendor's warranty with respect thereof.

8. **Disputes:** Vendor agrees that all disputes under this Purchase Order shall be resolved in the Circuit Court of Platte County, Missouri or the U.S. District Court for the Western District of Missouri. This Purchase Order shall be construed under the laws of the State of Missouri.

9. **Pricing:** If price is omitted on this Purchase Order and not otherwise agreed to in writing, then the price to apply hereto will be the prevailing market price at (a) time of order or (b) time of delivery, whichever is less.

10. **Termination:** Purchaser by written notice to Vendor may at any time terminate and cancel this P.O. with respect to materials which remain undelivered on the date of such notice. In the event of such cancellation, Vendor shall promptly stop all work called for by this Purchase Order, and Purchaser's responsibility to Vendor is limited to paying Vendor for all goods delivered as of the date of termination. Other than as specifically provided for herein, Vendor shall not be entitled to claim or recover damages or loss of profits from Purchaser on account of any such cancellation, delays suffered by Vendor, irrespective of cause, or the rejection by Purchaser of any goods shipped under this Purchase Order..

11. **Assignment:** Vendor may not assign or transfer this Purchase Order or any part hereof without the prior written consent of Purchaser.

12. **This Purchase Order is the final and integrated agreement of the parties, superseding all negotiations and prior agreements of the parties.**

CITY OF PARKVILLE

Policy Report

Date: February 9, 2015

Prepared By:
Alysen Abel
Public Works Director

Reviewed By:
Sean Ackerson
Assistant City Administrator /
Community Development Director

ISSUE:

Approve three (3) professional services agreements with George Butler Associates and TranSystems for on-call traffic engineering services.

BACKGROUND:

The City would like to establish an on-call traffic engineering services arrangement with multiple companies to review various traffic and transportation projects in and around the City. The agreement would initially be for a two year period, with the option to renew for an additional year. Engaging multiple firms in the on-call arrangement would allow flexibility for staff with respect to projects.

On January 28, the City received Requests for Qualifications (RFQs) for Traffic Engineering Services from 12 consulting firms. The Public Works Director and Community Development Director reviewed the proposals. The firms were selected based on their familiarity with Parkville and the region, related project experience, project team capabilities, and overall experience of the firms.

As individual projects arise that require traffic or transportation expertise, the City staff will initiate work authorizations with one of the firms that will include the proposed scope, schedule, and budget. The City staff is aware of at least two development projects that will require an immediate need for traffic engineering services to review the Traffic Impact Studies.

BUDGET IMPACT:

There is no direct budget item associated with this action. The 2015 Budget includes \$25,000 in the Public Works Administration section for engineering and planning fees (Line Item 10-515-08-03-00). As projects arise, individual work authorizations, including the project scope, will be executed.

ALTERNATIVES:

1. Approve three (3) professional services agreements with George Butler Associates, TranSystems, and Affinis for on-call traffic engineering services.
2. Approve a contract with other firms.
3. Do not approve the agreements.
4. Postpone the item.

STAFF RECOMMENDATION:

Staff recommends approval of three (3) professional services agreements with George Butler Associates, TranSystems, and Affinis for on-call traffic engineering services.

FINANCE COMMITTEE RECOMMENDATION:

At the meeting on February 9, 2015, the Finance Committee, by a vote of 4-0, recommended that the Board of Aldermen approve the on-call traffic engineering contracts for George Butler

ITEM 4G
For 02-17-15
Board of Aldermen Meeting

Associates and TranSystems. A third contract, with Affinis, was executed following the Finance Committee. At the direction of the Finance Committee, the Affinis contract has been included for the Board of Aldermen approval.

POLICY:

Although there is no direct financial impact associated with this action, throughout the term of the professional services agreements, there will likely be work authorizations that exceed the \$10,000 purchasing threshold for the Finance Committee. Therefore, the Finance Committee and the Board of Aldermen should authorize approval. Individual work authorizations that exceed staff authority will be presented for approval as needed in accordance with the Purchasing Policy.

SUGGESTED MOTION:

I move approve the two professional services agreements with George Butler Associates, TranSystems, and Affinis for on-call traffic engineering services.

ATTACHMENT:

1. Professional Services Agreement – George Butler Associates
2. Professional Services Agreement – TranSystems
3. Professional Services Agreement - Affinis



CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

PROFESSIONAL SERVICES AGREEMENT

THIS SERVICE AGREEMENT, entered into on this 17th day of February , 2015 by and between the CITY OF PARKVILLE, MISSOURI ("City") and GEORGE BUTLER ASSOCIATES, INC. ("Service Provider").

WHEREAS, the City periodically requires civil engineering support and assistance, and such services arise on an irregular basis; and

WHEREAS, the City has budgeted funds to acquire on-call engineering services as necessary to meet the periodic need for civil engineering support; and

WHEREAS, Service Provider has the necessary staff and qualifications to provide such on-call engineering services to the City; and

WHEREAS, Service Provider was chosen through a qualifications-based selection process and has demonstrated the necessary expertise, experience, and personnel to complete the Project.

NOW THEREFORE, IN CONSIDERATION of the mutual covenants and agreements set forth herein, the parties mutually agree as follows:

I. SCOPE OF SERVICES

- A. The term "Services" when used in this Agreement shall mean any and all traffic engineering support and assistance services provided by the Service Provider in accordance with this Agreement.
- B. Service Provider agrees to perform and complete the following Services:
 - i. When notified by the Public Works Director and/or City Administrator, or their designees, either verbally or in writing, meet with City staff to discuss engineering service needs and work tasks that arise. Meetings will occur via telephone or in person at a location of mutual convenience such as Parkville City Hall. If requested by City staff, briefly investigate situations or problems and advise City on a recommended course of action to resolve.
 - ii. If a definable scope and work product can be identified and described in writing, Service Provider will prepare a Work Authorization Form (WA Form) using the template labeled as Exhibit A, attached hereto and incorporated by reference, which shall contain a written list of work tasks and an estimated number of hours to complete the Services.
 - iii. Once approved by City in writing, Service Provider will complete the services set forth in the WA Form. Unless amended in writing by City, Service Provider's estimate of hours and price shall not be exceeded.

- iv. City and Service Provider understand that the intent of this Contract is for Service Provider to provide the majority of services under an executed WA Form.
 - v. The City reserves the right to direct revision of the Services at the City's discretion. Service Provider shall advise the City of additional costs and time delays, if any, in performing the revision, before Service Provider performs the revised services. If conditions arise which constitute a change in scope to a WA Form, Service Provider will bring this situation to the attention of City staff as soon as possible, and if mutually acceptable the scope of work and the WA Form will be revised. Service Provider is not eligible for compensation for changes in scope unless approved in writing through a revision to the WA Form.
- C. Service Provider shall provide Additional Services under this Agreement only upon written request of the City and only to the extent defined and required by the City. Any additional services or materials provided by the Service Provider without the City's prior written consent shall be at the Service Provider's own risk, cost, and expense, and Service Provider shall not make a claim for compensation from the City for such work.

II. STANDARD OF CARE

- A. Service Provider shall exercise the same degree of care, skill, and diligence in the performance of all Services to the City that is ordinarily possessed and exercised by reasonable, prudent, and experienced professionals under similar circumstances.
- B. Service Provider represents it has all necessary licenses, permits, knowledge, and certifications required to perform the Services described herein.

III. COMPENSATION

- A. As consideration for providing the Services, the City shall pay Service Provider as follows:
 - a. Services will be billed at the hourly rate as shown on the attached Exhibit B – Schedule of Fees.
 - b. Service Provider is not entitled to reimbursement for miscellaneous expenses including but not limited to travel, transportation, postage, without prior written approval from the City.
 - c. Service Provider is not entitled to hourly compensation for work that is not associated with the direct provision of Services, such as overhead tasks including preparing WA Forms, submitting invoices, and travel time.
 - d. Hourly service rate shall be in 15-minute increments.
- B. Service Provider shall submit an itemized invoice to the City on the first day of each month that details the hours spent on Services with descriptions of the work performed in the previous month immediately

prior. The City agrees to pay the balance of an approved invoice, or undisputed portions of a disputed invoice, within 30 days of the date of receipt by the City. In the event of a dispute, and prior to the invoice's due date, City shall pay the undisputed portion of the invoice and notify Service Provider of the nature of the dispute regarding the balance.

- C. Service Provider shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to the Agreement and such other records as may be deemed necessary by the City to assure proper accounting for all funds. These records will be made available for audit purposes to the City or any authorized representative, and will be retained for three years after the expiration of this Agreement unless permission to destroy them is granted by the City.

IV. SCHEDULE

- A. Unless otherwise directed by the City, Service Provider shall commence performance of the Services upon execution of this Agreement.
- B. Services shall be completed within the schedule documented in each WA Form.
- C. Neither the City nor the Service Provider shall be in default of the Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing party.
- D. If Service Provider's performance is delayed due to delays caused by the City, Service Provider shall have no claim against the City for damages or payment adjustment other than an extension of time to perform the Services.

V. LIABILITY AND INDEMNIFICATION

- A. Service Provider shall indemnify, defend and hold harmless the City and its departments, elected officials, officers, employees and agents, from and against all liability, suits, actions, proceedings, judgments, claims, losses, damages, and injuries (including attorneys' fees and other expenses of litigation, arbitration, mediation or appeal), which in whole or in part arise out of or have been connected with Service Providers' negligence, error, omission, recklessness, or wrongful or criminal conduct in the performance of Services, including performance by Service Provider's employees and agents; or arising from any claim for libel, slander, defamation, copyright infringement, invasion of privacy, piracy and/or plagiarism related to any materials related to materials Service Provider creates or supplies to the City, except to the extent that such claims arise from materials created or supplied by the City.
- B. Service Provider's obligation to indemnify and hold harmless shall remain in effect and shall be binding on Service Provider whether such injury shall accrue, or may be discovered, before or after termination of this Agreement.

VI. INSURANCE

- A. The Service Provider shall secure and maintain, at its expense, through the duration of this Agreement Commercial General Liability Insurance on an occurrence basis with minimum limits of \$1,000,000 per occurrence and \$1,000,000 aggregate coverage. Service Provider shall also secure and maintain Worker's Compensation and Employer's Liability Insurance, when applicable, at the limits required by state and/or federal law. The City will only accept coverage from an insurance carrier that offers proof that it :
- a. Is licensed to do business in the State of Missouri;
 - b. Carries a Best's policy holder rating of A or better; and
 - c. Carries at least a Class X financial rating.
- B. Service Provider shall furnish the City with a Certificate of Insurance on a standard ACORD form, indicating types of insurance, policy numbers, dates of commencement and expiration of policies and carriers. Service Provider shall cause the City to be included as an Additional Insured, and shall require its insurer to provide the City with at least 30 days advance notice of cancellation. Service Provider shall deliver to the City a copy of an Additional Insured Endorsement, using ISO Additional Insured Endorsement (CG 20 10), edition date 11/85, or an equivalent (e.g., CG 20 10, edition date 10/93, plus CG 20 37, edition date 04/13 or other carrier form) and a Notice of Cancellation Endorsement, using CNA form G-140327-B (Ed. 07/11), Travelers Form IL T4 00 (12/09) or other equivalent carrier forms. A copy of the Notice of Cancellation Endorsement and Additional Insured Endorsement must be furnished to the City prior to commencement of any services on City property.

VII. ASSIGNMENT OF AND RESPONSIBILITY FOR PERSONNEL

- A. Service Provider's assignment of personnel to perform the Services shall be subject to the City's oversight and general guidance. The City reserves the right to request qualifications and/or reject service from any and all employees of the Service Provider.
- B. While upon City premises, the Service Provider's employees and agents shall be subject to the City's rules and regulations respecting its property and the conduct of employees thereon.

VIII. OWNERSHIP OF WORK PRODUCT

Service Provider agrees that any documents, materials and work products produced in whole or in part through it under this Agreement, any intellectual property rights of Service Provider therein (collectively the "Works") are intended to be owned by the City. Accordingly, Service Provider hereby assigns to the City all of its right title and interest in and to such Works.

IX. RELATIONSHIP OF THE PARTIES

- A. Service Provider represents that it has, or will secure at Service Provider's own expense, all personnel required in performing the Services under this Agreement. Such personnel shall not be employees of or have any contractual relationship with the City.
- B. All of the Services required hereunder will be performed by the Service Provider or under Service Provider's supervision, and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under State and Local law to perform such services.
- C. None of the work or services covered by this Agreement shall be subcontracted without the prior written approval of the City. Any work or services subcontracted hereunder shall be specified by written contract or agreement and shall be subject to each provision of this Agreement.

X. NOTICES

- A. All notices required by this Agreement shall be in writing, and unless otherwise directed by this Agreement, shall be sent to the addresses as set forth in this Section:
- B. Notices sent by Service Provider shall be sent to:

City of Parkville
Attn: Alysen Abel, Public Works Director
8880 Clark Ave.
Parkville, MO 64152
E-mail: aabel@parkvillemo.gov

- C. Notices sent by the City shall be sent to:

George Butler Associates, Inc.
Attn: Paul M. Bertrand, P.E., PTOE
9801 Renner Boulevard
Lenexa, KS 66219

XI. TERM AND TERMINATION

- A. The effective date of this Agreement shall be the date of execution, when the Agreement is signed by both parties.
- B. The term of this Agreement shall be until all Services are satisfactorily completed and accepted by the City.
- C. Notwithstanding Article XI, Paragraph B, the City reserves the right and may elect to terminate this Agreement at any time, with or without cause, by giving at least ten (10) days written notice to the Service Provider. The City shall compensate Service Provider for the Services that have been completed

to the City's satisfaction as of the date of termination. Service Provider shall perform no activities other than reasonable wrap-up activities after receipt of notice of termination.

XII. MISCELLANEOUS PROVISIONS

- A. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Missouri.
- B. Assignability. Service Provider shall not assign any interest on this Agreement, and shall not transfer any interest in the same (whether by assignment or invitation), without the prior written consent of the City thereto. Provided, however, that the claims for money by Service Provider from the City under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the City.
- C. Media Announcements. Service Provider shall not be authorized to make statements to the media or otherwise on behalf of the City without express direction and consent of the City.
- D. Compliance with Local Laws. Service provider shall comply with all applicable laws, ordinances, and codes of the State and local governments, and shall save the City harmless with respect to any damages arising from any tort done in performing any of the work embraced by this Agreement.
- E. Equal Employment Opportunity. During the performance of this Agreement, Service Provider agrees as follows:
 - i. Service Provider will not discriminate against any employee or applicant for employment because of race, creed, color, national origin, religion, or sex. Service Provider will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, color, national origin, religion, or sex. Such action shall include, but not be limited to, employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.
 - ii. Service Provider will, in all solicitation or advertisements for employees placed by or on behalf of Professional, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, national origin, religion, or sex.
 - iii. Service Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement so that provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
- F. Authorized Employees. Service Provider acknowledges that Section 285.530, RSMo, prohibits any business entity or employer from knowingly employing, hiring for employment, or continuing to employ an unauthorized alien to perform work within the State of Missouri. Service Provider therefore covenants that it will not knowingly be in violation of subsection 1 of Section 285.530, RSMo, and that it will not knowingly employ, hire for employment, or continue to employ any unauthorized aliens to perform Services related to this Agreement, and that its employees are lawfully to work in the United States.

- G. Interest of Members of a City. No member of the governing body of the City and no other officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the planning and carrying out of this Agreement, shall have any personal financial interest, direct or indirect, in this Agreement, and Service Provider shall take appropriate steps to assure compliance.
- H. Interest of Service Provider and Employees. Service Provider covenants that he/she presently has no interest and shall not acquire interest, direct or indirect, in the scope of work associated with this Agreement or any other interest which would conflict in any manner or degree with the performance of his/her services hereunder. Service Provider further covenants that in the performance of this Agreement, no person having any such interest shall be employed.
- I. Entire Agreement. This Agreement represents the entire Agreement and understanding between the parties, and this Agreement supersedes any prior negotiations, proposals, or agreements. Unless otherwise provided in this Agreement, any amendment to this Agreement shall be in writing and shall be signed by the City and Service Provider, and attached hereto.
- J. Severability. If any part, term or provision of this Agreement, or any attachments or amendments hereto, is declared invalid, void, or enforceable, all remaining parts, terms, and provisions shall remain in full force and effect.
- K. Waiver. The failure of either party to require performance of this Agreement shall not affect such party's right to enforce the same. A waiver by either party of any provision of breach of this Agreement shall be in writing. A written waiver shall not affect the waiving party's rights with respect to any other provision or breach.
- L. Third Parties. The Services to be performed by the Service Provider are intended solely for the benefit for the City. Nothing contained herein shall create a contractual relationship with, or any rights in favor of, any person or entity not a signatory to this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first above written.

CITY OF PARKVILLE, MISSOURI

By: _____

Nanette K. Johnston, Mayor

ATTEST:

Melissa McChesney, City Clerk

GEORGE BUTLER ASSOCIATES, INC.

By: Paul M. Bertrand

Paul M. Bertrand, P.E., PTOE
Principal-in-Charge

EXHIBIT A – Work Authorization

**City of Parkville
Department of Public Works**

Preparation date:

Project/Work Description/Purpose:

Primary Tasks: (List task and hours):

Total: _____

Estimated Consultant Fee: _____ hrs. @ \$ _____ /hr. **Budget:**

Sewer Budget/CIP: _____

Schedule:

Estimated Completion Date: _____

Project Deadlines: _____

Authorization:

City Administrator: _____ **Date:** _____

EXHIBIT B

GBA Traffic Engineering & Planning Staff

	<u>Hourly Rate</u>
Paul Bertrand, P.E., PTOE – Principal	\$260.00
Mandy Anderson, P.E., PTOE – Associate	\$180.00
Dave Mennenga, P.E., PTOE – Associate	\$180.00
Mark Stuempel, P.E., PTOE – Senior Engineer	\$150.00
Janelle Clayton, P.E., PTOE – Senior Engineer	\$150.00
Eileen Yang, P.E., PTOE – Engineer 1	\$125.00
Kendra Stevenson, P.E. – Engineer 2	\$100.00
John Fitzpatrick, EI – Engineer 2	\$100.00
Chris Novosel, EI – Engineer 3	\$95.00
Rich Colson – Design Tech 1	\$95.00
Chris St. Clair – Design Tech 1	\$95.00
Sean Baxter – Design Tech 3	\$65.00

EXHIBIT B

Schedule of Fees

Employment Classification	Hourly Rate	
Principal	\$260.00	
Senior Associate	215.00	
Associate	180.00	
Senior Architect / Civil Engineer / Specialist	150.00	
Senior Mechanical / Electrical Engineer	160.00	
Architect / Civil Engineer / Specialist I	125.00	
Mechanical / Electrical Engineer I	130.00	
Architect / Civil Engineer / Specialist II	100.00	
Mechanical / Electrical Engineer II	105.00	
Architect / Civil Engineer / Specialist III	95.00	
Mechanical / Electrical Engineer III	102.00	
Senior Arch / Civil / Specialist Technician	125.00	
Senior Mechanical / Electrical Technician	135.00	
Design Technician I	95.00	
Design Technician II	75.00	
Design Technician III	65.00	
Senior Construction Observer	126.00	
Construction Observer I	105.00	
Construction Observer II	95.00	
Construction Observer III	85.00	
Construction Observer IV	80.00	
Field Technician I	85.00	
Field Technician II	72.00	
Field Technician III	58.00	
Administrative Assistant I	87.00	
Administrative Assistant II	66.00	
General Office I	60.00	
General Office II	46.00	
Land Surveyor	115.00	
Survey Technician I	90.00	
Survey Technician II	62.00	
Survey Technician III	50.00	
2-Man Survey Party	152.00	
Equipment		
(CAD and Total Station Survey Equipment expenses are included in the above hourly rates unless otherwise stipulated by contract.)		
Global Positioning System Equipment	20.00	per hour
Real Time Kinematic Global Positioning System Equipment (RTK)	60.00	per hour
Utility Locator	15.00	per day
Ground Penetrating Radar Equipment	500.00	per day
Nuclear Density/Soil Testing Equipment	50.00	per day
Concrete Testing Equipment	20.00	per day
Traffic Counters	20.00	per day
Expenses		
Reimbursable expenses (travel, vehicle mileage, vehicle rental, printing and plotting, subsistence, long distance telephone, etc.) incurred will be charged at cost plus 10% to cover administrative overhead.		
The following items will be charged as shown:		
Company Survey Vehicles	0.76	per mile
Company Pick-up Truck	0.56	per mile
Personal and Company Cars	0.56	per mile
Effective Date: July 1, 2014		



CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7678 • FAX (816) 741-0013

PROFESSIONAL SERVICES AGREEMENT

THIS SERVICE AGREEMENT, entered into on this 17th day of February, 2015 by and between the CITY OF PARKVILLE, MISSOURI ("City") and TRANSYSTEMS ("Service Provider").

WHEREAS, the City periodically requires civil engineering support and assistance, and such services arise on an irregular basis; and

WHEREAS, the City has budgeted funds to acquire on-call engineering services as necessary to meet the periodic need for civil engineering support; and

WHEREAS, Service Provider has the necessary staff and qualifications to provide such on-call engineering services to the City; and

WHEREAS, Service Provider was chosen through a qualifications-based selection process and has demonstrated the necessary expertise, experience, and personnel to complete the Project.

NOW THEREFORE, IN CONSIDERATION of the mutual covenants and agreements set forth herein, the parties mutually agree as follows:

I. SCOPE OF SERVICES

A. The term "Services" when used in this Agreement shall mean any and all traffic engineering support and assistance services provided by the Service Provider in accordance with this Agreement.

B. Service Provider agrees to perform and complete the following Services:

- i. When notified by the Public Works Director and/or City Administrator, or their designees, either verbally or in writing, meet with City staff to discuss engineering service needs and work tasks that arise. Meetings will occur via telephone or in person at a location of mutual convenience such as Parkville City Hall. If requested by City staff, briefly investigate situations or problems and advise City on a recommended course of action to resolve.
- ii. If a definable scope and work product can be identified and described in writing, Service Provider will prepare a Work Authorization Form (WA Form) using the template labeled as Exhibit A, attached hereto and incorporated by reference, which shall contain a written list of work tasks and an estimated number of hours to complete the Services.
- iii. Once approved by City in writing, Service Provider will complete the services set forth in the WA Form. Unless amended in writing by City, Service Provider's estimate of hours and price shall not be exceeded.

- iv. City and Service Provider understand that the intent of this Contract is for Service Provider to provide the majority of services under an executed WA Form.
 - v. The City reserves the right to direct revision of the Services at the City's discretion. Service Provider shall advise the City of additional costs and time delays, if any, in performing the revision, before Service Provider performs the revised services. If conditions arise which constitute a change in scope to a WA Form, Service Provider will bring this situation to the attention of City staff as soon as possible, and if mutually acceptable the scope of work and the WA Form will be revised. Service Provider is not eligible for compensation for changes in scope unless approved in writing through a revision to the WA Form.
- C. Service Provider shall provide Additional Services under this Agreement only upon written request of the City and only to the extent defined and required by the City. Any additional services or materials provided by the Service Provider without the City's prior written consent shall be at the Service Provider's own risk, cost, and expense, and Service Provider shall not make a claim for compensation from the City for such work.

II. STANDARD OF CARE

- A. Service Provider shall exercise the same degree of care, skill, and diligence in the performance of all Services to the City that is ordinarily possessed and exercised by reasonable, prudent, and experienced professionals under similar circumstances.
- B. Service Provider represents it has all necessary licenses, permits, knowledge, and certifications required to perform the Services described herein.

III. COMPENSATION

- A. As consideration for providing the Services, the City shall pay Service Provider as follows:
 - a. Services will be billed at the hourly rate as shown on the attached Exhibit B – Schedule of Fees.
 - b. Service Provider is not entitled to reimbursement for miscellaneous expenses including but not limited to travel, transportation, postage, without prior written approval from the City.
 - c. Service Provider is not entitled to hourly compensation for work that is not associated with the direct provision of Services, such as overhead tasks including preparing WA Forms, submitting invoices, and travel time.
 - d. Hourly service rate shall be in 15-minute increments.
- B. Service Provider shall submit an itemized invoice to the City on the first day of each month that details the hours spent on Services with descriptions of the work performed in the previous month immediately

prior. The City agrees to pay the balance of an approved invoice, or undisputed portions of a disputed invoice, within 30 days of the date of receipt by the City. In the event of a dispute, and prior to the invoice's due date, City shall pay the undisputed portion of the invoice and notify Service Provider of the nature of the dispute regarding the balance.

- C. Service Provider shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to the Agreement and such other records as may be deemed necessary by the City to assure proper accounting for all funds. These records will be made available for audit purposes to the City or any authorized representative, and will be retained for three years after the expiration of this Agreement unless permission to destroy them is granted by the City.

IV. SCHEDULE

- A. Unless otherwise directed by the City, Service Provider shall commence performance of the Services upon execution of this Agreement.
- B. Services shall be completed within the schedule documented in each WA Form.
- C. Neither the City nor the Service Provider shall be in default of the Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing party.
- D. If Service Provider's performance is delayed due to delays caused by the City, Service Provider shall have no claim against the City for damages or payment adjustment other than an extension of time to perform the Services.

V. LIABILITY AND INDEMNIFICATION

- A. Service Provider shall indemnify, defend and hold harmless the City and its departments, elected officials, officers, employees and agents, from and against all liability, suits, actions, proceedings, judgments, claims, losses, damages, and injuries (including attorneys' fees and other expenses of litigation, arbitration, mediation or appeal), which in whole or in part arise out of or have been connected with Service Providers' negligence, error, omission, recklessness, or wrongful or criminal conduct in the performance of Services, including performance by Service Provider's employees and agents; or arising from any claim for libel, slander, defamation, copyright infringement, invasion of privacy, piracy and/or plagiarism related to any materials related to materials Service Provider creates or supplies to the City, except to the extent that such claims arise from materials created or supplied by the City.
- B. Service Provider's obligation to indemnify and hold harmless shall remain in effect and shall be binding on Service Provider whether such injury shall accrue, or may be discovered, before or after termination of this Agreement.

VI. INSURANCE

- A. The Service Provider shall secure and maintain, at its expense, through the duration of this Agreement Commercial General Liability Insurance on an occurrence basis with minimum limits of \$1,000,000 per occurrence and \$1,000,000 aggregate coverage. Service Provider shall also secure and maintain Worker's Compensation and Employer's Liability Insurance, when applicable, at the limits required by state and/or federal law. The City will only accept coverage from an insurance carrier that offers proof that it :
- a. Is licensed to do business in the State of Missouri;
 - b. Carries a Best's policy holder rating of A or better; and
 - c. Carries at least a Class X financial rating.
- B. Service Provider shall furnish the City with a Certificate of Insurance on a standard ACORD form, indicating types of insurance, policy numbers, dates of commencement and expiration of policies and carriers. Service Provider shall cause the City to be included as an Additional Insured, and shall require its insurer to provide the City with at least 30 days advance notice of cancellation. Service Provider shall deliver to the City a copy of an Additional Insured Endorsement, using ISO Additional Insured Endorsement (CG 20 10), edition date 11/85, or an equivalent (e.g., CG 20 10, edition date 10/93, plus CG 20 37, edition date 04/13 or other carrier form) and a Notice of Cancellation Endorsement, using CNA form G-140327-B (Ed. 07/11), Travelers Form IL T4 00 (12/09) or other equivalent carrier forms. A copy of the Notice of Cancellation Endorsement and Additional Insured Endorsement must be furnished to the City prior to commencement of any services on City property.

VII. ASSIGNMENT OF AND RESPONSIBILITY FOR PERSONNEL

- A. Service Provider's assignment of personnel to perform the Services shall be subject to the City's oversight and general guidance. The City reserves the right to request qualifications and/or reject service from any and all employees of the Service Provider.
- B. While upon City premises, the Service Provider's employees and agents shall be subject to the City's rules and regulations respecting its property and the conduct of employees thereon.

VIII. OWNERSHIP OF WORK PRODUCT

Service Provider agrees that any documents, materials and work products produced in whole or in part through it under this Agreement, any intellectual property rights of Service Provider therein (collectively the "Works") are intended to be owned by the City. Accordingly, Service Provider hereby assigns to the City all of its right title and interest in and to such Works.

IX. RELATIONSHIP OF THE PARTIES

- A. Service Provider represents that it has, or will secure at Service Provider's own expense, all personnel required in performing the Services under this Agreement. Such personnel shall not be employees of or have any contractual relationship with the City.
- B. All of the Services required hereunder will be performed by the Service Provider or under Service Provider's supervision, and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under State and Local law to perform such services.
- C. None of the work or services covered by this Agreement shall be subcontracted without the prior written approval of the City. Any work or services subcontracted hereunder shall be specified by written contract or agreement and shall be subject to each provision of this Agreement.

X. NOTICES

- A. All notices required by this Agreement shall be in writing, and unless otherwise directed by this Agreement, shall be sent to the addresses as set forth in this Section:
- B. Notices sent by Service Provider shall be sent to:

City of Parkville
Attn: Alysen Abel, Public Works Director
8880 Clark Ave.
Parkville, MO 64152
E-mail: aabel@parkvillemo.gov

- C. Notices sent by the City shall be sent to:

TranSystems
Attn: Frank Weatherford, PE
2400 Pershing Rd., Suite 400
Kansas City, MO 64108
E-mail: flweatherford@transystems.com

XI. TERM AND TERMINATION

- A. The effective date of this Agreement shall be the date of execution, when the Agreement is signed by both parties.
- B. The term of this Agreement shall be until all Services are satisfactorily completed and accepted by the City.
- C. Notwithstanding Article XI, Paragraph B, the City reserves the right and may elect to terminate this Agreement at any time, with or without cause, by giving at least ten (10) days written notice to the Service Provider. The City shall compensate Service Provider for the Services that have been completed

to the City's satisfaction as of the date of termination. Service Provider shall perform no activities other than reasonable wrap-up activities after receipt of notice of termination.

XII. MISCELLANEOUS PROVISIONS

- A. **Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the State of Missouri.
- B. **Assignability.** Service Provider shall not assign any interest on this Agreement, and shall not transfer any Interest in the same (whether by assignment or invitation), without the prior written consent of the City thereto. Provided, however, that the claims for money by Service Provider from the City under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the City.
- C. **Media Announcements.** Service Provider shall not be authorized to make statements to the media or otherwise on behalf of the City without express direction and consent of the City.
- D. **Compliance with Local Laws.** Service provider shall comply with all applicable laws, ordinances, and codes of the State and local governments, and shall save the City harmless with respect to any damages arising from any tort done in performing any of the work embraced by this Agreement.
- E. **Equal Employment Opportunity.** During the performance of this Agreement, Service Provider agrees as follows:
 - i. Service Provider will not discriminate against any employee or applicant for employment because of race, creed, color, national origin, religion, or sex. Service Provider will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, color, national origin, religion, or sex. Such action shall include, but not be limited to, employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.
 - ii. Service Provider will, in all solicitation or advertisements for employees placed by or on behalf of Professional, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, national origin, religion, or sex.
 - iii. Service Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement so that provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
- F. **Authorized Employees.** Service Provider acknowledges that Section 285.530, RSMo, prohibits any business entity or employer from knowingly employing, hiring for employment, or continuing to employ an unauthorized alien to perform work within the State of Missouri. Service Provider therefore covenants that it will not knowingly be in violation of subsection 1 of Section 285.530, RSMo, and that it will not knowingly employ, hire for employment, or continue to employ any unauthorized aliens to perform Services related to this Agreement, and that its employees are lawfully to work in the United States.

- G. Interest of Members of a City. No member of the governing body of the City and no other officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the planning and carrying out of this Agreement, shall have any personal financial interest, direct or indirect, in this Agreement, and Service Provider shall take appropriate steps to assure compliance.
- H. Interest of Service Provider and Employees. Service Provider covenants that he/she presently has no interest and shall not acquire interest, direct or indirect, in the scope of work associated with this Agreement or any other interest which would conflict in any manner or degree with the performance of his/her services hereunder. Service Provider further covenants that in the performance of this Agreement, no person having any such interest shall be employed.
- I. Entire Agreement. This Agreement represents the entire Agreement and understanding between the parties, and this Agreement supersedes any prior negotiations, proposals, or agreements. Unless otherwise provided in this Agreement, any amendment to this Agreement shall be in writing and shall be signed by the City and Service Provider, and attached hereto.
- J. Severability. If any part, term or provision of this Agreement, or any attachments or amendments hereto, is declared invalid, void, or enforceable, all remaining parts, terms, and provisions shall remain in full force and effect.
- K. Waiver. The failure of either party to require performance of this Agreement shall not affect such party's right to enforce the same. A waiver by either party of any provision of breach of this Agreement shall be in writing. A written waiver shall not affect the waiving party's rights with respect to any other provision or breach.
- L. Third Parties. The Services to be performed by the Service Provider are intended solely for the benefit for the City. Nothing contained herein shall create a contractual relationship with, or any rights in favor of, any person or entity not a signatory to this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first above written.

CITY OF PARKVILLE, MISSOURI

By: _____

Nanette K. Johnston, Mayor

ATTEST:

Melissa McChesney, City Clerk

TRANSYSTEMS

By: Frank Weatherford

Frank Weatherford, PE
Principal/Senior Vice President

EXHIBIT A – Work Authorization

City of Parkville
Department of Public Works

Preparation date:

Project/Work Description/Purpose:

Primary Tasks: (List task and hours):

Total: _____

Estimated Consultant Fee: _____ hrs. @ \$ _____ /hr. Budget:

Sewer Budget/CIP: _____

Schedule:

Estimated Completion Date: _____

Project Deadlines: _____

Authorization:

City Administrator: _____ Date: _____

On-Call Traffic Engineering for the City of Parkville, Missouri
TranSystems' Core Staff Positions and Rate Sheet

Core Staff Member	Project Assignment	Work Position	2015 Hourly Rate
Jeff Wilke, PE, PTOE	Project Manager	EC3	\$154.00
Frank Weatherford, PE	Principal	EC5	\$280.00
Jim Stanek, PE, PTOE	Traffic Team Leader	EC4	\$205.00
Mike Wahlstedt, PE, PTOE	Senior Traffic Engineer	EC5	\$280.00
Jeff McKerrow, PE, PTOE	Senior Traffic Engineer	EC4	\$205.00
Mark Kenneally, PE	Transportation Planner	EC4	\$205.00
Kevin Manning, PE, PTOE	Traffic Engineer	EC2	\$120.00
Josh Thiede, PE, PTOE	Traffic Engineer	EC2	\$120.00
Baylee Mobley, EIT	Traffic Engineer-in-Training	EC1	\$98.00

EXHIBIT B



EXHIBIT B



**TranSystems Corporation
Schedule of Hourly Rates for 2015
Kansas City Office**

Classification	Rate	Classification	Rate
Principal/Civil Engineer V	\$280	Industry Specialist V	\$280
Civil Engineer Manager	\$280	Industry Specialist IV	\$225
Civil Engineer IV	\$205	Industry Specialist III	\$112
Civil Engineer III	\$154	Inspector V	\$225
Civil Engineer II	\$120	Inspector IV	\$124
Civil Engineer I	\$98	Inspector III	\$90
Architect IV	\$205	Inspector II	\$72
Architect II	\$94	Marketing Mgr.	\$135
Planner III	\$130	Marketing Administrator II	\$78
Planner II	\$98	Administrator Mgr.	\$210
Planner I	\$78	Administrator II	\$85
Scientist III	\$110	Administrator I	\$62
Scientist II	\$85	Surveyor V	\$156
Technician V	\$158	Surveyor IV	\$109
Technician IV	\$116	Surveyor III	\$93
Technician III	\$95	Surveyor II	\$70
Technician II	\$80	Surveyor I	\$55
Technician I	\$65	Two- Person Survey Crew	\$137
Principal/ Structural Engineer V	\$280	Three- Person Survey Crew	\$193
Structural Engineer Manager	\$280	Electrical Engineer III	\$156
Structural Engineer IV	\$205	Electrical Engineer I	\$120
Structural Engineer III	\$162		
Structural Engineer II	\$125		
Structural Engineer I	\$98		



CITY OF PARKVILLE • 9990 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

PROFESSIONAL SERVICES AGREEMENT

THIS SERVICE AGREEMENT, entered into on this 17th day of February, 2015 by and between the CITY OF PARKVILLE, MISSOURI ("City") and AFFINIS CORP. ("Service Provider").

