



**BOARD OF ALDERMEN**  
Regular Meeting Agenda  
CITY OF PARKVILLE, MISSOURI  
Tuesday, April 21, 2015 7:00 pm  
City Hall Boardroom

**Next numbers: Bill No. 2835 / Ord. No. 2805**

**1. CALL TO ORDER**

- A. Roll Call
- B. Pledge of Allegiance

**2. MUNICIPAL ELECTION RESULTS**

- A. Approve an ordinance to canvass the election returns for the April 7, 2015, general municipal election
- B. Present Certificates of Election and Administer Oaths of Office
- C. Recognize outgoing Ward 3 Alderman Bob Lock

**3. CITIZEN INPUT**

**4. MAYOR'S REPORT**

- A. Proclaim April 24, 2015 as Arbor Day
- B. Appoint Captain Jon Jordan as Director of the Parkville Emergency Management Agency
- C. Appoint Bob Lock to the Planning and Zoning Commission through May 2017
- D. Approve an appointment to the Planning and Zoning Commission through May 2018

**5. CONSENT AGENDA**

- A. Approve the minutes for the April 7, 2015 regular meeting
- B. Receive and file the crime statistics from January through February 2015
- C. Receive and file the financial report for the month ending March 31, 2015
- D. Authorize the City Clerk to correct a scrivener's error on Ordinance No. 2804 to correct the repeal of Ordinance No. 1151 and instead repeal Ordinance No. 1152
- E. Approve a memorandum of understanding with the Platte County Health Department related to cooperative efforts during a public health emergency
- F. Approve Resolution No. 04-02-15 employing Tim Jordan as a full-time seasonal laborer for the Parks Division of the Public Works Department
- G. Approve naming the trail in the Sullivan Nature Sanctuary in honor of Maria Ewing
- H. Approve accounts payable from April 2 to April 15, 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".*

## **6. ACTION AGENDA**

- A. Approve the rezoning of 5.02 acres located on the east side of Highway 9 east of Clark Avenue from “B-4” Planned Business District to “R-5” Planned Multi-Family Residential District for Lake Pointe Lodge – Case No. PZ15-02; Kevin Green on behalf of KGH Building Group LLC, owner (Community Development)

*Note: Limited public comment will be accepted for this item for a period of time equal to the opening presentation from the applicant.*

- B. Approve removing a portion of Klamm Road in Parkville and authorize staff to approve associated construction drawings and a development agreement subject to conditions (Community Development)
- C. Approve an ordinance accepting the public street and storm sewer improvements and associated maintenance bonds for Thousand Oaks 13th Plat, Phase B (Public Works)
- D. Approve the purchase of truck equipment from Kranz of Kansas City, Inc. for the Street Division of the Public Works Department (Public Works)
- E. Adopt the Parkville Parks Donation Program (Administration)

## **7. STAFF UPDATES ON ACTIVITIES**

## **8. COMMITTEE REPORTS & MISCELLANEOUS ITEMS FROM THE BOARD**

## **9. ADJOURN**

### General Agenda Notes:

This agenda closed at noon on Thursday, April 16, 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.

**CITY OF PARKVILLE**  
**Policy Report**

Date: Monday, April 13, 2014

Prepared By:  
Melissa McChesney  
City Clerk

Reviewed By:  
Lauren Palmer  
City Administrator

ISSUE:

Canvass the election returns for the April 7, 2015, general municipal election

BACKGROUND:

The general municipal election was held on April 7, 2015. On the ballot was the election of an alderman for each of the four wards. The following filed for candidacy:

Ward 1 – Diane Driver, Nick Casale  
Ward 3 – Bob Lock, Douglas Wylie

Ward 2 – Jim Werner  
Ward 4 – Greg Plumb

The Platte County Board of Elections canvassed the returns on April 10, 2015, and the results are included in Attachment No. 2.

BUDGET IMPACT:

There is no impact on the budget.

ALTERNATIVES:

1. Canvass the election returns for the April 7, 2015, General Municipal election.
2. Postpone the item.

STAFF RECOMMENDATION:

Staff recommends approving the ordinance to canvass the election returns from the April 7, 2015, election.

SUGGESTED MOTION:

I move that Bill No. 2835, an ordinance canvassing the election returns of the April 7, 2015, general municipal election, be approved on first reading.

I move that Bill No. 2835 be approved on first reading and passed to second reading by title only.

I move that Bill No. 2835 be approved on second reading to become Ordinance No. \_\_\_\_.

ATTACHMENTS:

1. Ordinance
2. Election Results

**AN ORDINANCE CANVASSING THE ELECTION RETURNS OF THE APRIL 7, 2015, GENERAL MUNICIPAL ELECTION.**

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

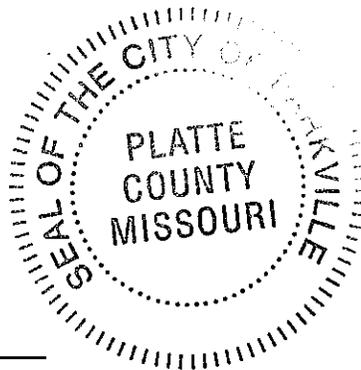
Section 1. The results of the Parkville Municipal Election on April 7, 2015, as certified by the Platte County Board of Election Commissioners, attached hereto and incorporated herein by reference, are as follows:

<u>CANDIDATES FOR ALDERMEN:</u>		<u>VOTES</u>
WARD 1:	Diane Driver	82
	Nick Casale	48
	Write-In Votes	0
WARD 2:	Jim Werner	74
	Write-In Votes	3
WARD 3:	Douglas Wylie	111
	Bob Lock	103
	Write-In Votes	0
WARD 4:	Greg Plumb	73
	Write-In Votes	1

Section 2. It is hereby declared that the following candidates have been elected as aldermen: Diane Driver, Jim Werner, Douglas Wylie and Greg Plumb. The City Clerk is directed to administer the oath of office to these elected officials.

Section 3. This ordinance is effective upon its passage and approval.

PASSED and APPROVED this 21<sup>st</sup> day of April 2015.



*Nanette K. Johnston*  
 \_\_\_\_\_  
 (Mayor Nanette K. Johnston)

ATTESTED:

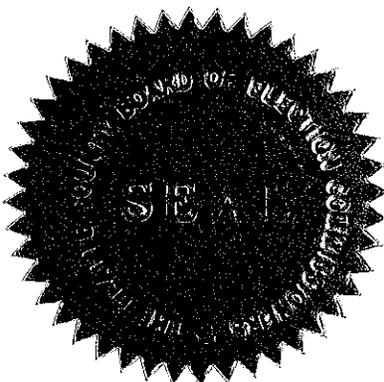
*Melissa McChesney*  
 \_\_\_\_\_  
 City Clerk Melissa McChesney

We, Chris Hershey and Wendy M. Flanigan, Directors of Elections for the Platte County Board of Election Commissioners, election authority of the County of Platte, hereby certify the above and foregoing to be a true, correct and complete abstract of all the votes cast in said County for

## ***City of Parkville***

during the General Municipal Election held on the Seventh day of April 2015, as shown by the returns made to the office by the judges of election of the different voting precincts in said County, and as verified by the Verification Board on the Tenth day of April 2015, as provided in Section 115.507 and 115.499(1) RSMo

IN TESTIMONY WHEREOF, we hereunto set our hands and affix the seal of the Platte County Board of Election Commissioners at our office in Platte City, Missouri, this Tenth day of April 2015.



Wendy M. Flanigan  
Chris Hershey

# PLATTE COUNTY BOARD OF ELECTION COMMISSIONERS

STATE OF MISSOURI )

COUNTY OF PLATTE )

We, Betty Knight, Marvin Ferguson, James Everett, and Mark Hubbard, being qualified voters of Platte County and per Statute section 115.499(1) RSMo 2000, the Verification Board, hereby certify the attached results are a true, correct and complete abstract of all votes cast in said County at the General Municipal Election held on April 7, 2015, as shown by the returns made to the Board of Election Commissioners Office by the various and respective precincts, and the absentee ballots, for the said election on all issues and questions submitted thereon.

IN TESTIMONY WHEREOF, we hereunto subscribe our signatures.

  
Democratic Board Member

  
Republican Board Member

  
Democratic Board Member

  
Republican Board Member

Subscribed and Sworn to before me this 10<sup>th</sup> day of April, 2015.

  
Director of Elections

  
Director of Elections

(SEAL)

Statement of Votes Cast  
 April 7, 2015 General Municipal Election  
 SOVC For Presidential, All Counters, All Races  
 Platte County, Missouri

Date:04/10/15  
 Time:12:17:53  
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OFFICIAL RESULTS

	TURN OUT		
	Reg. Voters	Cards Cast	% Turnout
Presidential			
1 Riverside	2628	211	8.03%
2 Prairie Point	3951	272	6.88%
4 Houston Lake	3518	427	12.14%
5 Parkville	3898	551	14.14%
6 Par 4	3382	164	4.85%
7 Platte Hills	2256	151	6.69%
8 Platte Woods	1595	185	11.60%
9 Lake Waukomis	714	191	26.75%
10 Weatherby Lake	1456	222	15.25%
11 Embassy	1531	161	10.52%
12 Farley	451	86	19.07%
13 Hampton West	2563	244	9.52%
14 Platte City	2889	703	24.33%
16 Beverly	669	178	26.61%
18 Weston	2172	551	25.37%
23 New Market	808	170	21.04%
25 Edgerton	1085	201	18.53%
27 Camden Point	668	123	18.41%
29 Hoover	2021	481	23.80%
30 Ferrelview	1493	387	25.92%
34 Barry East	2875	547	19.03%
35 Northern Heights	2540	281	11.06%
38 Line Creek	3011	273	9.07%
40 Barry North	2589	217	8.38%
41 Park Hill North	2693	218	8.10%
42 Barry South	2286	316	13.82%
44 Seven Bridges	3512	1268	36.10%
Absentee	0	436	
Transfer	0	0	
Total			
Polling	59254	8779	14.82%
Absentee	59254	436	0.74%
Total	59254	9215	15.55%

*Betty Knight*  
*Mark [unclear]*  
*James D Everett*  
*Marion J Ferguson*

Statement of Votes Cast  
 April 7, 2015 General Municipal Election  
 SOVC For Presidential, All Counters, All Races  
 Platte County, Missouri

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OFFICIAL RESULTS

Parkville Ward 1

	Reg. Voters	Times Counted	Total Votes	Diane Driver		Nick Casale		Write-In Votes	
Presidential									
1 Riverside	-	-	-	-	-	-	-	-	-
2 Prairie Point	-	-	-	-	-	-	-	-	-
4 Houston Lake	-	-	-	-	-	-	-	-	-
5 Parkville	781	131	130	82	63.08%	48	36.92%	0	0.00%
6 Par 4	-	-	-	-	-	-	-	-	-
7 Platte Hills	-	-	-	-	-	-	-	-	-
8 Platte Woods	-	-	-	-	-	-	-	-	-
9 Lake Waukomis	-	-	-	-	-	-	-	-	-
10 Weatherby Lake	-	-	-	-	-	-	-	-	-
11 Embassy	-	-	-	-	-	-	-	-	-
12 Farley	-	-	-	-	-	-	-	-	-
13 Hampton West	-	-	-	-	-	-	-	-	-
14 Platte City	-	-	-	-	-	-	-	-	-
16 Beverly	-	-	-	-	-	-	-	-	-
18 Weston	-	-	-	-	-	-	-	-	-
23 New Market	-	-	-	-	-	-	-	-	-
25 Edgerton	-	-	-	-	-	-	-	-	-
27 Camden Point	-	-	-	-	-	-	-	-	-
29 Hoover	-	-	-	-	-	-	-	-	-
30 Ferrelview	-	-	-	-	-	-	-	-	-
34 Barry East	-	-	-	-	-	-	-	-	-
35 Northern Heights	-	-	-	-	-	-	-	-	-
38 Line Creek	-	-	-	-	-	-	-	-	-
40 Barry North	-	-	-	-	-	-	-	-	-
41 Park Hill North	-	-	-	-	-	-	-	-	-
42 Barry South	-	-	-	-	-	-	-	-	-
44 Seven Bridges	-	-	-	-	-	-	-	-	-
Absentee	0	4	4	2	50.00%	2	50.00%	0	0.00%
Transfer	0	0	0	0	-	0	-	0	-
Total									
Polling	781	131	130	82	63.08%	48	36.92%	0	0.00%
Absentee	1554	4	4	2	50.00%	2	50.00%	0	0.00%
Total	781	135	134	84	62.69%	50	37.31%	0	0.00%

Statement of Votes Cast  
 April 7, 2015 General Municipal Election  
 SOVC For Presidential, All Counters, All Races  
 Platte County, Missouri

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OFFICIAL RESULTS

		Parkville Ward 2						
		Reg. Voters	Times Counted	Total Votes	Jim Werner		Write-In Votes	
Presidential								
1	Riverside	-	-	-	-	-	-	-
2	Prairie Point	-	-	-	-	-	-	-
4	Houston Lake	-	-	-	-	-	-	-
5	Parkville	1068	106	77	74	96.10%	3	3.90%
6	Par 4	-	-	-	-	-	-	-
7	Platte Hills	-	-	-	-	-	-	-
8	Platte Woods	-	-	-	-	-	-	-
9	Lake Waukomis	-	-	-	-	-	-	-
10	Weatherby Lake	-	-	-	-	-	-	-
11	Embassy	-	-	-	-	-	-	-
12	Farley	-	-	-	-	-	-	-
13	Hampton West	-	-	-	-	-	-	-
14	Platte City	-	-	-	-	-	-	-
16	Beverly	-	-	-	-	-	-	-
18	Weston	-	-	-	-	-	-	-
23	New Market	-	-	-	-	-	-	-
25	Edgerton	-	-	-	-	-	-	-
27	Camden Point	-	-	-	-	-	-	-
29	Hoover	-	-	-	-	-	-	-
30	Ferrelview	-	-	-	-	-	-	-
34	Barry East	-	-	-	-	-	-	-
35	Northern Heights	-	-	-	-	-	-	-
38	Line Creek	-	-	-	-	-	-	-
40	Barry North	-	-	-	-	-	-	-
41	Park Hill North	-	-	-	-	-	-	-
42	Barry South	-	-	-	-	-	-	-
44	Seven Bridges	-	-	-	-	-	-	-
	Absentee	0	4	4	4	100.00%	0	0.00%
	Transfer	0	0	0	0	-	0	-
	Total							
	Polling	1068	106	77	74	96.10%	3	3.90%
	Absentee	2136	4	4	4	100.00%	0	0.00%
	Total	1068	110	81	78	96.30%	3	3.70%

Statement of Votes Cast  
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OFFICIAL RESULTS

Parkville Ward 3

	Reg. Voters	Times Counted	Total Votes	Douglas Wylie		Robert J. Lock		Write-In Votes	
Presidential									
1 Riverside	-	-	-	-	-	-	-	-	-
2 Prairie Point	-	-	-	-	-	-	-	-	-
4 Houston Lake	-	-	-	-	-	-	-	-	-
5 Parkville	1164	218	214	111	51.87%	103	48.13%	0	0.00%
6 Par 4	-	-	-	-	-	-	-	-	-
7 Platte Hills	-	-	-	-	-	-	-	-	-
8 Platte Woods	-	-	-	-	-	-	-	-	-
9 Lake Waukomis	-	-	-	-	-	-	-	-	-
10 Weatherby Lake	-	-	-	-	-	-	-	-	-
11 Embassy	-	-	-	-	-	-	-	-	-
12 Farley	-	-	-	-	-	-	-	-	-
13 Hampton West	-	-	-	-	-	-	-	-	-
14 Platte City	-	-	-	-	-	-	-	-	-
16 Beverly	-	-	-	-	-	-	-	-	-
18 Weston	-	-	-	-	-	-	-	-	-
23 New Market	-	-	-	-	-	-	-	-	-
25 Edgerton	-	-	-	-	-	-	-	-	-
27 Camden Point	-	-	-	-	-	-	-	-	-
29 Hoover	-	-	-	-	-	-	-	-	-
30 Ferrelview	-	-	-	-	-	-	-	-	-
34 Barry East	-	-	-	-	-	-	-	-	-
35 Northern Heights	-	-	-	-	-	-	-	-	-
38 Line Creek	-	-	-	-	-	-	-	-	-
40 Barry North	-	-	-	-	-	-	-	-	-
41 Park Hill North	-	-	-	-	-	-	-	-	-
42 Barry South	-	-	-	-	-	-	-	-	-
44 Seven Bridges	-	-	-	-	-	-	-	-	-
Absentee	0	3	3	2	66.67%	1	33.33%	0	0.00%
Transfer	0	0	0	0	-	0	-	0	-
Total									
Polling	1164	218	214	111	51.87%	103	48.13%	0	0.00%
Absentee	2328	3	3	2	66.67%	1	33.33%	0	0.00%
Total	1164	221	217	113	52.07%	104	47.93%	0	0.00%

Statement of Votes Cast  
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OFFICIAL RESULTS

Parkville Ward 4						
	Reg. Voters	Times Counted	Total Votes	Greg Plumb		Write-In Votes
Presidential						
1 Riverside	-	-	-	-	-	-
2 Prairie Point	-	-	-	-	-	-
4 Houston Lake	-	-	-	-	-	-
5 Parkville	885	96	74	73	98.65%	1 1.35%
6 Par 4	-	-	-	-	-	-
7 Platte Hills	-	-	-	-	-	-
8 Platte Woods	-	-	-	-	-	-
9 Lake Waukomis	-	-	-	-	-	-
10 Weatherby Lake	-	-	-	-	-	-
11 Embassy	-	-	-	-	-	-
12 Farley	-	-	-	-	-	-
13 Hampton West	-	-	-	-	-	-
14 Platte City	-	-	-	-	-	-
16 Beverly	-	-	-	-	-	-
18 Weston	-	-	-	-	-	-
23 New Market	-	-	-	-	-	-
25 Edgerton	-	-	-	-	-	-
27 Camden Point	-	-	-	-	-	-
29 Hoover	-	-	-	-	-	-
30 Ferrelview	-	-	-	-	-	-
34 Barry East	-	-	-	-	-	-
35 Northern Heights	-	-	-	-	-	-
38 Line Creek	-	-	-	-	-	-
40 Barry North	-	-	-	-	-	-
41 Park Hill North	-	-	-	-	-	-
42 Barry South	-	-	-	-	-	-
44 Seven Bridges	-	-	-	-	-	-
Absentee	0	2	1	0	0.00%	1 100.00%
Transfer	0	0	0	0	-	0
Total						
Polling	885	96	74	73	98.65%	1 1.35%
Absentee	1770	2	1	0	0.00%	1 100.00%
Total	885	98	75	73	97.33%	2 2.67%



# PROCLAMATION

## ARBOR DAY

**Whereas**, Arbor Day, founded in Nebraska in 1872 by J. Sterling Morton, is set aside to plant, nurture and celebrate trees; and

**Whereas**, the first Arbor Day celebration in Nebraska resulted in the planting of more than a million trees; and

**Whereas**, Arbor Day became a legal holiday in the State of Nebraska in 1885, and was declared a national holiday in 1970 by President Richard Nixon; and

**Whereas**, Arbor Day is now observed throughout the nation and the world; and

**Whereas**, growing trees helps combat global warming by taking in carbon dioxide, a greenhouse gas, and turning it into oxygen; and

**Whereas**, trees are the only raw building material that increases its reserves annually; and

**Whereas**, trees in our city increase property values, enhance the economic vitality of business areas and beautify our community; and

**Whereas**, trees, wherever they are planted, are a source of joy and beauty to the beholder; and

**NOW, THEREFORE**, I, Nanette K. Johnston, Mayor of the City of Parkville, Missouri do hereby proclaim **April 24, 2015 as Arbor Day** and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and to plant trees to gladden the heart and promote the well-being of this, and future generations.

Signed and dated this 21<sup>st</sup> day of April 2015.

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Mayor Nanette K. Johnston

**CITY OF PARKVILLE**  
**Policy Report**

Date: Thursday, April 9, 2015

Prepared By:  
Melissa McChesney  
City Clerk

Reviewed By:  
Kevin Chrisman  
Police Chief

On Behalf of:  
Nan Johnston  
Mayor

ISSUE:  
Approve the appointment of Captain Jon Jordan as Director of the Parkville Emergency Management Agency.

BACKGROUND:  
Parkville Municipal Code Section 201.020 states the Parkville Emergency Management Agency shall consist of a director and other members appointed by the Mayor, with the consent of the Board of Aldermen, to conform to the State organization and procedures for the conduct of emergency operations. Captain Jordan will be filling the position previously held by Major Davis who retired on January 16, 2015.

BUDGET IMPACT:  
There is no impact to the budget.

ALTERNATIVES:

1. Accept the Mayor's nomination by voice vote.
2. Reject the Mayor's nomination and request alternative nominations.
3. Postpone action.

POLICY:  
Parkville Municipal Code Section 201.020 states the Parkville Emergency Management Agency shall consist of a director and other members appointed by the Mayor, with the consent of the Board of Aldermen,

SUGGESTED MOTION:  
I move to approve the appointment of Captain Jon Jordan as Director of the Parkville Emergency Management Agency.

ATTACHMENT:

1. Letter of appointment

LETTER OF APPOINTMENT

PLEASE MAIL TO:

Director  
State Emergency Management Agency  
P.O. Box 116  
Jefferson City, Missouri 65102

Please be advised that: Ms. \_\_\_\_\_ /Mr. Jordan has been  
appointed as Emergency Management Director with an effective date of \_\_\_\_\_;  
jurisdiction of: City of Parkville or \_\_\_\_\_ County.  
(fill in only one)

(PLEASE PRINT)

Mailing address and contact information of the new EMD is:

Name: Captain Jon Jordan  
Address: 8880 N.W. Clark Ave.  
Parkville, MO 64152  
Email Address: jjordan@parkvillemo.gov

SEMA has my permission to release my email address to other State/Federal agencies:

Yes  NO

Business Phone: 816-741-4454  
Home Phone: Same as Cell phone  
Fax Number: 816-741-6380  
Pager/Mobile phone: \_\_\_\_\_

SEMA has my permission to release my cell phone number to other State/Federal agencies:

Yes  NO

Printed Name of Elected Official: Mayor Nanette K. Johnston  
Address of Elected Official: 8880 N.W. Clark Ave.  
Parkville, MO 64152

SIGNATURE of Elected Official:

Presiding Commissioner (county): \_\_\_\_\_  
or  
Mayor (city): \_\_\_\_\_

**CITY OF PARKVILLE**  
**Policy Report**

Date: Tuesday, April 14, 2015

Prepared By:  
Melissa McChesney  
City Clerk

Reviewed By:  
Lauren Palmer  
City Administrator

On Behalf of:  
Nan Johnston  
Mayor

ISSUE:  
Approve the appointment of Robert Lock to the Planning & Zoning Commission through May 2017.

BACKGROUND:  
Parkville Municipal Code Section 110.140 states the Mayor, with the consent of the Board of Aldermen, shall make appointments to City commissions, committees and boards. Mr. Lock previously served on the Planning and Zoning Commission from August 2009 through January 2015 and resigned when he was appointed to fill a vacancy for Ward 3 Alderman. Mr. Lock will be filling a vacant position previously held by Douglas Wylie and the term expires in May 2017. Mr. Wylie resigned his position effective April 15, 2015, following his election to the Board of Aldermen.

BUDGET IMPACT:  
There is no impact to the budget.

ALTERNATIVES:

1. Accept the Mayor's nomination by voice vote.
2. Reject the Mayor's nomination and request alternative nominations.
3. Postpone action.

POLICY:  
Parkville Municipal Code Section 110.140 states the Mayor, with consent and approval of the Board of Aldermen, shall make appointments to City commissions, committees and boards.

SUGGESTED MOTION:  
I move to approve the appointment of Robert Lock to the Planning & Zoning Commission through May 2017.

ATTACHMENT:

1. Biography

Robert Lock was born in 1955 in Jefferson City, Missouri. He moved to the Kansas City area in 1982 and has been a resident of Parkville since 2003. Mr. Lock is a Certified Public Accountant and is licensed in the State of Missouri. He is a graduate of the University of Missouri (1977) and is the managing partner of McBride, Lock and Associates, Certified Public Accountants. The firm has a professional staff of 25. The firm's offices are located in downtown Kansas City, Missouri. The firm specializes in the performance of audits of Federal, State, local and nonprofit entities.

Bob has been married to his wife Sue since 1991. They have 2 children and 5 grandchildren. Bob and Sue are active golfers at the National Golf Club. They are also active members of the St. Therese Catholic Church.

**CITY OF PARKVILLE**  
**Policy Report**

Date: Tuesday, April 14, 2015

Prepared By:  
Melissa McChesney  
City Clerk

Reviewed By:  
Lauren Palmer  
City Administrator

On Behalf of:  
Nan Johnston  
Mayor

ISSUE:  
Approve the appointment of Michael Wright to the Planning & Zoning Commission through May 2018.

BACKGROUND:  
Parkville Municipal Code Section 110.140 states the Mayor, with the consent of the Board of Aldermen, shall make appointments to City commissions, committees and boards. Mr. Wright will be appointed to the position previously held by Judy McRuer and the term expires in May 2018.

BUDGET IMPACT:  
There is no impact to the budget.

ALTERNATIVES:

1. Accept the Mayor's nomination by voice vote.
2. Reject the Mayor's nomination and request alternative nominations.
3. Postpone action.

POLICY:  
Parkville Municipal Code Section 110.140 states the Mayor, with consent and approval of the Board of Aldermen, shall make appointments to City commissions, committees and boards.

SUGGESTED MOTION:  
I move to approve the appointment of Michael Wright to the Planning & Zoning Commission through May 2018.

ATTACHMENTS:

1. Application and Biography



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

Application for Appointed Boards, Commissions and Committees

Select the boards, commissions and committees in which you are interested in serving as a member:

- Planning & Zoning Commission
Ethics Commission
Industrial Development Authority
Board of Zoning Adjustment
Community Land & Recreation Board
Tax Increment Financing Commission (TIF)

Name: Michael W. Wright E-mail: mwwright@hntb.com

Home Address (required): 8003 Forest Park Drive Parkville, MO 64152

Mailing Address (if different than above):

Are you a resident of the City of Parkville? Yes No Applicants must be residents of Parkville.

Phone (day): 816.527.2652 Phone (evening): 816.741.3647 Email: mwwright@hntb.com

Current Employer: HNTB Corporation Title: Vice President

How did you learn about Parkville boards and commissions?

- Internet Community Group/Organization Mayor/Alderman Other

Why are you interested in serving on a Parkville board?

It's a good way for me to give back to the city and apply the principals of what I've learned as an architect to the development activities going on/planned for the City of Parkville.

Have you ever served on a Parkville board? Yes No Dates Served:

Do you belong to any community organizations or professional groups?

AIA Kansas City

Return to: Parkville City Hall 8880 Clark Avenue Parkville, Missouri 64153

Please submit a resume or short biography with your application.

I declare that all statements in this application are true and correct to the best of my knowledge. I further declare that if I am appointed, I will serve fairly, impartially, and to the best of my ability. I acknowledge that information contained in this application is public record and may be subject to public inspection pursuant to Missouri Sunshine Laws.

I read and understand the above statement:

Applicant Signature: Michael Wright

Date: 4/17/15

Appointments to boards, committees and commissions are approved annually by the Board of Aldermen the first meeting in May and terms vary depending on the board/commission. Applications are accepted throughout the year by the City Clerk. Appointments are made by the Mayor with the consent of the Board of Aldermen.

**MICHAEL W. WRIGHT, AIA, NCARB****Vice President**

With over 37 years of management and leadership experience, Mr. Wright is currently assigned as Operations Officer for the Central Division Architecture Office. This responsibility includes oversight of all daily operations issues including resource management; financial performance; quality control execution; risk management; business negotiations and contract terms for all agreements. Work includes direct participation with HNTB's Clients, Consultant Service providers and internal team members. While not directly assigned to any single project, Mr. Wright influences and oversees every project undertaken by the Kansas City Architecture Office.

Prior to joining HNTB, from 1990 to 2000 Mr. Wright was a principal with Ellerbe Becket (now AECOM) specializing in sports architecture. Projects managed by Mr. Wright during this time included Tampa's St. Petersburg Times Forum Arena (home of the NHL's Tampa Bay Lightning); the Spokane Veterans Memorial Arena, Savvis Center (home of the NHL St. Louis Blues); Chase Field Ballpark (home of the MLB Arizona Diamondbacks); and the Maryvale Spring Training Facility for the MLB Milwaukee Brewers.

The early years of Mr. Wright's career from 1979 to 1990 were spent with Mackey Associates. He first worked at this firm's St. Louis headquarters from 1979 to 1983 and was heavily involved with projects focused on renovation and renewal of St. Louis' inner city. In 1984, he moved to Kansas City, where he was named a Senior Associate of the firm and was starting founder and manager of Mackey's first branch office. Duties in this position included business development and management of the firm's projects, which focused on residential, higher education and corporate clients. He also provided overall management of the firm's office in Kansas City.

Since joining HNTB in 2001, Mr. Wright has provided service for Clients across all of HNTB's market segments including those in Aviation; Transportation; Convention Centers; Sports; Federal and most recently – work with HNTB's contractor design-build Clients.

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**MICHAEL W. WRIGHT, AIA, NCARB**


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**Firm**

HNTB Corporation

**Education**

Bachelor of Architecture, University of Kansas, 1979

Bachelor of Environmental Design, University of Kansas, 1978

**Professional Registrations**

Registered Architect in the following jurisdictions:

AL; AR; AZ; CT; DC; DE; FL; GA; HI; ID; IN; IL; IA; KY; LA; ME; MD; MA; MI; MN; MS; MO; MT; NE; NV; NH; NM; NJ; NC; ND; OH; OK; OR; PA; RI; SC; SD; TN; UT; VT; VA; WA; WV; WI; WY

NCARB Certified

**Professional Affiliations**

The American Institute of Architects, Kansas City Chapter

Missouri Council of Architects, Past Director

**Hire Date with HNTB**

February, 2001

**Years of Experience with other Firms**

22

**Publications**

June 1999, Stadium &amp; Arena. 2000IESMA, "Bank One Ballpark: Exceeding Expectations for Sport &amp; Business" Bank One Ballpark, Phoenix, Arizona

**1. CALL TO ORDER**

A regular meeting of the Board of Aldermen was convened at 7:00 p.m. on Tuesday, April 7, 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 April 14, 2015 as Pan American Day and April 13-18, 2015 as Pan American Week**

The Mayor presented the proclamation to Erik Bergrud, Park University Associate Vice President of Constituent Engagement.

**B. Recognition for Public Works Director Alysen Abel for the 2015 Harland Bartholomew Award from the American Society of Civil Engineers**

City Administrator Lauren Palmer and Mayor Johnston recognized Public Works Director Alysen Abel with a certificate for the 2015 Harland Bartholomew Award from the American Society of Civil Engineers. Jennifer Taylor, president of local chapter of ASCE, congratulated Ms. Abel on her award.

Mayor Johnston said that the National Association of Counties ranked Platte County has number one out of 92 counties for health. She noted the rankings were based on 30 factors, beyond medical care, and showed conditions that impacted how well and long residents in the county lived.