WHEREAS, the City periodically requires civil engineering support and assistance, and such services arise on an irregular basis; and

WHEREAS, the City has budgeted funds to acquire on-call engineering services as necessary to meet the periodic need for civil engineering support; and

WHEREAS, Service Provider has the necessary staff and qualifications to provide such on-call engineering services to the City; and

WHEREAS, Service Provider was chosen through a qualifications-based selection process and has demonstrated the necessary expertise, experience, and personnel to complete the Project.

NOW THEREFORE, IN CONSIDERATION of the mutual covenants and agreements set forth herein, the parties mutually agree as follows:

I. SCOPE OF SERVICES

- A. The term "Services" when used in this Agreement shall mean any and all traffic engineering support and assistance services provided by the Service Provider in accordance with this Agreement.
- B. Service Provider agrees to perform and complete the following Services:
 - i. When notified by the Public Works Director and/or City Administrator, or their designees, either verbally or in writing, meet with City staff to discuss engineering service needs and work tasks that arise. Meetings will occur via telephone or in person at a location of mutual convenience such as Parkville City Hall. If requested by City staff, briefly investigate situations or problems and advise City on a recommended course of action to resolve.
 - ii. If a definable scope and work product can be identified and described in writing, Service Provider will prepare a Work Authorization Form (WA Form) using the template labeled as Exhibit A, attached hereto and incorporated by reference, which shall contain a written list of work tasks and an estimated number of hours to complete the Services.

- iii. Once approved by City in writing, Service Provider will complete the services set forth in the WA Form. Unless amended in writing by City, Service Provider's estimate of hours and price shall not be exceeded.
 - iv. City and Service Provider understand that the intent of this Contract is for Service Provider to provide the majority of services under an executed WA Form.
 - v. The City reserves the right to direct revision of the Services at the City's discretion. Service Provider shall advise the City of additional costs and time delays, if any, in performing the revision, before Service Provider performs the revised services. If conditions arise which constitute a change in scope to a WA Form, Service Provider will bring this situation to the attention of City staff as soon as possible, and if mutually acceptable the scope of work and the WA Form will be revised. Service Provider is not eligible for compensation for changes in scope unless approved in writing through a revision to the WA Form.
- C. Service Provider shall provide Additional Services under this Agreement only upon written request of the City and only to the extent defined and required by the City. Any additional services or materials provided by the Service Provider without the City's prior written consent shall be at the Service Provider's own risk, cost, and expense, and Service Provider shall not make a claim for compensation from the City for such work.

II. STANDARD OF CARE

- A. Service Provider shall exercise the same degree of care, skill, and diligence in the performance of all Services to the City that is ordinarily possessed and exercised by reasonable, prudent, and experienced professionals under similar circumstances.
- B. Service Provider represents it has all necessary licenses, permits, knowledge, and certifications required to perform the Services described herein.

III. COMPENSATION

- A. As consideration for providing the Services, the City shall pay Service Provider as follows:
 - a. Services will be billed at the hourly rate as shown on the attached Exhibit B – Schedule of Fees.
 - b. Service Provider is not entitled to reimbursement for miscellaneous expenses including but not limited to travel, transportation, postage, without prior written approval from the City.
 - c. Service Provider is not entitled to hourly compensation for work that is not associated with the direct provision of Services, such as overhead tasks including preparing WA Forms, submitting invoices, and travel time.
 - d. Hourly service rate shall be in 15-minute increments.

- B. Service Provider shall submit an itemized invoice to the City on the first day of each month that details the hours spent on Services with descriptions of the work performed in the previous month immediately prior. The City agrees to pay the balance of an approved invoice, or undisputed portions of a disputed invoice, within 30 days of the date of receipt by the City. In the event of a dispute, and prior to the invoice's due date, City shall pay the undisputed portion of the invoice and notify Service Provider of the nature of the dispute regarding the balance.
- C. Service Provider shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to the Agreement and such other records as may be deemed necessary by the City to assure proper accounting for all funds. These records will be made available for audit purposes to the City or any authorized representative, and will be retained for three years after the expiration of this Agreement unless permission to destroy them is granted by the City.

IV. SCHEDULE

- A. Unless otherwise directed by the City, Service Provider shall commence performance of the Services upon execution of this Agreement.
- B. Services shall be completed within the schedule documented in each WA Form.
- C. Neither the City nor the Service Provider shall be in default of the Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing party.
- D. If Service Provider's performance is delayed due to delays caused by the City, Service Provider shall have no claim against the City for damages or payment adjustment other than an extension of time to perform the Services.

V. LIABILITY AND INDEMNIFICATION

- A. Service Provider shall indemnify, defend and hold harmless the City and its departments, elected officials, officers, employees and agents, from and against all liability, suits, actions, proceedings, judgments, claims, losses, damages, and injuries (including attorneys' fees and other expenses of litigation, arbitration, mediation or appeal), which in whole or in part arise out of or have been connected with Service Providers' negligence, error, omission, recklessness, or wrongful or criminal conduct in the performance of Services, including performance by Service Provider's employees and agents; or arising from any claim for libel, slander, defamation, copyright infringement, invasion of privacy, piracy and/or plagiarism related to any materials related to materials Service Provider creates or supplies to the City, except to the extent that such claims arise from materials created or supplied by the City.

- B. Service Provider's obligation to indemnify and hold harmless shall remain in effect and shall be binding on Service Provider whether such injury shall accrue, or may be discovered, before or after termination of this Agreement.

VI. INSURANCE

- A. The Service Provider shall secure and maintain, at its expense, through the duration of this Agreement Commercial General Liability Insurance on an occurrence basis with minimum limits of \$1,000,000 per occurrence and \$1,000,000 aggregate coverage. Service Provider shall also secure and maintain Worker's Compensation and Employer's Liability Insurance, when applicable, at the limits required by state and/or federal law. The City will only accept coverage from an insurance carrier that offers proof that it :
 - a. Is licensed to do business in the State of Missouri;
 - b. Carries a Best's policy holder rating of A or better; and
 - c. Carries at least a Class X financial rating.
- B. Service Provider shall furnish the City with a Certificate of Insurance on a standard ACORD form, indicating types of insurance, policy numbers, dates of commencement and expiration of policies and carriers. Service Provider shall cause the City to be included as an Additional Insured, and shall require its insurer to provide the City with at least 30 days advance notice of cancellation. Service Provider shall deliver to the City a copy of an Additional Insured Endorsement, using ISO Additional Insured Endorsement (CG 20 10), edition date 11/85, or an equivalent (e.g., CG 20 10, edition date 10/93, plus CG 20 37, edition date 04/13 or other carrier form) and a Notice of Cancellation Endorsement, using CNA form G-140327-B (Ed. 07/11), Travelers Form IL T4 00 (12/09) or other equivalent carrier forms. A copy of the Notice of Cancellation Endorsement and Additional Insured Endorsement must be furnished to the City prior to commencement of any services on City property.

VII. ASSIGNMENT OF AND RESPONSIBILITY FOR PERSONNEL

- A. Service Provider's assignment of personnel to perform the Services shall be subject to the City's oversight and general guidance. The City reserves the right to request qualifications and/or reject service from any and all employees of the Service Provider.
- B. While upon City premises, the Service Provider's employees and agents shall be subject to the City's rules and regulations respecting its property and the conduct of employees thereon.

VIII. OWNERSHIP OF WORK PRODUCT

Service Provider agrees that any documents, materials and work products produced in whole or in part through it under this Agreement, any intellectual property rights of Service Provider therein (collectively the "Works") are intended to be owned by the City. Accordingly, Service Provider hereby assigns to the City all of its right title and interest in and to such Works.

IX. RELATIONSHIP OF THE PARTIES

- A. Service Provider represents that it has, or will secure at Service Provider's own expense, all personnel required in performing the Services under this Agreement. Such personnel shall not be employees of or have any contractual relationship with the City.
- B. All of the Services required hereunder will be performed by the Service Provider or under Service Provider's supervision, and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under State and Local law to perform such services.
- C. None of the work or services covered by this Agreement shall be subcontracted without the prior written approval of the City. Any work or services subcontracted hereunder shall be specified by written contract or agreement and shall be subject to each provision of this Agreement.

X. NOTICES

- A. All notices required by this Agreement shall be in writing, and unless otherwise directed by this Agreement, shall be sent to the addresses as set forth in this Section:
- B. Notices sent by Service Provider shall be sent to:

City of Parkville
Attn: Alysen Abel, Public Works Director
8880 Clark Ave.
Parkville, MO 64152
E-mail: aabel@parkvillemo.gov

- C. Notices sent by the City shall be sent to:

Affinis Corp.
Attn: Mike McKenna, P.E., PTOE
8900 Indian Creek Parkway, Suite 450
Overland Park, KS 66210

XI. TERM AND TERMINATION

- A. The effective date of this Agreement shall be the date of execution, when the Agreement is signed by both parties.
- B. The term of this Agreement shall be until all Services are satisfactorily completed and accepted by the City.

- C. Notwithstanding Article XI, Paragraph B, the City reserves the right and may elect to terminate this Agreement at any time, with or without cause, by giving at least ten (10) days written notice to the Service Provider. The City shall compensate Service Provider for the Services that have been completed to the City's satisfaction as of the date of termination. Service Provider shall perform no activities other than reasonable wrap-up activities after receipt of notice of termination.

XII. MISCELLANEOUS PROVISIONS

- A. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Missouri.
- B. Assignability. Service Provider shall not assign any interest on this Agreement, and shall not transfer any interest in the same (whether by assignment or invitation), without the prior written consent of the City thereto. Provided, however, that the claims for money by Service Provider from the City under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the City.
- C. Media Announcements. Service Provider shall not be authorized to make statements to the media or otherwise on behalf of the City without express direction and consent of the City.
- D. Compliance with Local Laws. Service provider shall comply with all applicable laws, ordinances, and codes of the State and local governments, and shall save the City harmless with respect to any damages arising from any tort done in performing any of the work embraced by this Agreement.
- E. Equal Employment Opportunity. During the performance of this Agreement, Service Provider agrees as follows:
 - i. Service Provider will not discriminate against any employee or applicant for employment because of race, creed, color, national origin, religion, or sex. Service Provider will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, color, national origin, religion, or sex. Such action shall include, but not be limited to, employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.
 - ii. Service Provider will, in all solicitation or advertisements for employees placed by or on behalf of Professional, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, national origin, religion, or sex.
 - iii. Service Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement so that provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
- F. Authorized Employees. Service Provider acknowledges that Section 285.530, RSMo, prohibits any business entity or employer from knowingly employing, hiring for employment, or continuing to employ an unauthorized alien to perform work within the State of Missouri. Service Provider therefore covenants that it will not knowingly be in violation of subsection 1 of Section 285.530, RSMo, and that it

will not knowingly employ, hire for employment, or continue to employ any unauthorized aliens to perform Services related to this Agreement, and that its employees are lawfully to work in the United States.

- G. Interest of Members of a City. No member of the governing body of the City and no other officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the planning and carrying out of this Agreement, shall have any personal financial interest, direct or indirect, in this Agreement, and Service Provider shall take appropriate steps to assure compliance.
- H. Interest of Service Provider and Employees. Service Provider covenants that he/she presently has no interest and shall not acquire interest, direct or indirect, in the scope of work associated with this Agreement or any other interest which would conflict in any manner or degree with the performance of his/her services hereunder. Service Provider further covenants that in the performance of this Agreement, no person having any such interest shall be employed.
- I. Entire Agreement. This Agreement represents the entire Agreement and understanding between the parties, and this Agreement supersedes any prior negotiations, proposals, or agreements. Unless otherwise provided in this Agreement, any amendment to this Agreement shall be in writing and shall be signed by the City and Service Provider, and attached hereto.
- J. Severability. If any part, term or provision of this Agreement, or any attachments or amendments hereto, is declared invalid, void, or enforceable, all remaining parts, terms, and provisions shall remain in full force and effect.
- K. Waiver. The failure of either party to require performance of this Agreement shall not affect such party's right to enforce the same. A waiver by either party of any provision of breach of this Agreement shall be in writing. A written waiver shall not affect the waiving party's rights with respect to any other provision or breach.
- L. Third Parties. The Services to be performed by the Service Provider are intended solely for the benefit for the City. Nothing contained herein shall create a contractual relationship with, or any rights in favor of, any person or entity not a signatory to this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first above written.

CITY OF PARKVILLE, MISSOURI

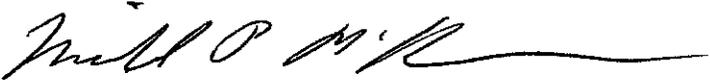
By: _____

Nanette K. Johnston, Mayor

ATTEST:

Melissa McChesney, City Clerk

AFFINIS CORP.

By:  _____

Mike McKenna
Principal-Traffic Engineer

EXHIBIT A – Work Authorization

**City of Parkville
Department of Public Works**

Preparation date:

Project/Work Description/Purpose:

Primary Tasks: (List task and hours):

Total: _____

Estimated Consultant Fee: _____ hrs. @ \$ _____ /hr. Budget:

Sewer Budget/CIP: _____

Schedule:

Estimated Completion Date: _____

Project Deadlines: _____

Authorization:

City Administrator: _____ **Page 9 of 10** **Date:** _____



Affinis Corp.
2015 Billing Rate Schedule

Professional Services	Billing Rate
Principal	\$220.00
Senior Project Manager	\$205.00
Project Manager	\$167.00
Senior Engineer II	\$160.00
Senior Engineer I	\$155.00
Engineer II	\$140.00
Engineer I	\$115.00
Intern Engineer (IE)	\$95.00
Project Representative	\$90.00
Design Technician II	\$125.00
Design Technician I	\$97.00
CADD Technician II	\$80.00
CADD Technician I	\$75.00
Land Surveyor II	\$155.00
Land Surveyor I	\$100.00
Survey Crew Member II	\$90.00
Survey Crew Member I	\$72.50
One-Person Survey Crew	\$120.00
Project Related Support Services II	\$90.00
Project Related Support Services I	\$70.00

Note: Salary adjustments normally occur at the end of September each year.

Equipment Charges	
Automobile Mileage	\$0.575/mile
Survey Vehicle Mileage	\$0.70/mile
Boat Rental	\$10.00/hour



Affinis Corp.
2015 Billing Rate Schedule

Professional Services

Billing Rate

Principal	\$220.00
Senior Project Manager – Mike McKenna	\$205.00
Project Manager	\$167.00
Senior Engineer II	\$160.00
Senior Engineer I– Ryan Fleming	\$155.00
Engineer II	\$140.00
Engineer I – Lee Baer	\$115.00
Intern Engineer (IE)	\$95.00
Project Representative	\$90.00
Design Technician II – Rob Herrick	\$125.00
Design Technician I – Jason Fine	\$97.00
CADD Technician II	\$80.00
CADD Technician I	\$75.00
Land Surveyor II	\$155.00
Land Surveyor I	\$100.00
Survey Crew Member II	\$90.00
Survey Crew Member I	\$72.50
One-Person Survey Crew	\$120.00
Project Related Support Services II	\$90.00
Project Related Support Services I	\$70.00

Note: Salary adjustments normally occur at the end of September each year.

Equipment Charges

Automobile Mileage	\$0.575/mile
Survey Vehicle Mileage	\$0.70/mile
Boat Rental	\$10.00/hour

CITY OF PARKVILLE
Policy Report

Date: February 11, 2015

Prepared By:
Tim Blakeslee
Assistant to the City Administrator

Reviewed By:
Matthew Chapman
Finance/Human Resources Director

ISSUE:

Approval of Accounts Payable Invoices, Insurance Payments, 1st of the Month Checks, Electronic Funds Transfer (EFT) Payments, Credit and Debit Card Processing Fees, and Payroll Expenditures from 1/29/2015 – 2/11/2015.

BACKGROUND:

Attached are the statements of approved payments, per the City's Purchasing Policy, for the period from January 29, 2015, through February 11, 2015. All disbursements must be reviewed and approved by the Board of Aldermen prior to the release of city funds.

BUDGET IMPACT:

Accounts Payable	\$720,070.22
Insurance Payments	\$0.00
1 st of the Month	\$2,450.00
EFT Payments	\$906.30
Processing Fees	\$258.77
Payroll	\$46,686.14
TOTAL	\$770,371.43

ALTERNATIVES:

1. Approve the release of funds.
2. Deny the release of funds and provide further direction to City Administration.
3. Deny any portion of the release of funds and provide further direction to City Administration.

STAFF RECOMMENDATION:

Staff recommends the release of funds as summarized in the attached statements.

SUGGESTED MOTION:

I move to appropriate \$770,371.43 of city funds to pay salaries and accounts.

ATTACHMENTS:

1. Accounts Payable
2. 1st of the Month
3. EFT Payments
4. Processing Fees
5. Payroll
6. Carquest Purchases
7. Lowe's Purchases
8. Price Chopper Purchases
9. Sam's Club Purchases

PACKET: 04997 Regular Payments 1/30/15

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00519	Friends of Parkville Animal Shelter	January Payment-AD	R	2/03/2015		500.00CR	033398	500.00

* * T O T A L S * *		NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:		1	0.00	500.00	500.00
HANDWRITTEN CHECKS:		0	0.00	0.00	0.00
PRE-WRITE CHECKS:		0	0.00	0.00	0.00
DRAFTS:		0	0.00	0.00	0.00
VOID CHECKS:		0	0.00	0.00	0.00
NON CHECKS:		0	0.00	0.00	0.00
CORRECTIONS:		0	0.00	0.00	0.00
REGISTER TOTALS:		1	0.00	500.00	500.00

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

PACKET: 05050 Federal Withholdings - 2/6/15

VENDOR SET: 01

BANK : PY Pooled Cash PY Related AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00044	Park Bank							
	I-T1 201502054082	Federal Withholding	D	2/06/2015		7,163.05CR	000000	
	I-T3 201502054082	FICA W/H	D	2/06/2015		7,915.66CR	000000	
	I-T4 201502054082	Medicare W/H	D	2/06/2015		1,851.30CR	000000	16,930.01

* * T O T A L S * *

	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
FRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	1	0.00	16,930.01	16,930.01
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	1	0.00	16,930.01	16,930.01

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

PACKET: 05052 Regular Payments 2/6/15
VENDOR SET: 01
BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
01614	KCPL							
	I-Due 2/13/15	Due 2/13/15	D	2/09/2015		457.34CR	000000	
	I-Due 2/17/15	Due 2/17/15	D	2/09/2015		5,321.62CR	000000	
	I-Due 2/18/15	Due 2/18/15	D	2/09/2015		17,314.77CR	000000	23,093.73
01081	Consolidated Public Water Supply District #1							
	I-Due 2/15/15	Due 2/15/15	R	2/09/2015		113.95CR	033400	113.95

* * T O T A L S * *		NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:		1	0.00	113.95	113.95
HANDWRITTEN CHECKS:		0	0.00	0.00	0.00
PRE-WRITE CHECKS:		0	0.00	0.00	0.00
DRAFTS:		1	0.00	23,093.73	23,093.73
VOID CHECKS:		0	0.00	0.00	0.00
NON CHECKS:		0	0.00	0.00	0.00
CORRECTIONS:		0	0.00	0.00	0.00
REGISTER TOTALS:		2	0.00	23,207.68	23,207.68

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

PACKET: 05055 Regular Payments 2/10/15

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00160	Missouri Gas Energy		D	2/17/2015		599.61CR	000000	599.61
	I-Due 2/18/15	Due 2/18/15						
00314	Pitney Bowes-Purchase	Power	D	2/17/2015		400.00CR	000000	400.00
	I-Due 3/1/15	Postage Stmt 2/4/15						
01849	Fleet Services - Police		D	2/17/2015		1,576.10CR	000000	1,576.10
	I-39622068	Fuel Stmt January 2015-PD						
02018	Ace ImageWear		R	2/17/2015		58.69CR	033401	58.69
	I-0378143	Shop Rags, Towels-ST						
00006	Alamar Uniforms		R	2/17/2015		23.90CR	033402	23.90
	I-467968	Uniforms-PD						
00934	Allen's Water Service		R	2/17/2015		250.00CR	033403	250.00
	I-57993	Water-ST						
00593	Alliance Water Resources,		R	2/17/2015		23,605.42CR	033404	23,605.42
	I-6338	WWTP Contract-SW						
00343	Barry Road Tire & Service		R	2/17/2015		433.08CR	033405	
	I-142676	Tires-PD						
	I-142735	Tires-PD	R	2/17/2015		502.76CR	033405	935.84
00023	Board of Police Commissioners		R	2/17/2015		25.00CR	033406	25.00
	I-9492	Firearm Qualification-PD						
02309	BOKP, N.A.		R	2/17/2015		105,621.37CR	033407	
	I-Due 3/1/15	Brink Meyer NID-24						
	I-Due 3/1/15 #2	Brush Creek NID-23	R	2/17/2015		131,428.03CR	033407	237,049.40
00012	Carquest Auto Parts Store		R	2/17/2015		572.77CR	033408	572.77
	I-Stmt 1/31/15	Stmt 1/31/15						
00977	Curious Eye Productions		R	2/17/2015		950.00CR	033409	950.00
	I-001-015	Meeting Recording-PI						
01990	Dale Brothers, Inc.		R	2/17/2015		1,525.00CR	033410	
	I-13496	Salt and Sand-TP						
	I-13498	Salt and Sand-TP	R	2/17/2015		1,287.50CR	033410	
	I-13753	Salt and Sand-TP	R	2/17/2015		1,270.00CR	033410	
	I-13756	Salt and Sand-TP	R	2/17/2015		1,223.50CR	033410	5,306.00

Pending BOA Approval

PACKET: 05055 Regular Payments 2/10/15
 VENDOR SET: 01
 BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00191	Data Flow I-17051	Checks-AD	R	2/17/2015		229.84CR	033411	229.84
00156	Dave's Foreign Car Repair LLC							
	I-131356	Oil chanhe and light repair-PD	R	2/17/2015		58.95CR	033412	
	I-131376	Light Repair-PD	R	2/17/2015		88.08CR	033412	
	I-131382	Tire Repair-PD	R	2/17/2015		40.50CR	033412	
	I-131387	Brakes-PD	R	2/17/2015		389.20CR	033412	
	I-131396	Tire rotate and balance-PD	R	2/17/2015		43.50CR	033412	620.23
00588	Force America, Inc I-767470-2	Hydro Couples-TP	R	2/17/2015		25.83CR	033413	25.83
00519	Friends of Parkville Animal Shelter I-Feb 2015	February Contracted Payment-AD	R	2/17/2015		500.00CR	033414	500.00
00052	Glen's Automotive Service Center, Inc							
	I-90927	Battery-TP	R	2/17/2015		123.78CR	033415	
	I-92597	Battery-TP	R	2/17/2015		113.34CR	033415	
	I-93214	Cooling Temp Sensor-CD	R	2/17/2015		48.57CR	033415	285.69
00055	H&H Septic Service, Inc. I-34774	Emergency Sewer Clean-SW	R	2/17/2015		915.00CR	033416	915.00
02253	InfoDeli I-009	Website Hosting-IT	R	2/17/2015		20.00CR	033417	20.00
02312	Janice Davis I-2/3/15	Cake for Reception-AD	R	2/17/2015		18.00CR	033418	18.00
00979	KCMO Department of Water Services I-11855	Oct-Dec 2014-SW	R	2/17/2015		16,171.01CR	033419	16,171.01
01888	Kevin Chrisman I-Exp Report 2/9/15	Exp Report 2/9/15 Chrisman-PD	R	2/17/2015		16.00CR	033420	16.00
02190	Knapheide I-KCS66231	Cutting Edge Plow-TP	R	2/17/2015		252.86CR	033421	252.86
02310	Leslie Badzik I-2/9/15	Sewer Overpayment Refund-SW	R	2/17/2015		745.79CR	033422	745.79

PACKET: 05055 Regular Payments 2/10/15

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
02311	Linaweaver Construction, Inc I-13937	Bluffs Sewer Realignment-SW	R	2/17/2015		48,253.50CR	033423	48,253.50
02057	Lowe's Accounts Receivable I-Stmt 2/2/15	Stmt 2/2/15	R	2/17/2015		502.02CR	033424	502.02
00084	McConnell & Associates Co I-32200	Tack Coat-TP	R	2/17/2015		53.46CR	033425	53.46
00942	McKeeever's Price Chopper I-Stmt 2/3/15	Stmt 1/3/15	R	2/17/2015		77.79CR	033426	77.79
00587	Metro Chiefs & Sheriffs Association I-2015 Chrisman	2015 Membership Chrisman-PD	R	2/17/2015		25.00CR	033427	25.00
00159	Missouri American Water I-Due 2/25/15	Missouri American Water	R	2/17/2015		150.43CR	033428	150.43
01483	Missouri Department of Revenue I-44586	Sales Tax Report-AD	R	2/17/2015		35.00CR	033429	35.00
01373	Missouri Division of Employment Security I-59000	Unemployment	R	2/17/2015		2,560.00CR	033430	2,560.00
00723	Missouri One Call System I-5010226	January 2015 One Call-SW	R	2/17/2015		141.70CR	033431	141.70
01163	North Hills Engineering, Inc I-1501	Engineering Services-SW,FW	R	2/17/2015		7,762.50CR	033432	7,762.50
00266	Platte County Board of Election Commissioners I-April 7, 2015	Election Expenses-AD	R	2/17/2015		1,511.58CR	033433	1,511.58
01701	Platte County Citizen I-1/28 I-1/7 and 1/14	Job Ad-PW Job Ads-CD	R R	2/17/2015 2/17/2015		17.60CR 36.40CR	033434 033434	54.00
00107	Platte Rental & Supply I-15956 I-15971	Blower Parts-TP Saw chain tool-ST	R R	2/17/2015 2/17/2015		17.91CR 39.99CR	033435 033435	57.90
01739	Print Time I-9025449 I-9025473 I-9026170-IN	Window Envelopes-AS Business Cards Schank-ST Envelopes-AD	R R R	2/17/2015 2/17/2015 2/17/2015		69.90CR 35.00CR 69.90CR	033436 033436 033436	174.80

PACKET: 05055 Regular Payments 2/10/15

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00111	PsychLogic I-1/7/15	Hiring Expenses-PD	R	2/17/2015		200.00CR	033437	200.00
02154	Royal Papers Inc I-K689411	Janitorial Supplies-AD	R	2/17/2015		166.49CR	033438	166.49
02304	RR Municipal Advisory Services LLC I-15-01	Personnel Manual Rev-AD	R	2/17/2015		900.00CR	033439	900.00
02307	St. Joseph Tractor Inc. I-46441	Tractor Repair-PK	R	2/17/2015		1,314.88CR	033440	1,314.88
00154	T-Ray Specialties Inc. I-26543	Shirts-PK	R	2/17/2015		161.87CR	033441	161.87
01538	The Victor L. Phillips, Co. I-IK 77980	Loader Battery-PK	R	2/17/2015		154.40CR	033442	154.40
01099	Toshiba I-11628911 I-11628912	Black Counter-AD,CT Color Counter-CT	R	2/17/2015 2/17/2015		81.57CR 64.55CR	033443 033443	 146.12
00149	UMB Bank, N.A. I-1/14/15	River Park MID-21	R	2/17/2015		299,331.25CR	033444	299,331.25
01083	UMB Bank, N.A. I-2/25/15	2004C Bond Payment	R	2/17/2015		14,573.98CR	033445	14,573.98
00150	Vance Bros Inc I-118209	Asphalt-TP	R	2/17/2015		135.00CR	033446	135.00
01407	Witt, Hicklin & Snider PC I-1/22/15	Trial De Novo-CT	R	2/17/2015		134.40CR	033447	134.40
01614	KCPL I-Due 2/19/15	Due 2/19/15	D	2/18/2015		99.07CR	000000	99.07

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	47	0.00	667,155.34	667,155.34
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	4	0.00	2,674.78	2,674.78
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	51	0.00	669,830.12	669,830.12

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

PACKET: 05059 Regular Payments 2/11/15
 VENDOR SET: 01
 BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00123	Sam's Club I-Stmt 2/8/15	Supplies-AD	D	2/17/2015		75.72CR	000000	75.72
01850	Fleet Services - General Account I-39703173	Fuel	D	2/17/2015		1,447.16CR	000000	1,447.16
02313	Clarence M. Kelley & Associates, Inc I-58281	Investigation-AD	R	2/17/2015		2,154.00CR	033451	2,154.00
00277	Guth Laboratories I-1552993	Premix-PD	R	2/17/2015		55.20CR	033452	55.20
00218	Platte County Sheriff's D I-Jan 15	Prisoner Boarding-CT	R	2/17/2015		140.00CR	033453	140.00

* * T O T A L S * *		NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:		3	0.00	2,349.20	2,349.20
HANDWRITTEN CHECKS:		0	0.00	0.00	0.00
PRE-WRITE CHECKS:		0	0.00	0.00	0.00
DRAFTS:		2	0.00	1,522.88	1,522.88
VOID CHECKS:		0	0.00	0.00	0.00
NON CHECKS:		0	0.00	0.00	0.00
CORRECTIONS:		0	0.00	0.00	0.00
REGISTER TOTALS:		5	0.00	3,872.08	3,872.08

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

PACKET: 05061 Regular Payments 2/11/15
 VENDOR SET: 01
 BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00006	Alamar Uniforms							
	I-467567-01	Uniforms-PD	R	2/17/2015		113.99CR	033454	
	I-470198	Uniforms-PD	R	2/17/2015		509.97CR	033454	623.96
00154	T-Ray Specialties Inc.							
	I-26570	Trash Bags-PK	R	2/17/2015		239.88CR	033455	239.88
00489	American Equipment Co.							
	I-22639	Spinner Shaft-TP	R	2/17/2015		9.64CR	033456	
	I-22651	Drag Chain-TP	R	2/17/2015		364.47CR	033456	374.11
00899	Parkville Municipal Court							
	I-Jan 15	Card Processing Fees-CT	R	2/17/2015		157.99CR	033457	
	I-Nov-Dec 14	Card Processing Fees-CT	R	2/17/2015		364.00CR	033457	521.99
01204	Steve Berg							
	I-Exp Report 2/11/15	Exp Report 2/11/15 Berg	R	2/17/2015		157.36CR	033458	157.36
01766	American Waste Systems, Inc.							
	I-231651	Porta Potty-NS	R	2/17/2015		104.93CR	033459	104.93
01990	Dale Brothers, Inc.							
	I-13500	Salt and Sand-TP	R	2/17/2015		1,437.50CR	033460	
	I-13503	Salt anf Sand-TP	R	2/17/2015		1,405.00CR	033460	2,842.50
01997	Continental Research Corporation							
	I-415871	Safety Glasses-ST	R	2/17/2015		108.10CR	033461	108.10
02248	Hi-Gene's Janitorial Service							
	I-44389	Janitorial Service-AD	R	2/17/2015		757.50CR	033462	757.50

* * T O T A L S * *		NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:		9	0.00	5,730.33	5,730.33
HANDWRITTEN CHECKS:		0	0.00	0.00	0.00
PRE-WRITE CHECKS:		0	0.00	0.00	0.00
DRAFTS:		0	0.00	0.00	0.00
VOID CHECKS:		0	0.00	0.00	0.00
NON CHECKS:		0	0.00	0.00	0.00
CORRECTIONS:		0	0.00	0.00	0.00
REGISTER TOTALS:		9	0.00	5,730.33	5,730.33

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

PACKET: 05056 1st of the Month 2/10/15

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00100	Peter M. Schloss I-Mar2015-Prosecuto	City Prosecutor	R	3/02/2015		1,450.00	CR 033448	1,450.00
00577	Sarah E Recker, Law Offic I-Mar2015-Pub Defen	Public Dsfender	R	3/02/2015		600.00	CR 033449	600.00
01221	Andrew Coulson I-Mar2015-Asst Pros	Assistant Prosecutor	R	3/02/2015		400.00	CR 033450	400.00

NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
** T O T A L S **			
REGULAR CHECKS:	3	0.00	2,450.00
HANDWRITTEN CHECKS:	0	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00
DRAFTS:	0	0.00	0.00
VOID CHECKS:	0	0.00	0.00
NON CHECKS:	0	0.00	0.00
CORRECTIONS:	0	0.00	0.00
REGISTER TOTALS:	3	0.00	2,450.00

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

PACKET: 05057 EFT March 2015
VENDOR SET: 01 City Vendors
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----	ITM DATE	BANK CODE	-----DESCRIPTION-----	GROSS DISCOUNT	P.O. # G/L ACCOUNT	--ACCOUNT NAME--	DISTRIBUTION
01-02201			ICMA Retirement Coproxation				
I-Mar2015-Retiremen	3/01/2015		Lauren Palmer Retirement	554.00			
	AP		DUE: 3/01/2015 DISC: 3/01/2015 Lauren Palmer Retirement		1099: N 10 501.01-22-00	Retirement	554.00
			=== VENDOR TOTALS ===	554.00			
01-02191			Timothy Blakeslee*				
I-Mar2015-Allowance	3/01/2015		Cell Phone Allowance	10.00			
	AP		DUE: 3/01/2015 DISC: 3/01/2015 Cell Phone Allowance		1099: N 10 501.03-05-00	Mobile Phones &	10.00
			=== VENDOR TOTALS ===	10.00			
01-01729			Toni Rizutti*				
I-Mar2015-Reimburse	3/01/2015		Cell Phone Reimbursement	10.00			
	AP		DUE: 3/01/2015 DISC: 3/01/2015 Cell Phone Reimbursement		1099: N 10 510.03-05-00	Mobile Phone &	10.00
			=== VENDOR TOTALS ===	10.00			
			=== PACKET TOTALS ===	574.00			

PACKET: 05047 Payroll Entries - 2/6/15

VENDOR SET: 01 City Vendors

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----	ITM DATE	BANK CODE	-----DESCRIPTION-----	GROSS DISCOUNT	P.O. # G/L ACCOUNT	--ACCOUNT NAME--	DISTRIBUTION
01-02201	ICMA Retirement Coproration						
I-ICM201501224077	1/23/2015	457	DEF COMP	166.15			
	AP		DUE: 1/23/2015 DISC: 1/23/2015		1099: N		
		457	DEF COMP		10 501.01-22-00	Retirement	166.15
1-ICM201502054082	2/06/2015	457	DEF COMP	166.15			
	AP		DUE: 2/06/2015 DISC: 2/06/2015		1099: N		
		457	DEF COMP		10 501.01-22-00	Retirement	166.15
			=== VENDOR TOTALS ===	332.30			
			=== PACKET TOTALS ===	332.30			

Accounts Payable Credit Card Report 2/11/15			
Accounts:	1	Sewer	Total
Monthly Fees:	\$ 79.45	\$ 179.32	\$ 258.77
\$ Collected on CC:	\$ 1,123.75	\$ 6,473.70	\$ 7,597.45

VENDOR SET: 01 City of Parkville
BANK: AP Pooled Cash Regular AP
DATE RANGE: 2/04/2015 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00012	Carquest Auto Parts Store							
I-Stmt 1/31/15	Stmt 1/31/15	R	2/17/2015			033408		
40 520.06-21-00	Vehicle & Equipment Maintenanc		Wipers-TP	86.60				
40 520.06-22-00	Vehicle & Equipment		Gas & Oil	236.81				
10 525.06-21-01	Equipment Repair & Maintenance		Light-PK	11.89				
10 525.05-21-00	Equipment & Handtools		Gas Spout-PK	12.30				
40 520.06-21-00	Vehicle & Equipment Maintenanc		Hydro Hose, Mats-TP	176.77				
40 520.06-21-00	Vehicle & Equipment Maintenanc		Truck Cleaning Sups-	43.07				
10 525.05-21-00	Equipment & Handtools		Pipe Taps-PK	5.33				572.77

*** T O T A L S ***	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	1	572.77	0.00	572.77
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS 0.00		
		VOID CREDITS 0.00	0.00	0.00

TOTAL ERRORS: 0

*** G/L ACCOUNT TOTALS ***

G/L ACCOUNT	NAME	AMOUNT
10 525.05-21-00	Equipment & Handtools	17.63
10 525.06-21-01	Equipment Repair & Maintenance	11.89
	*** FUND TOTAL ***	29.52
40 520.06-21-00	Vehicle & Equipment Maintenanc	306.44
40 520.06-22-00	Vehicle & Equipment Gas & Oil	236.81
	*** FUND TOTAL ***	543.25

VENDOR SET: 01	BANK: AP	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			1	572.77	0.00	572.77
BANK: AP		TOTALS:	1	572.77	0.00	572.77
REPORT TOTALS:			1	572.77	0.00	572.77

VENDOR SET: 01 City of Parkville
BANK: AP Pooled Cash Regular AP
DATE RANGE: 2/04/2015 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
02057	Lowe's Accounts Receivable							
	I-Stmt 2/2/15		R 2/17/2015			033424		
10	525.05-21-00 Equipment & Handtools		Tools and Tables Sea	117.11				
40	520.06-01-00 Building Maintenance & Repair		Water dispenser-TP	141.55				
10	525.05-21-00 Equipment & Handtools		Tree Guards-PK	243.36				502.02

*** TOTALS ***

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	1	502.02	0.00	502.02
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS 0.00		
		VOID CREDITS 0.00	0.00	0.00

TOTAL ERRORS: 0

*** G/L ACCOUNT TOTALS ***

G/L ACCOUNT	NAME	AMOUNT
10 525.05-21-00	Equipment & Handtools	360.47
	*** FUND TOTAL ***	360.47
40 520.06-01-00	Building Maintenance & Repair	141.55
	*** FUND TOTAL ***	141.55

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: AP TOTALS:	1	502.02	0.00	502.02
BANK: AP TOTALS:	1	502.02	0.00	502.02
REPORT TOTALS:	1	502.02	0.00	502.02

VENDOR SET: 01 City of Parkville
BANK: AP Pooled Cash Regular AP
DATE RANGE: 2/04/2015 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00942	McKeever's Price Chopper							
	I-Stmt 2/3/15		2/17/2015			033426		
10	501.09-21-00 Misc-Other			5.67				
10	520.05-21-00 Handtools			38.62				
10	525.05-41-01 Restroom Supplies			18.54				
10	501.09-21-00 Misc-Other			5.97				
10	501.09-20-02 Exec Session Meeting Supplies			8.99				77.79

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	1	77.79	0.00	77.79
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0	0.00	0.00	0.00
	VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	0.00

TOTAL ERRORS: 0

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
10 501.09-20-02	Exec Session Meeting Supplies	8.99
10 501.09-21-00	Misc-Other	11.64
10 520.05-21-00	Handtools	38.62
10 525.05-41-01	Restroom Supplies	18.54
	*** FUND TOTAL ***	77.79

VENDOR SET: 01	BANK: AP	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			1	77.79	0.00	77.79
BANK: AP	TOTALS:		1	77.79	0.00	77.79
REPORT TOTALS:			1	77.79	0.00	77.79

VENDOR SET: 01 City of Parkville
 BANK: AP Pooled Cash Regular AP
 DATE RANGE: 2/04/2015 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00123	Sam's Club							
	I- Stmt 2/8/15		D 2/17/2015			000000		
	10 501.09-20-02		Exec Session Meeting Supplies Meeting Snacks, Pop,	63.74				
	10 501.09-21-00		Misc-Other Tissues for Office-A	11.98				75.72

*** TOTALS ***

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0	0.00	0.00	0.00
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	1	75.72	0.00	75.72
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS 0.00		
		VOID CREDITS 0.00	0.00	0.00

TOTAL ERRORS: 0

*** G/L ACCOUNT TOTALS ***

G/L ACCOUNT	NAME	AMOUNT
10 501.09-20-02	Exec Session Meeting Supplies	63.74
10 501.09-21-00	Misc-Other	11.98
	*** FUND TOTAL ***	75.72

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: AP TOTALS:	1	75.72	0.00	75.72
BANK: AP TOTALS:	1	75.72	0.00	75.72
REPORT TOTALS:	1	75.72	0.00	75.72

CITY OF PARKVILLE Policy Report

DATE: Thursday, February 12, 2015

PREPARED BY:

Sean Ackerson
Assistant City Administrator /Community Development Dir.