**4. CONSENT AGENDA**

- A. Approve the minutes for the March 17, 2015 regular meeting
- B. Approve the 2015 Fewson Fund investment strategy
- C. Receive and file the February sewer report
- D. Approve the purchase of a 2015 Ford Escape SE and accessory equipment from Thoroughbred Ford for the Community Development Department

- E. Approve a retail liquor by the drink picnic license for the 20<sup>th</sup> Annual Blues, Jazz and Fine Arts River Jam on June 19-20, 2015
- F. Receive and file the March Municipal Court report
- G. Approve accounts payable from March 10 to April 2, 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 a scope of work and fee proposal with Cook, Flatt & Strobel (CFS) Engineers for the Route 9 Corridor Study

City Administrator Lauren Palmer explained staff released a Request for Qualifications (RFQ) in January and received two proposals. A selection committee, comprised of representatives from each funding partner, recommended CFS Engineers because they demonstrated the best overall approach, focused on a total solution including financing and provided solid examples of relevant experience. Palmer noted the approach was different because the Mid-America Regional Council (MARC) would hold the consultant contracts on behalf of the grant entities and would complete the grant administrative work, but the City would still maintain project control. The project was anticipated to kick off in May with an initial steering committee meeting and completion was targeted for November. Palmer added the goal was to be prepared in order to apply for Surface Transportation Program funding in January 2016.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO APPROVE THE SELECTION OF COOK, FLATT & STROBEL ENGINEERS AS THE LEAD CONSULTANT FOR THE ROUTE 9 CORRIDOR STUDY; AND TO RECOMMEND THAT THE MARC BOARD OF DIRECTORS EXECUTE A CONTRACT WITH THE SCOPE AND FEE AS PROPOSED. ALL AYES; MOTION PASSED 8-0.

### B. Approve Resolution No. 04-01-15 adopting a policy for miscellaneous staff and elected official expenses

City Administrator Lauren Palmer presented items 5B and 5C simultaneously because they were related to the miscellaneous expense policy. The first request was to adopt a policy for staff and elected official expenses. The policy was discussed by the Finance Committee since the fall of 2014 and the consensus was to eliminate the \$45 monthly alderman and mayor allowances to create a pool of funds. The Finance Committee discussed the revised policy in December and tabled the item for further discussion. An ad-hoc committee, comprised of aldermen Driver, Lock and Rittman, reviewed the policy and submitted a recommendation that was approved by the Finance Committee on March 9.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO APPROVE RESOLUTION NO. 04-01-15 ADOPTING THE MISCELLANEOUS EXPENSE AUTHORIZATION AND REIMBURSEMENT POLICY AS PROPOSED. ALL AYES; MOTION PASSED 8-0.

### C. Approve an ordinance to repeal Section 3 of Ordinance Nos. 1256 and 1151\* to eliminate expense allowances for certain elected officials

City Administrator Lauren Palmer explained the second part of the request was an ordinance to repeal sections of two prior ordinances related to the monthly allowance.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2834, AN ORDINANCE **REPEALING SECTION 3 OF ORDINANCE NOS. 1256 AND 1151\* TO ELIMINATE THE EXPENSE ALLOWANCES FOR CERTAIN ELECTED OFFICIALS**, 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. 2834 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. 2834 BE APPROVED ON SECOND READING TO BECOME ORDINANCE NO. 2804. ALL AYES BY ROLL CALL VOTE: PLUMB, LOCK, WERNER, DRIVER, LAMER, RITTMAN, JONES AND SPORTSMAN. MOTION PASSED 8-0.

*\*The information in the original ordinance was changed to correct the ordinance number due to a scrivener's error. Ordinance No. 1151 was inadvertently repealed and corrected to instead repeal Ordinance No. 1152. The change was approved by the Board of Aldermen on April 21, 2015.*

*Bill No. 2834 was posted April 3, 2015.*

**D. Approve an application for a Planned District Development permit for exterior modifications in the Old Town District for a change of color for 113 Main Street – Case No. PZ15-08; Kori Jenkins, owner of Chaos Boutique**

Assistant City Administrator/Community Development Director Sean Ackerson said the business was located on the east side of Main Street. He noted that when staff considered applications under the Old Town District (OTD) guidelines they also referenced Vision Downtown Parkville. The OTD guidelines called for use of complimentary colors in surrounding buildings and Vision Downtown Parkville included suggestions to match other colors in downtown. The request was submitted to the Planning & Zoning Commission on March 10; members had concerns about the color and discussed the desire to adopt paint colors for the district as opposed to each request being subjective. The Planning & Zoning Commission voted 5-3 for the applicant to reconsider the blue color. An e-mail distributed by the applicant Kori Johnson at the meeting is attached as Exhibit A.

The Board discussed adopting a color palette for the downtown area in the future and talked about past discussions about the color. Kori Jenkins provided comments and described her business.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO **APPROVE THE APPLICATION FOR A PLANNED DISTRICT DEVELOPMENT PERMIT TO ALLOW MODIFICATION OF THE BUILDING COLORS FOR 113 MAIN STREET AS SUBMITTED**. ALL AYES; MOTION PASSED 8-0.

**6. STAFF UPDATES ON ACTIVITIES**

**A. Administration**

City Administrator Lauren Palmer noted she attended the Fort Leavenworth National Security Roundtable Program on April 2 and said the purpose was to expose community leaders to the mission of the Command and General Staff College at Fort Leavenworth.

Palmer said that after 25 years of service, city prosecutor Pete Schloss was retiring effective at the end of May. Staff was working on a transition plan and would submit a recommendation in advance of his departure. A recommendation for a replacement was submitted to staff by Mr. Schloss.

Palmer explained the City received notice that the Platte County Regional Sewer District

withdrew its offer to work with the City to contract sewer billing due to concerns about the technology conversion and meeting customer service needs that included online billing. Staff looked at a contract arrangement with Alliance Water Resources but the cost outweighed the benefit. Palmer explained staff was moving forward to fill the position.

Palmer stated that the Route 9 Downtown Entryway Project was not yet ready to be bid but was very close. The easement was recorded with Platte County and staff was waiting on final approval by the Missouri Department of Transportation. Palmer added staff was also working with Kansas City Power & Light (KCPL) and MoDOT for the banner brackets. Despite the delays, she anticipated the project would be on schedule and would be put out to bid soon.

**B. Community Development**

Assistant City Administrator/Community Development Director Sean Ackerson provided an update on Planning and Zoning Commission items, including an application for the Lake Pointe Lodge apartments and QuikTrip. The Commission reviewed the Lake Pointe Lodge application on March 10 and during a special meeting on March 31 and recommended denial of the application. The QuikTrip application would be considered by the Commission on April 14.

**C. Public Works**

Public Works Director Alysén Abel provided an update on donations received in memory of Barbara Lance, noting that \$1,680 was received for the Nature Sanctuary. Nature Sanctuary Director Bob Fluchel and the Nature Sanctuary Board decided to use money to purchase three picnic tables to replace tables in the entryway and the family requested commemorative plates on the tables. Abel added that thank you cards were mailed to all the donors.

**7. COMMITTEE REPORTS & MISCELLANEOUS ITEMS FROM THE BOARD**

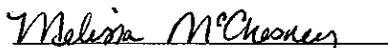
Alderman Driver reported that the Farmers Market season would begin on April 25. She also thanked Officer Cassell for his response and thanked Chief Chrisman.

**8. ADJOURN**

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO ADJOURN THE APRIL 7, 2015, REGULAR BOARD MEETING AT 7:49 P.M. ALL AYES; MOTION PASSED 8-0.

The minutes for Tuesday, April 7, 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 twenty-first day of April 2015.

Submitted by:

  
City Clerk Melissa McChesney



RETURN A - MONTHLY RETURN OF OFFENSES KNOWN TO THE POLICE

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			00	
a. Rape by Force	21				
b. Attempts to commit Forcible Rape	22				
3. ROBBERY TOTAL	30	1		1	
a. Firearm	31				
b. Knife or Cutting Instrument	32				
c. Other Dangerous Weapon	33	1		1	
d. Strong-Arm ( Hands, Fists, Feet, Etc. )	34				
4. ASSAULT TOTAL	40	6		6	1
a. Firearm	41				
b. Knife or Cutting Instrument	42				
c. Other Dangerous Weapon	43	1		1	1
d. Hands, Fists, Feet, Etc. - Aggravated injury	44				
e. Other Assaults - Simple, Not Aggravated	45	5		5	1
5. BURGLARY TOTAL	50	3		3	1
a. Forcible Entry	51				
b. Unlawful Entry - No Force	52	2		2	1
c. Attempted Forcible Entry	53	1		1	
6. LARCENY - THEFT TOTAL ( Except Motor Vehicle Theft )	60	13		13	7
7. MOTOR VEHICLE THEFT TOTAL	70	1		1	
a. Autos	71				
b. Trucks and Buses	72				
c. Other Vehicles	73	1		1	
GRAND TOTAL	77	24		24	2

Prior 3yrs.  
Average

January 2015

Month and Year of Report

thru  
February 2015

Parkville Police Department

Agency and State

Mo0830100

Agency Identifier

5700.00

Population

April 1, 2015

Craig Hubbell

Prepared By

*Craig K. L. Chrisman*

Chief, Commissioner, Sheriff, or Superintendent

Date

Detective

Title

**PROPERTY STOLEN BY CLASSIFICATION**

CLASSIFICATION	NUMBER OF ACTUAL OFFENSES (COLUMN 4 Return A)	Monetary Value of Property Stolen
<b>1. MURDER AND NONNEGLIGENT MANSLAUGHTER</b>	12	
<b>2. FORCIBLE RAPE</b>	20	
<b>3. ROBBERY</b>		
(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	1
<b>TOTAL ROBBERY</b>	30	1
<b>5. BURGLARY - BREAKING AND ENTERING</b>		
(a) RESIDENCE (dwelling)		
(1) NIGHT (6 p.m. - 6 a.m.)	51	
(2) DAY (6 a.m. - 6 p.m.)	52	2
(3) UNKNOWN	53	
(b) NON-RESIDENCE (store, office, etc.)		
(1) NIGHT (6 p.m. - 6 a.m.)	54	1
(2) DAY (6 a.m. - 6 p.m.)	55	
(3) UNKNOWN	56	
<b>TOTAL BURGLARY</b>	50	3
		694
<b>6. LARCENY - THEFT (Except Motor Vehicle Theft)</b>		
(a) \$200 AND OVER	65	7
(b) \$50 TO \$200	66	
(c) UNDER \$50	67	6
<b>TOTAL LARCENY (Same as Item 6X)</b>	60	13
		27765
<b>7. MOTOR VEHICLE THEFT (Including Alleged Joy Riding)</b>		
<b>GRAND TOTAL - ALL ITEMS</b>	18	16
		28459
<b>ADDITIONAL ANALYSIS OF LARCENY AND MOTOR VEHICLE THEFT</b>		
<b>6X. NATURE OF LARCENIES UNDER ITEM 6</b>		
(a) POCKET-PICKING	81	
(b) PURSE SNATCHING	82	
(c) SHOPLIFTING	83	4
(d) FROM MOTOR VEHICLE (except e)	84	2
(e) MOTOR VEHICLE PARTS AND ACCESSORIES	85	
(f) BICYCLES	86	
(g) FROM BUILDING (except c and h)	87	3
(h) FROM ANY COIN-OPERATED MACHINES ( parking meters etc. )	88	
(i) ALL OTHERS	89	4
<b>TOTAL LARCENIES (Same as Item 6)</b>	80	13
		27765
<b>7X. MOTOR VEHICLES RECOVERED</b>		
(a) STOLEN LOCALLY AND RECOVERED LOCALLY	91	
(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	1

*January 2015 thru February 2015*

*Prior 3yrs.  
Average*



## FINANCIAL REPORT

For the Month Ended March 31, 2015

Unaudited Financial Reports

To Be Used for

Budgetary Management Purposes

## REVENUE AND EXPENDITURES BUDGETARY COMPARISON REPORT

AS OF: March 31, 2015

10 -General Fund

## FINANCIAL SUMMARY

25.0% OF FISCAL YEAR COMPLETED

	2015 ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<b>REVENUE SUMMARY</b>						
TAXES	1,090,600	5,589.68	1,081,475.23	99.2%	9,124.77	1,050,599.43
LICENSES	57,461	3,622.00	5,223.00	9.1%	52,238.00	4,705.00
PERMITS	264,000	10,367.67	52,275.29	19.8%	211,724.71	75,695.81
FRANCHISE FEES	851,000	21,066.24	154,922.81	18.2%	696,077.19	209,178.63
SALES TAXES	985,500	103,899.09	273,593.96	27.8%	711,906.04	243,684.75
OTHER REVENUE	31,200	3,580.00	5,376.00	17.2%	25,824.00	7,120.00
COURT REVENUE	261,000	22,823.30	60,128.60	23.0%	200,871.40	49,559.27
INTEREST INCOME	7,000	722.86	2,138.25	30.5%	4,861.75	1,684.89
MISCELLANEOUS REVENUE	29,880	879.99	6,653.99	22.3%	23,226.01	6,660.07
GRANT REVENUE	0	0.00	345.00	0.0%	-345.00	0.00
TRANSFERS IN	346,500	28,874.99	86,624.97	25.0%	259,875.03	113,749.98
<b>TOTAL REVENUES</b>	<b>3,924,141</b>	<b>201,425.82</b>	<b>1,728,757.10</b>	<b>44.1%</b>	<b>2,195,383.90</b>	<b>1,762,637.83</b>
<b>EXPENDITURE SUMMARY</b>						
ADMINISTRATION	995,582	43,422.72	153,203.68	15.4%	842,378.32	190,026.34
POLICE	1,246,588	74,083.51	231,877.03	18.6%	1,014,710.97	267,264.69
MUNICIPAL COURT	156,709	10,080.32	30,545.31	19.5%	126,163.69	34,346.02
PUBLIC WORKS	185,922	8,461.42	26,137.08	14.1%	159,784.92	24,454.06
COMMUNITY DEVELOPMENT	291,200	18,733.03	57,645.06	19.8%	233,554.94	57,747.30
STREET DEPARTMENT	382,729	30,861.13	86,491.04	22.6%	296,237.96	78,156.41
PARKS DEPARTMENT	352,078	20,237.11	56,090.50	15.9%	295,987.50	52,444.09
NATURE SANCTUARY	31,077	1,770.40	4,475.21	14.4%	26,601.79	4,248.15
PUBLIC INFORMATION	17,750	2,942.52	3,992.47	22.5%	13,757.53	3,733.20
INFORMATION TECHNOLOGY	40,324	961.94	2,438.49	6.0%	37,885.51	8,533.50
GENERAL FUND CAPITAL OUTLAY	356,175	15,000.00	15,000.00	4.2%	341,175.00	0.00
TRANSFERS OUT TO OTHER FUNDS	277,500	23,125.00	69,375.00	25.0%	208,125.00	134,499.96
<b>TOTAL EXPENDITURES</b>	<b>4,333,634</b>	<b>249,679.10</b>	<b>737,270.87</b>	<b>17.0%</b>	<b>3,596,363.13</b>	<b>855,453.72</b>
<b>EXCESS REV OVER / (UNDER) EXPENDITURES</b>	<b>-409,493</b>	<b>(48,253.28)</b>	<b>991,486.23</b>			<b>907,184.11</b>
<b>PRIOR YEAR FUND BALANCES ALLOCATED FOR 2015 GENERAL FUND USE</b>	<b>0</b>		<b>0.00</b>			
<b>EXCESS OF FUNDS AVAILABLE OVER / (UNDER) EXPENDITURES</b>	<b>-409,493</b>	<b>(48,253.28)</b>	<b>991,486.23</b>			

Unaudited Financial Report to be Used for Budgetary Management Purposes

# General Fund (10)

Last Updated 04/15/15

	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
<b>Revenues</b>												
Taxes	1,913,138	1,966,167	1,977,700	2,070,630	2,076,100	1,355,069	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	5,223	57,461	58,051	58,646	59,248	59,856	60,471
Permits	171,051	210,575	201,000	331,390	264,000	52,275	264,000	266,640	268,988	271,360	273,755	276,175
Franchise Fees	832,470	865,901	837,000	901,327	851,000	154,923	851,000	882,660	899,653	916,986	934,666	952,699
Other Revenue	20,411	28,280	28,200	32,657	31,200	5,376	31,200	31,850	31,860	31,870	31,880	31,891
Court Revenue	325,275	257,910	290,000	269,935	261,000	60,129	261,000	264,915	268,889	272,922	277,016	281,171
Interest Income	26,155	18,153	22,000	6,626	7,000	2,138	7,000	7,140	7,283	7,283	7,283	7,283
Miscellaneous Revenue	123,562	32,350	24,000	39,848	29,880	6,654	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	86,625	346,500	343,530	345,601	342,713	339,867	337,064
<b>Total - General Fund Revenues:</b>	<b>4,333,419</b>	<b>4,451,713</b>	<b>3,888,800</b>	<b>4,286,754</b>	<b>3,924,141</b>	<b>1,728,757</b>	<b>3,925,586</b>	<b>4,064,441</b>	<b>4,076,075</b>	<b>4,145,644</b>	<b>4,217,066</b>	<b>4,290,095</b>
<b>Total Sources</b>	<b>4,653,509</b>	<b>4,825,825</b>	<b>4,640,755</b>	<b>5,025,081</b>	<b>4,930,358</b>	<b>2,863,356</b>	<b>5,060,185</b>	<b>4,793,041</b>	<b>4,647,277</b>	<b>4,547,059</b>	<b>4,497,474</b>	<b>4,490,253</b>
<b>Expenditures</b>												
Administration	1,275,198	766,897	909,886	901,314	995,582	153,204	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	231,877	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	30,545	156,709	159,704	162,775	165,924	169,154	172,467
Public Works	99,926	102,708	146,414	131,429	185,922	26,137	185,922	189,617	193,404	197,288	201,270	205,354
Community Development	262,111	258,083	265,367	251,339	289,400	57,645	289,400	295,487	295,487	295,487	295,487	295,487
Street Department	600,367	674,175	360,137	343,923	382,729	86,491	382,729	392,336	402,244	412,464	423,010	433,892
Parks Department	250,508	251,594	302,008	282,741	352,079	56,091	352,079	345,662	352,810	360,169	367,748	375,555
Nature Sanctuary	17,258	19,352	28,300	27,156	31,077	4,475	31,077	31,330	31,586	31,844	32,104	32,366
Information Technology	-	45,884	46,900	33,750	40,324	3,992	40,324	40,526	40,728	40,932	41,137	41,342
Public Information	30,638	16,915	17,600	15,450	17,750	2,438	17,750	17,839	17,928	18,018	18,108	18,198
Capital Outlay (CIP)	-	-	245,750	118,562	356,175	15,000	356,175	240,615	189,350	132,570	83,300	42,300
Transfers	567,558	720,000	538,000	538,000	277,250	69,375	277,250	217,250	217,250	217,250	217,250	217,250
<b>Total - General Fund Expenditures:</b>	<b>\$ 4,279,396</b>	<b>\$ 4,087,498</b>	<b>\$ 4,220,512</b>	<b>\$ 3,890,482</b>	<b>\$ 4,331,585</b>	<b>\$ 737,271</b>	<b>\$ 4,331,585</b>	<b>\$ 4,221,839</b>	<b>\$ 4,245,862</b>	<b>\$ 4,266,651</b>	<b>\$ 4,297,316</b>	<b>\$ 4,338,707</b>
<b>Estimated Ending Balance (deficit):</b>	<b>\$ 374,112</b>	<b>\$ 738,327</b>	<b>\$ 420,243</b>	<b>\$ 1,134,599</b>	<b>\$ 598,773</b>	<b>\$ 2,126,085</b>	<b>\$ 728,600</b>	<b>\$ 571,202</b>	<b>\$ 401,415</b>	<b>\$ 280,408</b>	<b>\$ 200,158</b>	<b>\$ 151,546</b>

# Emergency Reserve (50)

Last Updated 04/15/15

	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	\$ 1,267,966	\$ 1,267,966	\$ 1,267,966	\$ 1,267,966	\$ 1,267,966
<b>Revenues</b>												
Transfer from Transportation Fund	-	-	-	-	-	-	-	-	-	-	-	-
Transfer from Sewer Fund	-	-	-	-	-	-	-	-	-	-	-	-
Transfer from General Fund	106,058	450,000	317,000	317,000	60,000	15,000	60,000	-	-	-	-	-
<b>Emergency Reserve Revenues:</b>	<b>106,058</b>	<b>450,000</b>	<b>317,000</b>	<b>317,000</b>	<b>60,000</b>	<b>15,000</b>	<b>60,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Sources:</b>	<b>724,989</b>	<b>1,174,989</b>	<b>1,387,966</b>	<b>1,387,966</b>	<b>1,447,966</b>	<b>1,402,966</b>	<b>1,447,966</b>	<b>1,267,966</b>	<b>1,267,966</b>	<b>1,267,966</b>	<b>1,267,966</b>	<b>1,267,966</b>
<b>Expenditures</b>												
Brush Creek Sewer NID	-	104,023	-	-	-	-	-	-	-	-	-	-
Brink Meyer Road NID	-	-	-	-	-	105,509	180,000	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-
<b>Emergency Reserve Expenditures:</b>	<b>-</b>	<b>104,023</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>105,509</b>	<b>180,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Estimated Ending Balance (deficit) :</b>	<b>724,989</b>	<b>1,070,966</b>	<b>1,387,966</b>	<b>1,387,966</b>	<b>1,447,966</b>	<b>1,297,457</b>	<b>1,267,966</b>	<b>1,267,966</b>	<b>1,267,966</b>	<b>1,267,966</b>	<b>1,267,966</b>	<b>1,267,966</b>
<b>TARGET (per reserve policy):</b>	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: MARCH 31ST, 2015

10 -General Fund  
FINANCIAL SUMMARY

25.00% 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	5,589.68	1,081,475.23	99.16	9,124.77	1,050,599.43
LICENSES	57,461	3,622.00	5,223.00	9.09	52,238.00	4,705.00
PERMITS	264,000	10,367.67	52,275.29	19.80	211,724.71	75,695.81
FRANCHISE FEES	851,000	21,066.24	154,922.81	18.20	696,077.19	209,178.63
SALES TAXES	985,500	103,899.09	273,593.96	27.76	711,906.04	243,684.75
OTHER REVENUE	31,200	3,580.00	5,376.00	17.23	25,824.00	7,120.00
COURT REVENUE	261,000	22,823.30	60,128.60	23.04	200,871.40	49,559.27
INTEREST INCOME	7,000	722.86	2,138.25	30.55	4,861.75	1,684.89
MISCELLANEOUS REVENUE	29,880	879.99	6,998.99	23.42	22,881.01	6,660.07
TRANSFERS IN	346,500	28,874.99	86,624.97	25.00	259,875.03	113,749.98
<b>TOTAL REVENUES</b>	<b>3,924,141</b>	<b>201,425.82</b>	<b>1,728,757.10</b>	<b>44.05</b>	<b>2,195,383.90</b>	<b>1,762,637.83</b>
<u>EXPENDITURE SUMMARY</u>						
ADMINISTRATION	995,582	43,422.72	153,203.68	15.39	842,378.32	190,026.34
POLICE	1,246,588	74,083.51	231,877.03	18.60	1,014,710.97	267,264.69
MUNICIPAL COURT	156,709	10,080.32	30,545.31	19.49	126,163.69	34,346.02
PUBLIC WORKS	185,922	8,461.42	26,137.08	14.06	159,784.92	24,454.06
COMMUNITY DEVELOPMENT	291,200	18,733.03	57,645.06	19.80	233,554.94	57,747.30
STREET DEPARTMENT	382,729	30,861.13	86,491.04	22.60	296,237.96	78,156.41
PARKS DEPARTMENT	352,079	20,237.11	56,090.50	15.93	295,988.50	52,444.09
NATURE SANCTUARY	31,077	1,770.40	4,475.21	14.40	26,601.79	4,248.15
CHANNEL 2 & WEBSITE	17,750	2,942.52	3,992.47	22.49	13,757.53	3,733.20
TRANSFERS OUT	277,500	23,125.00	69,375.00	25.00	208,125.00	134,499.96
IT	40,324	961.94	2,438.49	6.05	37,885.51	8,533.50
CAPITAL OUTLAY	356,175	15,000.00	15,000.00	4.21	341,175.00	0.00
<b>TOTAL EXPENDITURES</b>	<b>4,333,635</b>	<b>249,679.10</b>	<b>737,270.87</b>	<b>17.01</b>	<b>3,596,364.13</b>	<b>855,453.72</b>
<b>EXCESS REVENUES OVER/(UNDER) EXPENDITURE (</b>	<b>409,494) (</b>	<b>48,253.28)</b>	<b>991,486.23</b>	<b>(</b>	<b>1,400,980.23)</b>	<b>907,184.11</b>

10 -General Fund  
FINANCIAL SUMMARY  
REVENUES

25.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<b>TAXES</b>						
10-41001-00 Real & Personal Property Tax	920,600	4,410.10	909,786.79	98.83	10,813.21	888,584.98
10-41002-00 Penalties	4,500	539.03	956.19	21.25	3,543.81	1,408.83
10-41003-00 Corp Merchants & Manufacturi	140,000	0.00	146,270.33	104.48 (	6,270.33)	137,763.42
10-41004-00 Financial Institution Tax	1,000	0.00	2,065.32	206.53 (	1,065.32)	1,260.58
10-41005-00 Vehicle Tax	24,500	640.55	22,396.60	91.41	2,103.40	21,581.62
<b>TOTAL TAXES</b>	<b>1,090,600</b>	<b>5,589.68</b>	<b>1,081,475.23</b>	<b>99.16</b>	<b>9,124.77</b>	<b>1,050,599.43</b>
<b>LICENSES</b>						
10-41101-00 Dog License (Tags)	1,870	150.00	205.00	10.96	1,665.00	50.00
10-41102-00 Occupational License	35,326	2,947.00	4,123.00	11.67	31,203.00	4,655.00
10-41102-02 Late Fees on Bus Licenses	0	50.00	50.00	0.00 (	50.00)	0.00
10-41103-00 Peddler's Licenses	0	0.00	100.00	0.00 (	100.00)	0.00
10-41104-00 Liquor Licenses	17,265	375.00	570.00	3.30	16,695.00	0.00
10-41111-00 Convenience Fees Under \$200	3,000	100.00	150.00	5.00	2,850.00	0.00
10-41112-00 Convenience Fees Over \$200	0	0.00	25.00	0.00 (	25.00)	0.00
<b>TOTAL LICENSES</b>	<b>57,461</b>	<b>3,622.00</b>	<b>5,223.00</b>	<b>9.09</b>	<b>52,238.00</b>	<b>4,705.00</b>
<b>PERMITS</b>						
10-41201-00 Building Permits	220,000	7,813.75	40,520.15	18.42	179,479.85	63,110.80
10-41201-01 Occupancy Permit	2,500	150.00	200.00	8.00	2,300.00	50.00
10-41202-00 Sign Permits	0	10.00	160.00	0.00 (	160.00)	230.00
10-41205-00 Development Permits	1,500	0.00	375.00	25.00	1,125.00	300.00
10-41205-01 Public Improvement Fees	30,000	2,343.92	10,070.14	33.57	19,929.86	10,381.01
10-41206-00 Rezoning Permits	0	0.00	300.00	0.00 (	300.00)	969.00
10-41207-00 Subdivision Permit Fees	0	0.00	0.00	0.00	0.00	315.00
10-41209-00 Conditional Use Permits	0	0.00	600.00	0.00 (	600.00)	300.00
10-41209-01 Special Event Permit	0	50.00	50.00	0.00 (	50.00)	0.00
10-41210-00 Grading/PW Use Permits	0	0.00	0.00	0.00	0.00	40.00
10-41211-00 Engineering Reviews	10,000	0.00	0.00	0.00	10,000.00	0.00
<b>TOTAL PERMITS</b>	<b>264,000</b>	<b>10,367.67</b>	<b>52,275.29</b>	<b>19.80</b>	<b>211,724.71</b>	<b>75,695.81</b>
<b>FRANCHISE FEES</b>						
10-41301-00 Telecom Franchise	220,000	20,758.01	58,460.75	26.57	161,539.25	60,967.94
10-41302-00 Missouri Gas Energy	122,000	0.00	50,864.18	41.69	71,135.82	44,692.26
10-41303-00 Missouri American Water	125,000	0.00	26,270.79	21.02	98,729.21	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	308.23	2,477.02	13.76	15,522.98	2,089.07
10-41306-00 Cable/Video Service Franchis	66,000	0.00	16,850.07	25.53	49,149.93	73,146.51
<b>TOTAL FRANCHISE FEES</b>	<b>851,000</b>	<b>21,066.24</b>	<b>154,922.81</b>	<b>18.20</b>	<b>696,077.19</b>	<b>209,178.63</b>
<b>SALES TAXES</b>						
10-41401-00 Sales Tax-General Revenue	920,000	98,663.49	258,161.94	28.06	661,838.06	229,132.78
10-41402-00 Motor Vehicle Sales Tax	42,000	3,337.46	9,767.50	23.26	32,232.50	8,718.01
10-41403-00 Motor Vehicle Fee	23,500	1,898.14	5,664.52	24.10	17,835.48	5,833.96
<b>TOTAL SALES TAXES</b>	<b>985,500</b>	<b>103,899.09</b>	<b>273,593.96</b>	<b>27.76</b>	<b>711,906.04</b>	<b>243,684.75</b>

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

10 --General Fund  
FINANCIAL SUMMARY  
REVENUES

25.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>OTHER REVENUE</u>						
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	2,440.00	2,440.00	20.33	9,560.00	2,485.00
10-41504-01 Sports Fields Reservations	4,000	1,140.00	2,680.00	67.00	1,320.00	2,120.00
10-41504-02 Park Events Reservations	10,500	0.00	256.00	2.44	10,244.00	2,515.00
10-41504-03 PLP Park Events Reservations	1,000	0.00	0.00	0.00	1,000.00	0.00
10-41505-01 Nature Sanctuary Programs	2,700	0.00	0.00	0.00	2,700.00	0.00
TOTAL OTHER REVENUE	31,200	3,580.00	5,376.00	17.23	25,824.00	7,120.00
<u>COURT REVENUE</u>						
10-41601-00 Fines	261,000	21,991.00	58,018.50	22.23	202,981.50	46,599.00
10-41602-00 CVC Reports	0	51.80	140.60	0.00	140.60	101.77
10-41602-01 Appointed Attorney Reimburse	0	437.50	986.50	0.00	986.50	1,032.50
10-41602-02 Boarding of Prisoners Reimbu	0	0.00	280.00	0.00	280.00	1,275.00
10-41603-00 Police Reports	0	343.00	703.00	0.00	703.00	551.00
TOTAL COURT REVENUE	261,000	22,823.30	60,128.60	23.04	200,871.40	49,559.27
<u>INTEREST INCOME</u>						
10-41701-00 Interest Income	7,000	722.86	2,138.25	30.55	4,861.75	1,684.89
TOTAL INTEREST INCOME	7,000	722.86	2,138.25	30.55	4,861.75	1,684.89
<u>MISCELLANEOUS REVENUE</u>						
10-41801-00 Miscellaneous	10,000	879.99	5,208.99	52.09	4,791.01	2,232.26
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	2,450.00
10-41802-00 Leased Properties	5,880	0.00	0.00	0.00	5,880.00	1,200.00
10-41804-07 Bulletproof Vest Grant	0	0.00	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	0.00	1,445.00	0.00	1,445.00	0.00
TOTAL MISCELLANEOUS REVENUE	29,880	879.99	6,998.99	23.42	22,881.01	6,660.07
<u>TRANSFERS IN</u>						
10-41901-00 Transfer f Transportation Fu	245,000	20,416.66	61,249.98	25.00	183,750.02	88,749.99
10-41903-00 Administration Fee	101,500	8,458.33	25,374.99	25.00	76,125.01	24,999.99
TOTAL TRANSFERS IN	346,500	28,874.99	86,624.97	25.00	259,875.03	113,749.98
TOTAL REVENUE	3,924,141	201,425.82	1,728,757.10	44.05	2,195,383.90	1,762,637.83