REVIEWED BY:

Tim Blakeslee
Assistant to the City Administrator

ISSUE:

Ordinance to amend Parkville Municipal Code Chapter 405, to rezone a 3.259 acre site from County "AG" Agriculture to City "R-1" Single-Family Residential District. Case PZ15-04. Applicant, BMW Towers, LLC.

BACKGROUND:

The applicant, BMW Towers LLC, submitted an application to rezone 3.259 acres located at 15510 Highway FF from County "AG" Agricultural District to "I-2" Light Industrial District. The property is generally located northeast of Highway FF / River Road and I-435 next to the Platte County Regional Sewer District's sewer plant. The application was submitted in conjunction with an application for a conditional use permit for the existing tower previously approved by Platte County in 2001 (agenda item 5B).

The existing tower was approved and constructed under the County AG zoning in 2001 prior to annexation into the City of Parkville in 2002. The request to rezone the property was prompted by the applicant seeking approval to add antennas and supporting equipment for Verizon Wireless at the existing height of 160 feet, and approval to expand the tower to a height of 230 as previously approved by the County. Per Parkville Municipal Code, Chapter 471, *Regulations Governing the Installation and Operation of Telecommunication Antennas and Towers*, Section 471.040, A, a conditional use permit is required for "the construction of a tower or the placement of an antenna in all zoning districts." Prior to approving a conditional use permit the site must be rezoned to a City district. Since the City cannot issue permits under the existing County zoning, the applicant proposed to rezone the property to City "I-2" Light Industrial District. The applicant intended the I-2 zoning to accommodate the existing requests as well as a potential to add other communications improvements in the future.

Staff reviewed the application against Parkville's City Code, including the applicable I-2 zoning district regulations, and the City's adopted Master Plan, including the adopted Future Land Use Plan. Staff concluded that: the proposed I-2 zoning is out of character with the surrounding zoning and could adversely impact the character of the area; the site is not suited to the existing zoning if any modifications or further development are to be allowed (which is not permitted without rezoning to a City zoning district); removal of the restrictions and allowing rezoning to I-2 could affect nearby property; impacts would be reasonably limited with rezoning to "R-1" Single-Family District, a more restrictive zoning designation; I-2 zoning could adversely affect the public's health, safety and welfare, while a more restrictive R-1 zoning designation could allow development with less impact to the public and while not imposing a significant hardship on the property owner; some uses permitted in the proposed I-2 district could adversely impact public infrastructure while R-1 zoning would reduce that impact; and the proposed I-2 zoning is not consistent with the City's Master Plan projections, but the staff recommended R-1 zoning projection would be. After considering staff's recommendation, the applicant agreed to support R-1 zoning in lieu of the proposed I-2 zoning.

Per Parkville City Code, a notice of public hearing was published, surrounding property owners were notified via certified mail and signs were posted, all as required. The required public hearing was held before the Planning and Zoning Commission on Tuesday, February 17, 2015 and no one from the public spoke for or against the application.

BUDGET IMPACT:

With the exception of nominal fees to update City maps and revenues from application and permit fees collected, there is no budget impact.

ALTERNATIVES:

1. Approve the rezoning via ordinance as recommended by the Commission.
2. Approve the rezoning via ordinance subject to other conditions.
3. Deny the application.
4. Postpone consideration.

STAFF RECOMMENDATION:

Staff recommends rezoning the 3.259 acres from County AG to the City's most equivalent zoning district, "R-1" Single Family District in lieu of the proposed "I-2" Light Industrial District.

PLANNING COMMISSION RECOMMENDATION:

On February 10, 2015, the Planning and Zoning Commission held a public hearing and considered the proposed zoning district change to I-2. The Commission concurred with conclusions and recommendations in staff's February 6, 2014 report and following consideration unanimously recommended approval of rezoning to "R-1" Single-Family District in lieu of the proposed "I-2" Light Industrial District by a vote of 8-0. Items considered by the Commission along with a record of their consideration and recommendation are attached.

POLICY:

Per RSMo 89.050 and Parkville Municipal Code, Chapter 483, all zoning district changes must be approved by the Board of Aldermen by ordinance, after the Planning and Zoning Commission considers the application at a public hearing and forwards their recommendation.

SUGGESTED MOTION:

I move that Bill No. 2829, an ordinance amending Parkville Municipal Code Chapter 405, to rezone a 3.259 acre site from County "AG" Agriculture to City "R-1" Single-Family Residential District, be approved for first reading.

I move that Bill No. 2829 be approved on first reading and passed to second reading by title only.

I move that Bill No. 2829 be approved on second reading to become Ordinance No. ____.

ATTACHMENTS:*

1. Ordinance
 2. February 6, 2015 staff report to the Planning and Zoning Commission
 3. Application for Zoning District Change (rezoning)
 4. Legal description for property to be rezoned
 5. Summary of proposed application, proposed tower modifications and future tower expansion (submitted by applicant)
-

ITEM 5A
For 02-17-15
Board of Aldermen Meeting

6. Drawings T01, A01, A02 and A03-1 for Verizon Wireless site: KCYC Waldron, site number 295330, including the overall site plan, enlarged site plan and tower elevation all showing proposed modifications.
7. Platte County Planning and Zoning Department staff report dated 4-10-2001
8. Platte County Planning Commission Findings of Fact, Conclusions of Law and Special Use Permit for Case SP-03-01, Application for Telecom Realty, LLC for a special use permit
9. Minutes of the February 10, 2015 Planning and Zoning Commission meeting (by reference)
10. February 17, 2015 Board of Aldermen meeting agenda Item 5B (by reference)
11. A copy of the hearing notice letter mailed to property owners within 185 feet of the subject property (by reference)
12. Public hearing notice published in the Platte County Landmark 1- 21-2015 (by reference)
13. Chapter 450, "I-2" Light Industrial District Regulations (by reference - online at <http://ecode360.com/27902183>)
14. Chapter 410, "R-1" Single-Family District Regulations (by reference - online at <http://ecode360.com/27901196>)
15. Chapter 470, *Supplementary Use Regulations – Conditional Uses*, online at <http://www.ecode360.com/27902588>)
16. Chapter 483, *Changes and Amendments* (by reference - online at <http://ecode360.com/27902871>)
17. Parkville Master Plan as adopted (by reference - online at <http://parkvillemo.gov/departments/community-development-department/master-plan/>)
18. Parkville Zoning Map (by reference)
19. Flood Insurance Rate Map number 29165C0360E for Platte County, Missouri and Incorporated Areas showing the designated floodplain for the site and surrounding area (by reference)

* Hard copies of referenced materials may be provided on request.

AN ORDINANCE AMENDING PARKVILLE MUNICIPAL CODE CHAPTER 405, TO REZONE 3.259 ACRES LOCATED AT 15510 HIGHWAY FF FROM COUNTY “AG” AGRICULTURE DISTRICT TO CITY “R-1” SINGLE-FAMILY RESIDENTIAL DISTRICT.

WHEREAS, an existing self-supported, lattice communications tower was approved and constructed at 15510 Highway FF in 2001, prior to annexation into the City of Parkville in 2002;

WHEREAS, the subject site was zoned County “AG” Agriculture District prior to annexation by the City of Parkville and retained that zoning after annexation;

WHEREAS, by application PZ15-04, property owner BMW Towers, LLC, petitioned for approval to rezone the site to City “I-2” Light Industrial District;

WHEREAS, the property is legally described and depicted in Exhibits A and B attached here to and incorporated herein by reference;

WHEREAS, following review, city staff recommended approval of a more restrictive “R-1” Single Family Residential District in lieu of the proposed “I-2” Light industrial District, concluding that the R-1 zoning could meet all the applicant’s immediate needs;

WHEREAS, the applicant did not object to zoning the property to R-1, concurring the R-1 zoning can meet all immediate needs;

WHEREAS, a public hearing before the Parkville Planning and Zoning Commission was held on February 10, 2015 and all public notices required by the Parkville Municipal Code were published, mailed and posted as required prior to the meeting;

WHEREAS, following consideration the Planning and Zoning Commission concurred with city staff’s conclusions and recommendation as submitted in a February 6, 2015 staff report, attached hereto and incorporated herein by reference as Exhibit C, and unanimously recommended approval by a vote of 8 to 0;

WHEREAS, the Board of Aldermen hereby concurs with the Planning Commission’s conclusions and accepts their recommendation;

WHEREAS, as of the time of consideration by the Board of Aldermen, no protest petition had been filed.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, AS FOLLOWS:

SECTION 1. Section 405 of the Parkville Zoning Code is hereby amended to rezone 3.259 acres, more or less, located at 15510 Highway FF and legally described and depicted in Exhibits A and B attached here to and incorporated herein by reference, to City “R-1” Single-Family Residential District.

SECTION 2. This ordinance shall be effective immediately upon its passage and approval.

PASSED and APPROVED this 17th day of August 2015.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney



Staff Analysis

Agenda Item: **4.B & C**

Proposals: An application to rezone a 3.259 acre site containing and existing communications tower located at 15510 Highway FF, Parkville, Missouri 64152, also known as Platte County Parcel # 20-9.0-31-000-000-002.002, from County “AG” Agriculture to City “I-2” Light Industrial or other more restrictive City district; and

An application for a conditional use permit for modification of an existing cell tower on 3.259 acres located at 15510 Highway FF, Parkville, Missouri 64152, also known as Platte County Parcel # 20-9.0-31-000-000-002.002.

Case No: PZ15-01 & 04

Applicant: BMW Towers, LLC

Owner: BMW Towers, LLC

Location: 15510 Highway FF, Parkville

Existing Zoning: County “AG” Agricultural District

Proposed Zoning: “I-2” Light Industrial District

Parcel #: 20-9.0-31-000-000-002.002

Exhibits:

- A. This staff report
- B. Applications for Zoning District Change and Conditional Use Permit
- C. Summary of proposed application, proposed tower modifications and future tower expansion (submitted by applicant)
- D. Drawings T01, A01, A02 and A03-1 for Verizon Wireless site: KCYC Waldron, site number 295330, including the overall site plan, enlarged site plan and tower elevation all showing proposed modifications.
- E. Letter from Sabre Industries dated 2-2-15, re: 160’ S3TL-29 Self-supporting tower at I-435 & Waldron, MO (Sabre #02-08136), confirming structural capacity.
- F. Telecom Realty Inc. LLC, Communications Tower, 160’/230’, I-435 & Waldron Road, Platte County Missouri, signed and sealed by Roger L. Cassity, PE, 9-2-01, sheets 1 through 3 of 17, including the cover sheet, general site plan and detailed site plan.
- G. April 12, 2001 letter from the Platte County Planning & Zoning Department, confirming prior approval of a special use permit for the existing tower.

- H. Platte County Planning Commission Findings of Fact, Conclusions of Law and Special Use Permit for Case SP-03-01, Application for Telecom Realty, LLC for a special use permit.
- I. Additional exhibits as may be presented at the public hearing

By Reference:

- A. A copy of the hearing notice letter mailed to property owners within 185 feet of the subject property
- B. Public hearing notice published in the Platte County Landmark 1-21-15
- C. Chapter 450, "I-2" Light Industrial District Regulations, online at <http://ecode360.com/27902183>
- D. Chapter 410, "R-1" Single-Family District Regulations, online at <http://ecode360.com/27901196>
- E. Chapter 470, *Supplementary Use Regulations – Conditional Uses*, online at <http://www.ecode360.com/27902588>
- F. Chapter 471, *Regulations Governing the Installation and Operation of Telecommunication Antennas and Towers*, online at <http://www.ecode360.com/27902622>
- G. Chapter 483, *Changes and Amendments*, online at <http://ecode360.com/27902871>
- H. Parkville Master Plan as adopted, online at <http://parkvillemo.gov/departments/community-development-department/master-plan/>
- I. Parkville Zoning Map
- J. Final (Tower) Erection Drawings prepared by Sabre Industries and dated 9-2-01, for McGilton Construction Co, Inc., 160'/230' Model S3T-L, 02-08136.
- K. Geotechnical Report for Communications Tower & Bridge, Project No. 02015168, Prepared by Terracon, Lenexa, KS and signed and sealed by Craig K. Denny, PhD, PE on 6-15-1.
- L. Flood Insurance Rate Map number 29165C0360E for Platte County, Missouri and Incorporated Areas showing the designated floodplain for the site and surrounding area.

Overview

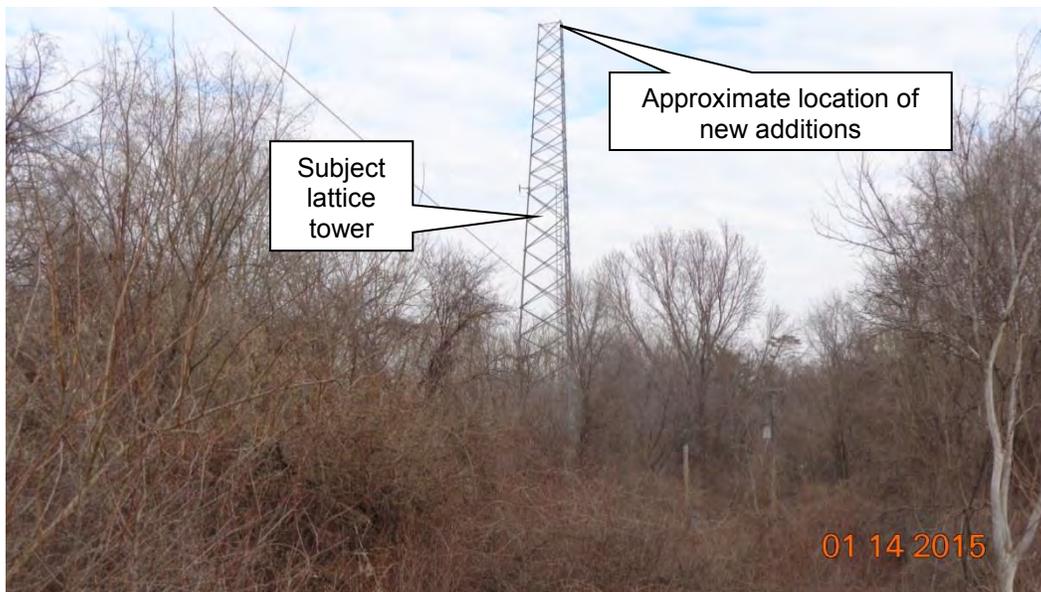
The applicant, BMW Towers LLC, is requesting approval of an application to rezoned 3.259 acres located at 15510 Highway FF, Parkville and a for a City conditional use permit for the existing tower previously approved by Platte County in 2001. The existing tower was approved and constructed in 2001 prior to annexation into the City of Parkville in 2002. The tower was approved for construction in phases, up to a height of 230 feet. The tower was constructed to a height of 160 feet in 2001 and subsequent phases have not been completed. Following annexation by the City of Parkville, the tower as constructed is considered an existing non-conforming tower. No additional regulations apply so long as the site and tower are not modified.

The applicant is seeking approval to add antennas and supporting equipment for Verizon Wireless at the existing height of 160 feet, and approval to expand the tower to a height of 230 feet at a future date if needed. Per Parkville Municipal Code, Chapter 471, *Regulations Governing the Installation and Operation of Telecommunication Antennas and Towers*, Section 471.040, A, a conditional use permit is required for "the construction of a tower or the placement

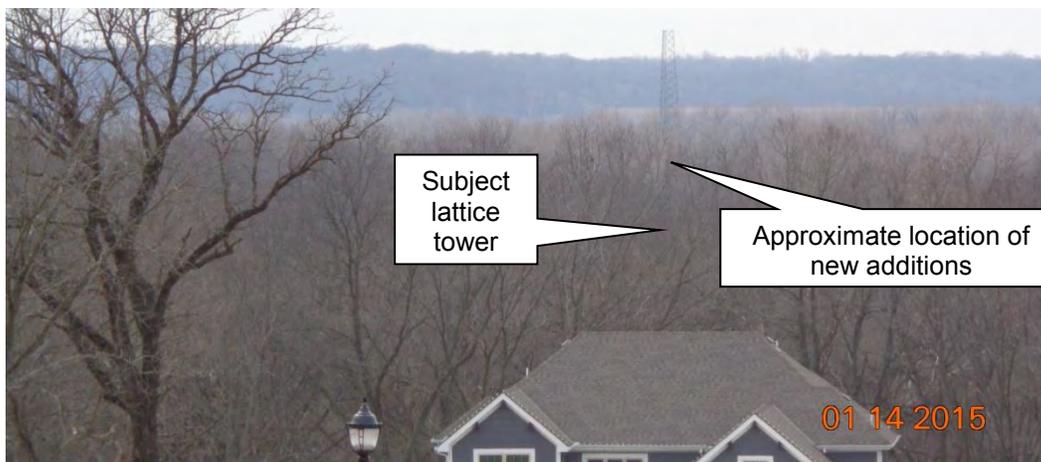
of an antenna in all zoning districts.” Prior to approving a conditional use permit the site must be rezoned to a City district. The site is currently zoned County “AG” Agricultural district which was retained upon annexation by the City. The City cannot issue permits under the existing County zoning so the applicant has proposed to rezone the property to City “I-2” Light Industrial District.

Like with pre-existing towers (towers approved prior to 1997), those components of the tower that are not being modified will be considered pre-existing and will not be made subject to current standards except to the extent required to obtain a building permit and post construction occupancy. However, any new improvements including the proposed antennas and other new equipment will not be pre-existing and will be required to meet all applicable regulations and requirements of Chapter 471.

Since approval of the conditional use permit is subject to approval of the zoning, both applications are being reviewed together.



Looking north from FF Highway toward the existing tower



Looking south from Whitetail way in Thousand Oaks toward the existing tower

Zoning Review and Analysis (Item 4B)

The application has been reviewed against the City of Parkville's City Code, including the applicable I-2 zoning district regulations, and the City's adopted Master Plan, including the adopted Future Land Use Plan. Per Parkville City Code, a notice of public hearing has been published, surrounding property owners were notified via certified mail and signs were posted, as required.

Although the City Codes do not define how the Planning Commission shall determine if a proposed zoning district change is appropriate, the Planning Commission has previously considered the following matters as a guide. Following each is staff's findings and conclusions.

1. The character of the neighborhood and the zoning and uses of nearby properties.

Although the "neighborhood" or site and surrounding area are abuts or is located in close proximity to I-435 there is no direct access and the site would be generally described as remote and natural. With the exception of the existing tower improvements and the Platte County Regional Sewer District's sewer plant to the east of the tower, and the Parma Park and shooting range to the west of I-435, and rural homes over a half mile away, the area is best described as natural, undeveloped property with limited access, with much of the nearby property within the floodplain. Much of this area is characterized by farmland, floodplain and floodway south of the FF Highway and steep slopes and dense vegetation north of FF Highway.

Most of the properties in the area have not been rezoned since annexation into Parkville and still retain their county zoning. The site and all abutting sites are zoned County "AG" Agriculture. The nearest property not zoned County AG is located over 0.5 miles away in the Thousand Oaks subdivision and is zoned "R-3" Single-Family District.

2. The suitability of the subject property for the uses to which it is restricted and the extent to which removal of restrictions imposed by the current zoning district may affect nearby property.

The site is currently zoned County "AG" Agriculture. The site was developed with a cell tower and compound in 2001 prior to annexation by the City. The tower was approved in the AG district via a special use permit. The AG district allows for agricultural uses, limited residential dwellings and structures related to agricultural operations, parks, churches and other rural uses. Until such time as proposed to be modified, the tower and site improvements are considered legally non-conforming use and are allowed to continue unchanged. In order to further develop or modify the site or tower, rezoning to a City district is required. Unless rezoned no permits, including the requested City conditional use permit, tower modifications and associated building permits can be approved / issued.

Parkville's closest equivalent zoning district is the "R-1" Single-Family District, which allows several agricultural uses, single-family dwellings, and several non-residential uses including schools, churches, and other similar "civic" uses. Cell or communication towers are permitted within all districts via a conditional use permit and subject to meeting minimum requirements and criteria.

Instead of the closest equivalent zoning, the applicant has requested "I-2" Light Industrial Zoning. This district allows: any use permitted in the City's commercial zoning districts, except residential dwellings; any use permitted in the "I-1" Light Industrial District (generally manufacturing uses, office, warehouse and distribution uses); bottling works, dyeing and cleaning works or laundry, plumbing and heating shop, painting shop, upholstering shop not

involving furniture manufacture, tinsmithing shop, tire sales and service including vulcanizing but no manufacturing, appliance repairs, and general service and repair establishments, similar in character; material storage yards, but not a junk yard; storage of feed and grain but not milling; and accessory buildings and uses.

Removal of restrictions imposed by the current zoning or equivalent zoning district may affect nearby property. Development in the I-2 district is subject to approval of a site plan, but would not be subject to subsequent public hearings, limiting the likelihood of subsequent public input or opportunity to address specific impacts to nearby property. Although with good site planning, preservation of existing vegetation and other considerations, many of the uses permitted in the I-2 district may have limited impact on the surrounding properties, many of the uses could have significant impact on the properties, infrastructure and character of the area.

3. The relative gain to the public's health, safety and welfare as compared to the hardship of the individual property owner of the subject property.

Future development of the site would be subject to applicable site / development planning and platting processes which would require adequate infrastructure to be installed and traffic and utility impacts to be mitigated, and would allow for consideration of other impacts. However, development could have an impact on public health, safety and welfare without careful site planning and limited development options which cannot be assured with the requested I-2 zoning. With exception of impacts to Bluff Road and FF Highway, many of the impacts could be mitigated through setbacks from Brush Creek, preservation of vegetation for buffering and screening and other site planning considerations. The City's storm water regulations require a 75 foot setback from the top of the Brush Creek bank, but there is not specific requirement for preservation of existing vegetation beyond minimum landscaping and screening requirements for parking lots, aboveground utilities and minimum landscaping requirements. Approving a zoning designation other than the proposed I-2 could help ensure the public's health, safety and welfare without creating a substantial hardship for the property. Further, rezoning to a more intensive district could be reevaluated with specific site plan proposals at a future date.

4. The adequacy of public utilities and other needed public services.

Although improvements may be required to provide necessary service, sewer, electricity and water lines are accessible within the immediate area. KCP&L has three-phase service in the area and currently provides power to the site. The Platte County Regional Sewer District's sewer plant exists to the east with sewer lines accessible in close proximity to the site. Water lines exist along River Road and provide service to the sewer plant.

With regard to public streets, the site is accessible from FF Highway via Bluff Road and a one-lane bridge over Brush Creek. Bluff Road and the bridge function like a private drive and are not suitable in their current condition for routine public or private access. Direct access to FF Highway has previously been restricted and is not anticipated in the future.

Many of the uses permitted in the requested I-2 zoning would have an adverse impact on Bluff Drive and the existing bridge and could have an adverse impact on FF Highway requiring public street improvements. Although FF Highway is designated as a regional collector, in its current state, it is not designed or improved to handle substantially higher traffic volumes that could result from development under the requested zoning.

Regardless of zoning, any future development of the sites would be subject to applicable site / development planning and platting processes, which would require adequate infrastructure to be installed and traffic and utility impacts to be mitigated.

5. Consistency with the City's adopted master plan.

The adopted Master Plan projects the property for parks and open space uses. This use is projected for public or private land reserved for active and passive parklands, trails, recreation uses, environmentally sensitive areas, natural resources, or any other lands reserved for permanent open space purposes. The subject property was included in this projection primarily due to the restricted access, location of Brush Creek and the associated floodplain.

The surrounding area to the north and east are generally projected for "residential neighborhood" and "mixed use residential neighborhood" land uses. The "Residential Neighborhood" designation is primarily intended for more conventional single-family, detached residential development like found in Thousand Oaks to the north. Development in this district is to follow the *Neighborhood Design Policies and Design Expectations* of the City's adopted Master Plan. This category is appropriate for planned public and semi-public uses designed to be compatible with residential uses, such as schools, religious institutions and civic uses. This projection is most compatible with the City's "R-1" and "R-2" zoning districts developed under the "Community Unit Plan" zoning overlay. The proposed "I-2" zoning is not compatible with this projection.

The "Mixed Use Residential Neighborhood" projection is intended for a variety of moderate-density, residential land uses, including small lot single-family, attached residential dwellings, primarily consisting of two-unit houses, townhomes, multiplexes, and garden apartment/condo dwellings, and institutional and civic uses intermixed throughout a master planned neighborhood design. Additional uses, including live/work units, offices, and neighborhood scale retail stores (not including automotive-oriented uses and free-standing pad sites) are supported under strict architectural and land use controls, including the provisions of the *Neighborhood Design Policies and Design Expectations and the Mixed Use Design Policies and Design Expectations* included in the Master Plan. Nonresidential uses are intended to provide services only to residents of the surrounding area and be placed in locations with a design character that blends into the neighborhood. These uses are not projected to include primary commercial uses as independent destinations, but rather neighborhood-scale uses that support the neighborhood. Although several commercial, office and institutional uses permitted under the requested I-2 zoning could meet this intent, the industrial uses permitted would not be compatible with this projection and the zoning is not consistent with the predominantly residential and open space projections.

The Master Plan also projects three primary vehicular transportation connections through these properties and abutting properties. The plan projects needed improvement of FF Highway / River Road to function as a secondary arterial, the completion of an extension of Brink Myers Road to connect to River Road, and a future collector connecting this area to Thousand Oaks and undeveloped property to the east. Many of the uses permitted under the proposed zoning are more intensive than uses projected by the Master Plan.

The master plan also includes several environmental stewardship and sustainability objectives pertaining to preservation of creeks, floodplain, steep slopes, significant vegetation and other environmentally sensitive areas. These objectives are generally

expected to be accomplished through the site planning and platting process and not necessarily the zoning process. However, due to the limited size of the site and its close proximity to Brush Creek and the associated floodplain, site development would need to be carefully planned to with adequate consideration for the natural resources and environmentally sensitive areas.

The "I-2" zoning is not generally consistent with the future land use projections for this area. Although the site may not be suitable for single-family development, the City's closest equivalent zoning district, "R-1" Single-Family District, which allows several agricultural uses, single-family dwellings, and several non-residential uses including schools, churches, and other similar "civic" uses, would be consistent with the future land use projections.

CUP Review and Analysis (Item 4C)

Parkville Municipal Code, Chapter 471, *Regulations Governing the Installation and Operation of Telecommunication Antennas and Towers*, Section 471.040, D of the code establishes "*Criteria Considered in Granting Conditional Use Permits.*" Following are staff findings for each of the criteria applicable to this application.

1. **Maximum tower height.** The tower is pre-existing at a height of 160 feet tall. Although Chapter 471 encourages maximizing the use of existing tower sites, and collocating as many antenna on existing towers as possible, Section 471.040, D1, limits towers to a height of "180 feet above the existing ground level." Although only constructed to a height of 160 feet, the County approved a maximum height of 230 feet for future phases. Although the greater height was approved by Platte County and could allow for additional carriers to collocate on the tower, the exiting Parkville Municipal Code has no provision for a special exception, variance or waiver for a height over the 180 foot maximum. In order to approve a height in excess of 180 feet a text amendment would be required.

Later this year, the City will initiate a comprehensive update to the City's zoning regulations and tower regulations including height will be discussed as part of the update. The applicant and other interested parties are encouraged to participate in the update process. Following adoption of the updated codes, the application can be reevaluated. In the interim, staff recommends approving the tower to the maximum height of 180 feet. The primary impact of increasing the height would be the potential for increased visibility from area properties. However, the visual impact would not appear to be significantly greater than the impact of the existing tower.

2. **Location and design.** Section 471.030 includes criteria related to location and design which are intended to minimize the impacts on surrounding properties, particularly residential properties. The new antenna and structural modifications will have little, if any additional impact on surrounding properties. Although visible from the surrounding properties, the new antennas will not stand as compared to the existing tower improvements. However, to ensure this, the new antenna and related equipment should be a light, neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.
3. **Landscaping / Screening.** Section 471.040, H calls for the tower and equipment to be landscaped with a buffer of plant materials that effectively screen the view of the tower compound from the adjacent residential property and to preserve existing mature tree growth and natural land forms on the site to the maximum extent possible. The tower is

most visible to I-435 to the west, but due to existing vegetation and the site being located below the elevation of I-435, much of the tower and nearly the entire tower compound are screened. To the south and east, dense vegetation on the site and abutting property significantly screens the views to the tower compound and much of the tower. To the north dense vegetation on the abutting property significantly screens views to the tower compound. Although not under the control of the applicant, the property to the north contains a cemetery limiting the likelihood that the property would be developed increasing views to the property. However, since portions of the surrounding properties are projected for future residential development, staff recommends that the applicant be required to install additional landscaping along the north property if the abutting properties to the north are developed and the tower becomes more visible. Landscaping should consist primarily of not more than two rows of properly spaced deciduous and/or evergreen materials to be approved administratively by the Community Development Director unless otherwise directed by the City Administrator.

4. **Setback and separation.** Section 471.040, F, requires a 500 foot setback from residential structures and a quarter mile minimum separation from other towers. The existing tower meets both requirements. Although properties within 500 feet are projected for future residential growth, residential development on the immediately abutting properties is extremely unlikely. The property to the west is part of the interstate right-of-way. To the east, the location of Brush Creek, the Platte County Regional Sewer District's sewer plant and BNSF railway limits the desirability of residential development on the abutting property. To the immediate north, the location of Brush Creek an existing cemetery and the Platte County Regional Sewer District's sewer plant make residential also limit the desirability of residential development. Further north, the property is owned by Platte County and has been envisioned as part of a lineal park along Brush Creek, not residential development.

Regarding separation from other towers, the next closest tower in Platte County is nearly 2 miles to the north east on 45 Highway west of I-435.

5. **Tower design and structural stability.** The tower was constructed in 2001 in accordance with plans designed and built in accordance with geotechnical and structural reports and recommendations. The application was submitted with a Letter from Sabre Industries dated 2-2-15, regarding 160' S3TL-29 Self-supporting tower at I-435 & Waldron, MO (Sabre #02-08136). The letter confirms that the tower was designed to required structural specifications, meeting all applicable structural requirements and has the structural capacity for the proposed antenna and supporting equipment without structural modifications.
6. **Security.** Parkville Municipal Code Section 471.040, G, requires that the tower be "enclosed by security fencing not less than six (6) feet in height." The tower compound is secured by a fence meeting this requirement. In addition, the one-lane, private bridge providing access to the site is gated limiting access to the remote site. As a condition of approval, staff recommends the gate be required to remain secured, until such point a future development of parkland to the north along Brush Creek would require the bridge to be opened to pedestrian access, or the bridge is improved / widened for regular vehicular access.
7. **CUP period.** The existing CUP was approved for a 30 year period beginning in 2001. Conditional use permits are typically approved with defined approval period / sunset (typically for a 1- to 20-year period), but since the tower is pre-existing towers, staff

recommends honoring the original 30 year period, allowing the conditional use permit through 2031 subject to all original conditions of approval.