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

10 -General Fund  
ADMINISTRATION  
EXPENDITURES

25.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<b>PERSONNEL</b>						
10-501.01-01-00 Salaries	297,608	22,710.60	67,763.45	22.77	229,844.55	66,360.22
10-501.01-11-00 Mayor and Aldermen	57,600	4,430.90	12,877.30	22.36	44,722.70	13,292.70
10-501.01-21-00 FICA & Medicare	26,785	1,846.89	5,693.49	21.26	21,091.51	5,797.53
10-501.01-22-00 Retirement	23,300	1,773.04	5,007.38	21.49	18,292.62	3,420.51
10-501.01-32-00 Exp Allowance-Bd of Alde	0	0.00	765.00	0.00	( 765.00)	1,215.00
10-501.01-33-00 Auto Allow-City Administ	1,200	0.00	200.00	16.67	1,000.00	300.00
10-501.01-40-00 Membership Fees & Dues -	1,000	0.00	315.00	31.50	685.00	221.00
10-501.01-41-00 Membership Fees & Dues -	2,970	0.00	207.00	6.97	2,763.00	206.00
10-501.01-41-02 Professional Dev - Staff	11,320	1,024.76	2,456.52	21.70	8,863.48	1,323.68
10-501.01-41-03 Professional Dev - Board	5,850	0.00	265.00	4.53	5,585.00	357.00
TOTAL PERSONNEL	427,633	31,786.19	95,550.14	22.34	332,082.86	92,493.64
<b>INSURANCE</b>						
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	3,281.21	11,524.11	41.26	16,405.89	7,637.15
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	3,281.21	11,524.11	7.07	151,514.89	7,637.15
<b>UTILITIES</b>						
10-501.03-01-00 Telephone & Voicemail	6,000	0.00	491.10	8.19	5,508.90	971.61
10-501.03-02-00 Electricity	55,000	4,658.31	9,375.79	17.05	45,624.21	16,409.05
10-501.03-04-00 Water	6,000	369.65	923.26	15.39	5,076.74	1,236.32
10-501.03-05-00 Mobile Phones & Pagers	120	10.00	20.00	16.67	100.00	0.00
10-501.03-07-00 Train Depot Utilities	0	16.47	0.00	0.00	0.00	2,987.11
10-501.03-08-00 Cable	2,100	175.00	525.00	25.00	1,575.00	175.00
10-501.03-09-00 Trash Hauling	300	0.00	75.00	25.00	225.00	75.00
TOTAL UTILITIES	69,520	5,196.49	11,410.15	16.41	58,109.85	21,854.09
<b>CAPITAL EXPENDITURES</b>						
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
<b>OTHER PURCHASES</b>						
10-501.05-01-00 Office Supplies & Consum	5,500	252.45	1,085.31	19.73	4,414.69	1,517.74
10-501.05-02-00 Postage	1,500	85.41	1,044.04	69.60	455.96	300.82
10-501.05-04-00 Printing	600	35.00	406.50	67.75	193.50	158.66
10-501.05-05-00 Publications	200	0.00	236.00	118.00	( 36.00)	236.00
TOTAL OTHER PURCHASES	7,800	372.86	2,771.85	35.54	5,028.15	2,213.22
<b>MAINTENANCE</b>						
10-501.06-01-00 Building Maint & Repair	20,000	559.91	723.83	3.62	19,276.17	643.51
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	891.18	1,909.08	17.36	9,090.92	1,780.56
10-501.06-11-00 Train Depot Maint	6,200	12.46	21.72	0.35	6,178.28	0.00

C I T Y O F P A R K V I L L E  
REVENUE AND EXPENSE REPORT  
AS OF: MARCH 31ST, 2015

10 -General Fund

ADMINISTRATION

25.00% OF FISCAL YEAR COMPLETED

EXPENDITURES

	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	213.98	491.07	17.86	2,258.93	620.57
TOTAL MAINTENANCE	42,450	1,677.53	3,145.70	7.41	39,304.30	2,617.39
<u>CITY SERVICES</u>						
10-501.07-01-00 Elections	2,650	0.00	1,565.71	59.08	1,084.29	1,802.19
10-501.07-02-00 Advertising/Public Notic	6,120	46.00	81.78	1.34	6,038.22	2,253.60
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	0.00	5,776.16	99.59	23.84	5,776.16
10-501.07-99-00 FOPAS - Animal Control	6,000	1,000.00	2,000.00	33.33	4,000.00	2,000.00
TOTAL CITY SERVICES	23,570	1,046.00	9,423.65	39.98	14,146.35	11,831.95
<u>PROFESSIONAL FEES</u>						
10-501.08-01-00 Attorney/Legal Fees	135,000	0.00	15,320.56	11.35	119,679.44	20,050.40
10-501.08-01-01 Litigation (New)	60,000	0.00	0.00	0.00	60,000.00	7,521.25
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	0.00	3,109.40	8.05	35,525.60	21,767.00
TOTAL PROFESSIONAL FEES	245,635	0.00	18,429.96	7.50	227,205.04	49,338.65
<u>OTHER EXPENDITURES</u>						
10-501.09-04-00 Holiday Decorations	900	0.00	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	16.57	214.64	8.10	2,435.36	49.21
10-501.09-20-03 Finance Committee Mtg Su	0	0.00	0.00	0.00	0.00	135.87
10-501.09-20-06 Misc-Staff Food/Travel	0	0.00	0.00	0.00	0.00	416.32
10-501.09-20-07 Meeting Supplies	500	10.50	10.50	2.10	489.50	39.99
10-501.09-21-00 Misc-Other	6,860	35.37	372.98	5.44	6,487.02	107.36
TOTAL OTHER EXPENDITURES	14,910	62.44	948.12	6.36	13,961.88	1,793.75
<u>TRANSFERS-OTHER SOURCES</u>						
TOTAL ADMINISTRATION	995,582	43,422.72	153,203.68	15.39	842,378.32	190,026.34

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

10 -General Fund

POLICE

25.00% 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>						
10-505.01-01-00 Salaries	825,658	52,869.76	161,272.15	19.53	664,385.85	190,826.87
10-505.01-03-00 Overtime	15,000	297.33	1,947.20	12.98	13,052.80	3,140.74
10-505.01-21-00 FICA & Medicare	63,533	3,908.33	12,019.40	18.92	51,513.60	14,033.46
10-505.01-22-00 Retirement	54,614	3,081.09	8,530.12	15.62	46,083.88	7,583.51
10-505.01-41-00 Membership Fees & Dues	950	0.00	50.00	5.26	900.00	370.00
10-505.01-41-02 Professional Development	4,500	16.00	48.00	1.07	4,452.00	41.50
10-505.01-43-00 Tuition Reimbursement	2,000	0.00	0.00	0.00	2,000.00	0.00
TOTAL PERSONNEL	966,255	60,172.51	183,866.87	19.03	782,388.13	215,996.08
<u>INSURANCE</u>						
10-505.02-02-00 Health, Life & Dental	124,434	9,974.77	38,458.96	30.91	85,975.04	33,925.95
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	9,974.77	38,458.96	22.41	133,174.04	33,925.95
<u>UTILITIES</u>						
10-505.03-01-00 Telephone & Voicemail	1,500	119.13	238.25	15.88	1,261.75	213.70
10-505.03-05-00 Mobile Phone & Pagers	4,500	246.32	622.64	13.84	3,877.36	487.05
TOTAL UTILITIES	6,000	365.45	860.89	14.35	5,139.11	700.75
<u>CAPITAL EXPENDITURES</u>						
<u>OTHER PURCHASES</u>						
10-505.05-01-00 Office Supplies & Consum	2,800	89.44	220.67	7.88	2,579.33	248.86
10-505.05-02-00 Postage	250	11.47	20.85	8.34	229.15	46.15
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	55.20	0.79	6,944.80	90.20
10-505.05-22-01 Terminal - Rejis	1,400	65.07	130.14	9.30	1,269.86	187.68
10-505.05-22-02 Terminal - Platte Co	2,200	0.00	0.00	0.00	2,200.00	503.58
10-505.05-31-00 Uniforms	7,000	30.73	678.59	9.69	6,321.41	1,312.87
10-505.05-99-00 Other Purchases	500	0.00	0.00	0.00	500.00	0.00
TOTAL OTHER PURCHASES	22,650	196.71	1,105.45	4.88	21,544.55	2,389.34
<u>MAINTENANCE</u>						
10-505.06-21-00 Vehicle Repair & Mainten	15,000	946.28	2,664.85	17.77	12,335.15	2,124.62
10-505.06-21-01 Equipment Repair & Maint	1,400	26.48	26.48	1.89	1,373.52	0.00
10-505.06-22-00 Vehicle Gas & Oil	50,000	1,665.25	3,241.35	6.48	46,758.65	11,189.80
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/Mainten	1,100	95.06	285.18	25.93	814.82	228.15
TOTAL MAINTENANCE	69,000	2,733.07	6,217.86	9.01	62,782.14	13,542.57
<u>CITY SERVICES</u>						
10-505.07-56-00 Hiring/Substance Screeni	4,000	641.00	1,007.00	25.18	2,993.00	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	360.00	18.00	1,640.00	360.00

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

10 -General Fund  
POLICE  
EXPENDITURES

25.00% 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	641.00	1,367.00	14.86	7,833.00	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	250.00
TOTAL OTHER EXPENDITURES	1,850	0.00	0.00	0.00	1,850.00	350.00
TOTAL POLICE	1,246,588	74,083.51	231,877.03	18.60	1,014,710.97	267,264.69

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

10 -General Fund

MUNICIPAL COURT

25.00% 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>						
10-510.01-01-00 Salaries	50,483	3,846.36	11,414.02	22.61	39,068.98	11,053.67
10-510.01-11-00 Judge	18,000	1,384.62	4,153.86	23.08	13,846.14	4,153.86
10-510.01-21-00 FICA & Medicare	5,250	403.07	1,195.91	22.78	4,054.09	1,143.64
10-510.01-22-00 Retirement	2,006	184.28	468.37	23.35	1,537.63	329.46
10-510.01-32-00 Expense Allow - Judge	540	0.00	135.00	25.00	405.00	135.00
10-510.01-41-00 Memberships, Fees & Dues	500	0.00	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	5,550.00	25.00	16,650.00	7,400.00
10-510.01-51-02 Public Defender	7,200	600.00	1,800.00	25.00	5,400.00	2,166.68
TOTAL PERSONNEL	110,379	8,268.33	24,867.16	22.53	85,511.84	26,407.31
<u>INSURANCE</u>						
10-510.02-02-00 Health, Life & Dental	8,280	733.42	2,946.45	35.59	5,333.55	2,173.23
10-510.02-03-00 Workers Compensation	4,080	0.00	0.00	0.00	4,080.00	0.00
TOTAL INSURANCE	12,360	733.42	2,946.45	23.84	9,413.55	2,173.23
<u>UTILITIES</u>						
10-510.03-05-00 Mobile Phone & Pagers	120	10.00	30.00	25.00	90.00	30.00
TOTAL UTILITIES	120	10.00	30.00	25.00	90.00	30.00
<u>CAPITAL EXPENDITURES</u>						
<u>OTHER PURCHASES</u>						
10-510.05-01-00 Office Supplies & Consum	1,800	53.12	161.40	8.97	1,638.60	20.71
10-510.05-02-00 Postage	500	23.37	40.69	8.14	459.31	86.52
10-510.05-04-00 Printing	4,000	0.00	0.00	0.00	4,000.00	1,011.81
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	142.82	300.81	13.67	1,899.19	0.00
TOTAL OTHER PURCHASES	8,850	219.31	502.90	5.68	8,347.10	1,119.04
<u>MAINTENANCE</u>						
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	8.86	31.16	3.90	768.84	275.00
TOTAL MAINTENANCE	4,000	8.86	31.16	0.78	3,968.84	275.00
<u>CITY SERVICES</u>						
10-510.07-80-00 Boarding of Prisoners	14,000	350.00	490.00	3.50	13,510.00	2,150.45
10-510.07-82-00 Bailiff	6,000	490.40	1,414.99	23.58	4,585.01	1,522.99
10-510.07-82-01 Translator	800	0.00	128.25	16.03	671.75	653.00
TOTAL CITY SERVICES	20,800	840.40	2,033.24	9.78	18,766.76	4,326.44
<u>OTHER EXPENDITURES</u>						
10-510.09-21-00 Miscellaneous	200	0.00	134.40	67.20	65.60	15.00
TOTAL OTHER EXPENDITURES	200	0.00	134.40	67.20	65.60	15.00
TOTAL MUNICIPAL COURT	156,709	10,080.32	30,545.31	19.49	126,163.69	34,346.02

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

10 -General Fund

PUBLIC WORKS

25.00% 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>						
10-515.01-01-00 Salaries	121,245	6,856.28	19,429.34	16.02	101,815.66	17,982.34
10-515.01-21-00 FICA & Medicare	9,109	512.41	1,450.06	15.92	7,658.94	1,340.10
10-515.01-22-00 Retirement	4,337	0.00	0.00	0.00	4,337.00	645.62
10-515.01-33-00 Auto Allow-Public Wks Di	3,000	0.00	250.00	8.33	2,750.00	750.00
10-515.01-41-00 Membership Fees & Dues	750	0.00	0.00	0.00	750.00	695.00
10-515.01-41-02 Professional Development	3,600	30.00	30.00	0.83	3,570.00	888.20
TOTAL PERSONNEL	142,041	7,398.69	21,159.40	14.90	120,881.60	22,301.26
<u>INSURANCE</u>						
10-515.02-02-00 Health, Life & Dental	12,056	1,009.89	3,102.66	25.74	8,953.34	1,422.52
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	1,009.89	3,102.66	21.93	11,048.34	1,422.52
<u>UTILITIES</u>						
10-515.03-05-00 Mobile Phones & Pagers	480	0.00	40.00	8.33	440.00	120.00
TOTAL UTILITIES	480	0.00	40.00	8.33	440.00	120.00
<u>CAPITAL EXPENDITURES</u>						
<u>OTHER PURCHASES</u>						
10-515.05-01-00 Office Supplies & Consum	750	0.00	222.58	29.68	527.42	0.00
10-515.05-02-00 Postage	150	0.24	0.24	0.16	149.76	4.28
10-515.05-04-00 Printing	250	35.00	35.00	14.00	215.00	0.00
10-515.05-31-00 Uniforms	100	0.00	0.00	0.00	100.00	0.00
TOTAL OTHER PURCHASES	1,250	35.24	257.82	20.63	992.18	4.28
<u>MAINTENANCE</u>						
10-515.06-36-00 Tornado Siren	2,500	0.00	606.00	24.24	1,894.00	606.00
TOTAL MAINTENANCE	2,500	0.00	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	900.00	3.60	24,100.00	0.00
TOTAL PROFESSIONAL FEES	25,000	0.00	900.00	3.60	24,100.00	0.00
<u>OTHER EXPENDITURES</u>						
10-515.09-21-00 Miscellaneous	500	17.60	71.20	14.24	428.80	0.00
TOTAL OTHER EXPENDITURES	500	17.60	71.20	14.24	428.80	0.00
TOTAL PUBLIC WORKS	185,922	8,461.42	26,137.08	14.06	159,784.92	24,454.06

## 10 -General Fund

COMMUNITY DEVELOPMENT  
EXPENDITURES

25.00% 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>						
10-518.01-01-00 Salaries	198,900	13,926.86	41,840.47	21.04	157,059.53	42,711.75
10-518.01-21-00 FICA & Medicare	15,216	1,021.82	3,071.64	20.19	12,144.36	2,979.53
10-518.01-22-00 Retirement	10,713	821.68	2,140.87	19.98	8,572.13	1,531.22
10-518.01-31-00 Auto Allowance - Other	2,400	0.00	400.00	16.67	2,000.00	600.00
10-518.01-41-00 Membership Fees & Dues	1,675	0.00	365.00	21.79	1,310.00	285.00
10-518.01-41-02 Professional Development	5,400	20.00	60.00	1.11	5,340.00	1,707.00
TOTAL PERSONNEL	234,304	15,790.36	47,877.98	20.43	186,426.02	49,814.50
<u>INSURANCE</u>						
10-518.02-02-00 Health, Life & Dental	23,219	1,850.71	7,520.73	32.39	15,698.27	6,489.90
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	1,850.71	7,520.73	29.81	17,705.27	6,489.90
<u>UTILITIES</u>						
10-518.03-05-00 Mobile Phones & Pagers	1,600	131.84	263.68	16.48	1,336.32	114.48
TOTAL UTILITIES	1,600	131.84	263.68	16.48	1,336.32	114.48
<u>CAPITAL EXPENDITURES</u>						
<u>OTHER PURCHASES</u>						
10-518.05-01-00 Office Supplies & Consum	1,600	95.69	95.69	5.98	1,504.31	519.73
10-518.05-02-00 Postage	750	82.54	82.54	11.01	667.46	69.09
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	178.23	178.23	4.22	4,041.77	588.82
<u>MAINTENANCE</u>						
10-518.06-21-00 Vehicle Repair & Mainten	2,200	740.32	1,180.78	53.67	1,019.22	156.47
10-518.06-22-00 Vehicle Gas & Oil	1,800	41.57	144.15	8.01	1,655.85	258.32
TOTAL MAINTENANCE	4,000	781.89	1,324.93	33.12	2,675.07	414.79
<u>CITY SERVICES</u>						
10-518.07-02-01 Public Notices	2,000	0.00	193.11	9.66	1,806.89	324.81
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	0.00	193.11	1.14	16,806.89	324.81
<u>PROFESSIONAL FEES</u>						
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	0.00	250.00	16.67	1,250.00	0.00
TOTAL PROFESSIONAL FEES	4,500	0.00	250.00	5.56	4,250.00	0.00
<u>OTHER EXPENDITURES</u>						
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	36.40	18.20	163.60	0.00
TOTAL OTHER EXPENDITURES	350	0.00	36.40	10.40	313.60	0.00
TOTAL COMMUNITY DEVELOPMENT	291,200	18,733.03	57,645.06	19.80	233,554.94	57,747.30

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

10 -General Fund  
STREET DEPARTMENT  
EXPENDITURES

25.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<b>PERSONNEL</b>						
10-520.01-01-00 Salaries	232,262	17,776.36	51,807.01	22.31	180,454.99	53,628.20
10-520.01-03-00 Overtime	13,500	4,232.21	6,642.15	49.20	6,857.85	5,585.42
10-520.01-21-00 FICA & Medicare	17,718	1,617.14	4,262.71	24.06	13,455.29	4,367.81
10-520.01-22-00 Retirement	13,703	1,139.22	2,744.75	20.03	10,958.25	2,036.60
10-520.01-41-02 Professional Development	300	0.00	0.00	0.00	300.00	0.00
<b>TOTAL PERSONNEL</b>	<b>277,483</b>	<b>24,764.93</b>	<b>65,456.62</b>	<b>23.59</b>	<b>212,026.38</b>	<b>65,618.03</b>
<b>INSURANCE</b>						
10-520.02-02-00 Health, Life & Dental	38,280	3,591.26	16,461.31	43.00	21,818.69	8,186.07
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
<b>TOTAL INSURANCE</b>	<b>68,796</b>	<b>3,591.26</b>	<b>16,461.31</b>	<b>23.93</b>	<b>52,334.69</b>	<b>8,186.07</b>
<b>UTILITIES</b>						
10-520.03-01-00 Telephone & Voicemail	1,500	142.75	273.33	18.22	1,226.67	244.32
10-520.03-02-00 Electricity	3,400	383.18	764.55	22.49	2,635.45	836.34
10-520.03-03-00 Gas	2,200	532.51	902.77	41.04	1,297.23	666.69
10-520.03-04-00 Water	4,000	289.35	798.22	19.96	3,201.78	894.23
10-520.03-05-00 Mobile Phones & Pagers	2,800	184.74	369.48	13.20	2,430.52	144.80
10-520.03-09-00 Trash Hauling	600	0.00	0.00	0.00	600.00	0.00
<b>TOTAL UTILITIES</b>	<b>14,500</b>	<b>1,532.53</b>	<b>3,108.35</b>	<b>21.44</b>	<b>11,391.65</b>	<b>2,786.38</b>
<b>CAPITAL EXPENDITURES</b>						
<b>OTHER PURCHASES</b>						
10-520.05-01-00 Office Supplies & Consum	800	0.00	94.97	11.87	705.03	211.99
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	902.88	1,192.16	23.84	3,807.84	1,024.96
10-520.05-31-00 Uniforms	2,600	0.00	108.10	4.16	2,491.90	0.00
<b>TOTAL OTHER PURCHASES</b>	<b>8,800</b>	<b>902.88</b>	<b>1,395.23</b>	<b>15.85</b>	<b>7,404.77</b>	<b>1,236.95</b>
<b>MAINTENANCE</b>						
10-520.06-21-00 Vehicle Repair & Mainten	0	0.00	0.00	0.00	0.00	166.71
10-520.06-21-01 Equipment Repair & Maint	0	0.00	0.00	0.00	0.00	90.14
10-520.06-22-00 Vehicle Gas & Oil	0	0.00	0.00	0.00	0.00	12.13
<b>TOTAL MAINTENANCE</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>268.98</b>
<b>CITY SERVICES</b>						
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	69.53	69.53	4.64	1,430.47	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
<b>TOTAL CITY SERVICES</b>	<b>13,000</b>	<b>69.53</b>	<b>69.53</b>	<b>0.53</b>	<b>12,930.47</b>	<b>0.00</b>

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

10 -General Fund  
 STREET DEPARTMENT  
 EXPENDITURES

25.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>PROFESSIONAL FEES</u>						
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
<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
<b>TOTAL STREET DEPARTMENT</b>	<b>382,729</b>	<b>30,861.13</b>	<b>86,491.04</b>	<b>22.60</b>	<b>296,237.96</b>	<b>78,156.41</b>

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

10 -General Fund  
PARKS DEPARTMENT  
EXPENDITURES

25.00% 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>						
10-525.01-01-00 Salaries	121,500	9,221.08	27,594.62	22.71	93,905.38	28,886.83
10-525.01-03-00 Overtime	7,500	2,008.62	2,982.67	39.77	4,517.33	2,187.00
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	794.79	2,146.33	21.52	7,828.67	2,175.46
10-525.01-22-00 Retirement	7,073	662.54	1,585.92	22.42	5,487.08	1,148.55
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
<b>TOTAL PERSONNEL</b>	<b>180,048</b>	<b>12,687.03</b>	<b>34,309.54</b>	<b>19.06</b>	<b>145,738.46</b>	<b>34,397.84</b>
<u>INSURANCE</u>						
10-525.02-02-00 Health, Life & Dental	21,001	1,753.73	7,643.94	36.40	13,357.06	5,389.82
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
<b>TOTAL INSURANCE</b>	<b>30,206</b>	<b>1,753.73</b>	<b>7,643.94</b>	<b>25.31</b>	<b>22,562.06</b>	<b>5,389.82</b>
<u>UTILITIES</u>						
10-525.03-01-00 Telephone & Voicemail	1,700	154.88	308.12	18.12	1,391.88	285.47
10-525.03-02-00 Electricity	14,550	954.19	3,292.78	22.63	11,257.22	2,933.42
10-525.03-03-00 Gas	1,500	318.07	547.42	36.49	952.58	507.36
10-525.03-04-00 Water	12,500	439.88	1,164.66	9.32	11,335.34	1,102.09
10-525.03-05-00 Mobile Phones & Pagers	2,250	82.36	167.61	7.45	2,082.39	140.16
10-525.03-09-00 Trash Hauling	1,500	0.00	0.00	0.00	1,500.00	0.00
<b>TOTAL UTILITIES</b>	<b>34,000</b>	<b>1,949.38</b>	<b>5,480.59</b>	<b>16.12</b>	<b>28,519.41</b>	<b>4,968.50</b>
<u>CAPITAL EXPENDITURES</u>						
10-525.04-72-00 Maintenance-ELP	0	0.00	0.00	0.00	0.00	987.00
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>987.00</b>
<u>OTHER PURCHASES</u>						
10-525.05-01-00 Office Supplies & Consum	500	0.00	60.08	12.02	439.92	61.70
10-525.05-02-00 Postage	75	0.00	0.00	0.00	75.00	162.94
10-525.05-04-00 Printing	400	90.00	90.00	22.50	310.00	30.00
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	538.90	1,231.69	22.39	4,268.31	459.61
10-525.05-31-00 Uniforms	1,500	0.00	318.10	21.21	1,181.90	0.00
10-525.05-41-01 Restroom Supplies	2,200	0.00	18.54	0.84	2,181.46	241.61
10-525.05-41-02 Trash Bags	3,800	454.06	1,124.78	29.60	2,675.22	359.82
10-525.05-41-03 Park Enhancements	7,000	85.00	100.86	1.44	6,899.14	0.00
10-525.05-42-00 Grass Seed & Fertilizer	2,800	306.80	306.80	10.96	2,493.20	0.00
10-525.05-99-00 Other Purchases	500	0.00	22.68	4.54	477.32	0.00
<b>TOTAL OTHER PURCHASES</b>	<b>24,475</b>	<b>1,474.76</b>	<b>3,273.53</b>	<b>13.37</b>	<b>21,201.47</b>	<b>1,315.68</b>
<u>MAINTENANCE</u>						
10-525.06-01-00 Buildings Maint & Repair	6,900	204.00	460.50	6.67	6,439.50	774.39
10-525.06-03-00 Restrooms	5,300	0.00	0.00	0.00	5,300.00	335.00
10-525.06-05-01 Stage Maintenance	150	0.00	0.00	0.00	150.00	0.00

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

10 -General Fund  
 PARKS DEPARTMENT  
 EXPENDITURES

25.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
10-525.06-05-02 Ballfield Maintenance	6,600	995.25	995.25	15.08	5,604.75	0.00
10-525.06-05-03 Trail Maintenance	3,600	0.00	144.42	4.01	3,455.58	0.00
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	424.64	917.69	14.12	5,582.31	678.56
10-525.06-21-01 Equipment Repair & Maint	3,500	0.00	388.84	11.11	3,111.16	315.15
10-525.06-21-02 Tractor Mowing Equipment	5,500	495.26	1,810.14	32.91	3,689.86	1,255.84
10-525.06-22-00 Vehicle Gas & Oil	7,500	241.59	620.76	8.28	6,879.24	1,098.37
10-525.06-22-01 Equipment Gas & Oil	5,000	11.47	45.30	0.91	4,954.70	221.56
<b>TOTAL MAINTENANCE</b>	<b>56,050</b>	<b>2,372.21</b>	<b>5,382.90</b>	<b>9.60</b>	<b>50,667.10</b>	<b>4,678.87</b>
<b>CITY SERVICES</b>						
10-525.07-20-00 Rental of Portable Toile	3,000	0.00	0.00	0.00	3,000.00	660.00
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
<b>TOTAL CITY SERVICES</b>	<b>26,300</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>26,300.00</b>	<b>660.00</b>
<b>OTHER EXPENDITURES</b>						
10-525.09-21-00 Miscellaneous	1,000	0.00	0.00	0.00	1,000.00	46.38
<b>TOTAL OTHER EXPENDITURES</b>	<b>1,000</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,000.00</b>	<b>46.38</b>
<b>TOTAL PARKS DEPARTMENT</b>	<b>352,079</b>	<b>20,237.11</b>	<b>56,090.50</b>	<b>15.93</b>	<b>295,988.50</b>	<b>52,444.09</b>

REVENUE AND EXPENSE REPORT

AS OF: MARCH 31ST, 2015

10 -General Fund

NATURE SANCTUARY

25.00% OF FISCAL YEAR COMPLETED

EXPENDITURES

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<b>PERSONNEL</b>						
10-535.01-01-00 Salariea	18,000	1,153.92	3,461.76	19.23	14,538.24	3,461.76
10-535.01-21-00 FICA & Medicare	1,377	88.28	264.84	19.23	1,112.16	264.84
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	3,726.60	19.04	15,850.40	3,726.60
<b>UTILITIES</b>						
<b>CAPITAL EXPENDITURES</b>						
<b>OTHER PURCHASES</b>						
10-535.05-01-00 Office Supplies & Consum	100	45.00	45.00	45.00	55.00	45.00
10-535.05-02-00 Postage	50	4.70	4.70	9.40	45.30	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	138.09	138.09	34.52	261.91	87.35
10-535.05-41-00 Materials	1,000	12.12	12.12	1.21	987.88	14.00
10-535.05-42-00 Program Expenses	2,700	40.00	45.18	1.67	2,654.82	0.00
TOTAL OTHER PURCHASES	4,750	239.91	245.09	5.16	4,504.91	146.35
<b>MAINTENANCE</b>						
10-535.06-01-00 Building Maintenance & R	950	127.02	231.95	24.42	718.05	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	86.74	197.04	19.70	802.96	292.13
10-535.06-21-01 Equipment Repair & Maint	150	33.19	33.19	22.13	116.81	0.00
10-535.06-22-00 Vehicle Gas & Oil	400	0.00	0.00	0.00	400.00	9.27
TOTAL MAINTENANCE	6,000	246.95	462.18	7.70	5,537.82	301.40
<b>CITY SERVICES</b>						
10-535.07-51-00 Mosquito & Weed Control	250	0.00	0.00	0.00	250.00	73.80
TOTAL CITY SERVICES	250	0.00	0.00	0.00	250.00	73.80
<b>OTHER EXPENDITURES</b>						
10-535.09-21-00 Miscellaneous	500	41.34	41.34	8.27	458.66	0.00
TOTAL OTHER EXPENDITURES	500	41.34	41.34	8.27	458.66	0.00
TOTAL NATURE SANCTUARY	31,077	1,770.40	4,475.21	14.40	26,601.79	4,248.15

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

10 -General Fund  
IT  
EXPENDITURES

25.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<b>PERSONNEL</b>						
10-555.01-52-00 Information Technology S	21,000	0.00	0.00	0.00	21,000.00	7,502.50
TOTAL PERSONNEL	21,000	0.00	0.00	0.00	21,000.00	7,502.50
<b>INSURANCE</b>						
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	784.94	1,867.49	12.20	13,442.51	1,031.00
10-555.02-04-00 Domain Registrations	390	0.00	20.00	5.13	370.00	0.00
TOTAL INSURANCE	17,200	784.94	1,887.49	10.97	15,312.51	1,031.00
<b>MAINTENANCE</b>						
10-555.06-01-00 Maintenance & Repair	2,124	177.00	551.00	25.94	1,573.00	0.00
TOTAL MAINTENANCE	2,124	177.00	551.00	25.94	1,573.00	0.00
TOTAL IT	40,324	961.94	2,438.49	6.05	37,885.51	8,533.50