Additional Considerations

In addition to the considerations above, it should be noted that the site is currently only accessible by a one-lane bridge over Brush Creek. The bridge was approved in 2001 in conjunction with the County's approval of the tower. The bridge was privately constructed to County standards and is maintained privately by the owner of the tower with an agreement that the bridge can be used for pedestrian access to County trails and parkland if developed along Brush Creek. Persons maintaining the cemetery north of the tower site have also been allowed to use the bridge to access the site.

The bridge was built to hold the weight of a fire truck and per the structural reports is suitable for limited access by construction and pedestrian vehicles necessary to modify the tower if the additional antennas are approved. However, to ensure safety, prior to any construction it must be verified that all vehicles are within the weight limit of the bridge.

Staff Conclusion and Recommendation

With regard to the proposed rezoning to "I-2" Light Industrial District, staff concludes that: the proposed I-2 zoning is out of character with the surrounding zoning and could adversely impact the character of the area; the site is not suited to the existing zoning if any modifications or further development are to be allowed which is not permitted with rezoning to a City zoning district; removal of the restrictions could have affect nearby property but would be reasonably more limited with a more restrictive zoning designation; an I-2 zoning could adversely affect the public's health, safety and welfare, while a more restrictive zoning designation than I-2 could allow development with less impact to the public and while not imposing a significant hardship on the property owner; some uses permitted in the proposed I-2 district could adversely impact public infrastructure while a more restrictive zoning could reduce that impact; and the proposed I-2 zoning is not consistent with the City's Master Plan projections, but a more restrictive residential zoning projection would be.

Staff recommends approval of a zoning district change to the City's most equivalent zoning district, "R-1" Single Family District in lieu of the proposed "I-2" Light Industrial District.

With regard to the proposed conditional use permit, staff concludes that: the new antenna, equipment and related modification will have little, if any additional impact on surrounding properties; the landscaping, screening and security requirements are met with existing improvements and recommended conditions below; the tower components and foundation have been found to be structurally sufficient by a licensed structural engineer; the proposed 230 foot tower height cannot be permitted as proposed, but the height can be approved up to the maximum permitted height of 180 feet without significant impact to the surrounding properties or area.

Staff recommends approval of the proposed conditional use permit subject to:

- the new antenna and tower modifications meeting or exceeding current standards and regulations of the FAA, the FCC, and any other agency of the Federal Government with the authority to regulate towers and antennas;
- as applicable, approval of a building permit, including review of structural modifications by a third party engineer qualified to do such and post construction inspection by the same;

- all new antenna, equipment and tower modifications being of a light, neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible;
- the tower height not exceed 180 feet;
- installing not more than two rows of properly spaced deciduous and/or evergreen materials to be approved administratively by the Community Development Director unless otherwise directed by the City Administrator along the north property should the abutting properties to the north be developed in a manner so as provide increased visibility to the tower site;
- the gate remain privately maintained and secured, until parkland or other use is approved west of Brush Creek requiring the bridge to be opened to pedestrian access, or until such time as the bridge is improved and approved for regular vehicular access;
- the original 30 year term, allowing the conditional use permit through 2031;
- the applicant providing the City a an irrevocable letter of credit or bond to guarantee removal of the tower if abandoned;
- the applicant providing the Building Official a yearly inspection by a structural engineer licensed in the State of Missouri;
- the applicant verifying all ground equipment is elevated above the floodplain or flood proofed and all necessary floodplain permits, if any, are obtained prior to construction; and
- any additional conditions the Planning and Zoning Commission determines are necessary to meet the requirements of Chapter 471.

It should be noted that these recommendation are made without knowledge of facts and testimony which may be presented during the required public hearing and that the conclusions herein are subject to change as a result of evaluating additional information.

Necessary Action

Following consideration of the proposed zoning district change and conditional use permit applications any testimony presented during the public hearing, the Planning Commission should recommend approval or denial of the applications (with or without conditions) unless otherwise postponed. Unless tabled, the Planning Commission’s action will be forwarded to the Board of Aldermen along with any explanation thereof for final action on Tuesday, February 17, 2015 at 7:00 pm.

End of Memorandum

	2-6-15
Sean Ackerson, AICP	Date
Assistant City Administrator /	
Community Development Director	



Application #: P215-04
 Date Submitted: 1-9-15
 Public Hearing: 2-10-15
 Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Zoning Map Revision (Rezoning)

1. Applicant / Contact Information

Applicant(s)
 Name: BMW Towers, LLC
 Address: 3864 West 75th Street
 City, State: Prairie Village, KS 66208
 Phone: 913 449-4774 Fax: 913 901-2435
 E-mail: pwrabica@me.com

Owner(s), if different from applicant
 Name: N/A
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

Engineer / surveyor(s) preparing legal desc.
 Name: Lovelace & Associates, LLC
 Address: 929 SE 3rd Street
 City, State: Lee's Summit, MO
 Phone: 816-347-9997 Fax: 816-347-9979
 E-mail: act@lovelaceassociates.com

Contact Person
 Name: Caroline Boyd
 Address: 3864 West 75th Street
 City, State: Prairie Village, KS 66208
 Phone: 913-226-5736 Fax: 913-901-2435
 E-mail: carolineboyd@kc.rr.com

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that rezoning in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) [Signature] Date: 1/8/2015
Property Owner's Signature (Required) [Signature] Date: 1/8/2015

2. Property Information

Legal description: Attach a separate sheet with complete writing and graphical legal description of the subject property.

Property address or general description of location: I-435 & FF Hwy / 15510 FF Highway

Parcel ID Number: 20-9.0-31-000-000-002.002

Present zoning: County "AG" Agricultural Proposed zoning: Light Industrial

Present use of the property: Wireless telecommunications Facility

Length of use: Indefinite

3. Neighboring land uses and zoning

Describe the existing land use and zoning on the surrounding properties:

<u>Existing Land Use</u>	<u>Existing Zoning</u>
North: <u>Vacant - projected park / residential</u>	<u>County "AG" Agricultural</u>
South: <u>Vacant - floodplain</u>	<u>County "AG" Agricultural</u>
East: <u>Vacant - PCRSD sewer plant</u>	<u>County "AG" Agricultural</u>
West: <u>I-435 ROW / Interstate</u>	<u>County "AG" Agricultural</u>

Attach a summary of the general character of the surrounding properties, the effects of the proposed rezoning on nearby property, the suitability of the site for development under the current zoning, adequacy of area roads, public utilities and public services necessary to serve development permitted in the proposed zoning district, consistency of the proposed zoning with the City's adopted Master Plan, and any other relevant information relating to this rezoning request.

4. Checklist of required submittals

- Completed application, including all required details and supporting data.
- Nonrefundable application fee of \$300.00. Applicant will be billed to recover costs for required publication and certified notice to adjacent property owners.
- Complete written and graphical legal description of subject property in paper and electronic formats, and 8.5" x 11" area map showing the subject property and surrounding major features including roads.
- List of names and addresses of all property owners within 185' of the property to be rezoned (certified or as obtained from the Platte County Assessors Office and verified in the Platte County Recorder's Office.
- If proposed rezoning is for a "planned" district (i.e. R-5, B-4, B-P, OTD, Community Unit Plan), a complete site plan/development plan including all features as required by Municipal Code.
- Notarized affidavit of ownership and authorized signature of the applicant and owner of record of the property. *Applicant is Owner of Record / Deed Attached*

For City Use Only

Application accepted as complete by: Sean Ackerson CD Director 1/12/15
Name/Title Date

Application fee payment: Check # #1385 M.O. Cash \$ 300.00
\$ 300.00

Final reimbursable costs paid (if applicable). Date of Action: _____

Planning Commission Action: Approved Approved with Conditions Denied Date of Action: _____
 Conditions if any: _____

Board of Aldermen Action: Approved Approved with Conditions Denied Date of Action: _____
 Conditions if any: _____

PROPERTY DESCRIPTION: Parent Parcel as Provided (Per Deed in Book 0958, Page 0234 as Instrument Number 0020561)

All that part of the NE 1/4 of Section 31, T. 51, R. 34, Platte County, Missouri being described as follows: Commencing at the NW corner of said NE 1/4; thence S 89° 19' 21" E, along the North line of said NE 1/4 162.76 feet; thence S 00° 40' 39" W, 26.06 feet to the Point of intersection of the Southerly right-of-way of Old , Waldron Road with the Easterly right-of-way line of Interstate Route I-435, said point being the point of beginning of the tract to be described herein; thence S 88°14' 48" E, along the Southerly right-of-way line of said Old Waldron Road, 25.00 feet from and parallel with the centerline thereof, 20.92 feet; thence S 52° 58' 48"E, continuing along said line, 297.56 feet to the centerline of Brush Creek as located in October 1992; thence S 23° 48' 01" W, along said centerline, 192.84 feet; thence S 09° 05' 10" E, continuing along said centerline, 235.32 feet (deed=230.98') to the Northerly right-of-way line of relocated Waldron Road as established by document number B17960; thence Westerly along said line, 100.00 feet from and parallel with the centerline thereof, on a curve to the left, having a radius of 1054.93 feet and an initial tangent bearing of S 88° 40' 03" W, an arc distance of 102.19 feet (deed=35.72') to a point 100.00 feet from and opposite centerline station 37+86.3; thence S 83° 07' 02" W, continuing along said line, 140.10 feet (deed=170.25') to a point 100.00 feet from and opposite centerline station 36+82.2; thence N 70° 04' 56" W, continuing along said line, 95.20 feet to a point on the Easterly right-of-way line of Interstate Route 1-435, said point being 450.00 feet from and opposite centerline station 1534+00; thence N 05° 11' 11" E. along said line, 552.00 feet to a point 350.00 feet from and opposite centerline station 1529+50; thence N 45° 49' 22" E, continuing along said line, 37.65 feet to the point of beginning and containing 3.259 acres or 141,977 square feet, more or less.

This application is for a Conditional Use Permit (CUP) for an existing 160' SST (expandable to 230') which was constructed in 2001 under a Special Use Permit (SUP) issued by the Platte County Planning & Zoning Commission (*Case No. SP-03-00, 4/10/01, unanimous approval*).

The SUP process required landowner notification within 1,000 feet of the property as well as published public notification.

The Platte County Planning & Zoning Commission made the following finding:

"The location and size of the special use, the nature and intensity of the operation involved in or conduction in connection with it, and the location of the site with respect to the streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and the use of neighboring property in accordance with the applicable zoning district regulations. In making this determination, consideration has been given to location, nature and height of the buildings, structures, walls and fences on the site and the nature and extent of landscaping and screening of the site."

The surrounding uses in 2001 were (1) sewage treatment plant, (2) vacant ground, (3) cemetery, and (4) Parma Woods Shooting Range (across I-435). In 2015, other than the construction of the Tower, the uses in the area have not changed.

Specific Provisions in Parkville's Code of Ordinances, Chapter 471

Section 471.030:

Purpose – Goals. Types of Towers. Other.

Parkville's Cell Tower provisions call for encouraging collocations on existing towers, minimizing the number of towers within the community, minimizing the visual impact of the towers/antennas, and encouraging tower locations in non-residential areas and/or in areas where the adverse impact on the community is minimal.

Parkville's provisions require all towers to be self-support towers (SST) or monopoles unless camouflaged.

The subject tower is a 160' self support tower that is designed to be expandable to 230'. It was constructed in 2001 and currently has Sprint PCS as a tenant. Verizon Wireless has requested collocation at the top of the tower (160').

At 160', and with an FAA indicating "no obstruction to airspace", the tower does not have lights. If the tower expands to 200' or above, the FAA would require the tower to have lights.

The subject tower surroundings on the north, east & south sides are fairly dense trees and volunteer shrubs. The west side faces I-435 & that side has fewer volunteer trees & shrubs. The remainder of the property has not been cleared, nor have the surrounding parcels. Consequently, the base of the tower is essentially not viewable from public roadways.

CUP CRITERIA:

1. **Height:** The subject tower was originally approved at 230' and allowed to be constructed at 160'. Verizon has requested to install their antennas at 160'.

Request: Applicant requests the Parkville Planning Commission to approve the tower in the same manner as the Platte County Planning Commission – allow the 230' tower with the understanding that the tower will only expand when there is a collocation opportunity for the expansion.

2. **Adverse Effect:** The subject tower has been standing since 2001. The uses in the area have not changed since 2001. The original SUP governing body, the Platte County Planning Commission, made the following findings regarding the tower's impact upon the area:

"The location and size of the special use, the nature and intensity of the operation involved in or conduction in connection with it, and the location of the site with respect to the streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and the use of neighboring property in accordance with the applicable zoning district regulations. In making this determination, consideration has been given to location, nature and height of the buildings, structures, walls and fences on the site and the nature and extent of landscaping and screening of the site."

3. **Fencing:** As required by the Platte County Planning Commission, the subject tower fencing is 6' tall topped with strands of barb wire, consisting of chain link on the north, east & south sides & wood on the west side (the I-435 side). There is also a security camera system within the compound.

4. **FAA:** In 2001 an air study was done for a 250' tower at this location. The findings were that while the site "underlies the airspace protected for the intermediate segment of the BPS Runway 1R, NDB or GPS Runway 1L, Localizer Runway 1R, VOR/DME A TACAN Runway 1L and Localizer Runway 1L instrument approach procedures to the Kansas City International Airport, the 250' height is 1124' below the height allowable without affecting the procedures."

Study Summary:

"Based on this study, it is feasible to propose a 250' AGL/1025' AMSL structure at this site without exceeding obstruction criteria. Notice to the FAA is required. Obstruction Marking and Lighting will also be required.

The maximum height allowable without requiring notice to the FAA would be 200' AGL/975' AMSL."

Applicant Request:

For this CUP application, Applicant requests the following:

1. That the Parkville Planning Commission adopt the Platte County Planning Commission decision to allow a 230' self-support tower, consisting of an original construction of 160' with expansion to 230' as collocation opportunities present themselves.

Applicant Reasoning:

1. The subject property & subject tower were annexed by Parkville *after* the tower was constructed. If Parkville were to "grandfather" the tower & tower height, the circumstances

surrounding the CUP approval would be unique and would not open Parkville up to having to allow future towers taller than their ordinance allows.

2. The subject tower exists and was designed to support up to nine (9) carriers up to 230'. Such a design comports with the spirit of the Parkville ordinance in that it will support multiple future collocations. If the tower were allowed to be constructed up to 230' for future collocations, any new tower application in the immediate area would need justification on why collocation on the subject tower would not be feasible.

AREA MAP



PROJECT INFORMATION

CELL SITE NAME: KCYC WALDRON COLLOCATE

CELL SITE ADDRESS: 15510 HIGHWAY FF
PARKVILLE, MISSOURI 64152

LESSOR: BMW TOWER LLC
3864 WEST 75TH STREET
PRAIRIE VILLAGE, KANSAS 66208

CONTACT: PAUL WRABLICA
PHONE: (913) 449-4774

STRUCTURE INFORMATION:
LATITUDE: 39° 11' 46.362 N (NAD 83)
LONGITUDE: 94° 45' 37.282" W (NAD 83)
GROUND ELEV: 774' AMSL
OVERALL STRUCTURE HT: 175'-0" AGL
STRUCTURE HT: 160'-0" AGL
ANTENNA CL: 160'-0" AGL

CONTACT: NETWORK REAL ESTATE MANAGER
(913) 344-2800 (VERIZON WIRELESS)

DRAWING INDEX

SHEET NUMBER	SHEET DESCRIPTION	REVISION	RESPONSIBLE ENGINEER
T01	TITLE SHEET	0	SC/E
A01	OVERALL SITE PLAN	0	SC/E
A02	ENLARGED SITE PLAN	0	SC/E
A03-1	TOWER ELEVATION	0	SC
A03-2	PLUMBING DIAGRAM	0	SC
A04	FOUNDATION PLAN & DETAILS	0	SC
A05	DETAILS	0	SC
A06	SHELTER ELEVATIONS	0	SC/E
A07	DETAILS	0	SC
A08	DETAILS	0	SC
E01	ELECTRICAL - GENERAL	0	E
E02	ELECTRICAL - DETAILS	0	E
G01	GROUNDING - PLAN	0	E
G02	GROUNDING - DETAILS	0	E
G03	GROUNDING - DETAILS	0	E
G04	GROUNDING - DETAILS	0	E
GN1	GENERAL NOTES	0	SC/E
SP1	SPECIFICATIONS (1 OF 3)	0	SC
SP2	SPECIFICATIONS (2 OF 3)	0	E
SP3	SPECIFICATIONS (3 OF 3)	0	E

VICINITY MAP



CONSULTING TEAM

ENGINEER: SSC, INC.
9900 WEST 109TH STREET, SUITE 300
OVERLAND PARK, KANSAS 66210
PHONE: (913) 438-7700
FAX: (913) 438-7777

M.L. OWENS - LEAD ENGINEER
T.M. SUPER - LEAD ELECTRICAL
D.E. KASPER - PROJECT MANAGER
R.K. TETER - LEAD DESIGNER

VERIZON WIRELESS DEPARTMENTAL APPROVALS

	INITIALS	DATE
BILLY STUBBS RF ENGINEER	BS	10/20/14
JOHN MUELLER TRANSPORT ENGINEER	JM	10/22/14
TONY LAROSE OPERATIONS MANAGER	TL	10/22/14
ANGELO R. TORRES CONSTRUCTION ENGINEER	ART	10/22/14
DERALD PRICE CONSTRUCTION MANAGER	DP	10/22/14
MARION S. CRABLE REAL ESTATE MANAGER	MSC	10/28/14

CONTRACTOR INFORMATION

POWER PROVIDER: KCP&L (816) 221-2323

NOTICE TO CONTRACTOR – ENVIRONMENTAL EVALUATION SUMMARY:
CONTRACTOR TO READ, SIGN AND COMPLY WITH KCYC WALDRON
NTC.PDF DOCUMENT: DIESEL RESTRICTED – PROPANE GENERATOR ONLY.
EROSION AND SEDIMENTATION CONTROLS TO BE INSTALLED PRIOR TO
COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

LESSOR/LICENSOR APPROVAL

	INITIALS	DATE
PAUL WRABLICA LESSOR/LICENSOR	PW	12/04/14

LESSOR/LICENSOR: PLEASE CHECK THE APPROPRIATE BOX BELOW

NO CHANGES CHANGES NEEDED.
SEE COMMENTS ON PLANS

VERIZON WIRELESS PROJECT # 20141054359

PROJECT DESCRIPTION:
INSTALL COMMUNICATIONS EQUIPMENT
& COLLOCATE ON EXISTING TOWER



SITE NAME:
KCYC WALDRON

SITE NUMBER:
295330

PLANS PREPARED FOR:



PLANS PREPARED BY:



ENGINEERING LICENSE:

STATE OF MISSOURI
PE CERTIFICATE OF AUTHORIZATION #001640
ENGINEER: PE #: DISCIPLINE:
MLO MICHAEL L. OWENS E-29058 STRUCTURAL/CIVIL SC
KV KEVIN VANMAELE E-21561 STRUCTURAL/CIVIL SC
REJ ROBERT E. JENSEN E-28974 STRUCTURAL/CIVIL SC
TMS TERRANCE M. SUPER E-18521 ELECTRICAL E
SDK SHELTON D. KEISLING E-27323 ELECTRICAL E
DEK DAVE E. KASPER E-18063 ELECTRICAL E

DRAWING NOTICE:

THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LENT TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY. AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

ISSUED FOR	DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW		XX/XX/XX	RKT	A
ISSUED FOR LESSOR REVIEW		11/24/14	RKT	B
ISSUED FOR CONSTRUCTION		01/08/15	RKT	0

SITE NAME:

KCYC WALDRON

SITE NUMBER:

295330

SITE ADDRESS:

15510 HIGHWAY FF
PARKVILLE, MISSOURI
64152

SHEET DESCRIPTION:

TITLE SHEET

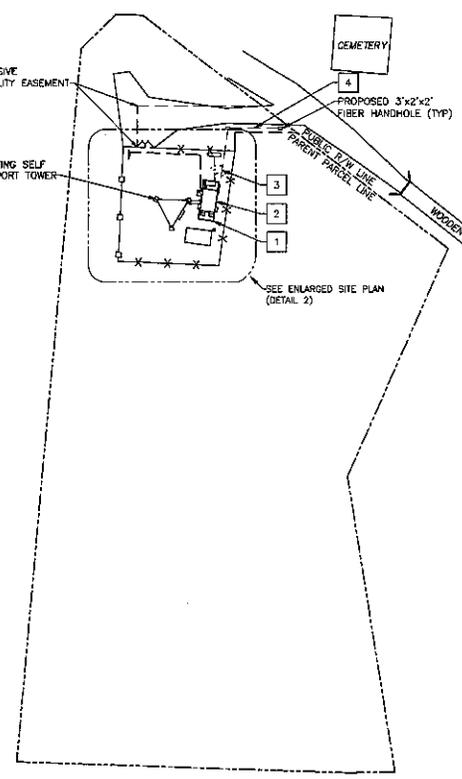
SSC #:

SHEET NUMBER:

T01

PROPOSED
NON-EXCLUSIVE
ACCESS/UTILITY EASEMENT

EXISTING SELF
SUPPORT TOWER



SEE ENLARGED SITE PLAN
(DETAIL 2)

CEMETERY

PROPOSED 3'x2'x4'
FIBER HANDHOLE (TYP)

PUBLIC R/W LINE
PARENT PARCEL LINE

WOODEN BRIDGE

OLD WALDRON ROAD (PUBLIC R/W)

EXISTING DRIVE

EXISTING
TREATMENT
PLANT

NW RIVER RD. (PUBLIC R/W)

- NOTE:
1 PROPOSED 12'-0" X 30'-0" LEASE AREA FOR SHELTER
2 PROPOSED VERIZON WIRELESS SHELTER (VZ12.16-3 FIBREBOND SHELTER) (11'-8" X 23'-4 1/2") PROPAANE GENERATOR ON PORCH
3 PROPOSED 4" PVC CONDUIT W/ (3) 1" INNERDUCTS FOR FIBER FROM PROPOSED FIBER HANDHOLE TO SHELTER (APPROX. LENGTH = 55')

- 4 PROPOSED 4" PVC CONDUIT W/ (3) 1" INNERDUCTS FOR FIBER FROM PROPOSED FIBER HANDHOLE AT PUBLIC R.O.W. TO FIBER HANDHOLE AT COMPOUND (APPROX. LENGTH = 40')

PLANS PREPARED FOR:

PLANS PREPARED BY:

9908 West 106th Street, Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700
Fax: 913-438-7777

ENGINEERING LICENSE:

STATE OF MISSOURI
PE CERTIFICATE OF AUTHORIZATION #001649

ENGINEER:	PER:	DISCIPLINE:
M.D. MICHAEL L. OWENS	E-3626	STRUCTURAL/CIVIL, AG
BY KEVIN WENDELL	E-3626	STRUCTURAL/CIVIL, AG
ROBERT E. ADJEEM	E-3626	STRUCTURAL/CIVIL, SC
THEO NICHOLAS SUPER	E-3626	ELECTRICAL, E
SEK KARELYON D. KARELYON	E-3626	ELECTRICAL, E
DEK DAVID E. CASPER	E-3626	ELECTRICAL, E

DRAWING NOTICE:

THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LOANED TO THE DESIGNER FOR THEIR CONSTRUCTION USE ONLY. AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING THE DESIGNER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND ACKNOWLEDGE THAT IT SHALL NOT BE REPRODUCED, COPIED, LOANED OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, FOR USE FOR ANY PURPOSES OTHER THAN FOR WHICH IT IS FURNISHED.

SUBMITTALS	DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW		02/02/14	RLT	A
ISSUED FOR LESSOR REVIEW		11/24/14	RLT	B
ISSUED FOR CONSTRUCTION		01/08/15	RLT	D

SITE NAME:
KCYC WALDRON

SITE NUMBER:
295330

SITE ADDRESS:
**15510 HIGHWAY FF
PARKVILLE, MISSOURI
64152**

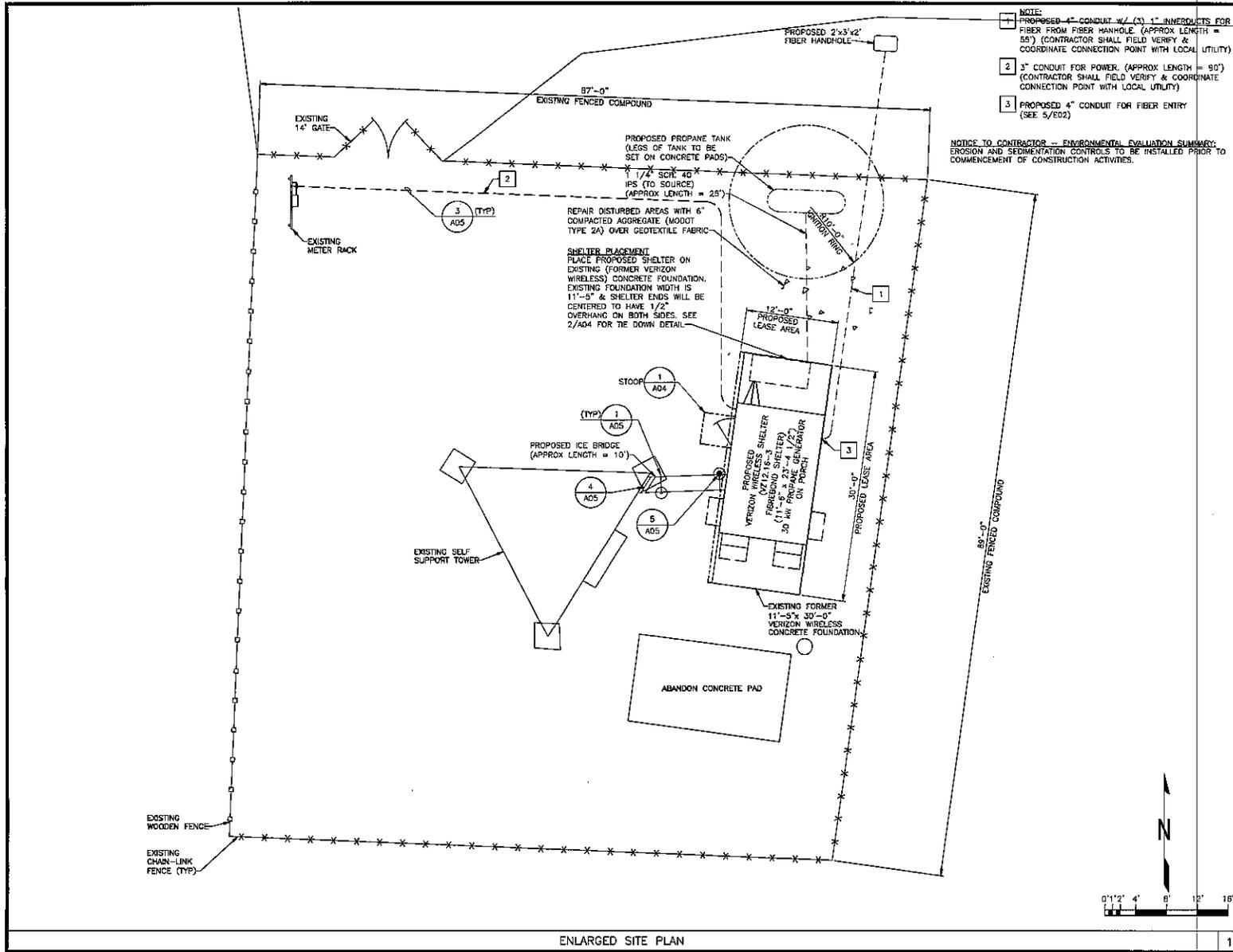
SHEET DESCRIPTION:
OVERALL SITE PLAN

DISC # SHEET NUMBER:
A01



THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

OVERALL SITE PLAN



PLANS PREPARED FOR:

PLANS PREPARED BY:

8900 West 109th Street, Suite 300
 Overland Park, Kansas 66210
 Phone: 913-433-7700
 Fax: 913-433-7777

ENGINEERING LICENSE:

STATE OF MISSOURI
 PL. CERTIFICATE OF AUTHORIZATION NUMBER
 ENGINEER: P.E. DISCIPLINE
 M.D. MICHAEL L. CAMBER, E-39988 STRUCTURAL/CIVIL, CC
 R.V. EDYER WARMAN, E-21541 STRUCTURAL/CIVIL, AC
 R.E. ROBERT E. JOHNSON, E-20874 STRUCTURAL/CIVIL, CC
 T.S. TERRANCE M. EMSPER, E-24551 ELECTRICAL, E
 T.R. BRILLIANT M. MURPHY, E-27721 ELECTRICAL, E
 D.E. DAVID E. KASPER, E-19483 ELECTRICAL, E

DRAWING NOTICE:
 THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LOANED TO THE SUBMITTEE FOR THEIR CONSTRUCTION ONLY. NO REPRODUCTION OR ALTERATION OF THIS DRAWING IS ALLOWED WITHOUT THE WRITTEN PERMISSION AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LOANED OR OTHERWISE DISSEMINATED OR IN ANY MANNER BE USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

SUBMITTALS	DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW		02/20/15	RT	A
ISSUED FOR LESSOR REVIEW		11/24/14	RT	B
ISSUED FOR CONSTRUCTION		05/06/15	RT	B

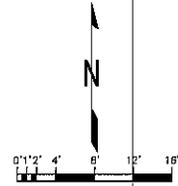
SITE NAME:
KCYC WALDRON

SITE NUMBER:
295330

SITE ADDRESS:
**15510 HIGHWAY FF
 PARKVILLE, MISSOURI
 64152**

SHEET DESCRIPTION:
ENLARGED SITE PLAN

SSC # _____ SHEET NUMBER:
A02



ENLARGED SITE PLAN

STAFF REPORT

TO: Planning and Zoning Commission
FROM: Planning and Zoning
DATE: April 10, 2001
RE: Agenda item 4.A, Special Use Permit

GENERAL INFORMATION:

Applicant: Telecom Reality, LLC
Contact: Paul Wrablica
Requested Action: Approval of a Special Use Permit for a Communication Tower in the Agricultural (AG) District.
Location: Northeast corner of I-435 and Highway FF
Site Size: 3 acre site
Township: Waldron
Existing Land Use: Timber covered ground

Staff recommends approval of the Special Use Permit.

SURROUNDING LAND USE AND ZONING

- NORTH:** The proposed tower site is bordered on the north by the 60 foot right-of-way for Old Waldron Road. The portion of Old Waldron Road which borders the subject property to the north is an unimproved surface. Further north is a 24 acre tract zoned AG and composed of timber and pasture covered ground. Northwest of the subject property is a 200 acre tract zoned AG and composed of timber covered ground.
- SOUTH:** The subject property is bordered on the south by Highway FF which is a paved road maintained by the Missouri Department of Transportation. Further south is a 377 acre tract which is zoned AG and PI and composed of pasture covered ground.
- EAST:** The subject property is bordered on the east by a 27 acre tract zoned AG, which contains the Platte County Regional Sewer District sewer plant. Further east are a 13 and an 18 acre tract, both of which contain single-family dwellings and are zoned AG.
- WEST:** The subject property is bordered on the west by I-435, which is maintained by the Missouri Department of Transportation. Beyond I-435 is Parma Park that sits on 140 acres and is composed of a shooting range facility. Further west is a 74 acre tract zoned AG that is composed of Missouri River bottoms.

BACKGROUND AND ANALYSIS:

Paul Wrablica, on behalf of Telecom Realty LLC., is requesting approval of a Special Use Permit for a Communication Tower in the Agricultural (AG) zoning district. The applicant wishes to construct a 230 foot lattice tower, which is to be used to provide AT&T and Verizon wireless services to the area. The proposed tower will have co-location capacity for 4 telecommunication providers. The telecommunications tower is proposed to be constructed within the north half of a 3 acre tract, which is owned by the applicant located at the northeast corner of I-435 and Highway FF. The applicant is requesting that the Special Use be valid for 30 years.

When reviewing a Special Use Permit application, the Zoning Regulations of the Zoning Order specify the following standards that must be considered. The decision to approve, deny, or conditionally approve must be based on the following standards:

1. The proposed Special Use complies with all applicable provisions of the Platte County Zoning Order of 1990, including use regulations, height, and area regulations, parking regulations and building requirements.

The applicant's property is approximately 3 acres in size. The proposed telecommunication tower is to be located within the north half of the subject property which is located at the northeast corner I-435 and Highway FF. The subject property is zoned AG and is composed of timber covered ground. Telecommunications Towers are a Special Use in the AG zoning district. The facility will consist of an unpainted 230 foot galvanized steel lattice tower, antennas, lighting (if required by the FAA), 3 equipment

shelters and 1 future equipment pad. The base of the tower will be surrounded by a 6 foot chain link fence with barbed wired. The area surrounding the fence will contain landscaping which will consist of 6 foot tall coniferous trees when planted on the north, south, and west. The existing foliage along Brush Creek will buffer the tower to the east. The subject property will be accessed by a gravel drive, which accesses Old Waldron Road.

Brush Creek forms the eastern border of the subject property. A bridge, which crossed Brush Creek no longer exists. The applicant has indicated plans to replace this bridge and use it for access to the proposed tower site. The bridge will be located within the public right-of-way. The proposed bridge must meet the minimum standards for a bridge as outlined by the Platte County Public Works Department. Note that this Special Use Permit is contingent upon the applicant submitting performance and maintenance bonds and constructing the bridge to meet the minimum standards as set by the Platte County Public Works Department.

Communication towers are allowed as a Special Use in the AG district and are governed by Article III, Section 12 of the Platte County Zoning Order. The tower regulations state that any tower must setback a distance equal to the tower's height plus 20 feet from any building. The nearest building is the Platte County Regional Sewer District treatment plant, which is located outside of the towers fall zone.

Article III, Section 12.b, states that any tower must meet the minimum setback requirements, unless the Governing Authority is satisfied with the certification by an engineer licensed in the State of Missouri who is experienced in the construction of Towers, that the Tower has been constructed in a manner such that its Fall Zone would not overlap any residential structure. The proposed tower will set approximately 80 feet from the easterly right-of-way line of I-435. The minimum setback in the AG zoning district is 100 feet. The applicant has included a statement on the site plan which states that the "Tower will be constructed in a manner such that its fall zone will not overlap any residential structures." Note the proposed tower will set approximately 360 feet from the pavement of I-435 and the nearest residential structure exist approximately 1/2 mile east of the subject property.

Article III, Section 9, Subsection 2.b states that, for an airport having a instrument runway 3,950 lineal feet or more in length, buildings and structures located just beyond the boundaries of the airport shall not be in excess of 15 feet in height, and for every 200 lineal feet of additional distance from the airport boundaries, the height of buildings and structures may be increased by not more that four (4) feet. The proposed tower site is approximately 3 miles from the boundary of Noah's Ark Airport in Waldron and approximately 8 miles from KCI Airport. The proposed tower height of 230 feet would conform to this Article. This proposed Special Use in contingent upon the applicant obtaining approval from the FAA and FCC.

Article III, Section 13, Subsection C.5 states that any tower constructed shall, unless otherwise permitted by the Governing Authority, have at least three (3) times the capacity of its initial use so that secondary users might lease the balance of the tower. The proposed tower's primary users will be AT&T Wireless Services and Verison Wireless

Communications. The proposed tower will provide space for co-location of 4 additional carries.

2. The proposed Special Use will not cause substantial injury to the value of property in the neighborhood in which it is to be located.

The area surrounding the subject property is composed of large acreage zoned AG and PI. The area to the north of the subject property is composed of heavy timber, while property to the south consist of the Missouri River bottoms. The nearest dwelling exists approximately ½ mile east of the subject property. Parma Park, which is a County-owned park that will contain a shooting range, exists to the west of I-435. A Platte County Regional Sewer District treatment plant exists east of the subject property. Thousand Oaks and Thousand Oaks Estates, which are large residential subdivisions, exist 1 mile northeast and east of the proposed tower site. It is the opinion of staff that the proposed tower will not cause substantial injury to the value of surrounding property due to its proximity to I-435 and the rough terrain and densely wooded areas surrounding the subject property. The proposed tower will sit atop a ridge at an elevation of 775 feet.

The topography surrounding the proposed site consists of Missouri River bluffs, heavy timber, field crops, and the Missouri River bottoms, which will have the effect of softening the visual impact of the proposed tower. Based on this, it seems that the proposed Special Use will not substantially alter the property values in the surrounding area.

3. The location and size of the Special Use, the nature and intensity of the operation and the location of the site such that the Special Use will dominate the immediate neighborhood so as to prevent development and use of neighboring property.

It is the opinion of staff that the proposed tower will not dominate the immediate area so as to prevent development and use of the neighboring property. As mentioned above, the proposed tower is to be located at the northeast corner of I-435 and Highway FF. It is the opinion of staff that the existence of a major interstate has the effect of preventing residential development and the introduction of a tower at this site will not have any effect on the neighboring property. As mentioned above the proposed tower site is adjacent to the Platte County Regional Sewer District treatment plant.

The Zoning Order requires that communication facilities be landscaped with materials that effectively screen the view of the facility from surrounding properties. The applicant is proposing to plant 6 foot tall coniferous trees along the north, south, and west side of the tower site. The existing foliage along Brush Creek will provided adequate buffering to the east. It is the opinion of staff that the proposed landscaping is adequate.

The proposed tower has been reviewed by all political entities and the County engineer. The Platte County Public Works Department, the Missouri Department of Transportation, the Missouri American Water Company, the Park Hill School District, the Southern Platte Fire Protection District, and the Platte County Health Department had no objections to the proposed tower.

4. Off-street parking and loading areas will be provided in accordance with the standards set forth in the Zoning Order. Parking and loading areas will be screened from adjoining residential uses and be located to protect the adjoining residential uses from any injurious effect. It is the opinion of staff that the parking space will be adequate to serve the facility.

The Zoning Order does not provide for any parking areas associated with communication towers. The site plan submitted shows one gravel parking spot within the tower site.

5. Adequate access roads or entrance and exit drives will be provided and shall be designed to prevent traffic hazards and minimize traffic congestion in public streets and alleys.

As mentioned above, the applicants are proposing to construct a bridge in order to gain access to the proposed tower site. The proposed bridge will lie within County owned right-of-way. Approval of this Special Use Permit is contingent upon the applicant submitting performance and maintenance bonds for construction and that the bridge meet the minimum standards as outlined by the Platte County Public Works Department. The Platte County Public Works Department has reviewed the site plan and offered no objection.

6. Adequate utility, drainage and other necessary improvements and facilities have been or will be provided.

The proposed Communication Tower will not cause any drainage problems. The Platte County Health Department and the County's consulting engineer have reviewed the site plan for the proposed special use and have stated no objections. The proposed tower site is within the 100 year flood plain. The proposed facilities will be required to be 1 foot above the 100 year base flood elevation.

STAFF RECOMMENDATION

It is the recommendation of Staff that the request to grant a Special Use Permit for a Communication Tower in the AG zoning district be **approved** based on the following:

1. The Special Use will not dominate or cause substantial injury to the value of property in the area.
2. The proposed Special Use at the specific location will not adversely affect the welfare or convenience of the public.
3. The requested Special Use will be in compliance with the applicable requirements of the Zoning Order regulations.

Staff also recommends approval contingent on the following:

1. That the applicant provides performance and maintenance bonds for the construction and maintenance of the bridge, which meets the minimum standards for public bridges as outlined by the Platte County Public Works Department.

2. That the special use be valid for 30 years.
3. That the applicant obtains FAA and FCC approvals prior to obtaining a building permit.
4. That the applicant provides the County an irrevocable letter of credit, cash, or performance bond to guarantee removal of the tower if it is ever abandoned.
5. That the applicant provides the Planning and Zoning Department a yearly inspection report by a structural engineer licensed in the State of Missouri.
6. That the applicant plants and maintains landscaping in accordance with the approved site plan.
7. That the applicant obtain a Flood Development Permit.

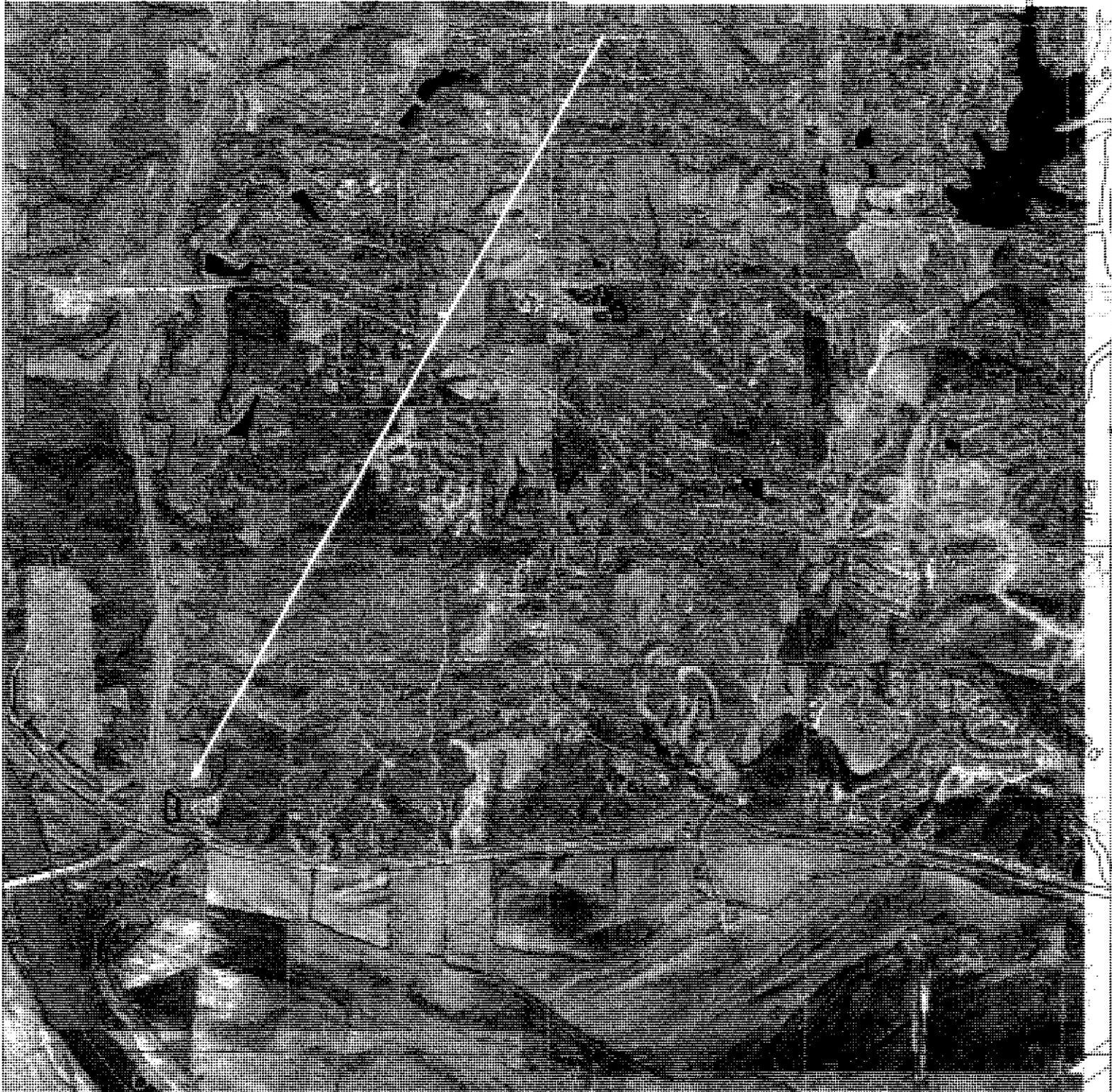
TELECOM LOCATION



Platte County

Missouri

Northeast corner of I-435 and Hwy FF



IN THE PLATTE COUNTY, MISSOURI, PLANNING COMMISSION

In Re: Application of Telecom Realty, LLC for a Special Use Permit under Article II, Section 1, Subsection C.4 for a telecommunication tower in the AG (Agriculture) District.

Case No.: SP-03-01

FINDINGS OF FACT, CONCLUSIONS OF LAW AND SPECIAL USE PERMIT

This matter came for hearing before the Platte County Planning Commission ("Commission") upon the application of Telecom Realty, LLC for a Special Use Permit under Article II, Section 1, Subsection C.4 of the Platte County Zoning Order of 1990, for a telecommunications tower in the AG (Agricultural) District.

This Commission, having heard and carefully considered all of the evidence, hereby makes the following findings, conclusions and orders as herein set forth:

FINDINGS OF FACT

1. Applicant is the owner of the following described real property, which has a current zoning classification of AG (Agricultural):

Legal Description:

All that part of the NE ¼ of Section 31, Township 51, Range 34, Platte County, Missouri, being described as follows: Commencing at the NW corner of said NE ¼; thence S 89°19'21"E, along the N line of said NE ¼, 162.76 feet; thence S 00°40'39"W, 26.06 feet to the point of intersection of the southerly right-of-way of Old Waldron Road with the easterly right-of-way line of Interstate Route I-435, said point being the point of beginning of the tract to be described herein; thence S 88°14'48"E, along the southerly right-of-way line of said Old Waldron Road, 25.00 feet from and parallel with the centerline thereof, 20.92 feet; thence S 52°58'48"E, continuing along said line, 297.56 feet to the centerline of Brush Creek as located in October of 1992; thence S 23°48'01"W, along said centerline, 192.84 feet; thence S 09°05'10"E, continuing along said centerline, 235.32 feet (Deed=230.98') to the Northerly right-of-way line of relocated Waldron Road as established by Document Number B17960; thence Westerly, along said line, 100.00 feet from and parallel with the centerline thereof, on a curve to the left, having a radius of 1054.93 feet and an initial tangent bearing of S 88°40'03"W, an arc distance of 102.19 feet (Deed=35.72") to a point 100.00 feet from and opposite centerline station 37+86.3; thence S 83°07'02"W, continuing along said line, 140.10 feet (Deed=170.25') to a point 100.00 feet from and opposite centerline station 36+82.2; thence N 70°04'56"W, continuing along said line, 95.20 feet to a point on the easterly right-of-way line of Interstate Route I-435, said point being 450.00 feet from and opposite centerline station 1534+00; thence N 05°11'11"E, along said line, 552.00 feet to a point 350.00 feet from and opposite centerline station 1529+50; thence N 45°49'22"E, continuing along said line, 37.65 feet to the point of beginning.

2. On February 12, 2001, the applicant filed with this Commission an application for a Special Use Permit for a telecommunications tower in the AG (Agricultural) District. Said application was in due form and was properly filed.

3. Notice of a hearing scheduled for April 10, 2001, was given by this Commission by certified mail on March 22, 2001, to the landowners within 1,000 feet of the real property described above and by publication of such notice in The Citizen, a newspaper of general circulation in Platte County, on March 21, 2001.

4. On March 26, 2001, the Planning and Zoning Department posted signs on the property providing notice of the public hearing, which signs were posted in a conspicuous place along the street frontage of the site.

5. This matter came on for hearing at a regularly scheduled meeting of this Commission on April 10, 2001, at 7:00 p.m. Evidence was heard until all interested parties had an opportunity to be heard, at which time the evidence was closed. After due deliberation, the Commission, by a vote of eleven to zero, did **approve** the Special Use Permit **for a period of thirty years**, subject to the Commission filing these formal Findings of Fact, Conclusions of Law upon preparation thereof in writing.

6. In support of the Commission's approval of the application, the Commission specifically finds as follows:

A. The proposed special use complies with all applicable provisions of the Platte County Zoning Order of 1990, including use regulations, height and area regulations, parking regulations and building requirements.

B. The proposed special use at the location described herein will not adversely affect the welfare or convenience of the public.

C. The proposed special use will not cause substantial injury to the value of property in the neighborhood in which it is to be located.

D. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to the streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In making this determination, consideration has been given to the location, nature and height of the buildings, structures, walls and fences on the site and the nature and extent of landscaping and screening on the site.

E. Off-street parking and loading areas will be provided in accordance with the standards set forth in the Platte County Zoning Order of 1990. Parking and loading areas will be screened from adjoining residential uses and be located to protect the adjoining residential uses from any injurious effect.

F. Adequate access roads or entrance and exit drives will be provided and shall be designed to prevent traffic hazards and minimize traffic congestion in public streets and alleys.

G. Adequate utility, drainage and other necessary improvements and facilities have been or will be provided.

CONCLUSIONS OF LAW

1. This application was timely filed in due form pursuant to Article VII, Section 2 of the Platte County Zoning Order of 1990 and all other applicable provisions of the law.
2. Notice of the hearing was given pursuant to Section 64.645 of the Revised Statutes of Missouri, 1994, as amended, Article VIII, Section 2 of the Platte County Zoning Order of 1990 and all other applicable provisions of the law and such notice was timely and adequate.
3. The Commission has jurisdiction to hear the application, pursuant to Article VIII, Section 2 of the Platte County Zoning Order of 1990.
4. The proposed Special Use Permit will conform to the applicable requirements, regulations and standards of the Platte County Zoning Order of 1990, including but not limited to the standards set forth in Article VIII, Section 2, Subsection D.
5. A preponderance of the evidence shows that the Special Use Permit sought by applicant should be approved, because the standards and requirements of the Platte County Zoning Order of 1990 have been met by the applicant.

NOW, THEREFORE, this Commission hereby grants the following Special Use Permit:

SPECIAL USE PERMIT

Comes now the PLATTE COUNTY PLANNING COMMISSION, and takes up the application of Telecom Realty, LLC for a Special Use Permit under Article II, Section 1, Subsection C.4 of the Platte County Zoning Order of 1990 for a telecommunications tower in the AG (Agricultural) District on the following described tract of land in Platte County, Missouri, to wit:

Legal Description:

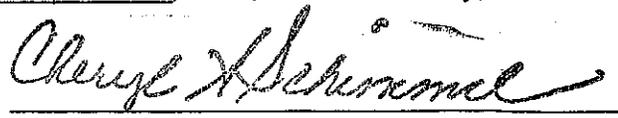
All that part of the NE ¼ of Section 31, Township 51, Range 34, Platte County, Missouri, being described as follows: Commencing at the NW corner of said NE ¼; thence S 89°19'21"E, along the N line of said NE ¼, 162.76 feet; thence S 00°40'39"W, 26.06 feet to the point of intersection of the southerly right-of-way of Old Waldron Road with the easterly right-of-way line of Interstate Route I-435, said point being the point of beginning of the tract to be described herein; thence S 88°14'48"E, along the southerly right-of-way line of said Old Waldron Road, 25.00 feet from and parallel with the centerline thereof, 20.92 feet; thence S 52°58'48"E, continuing along said line, 297.56 feet to the centerline of Brush Creek as located in October of 1992; thence S 23°48'01"W, along said centerline, 192.84 feet; thence S 09°05'10"E, continuing along said centerline, 235.32 feet (Deed=230.98') to the Northerly right-of-way line of relocated Waldron Road as established by Document Number B17960; thence Westerly, along said line, 100.00 feet from and parallel with the centerline thereof, on a curve to the left, having a radius of 1054.93 feet and an initial tangent bearing of S 88°40'03"W, an arc distance of 102.19 feet

(Deed=35.72") to a point 100.00 feet from and opposite centerline station 37+86.3; thence S 83°07'02"W, continuing along said line, 140.10 feet (Deed=170.25') to a point 100.00 feet from and opposite centerline station 36+82.2; thence N 70°04'56"W, continuing along said line, 95.20 feet to a point on the easterly right-of-way line of Interstate Route I-435, said point being 450.00 feet from and opposite centerline station 1534+00; thence N 05°11'11"E, along said line, 552.00 feet to a point 350.00 feet from and opposite centerline station 1529+50; thence N 45°49'22"E, continuing along said line, 37.65 feet to the point of beginning.

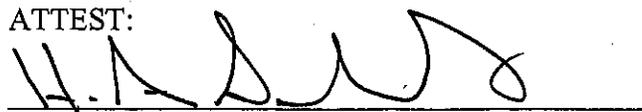
After having heard and considered the evidence, the Commission finds that all requirements for said permit have been met by applicant and said Special Use Permit for a telecommunications tower is hereby granted with the following conditions:

1. That the applicant provides performance and maintenance bonds for the construction and maintenance of the bridge, which meets the minimum standards for bridges as outlined by the Platte County Public Works Department.
2. That the special use be valid for 30 years.
3. That the applicant obtains FAA and FCC approvals prior to obtaining a building permit.
4. That the applicant provides the County an irrevocable letter of credit, cash, or performance bond to guarantee removal of the tower if it is ever abandoned.
5. That the applicant provides the Planning and Zoning Department a yearly inspection report by a structural engineer licensed in the State of Missouri.
6. That the applicant plants and maintains landscaping in accordance with the approved site plan.
7. That the applicant obtain a Flood Development Permit.
8. That the applicant erect and maintain a 6 to 8 foot tall cedar fence along the westside of the facility in addition to the required chain link fence.
9. That a Building Permit not be issued for construction of said Special Use until the applicant has provided certification by a registered professional engineer that the tower conforms to the industry standards listed in the Platte County Zoning Order of 1990.

DATED this 10th day of April, 2001, in Platte County, Missouri.


Chairman

ATTEST:


Planning and Zoning Director

CITY OF PARKVILLE

Policy Report

DATE: Thursday, February 12, 2015

PREPARED BY:
Sean Ackerson
Assistant City Administrator /Community Development Dir.

REVIEWED BY:
Tim Blakeslee
Assistant to the City Administrator

ISSUE:

Ordinance for a conditional use permit for modification of an existing cell tower on 3.259 acres at 15510 Highway FF. Case PZ15-01. Applicant, BMW Towers, LLC.

BACKGROUND:

The applicant, BMW Towers LLC, submitted an application for a conditional use permit (CUP) to allow modification to an existing tower. The tower is located on 3.259 acres at 15510 Highway FF (the northeast corner of Highway FF / River Road and I-435 next to the Platte County Regional Sewer District's sewer plant). The application is submitted in conjunction with an application to rezone the same property from County "AG" Agricultural District to "I-2" Light Industrial District (agenda item 5A).

The existing tower was approved and constructed in 2001 prior to annexation into the City of Parkville in 2002. The tower was approved for construction in phases, up to a height of 230 feet. The tower was constructed to a height of 160 feet in 2001 and subsequent phases have not been completed. Following annexation by the City of Parkville, the tower as constructed is considered an existing non-conforming tower. No additional regulations apply so long as the site and tower are not modified.

The applicant requested approval of a City CUP to allow the addition of antennas and supporting equipment for Verizon Wireless at the existing height of 160 feet, and approval to expand the tower to a height of 230 feet at a future date if needed. Per Parkville Municipal Code, Chapter 471, *Regulations Governing the Installation and Operation of Telecommunication Antennas and Towers*, Section 471.040, A, a conditional use permit is required for "the construction of a tower or the placement of an antenna in all zoning districts."

Like with pre-existing towers (towers approved prior to 1997), those components of the tower that are not being modified will be considered pre-existing and will not be made subject to current standards except to the extent required to obtain a building permit and post construction occupancy. However, any new improvements including the proposed antennas and other new equipment will not be pre-existing and will be required to meet all applicable regulations and requirements of Chapter 471, including a maximum height of 180 feet as opposed to the 230 feet requested and previously approved by Platte County.

Staff reviewed the application against Chapter 471, *Regulations Governing the Installation and Operation of Telecommunication Antennas and Towers*, Section 471.040, D, *Criteria Considered in Granting Conditional Use Permits*, and the special use permit approved by Platte County in 2001. Staff concluded that: the new antenna, equipment and related modification will have little, if any additional impact on surrounding properties; the landscaping, screening and security requirements are met with existing improvements and recommended conditions below; the tower components and foundation have been found to be structurally sufficient by a licensed structural engineer; the proposed 230 foot tower height cannot be permitted as proposed, but

ITEMS 5B

For 02-17-15

Board of Aldermen Meeting

the height can be approved up to the maximum permitted height of 180 feet without significant impact to the surrounding properties or area.

After considering staff's recommendation, the applicant requested reconsideration of three recommended conditions: providing the City a an irrevocable letter of credit or bond to guarantee removal of the tower if abandoned; providing the Building Official a yearly inspection by a structural engineer licensed in the State of Missouri; and verifying all ground equipment is elevated above the floodplain or flood proofed and all necessary floodplain permits, if any, are obtained prior to construction. Specifically, the applicant cited the requirement for a bond being in conflict with the "Uniform Wireless Communications Infrastructure Deployment Act" and RSMo 67.5094 which limits local authority to regulate the tower "to ensure uniformity across the state of Missouri with respect to the consideration of every application." In accordance with Subsection 12 we shall not "impose surety requirements, including bonds, escrow deposits, letters of credit, or any other type of financial surety, to ensure that abandoned or unused facilities can be removed unless the authority imposes similar requirements on other permits for other types of commercial development or land uses." Although the requirement for a bond was a condition of the County's 2001 special use permit approval, the City cannot require the bond as we do not require similar bonds for other commercial uses or developments.

With regard to the yearly inspection, this requirement was also a condition of the original approval by Platte County. The applicant submitted that the requirement for annual inspection was overly burdensome and unnecessary. Furthermore, they submitted that although the tower and structural modifications are designed and reviewed by structural engineers, engineers do not typically complete the subsequent inspections. After consulting with Platte County it was confirmed they no longer require inspections every year. After consulting with a structural engineer who is not involved in this project, staff recommended the condition be revised to state "the applicant providing the Building Official copies of a record of passing inspection at least every five years, conducted by a qualified party licensed to conduct business in the City of Parkville."

Last, the applicant provided a topographic survey which allowed staff to determine that no portion of the site is within the floodplain, making the condition related to verification of the floodplain and floodproofing no longer valid.

Per Parkville City Code, a notice of public hearing was published, surrounding property owners were notified via certified mail and signs were posted, all as required. The required public hearing was held before the Planning and Zoning Commission on Tuesday, February 17, 2015 and no one from the public spoke for or against the application.

BUDGET IMPACT:

With the exception of application and permit fees and any incremental increases from real estate and personal property taxes, there is no budgetary impact.

ALTERNATIVES:

1. Approve the CUP via ordinance subject to conditions as recommended by the Commission.
2. Approve the CUP via ordinance subject to other conditions.
3. Deny the application.
4. Postpone consideration.

STAFF RECOMMENDATION:

Staff recommends approving the amended CUP subject to:

- the new antenna and tower modifications meeting or exceeding current standards and regulations of the FAA, the FCC, and any other agency of the Federal Government with the authority to regulate towers and antennas;
- as applicable, approval of a building permit, including review of structural modifications by a third party engineer qualified to do such and post construction inspection by the same;
- all new antenna, equipment and tower modifications being of a light, neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible;
- the tower height not exceed 180 feet;
- installing not more than two rows of properly spaced deciduous and/or evergreen materials to be approved administratively by the Community Development Director unless otherwise directed by the City Administrator along the north property should the abutting properties to the north be developed in a manner so as provide increased visibility to the tower site;
- the gate remain privately maintained and secured, until parkland or other use is approved west of Brush Creek requiring the bridge to be opened to pedestrian access, or until such time as the bridge is improved and approved for regular vehicular access;
- the original 30 year term, allowing the conditional use permit through 2031; and
- the applicant providing the Building Official copies of a record of passing inspection at least every five years, conducted by a qualified party licensed to conduct business in the City of Parkville.

PLANNING COMMISSION RECOMMENDATION:

On February 10, 2015, the Planning and Zoning Commission held a public hearing and considered the proposed conditional use permit. The Commission concurred with conclusions and recommendations in staff's February 6, 2014 report and following consideration unanimously recommended approval of permit subject to staff's amended conditions of approval by vote of 8-0. Items considered by the Commission along with a record of their consideration and recommendation are attached.

POLICY:

Per Parkville Municipal Code, Section 470.010 and Chapter 483, the Conditional Use Permit is to be approved by the Board of Aldermen by ordinance, after the Planning and Zoning Commission considers the amendment at a public hearing and forwards their recommendation.

SUGGESTED MOTION:

I move that Bill No. 2830, an ordinance approving a conditional use permit for modification of an existing cell tower on 3.259 acres located at 15510 Highway FF, be approved for first reading.

I move that Bill No. 2830 be approved on first reading and passed to second reading by title only.

I move that Bill No. 2830 be approved on second reading to become Ordinance No. _____.

ATTACHMENTS:*

1. Ordinance
2. February 6, 2015 staff report to the Planning and Zoning Commission (included with agenda item 5A)
3. Staff's February 10, 2015 amended recommendation to the Planning and Zoning Commission
4. Application for Conditional Use Permit
5. Summary of proposed application, proposed tower modifications and future tower expansion (submitted by applicant - included with agenda item 5A)
6. Drawings T01, A01, A02 and A03-1 for Verizon Wireless site: KCYC Waldron, site number 295330, including the overall site plan, enlarged site plan and tower elevation all showing proposed modifications (included with agenda item 5A)
7. Letter from Sabre Industries dated 2-2-15, re: 160' S3TL-29 Self-supporting tower at I-435 & Waldron, MO (Sabre #02-08136), confirming structural capacity.
8. Telecom Realty Inc. LLC, Communications Tower, 160'/230', I-435 & Waldron Road, Platte County Missouri, signed and sealed by Roger L. Cassity, PE, 9-2-01, sheets 1 through 3 of 17, including the cover sheet, general site plan and detailed site plan.
9. Platte County Planning and Zoning Department staff report dated 4-10-2001 (included with agenda item 5A)
10. Platte County Planning Commission Findings of Fact, Conclusions of Law and Special Use Permit for Case SP-03-01, Application for Telecom Realty, LLC for a special use permit (included with agenda item 5A)
11. April 12, 2001 letter from the Platte County Planning & Zoning Department, confirming prior approval of a special use permit for the existing tower (by reference)
12. Minutes of the February 10, 2015 Planning and Zoning Commission meeting (by reference)
13. February 17, 2015 Board of Aldermen meeting agenda Item 5A (by reference)
14. A copy of the hearing notice letter mailed to property owners within 185 feet of the subject property (by reference)
15. Public hearing notice published in the Platte County Landmark 1- 21-2015 (by reference)
16. Chapter 450, "I-2" Light Industrial District Regulations (by reference - online at <http://ecode360.com/27902183>)
17. Chapter 410, "R-1" Single-Family District Regulations (by reference - online at <http://ecode360.com/27901196>)
18. Chapter 470, *Supplementary Use Regulations – Conditional Uses* (by reference - online at <http://www.ecode360.com/27902588>)
19. Chapter 471, Regulations Governing the Installation and Operation of Telecommunication Antennas and Towers, (by reference - online at <http://www.ecode360.com/27902622>)
20. Chapter 483, *Changes and Amendments* (by reference - online at <http://ecode360.com/27902871>)
21. Final (Tower) Erection Drawings prepared by Sabre Industries and dated 9-2-01, for McGilton Construction Co, Inc., 160'/230' Model S3T-L, 02-08136 (by reference)
22. Geotechnical Report for Communications Tower & Bridge, Project No. 02015168, Prepared by Terracon, Lenexa, KS and signed and sealed by Craig K. Denny, PhD, PE on 6-15-1 (by reference)
23. Flood Insurance Rate Map number 29165C0360E for Platte County, Missouri and Incorporated Areas showing the designated floodplain for the site and surrounding area (by reference)

* Hard copies of referenced materials may be provided on request.

ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR MODIFICATION OF AN EXISTING CELL TOWER ON 3.259 ACRES LOCATED AT 15510 HIGHWAY FF

WHEREAS, an existing self-supported, lattice communications tower was approved and constructed at 15510 Highway FF in 2001, prior to annexation into the City of Parkville in 2002;

WHEREAS, by application PZ15-01, tower owner BMW Towers, LLC, petitioned for approval of a City conditional use permit to allow installation of new antennas and associated equipment, and future expansion of the tower height from the existing 160 feet to a height of 230 feet as previously approved by Platte County in 2001;

WHEREAS, the new antennas and other equipment and modifications are depicted and detailed in the construction drawing set identified as Drawings T01, A01, A02 and A03-1 for Verizon Wireless site: KCYC Waldron, site number 295330, including the overall site plan, enlarged site plan and tower elevation, all last dated 1-8-2015 and attached hereto and incorporated herein by reference as Exhibit A;

WHEREAS, the antennas and accessory equipment were evaluated by a professional engineer and found to meet applicable standards and capable of being supported without exceeding the tower's structural capacity as evidenced in the letter from Sabre Industries dated 2-2-15, re: 160' S3TL-29 Self-supporting tower at I-435 & Waldron, MO (Sabre #02-08136), attached hereto and incorporated herein by reference as Exhibit B;

WHEREAS, any new improvements including the proposed antennas and other new equipment are required to meet all applicable regulations and requirements of Chapter 471, including a maximum height of 180 feet as opposed to the 230 feet requested and previously approved by Platte County;

WHEREAS, those components of the tower that are not being modified will be considered pre-existing and will not be made subject to current standards except to the extent required to obtain a building permit and post construction occupancy, or otherwise permitted to be modified in the future;

WHEREAS, a public hearing before the Parkville Planning and Zoning Commission was held on February 10, 2015 and all public notices required by the Parkville Municipal Code were published, mailed and posted as required prior to the meeting;

WHEREAS, following consideration the Planning and Zoning Commission concurred with city staff's conclusions and recommendation as submitted in a February 6, 2015 staff report and February 10, 2015 memo, attached hereto and incorporated herein by reference as Exhibits C and D. The Commission determined that the conditional use permit for addition of antennas and accessory equipment and increase in tower height up to 180 feet met the intent of the zoning code to the extent it applied and unanimously recommended approval by a vote of 8 to 0 subject to the conditions contained herein; and

WHEREAS, the Board of Aldermen hereby concurs with the Planning Commission's conclusions and accepts their recommendation.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, AS FOLLOWS:

SECTION 1. A Conditional Use Permit for the existing self-supporting lattice tower at 15510 Highway FF and modifications there to as necessary to add additional antennas and associated equipment is hereby approved in accordance with the construction drawings and structural analysis report attached hereto and incorporated herein by reference as Exhibits A & B, and subject to the following conditions:

1. the new antenna and tower modifications meeting or exceeding current standards and regulations of the FAA, the FCC, and any other agency of the Federal Government with the authority to regulate towers and antennas;
2. as applicable, approval of a building permit, including review of structural modifications by a third party engineer qualified to do such and post construction inspection by the same;
3. all new antenna, equipment and tower modifications being of a light, neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible;
4. the tower height not exceed 180 feet;
5. installing not more than two rows of properly spaced deciduous and/or evergreen materials to be approved administratively by the Community Development Director unless otherwise directed by the City Administrator along the north property should the abutting properties to the north be developed in a manner so as provide increased visibility to the tower site;
6. the gate remain privately maintained and secured, until parkland or other use is approved west of Brush Creek requiring the bridge to be opened to pedestrian access, or until such time as the bridge is improved and approved for regular vehicular access;
7. the original 30 year term, allowing the conditional use permit through 2031; and
8. the applicant providing the Building Official copies of a record of passing inspection at least every five years, conducted by a qualified party licensed to conduct business in the City of Parkville.

SECTION 2. This ordinance shall be effective immediately upon its passage and approval.

PASSED and APPROVED this 17th day of August 2015.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney



Amended Recommendation

Agenda Item: 4C

Proposals: An application for a conditional use permit for modification of an existing cell tower on 3.259 acres located at 15510 Highway FF, Parkville, Missouri 64152, also known as Platte County Parcel # 20-9.0-31-000-000-002.002.

Case No: PZ15-01

Applicant: BMW Towers, LLC

Amended Staff Recommendation

Following submittal of our staff report it has been pointed out by the applicant that the requirement for an irrevocable letter of credit or bond to guarantee removal of the tower if abandoned may be in conflict with limitations placed on municipal regulation of communication towers by the Missouri "Uniform Wireless Communications Infrastructure Deployment Act." This requirement was a condition of the prior approval and is recommended as an ongoing condition in our 2-6-15 staff report.

Staff has reviewed the Act and verified that RSMo 67.5094 limits certain local authority "to ensure uniformity across the state of Missouri with respect to the consideration of every application." In accordance with Subsection 12 we shall not "impose surety requirements, including bonds, escrow deposits, letters of credit, or any other type of financial surety, to ensure that abandoned or unused facilities can be removed unless the authority imposes similar requirements on other permits for other types of commercial development or land uses."

It appears this will disallow the requirement, but staff has requested to further review of this including review by legal counsel before reaching a final conclusion. If it is concluded that we cannot meet this requirement, staff recommends the requirement be removed.

Separately, applicant has requested the requirement to provide "the Building Official a yearly inspection by a structural engineer licensed in the State of Missouri" be modified to require inspection by a qualified individual every five years. This requirement was also a condition of the original approval by Platte County. However, after consulting with Platte County they no longer require inspections every year. After consulting with a structural engineer who is not involved in this project, I am comfortable recommend the condition be revised to stated "the applicant providing the Building Official copies of a record of passing inspection at least every five years, conducted by a qualified party licensed to conduct business in the City of Parkville."

Staff recommends approval of the proposed conditional use permit subject to the following amended conditions:

- the new antenna and tower modifications meeting or exceeding current standards and regulations of the FAA, the FCC, and any other agency of the Federal Government with the authority to regulate towers and antennas;

- as applicable, approval of a building permit, including review of structural modifications by a third party engineer qualified to do such and post construction inspection by the same;
- all new antenna, equipment and tower modifications being of a light, neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible;
- the tower height not exceed 180 feet;
- installing not more than two rows of properly spaced deciduous and/or evergreen materials to be approved administratively by the Community Development Director unless otherwise directed by the City Administrator along the north property should the abutting properties to the north be developed in a manner so as provide increased visibility to the tower site;
- the gate remain privately maintained and secured, until parkland or other use is approved west of Brush Creek requiring the bridge to be opened to pedestrian access, or until such time as the bridge is improved and approved for regular vehicular access;
- the original 30 year term, allowing the conditional use permit through 2031;
- ~~the applicant providing the City a an irrevocable letter of credit or bond to guarantee removal of the tower if abandoned; (to be removed upon verification by legal counsel)~~
- ~~the applicant providing the Building Official a yearly inspection by a structural engineer licensed in the State of Missouri; the applicant providing the Building Official copies of a record of passing inspection at least every five years, conducted by a qualified party licensed to conduct business in the City of Parkville;~~
- the applicant verifying all ground equipment is elevated above the floodplain or flood proofed and all necessary floodplain permits, if any, are obtained prior to construction; and
- any additional conditions the Planning and Zoning Commission determines are necessary to meet the requirements of Chapter 471.

It should be noted that these recommendation are made without knowledge of facts and testimony which may be presented during the required public hearing and that the conclusions herein are subject to change as a result of evaluating additional information.

End of Memorandum

	2-10-15
Sean Ackerson, AICP	Date
Assistant City Administrator /	
Community Development Director	



COMMUNITY DEVELOPMENT
 8880 Clark Avenue
 Parkville, MO 64152
 (816) 741-7676
 (816) 741-0013 FAX

Date Submitted 1/12/15
 Hearing Date 2/10-15
 Case Number PZ 15-04

**Application for Conditional Use Permit
 Before the Parkville Planning and Zoning Commission**

1. Owner/Applicant Information

Applicant: BMW Towers, LLC Owner: same as applicant
 Address: 3864 West 75th Street Address: _____
Prairie Village, KS 66208
 Phone: 913-449-4774 Phone: _____
 Fax: 913-901-2435 Fax: _____

Owner's signature: [Signature]

(Required) We, the owner(s) of the herein referenced property, authorize submittal of this application and certify all information contained herein is true and correct.