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

10 -General Fund

CAPITAL OUTLAY  
 EXPENDITURES

25.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>CAPITAL OUTLAY</u>						
10-560.50-50-00 Police Capital Outlay	34,500	0.00	0.00	0.00	34,500.00	0.00
TOTAL CAPITAL OUTLAY	34,500	0.00	0.00	0.00	34,500.00	0.00
<u>CAPITAL OUTLAY</u>						
10-560.51-50-00 Public Works Capital Out	129,175	15,000.00	15,000.00	11.61	114,175.00	0.00
10-560.51-80-00 Com Development Capital	110,000	0.00	0.00	0.00	110,000.00	0.00
TOTAL CAPITAL OUTLAY	239,175	15,000.00	15,000.00	6.27	224,175.00	0.00
<u>CAPITAL OUTLAY</u>						
10-560.52-50-00 Parks Capital Outlay	82,500	0.00	0.00	0.00	82,500.00	0.00
TOTAL CAPITAL OUTLAY	82,500	0.00	0.00	0.00	82,500.00	0.00
TOTAL CAPITAL OUTLAY	356,175	15,000.00	15,000.00	4.21	341,175.00	0.00
TOTAL EXPENDITURES	4,333,635	249,679.10	737,270.87	17.01	3,596,364.13	855,453.72
EXCESS REVENUES OVER/(UNDER) EXPENDITURE{	409,494}	48,253.28}	991,486.23		0.00	907,184.11

# Sewer Fund (30)

Last Updated 04/15/15

	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
<b>Revenues</b>													
<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	264,625	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	11,900	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	11,300	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	-	1,155	4,620	-	-	-	-	-
Interest Income	9,061	6,611	5,872	2,000	4,361	4,400	1,158	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	-	-	-	-
<b>Sewer Fund Revenues:</b>	<b>959,140</b>	<b>1,038,349</b>	<b>1,006,209</b>	<b>1,295,008</b>	<b>1,407,454</b>	<b>1,091,190</b>	<b>290,139</b>	<b>1,112,089</b>	<b>1,112,663</b>	<b>1,134,360</b>	<b>1,145,996</b>	<b>1,146,951</b>	<b>1,147,920</b>
<b>Total Sources:</b>	<b>1,385,645</b>	<b>1,531,965</b>	<b>1,612,161</b>	<b>1,784,905</b>	<b>1,924,326</b>	<b>2,111,552</b>	<b>1,400,908</b>	<b>2,222,858</b>	<b>1,579,149</b>	<b>1,521,385</b>	<b>1,588,806</b>	<b>1,538,743</b>	<b>1,614,468</b>
<b>Expenditures</b>													
Operating Expenses	388,097	453,316	449,989	514,201	462,065	519,812	88,815	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	128,074	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	203,591	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	25,375	101,500	103,530	105,601	107,713	109,867	112,064
Other Transfers	143,600	180,600	337,431	-	-	-	-	-	-	-	-	-	-
<b>Sewer Fund Expenditures:</b>	<b>892,029</b>	<b>926,014</b>	<b>1,095,288</b>	<b>1,288,764</b>	<b>813,557</b>	<b>1,756,372</b>	<b>445,856</b>	<b>1,756,372</b>	<b>1,192,123</b>	<b>1,078,576</b>	<b>1,197,014</b>	<b>1,072,195</b>	<b>1,270,466</b>
<b>Estimated Working Capital (deficit) :</b>	<b>493,616</b>	<b>605,952</b>	<b>516,873</b>	<b>496,141</b>	<b>1,110,769</b>	<b>355,180</b>	<b>955,052</b>	<b>466,486</b>	<b>387,025</b>	<b>442,810</b>	<b>391,792</b>	<b>466,548</b>	<b>344,002</b>
<b>TARGET*</b>	\$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: MARCH 31ST, 2015

30 -Sewer Service Fund  
 FINANCIAL SUMMARY

25.00% 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	94,247.61	288,980.40	26.60	797,609.60	273,467.67
INTEREST INCOME	4,400	440.99	1,158.40	26.33	3,241.60	1,053.53
MISCELLANEOUS REVENUE	200	0.00	0.00	0.00	200.00	0.00
TRANSFERS IN	332,784	0.00	0.00	0.00	332,784.00	0.00
<b>TOTAL REVENUES</b>	<b>1,423,974</b>	<b>94,688.60</b>	<b>290,138.80</b>	<b>20.38</b>	<b>1,133,835.20</b>	<b>274,521.20</b>
<u>EXPENDITURE SUMMARY</u>						
ADMINISTRATIVE	2,089,156	56,856.53	445,855.74	21.34	1,643,300.26	161,306.97
<b>TOTAL EXPENDITURES</b>	<b>2,089,156</b>	<b>56,856.53</b>	<b>445,855.74</b>	<b>21.34</b>	<b>1,643,300.26</b>	<b>161,306.97</b>
<b>EXCESS REVENUES OVER/(UNDER) EXPENDITURE</b>	<b>(665,182)</b>	<b>37,832.07</b>	<b>(155,716.94)</b>		<b>(509,465.06)</b>	<b>113,214.23</b>

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

30 -Sewer Service Fund  
 FINANCIAL SUMMARY

25.00% 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	13,448.76	190,011.55	18.48	837,928.45	68,615.73
30-41501-01 Sewer Charges - Data Tech	0	74,613.85	74,613.85	0.00	( 74,613.85)	189,196.94
30-41502-00 Sewer Tap Fees	30,000	3,000.00	11,900.00	39.67	18,100.00	7,500.00
30-41502-01 Sewer Impact Fees	28,000	2,800.00	11,300.00	40.36	16,700.00	7,000.00
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	1,155.00	0.00	( 1,155.00)	1,155.00
<b>TOTAL OTHER REVENUE</b>	<b>1,086,590</b>	<b>94,247.61</b>	<b>288,980.40</b>	<b>26.60</b>	<b>797,609.60</b>	<b>273,467.67</b>
<u>INTEREST INCOME</u>						
30-41701-00 Interest Income	4,400	440.99	1,158.40	26.33	3,241.60	1,053.53
<b>TOTAL INTEREST INCOME</b>	<b>4,400</b>	<b>440.99</b>	<b>1,158.40</b>	<b>26.33</b>	<b>3,241.60</b>	<b>1,053.53</b>
<u>MISCELLANEOUS REVENUE</u>						
30-41804-00 Miscellaneous Revenue	200	0.00	0.00	0.00	200.00	0.00
<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>200</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>200.00</b>	<b>0.00</b>
<u>TRANSFERS IN</u>						
30-41901-00 Transfer from Sewer Fund	332,784	0.00	0.00	0.00	332,784.00	0.00
<b>TOTAL TRANSFERS IN</b>	<b>332,784</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>332,784.00</b>	<b>0.00</b>
<b>TOTAL REVENUE</b>	<b>1,423,974</b>	<b>94,688.60</b>	<b>290,138.80</b>	<b>20.38</b>	<b>1,133,835.20</b>	<b>274,521.20</b>

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

30 -Sewer Service Fund  
ADMINISTRATIVE  
EXPENDITURES

25.00% 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>						
30-501.01-01-00 Salaries	13,156	540.79	2,224.80	16.91	10,931.20	2,465.91
30-501.01-21-00 FICA & Medicare	1,006	41.36	170.20	16.92	835.80	188.65
TOTAL PERSONNEL	14,162	582.15	2,395.00	16.91	11,767.00	2,654.56
<u>INSURANCE</u>						
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
<u>UTILITIES</u>						
30-501.03-01-00 Telephone & Voicemail	2,600	229.02	457.91	17.61	2,142.09	414.01
30-501.03-02-00 Electricity	41,000	3,535.10	7,834.84	19.11	33,165.16	6,179.60
30-501.03-04-00 Water	3,500	110.39	360.92	10.31	3,139.08	831.41
30-501.03-06-00 Wi-Fi	480	39.99	79.98	16.66	400.02	39.99
30-501.03-09-00 Trash Hauling	600	94.42	94.42	15.74	505.58	29.71
TOTAL UTILITIES	48,180	4,008.92	8,828.07	18.32	39,351.93	7,494.72
<u>CAPITAL EXPENDITURES</u>						
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	562.50	0.29	190,437.50	467.72
TOTAL CAPITAL EXPENDITURES	314,500	0.00	562.50	0.18	313,937.50	467.72
<u>OTHER PURCHASES</u>						
30-501.05-01-00 Office Supplies	100	0.00	0.00	0.00	100.00	17.19
30-501.05-02-00 Postage	9,000	1,094.72	1,443.39	16.04	7,556.61	1,117.21
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	1,094.72	1,443.39	11.93	10,656.61	1,134.40
<u>MAINTENANCE</u>						
30-501.06-01-00 Building Main & Repair	8,500	0.00	0.00	0.00	8,500.00	2,257.97
30-501.06-12-00 Pump Stations Maintenanc	20,000	0.00	0.00	0.00	20,000.00	5,106.12
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	65.83	158.40	5.28	2,841.60	126.94
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 Agreeeme	2,170	0.00	0.00	0.00	2,170.00	0.00
30-501.06-42-00 Line Maintenance	415,750	25.04	79,258.40	19.06	336,491.60	698.69
30-501.06-99-00 Other Maintenance	72,025	0.00	48,253.50	67.00	23,771.50	0.00
TOTAL MAINTENANCE	523,945	90.87	127,670.30	24.37	396,274.70	8,189.72
<u>CITY SERVICES</u>						
30-501.07-34-00 Line Repairs	20,000	4,080.00	4,080.00	20.40	15,920.00	0.00
30-501.07-42-00 One Call Utility Locatin	2,000	172.74	314.44	15.72	1,685.56	386.10
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	4,252.74	4,394.44	4.55	92,260.56	386.10

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

30 -Sewer Service Fund  
ADMINISTRATIVE  
EXPENDITURES

25.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>PROFESSIONAL FEES</u>						
30-501.08-01-00 Attorney Fees	10,000	0.00	0.00	0.00	10,000.00	3,568.80
30-501.08-03-00 Engineering Fees	8,500	0.00	150.00	1.76	8,350.00	0.00
30-501.08-04-00 Management Contract	282,245	23,520.42	70,561.26	25.00	211,683.74	68,848.74
30-501.08-06-00 Administration Fee	101,500	8,458.33	25,374.99	25.00	76,125.01	24,999.99
30-501.08-07-00 Credit Card Fees	2,000	245.40	760.56	38.03	1,239.44	0.00
TOTAL PROFESSIONAL FEES	404,245	32,224.15	96,846.81	23.96	307,398.19	97,417.53
<u>OTHER EXPENDITURES</u>						
30-501.09-21-00 Miscellaneous	2,000	29.00	124.00	6.20	1,876.00	266.00
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	29.00	124.00	3.26	3,676.00	266.00
<u>BOND/LEASE PAYMENTS</u>						
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
<u>SYSTEM RENEWAL PROJECT</u>						
30-501.12-11-00 SRF Principal	145,000	12,083.33	36,249.99	25.00	108,750.01	35,000.01
30-501.12-11-01 SRF Interest	29,897	2,490.65	7,471.95	24.99	22,425.05	8,172.21
30-501.12-11-02 SRF Administration Fee	8,536	0.00	8,805.96	103.16	(269.96)	124.00
TOTAL SYSTEM RENEWAL PROJECT	183,433	14,573.98	52,527.90	28.64	130,905.10	43,296.22
<u>TRANSFERS-OTHER SOURCES</u>						
30-501.20-02-02 Trans to Debt Serv (for	149,351	0.00	151,063.33	101.15	(1,712.33)	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	151,063.33	45.39	181,721.67	0.00
TOTAL ADMINISTRATIVE	2,089,156	56,856.53	445,855.74	21.34	1,643,300.26	161,306.97
TOTAL EXPENDITURES	2,089,156	56,856.53	445,855.74	21.34	1,643,300.26	161,306.97
EXCESS REVENUES OVER/(UNDER) EXPENDITURE (	665,182)	37,832.07	(155,716.94)		0.00	113,214.23

# Transportation Fund (40)

Last Updated 04/15/15

	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>	\$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
<b>Revenues</b>													
Parkville Special Road District	114,870	120,346	122,341	122,600	124,328	126,000	126,528	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	122,864	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	36,434	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
Project Cost Share			-	-	18,125	-	-	1,040	-	-	-	-	-
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	-	-	-			-	-	-	-	-
<b>Transportation Fund Revenues:</b>	<b>815,898</b>	<b>866,050</b>	<b>797,056</b>	<b>801,600</b>	<b>917,304</b>	<b>883,500</b>	<b>285,825</b>	<b>898,540</b>	<b>917,580</b>	<b>913,356</b>	<b>916,832</b>	<b>930,509</b>	<b>930,509</b>
<b>Total Sources:</b>	<b>1,043,039</b>	<b>955,338</b>	<b>987,243</b>	<b>963,917</b>	<b>1,079,986</b>	<b>1,202,454</b>	<b>624,439</b>	<b>1,237,154</b>	<b>1,053,194</b>	<b>1,018,255</b>	<b>1,053,917</b>	<b>1,040,302</b>	<b>1,001,150</b>
<b>Expenditures</b>													
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	63,339	354,040	358,295	363,669	369,124	374,661	335,000
Transfers	782,574	569,000	736,000	355,000	355,000	245,000	61,250	245,000	240,000	240,000	235,000	230,000	225,000
<b>Transportation Fund Expenditures:</b>	<b>953,751</b>	<b>765,151</b>	<b>824,560</b>	<b>963,050</b>	<b>741,372</b>	<b>1,100,500</b>	<b>124,589</b>	<b>1,101,540</b>	<b>948,295</b>	<b>881,169</b>	<b>944,124</b>	<b>969,661</b>	<b>895,000</b>
<b>Estimated Ending Balance (deficit):</b>	<b>89,288</b>	<b>190,187</b>	<b>162,682</b>	<b>867</b>	<b>338,614</b>	<b>101,954</b>	<b>499,850</b>	<b>135,614</b>	<b>104,899</b>	<b>137,086</b>	<b>109,793</b>	<b>70,641</b>	<b>106,150</b>

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

40 -Transportation Fund  
 FINANCIAL SUMMARY

25.00% 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	126,527.83	100.42	( 527.83)	121,709.17
SALES TAXES	746,000	58,598.38	159,297.31	21.35	586,702.69	166,972.16
OTHER REVENUE	0	0.00	0.00	0.00	0.00	10,000.00
TRANSFERS IN	11,500	0.00	0.00	0.00	11,500.00	0.00
<b>TOTAL REVENUES</b>	<b>883,500</b>	<b>58,598.38</b>	<b>285,825.14</b>	<b>32.35</b>	<b>597,674.86</b>	<b>298,681.33</b>
<u>EXPENDITURE SUMMARY</u>						
STREET DEPARTMENT	855,500	23,609.61	63,339.27	7.40	792,160.73	64,184.64
TRANSFERS	245,000	20,416.66	61,249.98	25.00	183,750.02	88,749.99
<b>TOTAL EXPENDITURES</b>	<b>1,100,500</b>	<b>44,026.27</b>	<b>124,589.25</b>	<b>11.32</b>	<b>975,910.75</b>	<b>152,934.63</b>
<b>EXCESS REVENUES OVER/ (UNDER) EXPENDITURE (</b>	<b>217,000)</b>	<b>14,572.11</b>	<b>161,235.89</b>	<b>(</b>	<b>378,235.89)</b>	<b>145,746.70</b>

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

40 -Transportation Fund  
 FINANCIAL SUMMARY  
 REVENUES

25.00% OF FISCAL YEAR COMPLETED

	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	126,527.83	100.42	( 527.83)	121,709.17
TOTAL TAXES	126,000	0.00	126,527.83	100.42	( 527.83)	121,709.17
<u>SALES TAXES</u>						
40-41404-00 City Transportation Sales Ta	435,000	46,693.06	122,863.58	28.24	312,136.42	111,195.07
40-41405-00 Motor Fuel Tax	141,000	11,905.32	36,433.73	25.84	104,566.27	34,355.03
40-41406-00 County Trans Sales Tax	170,000	0.00	0.00	0.00	170,000.00	21,422.06
TOTAL SALES TAXES	746,000	58,598.38	159,297.31	21.35	586,702.69	166,972.16
<u>OTHER REVENUE</u>						
40-41504-00 Curb/Sidewalk Cost Share	0	0.00	0.00	0.00	0.00	10,000.00
TOTAL OTHER REVENUE	0	0.00	0.00	0.00	0.00	10,000.00
<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	58,598.38	285,825.14	32.35	597,674.86	298,681.33

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

40 -Transportation Fund  
ADMINISTRATION  
EXPENDITURES

25.00% OF FISCAL YEAR COMPLETED

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

CAPITAL EXPENDITURES

## 40 -Transportation Fund

## STREET DEPARTMENT

25.00% OF FISCAL YEAR COMPLETED

## EXPENDITURES

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>CAPITAL EXPENDITURES</u>						
40-520.04-71-00 Street Programs	0	0.00	0.00	0.00	0.00	26.95
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	78.70
40-520.04-90-00 Curb & Sidewalk Program	100,000	0.00	0.00	0.00	100,000.00	(90.00)
TOTAL CAPITAL EXPENDITURES	502,500	0.00	0.00	0.00	502,500.00	15.65
<u>MAINTENANCE</u>						
40-520.06-01-00 Building Maintenance & R	11,500	140.16	555.70	4.83	10,944.30	74.48
40-520.06-21-00 Vehicle & Equipment Main	10,500	3,008.48	4,579.15	43.61	5,920.85	2,055.40
40-520.06-22-00 Vehicle & Equipment Gas	25,500	2,276.30	4,010.12	15.73	21,489.88	7,361.80
TOTAL MAINTENANCE	47,500	5,424.94	9,144.97	19.25	38,355.03	9,491.68
<u>CITY SERVICES</u>						
40-520.07-20-00 Emergency Snow Removal	30,000	0.00	16,485.44	54.95	13,514.56	17,361.53
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	0.00	630.96	4.21	14,369.04	235.50
40-520.07-41-00 Street Lights - Electric	235,000	18,184.67	37,077.90	15.78	197,922.10	36,972.28
40-520.07-44-00 Street Signs	2,000	0.00	0.00	0.00	2,000.00	108.00
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	18,184.67	54,194.30	17.77	250,805.70	54,677.31
<u>OTRRR 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	23,609.61	63,339.27	7.40	792,160.73	64,184.64

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

40 -Transportation Fund  
TRANSFERS  
EXPENDITURES

25.00% 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	61,249.98	25.00	183,750.02	88,749.99
TOTAL TRANSFERS-OTHER SOURCES	245,000	20,416.66	61,249.98	25.00	183,750.02	88,749.99
TOTAL TRANSFERS	245,000	20,416.66	61,249.98	25.00	183,750.02	88,749.99
TOTAL EXPENDITURES	1,100,500	44,026.27	124,589.25	11.32	975,910.75	152,934.63
=====						
EXCESS REVENUES OVER/(UNDER) EXPENDITURE (	217,000)	14,572.11	161,235.89		0.00	145,746.70

## BALANCE SHEET

AS OF: MARCH 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	2,061,611.55
15000	Receivables - General	( 128.00)
15003	Property Tax Receivables	12,611.53
15004	Franchise Tax Receivables	175,236.74
15005	Vehicle Tax Receivable	2,499.26
18000	Prepaid Insurance	81,735.82
		<hr/>
		2,333,998.21

TOTAL ASSETS

2,333,998.21

## LIABILITIES

20021	AFLAC W/H	( 323.78)
20022	Medical Ins W/H	( 9,044.25)
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	1,965.32
20051	Garnishment W/H	( 70.62)
20070	Vol. Employee Fund W/H	1,298.40
21000	Deferred Revenue	15,110.79
22001	AP Pending (Due to Pooled)	15,865.07
22500	Telecom Escrow	190.29
22501	FLEX Plan Payable	4,100.51
22600	COBRA Liability	1,539.59
24000	TIF Taxes Owed to TIF Liabilit	3,632.20
		<hr/>
		33,555.99

TOTAL LIABILITIES

33,555.99

## EQUITY

30001	Fund Balance	1,308,955.99
		<hr/>
	TOTAL BEGINNING EQUITY	1,308,955.99
		<hr/>
	TOTAL REVENUE	1,728,757.10
	TOTAL EXPENSES	737,270.87
		<hr/>
	TOTAL SURPLUS/(DEFICIT)	991,486.23
		<hr/>
	TOTAL EQUITY & SUREPLUS/(DEFICIT)	2,300,442.22

TOTAL EQUITY &amp; SUREPLUS/(DEFICIT)

2,300,442.22

TOTAL LIABILITIES, EQUITY &amp; SURPLUS/DEFICIT

2,333,998.21

BALANCE SHEET  
AS OF: MARCH 31ST, 2015

21 -River Park Bond Retirement

ACCOUNT#	TITLE		
<b>ASSETS</b>			
=====			
11002	River Prk Dev Bank Acct-	173,579.57	
15001	Receivables - Taxes/Fees	5,266.12	
		<u>178,845.69</u>	
	<b>TOTAL ASSETS</b>		<u>178,845.69</u> =====
<b>LIABILITIES</b>			
=====			
21000	Deferred Revenue	5,266.12	
	<b>TOTAL LIABILITIES</b>	<u>5,266.12</u>	
<b>EQUITY</b>			
=====			
30001	FUND BALANCE	153,826.92	
	<b>TOTAL BEGINNING EQUITY</b>	<u>153,826.92</u>	
	<b>TOTAL REVENUE</b>	319,083.90	
	<b>TOTAL EXPENSES</b>	299,331.25	
	<b>TOTAL SURPLUS/(DEFICIT)</b>	<u>19,752.65</u>	
	<b>TOTAL EQUITY &amp; SURPLUS/(DEFICIT)</b>	<u>173,579.57</u>	
	<b>TOTAL LIABILITIES, EQUITY &amp; SURPLUS/DEFICIT</b>		<u>178,845.69</u> =====

BALANCE SHEET  
AS OF: MARCH 31ST, 2015

## 22 -Capital Project Bonds

ACCOUNT#            TITLE

ASSETS			
=====			
11002 Cash	96,289.60		
12000 Claim on Cash	336,299.21		
14010 Lease Revenue Fund	2.58		
14012 Reserve Fund	642,539.62		
15001 Receivables - Taxes/Fees	3,314.22		
			1,078,445.23
			-----
TOTAL ASSETS			1,078,445.23
			=====
LIABILITIES			
=====			
21000 Deferred Revenue	3,314.22		
TOTAL LIABILITIES			3,314.22
			-----
EQUITY			
=====			
30001 Fund Balance	424,780.08		
30005 Restricted for Debt Retirement	640,000.00		
TOTAL BEGINNING EQUITY	1,064,780.08		
TOTAL REVENUE	389,524.09		
TOTAL EXPENSES	379,173.16		
TOTAL SURPLUS/(DEFICIT)	10,350.93		
TOTAL EQUITY & SURPLUS/(DEFICIT)			1,075,131.01
			-----
TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT			1,078,445.23
			=====

## BALANCE SHEET

AS OF: MARCH 31ST, 2015

23 -Brush Creek NID

ACCOUNT# TITLE

## ASSETS

=====	
12000 Claim on Cash	118,144.60
14011 Debt Service Fund	16.28
14012 Debt Service Reserve Fund	400,456.62
14021 Cost of Issuance Expense	( 0.03)
15001 Receivables	139,533.25
	<u>658,150.72</u>
TOTAL ASSETS	<u>658,150.72</u>
	=====

## LIABILITIES

=====	
21000 Deferred Revenue	139,533.25
24000 Long Term Bonds Payable	( 4,506,327.67)
TOTAL LIABILITIES	<u>( 4,366,794.42)</u>

## EQUITY

=====	
30001 Fund Balance	5,012,518.46
TOTAL BEGINNING EQUITY	<u>5,012,518.46</u>
TOTAL REVENUE	251,568.43
TOTAL EXPENSES	239,141.75
TOTAL SURPLUS/(DEFICIT)	<u>12,426.68</u>
TOTAL EQUITY & SURPLUS/(DEFICIT)	<u>5,024,945.14</u>
TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT	<u>658,150.72</u>
	=====

BALANCE SHEET  
AS OF: MARCH 31ST, 2015

24 -Brink Meyer Road NID

ACCOUNT# TITLE

ASSETS

=====		
14011	Brink Myer Note Fund (D S F)	291,918.23
14012	Brink Meyer Bond Fund	32.51
14021	Cost of Issuance Expenses	( 0.01)
15001	Receivables	275,075.47
		<hr/>
		567,026.20
		<hr/>
TOTAL ASSETS		567,026.20
		=====

LIABILITIES

=====		
21000	Deferred Revenue	275,075.47
23001	Loan from Em Reserve Payable	105,508.64
24000	Long Term Bonds Payable	( 3,675,000.00)
		<hr/>
TOTAL LIABILITIES		( 3,294,415.89)
		<hr/>

EQUITY

=====		
30001	Fund Balance	3,966,602.88
		<hr/>
TOTAL BEGINNING EQUITY		3,966,602.88
		<hr/>
TOTAL REVENUE		1,719.07
TOTAL EXPENSES		106,879.86
		<hr/>
TOTAL SURPLUS/(DEFICIT)		( 105,160.79)
		<hr/>
TOTAL EQUITY & SURPLUS/(DEFICIT)		3,861,442.09
		<hr/>
TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT		567,026.20
		=====

BALANCE SHEET  
AS OF: MARCH 31ST, 2015

30 -Sewer Service Fund

ACCOUNT#      TITLE

## ASSETS

=====

11002 Sewer Fund Cash in Bank	44,380.00	
11003 Cash	30,527.76	
11005 MM Bank Lib	205,212.32	
12000 Sewer Service Claim on Cash	672,342.16	
15000 Receivables	105,140.68	
17001 Property, Plant, Equipment	2,319,461.96	
17005 Accumulated Depreciation	( 2,853,765.98)	
17014 Equipment	1,850,516.67	
18000 Prepaid Insurance	593.04	
		2,374,408.61

TOTAL ASSETS

2,374,408.61

=====

## LIABILITIES

=====

22001 AP Pending (Due to Pooled)	4,362.96	
24010 LT Leases Payable	179,612.82	
26000 Customer Deposits	13,485.00	
		197,460.78

TOTAL LIABILITIES

197,460.78

## EQUITY

=====

30001 Fund Balance	2,332,664.77	
		2,332,664.77
TOTAL BEGINNING EQUITY	2,332,664.77	
TOTAL REVENUE	290,138.80	
TOTAL EXPENSES	445,855.74	
		( 155,716.94)
TOTAL SURPLUS/(DEFICIT)	( 155,716.94)	
TOTAL EQUITY & SURPLUS/(DEFICIT)	2,176,947.83	
		2,176,947.83
TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT		2,374,408.61

2,374,408.61

=====

BALANCE SHEET

AS OF: MARCH 31ST, 2015

33 -Sewer Capital Improvement

ACCOUNT# TITLE

ASSETS

=====

17002 Insutiform Sewer Infrastructur	244,732.86	
17003 Aeration System Sewer Equipmnt	182,062.00	

426,794.86

TOTAL ASSETS

426,794.86

=====

LIABILITIES

=====

EQUITY

=====

30001 Fund Balance	426,794.86	
--------------------	------------	--

TOTAL BEGINNING EQUITY

426,794.86

TOTAL EQUITY & SURPLUS/(DEFICIT)

426,794.86

TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT

426,794.86

=====

## BALANCE SHEET

AS OF: MARCH 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
		<hr/>
		2,839,205.65
		<hr/>
	TOTAL ASSETS	2,839,205.65
		=====
LIABILITIES		
=====		
24000	Long-Term Bonds Payable	2,005,000.00
24001	Bond Issue Premium	94,132.65
		<hr/>
	TOTAL LIABILITIES	2,099,132.65
		<hr/>
EQUITY		
=====		
30001	Fund Balance	740,073.00
		<hr/>
	TOTAL BEGINNING EQUITY	740,073.00
		<hr/>
	TOTAL EQUITY & SURPLUS/ (DEFICIT)	740,073.00
		<hr/>
	TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT	2,839,205.65
		=====

10 -Transportation Fund

ACCOUNT#	TITLE		
<b>ASSETS</b>			
=====			
12000	Claim on Cash	491,631.06	
15000	Receivables - General	49,812.78	
15001	Receivable Held in Escrow Acct	10,833.00	
		<u>552,276.84</u>	
	<b>TOTAL ASSETS</b>		<b>552,276.84</b>
			=====
<b>LIABILITIES</b>			
=====			
22001	A/P Pending (Due to Pooled)	582.91	
22500	Liability in Held in Escrow Ac	10,833.00	
24000	TIF Taxes Owed to TIF Liabilit	1,816.14	
		<u>13,232.05</u>	
	<b>TOTAL LIABILITIES</b>		<b>13,232.05</b>
<b>EQUITY</b>			
=====			
30001	Fund Balance	377,808.90	
	<b>TOTAL BEGINNING EQUITY</b>	<u>377,808.90</u>	
	<b>TOTAL REVENUE</b>	285,825.14	
	<b>TOTAL EXPENSES</b>	<u>124,589.25</u>	
	<b>TOTAL SURPLUS/(DEFICIT)</b>	161,235.89	
	<b>TOTAL EQUITY &amp; SURPLUS/(DEFICIT)</b>	<u>539,044.79</u>	
	<b>TOTAL LIABILITIES, EQUITY &amp; SURPLUS/DEFICIT</b>		<b>552,276.84</b>
			=====

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

**General Fund #10**

Cash on Hand	181.31	
Total Cash Accounts*	2,045,846.48	
<b>Fund Cash &amp; Investments Total</b>		<b><u><u>\$2,046,027.79</u></u></b>

**Transportation Fund #40**

Total Cash Accounts*	491,048.15	
<b>Fund Cash &amp; Investments Total</b>		<b><u><u>\$491,048.15</u></u></b>

**River Park Bond Retirement Fund #21**

Total Cash Accounts*	173,579.57	
<b>Fund Cash &amp; Investments Total</b>		<b><u><u>\$173,579.57</u></u></b>

**TIF Development Fund #91**

Total Cash Accounts*	26,516.24	
<b>Fund Cash &amp; Investments Total</b>		<b><u><u>\$26,516.24</u></u></b>

**Capital Project Bonds Fund #22**

Total Cash Accounts*	432,588.81	
Reserve Fund Account	642,539.62	
<b>Fund Cash &amp; Investments Total</b>		<b><u><u>\$1,075,128.43</u></u></b>

**Parkville Market Place Fund #92**

Total Cash Account	9,408.86	
<b>Fund Cash &amp; Investments Total</b>		<b><u><u>\$9,408.86</u></u></b>

**Brush Creek NID Fund #23**

Total Cash Accounts*	118,160.88	
Reserve Fund Account	400,456.62	
<b>Fund Cash &amp; Investments Total</b>		<b><u><u>\$518,617.50</u></u></b>

**Capital Projects Fund #95**

Total Cash Accounts*	17,290.43	
<b>Fund Cash &amp; Investments Total</b>		<b><u><u>\$17,290.43</u></u></b>

**Brink Meyer Road NID Fund #24**

Total Cash Accounts*	32.51	
Reserve Fund Account	291,918.23	
<b>Fund Cash &amp; Investments Total</b>		<b><u><u>\$291,950.74</u></u></b>

**Sewer Service Fund #30**

Total Cash Accounts*	948,099.28	
<b>Fund Cash &amp; Investments Total</b>		<b><u><u>\$948,099.28</u></u></b>

\* Net of the amount owed (if any) to or from Pooled Cash Bank Account

Unaudited Financial Report to be used for Budgetary Management Purposes
-------------------------------------------------------------------------

CITY OF PARKVILLE  
RESERVED FUND SUMMARY  
AS OF: MARCH 31ST, 2015

	This Month		Cumulative		Fund Balance
	Income	Expenses	Income	Expenses	
42 -Municipal Equip Res Fund	0.00	0.00	0.00	0.00	1,751.08
45 -Fewson Project Fund	1,224.19	1.00	10,119.47	21.50	567,989.12
46 -Guest Room Tax Fund	0.00	0.00	519.00	0.00	922.88
50 -Emergency Reserve Fund	5,000.00	0.00	15,000.00	0.00	1,402,965.61
60 -Nature Sanctuary Fund	679.86	0.00	2,093.73	0.00	44,875.05
63 -Park Donations	5.56	0.00	1,020.56	0.00	46,814.81
80 -Court Recoupment Fees	0.00	0.00	379.50	0.00	39,257.51
81 -Police Training Fees-LET	280.00	370.00	760.00	370.00	44,606.78
91 -TIF Development Fund	14,159.06	0.00	14,161.02	0.00	31,964.58
95 -Capital Projects Fund	25,000.00	61,040.00	60,000.00	63,566.16	17,290.43
TOTAL	46,348.67	61,411.00	104,053.28	63,957.66	2,198,437.85

\*\*\* END OF REPORT \*\*\*

**CITY OF PARKVILLE**  
**Policy Report**

Date: Tuesday, April 14, 2014

Prepared By:  
Melissa McChesney  
City Clerk

Reviewed By:  
Lauren Palmer  
City Administrator

ISSUE:

Authorize the City Clerk to correct a scrivener's error in Ordinance No. 2804 to correct the repeal of Ordinance No. 1151 and instead repeal Ordinance No. 1152.