2. Proposed Conditional Use

Describe use: CUP Approval for an existing self-support tower originally approved under an SUP by Platte County

Requested length of permit: 30 years (same as County)

3. Property Information

Legal description: Attach a separate sheet with complete legal description of the property.

Present zoning: AG (County)

Present use of the property: unmanned wireless communications facility

Length of vacancy (if any): n/a

4. Neighboring land uses and zoning

Describe the zoning and uses on the neighboring properties:

	<u>Land use</u>	<u>Zoning Classification</u>
North:	<u>Vacant - projected park / residential</u>	<u>County "AG" Agricultural</u>
South:	<u>Vacant - floodplain</u>	<u>County "AG" Agricultural</u>
East:	<u>Vacant - PCRS D sewer plant</u>	<u>County "AG" Agricultural</u>
West:	<u>I-435 ROW/Interstate</u>	<u>County "AG" Agricultural</u>

General character of the neighborhood: The subject tower was constructed in 2001.
The area has not changed since the tower was constructed.

Effects of the proposed use permit on nearby property: The subject tower was
constructed in 2001. The area has not changed since the tower was constructed.

Are roads and utilities sufficient to serve the proposed conditional use?
Explain: When the tower was constructed, a new bridge to access the site was
installed. Utilities to the site were also installed. The road, bridge & utilities
are sufficient to service the site both currently & for future collocation use.

Other comments or factors relating to this request for a conditional use permit:
See attached.

5. Checklist of required submittals

- Nonrefundable application fee of \$300.00. Applicant will be billed to recover costs for required publication and mailed notice to adjacent property owners.
- Names and addresses of all property owners within 185' of the subject property boundaries.
- Complete legal description of the property proposed for conditional use.
- Site plan sketch with surveyed property boundaries, existing and proposed buildings and uses, existing and proposed topography, existing and proposed utilities, landscaping, signage, parking and any other site features relating to the proposed conditional use must accompany the application (1 large copy and 15 ledger size copies).
- Authorization signature of the owner of the property proposed for conditional use.

Application accepted as complete by: Gerrit Ackerson 1/12/15
Community Development Director date

For City Use Only

Planning Commission	Board of Aldermen
Public hearing date:	Meeting date:
Publication date:	Determination:
Recommendation:	Ordinance No.:

February 2, 2015

Mr. Paul Wrablica, III
BMW Towers, LLC
3864 West 75th Street
Prairie Village, KS 66208

RE: 160' S3TL-29 Self-supporting tower at I-435 & Waldron Road, MO (Sabre #02-08136)

Dear Mr. Wrablica,

As shown in our Structural Design Report #02-08136 dated August 24, 2001, the above referenced tower was designed for a fastest-mile basic wind speed of 80 mph and 1/2" radial ice in accordance with ANSI/TIA/EIA-222-F, to support a future extension to 230' and all of the equipment listed on page 1 of that report.

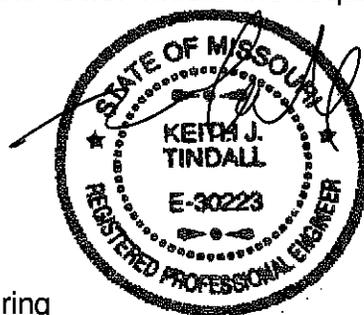
The current request is for the tower to support the following:

1. Six (6) Andrew LNX-6515DS-A1M antennas, six (6) Ericsson Air32 antennas, three (3) Ericsson RRUS-13 units with A2 modules and two (2) RFS DB-B1-6C-12AB-OZ on three (3) T-Booms at 160', with two (2) 1-1/4" lines
2. Twelve (12) 6' x 1' panel antennas on three (3) T-Booms at 150', with twelve (12) 1-5/8" lines
3. Twelve (12) 6' x 1' panel antennas on three (3) T-Booms at 140', with twelve (12) 1-5/8" lines
4. Twelve (12) 6' x 1' panel antennas on three (3) T-Booms at 120', with twelve (12) 1-5/8" lines
5. Twelve (12) 6' x 1' panel antennas on three (3) T-Booms at 100', with twelve (12) 1-5/8" lines
6. Twelve (12) 6' x 1' panel antennas on three (3) T-Booms at 60', with twelve (12) 1-5/8" lines

We have reviewed our calculations and have verified that, with the above listed equipment, the tower is structurally adequate for the original ANSI/TIA/EIA-222-F wind and ice criteria. In addition, with the above listed equipment, the tower meets the requirements of ANSI/TIA-222-G-2, based on Section 15.4.

Sincerely,

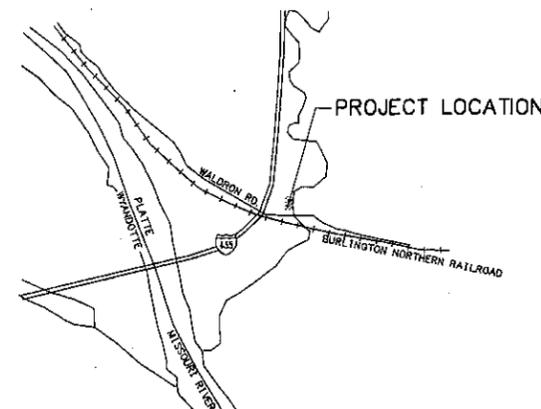
Keith J. Tindall, P.E.
Vice President of Engineering



TELCOM REALITY INC. L.L.C.
COMMUNICATIONS TOWER, 160'/230'
 I-435 & WALDRON ROAD
 PLATTE COUNTY, MISSOURI

EQUIPMENT DATA

TOWER MANUFACTURER	SABRE COMMUNICATIONS CORP.
STRUCTURAL TYPE	SELF SUPPORT MODEL S3T-L
TOWER FOUNDATION	REINFORCED CONCRETE PIER
TOWER HEIGHT	160 FEET / 230 FEET
COORDINATES	PER SITE PLAN
BUILDING MANUFACTURE	FIBREBOND CORPORATION
BUILDING TYPE	PRECAST CONCRETE PANEL
MODEL NUMBER	FIBREBOND MODEL D-5577
BUILDING SIZE	11'-5"(W)x30'-0"(L)x9'-0"(H)
BUILDING FOUNDATION	REINFORCED CONCRETE SLAB

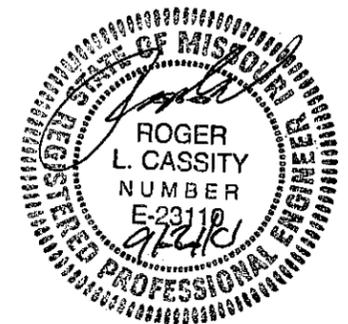


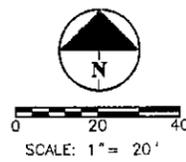
LOCATION MAP
SECTION 31-51-34



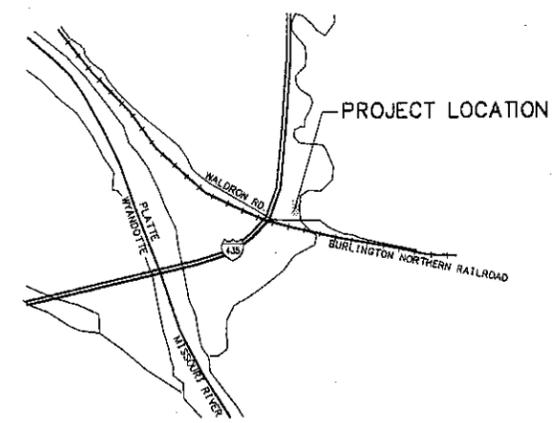
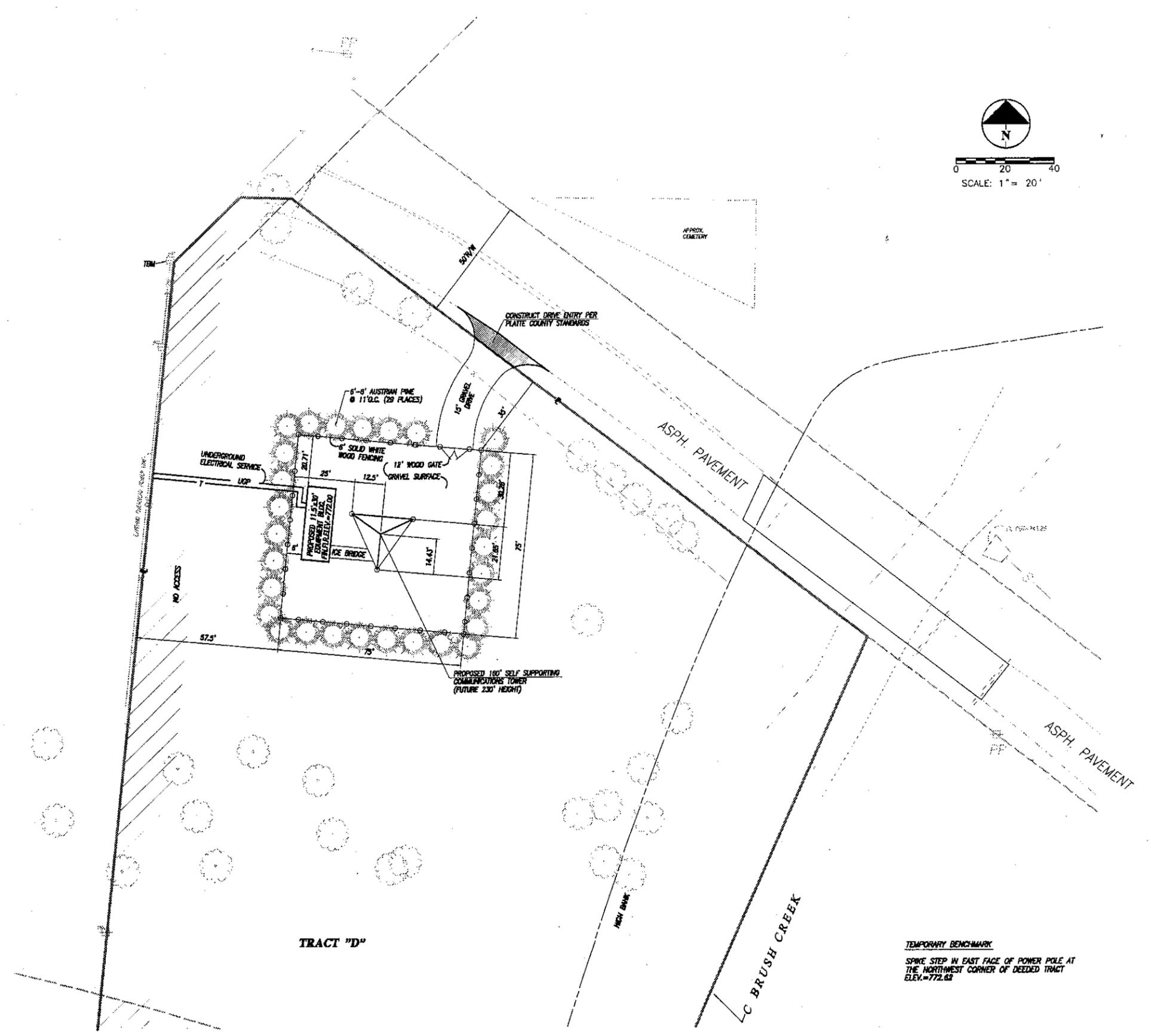
DRAWING INDEX

<u>TITLE</u>	<u>SHEET</u>
COVER SHEET	1
GENERAL SITE PLAN	2
DETAILED SITE PLAN	3
TOWER ELEVATION	4
TOWER FOUNDATION	5
WAVE GUIDE DETAIL	6
BUILDING FOUNDATION	7
ELECTRICAL PLAN	8
UNDERGROUND POWER SERVICE	9
ELECTRICAL DIAGRAM	10
ELECTRICAL SERVICE GROUNDING	11
GROUNDING PLAN	12
TOWER GROUNDING	13
GROUNDING CONNECTIONS	14
FENCING ELEVATION	15
FENCE GROUNDING	16
DRIVEWAY ENTRANCE	17





- GENERAL NOTES:**
1. COMPLY WITH ALL BUILDING CODES OF THE AUTHORITIES HAVING JURISDICTION.
 2. COORDINATE THE CONSTRUCTION STAGING AREA WITH THE PROPERTY OWNER WELL IN ADVANCE OF THE CONSTRUCTION START DATE.
 3. PROTECT THE EXISTING FACILITIES AT ALL TIMES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION OPERATIONS.
 4. THE CONTRACT LIMITS ARE AS NOTED ON THE DRAWINGS, CONFINE OPERATION TO AREAS WITHIN THE LIMITS INDICATED.
 5. PROVIDE FOR COMPLETE TELEPHONE AND ELECTRICAL SERVICE AS INDICATED. COORDINATE WITH THE PROPERTY OWNER AND AUTHORITIES HAVING JURISDICTION.
 6. DO NOT INTERRUPT ANY SERVICE AT ANY TIME WITHOUT THE OWNER'S APPROVAL.
 7. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND COORDINATE THE INSTALLATION OF NEW UTILITIES.
 8. CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITION AND PLAN DIMENSIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 9. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
 10. THE EQUIPMENT LOCATION SHOWN SHALL NOT BE VARIED WITHOUT THE REVIEW APPROVAL OF THE ENGINEER.
 11. TOP OF CONCRETE FOUNDATION ELEVATION = 772.00
 12. THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.



LOCATION MAP
SECTION 31-51-34



TEMPORARY BENCHMARK
SPIKE STEP IN EAST FACE OF POWER POLE AT THE NORTHWEST CORNER OF DEEDED TRACT ELEV. = 772.68

No.	Date	Revisions	By	App.

PHELPS Engineering, Inc. ENGINEERING-PLANNING-SURVEYING CONSTRUCTION MANAGEMENT
1970 S. WASHINGTON BLVD., SUITE 100, OLAH, MO 64001
(417) 666-1166 FAX (417) 666-1168

TELCOM REALTY - I-435 & RIVER ROAD
PLATTE COUNTY, MISSOURI
DETAILED SITE PLAN

Drawn: RLK	Checked:	Date: 9-18-01	Sheet No.
Designed:	Approved:	Proj. No. 010069	3 of 17

CITY OF PARKVILLE

Policy Report

DATE: Wednesday, February 11, 2015

PREPARED BY:
Sean Ackerson
Assistant City Administrator /Community Development Dir.

REVIEWED BY:
Tim Blakeslee
Assistant to the City Administrator

ISSUE:

Ordinance to amend Parkville Municipal Code Chapter 404, *Floodplain Management*, and adopt new flood insurance rate maps and the corresponding flood insurance study. Case PZ15-05. Applicant, City of Parkville Community Development Department.

BACKGROUND:

The City of Parkville participates in the federal floodplain management program, regulating development and activities within designated flood hazard areas. These regulations are adopted in Parkville Municipal Code Chapter 404, Floodplain Management, which was last updated in 2000. The regulations reference separate Flood Insurance Rate Map (FIRM) panels which delineate 100-year floodplains, floodways and other flood hazard areas. These adopted panels were last updated over 35 years ago and are known to have limited accuracy.

The Federal Emergency Management Agency (FEMA) is in the process of remapping floodplains across the United States. Updated technology has allowed significantly more accurate floodplain mapping. In 2010, FEMA began the process of remapping floodplains and floodways in Platte County. Preliminary flood plain maps were provided for review and comment in 2010. These maps showed more accurate flood hazard delineations, in many cases reducing the designated floodplain areas.

In October 2014, FEMA notified Platte County and the City that the new maps would become effective April 2, 2015, and that the City had six months to adopt required floodplain ordinance updates, the new maps, and an updated flood insurance study. The required amendments to Chapter 404 included only minor updates to our existing regulations including adopting the new FIRM panels and supporting Flood Impact Study by reference. The amendments do not change the enforcement or intent of these regulations. In addition to the required amendments, staff has proposed additional changes to clarify administration and clarify that "streams" include the Missouri River and other flood hazards in Parkville. All proposed amendments have been reviewed by FEMA and SEMA and verified to meet or exceed the minimum requirements for ongoing participation in the National Flood Insurance Program.

Separately, with the exception of properties where floodplain and floodway boundaries have changed, the adoption does not change the flood insurance rates. Flood insurance rates have been increased recently, but are established separately and are not affected by the City's adoption of the regulation updates. Instead, adoption makes Parkville property owners eligible to buy federal flood insurance (whether they are located within the floodplain or not). Failure to adopt the required text amendments would result in suspension and ultimately removal from the program, disallowing Parkville property owners from buying federal flood insurance.

Following consideration, staff concluded that the proposed amendments: have been reviewed by FEMA and SEMA and verified to meet or exceed the requirements for eligibility for participation in the National Flood Insurance Program; promote public health, safety, and

general welfare; help minimize loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base; restricts or prohibit uses that are dangerous to health, safety, or property in times of flooding or cause undue increases in flood heights or velocities; require uses vulnerable to floods, including public facilities that serve such uses, be provided with flood protection at the time of initial construction; and help protect individuals from buying lands that are unsuited for the intended development purposes due to the flood hazard.

Consideration was subject to a public hearing before the Planning and Zoning Commission and all required public notice were posted and published. No one from the public spoke for or against the application.

BUDGET IMPACT:

Following adoption, the City will incur expenses to codify the adopted changes. These expenses were estimated in 2014 and budgeted with other codification costs in 2015 (line item 501.07-02-00). Codification expenses are expected to be within the budgeted amount.

ALTERNATIVES:

1. Approve the proposed text amendments, maps and study as proposed.
2. Approve the proposed text amendments, maps and study subject to conditions.
3. Deny the amendments.
4. Postpone action.

STAFF RECOMMENDATION:

Staff recommends approval of the text amendments and referenced FIRM panels and Flood Insurance Study as submitted.

PLANNING COMMISSION RECOMMENDATION:

On February 10, 2015, the Planning and Zoning Commission held a public hearing and considered the proposed text amendments, maps and study. The Commission concurred with conclusions and recommendations in staff's February 6, 2014 report and following consideration unanimously recommended approval by a vote of 8-0. Items considered by the Commission along with a record of their consideration and recommendation are attached.

POLICY:

Per RSMo 89.050 and Parkville Municipal Code, Chapter 483, amendments to the zoning code are to be approved by the Board of Aldermen by ordinance, after the Planning and Zoning Commission considers the amendment at a public hearing and forwards their recommendation.

SUGGESTED MOTION:

I move that Bill No. 2831, an ordinance amending Parkville Municipal Code Chapter 404, Floodplain Management, and adopting new flood insurance rate maps and the corresponding flood insurance study, be approved for first reading.

I move that Bill No. 2831 be approved on first reading and passed to second reading by title only.

I move that Bill No. 2831 be approved on second reading to become Ordinance No. _____.

ATTACHMENTS:*

1. Ordinance
2. Proposed text amendments
3. February 6, 2015 staff report to the Planning and Zoning Commission
4. Power point presentation summarizing proposed amendments
5. Low resolution pdf copies of the proposed April 2, 2015 FIRM panels (full sized maps to be on display at the meeting)
6. Minutes of the February 10, 2015 Planning and Zoning Commission meeting (by reference)
7. High-resolution digital copies of the proposed April 2, 2015 FIRM panels (by reference - online at <https://msc.fema.gov/portal/advanceSearch>)
8. April 2, 2015 Flood Insurance Study for Platte County, Missouri and Incorporated Areas Volumes 1 and 2 (by reference - online at <https://msc.fema.gov/portal/advanceSearch>)
9. Parkville Municipal Code Title IV, Chapter 404, Floodplain Management (by reference - online at <http://ecode360.com/27900958>)
10. Public hearing notice published in the Platte County Landmark 1- 21-2015 (by reference)

* Hard copies of referenced materials may be provided on request.

AN ORDINANCE AMENDING PARKVILLE MUNICIPAL CODE CHAPTER 404, FLOODPLAIN MANAGEMENT, AND ADOPT NEW FLOOD INSURANCE RATE MAPS AND THE CORRESPONDING FLOOD INSURANCE STUDY.

WHEREAS, the City of Parkville participates in the federal floodplain management program, regulating development and activities within designated flood hazard areas;

WHEREAS, the City's floodplain regulations are adopted in Parkville Municipal Code Chapter 404, *Floodplain Management*, which was last updated in 2000 via Ordinance 1912;

WHEREAS, the Chapter 404 incorporates separate Flood Insurance Rate Map (FIRM) panels which delineate 100-year floodplains, floodways and other flood hazard areas and the supporting flood insurance study (FIS) by reference;

WHEREAS, in the fall of 2014 the City was notified by the Federal Emergency Management Agency (FEMA) that a new FIS and FIRM panels, and specific amendments to Chapter 404 must be adopted prior to April 2, 2015 in order to continue participation in the federal floodplain management program;

WHEREAS, in addition to the changes required by FEMA, other changes are proposed to address administration and otherwise clarify Chapter 404;

WHEREAS, all proposed amendments have been reviewed by FEMA and verified to meet or exceed the minimum requirements for ongoing participation in the National Flood Insurance Program;

WHEREAS, amendment of Chapter 404 requires a public hearing before the Planning and Zoning Commission in accordance with RSMo 89.050 and Parkville Municipal Code Chapter 483 and accordingly all public hearing notices were posted and published as required;

WHEREAS, at its February 10, 2015 regular meeting, the Planning & Zoning Commission held the required public hearing, concurred with conclusions and recommendations in staff's February 6, 2014 report and following consideration unanimously recommended approval by a vote of 8-0;

WHEREAS, the Board of Aldermen hereby concurs with the Planning Commission's conclusions and accepts their recommendation;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, AS FOLLOWS:

SECTION 1. Parkville Municipal Code, Title IV, Chapter 400, Section 404.010, subsection A, is hereby repealed and replaced as follows:

- A. *Statutory Authorization.* The legislature of the State of Missouri has in RSMo 79.110 delegated the responsibility to local governmental units to adopt floodplain management regulations designed to protect the health, safety and general welfare. Therefore, the Board of Aldermen of the City of Parkville, Missouri, ordains as follows.

SECTION 2. Parkville Municipal Code, Title IV, Chapter 400, Section 404.010, subsection B, 3, a, is hereby repealed and replaced as follows:

- a. Selection of a base flood that is based upon engineering calculations which permit a consideration of such flood factors as its expected frequency of occurrence, the area inundated, and the depth of inundation. The base flood selected for this Chapter is representative of large floods which are characteristic of what can be expected to occur on the particular streams including the Missouri River and other water ways subject to this Chapter. It is in the general order of a flood which could be expected to have a one percent (1%) chance of occurrence in any one (1) year as delineated on the Federal Insurance Administrator's FIS, and illustrative materials for Platte County dated April 2, 2015 as amended, and any future revisions thereto.

SECTION 3. Parkville Municipal Code, Title IV, Chapter 400, Section 404.020, subsections A and B, are hereby repealed and replaced as follows:

- A. *Lands To Which Chapter Applies.* This Chapter shall apply to all lands within the jurisdiction of the City of Parkville, Missouri identified as numbered and unnumbered A Zones and AE Zones on the Flood Insurance Rate Maps (FIRMs) for Platte County on map panels 29165C0295D, 29165C0313D, 29165C0360D, 29165C0370D, 29165C0376D, 29165C0377D, 29165C0378D, 29165C0379D, 29165C0383D, 29165C0386D, 29165C0387D, 29165C0391D, and 29165C0392D dated April 2, 2015 as amended, and any future revisions thereto. In all areas covered by this Chapter, no development shall be permitted except through the issuance of a floodplain development permit granted by the Board of Aldermen or its duly designated representative under such safeguards and restrictions as the Board of Aldermen or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community, and as specifically noted in Section 404.040.
- B. *Floodplain Administrator.* The Assistant City Administrator is hereby designated as the Floodplain Administrator under this Chapter.

SECTION 4. Parkville Municipal Code, Title IV, Chapter 400, Section 404.020, subsection E, is hereby repealed and replaced as follows:

- E. *Interpretation.* In their interpretation and application, the provisions of this Chapter shall be held to be minimum requirements, shall be liberally construed in favor of the City of Parkville, and shall not be deemed a limitation or repeal of any other powers granted by the Missouri State Statutes.

SECTION 5. Parkville Municipal Code, Title IV, Chapter 400, Section 404.030, *Administration*, is hereby repealed and replaced as follows:

- A. *Floodplain Development Permit (Required).* A floodplain development permit shall be required for all proposed construction or other development, including the placement of manufactured homes, in the areas described in Section 404.020, A. No person, firm, corporation or unit of government shall initiate any development or substantial improvement or cause the same to be done without first obtaining a separate floodplain development permit for each structure or other development.

- B. *Designation Of Floodplain Administrator.* The Assistant City Administrator is hereby appointed to administer and implement the provisions of this Chapter.
- C. *Duties And Responsibilities Of Floodplain Administrator.* Duties of the Floodplain Administrator shall include, but not be limited to:
1. Review of all applications for floodplain development permits to assure that sites are reasonably safe from flooding and that the floodplain development permit requirements of this Chapter have been satisfied;
 2. Review of all applications for floodplain development permits for proposed development to assure that all necessary permits have been obtained from Federal, State or local governmental agencies from which prior approval is required by Federal, State or local law;
 3. Review all subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding;
 4. Issue floodplain development permits for all approved applications;
 5. Notify adjacent communities and the Missouri State Emergency Management Agency (Mo SEMA) prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency (FEMA);
 6. Assure that the flood carrying capacity is not diminished and shall be maintained within the altered or relocated portion of any watercourse.
 7. Verify and maintain a record of the actual elevation (in relation to mean sea level) of the lowest floor, including basement, of all new or substantially improved structures;
 8. Verify and maintain a record of the actual elevation (in relation to mean sea level) that the new or substantially improved non-residential structures have been floodproofed; and
 9. When floodproofing techniques are utilized for a particular non-residential structure, the Floodplain Administrator shall require certification from a registered professional engineer or architect.
- D. *Application For Floodplain Development Permit.* To obtain a floodplain development permit, the applicant shall first file a complete floodplain development permit application with the Floodplain Administrator for review and action. Every floodplain development permit application shall:
1. Describe the land on which the proposed work is to be done by lot, block and tract, house and street address, or similar description that will readily identify and specifically locate the proposed structure or work;
 2. Identify and describe the work to be covered by the floodplain development permit;

3. Indicate the use or occupancy for which the proposed work is intended;
4. Indicate the assessed value of the structure and the fair market value of the improvement;
5. Specify whether development is located in designated flood fringe or floodway;
6. Identify the existing base flood elevation and the elevation of the proposed development;
7. Give such other information as reasonably may be required by the Floodplain Administrator;
8. Be accompanied by plans and specifications for proposed construction; and
9. Be signed by the permittee or his authorized agent who may be required to submit evidence to indicate such authority.

SECTION 6. Parkville Municipal Code, Title IV, Chapter 400, Section 404.040, subsection A, 2, is hereby repealed and replaced as follows:

2. All areas identified as unnumbered A Zones on the FIRM are subject to inundation of the 100-year flood; however, the base flood elevation is not provided. Development within unnumbered A Zones is subject to all provisions of this Chapter. If Flood Insurance Study data is not available, the Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation or floodway data currently available from Federal, State or other sources.

SECTION 7. Parkville Municipal Code, Title IV, Chapter 400, Section 404.040, subsections A, 5 and 6, are hereby repealed and replaced as follows:

5. *Storage, material, and equipment*

- a. The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.
- b. Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning.

6. *Accessory structures.* Structures used solely for parking and limited storage purposes, not attached to any other structure on the site, of limited investment value, and not larger than four hundred (400) square feet, may be constructed at-grade and wet-floodproofed provided there is no human habitation or occupancy of the structure; the structure is of single-wall design; a variance has been granted from the standard floodplain management requirements of this Chapter; and a floodplain development permit has been issued.

SECTION 8. Parkville Municipal Code, Title IV, Chapter 400, Section 404.040, subsection B, 1, C, (1), is hereby repealed and replaced as follows:

- (1) A minimum of two (2) openings having a total net area of not less than one (1) square inch for every one (1) square foot of enclosed area subject to flooding shall be provided; and

SECTION 9. Parkville Municipal Code, Title IV, Chapter 400, Section 404.040, subsection D, 4, is hereby repealed and replaced as follows:

4. In unnumbered A Zones, the community shall obtain, review and reasonably utilize any base flood elevation or floodway data currently available from Federal, State, or other sources as set forth in Section 404.040(A)(2).

SECTION 10. Parkville Municipal Code, Title IV, Chapter 400, Section 404.050, subsections A through D, are hereby repealed and replaced as follows:

- A. *Establishment Of Appeal Board.* The Board of Zoning Adjustment as established by the City of Parkville shall hear and decide appeals and requests for variances from the floodplain management requirements of this Chapter.
- B. *Responsibility Of Appeal Board.* Where an application for a floodplain development permit or request for a variance from the floodplain management regulations is denied by the Floodplain Administrator, the applicant may apply for such floodplain development permit or variance directly to the Appeal Board, as defined in Section 404.050(A).

The Appeal Board shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this Chapter.

- C. *Further Appeals.* Any person aggrieved by the decision of the Appeal Board or any taxpayer may appeal such decision to the Platte County Circuit Court as provided in RSMo 89.110.
- D. *Floodplain Management Variance Criteria.* In passing upon such applications for variances, the Board of Zoning Adjustment shall consider all technical data and evaluations, all relevant factors, standards specified in other Sections of this Chapter, and the following criteria:
 1. The danger to life and property due to flood damage;
 2. The danger that materials may be swept onto other lands to the injury of others;
 3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 4. The importance of the services provided by the proposed facility to the community;
 5. The necessity to the facility of a waterfront location, where applicable;
 6. The availability of alternative locations, not subject to flood damage, for the proposed use;

7. The compatibility of the proposed use with existing and anticipated development;
8. The relationship of the proposed use to the Comprehensive Plan and Floodplain Management Program for that area;
9. The safety of access to the property in times of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters, if applicable, expected at the site; and
11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems; streets; and bridges.

SECTION 11. Parkville Municipal Code, Title IV, Chapter 400, Section 404.050, subsection F, is hereby repealed and replaced as follows:

- F. *Conditions For Approving Variances For Accessory Structures.* Any variance granted for an accessory structure shall be decided individually based on a case-by-case analysis of the building's unique circumstances. Variances granted shall meet the following conditions as well as those criteria and conditions set forth in Section 404.050(D) and (E) of this Chapter.

In order to minimize flood damages during the 100-year flood and the threat to public health and safety, the following conditions shall be included for any variance issued for accessory structures that are constructed at-grade and wet-floodproofed.

1. Use of the accessory structures must be solely for parking and limited storage purposes in flood-prone areas only.
2. For any new or substantially damaged accessory structures, the exterior and interior building components and elements (i.e., foundation, wall framing, exterior and interior finishes, flooring, etc.) below highest adjacent grade, must be built with flood-resistant materials in accordance with Section 404.040(A)(4)(b) of this Chapter.
3. The accessory structures must be adequately anchored to prevent flotation, collapse or lateral movement of the structure in accordance with Section 404.040(A)(4)(a) of this Chapter. All of the building's structural components must be capable of resisting specific flood-related forces including hydrostatic, buoyancy, and hydrodynamic and debris impact forces.
4. Any mechanical, electrical, or other utility equipment must be located above highest adjacent grade or floodproofed so that they are contained within a watertight, floodproofed enclosure that is capable of resisting damage during flood conditions in accordance with Section 404.040(A)(4)(d) of this Chapter.
5. The accessory structures must meet all National Flood Insurance Program (NFIP) opening requirements. The NFIP requires that enclosure or foundation walls, subject to the 100-year flood, contain openings that will permit the automatic entry and exit of

floodwaters in accordance with the NFIP regulations.

6. Equipment, machinery, or other contents must be protected from any flood damage.
7. No disaster relief assistance under any program administered by any Federal agency shall be paid for any repair or restoration costs of the accessory structures.
8. A community shall notify the applicant in writing over the signature of a community official that:
 - a. The issuance of a variance to construct a structure below highest adjacent grade will result in increased premium rates for flood insurance up to amounts as high as twenty-five dollars (\$25.00) for every one hundred dollars (\$100.00) of insurance coverage; and
 - b. Such construction below highest adjacent grade increases risks to life and property. Such notification shall be maintained with the record of all variance actions as required by this Chapter.
9. Wet-floodproofing construction techniques must be reviewed and approved by the Floodplain Administrator and a professional engineer or architect registered in the State of Missouri prior to the issuance of any floodplain development permit for construction.

SECTION 12. Parkville Municipal Code, Title IV, Chapter 400, Section 404.070, *Amendments*, is hereby repealed and replaced as follows:

The regulations, restrictions, and boundaries set forth in this Chapter may from time to time be amended, supplemented, changed, or repealed to reflect any and all changes in the National Flood Disaster Protection Act of 1973, provided, however, that no such action may be taken until after a public hearing in relation thereto, at which parties of interest and citizens shall have an opportunity to be heard. All notices shall be in accordance with the requirements of Chapter 483, *Changes and Amendments*, Section 483.030, *Public Hearing*. A copy of such amendments will be provided to the Region VII office of the Federal Emergency Management Agency (FEMA). The regulations of this Chapter are in compliance with the National Flood Insurance Program (NFIP) regulations.

SECTION 13. Parkville Municipal Code, Title IV, Chapter 400, Section 404.0870, *Definitions*, is hereby amended to repeal and replace the definitions for “appurtenant structure,” “development,” “existing structure,” “floodproofing,” “participating community (also known as an eligible community),” “principally above ground,” “start of construction,” “substantial damage,” and “substantial improvement,” and to add a definition for “substantially improved existing manufactured home parks or subdivisions,” all as follows:

APPURTENANT STRUCTURE

A structure that is on the same parcel of property as the principle structure to be insured and the use of which is incidental to the use of the principal structure.

DEVELOPMENT

Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, levees, levee systems, mining, dredging, filling, grading,

paving, excavation or drilling operations, or storage of equipment or materials.

EXISTING CONSTRUCTION

For the purposes of determining rates, structures for which the “start of construction” commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. “*Existing construction*” may also be referred to as “*existing structures*.”

FLOODPROOFING

Any combination of structural and nonstructural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, or structures and their contents.

PARTICIPATING COMMUNITY (ALSO KNOWN AS AN ELIGIBLE COMMUNITY)

Also known as an “*eligible community*,” means a community in which the Administrator has authorized the sale of flood insurance.

PRINCIPALLY ABOVE GROUND

That at least fifty one percent (51%) of the actual cash value of the structure, less land value, is above ground.

START OF CONSTRUCTION

Includes substantial improvements, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvements were within one hundred eighty (180) days of the permit date. The **actual start** means either the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, the installation of streets and/or walkways, excavation for a basement, footings, piers, foundations, the erection of temporary forms, nor installation on the property of accessory structures, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial-improvement, the **actual start of construction** means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

SUBSTANTIAL DAMAGE

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred. The term includes Repetitive Loss buildings (see definition).

1. Any project for improvement of a building required to comply with existing health, sanitary, or safety code specifications which have been identified by the Code Enforcement Official and which are solely necessary to assure safe living conditions, or
2. Any alteration of a “historic structure” provided that the alteration will not preclude the structure’s continued designation as a “historic structure,” or
3. Any improvement to a building.

SUBSTANTIAL IMPROVEMENT

Any combination of reconstruction, alteration, or improvement to a building, taking place during a 10 year period, in which the cumulative percentage of improvement equals or exceeds fifty percent of the current market value of the building. For the purposes of this definition, an improvement occurs when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. This term includes structures, which have incurred "repetitive loss" or "substantial damage," regardless of the actual repair work done.

The term does not apply to:

1. any project for improvement of a building required to comply with existing health, sanitary, or safety code specifications which have been identified by the Code Enforcement Official and which are solely necessary to assure safe living conditions, or
2. any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure." or
3. any building that has been damaged from any source or is categorized as repetitive loss.

SUBSTANTIALLY IMPROVED EXISTING MANUFACTURED HOME PARKS OR SUBDIVISIONS

Where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds fifty percent (50%) of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

SECTION 14. The Flood Insurance Study for Platte County dated April 2, 2015 as listed in Section 2 of this ordinance and the specific Flood Insurance Rate Map panels for Platte County dated April 2, 2015 as listed in Section 3 of this ordinance, are hereby adopted by reference, and shall be kept on file at Parkville City Hall for public use, inspection and examination.

SECTION 15. This ordinance shall become effective April 2, 2015.

PASSED and APPROVED by the Board of Aldermen of the City of Parkville, Missouri this 17th day of February 2015.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney

Section 404.010: Statutory Authorization, Findings of Fact and Purpose.

- A. *Statutory Authorization.* The legislature of the State of Missouri has in ~~Section 89-020, RSMo.,~~ 79.110 delegated the responsibility to local governmental units to adopt floodplain management regulations designed to protect the health, safety and general welfare. Therefore, the Board of Aldermen of the City of Parkville, Missouri, ordains as follows.
- B. *Findings Of Fact.*
1. *Flood losses resulting from periodic inundation.* The special flood hazard areas of the City of Parkville, Missouri, are subject to inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
 2. *General causes of the flood losses.* These flood losses are caused by:
 - a. The cumulative effect of development in any delineated floodplain causing increases in flood heights and velocities; and
 - b. The occupancy of flood hazard areas by uses vulnerable to floods, hazardous to others, inadequately elevated, or otherwise unprotected from flood damages.
 3. *Methods used to analyze flood hazards.* The Flood Insurance Study (FIS) that is the basis of this Chapter uses a standard engineering method of analyzing flood hazards which consist of a series of interrelated steps.
 - a. Selection of a base flood that is based upon engineering calculations which permit a consideration of such flood factors as its expected frequency of occurrence, the area inundated, and the depth of inundation. The base flood selected for this Chapter is representative of large floods which are characteristic of what can be expected to occur on the particular streams including the Missouri River and other water ways subject to this Chapter. It is in the general order of a flood which could be expected to have a one percent (1%) chance of occurrence in any one (1) year as delineated on the Federal Insurance Administrator's FIS, and illustrative materials for Platte County dated May 15, 1978, April 2, 2015 as amended, and any future revisions thereto.
 - b. Calculation of water surface profiles are based on a standard hydraulic engineering analysis of the capacity of the stream channel and overbank areas to convey the regulatory flood.
 - c. Computation of a floodway required to convey this flood without increasing flood heights more than one (1) foot at any point.
 - d. Delineation of floodway encroachment lines within which no development is permitted that would cause any increase in flood height.
 - e. Delineation of flood fringe, i.e., that area outside the floodway encroachment lines, but still subject to inundation by the base flood.

- C. *Statement Of Purpose.* It is the purpose of this Chapter to promote the public health, safety, and general welfare; to minimize those losses described in Section 404.010, Subsection B, 1; to establish or maintain the community's eligibility for participation in the National Flood Insurance Program (NFIP) as defined in 44 Code of Federal Regulations (CFR) 59.22(a)(3); and to meet the requirements of 44 CFR 60.3(d) by applying the provisions of this Chapter to:
1. Restrict or prohibit uses that are dangerous to health, safety or property in times of flooding or cause undue increases in flood heights or velocities;
 2. Require uses vulnerable to floods, including public facilities that serve such uses, be provided with flood protection at the time of initial construction; and
 3. Protect individuals from buying lands that are unsuited for the intended development purposes due to the flood hazard.

Section 404.020: General Provisions.

- A. *Lands To Which Chapter Applies.* This Chapter shall apply to all lands within the jurisdiction of the City of Parkville, Missouri identified as numbered and unnumbered A Zones and AE Zones on the Flood Insurance Rate ~~Map (FIRM)~~Maps (FIRMs) for Platte County on map panels 29165C0295D, 29165C0313D, 29165C0360D, 29165C0370D, 29165C0376D, 29165C0377D, 29165C0378D, 29165C0379D, 29165C0383D, 29165C0386D, 29165C0387D, 29165C0391D, and Flood Boundary and Floodway Map (FBFM)29165C0392D dated ~~May 15, 1978,~~ April 2, 2015 as amended, and any future revisions thereto. In all areas covered by this Chapter, no development shall be permitted except through the issuance of a floodplain development permit granted by the Board of Aldermen or its duly designated representative under such safeguards and restrictions as the Board of Aldermen or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community, and as specifically noted in Section 404.040.
- B. *Floodplain Administrator.* The Assistant City Administrator is hereby designated as the Floodplain Administrator under this Chapter.
- C. *Compliance.* No development located within the special flood hazard areas of this community shall be located, extended, converted or structurally altered without full compliance with the terms of this Chapter and other applicable regulations.
- D. *Abrogation And Greater Restrictions.* It is not intended by this Chapter to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this Chapter imposes greater restrictions, the provisions of this Chapter shall prevail. All other ordinances inconsistent with this Chapter are hereby repealed to the extent of the inconsistency only.
- E. *Interpretation.* In their interpretation and application, the provisions of this Chapter shall be held to be minimum requirements, shall be liberally construed in favor of the Governing BodyCity of Parkville, and shall not be deemed a limitation or repeal of any other powers granted by the Missouri State Statutes.
- F. *Warning And Disclaimer Of Liability.* The degree of flood protection required by this Chapter is considered reasonable for regulatory purposes and is based on engineering and scientific

methods of study. Larger floods may occur on rare occasions or the flood heights may be increased by manmade or natural causes, such as ice jams and bridge openings restricted by debris. This Chapter does not imply that areas outside the floodway and flood fringe or land uses permitted within such areas will be free from flooding or flood damage. This Chapter shall not create a liability on the part of the City of Parkville, any officer or employee thereof for any flood damages that may result from reliance on this Chapter or any administrative decision lawfully made thereunder.

- G. *Severability*. If any Section, clause, provision or portion of this Chapter is adjudged unconstitutional or invalid by a court of appropriate jurisdiction, the remainder of this Chapter shall not be affected thereby.

Section 404.030: Administration.

- A. *Floodplain Development Permit (Required)*. A floodplain development permit shall be required for all proposed construction or other development, including the placement of manufactured homes, in the areas described in Section 404.020 ~~(A)~~. No person, firm, corporation or unit of government shall initiate any development or substantial improvement or cause the same to be done without first obtaining a separate floodplain development permit for each structure or other development.
- B. *Designation Of Floodplain Administrator*. The Assistant City Administrator is hereby appointed to administer and implement the provisions of this Chapter.
- C. *Duties And Responsibilities Of Floodplain Administrator*. Duties of the City Floodplain Administrator shall include, but not be limited to:
1. Review of all applications for floodplain development permits to assure that sites are reasonably safe from flooding and that the floodplain development permit requirements of this Chapter have been satisfied;
 2. Review of all applications for floodplain development permits for proposed development to assure that all necessary permits have been obtained from Federal, State or local governmental agencies from which prior approval is required by Federal, State or local law;
 3. Review all subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding;
 4. Issue floodplain development permits for all approved applications;
 5. Notify adjacent communities and the Missouri State Emergency Management Agency (Mo SEMA) prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency (FEMA);
 6. ~~Assure that maintenance is provided~~ Assure that the flood carrying capacity is not diminished and shall be maintained within the altered or relocated portion of any watercourse ~~so that the flood carrying capacity is not diminished;~~

7. Verify and maintain a record of the actual elevation (in relation to mean sea level) of the lowest floor, including basement, of all new or substantially improved structures;
8. Verify and maintain a record of the actual elevation (in relation to mean sea level) that the new or substantially improved non-residential structures have been floodproofed; and
9. When floodproofing techniques are utilized for a particular non-residential structure, the CityFloodplain Administrator shall require certification from a registered professional engineer or architect.

D. *Application For Floodplain Development Permit.* To obtain a floodplain development permit, the applicant shall first file ana complete floodplain development permit application in writing on a form furnished with the Floodplain Administrator for that purpose review and action. Every floodplain development permit application shall:

1. Describe the land on which the proposed work is to be done by lot, block and tract, house and street address, or similar description that will readily identify and specifically locate the proposed structure or work;
2. Identify and describe the work to be covered by the floodplain development permit;
3. Indicate the use or occupancy for which the proposed work is intended;
4. Indicate the assessed value of the structure and the fair market value of the improvement;
5. Specify whether development is located in designated flood fringe or floodway;
6. Identify the existing base flood elevation and the elevation of the proposed development;
7. Give such other information as reasonably may be required by the CityFloodplain Administrator;
8. Be accompanied by plans and specifications for proposed construction; and
9. Be signed by the permittee or his authorized agent who may be required to submit evidence to indicate such authority.

Section 404.040: Provisions For Flood Hazard Reduction.

A. General Standards.

1. No permit for floodplain development shall be granted for new construction substantial improvements, and other improvements, including the placement of manufactured homes, within any numbered or unnumbered A Zones and AE Zones, unless the conditions of this Section are satisfied.
2. All areas identified as unnumbered A Zones on the FIRM are subject to inundation of the 100-year flood; however, the base flood elevation is not provided. Development within unnumbered A Zones is subject to all provisions of this Chapter. If Flood Insurance

Study data is not available, the ~~community~~Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation or floodway data currently available from Federal, State or other sources.

3. Until a floodway is designated, no new construction, substantial improvements or other development, including fill, shall be permitted within any numbered A Zone or AE Zone on the FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community.
4. All new construction, subdivision proposals, substantial improvements, prefabricated structures, placement of manufactured homes, and other developments shall require:
 - a. Design or adequate anchorage to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
 - b. Construction with materials resistant to flood damage;
 - c. Utilization of methods and practices that minimize flood damages;
 - d. All electrical, heating, ventilation, plumbing, air-conditioning equipment, and other service facilities be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
 - e. New or replacement water supply systems and/or sanitary sewage systems be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems be located so as to avoid impairment or contamination; and
 - f. Subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, located within special flood hazard areas are required to assure that:
 - (1) All such proposals are consistent with the need to minimize flood damage;
 - (2) All public utilities and facilities, such as sewer, gas, electrical, and water systems, are located and constructed to minimize or eliminate flood damage;
 - (3) Adequate drainage is provided so as to reduce exposure to flood hazards; and
 - (4) All proposals for development, including proposals for manufactured home parks and subdivisions, of five (5) acres or fifty (50) lots, whichever is lesser, include within such proposals base flood elevation data.

~~(5) Storage, material, and equipment.~~

- ~~(a)~~ The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.

(b)-₂ Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning.

(6)-₂ *Accessory structures.* Structures used solely for parking and limited storage purposes, not attached to any other structure on the site, of limited investment value, and not larger than four hundred (400) square feet, may be constructed at-grade and wet-floodproofed provided there is no human habitation or occupancy of the structure; the structure is of single-wall design; a variance has been granted from the standard floodplain management requirements of this Chapter; and a floodplain development permit has been issued.

B. *Specific Standards.*

1. In all areas identified as numbered and unnumbered A Zones and AE Zones, where base flood elevation data have been provided, as set forth in Section 404.040(A)(2), the following provisions are required:

a. *Residential construction.* New construction or substantial improvement of any residential structures, including manufactured homes, shall have the lowest floor, including basement, elevated to a minimum of one (1) foot above the base flood elevation.

b. *Non-residential construction.* New construction or substantial improvement of any commercial, industrial or other non-residential structures, including manufactured homes, shall have the lowest floor, including basement, elevated to a minimum of one (1) foot above the base flood elevation or, together with attendant utility and sanitary facilities, be floodproofed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this Subsection are satisfied. Such certification shall be provided to the Floodplain Administrator as set forth in Section 404.030(C)(9).

c. Require, for all new construction and substantial improvements, that fully enclosed areas below lowest floor used solely for parking of vehicles, building access or storage in an area other than a basement and that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

(1) A minimum of two (2) openings having a total net area of not less than one (1) square inch for every one (1) square foot of enclosed area subject to flooding shall be provided; and

(2) The bottom of all openings shall be no higher than one (1) foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

C. *Manufactured Homes.*

1. All manufactured homes to be placed within all unnumbered and numbered A Zones and AE Zones, on the community's FIRM shall be required to be installed using methods and practices that minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors.
 2. Require manufactured homes that are placed or substantially improved within unnumbered or numbered A Zones and AE Zones on the community's FIRM on sites:
 - a. Outside of manufactured home park or subdivision;
 - b. In a new manufactured home park or subdivision;
 - c. In an expansion to an existing manufactured home park or subdivision; or
 - d. an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as the result of a flood be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to a minimum of one (1) foot above the base flood elevation and be securely attached to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
 3. Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within all unnumbered and numbered A Zones and AE Zones on the community's FIRM, that are not subject to the provisions of Section 404.040(C)(2) of this Chapter, be elevated so that either:
 - a. The lowest floor of the manufactured home is a minimum of one (1) foot above the base flood level; or
 - b. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade and be securely attached to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
- D. *Floodway*. Located within areas of special flood hazard established in Section 404.020(A) are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters that carry debris and potential projectiles, the following provisions shall apply:
1. The community shall select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designed to carry the waters of the base flood without increasing the water surface elevation of that flood more than one (1) foot at any point.
 2. The community shall prohibit any encroachments, including fill, new construction, substantial improvements and other development, within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed

encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

3. If Section 404.040(D)(2) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section 404.040.
4. In unnumbered A Zones, the community shall obtain, review and reasonably utilize any base flood elevation or floodway data currently available from ~~Feral~~Federal, State, or other sources as set forth in Section 404.040(A)(2).

E. *Recreational Vehicles*. Require that recreational vehicles placed on sites within all unnumbered and numbered A Zones and AE Zones on the community's FIRM either:

1. Be on the site for fewer than one hundred eighty (180) consecutive days; or
2. Be fully licensed and ready for highway use*; or
3. Meet the permitting, elevation, and the anchoring requirements for manufactured homes of this Chapter.

* A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions.

Section 404.050: Floodplain Management Variance Procedures.

A. *Establishment Of Appeal Board*. The Board of ~~Aldermen~~Zoning Adjustment as established by the City of Parkville shall hear and decide appeals and requests for variances from the floodplain management requirements of this Chapter.

B. *Responsibility Of Appeal Board*. Where an application for a floodplain development permit or request for a variance from the floodplain management regulations is denied by the City Floodplain Administrator, the applicant may apply for such floodplain development permit or variance directly to the Appeal Board, as defined in Section 404.050(A).

The Appeal Board ~~of Aldermen~~ shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the City Floodplain Administrator in the enforcement or administration of this Chapter.

C. *Further Appeals*. Any person aggrieved by the decision of the Appeal Board ~~of Aldermen~~ or any taxpayer may appeal such decision to the Platte County Circuit Court ~~of Platte County~~ as provided in ~~Section RSMo~~ 89.110, ~~RSMo~~.

D. *Floodplain Management Variance Criteria*. In passing upon such applications for variances, the Board of ~~Aldermen~~Zoning Adjustment shall consider all technical data and evaluations, all relevant factors, standards specified in other Sections of this Chapter, and the following criteria:

1. The danger to life and property due to flood damage;
2. The danger that materials may be swept onto other lands to the injury of others;

3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the community;
5. The necessity to the facility of a waterfront location, where applicable;
6. The availability of alternative locations, not subject to flood damage, for the proposed use;
7. The compatibility of the proposed use with existing and anticipated development;
8. The relationship of the proposed use to the Comprehensive Plan and Floodplain Management Program for that area;
9. The safety of access to the property in times of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters, if applicable, expected at the site; and
11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems; streets; and bridges.

E. *Conditions For Approving Floodplain Management Variances.*

1. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half ($\frac{1}{2}$) acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing Subparagraphs (2) through (6) below have been fully considered. As the lot size increases beyond the one-half ($\frac{1}{2}$) acre, the technical justification required for issuing the variance increases.
2. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places, the State Inventory of Historic Places, or local inventory of historic places upon determination provided the proposed activity will not preclude the structure's continued historic designation.
3. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
4. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
5. Variances shall only be issued upon:
 - a. A showing of good and sufficient cause;
 - b. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and

- c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
6. A community shall notify the applicant in writing over the signature of a community official that:
- a. The issuance of a variance to construct a structure below base flood level will result in increased premium rates for flood insurance up to amounts as high as twenty-five dollars (\$25.00) for one hundred dollars (\$100.00) of insurance coverage; and
 - b. Such construction below the base flood level increases risks to life and property. Such notification shall be maintained with the record of all variance actions as required by this Chapter.
- F. *Conditions For Approving Variances For Accessory Structures.* Any variance granted for an accessory structure shall be decided individually based on a case-by-case analysis of the building's unique circumstances. Variances granted shall meet the following conditions as well as those criteria and conditions set forth in Section 404.050(D) and (E) of this Chapter.

In order to minimize flood damages during the 100-year flood and the threat to public health and safety, the following conditions shall be included for any variance issued for accessory structures that are constructed at-grade and wet-floodproofed.

1. Use of the accessory structures must be solely for parking and limited storage purposes in ~~Zone A flood-prone areas~~ only ~~as identified on the community's Flood Insurance Rate Map (FIRM).~~
- 2.- For any new or substantially damaged accessory structures, the ~~exterior~~exterior and interior building components and elements (i.e., foundation, wall framing, exterior and interior finishes, flooring, etc.) below ~~the base flood elevation~~highest adjacent grade, must be built with flood-resistant materials in accordance with Section 404.040(A)(4)(b) of this Chapter.
3. The accessory structures must be adequately anchored to prevent flotation, collapse or lateral movement of the structure in accordance with Section 404.040(A)(4)(a) of this Chapter. All of the building's structural components must be capable of resisting specific flood-related forces including hydrostatic, buoyancy, and hydrodynamic and debris impact forces.
- 4.- Any mechanical, electrical, or other utility equipment must be located above ~~the base flood elevation~~highest adjacent grade or floodproofed so that they are contained within a watertight, floodproofed enclosure that is capable of resisting damage during flood conditions in accordance with Section 404.040(A)(4)(d) of this Chapter.
- 5.- The accessory structures must meet all National Flood Insurance Program (NFIP) opening requirements. The NFIP requires that enclosure or foundation walls, subject to the 100-year flood, contain openings that will permit the automatic entry and exit of floodwaters in accordance with ~~Section 404.040(B)(1)(c) of this Chapter~~the NFIP regulations.

~~6. The accessory structures must comply with the floodplain management floodway encroachment provisions of Section 404.040(D)(2) of this Chapter. No variances may be issued for accessory structures within any designated floodway, if any increase in flood levels would result during the 100-year flood.~~

~~7. Equipment, machinery, or other contents must be protected from any flood damage.~~

~~8.7.~~ No disaster relief assistance under any program administered by any Federal agency shall be paid for any repair or restoration costs of the accessory structures.

~~9.8.~~ A community shall notify the applicant in writing over the signature of a community official that:

a. The issuance of a variance to construct a structure below ~~base flood level~~highest adjacent grade will result in increased premium rates for flood insurance up to amounts as high as twenty-five dollars (\$25.00) for every one hundred dollars (\$100.00) of insurance coverage; and

b. Such construction below ~~the base flood level~~highest adjacent grade increases risks to life and property. Such notification shall be maintained with the record of all variance actions as required by this Chapter.

~~109.~~ Wet-floodproofing construction techniques must be reviewed and approved by the ~~community~~Floodplain Administrator and ~~registered~~a professional engineer or architect registered in the State of Missouri prior to the issuance of any floodplain development permit for construction.

Section 404.060: Penalties For Violation.

Violation of the provisions of this Chapter or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with granting of variances) shall constitute a misdemeanor. Any person who violates this Chapter or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than five hundred dollars (\$500.00), and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of Parkville or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.

Section 404.070: Amendments.

The regulations, restrictions, and boundaries set forth in this Chapter may from time to time be amended, supplemented, changed, or appealed to reflect any and all changes in the National Flood Disaster Protection Act of 1973, provided, however, that no such action may be taken until after a public hearing in relation thereto, at which parties of interest and citizens shall have an opportunity to be heard. ~~Notice of the time and place of such hearing shall be published in a newspaper of general circulation in Platte County. At least twenty (20) days shall elapse between the date of this publication and the public hearing. All notices shall be in accordance with the requirements of Chapter 483, Changes and Amendments, Section 483.030, Public Hearing.~~ A copy of such amendments will be provided to the Region VII office of the Federal

Emergency Management Agency (FEMA). The regulations of this Chapter are in compliance with the National Flood Insurance Program (NFIP) regulations.

Section 404.080: Definitions.

Unless specifically defined below, words or phrases used in this Chapter shall be interpreted so as to give them the same meaning they have in common usage and to give this Chapter its most reasonable application.

100-YEAR FLOOD

See “*BASE FLOOD*.”

ACCESSORY STRUCTURE

The same as “*APPURTENANT STRUCTURE*.”

ACTUARIAL RATES

See “*RISK PREMIUM RATES*.”

ADMINISTRATOR

The Federal Insurance Administrator.

AGENCY

The Federal Emergency Management Agency (FEMA).

AGRICULTURAL COMMODITIES

Agricultural products and livestock.

AGRICULTURAL STRUCTURE

Any structure used exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities.

APPEAL

A request for review of the Floodplain Administrator's interpretation of any provision of this Chapter or a request for a variance.

APPURTENANT STRUCTURE

A structure that is on the same parcel of property as the ~~principal~~ **principle** structure to be insured and the use of which is incidental to the use of the principal structure.

AREA OF SPECIAL FOOD HAZARD

The land in the floodplain within a community subject to a one percent (1%) or greater chance of flooding in any given year.

BASE FLOOD

The flood having a one percent (1%) chance of being equaled or exceeded in any given year.

BASEMENT

Any area of the structure having its floor subgrade (below ground level) on all sides.

BUILDING

See “*STRUCTURE*.”

CHIEF EXECUTIVE OFFICER or CHIEF ELECTED OFFICIAL

The official of the community who is charged with the authority to implement and administer laws, ordinances and regulations for that community.

COMMUNITY

Any State or area or political subdivision thereof which has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction.

DEVELOPMENT

Any ~~manmade~~man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, levees, levee systems, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

ELEVATED BUILDING

For insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings or columns.

ELIGIBLE COMMUNITY or PARTICIPATING COMMUNITY

A community for which the Administrator has authorized the sale of flood insurance under the National Flood Insurance Program (NFIP).

EXISTING CONSTRUCTION

For the purposes of determining rates, structures for which the “start of construction” commenced before the effective date of the FIRM or before January 1, 1975, for ~~FIRM's~~FIRMs effective before that date. “*Existing construction*” may also be referred to as “*existing structures*”.

EXISTING MANUFACTURED HOME PARK or SUBDIVISION

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FLOOD or FLOODING

A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland; and/or
2. The unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD BOUNDARY AND FLOODWAY MAP (FBFM)

An official map of a community on which the Administrator has delineated both special flood hazard areas and the designated regulatory floodway.

FLOOD ELEVATION DETERMINATION

A determination by the Administrator of the water surface elevations of the base flood, that is, the flood level that has a one percent (1%) or greater chance of occurrence in any given year.

FLOOD ELEVATION STUDY

An examination, evaluation and determination of flood hazards.

FLOOD FRINGE

The area outside the floodway encroachment lines, but still subject to inundation by the regulatory flood.

FLOOD HAZARD BOUNDARY MAP (FHBM)

An official map of a community, issued by the Administrator, where the boundaries of the flood areas having special flood hazards have been designated as (unnumbered or numbered) A Zones.

FLOOD INSURANCE RATE MAP (FIRM)

An official map of a community on which the Administrator has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS)

An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations.

FLOODPLAIN or FLOOD-PRONE AREA

Any land area susceptible to being inundated by water from any source (see "*FLOODING*").

FLOODPLAIN MANAGEMENT

The operation of an overall program of corrective and preventive measures for reducing flood damage including, but not limited to, emergency preparedness plans, flood control works, and floodplain management regulations.

FLOODPLAIN MANAGEMENT REGULATIONS

Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain and grading ordinances) and other applications of police power. The term describes such State or local regulations, in any combination thereof, that provide standards for the purpose of flood damage prevention and reduction.

FLOODPROOFING

Any combination of structural and ~~non-structural~~ nonstructural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, or structures and their contents.

FLOODWAY or REGULATORY FLOODWAY

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

FLOODWAY ENCROACHMENT LINES

The lines marking the limits of floodways on Federal, State and local floodplain maps.

FREEBOARD

A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. “Freeboard” tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as bridge openings and the hydrological effect of urbanization of the watershed.

FUNCTIONALLY DEPENDENT USE

A use that cannot perform its intended purpose unless it is located or carried out in close proximity to water. This term includes only docking facilities and facilities that are necessary for the loading and unloading of cargo or passengers, but does not include long-term storage or related manufacturing facilities.

HIGHEST ADJACENT GRADE

The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE

Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a State Inventory of Historic Places in States with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved State program as determined by the Secretary of the Interior; or
 - b. Directly by the Secretary of the Interior in States without approved programs.

LOWEST FLOOR

The lowest floor of the lowest enclosed area, including basement. An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable floodproofing design requirements of this Chapter.

MANUFACTURED HOME

A structure, transportable in one (1) or more sections, that is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “*manufactured home*” does not include a “*recreational vehicle*.”

MANUFACTURED HOME PARK or SUBDIVISION

A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

MAP

The Flood Hazard Boundary Map (FHBM), Flood Insurance Rate Map (FIRM), or the Flood Boundary and Floodway Map (FBFM) for a community issued by the Federal Emergency Management Agency (FEMA).

MARKET VALUE or FAIR MARKET VALUE

An estimate of what is fair, economic, just and equitable value under normal local market conditions.

MEAN SEA LEVEL

For purposes of the National Flood Insurance Program (NFIP), the National Geodetic Vertical Datum (NGVD) of 1929 or other datum to which base flood elevations shown on a community's Flood Insurance Rate Map (FIRM) are referenced.

NEW CONSTRUCTION

For the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "*new construction*" means structures for which the "start of construction" commenced on or after the effective date of the floodplain management regulations adopted by a community and includes any subsequent improvements to such structures.

NEW MANUFACTURED HOME PARK or SUBDIVISION

A manufactured home park or subdivision for which the construction of facilities for servicing the lot on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by the community.

NFIP

The National Flood Insurance Program (NFIP).

PARTICIPATING COMMUNITY (ALSO KNOWN AS AN ELIGIBLE COMMUNITY)

Also known as an "eligible community," means a community in which the Administrator has authorized the sale of flood insurance.

PERSON

Includes any individual or group of individuals, corporation, partnership, association or any other entity, including Federal, State and local governments and agencies.

PRINCIPALLY ABOVE GROUND

~~At~~That at least fifty- one percent (51%) of the actual cash value of the structure, less land value, is above ground.

RECREATIONAL VEHICLE

A vehicle which is:

5. Built on a single chassis;
6. Four hundred (400) square feet or less when measured at the largest horizontal projections;
7. Designed to be self-propelled or permanently towable by a light-duty truck; and
8. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

REMEDY A VIOLATION

To bring the structure or other development into compliance with Federal, State or local floodplain management regulations; or, if this is not possible, to reduce the impacts of its non-compliance.

RISK PREMIUM RATES

Those rates established by the Administrator pursuant to individual community studies and investigations which are undertaken to provide flood insurance in accordance with Section 1307 of the National Flood Disaster Protection Act of 1973 and the accepted actuarial principles. "*Risk premium rates*" include provisions for operating costs and allowances.

SPECIAL FLOOD HAZARD AREA

See "*AREA OF SPECIAL FLOOD HAZARD.*"

SPECIAL HAZARD AREA

An area having special flood hazards and shown on an FHBM, FIRM or FBFM as Zones (unnumbered or numbered) A and AE.

START OF CONSTRUCTION

Includes substantial improvements, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvements were within one hundred eighty (180) days of the permit date. The "**actual start**" means either the first ~~(1st)~~ placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, the installation of streets and/or walkways, excavation for a basement, footings, piers, foundations, the erection of temporary forms, nor installation on the property of accessory structures, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the "**actual start of construction**" means the first ~~(1st)~~ alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

STATE COORDINATING AGENCY

That agency of the State Government or other office designated by the Governor of the State or by State Statute at the request of the Administrator to assist in the implementation of the National Flood Insurance Program (NFIP) in that State.

STRUCTURE

For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. "*Structure*" for insurance purposes, means a walled and roofed building, other than a gas or liquid storage tank, that is principally above ground and affixed to a permanent site, as well as a manufactured home on a permanent foundation. For the latter purpose, the term includes a building while in the course of construction, alteration or repair, but does not include building materials or supplies intended for use in such construction, alteration or repair, unless such materials or supplies are within an enclosed building on the premises.

SUBSTANTIAL DAMAGE

Damage of any origin sustained by a structure whereby the cost of restoring the structure to ~~pre-its before~~ damaged condition would equal or exceed fifty percent (50%) of the market

value of the structure before the damage occurred. The term includes Repetitive Loss buildings (see definition).

SUBSTANTIAL IMPROVEMENT

~~Any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before “start of construction” of the improvement. This term includes structures which have incurred “substantial damage,” regardless of the actual repair work performed. The term does not, however, include either:~~

- ~~1. Any project for improvement of a structure building required to ~~correct~~ comply with existing ~~violations of State or local~~ health, sanitary, or safety code specifications that ~~which~~ have been identified by the ~~local~~ Code Enforcement Official and which are ~~the~~ minimum solely necessary to assure safe living conditions, or~~
- ~~2. Any alteration of a “historic structure” provided that the alteration will not preclude the structure’s continued designation as a “historic structure”, or~~
- ~~3. Any improvement to a building.~~

SUBSTANTIAL IMPROVEMENT

Any combination of reconstruction, alteration, or improvement to a building, taking place during a 10 year period, in which the cumulative percentage of improvement equals or exceeds fifty percent of the current market value of the building. For the purposes of this definition, an improvement occurs when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. This term includes structures, which have incurred “repetitive loss” or “substantial damage,” regardless of the actual repair work done.

The term does not apply to:

1. any project for improvement of a building required to comply with existing health, sanitary, or safety code specifications which have been identified by the Code Enforcement Official and which are solely necessary to assure safe living conditions, or
2. any alteration of a “historic structure” provided that the alteration will not preclude the ~~structure’s~~ structure’s continued designation as a “historic structure.” or
3. any building that has been damaged from any source or is categorized as repetitive loss.

SUBSTANTIALLY IMPROVED EXISTING MANUFACTURED HOME PARKS OR SUBDIVISIONS

Where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds fifty percent (50%) of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

VARIANCE

A grant of relief by the community from the terms of a floodplain management regulation. Flood insurance requirements remain in place for any varied use or structure and cannot be varied by the community.

VIOLATION

The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required by this Chapter is presumed to be in violation until such time as that documentation is provided.

WATER SURFACE ELEVATION

The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum where specified), of floods of various magnitudes and frequencies in the floodplain.

Staff Analysis

Agenda Item: 4.A

Proposal: Application to amend Parkville Municipal Code Chapter 404, Floodplain Management, to amend the existing floodplain management regulations, including the adoption of new Flood Insurance Rate Maps and the corresponding Flood Insurance Study.

Case No: PZ15-05

Applicant: City of Parkville Community Development Department

Exhibits:

- A. This staff report
- B. Proposed text amendments
- C. Power point presentation summarizing proposed amendments
- D. Low resolution pdf copies of the proposed April 2, 2015 FIRM panels (full sized maps to be on display at the meeting)

By Reference:

- A. High-resolution digital copies of the proposed April 2, 2015 FIRM panels (available online at <https://msc.fema.gov/portal/advanceSearch>)
- B. April 2, 2015 Flood Insurance Study for Platte County, Missouri and Incorporated Areas Volumes 1 and 2 (available online at <https://msc.fema.gov/portal/advanceSearch>)
- C. Parkville Municipal Code Title IV, Chapter 404, *Floodplain Management* (available on at <http://ecode360.com/27900958>)
- D. Public hearing notice published in the Platte County Landmark 1- 21-2015

Overview

The City of Parkville participates in the federal floodplain management program, regulating development and activities within designated flood hazard areas. These regulations are adopted in Parkville Municipal Code Chapter 404, Floodplain Management, which was last updated in 2000. The regulations reference separate Flood Insurance Rate Map (FIRM) panels which delineate 100-year floodplains, floodways and other flood hazard areas. These adopted panels were last updated over 35 years ago and are known to have limited accuracy.

The Federal Emergency Management Agency (FEMA) is in the process of remapping floodplains across the United States. Updated technology has allowed significantly more accurate flood plain mapping. In 2010, FEMA began the process of remapping floodplains and floodways in Platte County. Preliminary flood plain maps were provided for review and comment in 2010. These maps showed more accurate flood hazard delineations, in many cases reducing the designated floodplain and areas. The new maps also show the location of both the floodplain and floodway on a single map panels making hazard determinations easier (previously shown on separate panels). The new maps are also available in digital form and Platte County intends to make the delineations available through their County GIS mapping viewer, significantly increasing access to the information.

To help ensure the flood hazard delineations were accurate, public meetings were advertised and held in Parkville and Platte County to allow property owners and other interested parties to review the preliminary maps. In 2011, a formal three-month appeal period was provided to allow citizens the opportunity to appeal flood plain locations on these preliminary maps. Few comments were received from property owners in Parkville and the surrounding area since the majority of the changes were neutral or beneficial to the owners. These comments or appeals were reviewed by FEMA on a case by case basis and amendments were made where appropriate.

After the public comment period closed and final amendments were included, FEMA proceeded to a Letter of Final Determination. However, all updates were put on hold over concerns about how existing levies would be recognized. The map updates remained on hold through 2014.

In October 2014, FEMA notified Platte County and the City the new maps had finally been published, would become effective April 2, 2015, and the City had six months to adopt required floodplain ordinance updates. In November 2014, the City received the final maps and was authorized to proceed. In December 2014, City, County and staff from other jurisdictions in Platte County met with FEMA and Missouri State Emergency Management Agency (SEMA) members for training on implementation and further direction on adoption of the updates.

Review and Analysis

Attached are the proposed Floodplain Management updates showing minor changes required by FEMA and additional changes recommended by staff. These changes have been reviewed by FEMA and SEMA and verified to meet or exceed the minimum requirements for ongoing participation in the National Flood Insurance Program.

Low resolution pdf copies of the final FIRM panels are include in your packets. Unfortunately, the digital file sizes are too large to distribute by email or post on the City webpage, so paper copies of the final FIRM panels will be on display at the meeting and are available for viewing online at <https://msc.fema.gov/portal/advanceSearch>.

The required amendments to Chapter 404 included only minor updates to our existing regulations including adopting the new FIRM panels and supporting Flood Impact Study by reference. The changes do not change the enforcement or intent of these regulations.

Separately, with the exception of properties where floodplain and floodway boundaries have changed, the adoption does not change the flood insurance rates. Flood insurance rates have been increased recently, but are established separately and are not affected by the City's adoption of the regulation updates. Instead, adoption makes Parkville property owners eligible to buy federal flood insurance (whether they are located within the floodplain or not). Failure to adopt the required text amendments would result in suspension and ultimately removal from the program, disallowing Parkville property owners from buying federal flood insurance.