BACKGROUND:

Ordinance No. 2804 was approved on April 7, 2015. After the ordinance was signed by the Mayor and returned to the City Clerk, it was discovered that Ordinance No. 1151 was inadvertently repealed instead of Ordinance No. 1152. In consultation with the City Attorney, staff determined the error could be considered a scrivener's error. The scrivener's error will be noted on the ordinance, reflected in the minutes, and updated in the April 7, 2015, agenda packet materials.

BUDGET IMPACT:

There is no impact on the budget.

ALTERNATIVES:

1. Authorize the City Clerk to correct the error in Ordinance No. 2804.
2. Direct the City Clerk to prepare an ordinance to repeal Ordinance No. 2804 and a separate ordinance to repeal Ordinance No. 1256 and 1152 regarding miscellaneous expenses for elected officials.
3. Postpone the item.

STAFF RECOMMENDATION:

Staff recommends authorizing the City Clerk to correct the scrivener's error in Ordinance No. 2804 to correct the repeal of Ordinance No. 1151 and instead repeal Ordinance No. 1152.

SUGGESTED MOTION:

I move to authorize the City Clerk to correct the scrivener's error in Ordinance No. 2804 to correct the repeal of Ordinance No. 1151 and instead repeal Ordinance No. 1152.

ATTACHMENT:

1. Revised Ordinance

**AN ORDINANCE REPEALING SECTION 3 OF ORDINANCE NOS. 1256 AND <sup>\*1152</sup>~~1151~~ TO ELIMINATE THE EXPENSE ALLOWANCES FOR CERTAIN ELECTED OFFICIALS**

WHEREAS, Ordinance No. <sup>\*1152</sup>~~1151~~ was adopted on April 3, 1990, and established a monthly allowance of \$40 for each alderman and was subsequently amended by Ordinance No. 1256 on October 15, 1991, to increase the monthly allowance to \$45 for all elected officials,

WHEREAS, the Finance Committee, on March 9, 2015, recommended the Board of Aldermen adopt an expense policy for miscellaneous staff and elected officials business-related expenses thereby eliminating the monthly \$45 expense allowances for each elected official in favor of creating a combined pool of funds for eligible expenses.

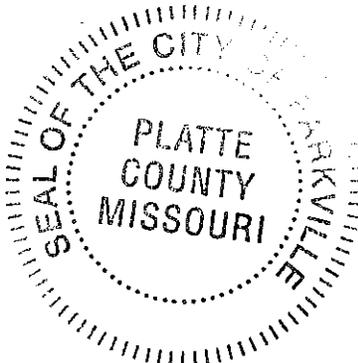
BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI AS FOLLOWS:

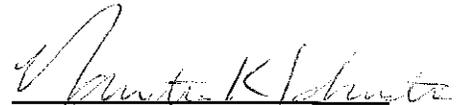
Section 1. Section 3 of Ordinance Nos. 1256 and <sup>\*1152</sup>~~1151~~ are hereby repealed.

\* Scribes Error  
Corrected 4/21/15  
mm

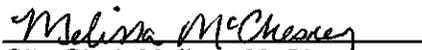
Section 2. This ordinance shall be effective immediately upon its passage and approval.

PASSED and APPROVED this 7<sup>th</sup> day of April 2015.



  
Mayor Nanette K. Johnston

ATTESTED:

  
City Clerk Melissa McChesney

## **CITY OF PARKVILLE**

### **Policy Report**

Date: April 13, 2015

Prepared By:  
Alysen Abel  
Public Works Director

Reviewed By:  
Lauren Palmer  
City Administrator

ISSUE:

Request to approve the Memorandum of Understanding with the Platte County Health Department related to cooperative efforts during a public health emergency.

BACKGROUND:

In the past, the City of Parkville and the Platte County Health Department have entered into a Memorandum of Understanding (MOU) in the event of a public health emergency, such as pandemic influenza or act of bioterrorism. The City of Parkville would assist the health department to open a point of dispensing site for the local residents. The City of Parkville Public Works Department would supply support equipment, operators, and supplies including cones and road barricades, as needed.

The Platte County Health Department reviews and re-approves the MOU every 2 years. The Health Department reached out in February for the re-approval. City staff reviewed the agreement and made necessary modifications.

BUDGET IMPACT:

There is no cost to the City for entering into the Memorandum of Understanding. There may be costs associated with equipment and personnel in the event of a public health emergency.

ALTERNATIVES:

1. Approve the Memorandum of Understanding with the Platte County Health Department.
2. Direct staff to negotiate changes to meet the desires of the Board.
3. Do not approve the agreement.
4. Postpone the item.

STAFF RECOMMENDATION:

Staff recommends that the Board of Aldermen approve the Memorandum of Understanding with the Platte County Health Department in the event of a public health emergency.

POLICY:

The Board of Aldermen must approve all agreements regarding the sale, use or lease of public improvements.

SUGGESTED MOTION:

I move to approve a Memorandum of Understanding with the Platte County Health Department in the event of a public health emergency.

ATTACHMENT:

1. Memorandum of Understanding



## Platte County Health Department

### MEMORANDUM OF UNDERSTANDING

The Platte County Health Department along with the City of Parkville Public Works Department shares a collaborative vision of providing excellence in service to the citizens of Parkville, Missouri. As cooperative partners, the Platte County Health Department and the City of Parkville Public Works Department have agreed to work together during a public health emergency wherein the Platte County Health Department would need to open a Point of Dispensing site to provide vaccines and/or medications obtained from the Strategic National Stockpile (SNS) to the citizens of Platte County. A public health emergency may include an act of bioterrorism or a naturally occurring event such as pandemic influenza. The Platte County Health Department and City of Parkville Public Works Department agree to the following:

- I. In the event the Platte County Health Department needs to open a Point of Dispensing (POD) Site in either the southern or northern portion of Platte County, the Director of the Platte County Health Department or their appointed representative will dispatch a request to the Platte County Emergency Operations Center for assistance in transportation to pick up and deliver vaccines and/or medications, together with necessary supplies which must be requisitioned through the Strategic National Stockpile (SNS). The assistance requested from the City of Parkville Public Works Department may include the following:
  - Vehicle(s)
  - Driver(s)
  - Barricades

The City of Parkville Public Works Department will respond in a timely manner to any request for assistance provided that the Department has the capability to respond and provided that said response will not unreasonably jeopardize or interfere with the delivery of higher priority municipal services to the City of Parkville.

- II. Assets requested from the SNS arrive at an undisclosed location called the Receiving, Staging and Storage (RSS) site within 6-12 hours of initial request. The Platte County Health Department will receive directions to the site in addition to the time for pickup and subsequent instructions. Information will be provided to the driver(s) from the City of Parkville Public Works Department.
- III. The Platte County Sheriff's Office will provide the security escort for the transport of all materials requested through the Strategic National Stockpile and picked up at the RSS site. Once the assets have been picked up at the RSS site, they will be transported to the public POD site or alternate location if needed and possibly to additional sites



## Platte County Health Department

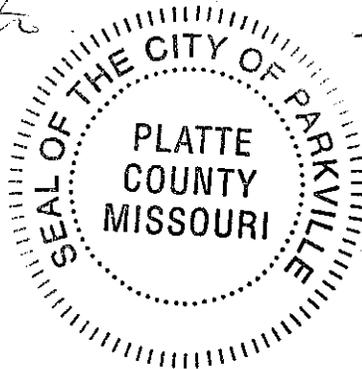
designated as Closed POD sites throughout the county.

- IV. The assistance of the City of Parkville Public Works Department may also be requested to set up barricades at the POD site under the direction of the Platte County Sheriff's Office or other law enforcement agency or agencies.
- V. Under the circumstances described above, the employees of the City of Parkville Public Works Department will be treated as first responders and will receive medication and/or vaccinations on a priority basis based on the CDC guidance and protocols.

Nanette K. Johnston, Mayor  
City of Parkville, Missouri

4/21/15  
Date

ATTEST  
Melissa McChesney, City Clerk  
City of Parkville, Missouri



4/21/2015  
Date

Mary Jo Vernon, Director  
Platte County Health Department

03-31-15  
Date

**CITY OF PARKVILLE**  
**Policy Report**

Date: April 14, 2015

PREPARED BY:  
Alysen Abel  
Public Works Director

REVIEWED BY:  
Lauren Palmer  
City Administrator

ISSUE:

Approve a resolution employing Tim Jordan as seasonal full-time laborer for the Parks Division of the Public Works Department.

BACKGROUND:

The City advertised in March three positions for full-time seasonal laborers for the parks division. Two seasonal employees were previously approved by the Board of Aldermen at the March 17, 2015, meeting. This resolution is to hire the third seasonal employee for the parks division of the Public Works Department. Tim demonstrates the necessary skills and capability to execute the fundamental duties of the position and has successfully completed all necessary requirements for consideration for hire.

BUDGET IMPACT:

This is a budgeted position with a starting salary of \$13.00 per hour for 40 hours per week.

ALTERNATIVES:

1. Approve the hiring resolution for Tim Jordan as a full-time seasonal Parks Department laborer.
2. Do not approve the hiring of Tim Jordan.
3. Postpone the item.

STAFF RECOMMENDATION:

Approve the attached resolution and hiring of Tim Jordan as a full-time seasonal Parks Department laborer, effective April 22, 2015.

POLICY:

The City of Parkville's Personnel Manual requires the Board of Aldermen to approve all hiring.

SUGGESTED MOTION:

I move to approve Resolution No. 04-02-15 employing Tim Jordan as a seasonal full-time laborer for the Parks Division of the Public Works Department, effective April 22, 2015.

ATTACHMENT:

1. Resolution No. 04-02-15



**CITY OF PARKVILLE, MO  
RESOLUTION NO. 04-02-15**

**A RESOLUTION EMPLOYING TIM JORDAN AS A FULL-TIME SEASONAL LABORER  
FOR THE PARKS DIVISION OF THE PUBLIC WORKS DEPARTMENT**

WHEREAS, the City of Parkville has a vacancy in the position of full-time seasonal laborer for the Parks Division of the Public Works Department.

WHEREAS, Tim Jordan meet the minimum qualifications of the position and was recommended for hire by the Public Works Director following a selection process.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN FOR THE CITY OF PARKVILLE AS FOLLOWS:

SECTION 1. That Tim Jordan is hired as Full-Time Seasonal Laborer for the Parks Division with a starting hourly pay of \$13.00 per hour, for 40 hours per week, effective as of April 22, 2015.

SECTION 2. That Mr. Jordan shall be subject to and shall receive all other benefits as applicable to a full-time seasonal employee in accordance with the City’s adopted personnel manual, as may be amended by the Board.

SECTION 3. That Mr. Jordan shall serve at the will of the Board and their employment may be terminated at any time with or without cause.

IN TESTIMONY WHEREOF, I have hereto set my hand, in the City of Parkville this 21<sup>st</sup> day of April, 2015.

ATTESTED:

Melissa McChesney  
City Clerk Melissa McChesney



Nanette K. Johnston  
Mayor Nanette K. Johnston

## **CITY OF PARKVILLE**

### **Policy Report**

Date: April 14, 2015

Prepared By:  
Alysen Abel  
Public Works Director

Reviewed By:  
Tim Blakeslee  
Assistant to the City Administrator

ISSUE:

Approve a trail naming at the Sullivan Nature Sanctuary in honor of Maria Ewing.

BACKGROUND:

The City of Parkville maintains both the Parkville Nature Sanctuary and the Sullivan Nature Sanctuary. The Sullivan Nature Sanctuary is located on the north side of Platte Landing Park, west of the bridge entry. Over the years, members of the Sullivan family have dedicated parcels of land to the City for the Sullivan Nature Sanctuary area. Approximately 4 additional acres were donated by the family within the last year, making the area complete.

The Sullivan Nature Sanctuary was dedicated in memory of Edgar and Ruth Sullivan, as well as other family members. The North Twin and South Twin trails in the Sullivan Nature Sanctuary were named after their twin daughters, Kathryn and Virginia. The matriarch of the Sullivan family was Edgar's mother, Maria Ewing. To honor Maria's memory, the Sullivan family has requested that a section of the trail in the Sullivan Nature Sanctuary be named after her. The family's request is to name the loop trail at the end of the North Twin Trail as the Maria Ewing Trail. Staff deems that the requested trail name appropriately suits the Sullivan Nature Sanctuary.

Pending Board of Aldermen approval, there will be a dedication ceremony at the Sullivan Nature Sanctuary on Saturday, May 16, 2015, at 2:00pm.

BUDGET IMPACT:

There is no budget impact.

ALTERNATIVES:

1. Approve the proposed trail naming at the Sullivan Nature Sanctuary in honor of Maria Ewing.
2. Do not approve.
3. Postpone the item.

STAFF RECOMMENDATION:

Staff recommends the approval of the proposed trail naming in the Sullivan Nature Sanctuary in honor of Maria Ewing.

COMMUNITY LAND AND RECREATION BOARD (CLARB):

On April 8, 2015, by a vote of 6-0, CLARB recommended that the Board of Aldermen approve the proposed trail naming in honor of Maria Ewing.

POLICY:

Section 150.050.A. of the Parkville Municipal Code directs CLARB to act in an advisory capacity to the Board of Aldermen to consider, investigate, make findings, report and recommend upon any special matter or question coming within the scope of its work.

**ITEM 5G**  
*For 04-21-15*  
*Board of Aldermen Meeting*

SUGGESTED MOTION:

I move to approve the proposed trail naming in the Sullivan Nature Sanctuary in honor of Maria Ewing.

**CITY OF PARKVILLE**  
**Policy Report**

Date: April 15, 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, 1<sup>st</sup> of the Month Checks, Electronic Funds Transfer (EFT) Payments, Credit and Debit Card Processing Fees, and Payroll Expenditures from 4/2/2015 – 4/15/2015.

BACKGROUND:

Attached are the statements of approved payments, per the City's Purchasing Policy, for the period from April 2, 2015, through April 15, 2015. All disbursements must be reviewed and approved by the Board of Aldermen prior to the release of city funds.

BUDGET IMPACT:

Accounts Payable	\$161,707.51
Insurance Payments	\$0.00
1 <sup>st</sup> of the Month	\$2,450.00
EFT Payments	\$1,543.76
Processing Fees	\$251.86
Payroll	\$49,002.23
<b>TOTAL</b>	<b>\$214,955.36</b>

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 \$214,955.36 of city funds to pay salaries and accounts.

ATTACHMENTS:

1. Accounts Payable
2. 1<sup>st</sup> of the Month
3. EFT Payments
4. Processing Fees
5. Payroll
6. Car Quest Purchases
7. Lowe's Purchases
8. Price Chopper Purchases

PACKET: 05142 Federal Withholdings - 4/3/15

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 201504024089	Federal Withholding	D	4/03/2015		7,231.59CR	000000	
	I-T3 201504024089	FICA W/H	D	4/03/2015		8,262.04CR	000000	
	I-T4 201504024089	Medicare W/H	D	4/03/2015		1,932.28CR	000000	17,425.91

\*\* 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
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	1	0.00	17,425.91	17,425.91
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	17,425.91	17,425.91

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

PACKET: 05147 Direct Payables 4/13/15  
 VENDOR SET: 01 City Vendors  
 BANK: AP Pooled Cash Regular AP

VENDOR	I.D.	NAME	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
01081	I-Due 4/15/2015	Consolidated Public Water Suppl Due 4/15/15	R	4/13/2015		56.55	033648	56.55

* * B A N K T O T A L S * *		NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:		1	0.00	56.55	56.55
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
<b>BANK TOTALS:</b>		<b>1</b>	<b>0.00</b>	<b>56.55</b>	<b>56.55</b>

PACKET: 05144 Regular Payments 4/13/15

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00103	Pitney Bowes, Inc. I-373796	Machine Rental-AD	D	4/17/2015		218.00CR	000000	218.00
01614	KCPL I-Due 4/20/15 I-Due 4/21/15	Due 4/20/15 Due 4/21/15	D	4/17/2015		17,314.77CR 99.26CR	000000 000000	17,414.03
01849	Fleet Services - Police I-40367512	Fuel-PD	D	4/17/2015		2,059.35CR	000000	2,059.35
02057	Lowe's Accounts Receivable I-4/2/15 Stmt	4/2/15 Stmt	D	4/17/2015		120.64CR	000000	120.64
00314	Pitney Bowes-Purchase Power I-Due 5/3/15	Due 5/3/15	D	4/21/2015		400.00CR	000000	400.00
01087	Stinson Leonard Street LLP I-30093756 I-30093761	Legal Services-AD Legal Services-AD	D	4/21/2015		6,450.00CR 675.99CR	000000 000000	7,125.99
01850	Fleet Services - General Account I-40367940	Fuel Stmt March 2015	D	4/21/2015		1,664.24CR	000000	1,664.24
00002	A & M Printing I-56087 I-56118 I-56188	Printing for Lake P Lodge-CD Printed Sign-CD Printing for QT-CD	R	4/21/2015		40.30CR 20.40CR 20.40CR	033649 033649 033649	81.10
02326	About Tees, LLC I-1169	Business License Refund-AD	R	4/21/2015		40.00CR	033650	40.00
00934	Allen's Water Service I-58051	Water-ST	R	4/21/2015		250.00CR	033651	250.00
00255	Alliance Printing, Inc. I-8450	Citation Printing-CT	R	4/21/2015		1,008.06CR	033652	1,008.06
00593	Alliance Water Resources, I-6408	WWTP Contract-SW	R	4/21/2015		23,520.42CR	033653	23,520.42
01766	American Waste Systems, Inc. I-232215	Porta Potty-PK	R	4/21/2015		220.00CR	033654	220.00

PACKET: 05144 Regular Payments 4/13/15

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
02227	BagSpot Pet Waste Solutions							
	I-1728	Dog Waste Bags-PK	R	4/21/2015		214.18CR	033655	214.18
00343	Barry Road Tire & Service							
	I-143939	Truck Tire-PK	R	4/21/2015		159.10CR	033656	159.10
00797	Blue Valley Public Safety							
	I-10506	Siren Maint-PW	R	4/21/2015		606.00CR	033657	606.00
02192	Burdiss Lettershop							
	I-155008	Newsletter Mailing-PI	R	4/21/2015		299.94CR	033658	299.94
00012	Carquest Auto Parts Store							
	I-Stmt 3/31/15	Stmt 3/31/15	R	4/21/2015		136.17CR	033659	136.17
00258	Carter Waters Constructio							
	I-13006254	Pothole Patch Mix-TP	R	4/21/2015		77.00CR	033660	
	I-13006313	Asphalt Mix-TP	R	4/21/2015		77.00CR	033660	
	I-13006314	Asphalt Mix-TP	R	4/21/2015		77.00CR	033660	231.00
00977	Curious Eye Productions							
	I-009-015	Meeting Production-PI	R	4/21/2015		1,050.00CR	033661	1,050.00
00156	Dave's Foreign Car Repair LLC							
	I-131745	Light Repair-PD	R	4/21/2015		93.49CR	033662	
	I-131759	Brake Repair-PD	R	4/21/2015		249.40CR	033662	
	I-131771	Oil Change-PD	R	4/21/2015		35.00CR	033662	
	I-131777	Oil Change-PD	R	4/21/2015		35.00CR	033662	
	I-131809	Oil Change-PD	R	4/21/2015		35.00CR	033662	447.89
00588	Force America, Inc							
	I-R#769288-2	hydraulic tank-PK	R	4/21/2015		261.19CR	033663	261.19
00519	Friends of Parkville Animal Shelter							
	I-May 2015	May 2015 Contracted Payment-AD	R	4/21/2015		500.00CR	033664	500.00
01016	FTC Equipment							
	I-8261	Pump Repair at WWTF-SW	R	4/21/2015		2,405.48CR	033665	2,405.48
01421	Full Nelson Plumbing, Inc							
	I-10804	ELP Restroom Spigot-PK	R	4/21/2015		130.00CR	033666	130.00

PACKET: 05144 Regular Payments 4/13/15

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
01552	Game Time Athletics I-9249	Ball Field Netting-PK	R	4/21/2015		1,996.00CR	033667	1,996.00
00053	Grass Pad Warehouse I-402871	2 rolls sod-TP	R	4/21/2015		5.96CR	033668	
	I-402923	Weed Control-PK	R	4/21/2015		213.90CR	033668	219.86
02131	Heritage Tractor, Inc. I-1418778	Tractor Oil and Blade-PK	R	4/21/2015		207.23CR	033669	
	I-1425231	Switch, Spindel-PK	R	4/21/2015		222.33CR	033669	
	I-1427990	Tractor Service-PK	R	4/21/2015		245.61CR	033669	
	I-1427992	Tractor Service-PK	R	4/21/2015		224.86CR	033669	900.03
02248	Hi-Gene's Janitorial Service I-44950	Janitorial Service-AD	R	4/21/2015		757.50CR	033670	757.50
02253	InfoDeli I-011	Hosting Services-IT	R	4/21/2015		20.00CR	033671	20.00
02312	Janice Davis I-4/7/15	Training Snacks-PW	R	4/21/2015		20.14CR	033672	20.14
00331	Kansas City Star I-25316183	Public Hearing Notice-PK	R	4/21/2015		599.42CR	033673	599.42
01777	Keller Fire & Safety I-181283	Fire Extinguishers-AD,SW,PK	R	4/21/2015		830.49CR	033674	830.49
01888	Kevin Chrisman I-Exp Report 4/1/15	Exp Report 4/1/15	R	4/21/2015		16.00CR	033675	16.00
00243	Kevin E. Davis I-4/9/15	LAGERS Refund-PD	R	4/21/2015		153.56CR	033676	153.56
01235	Landmark Newspaper, The I-22629	Notice of election-AD	R	4/21/2015		270.22CR	033677	
	I-22653	Semi-Annual Report-AD	R	4/21/2015		72.55CR	033677	342.77
01341	Lawson Products Inc I-9303168275	Sealing Comp-ST	R	4/21/2015		45.79CR	033678	45.79
01215	League of Kansas Municipalities, The I-15-902	Job Posting-CD	R	4/21/2015		40.00CR	033679	40.00

PACKET: 05144 Regular Payments 4/13/15

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00232	Martin Marietta I-14981593	Rock for trail repair-NS	R	4/21/2015		197.76CR	033680	197.76
00084	McConnell & Associates Co I-89196	Misc Tools-ST	R	4/21/2015		193.01CR	033681	193.01
00942	McKeever's Price Chopper I-Stmt 4/3/15	Stmt 4/3/15	R	4/21/2015		93.16CR	033682	93.16
00088	Miller's Heritage Landscape I-11971 I-11973 I-12033	Backflow Cert-PK Backflow Cert-AD Backflow Cert-PK	R R R	4/21/2015 4/21/2015 4/21/2015		140.00CR 275.00CR 85.00CR	033683 033683 033683	500.00
00159	Missouri American Water I-Due 4/24/15	Due 4/24/15	R	4/21/2015		150.43CR	033684	150.43
00358	Missouri Dept of Revenue Information Technology I-45329	Sales Tax Report-AD	R	4/21/2015		35.00CR	033685	35.00
00336	MMACJA I-2651 I-2652	Conf. and Membership-CT Coulson Conf-CT	R R	4/21/2015 4/21/2015		275.00CR 350.00CR	033686 033686	625.00
01163	North Hills Engineering, Inc I-1503	Engineering Services-SW,PW	R	4/21/2015		2,137.50CR	033687	2,137.50
01582	Northland Sign & Decal Company I-841	Decal for Truck-TP	R	4/21/2015		70.00CR	033688	70.00
01272	Olsson Associates I-227574	River Hills Sinhole Eval-CIP	R	4/21/2015		7,450.00CR	033689	7,450.00
00899	Parkville Municipal Court I-Mar-15	Processing Fees-CT	R	4/21/2015		175.35CR	033690	175.35
02271	Payless Office Products, Inc. I-2605020	Copy Paper-AD	R	4/21/2015		147.50CR	033691	147.50
01701	Platte County Citizen I-4/1/15 I-710	Job Ads-PK,SW Notice of election-AD	R R	4/21/2015 4/21/2015		41.00CR 272.00CR	033692 033692	313.00

PACKET: 05144 Regular Payments 4/13/15

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00218	Platte County Sheriff's D							
	I-Mar 15	Prisoner Boarding-CT	R	4/21/2015		245.00CR	033693	245.00
01739	Print Time							
	I-9029177-IN	Business Cards-PW	R	4/21/2015		35.00CR	033694	
	I-9029178-IN	Business Cards-PD	R	4/21/2015		50.00CR	033694	85.00
00117	Reeves Wiedeman Company							
	I-4603488	Hydrant Repair-PK	R	4/21/2015		37.10CR	033695	37.10
01390	Riss Lake Homes Association							
	I-April 2015	Grinter Pump Transfer-SW	R	4/21/2015		27,247.92CR	033696	27,247.92
00154	T-Ray Specialties Inc.							
	I-26739	Trash Bags-PK	R	4/21/2015		112.00CR	033697	
	I-26757	Trash Bags-PK	R	4/21/2015		239.88CR	033697	
	I-26759	Restroom Supplies-PK	R	4/21/2015		247.07CR	033697	
	I-26801	Safty t-Shirts-ST	R	4/21/2015		478.50CR	033697	1,077.45
00838	The Work Zone, Inc.							
	I-38089	Dog Park Signs-PK	R	4/21/2015		45.00CR	033698	
	I-38189	Field Sign-PK	R	4/21/2015		67.50CR	033698	112.50
02180	Timothy Blakeslee							
	I-Exp Report 4/14/15	Exp Report 4/14/15-AD,PI	R	4/21/2015		37.94CR	033699	37.94
02317	UMB Bank, N.A.							
	I-143499	HSA Fees-AD,ST,PK,PD	R	4/21/2015		15.00CR	033700	15.00
01083	UMB Bank, N.A.							
	I-4/25/15	2004C Bond Payment	R	4/21/2015		14,573.98CR	033701	14,573.98

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	53	0.00	93,021.69	93,021.69
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	7	0.00	29,002.25	29,002.25
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:	60	0.00	122,023.94	122,023.94

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

PACKET: 05155 Direct Payables 4/15/15  
 VENDOR SET: 01 City Vendors  
 BANK: AP Pooled Cash Regular AP

VENDOR	I.D.	NAME	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
01016		FTC Equipment						
	I-5297	Spare Pump McAfee-SW	R	4/22/2015		22,201.11	033705	22,201.11

* * B A N K T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	1	0.00	22,201.11	22,201.11
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
BANK TOTALS:	1	0.00	22,201.11	22,201.11

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
01221	Andrew Coulson		R	5/01/2015		400.00CR	033702	400.00
	I-May2015-Asst Pros	Assistant Prosecutor						
00100	Peter M. Schloss		R	5/01/2015		1,450.00CR	033703	1,450.00
	I-May2015-Prosecuto	City Prosecutor						
00577	Sarah E Recker, Law Offic		R	5/01/2015		600.00CR	033704	600.00
	I-May2015-Pub Defen	Public Defender						

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	3	0.00	2,450.00	2,450.00
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:	3	0.00	2,450.00	2,450.00

TOTAL ERRORS: 0                      TOTAL WARNINGS: 0

PACKET: 05151 EFT Payments 5/1/15

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-May2015-Retiremen	5/01/2015	AP	Lauren Palmer Retirement	554.00			
			DUE: 5/01/2015 DISC: 5/01/2015		1099: N		
			Lauren Palmer Retirement		10 501.01-22-00	Retirement	554.00
			=== VENDOR TOTALS ===	554.00			
=====							
01-02191	Timothy Blakeslee*						
-----							
I-May2015-Allowance	5/01/2015	AP	Cell Phone Allowance	10.00			
			DUE: 5/01/2015 DISC: 5/01/2015		1099: N		
			Cell Phone Allowance		10 501.03-05-00	Mobile Phones &	10.00
			=== VENDOR TOTALS ===	10.00			
=====							
01-01729	Toni Rizutti*						
-----							
I-May2015-Reimburse	5/01/2015	AP	Cell Phone Reimbursement	10.00			
			DUE: 5/01/2015 DISC: 5/01/2015		1099: N		
			Cell Phone Reimbursement		10 510.03-05-00	Mobile Phone &	10.00
			=== VENDOR TOTALS ===	10.00			
			=== PACKET TOTALS ===	574.00			

PACKET: 05152 Direct Payables EFT 4/15/

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-ICM201503194087	3/20/2015	457	DEF COMP	166.15			
	AP		DUE: 3/20/2015 DISC: 3/20/2015		1099: N		
			457 DEF COMP		10 501.01-22-00	Retirement	166.15
-----							
I-ICM201504024089	4/03/2015	457	DEF COMP	166.15			
	AP		DUE: 4/03/2015 DISC: 4/03/2015		1099: N		
			457 DEF COMP		10 501.01-22-00	Retirement	166.15
=== VENDOR TOTALS ===				332.30			
=====							
01-02320	Kelly Yulich*						
I-2015 Inv: 5,6,7	4/15/2015		Assistant Services-CD,AD	637.46			
	AP		CK# 999999 4/22/2015		1099: Y		
			Inovice 7-CD		10 518.08-03-00	Engineering & P	171.99
			Inovice 6-CD		10 518.08-03-00	Engineering & P	185.64
			Inovice 6-AD		10 501.08-02-02	Professional Se	6.83
			Inovice 5-CD		10 501.08-02-02	Professional Se	232.05
			Inovice 5-AD		10 501.08-02-02	Professional Se	40.95
=== VENDOR TOTALS ===				637.46			
=== PACKET TOTALS ===				969.76			

Accounts Payable Credit Card Report 4/15/15			
Accounts:	1	Sewer	Total
Monthly Fees:	\$ 89.00	\$ 162.86	\$ 251.86
\$ Collected on CC:	\$ 1,856.20	\$ 6,311.39	\$ 8,167.59

VENDOR SET: 01 City of Parkville  
 BANK: AP Pooled Cash Regular AP  
 DATE RANGE: 4/07/2015 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 3/31/15		R 4/21/2015			033659		
40	520.06-21-00		Vehicle & Equipment Maintenanc	9.18				
10	520.05-21-00		Handtools Towels-ST	15.63				
40	520.06-22-00		Vehicle & Equipment Gas & Oil	11.94				
10	525.06-21-01		Equipment Repair & Maintenance	61.09				
10	520.05-21-00		Handtools Oil Dry-ST	26.19				
10	520.05-21-00		Handtools Welding Tip Cleaner-	12.14				136.17

*** T O T A L S ***	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	1	136.17	0.00	136.17
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
10 520.05-21-00	Handtools	53.96
10 525.06-21-01	Equipment Repair & Maintenance	61.09
	*** FUND TOTAL ***	115.05
40 520.06-21-00	Vehicle & Equipment Maintenanc	9.18
40 520.06-22-00	Vehicle & Equipment Gas & Oil	11.94
	*** FUND TOTAL ***	21.12

VENDOR SET: 01	BANK: AP	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			1	136.17	0.00	136.17
BANK: AP		TOTALS:	1	136.17	0.00	136.17
REPORT TOTALS:			1	136.17	0.00	136.17

VENDOR SET: 01 City of Parkville  
 BANK: AP Pooled Cash Regular AP  
 DATE RANGE: 4/07/2015 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-4/2/15 Stmt	4/2/15 Stmt	D	4/17/2015			000000		
10 525.06-03-00	Restrooms		Restroom Supplies-PK	42.39				
10 525.06-21-00	Vehicle Repair & Maintenance		Buckets, Plywood-PK	78.25				120.64

\*\*\* 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	120.64	0.00	120.64
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
10 525.06-03-00	Restrooms	42.39
10 525.06-21-00	Vehicle Repair & Maintenance	78.25
	*** FUND TOTAL ***	120.64

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: AP TOTALS:	1	120.64	0.00	120.64
BANK: AP TOTALS:	1	120.64	0.00	120.64
REPORT TOTALS:	1	120.64	0.00	120.64

VENDOR SET: 01 City of Parkville  
 BANK: AP Pooled Cash Regular AP  
 DATE RANGE: 4/07/2015 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 4/3/15		R 4/21/2015			033682		
10	505.05-01-00	Office Supplies & Consumables	Evalopes, Bags, Wipe	21.85				
10	520.05-21-00	Handtools	Cleaning Supplies-ST	10.97				
10	525.05-01-00	Office Supplies & Consumables	Coffee, Cleaning Sup	28.92				
10	520.05-21-00	Handtools	Coffee, Cleaning Sup	27.64				
10	501.09-21-00	Misc-Other	Drinks for Staff Rec	3.78				93.16

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	1	93.16	0.00	93.16
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
10 501.09-21-00	Misc-Other	3.78
10 505.05-01-00	Office Supplies & Consumables	21.85
10 520.05-21-00	Handtools	38.61
10 525.05-01-00	Office Supplies & Consumables	28.92
	*** FUND TOTAL ***	93.16

VENDOR SET: 01	BANK: AP	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
		TOTALS:	1	93.16	0.00	93.16
BANK: AP		TOTALS:	1	93.16	0.00	93.16
REPORT TOTALS:		TOTALS:	1	93.16	0.00	93.16

## **CITY OF PARKVILLE**

### **Policy Report**

DATE: Tuesday, April 14, 2015

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

Reviewed By:  
Lauren Palmer  
City Administrator

ISSUE:

Application to rezone 5.02 acres, more or less, located on the east side of 9 Highway, east of Clark Avenue, from “B-4” Planned Business District to “R-5” Planned Multi-Family Residential District. Case PZ15-02, Kevin Green on behalf of KGH Building Group LLC, owner.