Staff Conclusion and Recommendation

Staff concludes that the proposed amendments:

- have been reviewed by FEMA and SEMA and verified to meet or exceed the requirements for eligibility for participation in the National Flood Insurance Program;
- promote public health, safety, and general welfare;

- help minimize loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base;
- restricts or prohibit uses that are dangerous to health, safety, or property in times of flooding or cause undue increases in flood heights or velocities;
- require uses vulnerable to floods, including public facilities that serve such uses, be provided with flood protection at the time of initial construction; and
- help protect individuals from buying lands that are unsuited for the intended development purposes due to the flood hazard.

Staff recommends approval of the text amendments and referenced FIRM panels and Flood Insurance Study as submitted.

It should be noted that this recommendation is made without knowledge of facts and testimony which may be presented during the required public hearing and that the conclusions herein are subject to change as a result of evaluating additional information.

Necessary Action

Following consideration of the proposed text amendments, referenced maps and studies and any testimony presented during the public hearing, the Planning Commission should recommend approval or denial of the application (with or without conditions) unless otherwise postponed. Unless tabled, the Planning Commission's action will be forwarded to the Board of Aldermen along with any explanation thereof for final action on Tuesday, February, 17, 2015 at 7:00 pm.

End of Memorandum

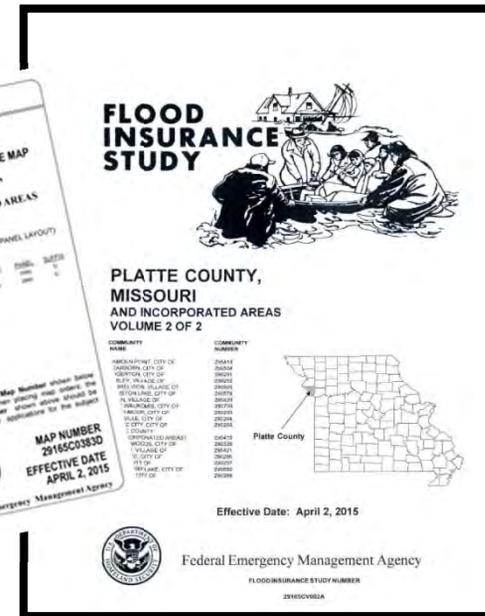
2-6-15

Sean Ackerson, AICP
Assistant City Administrator /
Community Development Director

Date



2015 Floodplain Regulations Update Overview





Required Updates

In order to comply with Federal 44 CFR 60.3 standards, prior to April 2, 2015, Parkville must adopt the new Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for those areas within our jurisdiction and ensure our floodplain ordinance meets minimum Federal requirements.

These standards are the minimum standards that must be met. The City may choose to adopt higher standards, and has done so in the past.



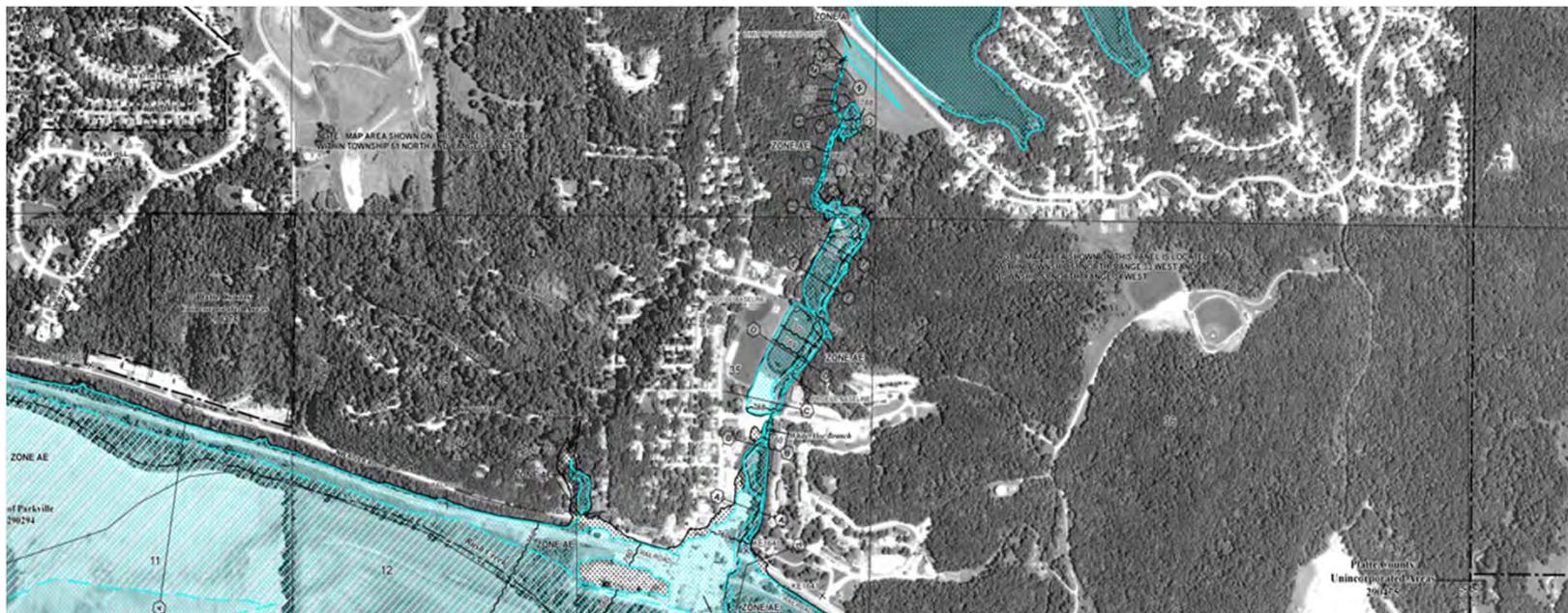
Required Updates

Specifically, Parkville must:

- Update City Code Chapter 404, *Floodplain Management*
- Adopt the April 2, 2015 Flood Insurance Study (FIS) 29165CV002A for Platte County, Missouri
- Adopt new Flood Insurance Rate Maps (FIRMs) for Platte County, including panels 29165C0295D, 29165C0313D, 29165C0360D, 29165C0370D, 29165C0376D, 29165C0377D, 29165C0378D, 29165C0379D, 29165C0383D, 29165C0386D, 29165C0387D, 29165C0391D, and 29165C0392D all dated April 2, 2015

44 CFR 60.3 (d)

Specifically the requirements of Section 44 CFR 60.3 (d) apply to Parkville due to the delineation of a base flood elevation and floodway. Parkville is currently subject to these standards and only minor changes are proposed. The primary change will be the adoption of more accurate floodplain mapping.



City Authority

In general, Parkville's Municipal Code forms local laws and includes the following information:

- Rationale and objectives for its creation.
- Administrative and enforcement procedures for its implementation.
- Specific requirements or regulations and standards to obtain the objectives of the ordinance.

The City's floodplain regulations for flood loss reduction obtain its authority from the police powers delegated by the State of Missouri through RSMo 79.110.

City Authority

The floodplain ordinance:

- Is legally enforceable.
- Can be applied uniformly to ALL development.
- Takes precedent over any less restrictive or conflicting laws, ordinances, or codes.
- Addresses the minimum Federal requirements (44 CFR 60.3).

Purpose

The purpose of adopting the proposed updates is to:

- Maintain the community's eligibility for participation in the National Flood Insurance Program (NFIP).
- Promote public health, safety, and general welfare.
- Minimize loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base.



Purpose

- Restrict or prohibit uses that are dangerous to health, safety, or property in times of flooding or cause undue increases in flood heights or velocities.
- Require uses vulnerable to floods, including public facilities that serve such uses, be provided with flood protection at the time of initial construction.
- Protect individuals from buying lands that are unsuited for the intended development purposes due to the flood hazard.

Benefits

- The community can participate in the National Flood Insurance Program (NFIP).
- New maps better delineate the floodplain and floodways, in many cases reducing the areas from the 1979 delineations.
- City minimizes risk to public health, safety and welfare.
- Helps minimize recurring loss and damages.
- Helps reduce insurance rates for the taxpayers.

History of Updates

- 2010 - FEMA began the process of more accurately mapping floodplains in Platte County.
- September 30, 2010 – Preliminary FIRM maps including resulting updates were provided.
- 2010/11 - Two public meetings were held to provide an opportunity for citizens to review the preliminary maps.
- March 9, 2011 – Notice of proposed changes and 90 day appeal process were advertised in the Platte County Landmark.
- March 16, 2011 – 2nd notice of changes and right to appeal advertised in the Platte County Landmark.
- February 16, 2011 – Notice of proposed changes advertised in Federal Register.

History of Updates

- June 14, 2011 – 90 day appeal period closes and FEMA addresses appeals on a case by case basis.
- 2011 through 2014 – FEMA put the Letter of Final Determination on hold to address concerns about levies and how they will be regulated.
- June 6, 2014 – FEMA notified Parkville that the hold was lifted and adoption will proceed.
- October 2, 2014 - FEMA notified Parkville the new maps had been published and must be adopted before April 2, 2015.
- November 14, 2014 – Final maps received.
- December 11, 2014 – SEMA provided training for Platte County communities and coordinated adoption.

Adoption process

- January 20, 2015 – Public presentation to the Board of Aldermen.
- January 21, 2015 – Notice of public hearing to adopt updated regulations and FIRM panels is published in the Platte County Landmark.
- February 10, 2015 – Updates considered by the Planning Commission.
- February 17, 2015 – Updates considered and adopted by the Board unless postponed.
- March 3, 2015 – Final consideration and adoption, if necessary.

History of Regulation in Parkville

- February 21, 1978 – Parkville adopts “Floodway and Floodway Fringe” Districts.
- May 15, 1978 – The FIRM panel for the area then encompassing Parkville was published.
- December 18, 1979 - The existing FIRM panels for Platte County were published.
- 1987 and 1999 – Updates to the Floodplain regulations were adopted.
- November 17, 2000 – The existing Floodplain Regulations in Chapter 404 were adopted.

LISTING OF COMMUNITIES

COMMUNITY NAME	COMMUNITY NUMBER	LOCATED ON PANEL(S)	INITIAL FIRM MAP DATE	INITIAL FIRM DATE	MOST RECENT FIRM PANEL DATE
CAMDEN POINT, CITY OF	295419	0185, 0205	APRIL 2, 2015	APRIL 2, 2015	APRIL 2, 2015
DEARBORN, CITY OF	295024	0307, 0309, 0369	SEPTEMBER 18, 1975	JUNE 15, 1979	APRIL 2, 2015
EDGERTON, CITY OF	290291	0308, 0113, 0202, 0290	DECEMBER 28, 1974	JUNE 4, 1980	APRIL 2, 2015
FARLEY, VILLAGE OF	290292	0387, 0289, 0295	DECEMBER 18, 1979	DECEMBER 18, 1979	APRIL 2, 2015
FERRERVIEW, VILLAGE OF	290295	0310, *0316	MAY 17, 1989	MAY 17, 1989	APRIL 2, 2015
HOUSTON LAKE, CITY OF	290378	0384, 0403	JUNE 21, 1977	APRIL 2, 2015	APRIL 2, 2015
IATAN, VILLAGE OF	295420	0151	APRIL 2, 2015	APRIL 2, 2015	APRIL 2, 2015
LAKE WAUKOMIS, CITY OF	290700	0382	SEPTEMBER 10, 1976	APRIL 15, 1980	APRIL 2, 2015
NORTHMOOR, CITY OF	290293	0403, 0411	JULY 19, 1974	MAY 15, 1978	APRIL 2, 2015
PARKVILLE, CITY OF	290294	0295, *0313, 0360, 0370, 0376, 0377, 0378, 0379, 0383, 0386, 0387, 0391, 0392	JANUARY 18, 1974	MAY 15, 1978	APRIL 2, 2015
PLATTE CITY, CITY OF	290295	0193, 0194, 0281, 0285, 0305	DECEMBER 14, 1973	MAY 15, 1978	APRIL 2, 2015
PLATTE COUNTY	290475	0015, 0200, 0200, 0267, 0268, 0269, 0275, 0294, 0100, 0113, 0135, 0151, 0155, 0160, 0166, 0168, 0167, 0168, 0189, 0180, 0185, 0190, 0193, 0194, 0196, 0205, 0207, 0210, 0225, 0250, 0280, 0270, 0280, 0281, 0285, 0287, 0289, 0290, 0292, 0295, 0305, 0309, 0310, *0313, 0328, 0330, 0355, 0360, 0370, 0376, 0377, 0378, 0379, 0381, 0383, 0384, 0386, 0387, 0391, 0392, 0393, 0394, 0411, 0420	DECEMBER 18, 1979	DECEMBER 18, 1979	APRIL 2, 2015
PLATTE WOODS, CITY OF	290536	0393, 0394, 0411, 0420	APRIL 2, 2015	APRIL 2, 2015	APRIL 2, 2015
RIDGELEY, VILLAGE OF	295421	0210, 0250	APRIL 2, 2015	APRIL 2, 2015	APRIL 2, 2015
RIVERSIDE, CITY OF	290296	0384, 0391, 0392, 0394, 0403, 0411	NOVEMBER 30, 1973	SEPTEMBER 30, 1977	APRIL 2, 2015
TRACY, CITY OF	290297	0183, 0281	NOVEMBER 22, 1974	JUNE 15, 1979	APRIL 2, 2015
WEATHERBY LAKE, CITY OF	290550	0377, 0381	APRIL 2, 2015	APRIL 2, 2015	APRIL 2, 2015
WESTON, CITY OF	290298	0166, 0167, 0169, 0190, 0280	MARCH 22, 1974	JUNE 15, 1979	APRIL 2, 2015

*NO SPECIAL FLOOD HAZARD AREAS IDENTIFIED
**PANEL NOT PRINTED

MAP REPOSITORIES

(Maps available for reference only, not for distribution.)

MAP DATES

This FIRM Index displays the map date for each FIRM panel at the time that this Index was printed. Because this Index may not be distributed to unaffected communities in subsequent revisions, users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website at <http://msc.fema.gov>, or by calling the FEMA Map Information Exchange (PMIX) at 1-877-338-2827.

Communities owning land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Map Service Center at the number listed above.

NOTE TO USER

Future revisions to this FIRM Index will only be issued to communities that are located on FIRM panels being revised. This FIRM Index therefore remains valid for FIRM panels dated April 2, 2015 or earlier. Please refer to the "MOST RECENT FIRM PANEL DATE" column in the Listing of Communities table to determine the most recent FIRM Index date for each community.

CAMDEN POINT, CITY OF:
City Hall
101 Third Street
Camden Point, Missouri 64018

LAKE WAUKOMIS, CITY OF:
City Hall
1147 Northwest South Shore Drive
Lake Waukomis, Missouri 64115

RIDGELEY VILLAGE OF:
Platte County Courthouse
415 Third Street, Suite 115
Platte City, Missouri 64079

DEARBORN, CITY OF:
City Hall
100 Short Street
Dearborn, Missouri 64430

NORTHMOOR, CITY OF:
City Hall
4907 Northwest Waukomis Drive
Northmoor, Missouri 64151

RIVERSIDE, CITY OF:
City Hall
2850 Northwest Vinton Road
Riverside, Missouri 64150

EDGERTON, CITY OF:
City Hall
411 Frank Street
Edgerton, Missouri 64444

PARKVILLE, CITY OF:
City Hall
880 Clark Avenue
Parkville, Missouri 64152

TRACY, CITY OF:
City Hall
208 Second Street
Tracy, Missouri 64079

FARLEY VILLAGE OF:
Village Hall
103 Main Street
Farley, Missouri 64028

PLATTE CITY, CITY OF:
City Hall
400 Main Street
Platte City, Missouri 64079

WEATHERBY LAKE, CITY OF:
City Hall
7200 Northwest Eastside Drive
Weatherby Lake, Missouri 64152

FERRERVIEW, VILLAGE OF:
Village Hall
205 Heady Avenue
Ferrerview, Missouri 64163

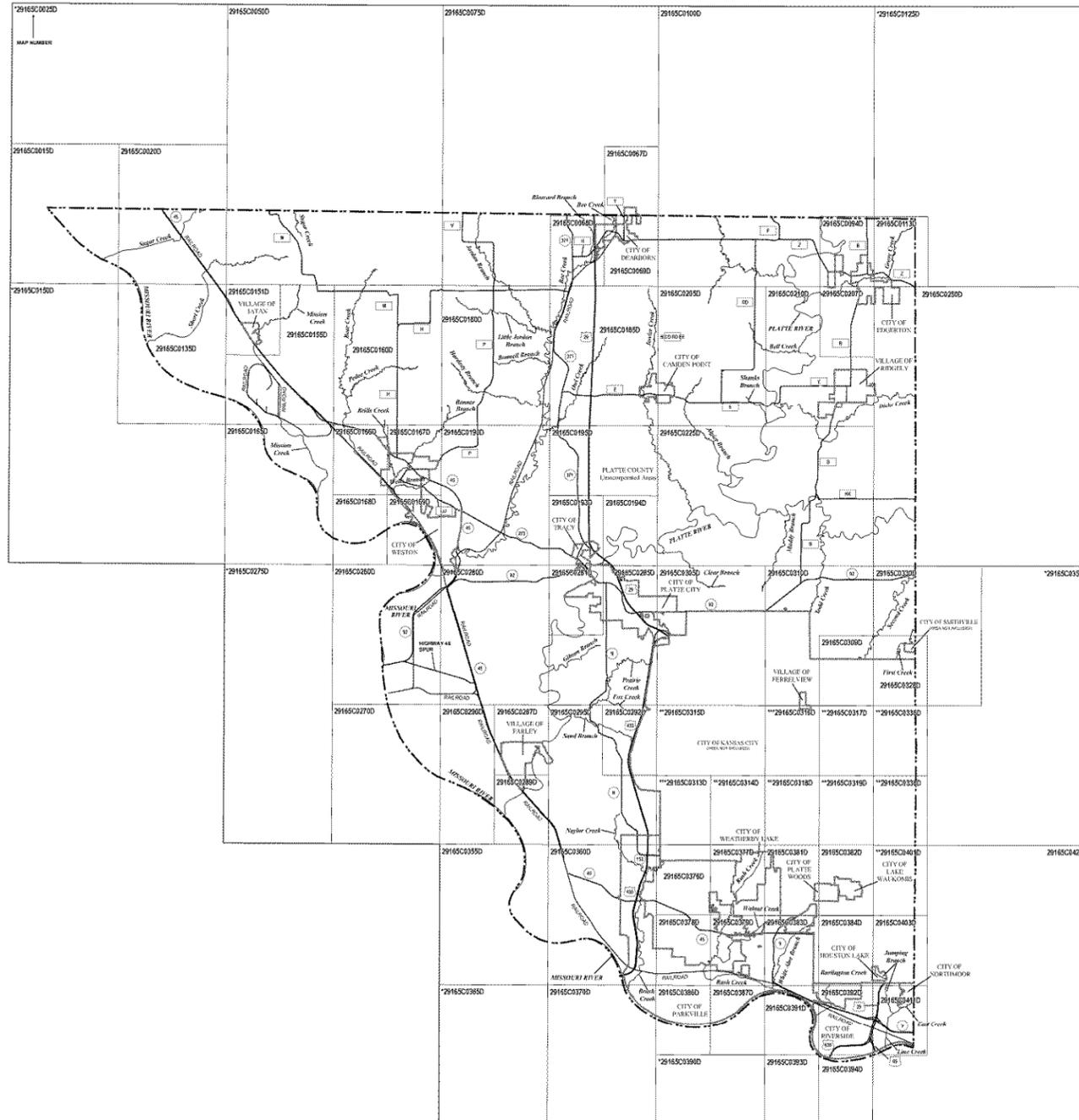
PLATTE COUNTY (UNINCORPORATED AREAS):
Platte County Courthouse
415 Third Street, Suite 115
Platte City, Missouri 64079

WESTON, CITY OF:
City Hall
300 Main Street
Weston, Missouri 64098

HOUSTON LAKE, CITY OF:
City Hall
5417 Northwest Adrian Avenue
Houston Lake, Missouri 64151

PLATTE WOODS, CITY OF:
City Hall
9750 Northwest Tower Drive
Platte Woods, Missouri 64151

IATAN, VILLAGE OF:
Village Hall
125 Main Street
Iatan, Missouri 64098



*PANEL NOT PRINTED - AREA OUTSIDE COUNTY BOUNDARY
**PANEL NOT PRINTED - AREA NOT INCLUDED
***PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS

Panel Number	Effective Date	Panel Number	Effective Date	Panel Number	Effective Date
29165C0120	April 02, 2015	29165C0130	April 02, 2015	29165C0330	April 02, 2015
29165C0130	April 02, 2015	29165C0140	April 02, 2015	29165C0340	April 02, 2015
29165C0140	April 02, 2015	29165C0150	April 02, 2015	29165C0350	April 02, 2015
29165C0150	April 02, 2015	29165C0160	April 02, 2015	29165C0360	April 02, 2015
29165C0160	April 02, 2015	29165C0170	April 02, 2015	29165C0370	April 02, 2015
29165C0170	April 02, 2015	29165C0180	April 02, 2015	29165C0380	April 02, 2015
29165C0180	April 02, 2015	29165C0190	April 02, 2015	29165C0390	April 02, 2015
29165C0190	April 02, 2015	29165C0200	April 02, 2015	29165C0400	April 02, 2015
29165C0200	April 02, 2015	29165C0210	April 02, 2015	29165C0410	April 02, 2015
29165C0210	April 02, 2015	29165C0220	April 02, 2015	29165C0420	April 02, 2015
29165C0220	April 02, 2015	29165C0230	April 02, 2015	29165C0430	April 02, 2015

MAP INDEX

FIRM
FLOOD INSURANCE RATE MAP
PLATTE COUNTY,
MISSOURI
AND INCORPORATED AREAS
(SEE LISTING OF COMMUNITIES TABLE)

MAP INDEX

PANELS PRINTED: 16, 20, 50, 67,
68, 69, 75, 94, 100, 113, 135, 151, 155, 160,
165, 166, 167, 168, 169, 180, 185, 190, 193, 194,
195, 205, 207, 210, 225, 250, 260, 270, 280, 281,
285, 287, 289, 290, 292, 295, 305, 309, 310, 328,
330, 355, 360, 370, 376, 377, 378, 379, 381, 382,
383, 384, 386, 387, 391, 392, 393, 394, 403, 411,
425

MAP NUMBER
29165CIND0A
EFFECTIVE DATE
April 2, 2015

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage basins or other acts. The community map repository should be consulted for possible updates or additional flood hazard information.

To obtain more detailed information in areas where Special Flood Hazard Zones (SFHs) and Floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Technical Floodway Data contained within the Flood Insurance Study (FIS) Report that accompanied the SFHs. Users should be aware that SFHs shown on the FIRM represent modeled water level elevations. These SFHs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be allowed to supersede with the FIRM for purposes of community flood hazard management.

Boundaries of the Floodways were compiled at cross sections and extrapolated between cross sections. The Floodways were based on hydraulic computations with regard to measurements of the National Flood Insurance Program. Mandatory zoning and other pertinent floodway data are provided in the Flood Insurance Study Report for the jurisdiction.

Certain areas not in Special Flood Hazard Zones may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Structures" of the Flood Insurance Study Report for information on flood control structures for the jurisdiction.

The information used in the preparation of this map was obtained from the following sources: 1) FIS, FIS-1, FIS-2, FIS-3, FIS-4, FIS-5, FIS-6, FIS-7, FIS-8, FIS-9, FIS-10, FIS-11, FIS-12, FIS-13, FIS-14, FIS-15, FIS-16, FIS-17, FIS-18, FIS-19, FIS-20, FIS-21, FIS-22, FIS-23, FIS-24, FIS-25, FIS-26, FIS-27, FIS-28, FIS-29, FIS-30, FIS-31, FIS-32, FIS-33, FIS-34, FIS-35, FIS-36, FIS-37, FIS-38, FIS-39, FIS-40, FIS-41, FIS-42, FIS-43, FIS-44, FIS-45, FIS-46, FIS-47, FIS-48, FIS-49, FIS-50, FIS-51, FIS-52, FIS-53, FIS-54, FIS-55, FIS-56, FIS-57, FIS-58, FIS-59, FIS-60, FIS-61, FIS-62, FIS-63, FIS-64, FIS-65, FIS-66, FIS-67, FIS-68, FIS-69, FIS-70, FIS-71, FIS-72, FIS-73, FIS-74, FIS-75, FIS-76, FIS-77, FIS-78, FIS-79, FIS-80, FIS-81, FIS-82, FIS-83, FIS-84, FIS-85, FIS-86, FIS-87, FIS-88, FIS-89, FIS-90, FIS-91, FIS-92, FIS-93, FIS-94, FIS-95, FIS-96, FIS-97, FIS-98, FIS-99, FIS-100.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to elevation and ground elevations referenced to the same vertical datum for jurisdiction mapping consistency between the National Geographic Vertical Datum of 1988 and the North American Vertical Datum of 1988 and the National Geographic datum website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

2025 Wilson Avenue
NSA, 22111
NPOSS, Colorado Springs
78405-5002
3175 Road 100 Highway
Cape Survey, Maryland 20710-2002
(301) 713-1200

To obtain current elevation, location, and structure information for beach marks shown on this map, please contact the Information Systems Group at the National Oceanic and Atmospheric Administration, 5050 Highways 170 and 171, Silver Spring, MD 20910.

Base map information shown on the FIRM was derived from 1:25,000 scale aerial photography collected in 2011. Base map information shown on the FIRM was processed in digital form by the National Aeronautics and Space Administration.

The profile baselines depicted on this map represent hydraulic modeling boundaries that define the flood extent in the FIS report. As a result of increased topographic data, the profile baselines in some cases may deviate approximately from the channel centerline or appear outside the FIS.

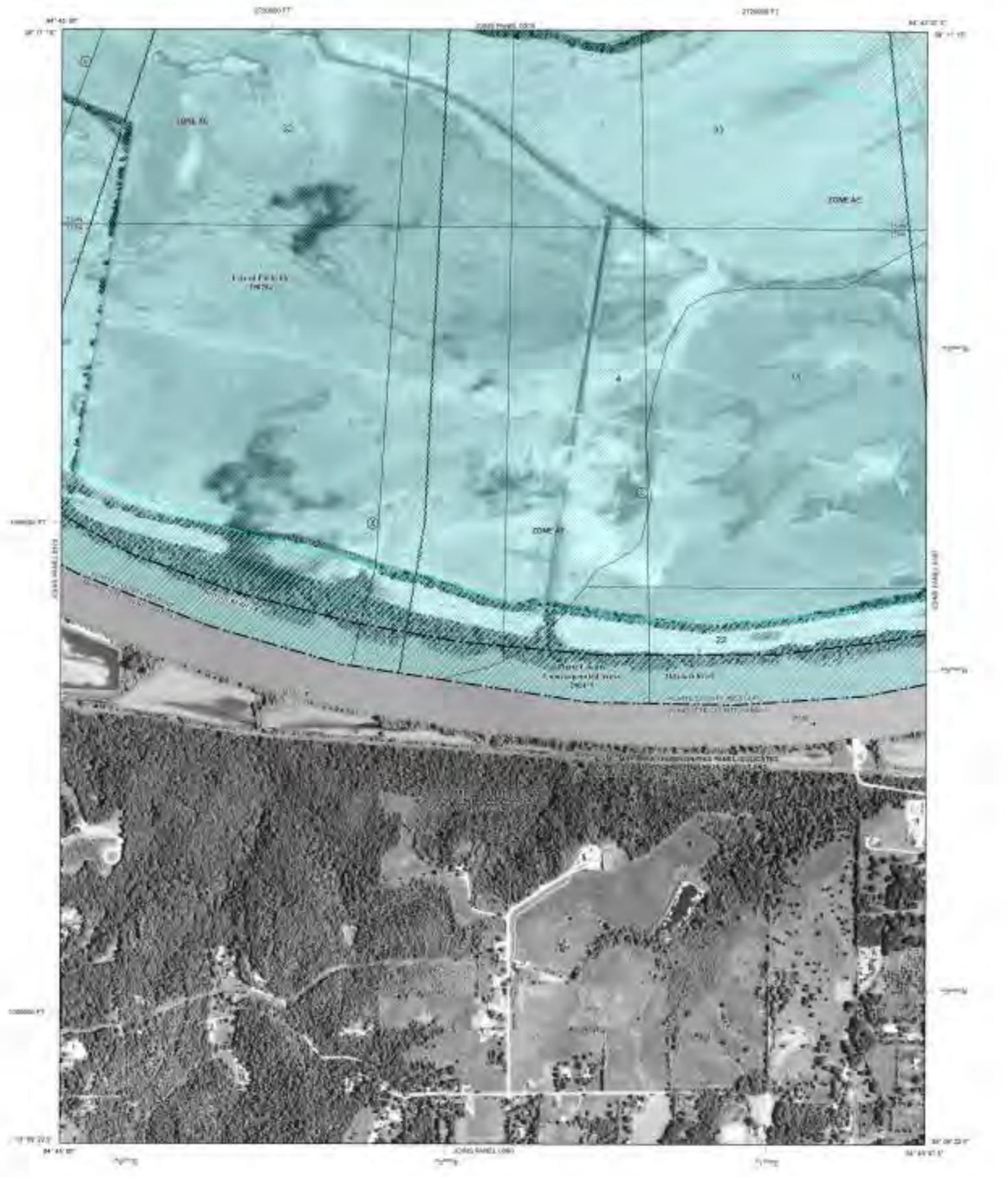
Based on updated topographic information, this map reflects more detailed and accurate data obtained from digital elevation and bathymetric data than that shown in the previous FIS for the jurisdiction. As a result, the Flood Profiles and Floodway Data shown for multiple stations in the Flood Insurance Study Report which contain information from data may reflect stream channel changes that differ from data shown on the map. Data used in hydraulic computations for previous studies may differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Boundary changes due to annexations or dis-annexations may have occurred after this map was published, and users should contact appropriate community officials to verify current corporate limits boundaries.

Please refer to the separately printed Map Index for the business map of the county showing the location of map points, community map repository addresses, and a listing of Communities with Automatic National Flood Insurance Program status for their community as well as a listing of the points or units which comprise it.

For information on available products associated with the FIS, visit the Map Service Center (MSC) website at <http://www.flood.gov>. Website content may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained in PDF form by email address.

If you have questions about this map, how to order products, or the National Flood Insurance Program in general, please call the FIRM Map Information Exchange (FIM) at 1-877-FIRM-MAP (1-877-347-6271) or visit the FIRM website at <http://www.flood.gov>.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD

The 1% Annual Chance Flood 1% ACF Flood, also known as the 100-Year Flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The 1% Annual Chance Flood is the most severe flooding to be expected over the life of a typical structure. Maps of Special Flood Hazard Areas (SFHAs) are shown on the FIRM. The 1% Annual Chance Flood is the most severe flooding to be expected over the life of a typical structure.

ZONE A - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE B - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE C - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE D - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE E - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE F - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE G - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE H - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE I - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE J - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE K - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE L - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE M - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE N - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE O - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE P - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE Q - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE R - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE S - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE T - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE U - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE V - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE W - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE X - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE Y - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

ZONE Z - Special Flood Hazard Area (SFHA) - 1% Annual Chance Flood

OTHER AREAS

CONTROL STRUCTURE PROTECTION SYSTEMS (CPS) AREAS

COMMUNITY PROTECTED AREAS (CPAs)

UNINCORPORATED AREAS

WATER BODIES

ROADS

RAILROADS

UTILITY LINES

ADDITIONAL INFORMATION

MAP SCALE 1" = 500'

EFFECTIVE DATE: APRIL 2, 2015

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 330 OF 425

FIRM

FLOOD INSURANCE RATE MAP

PLATTE COUNTY, MISSOURI AND INCORPORATED AREAS

PANEL 330 OF 425

SEE MAP INDEX FOR FIRM PANEL LAYOUT

COMMUNITY	STATUS	DATE	STATUS
SUITE 1000	Active	10/1	1
SUITE 1001	Active	10/1	1

MAP NUMBER 2516SC0390

EFFECTIVE DATE APRIL 2, 2015

Federal Emergency Management Agency

CITY OF PARKVILLE

Policy Report

Date: February 10, 2015

Prepared By:
Matthew Chapman
Finance/HR Director

Reviewed By:
Lauren Palmer
City Administrator

ISSUE:

Authorization to transfer funds from the Emergency Reserve Fund to the Brink Meyer Debt Service Fund sufficient to cover the payment of bond interest due on March 1, 2015.

BACKGROUND:

In 2014, permanent financing was obtained for the expenses incurred for the Brush Creek Drainage and Brink Meyer Road Neighborhood Improvement Districts, with the first payments due for each on March 1, 2015. Assessments were applied on the benefitting properties within each of the associated NID districts and were due for payment on December 31, 2014. The Brush Creek assessment collections have been steady, with January collections of \$204,188 out of the \$388,030 assessed (53%). Unfortunately, the collections for the Brink Meyer assessments have been less than 1% of the \$275,166 amount assessed.

For the past several years, in anticipation that a significant portion of the NID assessments might not be paid in a timely manner, the City has followed a policy of building up the balance of the Emergency Reserve Fund sufficient to cover any deficiencies in collections for a period of several years. Assessment collections to-date are more than sufficient to cover the current Brush Creek bond payment due of \$131,248.03. However, the Brink Meyer payment will require the City to contribute \$105,508.64 of emergency funds. It is here proposed that this payment be made from funds to be transferred from the Emergency Reserve fund, and that this transfer shall be considered to be a loan between City funds, with the funds to be returned to the Emergency Reserve Fund should future assessment collections enable this to be done. Precedent for this was established in 2002 when the City had to cover a significant portion of the first River Park NID bond payment for a period exceeding six months. In this case the loan was repaid to the General Fund with interest.

BUDGET IMPACT:

The possibility of this expenditure was foreseen; however, since it was proposed to be made from the Emergency Reserve Fund and the amount that might be required could not be predicted, no specific budget amount was included in the 2015 budget for the City. While the proposed transfer will reduce the balance in the Emergency Reserve Fund, currently at \$1,392,966, these funds are held separately from the General Fund, and there is no impact to the City's General Fund.

ALTERNATIVES:

1. Authorize staff to transfer up to \$105,508.64 from the Emergency Reserve Fund to the Brink Meyer Road NID Debt Service Fund and then use the funds to pay the bond interest payment due on that fund. Approval of this transfer will require a "super-majority" vote by the Board of Aldermen, with a minimum of 6 of 8 members voting in favor of the transfer.
2. Authorize the payment to be made using general operating funds and reduce other expenditures.
3. Do not authorize the bond payment, in which case the City will default on the loan payment.

STAFF RECOMMENDATION:

Staff recommends the Board of Aldermen authorize the transfer of funds from the Emergency Reserve to the Brink Meyer Road NID fund for the purpose of paying the loan payment due on March 1, 2015.

FINANCE COMMITTEE RECOMMENDATION:

At the meeting on February 9, 2015, the Finance Committee, on a vote of 4-0, recommended that the Board of Aldermen authorize the transfer of funds from the Emergency Reserve to the Brink Meyer Road NID fund for the purpose of paying the loan payment due on March 1, 2015.

POLICY:

The Purchasing Policy, Resolution No. 10-02-14, requires the Board of Aldermen to approve all purchases above \$10,000 upon recommendation of the Finance Committee. The Reserve Policy, Resolution No. 12-01-13, states that any expenditure from the Emergency Reserve Fund must be approved by a super majority (6 of 8) of the Board of Aldermen.

SUGGESTED MOTION:

I move to authorize staff to transfer up to \$105,508.64 from the Emergency Reserve Fund to the Brink Meyer Road NID Fund for the purpose of paying the Brink Meyer Road NID bond payment due on March 1, 2015.