BACKGROUND:

The application proposes to rezone three parcels containing 5.02 acres, more or less, from “B-4” Planned Business District to “R-5” Planned Multi-Family Residential District. The property is located on the east side of 9 Highway, east of Clark Avenue (east of Mosaic, the Global Orphan Project, Craig Marshal Dental building and the Southern Platte County Community Center / YMCA). The rezoning is proposed in conjunction with Case PZ15-03, a site plan application proposing a multi-story, 50-unit apartment building, a separate clubhouse and pool, monument sign, parking in attached garages, carports and uncovered stalls, landscaping / screening and other proposed improvements. The subject property was previously approved for development of the “Lake Pointe Professional Center” which included two office buildings and associated improvements; however, the office buildings and other site improvements were never developed.

Staff reviewed the application against the City of Parkville’s City Code, including the applicable R-5 zoning district regulations, and the City’s adopted Master Plan, including the adopted Future Land Use Plan. Staff concluded that: a) the site is appropriately situated to meet the stated purpose of the “R-5” Planned Multi-Family zoning to provide “for the highest and best use of land lying between land zoned residential on one (1) side, and land zoned business or industrial on another, striving for the retention of the highest value for all properties”; b) the purpose of the R-5 district is substantially the same as that of the B-4 district; c) the residential uses permitted in the district would not be expected to be out of character with the surrounding zoning and would not inherently impact the zoning or character of the area; d) the site is suited to the existing zoning, but could be equally, or more suited to development permitted under the proposed R-5 zoning; e) removal of the restrictions would not appear to have a significant effect on nearby properties particularly as compared to the existing B-4 zoning and would be considered more restrictive than the existing B-4 zoning; f) the proposed zoning would not appear to adversely affect the public’s health, safety and welfare since adequate public service can be provided and impacts can be addressed through required site plan approval; g) denial of the application would not appear to impose a significant hardship on the property owner; h) uses permitted in the proposed R-5 district could impact public infrastructure, but would be required to be mitigated with any approved development; i) traffic impacts associated with residential uses permitted in the R-5 district are expected to be less than those expected for non-residential uses permitted under the existing B-4 zoning; j) and the proposed R-5 zoning is not consistent with the City’s Master Plan projections, but can meet several other important goals and objectives from the plan.

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Per Parkville City Code, a public hearing was held before the Planning and Zoning Commission. The hearing was held on Tuesday, March 31, 2015, and a notice of public hearing was published, surrounding property owners were notified via certified mail and signs were posted, all as required. Although the rezoning application was not contingent on the site plan application, both were presented and discussed together.

The applicant presented information about the requested zoning and the specific details of the proposed development. The applicant compared the proposed apartments to the previously approved office buildings demonstrating that the apartments covered less of the site, resulted in greater preservation of vegetation, provided greater setbacks and buffering to neighboring properties, created less traffic, required less parking, created greater open space, and had greater setbacks from 9 Highway, among what they concluded were other benefits to the R-5 zoning and associated site plan.

Several residents spoke in opposition of the application citing concerns about development impacts. Concerns included: a) traffic and impacts to 9 Highway and 62<sup>nd</sup> Street; b) long-term maintenance; c) pedestrian access from apartments to nearby amenities; d) visibility from surrounding residential properties; e) the height of the building in comparison to other development; f) noise from residents, activities at the clubhouse, trash collection, and other activities; g) parking and the perceived need for overflow parking in the abutting Pinecrest neighborhood; h) unfavorable perceptions of persons that would live in apartments; i) potential impacts from lights in the development; j) potential infiltration and sedimentation of Riss Lake; k) potential trespassing on and vandalism of Riss Lake property; l) security of the surrounding properties; m) perceived impacts to nearby property values; n) odor from trash dumpsters; and o) the distance from 9 Highway, among other concerns. Those in opposition generally expressed a desire to either see nothing develop on the site or to retain the existing commercial zoning and approved offices.

During review, a majority of the Planning Commissioners expressed concerns including: a) whether traffic counts and growth projections were current enough to be accurate; that b) the site was not appropriate for residential development; c) development was premature until the 9 Highway study was concluded; d) the building was too tall for the area; e) the density was too great for the area; f) granting credit for previously donated land; g) long-term maintenance; h) lack of pedestrian crossing; i) a desire to see the 9 Highway traffic study completed first; and j) lack of a traffic signal, among other concerns. A minority of the Commissioners concluded that the zoning and associated site plan would be appropriate with or without conditions, citing the location as logical for growth, and the project as having less impact on the site, traffic and surrounding neighborhood, greater setbacks, and reduced heights as opposed to the previously approved office use or other uses allowed in the commercial zoning district.

**BUDGET IMPACT:**

With the exception of revenues from application and permit fees collected, there is no budget impact.

**ALTERNATIVES:**

1. Deny the rezoning as recommended by the Planning and Zoning Commission.
  2. Send the application back to the Planning and Zoning Commission with specific direction for further consideration or reconsideration.
  3. Direct staff to prepare an ordinance to approve the rezoning with or without conditions.
  4. Postpone consideration to allow specific issues to be addressed.
-

**STAFF RECOMMENDATION:**

Staff recommended to the Planning and Zoning Commission approval of the rezoning to the requested "R-5" Planned Multi-Family Residential District, in accordance with the conclusions in the staff analysis (see Attachment 1).

If the Board chooses to approve the application, staff recommends the Board direct staff to prepare an ordinance, with our without conditions, to be returned for consideration at a subsequent meeting. It should be noted that valid protest petitions were filed by owners of more than 30% of the land within 185 feet of the property to be rezoned. If approved, it must be approved by two-thirds of the entire Board (at least 6 votes).

If the Board chooses to deny the application as recommended by the Planning and Zoning Commission, staff recommends the Board state their reasoning on the record. If the Board chooses to send the application back to the Planning and Zoning Commission for further consideration or reconsideration, the Board should identify those items that are to be addressed by the applicant and provide other specific instructions to the Commission as appropriate.

**PLANNING COMMISSION RECOMMENDATION:**

On March 31, 2015, the Planning and Zoning Commission held a public hearing and considered the proposed zoning district change to R-5. The majority of the Commission did not concur with conclusions and recommendations in staff's March 27, 2015 report, and following consideration recommended denial of the proposed "R-5" zoning by a vote of 5 to 3. Items considered by the Commission along with a record of their consideration and recommendation are attached.

**POLICY:**

Per Parkville Municipal Code, Chapter 483, all zoning district changes must be approved by the Board of Aldermen by ordinance following receipt of a recommendation and report from the Planning and Zoning Commission. Prior to their recommendation, the Planning and Zoning Commission must first consider the application during a public hearing.

Per Parkville Municipal Code Section 483.040 and RSMo 89.060, if protest petitions have been signed and acknowledged by the owners of 30% or more of the land within the area proposed to be rezoned, or within 185 feet of the rezoning [determined by lines drawn parallel to the boundaries area proposed to be rezoned], a rezoning shall not become effective unless approved by a vote of two-thirds of all the members of the Board of Aldermen (6 of 9 votes).

**SUGGESTED MOTION:**

- Option 1 (deny): I move that the application to rezone 5.02 acres, more or less, located on the east side of 9 Highway east of Clark Avenue, from "B-4" Planned Business District to "R-5" Planned Multi-Family Residential District be denied.
- Option 2 (return): I move that the application to rezone 5.02 acres, more or less, located on the east side of 9 Highway east of Clark Avenue, from "B-4" Planned Business District to "R-5" Planned Multi-Family Residential District be sent back to the Planning and Zoning Commission with direction to \_\_\_\_\_ (*insert any items the Board directs Planning and Zoning Commission to address further or reconsider*).
-

Option 3 (approve): I move to direct staff to prepare an ordinance for the approval of the application to rezone 5.02 acres, more or less, located on the east side of 9 Highway east of Clark Avenue, from "B-4" Planned Business District to "R-5" Planned Multi-Family Residential District subject to \_\_\_\_\_ (insert any conditions the Board recommends) on May 5, 2015 (specify alternative date if appropriate).

Option 4 (postpone): I move that the application to rezone 5.02 acres, more or less, located on the east side of 9 Highway east of Clark Avenue, from "B-4" Planned Business District to "R-5" Planned Multi-Family Residential District be postponed for further consideration and direct \_\_\_\_\_ (insert any items the Board directs staff or the applicant to address prior to returning).

**ATTACHMENTS:**

**Rezoning Application and Review:**

1. March 27, 2015 staff report to the Planning and Zoning Commission
2. Application for Zoning Map Revisions (Rezoning)
3. Legal description for the subject property
4. Area map submitted by applicant
5. March 27, 2015 review memo from Public Works Director Alysén Abel
6. February 24, 2015 review letter from Paul M. Bertrand, P.E., PTOE, George Butler Associates, Inc.
7. Trip generation table by land use code
8. Section 6.0 Recommendations & Conclusions (report pages 24 and 25) from the Traffic Impact Study for Parkville Apartments, Missouri Highway 9 & Clark Avenue signed and sealed by Todd A Fredericksen, PE, of Olsson Associates on March 4, 2015.
9. Pages 1 through 6 of the Micro Stormwater Drainage Study, Lake Pointe Lodge, Prepared By David Eickman, PE, Olsson Associates and last dated March 6, 2015 (excluded appendix)
10. Minutes of the associated March 10, 2015 Planning and Zoning Commission meeting
11. Minutes of March 31, 2015 Planning and Zoning Commission meeting

**Associated Site Plan Application and Review:**

12. Application for Site Plan / Development Plan
13. March 25, 2015 Preliminary Site Plan drawing packet submitted by NSPJ Architects and including Architectural drawings A0.00 through A3.01 (10 sheets), Landscape drawings L1.00 and L2.00, Civil drawings C1.0 through C3.0 (3 sheets) and Lighting drawings E1.0 and E2.0
14. Four drawings provided by the applicant comparing the proposed apartment building and previously approved office buildings (undated)
15. Two elevations provided by the applicant simulating views to the proposed apartment buildings from the nearest neighbor to the northeast and 9 Highway to the southeast (undated)
16. Review comments dated 3-6-15 from the Southern Platte Fire Protection District Fire Marshal Dean Cull
17. PowerPoint slide show presented to the Planning and Zoning Commission on March 31, 2015.

**Comments and Petitions Against Rezoning:**

18. Email received 2-26-15 from Vicki Raine, 8508 NW 62nd St., Parkville
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**ITEM 6A**  
**For 04-21-15**  
**Board of Aldermen Meeting**

19. Letter received 3-3-15 from Don Julian, President, Riss Lake Homeowners Association
20. Email received 3-23-15 from Robar Mike and Junetta Duncan, 8409 NW 62nd St., Parkville
21. Letter received 3-27-15 from Harry Sievers, 6508 NW Melody Lane, Parkville
22. Email received 3-27-15 from Tami Jordan, 6113 NW Pine Ridge Rd., Parkville
23. Email received 3-27-15 from Mary Ann Lober, 6100 NW Pine Ridge Rd., Parkville
24. Letter dated 3-29-15 from Patricia (Pie) McCall, 6118 NW Pine Ridge Circle, distributed to the Commission at their 3-31-15 meeting
25. Undated letter from Celeste Lupercio, 6207 NW Pine Ridge, Circle, distributed to the Commission at their 3-31-15 meeting
26. "Petition" against the proposed rezoning presented to the Commission at their 3-31-15 meeting (note this should be distinguished from the official protest petition)
27. Protest petitions received from owners of property within 185 feet of the proposed rezoning.

Referenced Materials\*

28. "R-5" Planned Multi-Family Residential District Regulations- <http://ecode360.com/27901260>
29. "B-4" Planned Business District Regulations - <http://ecode360.com/27901710>
30. Parkville zoning code in its entirety - <http://www.ecode360.com/PA3395-DIV-05>
31. Parkville Master Plan - <http://parkvillemo.gov/departments/community-development-department/master-plan/>
32. Traffic Impact Study for Parkville Apartments, Missouri Highway 9 & Clark Avenue signed and sealed by Todd A. Fredericksen, PE, of Olsson Associates on March 4, 2015 - <http://parkvillemo.gov/wp-content/uploads/2015/03/SEALED-scanned-FINAL-Apartment-Parkville-Report-3.4.15.pdf>
33. Micro Stormwater Drainage Study, Lake Pointe Lodge, Prepared By David Eickman, PE, Olsson Associates and last dated March 6, 2015 - [http://parkvillemo.gov/wp-content/uploads/2015/03/Stormwater-Study\\_Rev-2.pdf](http://parkvillemo.gov/wp-content/uploads/2015/03/Stormwater-Study_Rev-2.pdf)
34. Chapter 483, *Changes and Amendments* (by reference - online at <http://ecode360.com/27902871>)
35. Parkville Zoning Map (by reference)\*
36. Flood Insurance Rate Map number 29165C0383 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.

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## Staff Analysis

- Agenda Item: 4.A
- Proposal: Application to rezone 5.02 acres, more or less, located on the east side of 9 Highway east of Clark Avenue, from “B-4” Planned Business District to “R-5” Planned Multi-Family Residential District.
- Case No: PZ15-02
- Applicant: KGH Building Group LLC
- Owners: SKG, LLC
- Existing Zoning: B-4 Planned Business District
- Proposed Zoning: “R-5” Planned Multi-Family Residential District
- Parcel #s: 20-7.0-26-100-003-012.001, 20-7.0-26-100-003-012.002 and 20-7.0-26-100-003-013.000
- Exhibits:
- A. This staff report
  - B. Application for Zoning Map Revisions (Rezoning)
  - C. Legal description for the subject property
  - D. Area map submitted by applicant
  - E. March 27, 2015 review memo from Public Works Director Alysen Abel
  - F. February 24, 2015 review letter from Paul M. Bertrand, P.E., PTOE, George Butler Associates, Inc.
  - G. Trip generation table by land use code
  - H. Section 6.0 Recommendations & Conclusions (report pages 24 and 25) from the Traffic Impact Study for Parkville Apartments, Missouri Highway 9 & Clark Avenue signed and sealed by Todd A Fredericksen, PE, of Olsson Associates on March 4, 2015.
  - I. Pages 1 through 6 of the Micro Stormwater Drainage Study, Lake Pointe Lodge, Prepared By David Eickman, PE, Olsson Associates and last dated March 6, 2015 (excluded appendix)
- By Reference:
- A. “R-5” Planned Multi-Family Residential District Regulations - <http://ecode360.com/27901260>
  - B. “B-4” Planned Business District Regulations - <http://ecode360.com/27901710>
  - C. Parkville zoning code in its entirety - <http://www.ecode360.com/PA3395-DIV-05>
  - D. Parkville Master Plan - <http://parkvillemo.gov/departments/community-development-department/master-plan/>
  - E. Traffic Impact Study for Parkville Apartments, Missouri Highway 9 & Clark Avenue signed and sealed by Todd A Fredericksen, PE, of

Olsson Associates on March 4, 2015 - <http://parkvillemo.gov/wp-content/uploads/2015/03/SEALED-scanned-FINAL-Apartment-Parkville-Report-3.4.15.pdf>

F. Micro Stormwater Drainage Study, Lake Pointe Lodge, Prepared By David Eickman, PE, Olsson Associates and last dated March 6, 2015 - [http://parkvillemo.gov/wp-content/uploads/2015/03/Stormwater-Study\\_Rev-2.pdf](http://parkvillemo.gov/wp-content/uploads/2015/03/Stormwater-Study_Rev-2.pdf)

Public Comments

Received:

- A. Email received 2-26-15 from Vicki Raine, 8508 NW 62nd St., Parkville
- B. Letter received 3-3-15 from Don Julian, President, Riss Lake Homeowners Association
- C. Email received 3-23-15 from Robar Mike and Junetta Duncan, 8409 NW 62nd St., Parkville
- D. Letter received 3-27-15 from Harry Sievers, 6508 NW Melody Lane, Parkville
- E. Email received 3-27-15 from Tami Jordan, 6113 NW Pine Ridge Rd, Parkville
- F. Email received 3-27-15 from Mary Ann Lober, 6100 NW Pine Ridge Rd, Parkville
- G. See also minutes of the associated March 10, 2015 public hearing before the Planning and Zoning Commission.

Associated

Application:

Agenda Item 4B, Lake Point Lodge Site Plan

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**Overview**

The application proposes to rezone three parcels containing 5.02 acres, more or less, from "B-4" Planned Business District to "R-5" Planned Multi-Family Residential District. The property is located on the east side of 9 Highway, east of Clark Avenue (east of Mosaic, the Global Orphan Project, Craig Marshal Dental building and the Southern Platte County Community Center / YMCA) and is specifically identified as Platte County parcel numbers: 20-7.0-26-100-003-012.001, 20-7.0-26-100-003-012.002 and 20-7.0-26-100-003-013.000. The property is also identified as Lots 1 and 2 of the Final Plat, Lake Pointe Professional Center, a part of the northeast ¼, Section 26, Township 51 North, Range 34 West, Parkville, Platte County, Missouri.



The rezoning is proposed in conjunction with Case PZ15-03, a site plan application proposing a multi-story, 50-unit apartment building, a separate clubhouse and pool, a monument sign, parking in attached garages, carports and uncovered stalls, landscaping / screening and other proposed improvements. The subject property was previously approved for development of the "Lake Pointe Professional Center" which included two office buildings and associated improvements. However, the office buildings and other site improvements were never developed.

### **Review and Analysis**

The application has been reviewed against the City of Parkville's City Code, including the applicable R-5 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.**

The neighborhood and surrounding areas east of 9 Highway are generally characterized as residential uses and vacant commercial properties. Office, commercial and recreational uses are located west of 9 Highway.

The subject property is vacant, but zoned "B-4" Planned Business. The property is bounded by:

- previously donated parkland zoned "PLCD" Parkland Conservation District to the north;
- single-family homes in the Pinecrest subdivision zoned "R-1" Single-Family Residential District to the northeast;
- a large-lot single-family home zoned "R-1" Single-Family Residential District immediately east and additional single-family homes in the Pinecrest subdivision also zoned "R-2" Single-Family Residential District further to the east;
- a portion of Riss Lake and an undeveloped buffer surrounding the lake zoned "R-2" Single-Family Residential District to the southeast;
- vacant property zoned "B-1" Business District to the south;
- the Parkville Athletic Complex (PAC) a commercial and recreational center zoned "B-1" Business District to the southwest, west of 9 Highway;
- portions of the Platte County Community Center South / YMCA parking lot zoned "R-1" Single-Family Residential District and the YMCA facility and two office buildings zoned "B-4" Planned Business District to the west, west of 9 Highway; and
- Mosaic Life Care, a medical office building and Parkville City Hall both zoned "B-4" Planned Business District to the west and northwest in the Parkville Commons commercial center on the west side of 9 Highway.

#### **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 subject property is zoned "B-4" Planned Business District. The zoning was approved in 2003 in conjunction with approval of a site plan for two office buildings. Following plan

approval the property was platted and parkland was dedicated to the City, but the property was never developed and plan approval has since expired. The last plan approved was for two 28,000 square foot office buildings with surface and under-building covered parking providing 203 parking spaces on the subject property.

The B-4 zoning districts stated purpose is to allow permitted commercial, office and institutional uses as a transition from business or industrial uses to residential properties “so as to achieve the highest and best use of the land commensurate with the retention of value of adjacent residential land.” Parkville Municipal Code Section 440.020 lists uses permitted in the B-4 district. The district permits nearly identical uses to those permitted in the City’s “B-1” Neighborhood Business District and “B-2” General Business District, including commercial lots and garages, veterinary clinics, offices, personal service uses, restaurants, small equipment rental and repair, service stations, convenience stores, pharmacies, social halls, medical and dental clinics, and other similar service, retail and institutional uses. The primary difference between the B-4 district and other commercial districts is that all uses are permitted subject to approval of a site plan by the Board of Aldermen following consideration of the Planning and Zoning Commission. The commercial, office and service uses in the Parkville Commons, Marshal Dental Building and Parkville Athletic Complex to the northwest, west and southwest were predominantly approved under the B-4 zoning designation.

The B-4 district is a planned district. In order to help ensure the intent to provide a transition is met, the district allows the Planning Commission and Board to negotiate or impose additional requirements to mitigate specific issues if deemed necessary. The district also allows deviations from traditional standards, eliminating requirements for variances and exceptions if needed to help address site specific issues.

The site meets all criteria for the B-4 zoning district including proximity to non-residential uses. The site also located so as to meet the intent of providing a transition between residential and non-residential uses. To that extent, the site is generally suitable to the uses permitted under the B-4 zoning district. However, the steep slopes make much of the site difficult to develop for commercial uses without significant site modification. Although extreme modification of the site could be allowed under the existing zoning, the site is more suitable to uses that can take advantage of vertical construction maximizing use of the elevation changes and minimizing necessary clearing and filling. The previously approved office buildings provided one example. The use provided office buildings over understory parking garages with much of the construction elevated with piers or columns. Conventional pad sites or strip centers that would be permitted in the B-4 district could also be developed, but would require great fill and large retaining walls to level the site for the building pad and parking.

Removal of the restrictions imposed by the existing B-4 zoning and granting the requested “R-5” Planned Multi-Family Residential District zoning would not be expected to significantly affect nearby property. Like the B-4 zoning, the R-5 zoning also provides for a transition in use from single-family uses to other higher density residential and non-residential uses. Specifically, the stated purpose of the R-5 district is to provide “for the highest and best use of land lying between land zoned residential on one (1) side and land zoned business or industrial on another, striving for the retention of the highest value for all properties.” Uses permitted in the R-5 zoning district include the following residential uses: convents and monasteries, multiple family dwellings and apartments, boarding, rooming, lodging houses, condominiums, retirement apartments and nursing homes, fraternity and sorority houses,

and dormitories. All uses are subject to approval of a site plan by the Board of Aldermen, subject to specified conditions allowing the Board to ensure the intended transition between non-residential uses and single-family residential uses. To that extent the height, area, and bulk requirements are to be set by the Board of Aldermen and unlike other residential districts, plan approval expires after 18 months if construction of the structures and the necessary grading, landscaping and planting of trees has not been started, unless an extension is otherwise granted by the Board.

The district restricts residential densities to 8 units per acre – moderate density. In comparison, the nearest residential development in the abutting Pinecrest subdivision is slightly over 2.5 units per acre. The residential density in the older portions of downtown Parkville is more comparable to 8 units per acre.

The residential uses permitted in the R-5 zoning district are expected to generally have less impact on the nearby single-family residential uses than the non-residential uses permitted in the B-4 zoning district. Although more dense, the uses permitted in the R-5 district would have significantly the same hours of operation as other residential uses and would typically have lower traffic volumes as compared to most non-residential uses permitted in the B-4 district. Due to the restricted density, permitted residential uses could allow for vertical construction, maximizing the sites steep grades and reducing the amount of land disturbed as compared to that which would be expected to be disturbed by most of the non-residential uses permitted in the existing B-4 zoning.

A primary impact from commercial development is traffic. The traffic impact from non-residential uses permitted in the R-5 district is also expected to be less than that from non-residential uses permitted in the existing B-4 zoning. The City hired traffic consultant George Butler Associates (GBA) to help review traffic impacts and to perform a peer review of the Traffic Impact Study submitted with the associated application for a 50-unit apartment building (the maximum permitted size permitted at 8 units per acre if the applicant is granted credit for the land previously dedicated to the City of Parkville). GBA provided trip generation data for a variety of uses. The data provided the average daily trips for a 50 unit apartment at 427 trips per day or 8.5 trips per unit per day. In comparison the data shows single-family residential trips at a slightly higher per comparable 9.94 trips per unit per day. In contrast, most of the non-residential uses permitted in the existing B-4 zoning district are projected to generate 1.75 to up to 10 times as much traffic. A single drive through bank or the previously approved offices are projected to generate 1.75 to nearly 2 times as much traffic. A single gas station is project to generate over 3.5 times the traffic. A retail center similar in size to the office buildings is projected to generate over 4.5 times the traffic. A single restaurant is projected to generate nearly 3 to 6 times the traffic. A shopping center comparable in size to the office buildings could generate nearly 11 times the traffic of the residential uses permitted in the R-5 zoning. Uses that generate less traffic were other lower density residential uses like senior housing, institutional uses like lodges and churches and lower traffic service uses like self-storage, automotive parts stores and service centers.

Noise is also a consideration. Many of the uses permitted in the B-4 district are commercial and would be expected to have hours similar to those in the nearby commercial uses. Some uses like restaurants and convenience stores may have early morning and late evening hours, while many general retail and office uses might have more conventional hours with activities from 7:00 am to usually not later than 10:00 pm with many closing earlier. In comparison, the hours of operation for residential uses in the R-5 district would be expected to be the same as those in the other residential districts. Although more

concentrated, the nature of the use is substantially the same. Noise from accessory uses and activities associated with lower-density residential uses, like mowing and outdoor activities is expected to be less due to common maintenance typically provided during daytime hours as opposed to evening hours which would be more typical of single-family residential uses. The exceptions would be expected to be any common gathering area like a clubhouse, common mailboxes and similar amenities that might generate more concentrated activity than individual units. Like with commercial activities, the impact from these uses can be addressed through restricted hours of operation. Under both zoning designations activities would also be governed by the City's noise and peace disturbance restrictions and restrictions on noisy activities like trash collection.

Other considerations include the impact of height and bulk requirements. The B-4 district has no pre-determined bulk or height requirements. These requirements are set through plan approval. The most comparable commercial standards restrict heights to 45 feet or 3 stories, but the B-4 district allows flexibility for greater heights to address issues like grade. The office buildings previously approved for the site were allowed to be taller than 45 feet, since much of the height was masked with the buildings setting below the elevation of the abutting 9 Highway. Similarly, the R-5 district height, area, and bulk requirements are set by Board of Aldermen approval, thus creating no additional impact.

**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.**

There appears to be no specific gain to the public health, safety and welfare by denying the application. Based on the similar purpose of both zoning districts, the compatible nature of uses permitted under the proposed R-5 zoning and the ability to restrict site specific impacts through a site plan approval, there appears to be little relative gain to the public health, safety and welfare. Primary public health, safety and welfare considerations for moderate density residential uses focus around the ability to respond with public and emergency services including police and fire and the ability to maintain the peace. The site is in close proximity to the City's police department and downtown fire department and site specific considerations like access by emergency vehicles, visibility, hours and other considerations can be addressed through the site planning process. An associated site plan has been reviewed by City of Parkville and Southern Platte Fire Protection District staff representatives. Attached residential units permitted under the proposed R-5 zoning designation generally require the buildings to include internal sprinkler systems - the associated site plan would be no exception. The site is also evaluated for the ability to access the site with standard emergency equipment including the fire district's ladder and pumper trucks. If the zoning is approved there is no guarantee that the proposed site plan will be approved, or that alternative plans will not be proposed in the future. However, the same public, health, safety and welfare considerations would apply.

Like any residential use, public health, safety and welfare of the occupants and general public may also be affected by quality of initial construction and the long-term maintenance and continued reinvestment in a site. Like other residential uses, any development permitted in the proposed R-5 zoning would be subject to the City's and Fire District's adopted building codes and associated inspections. These codes help ensure that a building is built to a minimum standards to help ensure safe occupancy and to help minimize avoidable longer-term issues resulting from poor construction. Like other aspects of development quality and long-term maintenance can also be addressed through site plan approval and associated development and maintenance requirements and agreements and through the City and Fire Department code enforcement programs.

Although it does not appear to be warranted to protect the public health, safety and welfare, there appears to be limited hardship to property if the application were denied. The primary hardship expected would be loss of investments in the proposed rezoning and associated site plan application and limited near-term market for non-residential uses as opposed to the uses permitted in the existing B-4 district. There is a clear market for apartments and other multifamily residential units. With aging demographics, increasing costs of home ownership, latent impacts from the economic downturn, an increase in renters by choice and increased demand for multifamily housing, apartments have been in demand in the Parkville area as demonstrated by reinvestment in existing development and growth in locations like Briar Cliff, Burlington Creek and in the townhomes at the National. Recent approval of other multifamily projects in the surrounding area also indicates market demand.

In comparison, demand for non-residential uses was greatly stifled by the economic downturn, with many local and regional non-residential sites left vacant or partially developed. Local examples include the previously approved Lake Pointe Center office development, the APEX and Parkville Market Place commercial developments and the Connections mixed use development. Although non-residential construction has not seen the rebound that residential construction has, non-residential construction has seen an uptick. Local examples can be seen on 45 Highway east of Parkville with the construction of the new Hy-Vee and surrounding uses and new construction in Burlington Creek. Locally, enquiries regarding pad sites available for small- to mid-sized chain retail and service uses have significantly increased. Although the subject site may be slower and more difficult to develop and more significantly impacted by conventional pad sites or a commercial center, the site could be and would eventually be expected to be developed for these uses if the B-4 zoning remains. Direct access to 9 Highway, traffic volumes on 9 Highway and close proximity to other non-residential attractions, increases the likelihood of eventual development.

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

Copies of the rezoning application and associated site plan were provided to utility and service providers including gas, water, electric and sewer utilities, the school district, fire district and highway department. As of the date of this report, we have received comments from the City (sewer), Missouri Gas Energy, Kansas City Power and Light and the Southern Platte Fire Protection District.

Public Works Director Alysen Abel and City engineering consultant Jay Norco of North Hills Engineering Inc. have concluded that the City's gravity sewer system (the piping) has adequate capacity. However, the City's existing station that would accept flow from development lacks capacity for residential development permitted under the proposed R-5 development. The existing pump station is currently near capacity without additional development. The City currently has improvements scheduled to the pump station as part of the 2015 capital improvement program, including the installation of new pumps. However, to increase the capacity, the developer would be responsible for any cost for larger pumps necessary to serve the development that would be permitted under the R-5 zoning. See March 27, 2015 memo from Public Works Director Alysen Abel.

Missouri Gas Energy confirmed the capacity to provide gas if desired. A gas main exists on the west side of 9 Highway and a line could be extended to the site. Service details would have to be worked out as part of any site plan approval.

Kansas City Power and Light has confirmed the three-phase power is available on the east side of 9 Highway and can be extended to the site. Service details would have to be approved by KCP&L as a condition of any site plan approval.

The Fire Department concluded they can provide adequate fire protection subject to meeting all applicable building and fire codes, including providing residential sprinklers for multi-family apartments, in addition to: maximum driveway grades of 15% or less, fire truck access via a minimum of 26 feet of pavement (including both travel lanes), demonstrating the ability to maneuver a 40 foot ladder truck to and within the site, using roll-back or similar mountable curbs to accommodate fire vehicles, ensuring the separation between multi-family buildings and the drive on at least one side of the building is no greater than 15 feet to allow access with the ladder truck.

Although Missouri American Water has not confirmed the ability to serve development permitted under an R-5 zoning, they have previously confirmed the ability to serve other development on the site. Residential development allowed under the R-5 zoning is expected to demand more water than non-residential development allowed in the existing B-4 zoning. Regardless of zoning, any future development of the site would be subject to applicable site / development planning and platting processes, which would require adequate infrastructure, including water, to be installed and impacts, if any, to be mitigated.

With regard to traffic, development permitted under either zoning district would be expected to submit a traffic study to determine traffic impacts. In addition, since the site takes direct access to 9 Highway access permits and plan review is also required by MoDOT. As of the date of this report it is not known if MoDOT approval has been granted. As discussed in Section 2, traffic impacts associated with uses permitted in the proposed R-5 zoning would be expected to be less than those associated with uses permitted in the existing B-4 district. In this case, the applicant has submitted and the City and the City's traffic consultant GBA have reviewed a traffic impact study for an associated site development plan. The study concludes that the specific development proposed would have less impact than the previously approved use of the site or other uses permitted under the existing B-4 zoning. If other development were proposed, any traffic impacts would be addressed with site plan approval for either B-4 or R-5 zoning.

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

The adopted Master Plan projects the property for *Office/Business Park* uses. This projection is intended for office, research, limited retail, and limited flex industrial (light industrial) uses space in an office park setting. These areas are intended to promote the economic viability of employment uses. This category is not considered appropriate for "heavier" intensity or industrial uses such as manufacturing, outdoor storage, warehousing, distribution, wholesale, and other similar industrial uses. This category does not include any projection for residential uses. This projection was primarily based on the existing B-4 zoning and the Lake Pointe Center office development approved at that time. The B-4 district allows uses substantially consistent with the land use projection.

The requested R-5 zoning is not consistent with this projection, but could accomplish similar goals and objectives from the Master Plan. The requested R-5 zoning would be most compatible with the *Moderate Density Residential Mix* projection. This projection is intended for single-family development, supported by a variety of other building types where appropriate, at densities up to eight units per acre. Small lot or cluster single-family development, and attached residential development primarily consisting of two-unit houses,

townhomes, multiplexes, and garden apartment/condo dwellings may be intermixed within the single-family development to provide for greater housing diversity and choice. These areas are intended to be master planned developments to ensure compatibility, long-term value, and connectivity between housing types, in accordance with the Neighborhood Design Policies and Design Expectations. More intense residential development is intended for a Mixed Use District. This projection is a transition between the lower density *Residential Neighborhood* projection (projected for Pinecrest and Riss Lake) and the higher density *Mixed Use Residential Neighborhood* category which is projected for areas with a higher mix of residential and non-residential uses.

The Master Plan promotes infill development and mixed-use development as a means of maximizing existing infrastructure, providing greater housing choices to meet broader needs than met with single-family housing and providing a transition between residential and non-residential uses. Although not master planned as part of the surrounding development, uses permitted under the R-5 zoning could help meet these objectives with proper site planning, infilling a vacant lot, providing greater housing choices or other compatible uses and providing a transition between the single-family residential uses east of 9 Highway and the more intense non-residential uses allowed in the zoning south of the site and existing on the west side of 9 Highway. With sidewalks and other improvements required for development, infill on the lot could also help improve connectivity along the corridor, improving access not only to and from the site, but also to surrounding sites.

The R-5 zoning would also allow an opportunity for additional residential development that could help support non-residential uses in the immediate area including the community center, restaurants, retail and service uses in the abutting commercial center.

### **Staff Conclusion and Recommendation**

Staff concludes that: the site is appropriately situated to meet the stated purpose of the “R-5” Planned Multi-Family zoning to provide “for the highest and best use of land lying between land zoned residential on one (1) side and land zoned business or industrial on another, striving for the retention of the highest value for all properties”; that the purpose of the R-5 district is substantially the same as that of the B-4 district; that the residential uses permitted in the district would not be expected to be out of character with the surrounding zoning and would not inherently impact the zoning or character of the area; the site is suited to the existing zoning, but could be equally or more suited to development permitted under the proposed R-5 zoning; removal of the restrictions would not appear to have a significant effect on nearby properties particularly as compared to the existing B-4 zoning and would be considered more restrictive than the existing B-4 zoning; the proposed zoning would not appear to adversely affect the public’s health, safety and welfare since adequate public service can be provided and impacts can be addressed through required site plan approval; denial of the application would not appear to impose a significant hardship on the property owner; uses permitted in the proposed R-5 district could impact public infrastructure, but would be required to be mitigated with any approved development; traffic impacts associated with residential uses permitted in the R-5 district are expected to be less than those expected for non-residential uses permitted under the existing B-4 zoning; and the proposed R-5 zoning is not consistent with the City’s Master Plan projections, but can meet several other important goals and objectives from the plan.

Following review, staff recommends rezoning to the requested “R-5” Planned Multi-Family Residential District.

It should be noted that the recommendation contained in this report is made without the benefit of being able to consider public comments to be shared during the public hearing. Staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

**Necessary Action**

Following consideration of the proposed rezoning application, associated exhibits and any testimony presented during the public hearing the Planning Commission, must recommend approval or denial to the Board of Aldermen, unless action is otherwise postponed.

*End of Memorandum*

**3-27-15**

\_\_\_\_\_  
Sean Ackerson, AICP  
Assistant City Administrator /  
Community Development Director

Date



Application #: PZ15-02  
 Date Submitted: Mar 29, 15 REV. March 31, 2015  
 Public Hearing: March 10, 15 March 31, 2015  
 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: KGH BUILDING GROUP, LLC  
 Address: 6610 ROYAL STREET  
 City, State: PLEASANT VALLEY MO 64086  
 Phone: 816 407-7500 Fax: 816 407-7515  
 E-mail: KEVIN@KEVINGREENHOMES.COM

**Owner(s), if different from applicant**

Name: SKG LLC  
 Address: 6610 ROYAL STREET  
 City, State: PLEASANT VALLEY MO 64086  
 Phone: 816 407-7500 Fax: 816 407-7515  
 E-mail: KUGREENVISC@YAHOO.COM

**Engineer / surveyor(s) preparing legal desc.**

Name: OLSSON & ASSOCIATES  
 Address: 1251 NW BRIMCOTE PARKWAY  
 City, State: SALE 50 KANSAS CITY MO 64116  
 Phone: 816-301-1171 Fax: 816-  
 E-mail: \_\_\_\_\_

**Contact Person**

Name: DAVID EICKMAN  
 City, State: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: DEICKMAN@OLSSONASSOCIATES.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: 1/29/2015  
 Property Owner's Signature (Required) [Signature] Date: 1/29/2015

**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: INTERSECTION OF CLARK & 9 HIGHWAY

Parcel ID Number: 20-7.0-26-100-003-012.001, 20-7.0-26-100-003-12.002, 20-7.0-26-100-003-13.00  
 Present zoning: B-4 Proposed zoning: "R-5" Planned Multi-Family Residential District  
 Present use of the property: VACANT

Length of use: 12 YEARS

Application #: PZ15-02

3. Neighboring land uses and zoning

*NSP*

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

<u>Existing Land Use</u>	<u>Existing Zoning</u>
North: <u>RESIDENTIAL NEIGHBORHOOD + PARKLAND</u>	<u>R-1</u>
South: <u>MIXED USE RESIDENTIAL NEIGHBORHOOD</u>	<u>B-1</u>
East: <u>RESIDENTIAL NEIGHBORHOOD</u>	<u>R-1</u>
West: <u>GENERAL COMMERCIAL + RESIDENTIAL NEIGHBORHOOD</u>	<u>B-4 R-1</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.

For City Use Only

Application accepted as complete by: SEAN ACKERSON / COM. DEV. DIR Revised 3-315  
2-26-15  
Name/Title Date

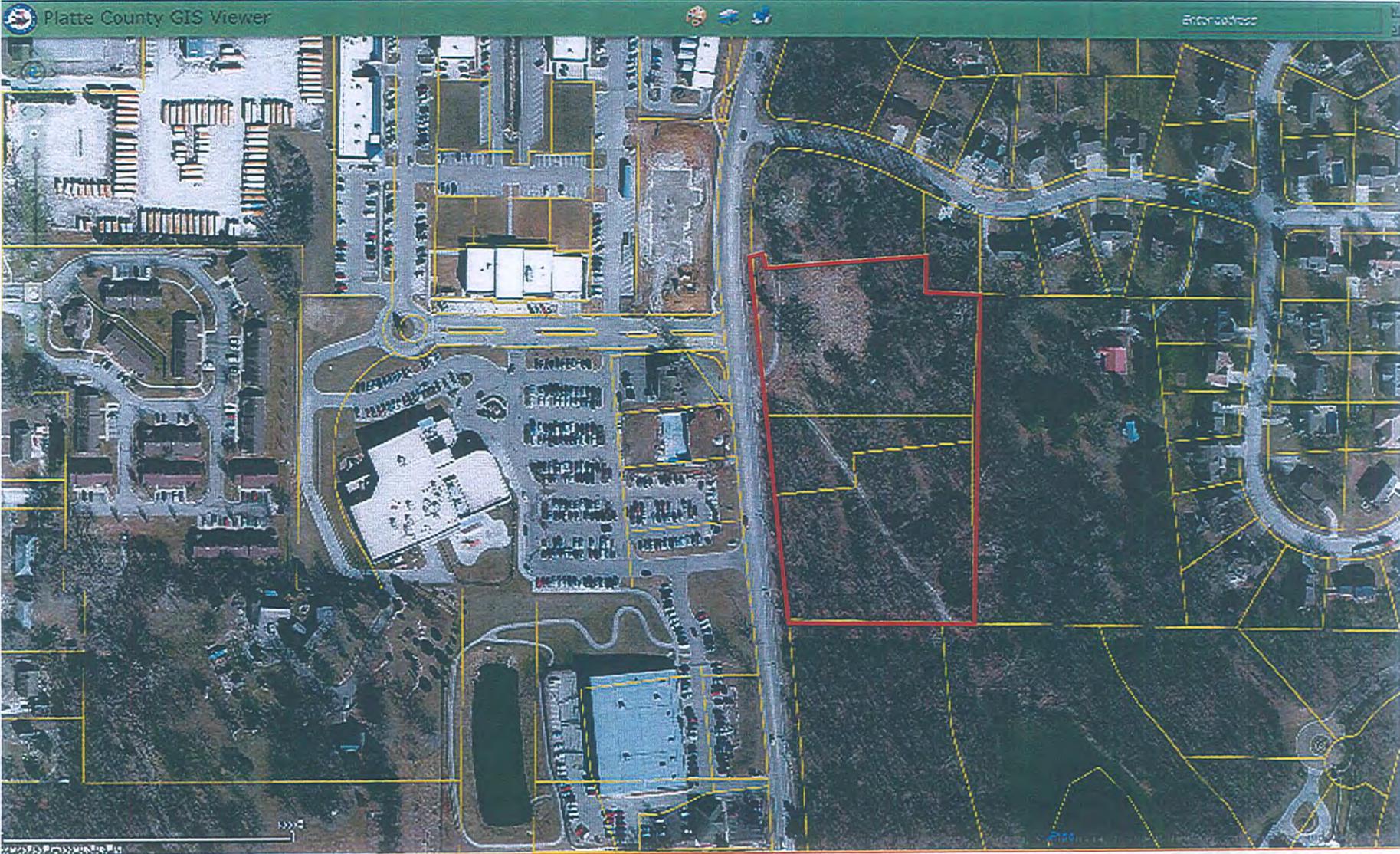
Application fee payment:  Check # 27952  M.O.  Cash FROM NSP ARCHITECTS \$300.00  
 Final reimbursable costs paid (if applicable). Date of Action: \_\_\_\_\_

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: \_\_\_\_\_

**Legal Description:**

Lots 1 and 2 of the Lake Pointe Professional Centre Subdivision located in the northeast quarter of Section 26, Township 51 North, Range 34 West in Parkville, Platte County, Missouri.



# AREA MAP

City of Parkville  
**FILE COPY**  
Case #: PZ 15-02

**CITY OF PARKVILLE  
INTRACITY COMMUNICATION**

MARCH 27, 2014

TO: SEAN ACKERSON  
FROM: ALYSEN ABEL

RE: PLAN REVIEW COMMENTS – MARCH 31, 2015 PC MEETING

**LAKE POINTE LODGE**  
**PUBLIC WORKS COMMENTS**

Stormwater

The applicant submitted a preliminary stormwater management study that evaluated the stormwater issues associated with the site. The City has reviewed and approved the preliminary stormwater study. A final stormwater study should be submitted at the time of construction plan submittal containing final design calculations.

Floodplain exists on the east side of the property, but is outside the influence of the building, parking lot, and retaining walls. The area containing the floodplain will not be impacted with proposed grading.

The applicant's engineer evaluated the need for stormwater detention. The calculations were based on APWA 5600 design standards. The applicant will provide the necessary detention volume in (1) an infiltration trench located on the edge of the east parking lot; and (2) a pervious pavement system located in the parking area on the west side of the building. Both the infiltration trench and pervious pavement will perform as a dual purpose stormwater detention and stormwater treatment facilities. Final calculations and design details associated with the detention area will need to be submitted at the time of construction plan submittal.

The applicant's engineer evaluated the need for stormwater treatment. The calculations were based on the APWA BMP Manual. The applicant will provide the necessary water quality in (1) native vegetation located around the project site; (2) an infiltration trench located on the edge of the east parking lot; and (3) a pervious pavement system located in the parking area on the west side of the building. At the time of drafting this staff report, the landscape plan was updated to include more turf areas, which affected the Stormwater Treatment calculations. City staff is confident that the engineer can increase the required Level of Service to compensate for reduction of the native

plantings. This detail can be worked out after the approval of the rezoning, prior to construction plan preparation. Final calculations and design details associated with the stormwater treatment facilities will need to be submitted at the time of construction plan submittal.

### Traffic

The developer's engineer (Olsson Associates) prepared a Traffic Impact Study for the Lake Pointe Lodge apartments. The City contracted with George Butler Associates (GBA) to perform a peer review of the Traffic Impact Study. The traffic study included the anticipated volumes associated with the proposed development for the Existing, Existing plus Development Conditions, and Future Conditions.

Since the Lake Pointe Lodge apartments and the QuikTrip project will be constructed within the same timeframe, the City felt there was a need to coordinate the traffic studies for the apartments and the QuikTrip. Olsson Associates has also prepared the QuikTrip Traffic Impact Study, and the City has contracted with GBA for the peer review of the QuikTrip study. Having the same team to prepare and review the studies will provide consistency between the two studies.

Based on the results of the traffic study, the volume of traffic does not warrant the installation of a traffic signal at the intersection of Clark Avenue and 9 Hwy, at the entrance to the apartments. The study recommended pavement marking modifications for the 2-way left turn lane on 9 Hwy to allow a southbound left turn lane into the project site. The study included recommendations for the geometry of the exiting lanes of the driveway, which include (1) a thru/right lane; and (2) left turn lane, with a minimum of 40 feet of storage in the left turn lane. The study included recommendations for the reconfiguration of the existing Clark Avenue, by converting the exiting eastbound right turn lane to a thru/right lane, allowing access across 9 Hwy to the apartments.

The intersection of 62<sup>nd</sup> Street and 9 Hwy were also reviewed in the traffic study. Based on the volume during the Existing, Existing plus Development, and Future Conditions, the Level of Service at that intersection did not change. The study determined that a traffic signal is not warranted at this intersection.

GBA recommends that the site access drive be modified to provide a wider throat to allow better ingress and egress for all vehicles and allow for about 60 feet of westbound left turn vehicle queue storage. In addition, GBA recommends that the cul-de-sac design be modified to allow for a larger radius or by removing the center island.

### Wastewater

It is anticipated that the 50-unit apartment complex will tie into the existing sanitary sewer main, located on the east side of the property. The sanitary service line from the main apartment complex can tie in directly to the existing manhole, while the service line from the clubhouse can tie into the sewer line using a new tap. Based on preliminary evaluation, the existing sanitary sewer line has capacity to handle the new development. No additional reconstruction of the sewer main will be needed. The City plans to CCTV this segment in 2015. If any additional repairs are needed, the City will include those repairs in their Capital Improvements Program (CIP).

The existing sanitary sewer main flows to the Pinecrest Pump Station, located to the southeast of the proposed project. The existing pump station does not have the capacity to handle the addition of the 50-unit apartment complex. Modifications to the pump station are necessary associated with this development. The City's 2015 CIP included rebuilding the wet well structure for the Pinecrest Pump Station. A larger pump can be placed in the reconstructed pump station to handle the increased flows from the proposed development. Based on initial conversations, the developer has agreed to cover the additional costs associated with purchase of the larger pumps, while the City will commit the money programmed into the 2015 CIP.

There is an existing drive entrance and access easement on the project site for the access to the Pinecrest Pump Station. The City staff inspects the pump station at least three times per week and needs access to this area at all times during construction. Once the project is complete the City will need to continue to access the pump station, through the proposed parking lot. The developer shall provide a revised access easement to align with the proposed improvements. Further, the developer shall provide a security gate at the end of the proposed improvements and the gravel drive to the pump station, with a lock provided by the City, to prevent access from any unauthorized personnel. Since the pump station is a highly visible area with respect to the proposed development, the developer has agreed to install a fence around the pump station to help secure the area. The location and fencing materials will be shown on the construction plans and will be installed with the proposed improvements.

The entry drive to the pump station is an extremely steep slope, the City requests grading this area slightly to make the slope safe for passage. Furthermore, the City would like for the engineer to update the grading plan to include ditches on either side of the entry drive to the pump station, to prevent stormwater from flowing down to the pump station area.

### Erosion Control

The City will review the erosion and sediment control practices at the time of construction plan review. The City considers this development a sensitive area with the proximity to Riss Lake. Additional measures will be necessary to ensure that sediment does not leave the site, or enters the lake. The area to the east of the proposed building and parking area will remain undisturbed, further providing protection with a grass buffer to collect sediment. Practices such as a sediment basin or sediment trap may be evaluated at the time of construction plan review, in addition to other erosion and sediment controls in accordance with the APWA 5100 design standards. Turf reinforcement mat shall be placed on any disturbed areas with slopes of 3:1 or more.

The Public Works staff can recommend approval with the following conditions:

- a. Concurrent with the submittal of construction plans, the developer's engineer shall provide a Final Stormwater Management Study that contains final design calculations for the stormwater system. The study shall be approved prior to issuance of a permit.
- b. Following the rezoning approval, the City staff will work directly with the developer's engineer with the Stormwater Treatment Facility plan to increase the level of service to compensate for the reduction in native vegetation.
- c. Following the rezoning approval, the City staff will work directly with the developer's engineer with the layout of the parking lot and entry drive with respect to the information provided in the staff report.
- d. The applicant's engineer shall submit detailed drawings and engineering calculations associated with the stormwater detention and stormwater treatment facilities. Drawings and calculations shall be approved prior to issuance of a grading permit.
- e. At the time of construction plan review, the Public Works staff will review the need for additional agreements, easements, and bonds associated with the construction of the stormwater detention and stormwater treatment facilities.
- f. The applicant shall provide the following improvements in accordance with the traffic study:

1. Update the pavement marking in the dual turn lane on 9 Hwy. Methods for pavement marking and removal of existing pavement marking shall be included in the construction plans.
  2. Provide two exiting lanes from the development, one thru/right lane and one left turn lane with a minimum of 40 feet of storage in the left turn lane.
  3. Convert the existing eastbound right turn lane on Clark Avenue on the west side of 9 Hwy to a thru/right lane. Methods for pavement marking and removal of existing pavement marking shall be included in the construction plans.
- g. The developer shall reimburse the City for the cost difference of installing a pump with larger capacity to handle the proposed development.
- h. The developer shall provide a revised access easement for the City to access the Pinecrest Pump Station.
- i. The contractor shall provide access for the City personnel to the Pinecrest Pump Station during construction.
- j. The developer shall provide a security gate for the City personnel to access the driveway to the Pinecrest Pump Station.
- k. The developer shall provide a fence around the existing Pinecrest Pump Station. The location and fencing materials can be determined at the time of construction plan submittal.
- l. The developer's engineer shall update the grading plan to include a reduced grade on the entry drive to the pump station and include ditches on either side of the drive to prevent stormwater issues.
- m. The developer's engineer shall provide erosion and sediment control plans in accordance with APWA 5100 design standards. Additional measures may be deemed necessary by City staff upon review. Practices such as a sediment basin or sediment trap may be evaluated at the time of construction plan review. Turf reinforcement mat shall be placed on any slopes of 3:1 or greater.

- n. Structural calculations are necessary for the retaining walls on site. The developer's engineer shall submit structural calculations concurrent with the construction plan submittal.

February 24, 2015

Alysen Abel, P.E.  
Public Works Director  
Parkville City Hall  
8880 Clark Avenue  
Parkville, MO 64152

SUBJECT: Review of Traffic Impact Study and Driveway Geometry for  
Lake Pointe Lodge Development

Dear Ms. Abel,

We thank you for this opportunity to work with you and the City staff on this project. As authorized by the City's Work Authorization dated February 18, 2015, GBA has completed a review of the traffic Impact Study (TIS) and the driveway geometry submitted for the Lake Pointe Lodge apartment development which is to be located along the east side of Missouri Route 9 at the intersection with Clark Avenue in Parkville.

#### Proposed Development

The proposed development, according to the TIS includes "approximately 50 units" of apartments in a single building located south of Clark Avenue and east of Mo Rte 9. Although the TIS states that the development site extends to 62<sup>nd</sup> Street as its northern border, no new development is shown between Clark Avenue and 62<sup>nd</sup> Street. That tract is occupied by an existing single family house. Clarification should be sought regarding the future use of the northern section of the development site and how access for the northern section would be provided.

#### Development Site Access

The TIS and the site plan indicate that the development site would be served by a single, median-divided driveway generally opposite the intersection with Clark Avenue. Access for the single family house would be restricted to a driveway onto 62<sup>nd</sup> Street.

#### Design Traffic Volumes

The TIS report stated that the traffic counts were recorded in January 2012. However, the traffic count data in the report appendix indicated that the counts were recorded at 62<sup>nd</sup> & Mo Rte 9 in January, 2011 and at Clark Avenue & Mo Rte 9 in February, 2013. Although this should be reconciled, the fact that the traffic counts are 2 or 3 years old should not have any effect on the conclusions of the study.

The TIS report also states that the future traffic growth rate should be 1% per year. This is verified with counts that GBA recorded on Mo Rte 9 in 2006 compared to the recent counts. Comparison of the GBA counts to the recent counts indicates an average annual growth rate of about 0.75% per year.

The proposed Quik Trip development on Mo Rte 9 to the north of this proposed apartment development would be expected to increase the traffic volumes along Mo Rte 9 at the Clark Avenue intersection. However, most of this traffic generated by the proposed Quik Trip would be expected to be either included in the existing traffic flows as pass-by trips or in the 1% annual background traffic growth that was assumed in the TIS study analysis. As such, we believe that the Quik Trip traffic would not change the conclusions of the traffic operations and lane configuration analyses.

The trip generation projected for the proposed apartment development and the previously proposed office development were also verified as conforming to standards published by the Institute of Transportation Engineers. As indicated in Table 3 of the TIS report, the proposed apartment development would be expected to generate about 43% of the daily trips and about 21% of the peak hours trips compared to the proposed office build development.

#### Traffic Operations Analyses

The TIS includes a thorough analysis of the traffic control and intersection lane configuration needs to provide adequate traffic operations at the site access intersection of Mo Rte 9 with Clark Avenue / Site Access Drive, as well as at the intersection of 62<sup>nd</sup> Street with Mo. Rte 9. The analyses include level of service computations, traffic signal warrant worksheets, and MoDOT turn lane warrant worksheets. We find that all of these analyses are complete and accurate.

The analyses determined that a separate southbound right turn lane on Mo Rte 9 at Clark Avenue is warranted during the AM Commuter Peak Hour with the existing traffic volumes according the MoDOT warrants. However, without this separate right turn lane the southbound Level of Service (LOS) on Mo Rte 9 is LOS A.

The analysis also determined that traffic signals would not be warranted at either study intersection even with the projected proposed site development traffic and future Year 2033 traffic on Mo Rte 9.

## Site Access Drive Geometry

We have also reviewed the lane configuration and geometric details of the proposed site access drive at Clark Avenue. This review was based on the preliminary site plan and site grading plans that the City provided.

The recommendations in the TIS report state that the site drive “should provide two exiting lanes, one thru/right-turn lane and one left-turn lane with a minimum of 100 feet of storage.” It is not possible to provide 100 feet of left turn storage lane on the exit from the site drive with the configuration shown on the site plan. The proposed geometry could provide about 40 feet of left turn storage.

In addition, the proposed driveway geometry does not provide adequate width and alignment to allow even a standard SU-30 truck to enter the site without using virtually all of the width of the two-way drive. The proposed site driveway quickly narrows as it traverses to the east to provide only two 11-foot lanes. With the small radii used in the design of the driveway alignment, the off-tracking of vehicles becomes critical. Even two automobiles use almost all of the 11-foot lanes as they pass through this narrow, winding driveway section. In addition, the grade on the winding driveway is about 9 to 10% in the narrow curved section and the grade steepens to about 12.5% as it traverses down the hill to the east side of the building where there is access to underground parking.

We have prepared the attached drawings with illustrate the drive paths of passenger cars (P) and a Single Unit Truck (SU-30). Likewise, we have prepared a drawing which illustrates minor modification to the driveway configuration which would help address the inbound truck access problem. However, even with these modifications the 100-foot long left turn storage cannot be provided.

We also prepared a drawing which illustrates the paths of the vehicles turning left from Mo Rte 9. As can be seen, these left turn movements can be made without conflict.

As requested, we also evaluated the geometry of the cul-de-sac at the south end of the proposed parking lot on the west side of the proposed apartment building. As shown on the attached drawings, the current cul-de-sac configuration cannot accommodate a single unit truck such as a fire truck unless the center island is removed and the truck is allowed to make a 3-centered turn to turn around. Standards published by various agencies indicate that if a center island is to be used, then the cul-de-sac diameter must be increased from 80 feet to 95 to 100 feet and the turning roadway width needs to be increase from 25 to 30 feet.

We hope that this letter addresses the traffic impact and access concerns associated with the proposed Lake Pointe Lodge apartment development in enough detail. If you or the City staff have any questions or would like additional information, please contact me.

Respectfully,

GEORGE BUTLER ASSOCIATES, INC.

A handwritten signature in black ink that reads "Paul M. Bertrand". The signature is written in a cursive style with a large initial 'P' and a long horizontal line extending from the end of the name.

Paul M. Bertrand, P.E., PTOE  
Vice President/Principal

LAND USE CODE	LAND USE	FLOOR AREA Sq. Ft.	MISC. Quantity	MISC. Unit	ADT (VPD)	A.M. PEAK HOUR (VPH)		P.M. PEAK HOUR (VPH)	
						IN	OUT	IN	OUT
110	General Light Industrial	56,000			317	1	0	0	1
110	General Light Industrial		200	Empl.	621	103	21	24	92
130	Industrial Park	56,000			958	49	11	16	59
130	Industrial Park		200	Empl.	906	100	16	24	95
140	Manufacturing	56,000			197	13	4	10	18
140	Manufacturing		200	Empl.	596	71	26	44	56
150	Warehouse	50,000			272	45	12	10	29
150	Warehouse		200	Empl.	938	93	36	51	95
151	Mini-Warehouse	50,000			125	4	3	7	7
160	Data Center	50,000			50	2	2	1	4
210	Single Family Dwelling Unit		200	Home Unit	1,988	37	112	124	73
220	Apartment	50			427	6	23	29	16
221	Low-Rise Apartments		200	Unit	1,412	20	77	81	43
222	High-Rise Apartments		200	Unit	990	15	45	47	30
223	Mid-Rise Apartments	50			NA	2	5	7	5
230	Condominium / Townhouses		200	Unit	1,176	15	75	71	35
231	Low-Rise Condominium / Townhouse		200	Unit	NA	32	95	90	66
232	High-Rise Condominium / Townhouse		200	Unit	978	17	70	52	32
233	Luxury Condominium / Townhouse		200	Unit	NA	22	74	82	48
240	Mobile Home Park		200	Unit	982	16	62	72	44
250	Retirement Community		50	Units	NA	NA	NA	NA	NA
251	Senior Adult Housing - Detached		200	Unit	877	22	42	46	29
252	Senior Adult Housing - Attached		200	Unit	618	14	26	27	23
253	Congregate Care Facility		200	Unit	404	7	5	19	15
254	Assisted Living		200	Occ. Beds	455	24	12	29	29
255	Continuing Care Retirement Community		200	Unit	1,118	26	14	16	25
260	Recreational Homes		200	Unit	632	21	11	21	31
310	Hotel		100	Room	522	31	22	31	29
320	Motel		100	Room	571	16	28	25	21
330	Resort Hotel		400	Room	NA	86	33	72	96
430	Golf Course		18	Holes	644	29	8	27	26
431	Golf Course		10	Acres	51	5	2	11	22
495	Recreational Community Center	14,000			474	19	10	19	20
520	Elementary School		500	Students	645	124	101	37	38
522	Middle School / Junior High School		500	Students	810	149	122	39	41
530	High School		500	Students	987	146	69	31	34
540	Junior / Community College	320,000			8,797	708	249	471	341
540	Junior / Community College		10,000	Students	12,626	1,111	212	856	503
540	Junior / Community College		700	Empl.	11,053	850	298	564	409
550	University / College		10,000	Students	18,976	1,309	369	617	1,310
550	University / College		2,000	Empl.	18,302	1,139	360	532	1,032
560	Church	15,000			137	5	3	5	5
565	Day Care	5,000			371	32	29	29	33
590	Library	20,000			1,233	15	6	68	73
591	Lodge / Fraternal Organization		500	Members	145	3	3	8	8
610	Hospital	1,200,000			11,216	560	329	327	534
610	Hospital		1,000	Empl.	4,831	243	95	90	219
610	Hospital		200	Beds	3,680	190	74	94	190
640	Animal Hospital/Veterinary Clinic	50,000			NA	147	57	92	144
710	General Office Building	56,000			845	106	14	24	117
710	General Office Building		200	Empl.	797	107	15	23	111
714	Corporate Headquarters Building	50,000			414	72	5	8	75
714	Corporate Headquarters Building		200	Empl.	631	166	12	12	95
715	Single Tennant Office	56,000			825	103	13	18	102
715	Single Tennant Office		200	Empl.	888	105	13	18	104
720	Medical / Dental Office	50,000			1,830	94	25	44	112
732	U.S. Post Office	50,000			5,410	175	162	286	275
750	Office Park		1,469	Empl.	5,142	600	52	86	489
750	Office Park	56,000			993	179	22	23	141
750	Office Park		40	Acres	6,982	760	66	150	851
760	Research & Development Center	298,000			2,487	279	57	49	278
770	Business Park		1,097	Empl.	4,429	458	81	110	388
770	Business Park	50,000			1,247	62	11	21	59
770	Business Park		40	Acres	6,074	662	117	135	539
813	Free Standing Discount Super Store	150,000			7,613	155	122	320	333
814	Specialty Retail Center	25,000			NA	NA	NA	NA	NA
814	Specialty Retail Center		50	Empl.	NA	NA	NA	NA	NA
820	Shopping Center	56,000			4,659	68	42	195	211
826	Specialty Retail Center	23,000			1,022			34	43
843	Automobile Parts Sales	5,000			255	5	5	12	12
848	Tire Store	5,000			125	9	5	9	12
850	Supermarket	25,000			3,066	53	32	142	137
853	Convenience Market w/ Gasoline Pumps	5,000			4,228	102	102	127	127
853	Convenience Market w/ Gasoline Pumps		10	Fuel Pos.	5,426	83	83	95	95
862	Home Improvement Superstore	150,000			4,611	127	96	171	178
872	Bed and Linen Superstore	50,000			NA	NA	NA	46	65
880	Drug Store w/o Drive- Through Window	10,000			889	17	9	41	43
881	Drug Store w/ Drive- Through Window	10,000			970	18	17	50	50
896	Video Rental Store	5,000			NA	NA	NA	28	33
912	Drive-in Bank	5,000			741	34	26	61	61
912	Drive-in Bank		3	Lanes	418	17	11	49	51
931	Quality Restaurant	10,000			900	4	4	50	25
932	High-Turnover (Sit-Down) Restaurant	10,000			1,272	59	49	59	39
934	Fast-Food Rest. w/ Drive-Through Window	5,000			2,481	116	111	85	78
941	Quick Lubrications Vehicle Shop		2	Serv. Pos.	80	4	2	6	5
945	Gas Station w/ Convenience Market		10	Fuel Pos.	1,628	51	51	68	68
946	Gas Station w/ Conv. Market & Car Wash		10	Fuel Pos.	1,529	60	58	71	68

## 6.0 RECOMMENDATIONS & CONCLUSIONS

This study considered the impact of the proposed Parkville apartment building located in the southwest quadrant of Route 9 and Clark Avenue. A traffic study was completed for the property in 2001, by Bucher, Willis, & Ratliff. At that time the study documented the Lake Pointe Professional Centre consisting of three general office buildings totaling 50,464 square feet. This study was revised by Olsson Associates in 2013, with a proposed development consisting of two 28,000 square foot office buildings. The office land use generates more trips than the apartment building consisting of 50 units, currently being proposed.

Considering the existing, existing plus development, and future year conditions analysis was completed to determine the current and expected operations of the corridor. Based on the results of the capacity analyses and field observations, the following conclusions and recommendations are made for the study area.

### **Existing Conditions**

Study intersections are currently operating at acceptable levels of service with the exception of the eastbound left-turn movement at the intersection of Route 9 and Clark Avenue in the PM peak hour period which operates at a LOS E. The queue length at this intersection does not exceed the available storage length or disrupt other traffic movements. No improvements are recommended based on the existing operations.

#### **Route 9 & Clark Avenue**

- Per the MoDOT EPG a dedicated right-turn lane is warranted for the southbound movement at the intersection. According to city staff, right-of-way for a future southbound right-turn lane is to be dedicated as a part of the Mosaic Development.

### **Existing plus Development Conditions**

Comparing the operations of the existing roadway network to the existing plus development roadway network conditions operations are minimally effected. Unsignalized side street movements can be expected to operate at a lower level of service during peak hour periods as higher major street movements are accommodated. The following roadway improvements are recommended for the site:

#### **Route 9 & Clark Avenue**

- Convert the exiting eastbound right-turn auxiliary lane into a thru/right-turn lane.
- Add a southbound left-turn lane with a minimum of 150 feet of storage at the intersection. This can be accomplished by restriping the existing pavement.
- Drive 1 should provide two exiting lanes, one thru/right-turn lane and one left-turn lane with a minimum of 40 feet of storage.

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### **Future Year 2033 Conditions**

In the future scenario, during the AM and PM peak hour periods the intersection of Route 9 and Clark Avenue is expected to have poor levels of service along the side streets. Incremental increases in queuing and delay along the corridor during the future scenario can be attributed to an increase in background traffic volumes, and is not necessarily associated with the proposed development. The addition of turn lanes along the side streets will minimally improve the level of service at the intersection of Route 9 and Clark Avenue. A traffic signal is not warranted at either of the study intersections and thus, no improvements are recommended based on the future year 2033 conditions.

# MICRO STORMWATER DRAINAGE STUDY

## LAKE POINTE LODGE

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## PARKVILLE, MISSOURI

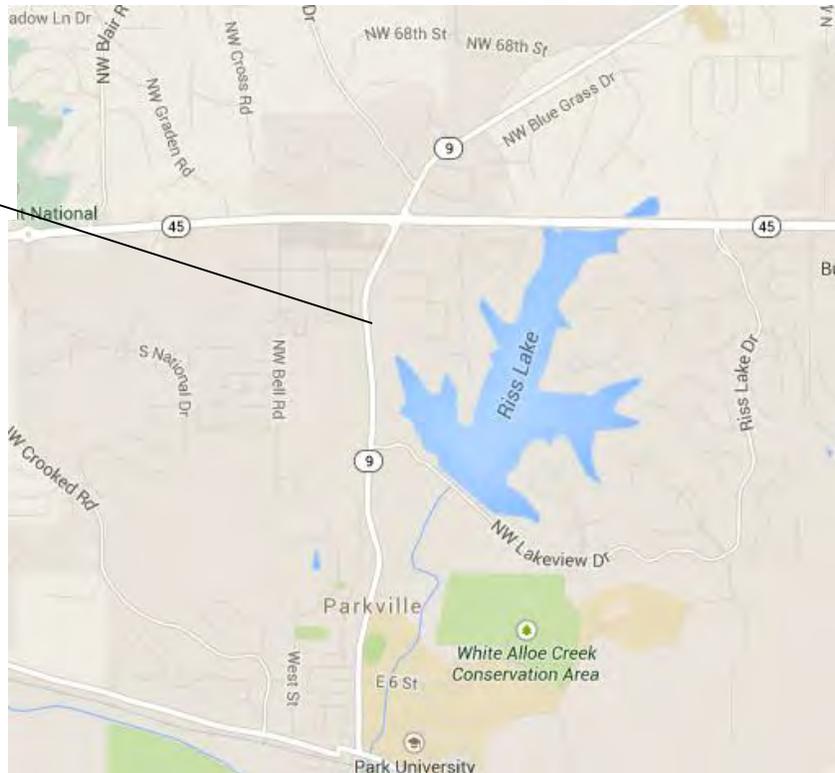
**PREPARED FOR:**

**KGH BUILDING GROUP LLC  
6610 ROYAL ST.  
PLEASANT VALLEY, MO 64068  
PH: 816.407.7500**

**PREPARED BY:**

**DAVID EICKMAN, P.E.  
OLSSON ASSOCIATES  
1251 NW BRIARCLIFF PKWY, STE 50  
KANSAS CITY, MO 64116  
PH: 816.361.1177**

Project  
Location



**March 6, 2015  
OA #: 014-3121**

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**APPENDICES**

- Appendix A: Figures
- Appendix B: FEMA Flood Classification Firmette/ Soils Report
- Appendix C: Supporting Information & Calculations

# Lake Pointe Lodge Stormwater Report

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## **GENERAL INFORMATION**

This micro stormwater management study is being submitted on behalf of Kevin Green Homes for the proposed improvements in Parkville, Missouri.

### **Project Location and Description**

The proposed site lies within the Northeast ¼ of Section 26, Township 51 North, Range 34 West, in Platte County, Parkville, Missouri and includes approximately 4.66 acres. The site is located on the east side of Missouri Highway 9 and south of 62<sup>nd</sup> Street (See Appendix A for Site Maps).

### **Study Purpose**

The purpose of this study is to explain that the proposed improvements for Lake Point Lodge Apartment Development are in conformance with the City of Parkville Ordinances and Procedures. This document adopts the Standard Specifications and Design Criteria, "Division V – Design Criteria, Section 5600 - Storm Drainage Systems and Facilities" of the American Public Works Association, Kansas City Metropolitan Chapter (APWA) adopted February 16, 2011 and the Mid-America Regional Council, Manual of Best Management Practices for Stormwater Quality October 2012, referred to hereafter as "2012 MARC BMP Manual". This study will analyze the post-development peak stormwater discharges from the site to ensure there are no adverse impacts on downstream receiving stormwater systems or properties and discuss best management practices to improve storm water quality. The study will also review existing flood plain information.

### **FEMA Flood Classification**

Some portion of this site is located within the floodplain according to FIRM Map 29165C0383D (see FEMA Firmette, Appendix B).

### **Soils Descriptions**

Soil classifications were obtained from the Natural Resource Conservation Service's website by utilizing the Web Soil Survey feature. The site soil composition and classification can be viewed in the chart below. These soil properties are not expected to change as a result of development, except as described later in this report, and are shown in Table 1.

**Table 1: Soil Classifications**

Soil Description	Hydrologic Soil Group
Knox silt clay loam	B
Knox-Urban land complex	C
Snead-Rock outcrop complex	D

A more detailed printout from the online Web Soil Survey is included in Appendix B.

**METHODOLOGY**

**General Criteria and References**

This report was prepared in accordance with the provisions of the “STORM WATER MANAGEMENT PLAN-PROCEDURES, FORMAT AND GUIDELINES-PART I - DRAINAGE STUDY”, dated June 17, 2002 and revised April 8, 2010. The analytical and design criteria used in the study conform to those of “Division V - *Section 5600 – Storm Drainage Systems and Facilities*” of the Kansas City Metropolitan Chapter of the American Public Works Association’s “*Standard Specifications and Design Criteria*” dated February 2006 and all supplements thereto. Based on these criteria, allowable overall discharge from the development will be based on limiting 100-year (1%) and 10-year (10%) post development peak discharges to no more than existing peak discharges for each respective storm. Pre and post development flows from the apartment site are shown below and were evaluated using Hydraflow for the 10 and 100-year storm events. Existing and proposed hydrographs were calculated using the 24-hour SCS Type II rainfall distribution. Existing times of concentration were determined using Hydraflow.

**HYDROLOGIC/HYDRAULIC ANALYSES**

**Existing Conditions Analysis**

The existing site consists of a 4.66 acre property located on the southeast corner of the intersection of 62<sup>nd</sup> St and MO highway 9. The site is composed of mostly undeveloped woods with driveways to a home and a sewer lift station. Current drainage patterns go from west to east to a ravine on the east side of the site that flows south.

A composite curve number of 75 was generated for the site by referencing the Web Soil Survey available in Appendix C, APWA Section 5600 and considering the following factors:

# Lake Pointe Lodge Stormwater Report

- Existing impervious area
- Existing pervious area
- Hydrologic soil group

The following tables summarize the pre-development composite curve number generation.

**Table 2: Pre-Development Curve Number Analysis**

Cover Description	Soil HSG	CN	Area (ac.)	Product of CN x Area
Woods (Fair)	D	79	2.84	224.36
Woods-grass (Fair)	D	82	0.38	31.16
Woods-grass (Fair)	B	65	0.44	28.60
Woods (Fair)	B	60	0.83	49.80
Woods-grass (Fair)	C	76	0.17	12.92
<b>Composite</b>	-	<b>74</b>	<b>4.66</b>	<b>346.84</b>

An analysis on the Pre-development site was conducted using Hydraflow and implemented the composite curve number and rainfall information and distribution acquired from APWA section 5600. Pre-development flows are summarized in the following table. Detailed reports from Hydraflow are available in Appendix C.

**Table 3a: Pre-Development Peak Flows**

Outfall	Total Tributary Area (AC)	Q (10-Year Storm) (cfs)	Q (100-Year Storm) (cfs)
Outfall 1	4.66	16.90	34.30

**Table 3b: Pre-Development Volumes**

Outfall	Total Tributary Area (AC)	V (10-Year Storm) (in)	V (100-Year Storm) (in)
Outfall 1	4.66	1.04	2.13

# Lake Pointe Lodge Stormwater Report

## Proposed Conditions Analysis

The proposed site is 4.66 acres and will consist of a multi-family apartment building, clubhouse and parking. Approximately half the site will remain wooded area. The developed portion of the site will direct runoff to pervious pavement and a level spreader for stormwater treatment. Excess runoff will be directed to a proposed storm system, and then discharge into a ditch on the east side of the site (See Figure 2 in Appendix A for proposed conditions).

A post-development composite curve number was generated using the same methodology implemented during the pre-development curve number analysis. The following table summarizes the post-development composite curve number generation.

**Table 4 Post Development Curve Number Analysis**

<u>Cover Description</u>	<u>Soil HSG</u>	<u>CN</u>	<u>Area (ac.)</u>	<u>Product of CN x Area</u>
Parking Lot and Buildings	D	98	1.61	155.82
Open space (turf), good	C	74	0.61	44.4
Woods-grass (Fair)	D	82	0.07	55.76
Woods (Fair)	D	79	1.86	199.08
Open space (turf), good	D	80	0.51	40.8
<b>Composite</b>	-	<b>86</b>	<b>4.66</b>	<b>400</b>

An analysis of the Post-development site was conducted using Hydraflow, the composite curve number, rainfall information and distribution acquired from APWA section 5600. Post-development flows to the outfall are summarized in the following table. Detailed reports from Hydraflow are available in Appendix C.

**Table 5a: Post Development Peak Flows**

<b>Outfall</b>	<b>Total Tributary Area (AC)</b>	<b>Q (10-Year Storm) (cfs)</b>	<b>Q (100-Year Storm) (cfs)</b>
Outfall 1	4.66	16.76	34.31

**Table 5b: Post Development Volumes**

<b>Outfall</b>	<b>Total Tributary Area (AC)</b>	<b>V (10-Year Storm) (in)</b>	<b>V (100-Year Storm) (in)</b>
Outfall 1	4.66	1.49	2.70

## **STORMWATER TREATMENT REQUIREMENTS**

### **Detention**

The proposed infiltration trench and pervious pavement sections will be designed to provide stormwater detention, reducing the overall proposed runoff from the site.

### **BMP Analysis**

This site will require a level of service (LOS) of 7 per worksheet 1A (See Appendix C). In order to meet this LOS runoff will be diverted to native vegetation, pervious pavement or an infiltration trench.

As shown in worksheet 2, the BMP package for this project meets the level of service required for the site.

## **CONCLUSIONS AND RECOMMENDATIONS**

Drainage patterns on the site remain relatively unchanged and detention is provided to reduce the peak flow from the site. A comprehensive package of Best Management Practices has been designed to be implemented with construction to ensure storm water quality is maintained or improved. Based on these facts and other information provided herein, we request that this micro stormwater study be approved. If you have any questions or comments or need additional information, please do not hesitate to contact us at (816) 361-1177

***OLSSON ASSOCIATES***

**Minutes of the  
Planning & Zoning Commission Meeting  
Of the  
City of Parkville, Missouri  
Tuesday March 10, 2014 at 5:30 p.m.  
City Hall Boardroom**

**1. CALL TO ORDER**

Chairman Dean Katerndahl called the meeting to order at 5:38 pm.

**2. ROLL CALL**

Commissioners Present:

Dean Katerndahl, Chairman  
Keith Cary, Vice Chairman  
John Delich  
Judy McRuer  
Doug Wylie  
Pam Scott

Absent with prior notice:

Doug Krtek – Recused himself due to conflict of interest.  
Walt Lane  
Bryant Lamer

A quorum of the Planning Commission was present.

Staff Present:

Sean Ackerson, Assistant City Administrator / Community Development Director  
Alysen Abel, PE, Public Works Director  
Dave Mennenga, PE, PTOE, George Butler Associates, Inc., City traffic consultant

**3. GENERAL BUSINESS**

**A. Approval of Planning & Zoning Meeting Agenda.**

Chairman Katerndahl called for any discussion on the approval of the proposed agenda. Hearing none, Chairman Katerndahl asked for a motion to approve the proposed agenda. **Commissioner Scott moved to approve the agenda, Commissioner McRuer seconded. Motion passed 6-0.**

**B. Approve the minutes from the February 10, 2015 Planning and Zoning Commission regular meeting.**

Chairman Katerndahl called for any discussion on the Minutes. Hearing none, Chairman Katerndahl asked for a motion to approve the minutes. **Commissioner**

**Scott moved to approve the minutes, Commissioner McRuer seconded. Motion passed 6-0.**

#### **4. PUBLIC HEARING**

- A. Application to rezone 5.02 acres, more or less, located on the east side of 9 Highway east of Clark Avenue, from “B-4” Planned Business District to “R-4” Multiple-Family Residential District.** Case PZ15-02, KGH Building Group LLC, applicant on behalf of SKG, LLC owners

Chairman Katerndahl explained that the applicant had amended the application and was now requesting “R-5” Planned Multi-Family Residential District zoning which would require a new hearing. However, since the change was made after notice went out, leaving inadequate time to cancel the meeting, comments on the application would be taken as advertised.

Community Development Director Sean Ackerson stated that the applications for rezoning and the site plan would be presented together. He summarized the site plan for development of a multi-story, 50-unit apartment building, a separate clubhouse and pool, a monument sign, parking in attached garages, carports and uncovered stalls, landscaping / screening and other proposed improvements on 5.02 acres, more or less. He explained that the property was located on the east side of 9 Highway, east of the Clark Avenue (east of Mosaic, the Global Orphan Project, Craig Marshal Dental building and the Southern Platte County Community Center / YMCA) and where identified as Lots 1 and 2 of the Final Plat, Lake Pointe Professional Centre, A Part of the Northeast ¼, Section 26, Township 51 North, Range 34 West, Parkville, Platte County, Missouri. The properties are also identified as Platte County parcel numbers: 20-7.0-26-100-003-012.001, 20-7.0-26-100-003-012.002, and 20-7.0-26-100-003-013.000.

The application proposed public improvements, including removal of an existing single-family home, re-grading, and construction of a new trail, on the abutting City owned parkland to the north (Lot 3 of the Final Plat, Lake Pointe Professional Center, also known as Platte County parcel number 20-7.0-26-100-003-012.000).

Ackerson introduced the applicant’s principle architect Bill Prelogar, NSPJ Architects, 3515 W. 75th St. Suite 201, Prairie Village, KS 66208. Mr. Prelogar presented images of the proposed development and explained the design, concept and the challenges in the existing topography. He presented the differences in the previously approved Lake Point Professional Centre offices identifying differences in proposed locations, separation, lot coverage, open space and height. He showed the differences in the approved professional center’s building and parking facilitates against the proposed apartment complex, clubhouse and pool along with the proposed parking garages and open parking stalls. He demonstrated the proposed Lake Pointe Lodge building was smaller, was a similar height, covered less of the lot, provided greater open space and separation from the abutting residential uses and 9 Highway, and allowed for greater tree preservation. Renderings representing views to the site from the southwest and northeast were presented. Mr. Prelogar showed and summarized proposed building materials including stone, stucco, cementitious board

that resembled cedar shingles and discussed examples of similar construction styles in Platte County and the Kansas City area. Prelogar summarized the interior layout of the parking, interior building layout, access, units and proposed apartment finishes describing the project as high-end, with granite, tile and stainless steel finishes.

Chairman Katerndahl called for questions from the Commission. Questions were asked about the market for apartments and operations, including limits on the number of persons per unit, project length of stay, proposed lease rates, how often the units are remodeled or repaired, whether there would be on-site staff.

Mr. Prelogar explained the majority of the tenants would be millennial young professionals that are usually single, some married or empty nesters in the 50-55 age bracket. He stated their market was higher income renters by choice who choose apartments over owning and maintaining a home, those that were "moving down" from larger single-family homes and others that wanted the flexibility of not owning a home. He expected 60-70% millennial, 30% retired and very little traditional families. He stated the units were not expected to attract families with children, but did attract single parents (most often divorced) who may have children for limited periods. The apartments would not preclude families, but he didn't believe the units would attract traditional families. Mr. Prelogar stated they expected high retention rates based on other similar projects in the metro. He expected the average turnover to be approximately every two to two and half years with older cohorts and empty nesters staying longer and younger demographics typically staying until married, having children or changing jobs. He stated that due to the high rents, the tenants expectations would be high, requiring units to be refreshed, repainted, carpet replaced and other updates and maintenance on a regular basis. He expected the units to be refreshed between each tenant so that the units did not look lived in. He expected that common areas would have to be refreshed approximately every five years. He stated lease rates were projected to range from \$900 to \$1,700 per month depending on the size of the unit. He expected greater demand for the larger units. Other amenities like garages, carports, and storage closets would be in addition to the base rent. He stated that a property manager and leasing agent would be on-site with an office in the club house.

A question was asked regarding the choice to propose residential uses versus developing the site for office or commercial uses. Mr. Prelogar explained that residential development was better suited to the topography, reducing needed fill and retaining walls, provided good access to nearby services in the Parkville Commons and was less intrusive to the abutting neighborhoods. He referenced the details of his comparison between the proposed development and the previously approved offices.

The commissioners asked questions regarding site plan and construction including whether a geotechnical study had been completed, what materials would be used for the retaining walls, how the pervious pavement would work, the maximum driveway slopes, the separation from 9 Highway, whether the building would be stick built, how long the project would take to build, how lighting would be controlled, the time to construction if approved, location of trash enclosures and how pedestrians would cross 9 Highway. Mr. Prelogar did not believe a geotechnical study had been completed, but stated that they expected rock. Regarding the retaining walls, Mr. Prelogar explained

that they have done several walls of this height in Briarcliff and they will use an “MSE” walls with geo-grid. The height of the building, and balancing cut and fill allowed walls to be minimized and reduce construction costs. He stated there was approximately 20 feet between the wall closest to 9 Highway and the highway right-of-way with an additional 12 feet to the 9 Highway pavement.

Regarding pervious pavement, Mr. Prelogar identified pervious paver blocks with aggregate on the site plan. He explained that the pavers allowed water to be collected and stored in a 3-foot rock bed below the pavers.

Prelogar addressed questions about lighting, describing subtle lighting on the east side of the building above the entrance and along the sidewalk to the main entrance away from residents. He described lighting in carports located up in the roofs with lighting directed toward the retaining wall away from the residents to the east. The balconies would include a small ornamental light. Balconies would be lighted but lighting would be under the balcony covers. No building mounted lights would be used except over garage doors on the east side of the building.

Prelogar stated the building would be stick (wood) frame construction. Construction would be expected to take approximately 12 to 14 months, depending on start date and the season. Construction was expected to start approximately 6 months after the preliminary plans were approved.

Prelogar described the location of the trash enclosures in the northeast corner of the site so they could be easily accessed and screened. He address concerns that trash would be picked up early commenting that early pick up would upset the apartment residents. Director Ackerson commented that the city restricts collection hours.

Chairman Katerndahl asked if the commissioners had any other questions for the representative of the applicant and seeing none he asked Community Development Director Ackerson to go over the highlights in his staff report.

Ackerson stated Parkville’s Public Works Director Alysen Abel and traffic consultant Dave Mennenga with George Butler Associates were also in attendance representing the City. Ackerson summarized applicable codes, staff review, analysis and conclusions. He summarized the suitability of the subject property for the uses to which it is restricted, the extent to which removal of restrictions imposed by the current zoning district may affect nearby property, the character of the neighborhood and the zoning and uses of nearby properties, 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, adequacy of public utilities and other needed public services and consistency with the City’s adopted master plan.

Ackerson stated that staff concluded: the proposed “R-4” Multiple-Family zoning is not out of character with the surrounding zoning and would not adversely impact the zoning or character of the area; the site is suited to the existing zoning, but could be equally or more suited to development permitted under the proposed R-4 zoning; removal of the restrictions would not have a significant effect on nearby properties and would be considered more restrictive than the existing B-4 zoning; the proposed zoning

would not adversely affect the public's health, safety and welfare; denial of the application would not impose a significant hardship on the property owner; uses permitted in the proposed R-4 district could impact public infrastructure, but would be required to be mitigated with any approved development; traffic impacts associated with uses permitted in the R-4 district are expected to be less than those expected from the existing B-4 zoning; and the proposed R-4 zoning is not consistent with the City's Master Plan projections, but can meet several other important goals and objectives from the plan.

Staff recommended rezoning to the requested "R-4" Multiple-Family Residential District. However, Ackerson stated that since submitting the application the applicant has revised the application to request "R-5" Planned Multi-Family Residential District zoning. The proposed building exceeds the maximum height and number of stories permitted in the R-4 zoning district. The R-5 zoning would allow a taller building than allowed in the R-4 district if determined appropriate.

Ackerson explained that staff had not reviewed the revised application. Staff recommended the Commission hold the advertised hearing for the R-4 zoning, to allow public discussion of the application and identification of any additional issues that may be needed to be considered. Staff recommended no action be taken at the conclusion of the hearing and that a hearing on the R-5 zoning be heard at a special meeting to be set for Tuesday, March 31<sup>st</sup>, 2015.

Ackerson summarized the staff report on the proposed site plan application. He summarized the items considered and identified outstanding items. Staff concluded that the plans meet minimum zoning and subdivision regulations with noted exceptions which can be met; the proposed R-4 zoning is not consistent with the City's Master Plan projections, but can meet several other important goals and objectives from the plan; the proposed development can be compatible with the surrounding area, and is as compatible as the previously approved development for the same site; with noted requirements, the development conforms to customary engineering standards used in the City; and subject to the conditions herein that the location of streets, paths walkways and driveways are located so as to enhance connectivity, circulation and safety and minimize any adverse traffic impact on the surrounding area.

Staff concluded that the site plan has or can meet applicable criteria, with the exception of the height criteria for the proposed "R-4" Multiple-Family Residential District. Ackerson recommended the application be postponed to a special meeting to be held Tuesday, March 31, 2015 at 5:30 pm in the Boardroom at Parkville City Hall to consider the revised application for "R-5" Planned Multi-Family Residential District zoning. He recommended that any approval be subject to the conditions listed in the staff report and any other conditions the Planning and Zoning Commission concluded may be necessary to mitigate any impacts of the proposed development subject to the limitations of the adopted zoning and subdivision regulations.

Ackerson asked Public Works Director Alysén Abel to give a summary of her findings on the storm-water study. Director Abel gave a brief explanation of the storm-water study and proposed erosion control measures and requirements. She stated that the

erosion control will be reviewed at the time the construction plan is submitted. She explained the different options used for sediment controls.

Dave Mennenga with GBA addressed the traffic study analysis explaining that his firm provided an independent review of the site plan and traffic study on behalf of the City. They determined that the traffic study was accurate and that at this time a traffic signal is not warranted on 9 Highway. However changes to the intersection and existing lane configurations are needed as noted in the staff report. Ackerson interjected that 9 Highway is regulated by MoDOT and any construction and future changes to 9 Highway will require approval by MoDOT. He also stated that the City would soon be studying the state highway as the result of a grant to design future improvements necessary for 9 Highway. Several Commissioners questioned where and how the pedestrians would cross 9 Highway citing concerns about vehicular traffic volumes. Ackerson stated that there has not been a specific pedestrian crossing designated, that a sidewalk along the front of the site and up to 62<sup>nd</sup> Street is required but no designated crosswalk is required. The appropriate location for a crossing would be determined through the 9 Highway study. No matter where the crossing, pedestrians from this or any other development would need to cross 9 Highway cautiously.

Chairman Katerndahl expressed this thankfulness for everyone being patient. He opened the public hearing at 7:06 pm asking for anyone speaking in favor of the development.

Russell Downing, a resident of the abutting Pinecrest subdivision, stated he had lived in Parkville and Platte County all of his life and was very much in favor of the project. He stated he believed the project would be good for the area and that he likes to see nice things.

Greg Foss of the Parkville Economic Development Council stated he was not in favor of nor against the project, but did believe that the project was consistent with the Parkville EDC Plan for Progress which supports residential growth and would provide a mix of housing types, a specific goal of the plan.

Chairman Katerndahl called for anyone not in favor of the project or that had other concerns.

Don Julian, representing the Riss Lake Home Owners' Association, stated that he had over 35 years of development experience within the Riss Lake area and his main concern was silt going straight to Riss Lake. He requested erosion control measures and asked for a sediment pond be put into place and monitored weekly. Mr. Julian explained that several within the Riss Lake Home Owners' Association also expressed their concerns over the erosion controls and the safe guards that needed to be put into place to protect the lake which is downstream from the project. He also stated that he and the home owners association would work with the applicant to insure that the lake would be protected. He also stated that whatever is considered for the future widening of 9 highway will also impact his property.

Sean Ackerson interjected, that Commissioner Doug Krtek was not absent from the meeting but had actually recused himself do to a conflict of interest, as he serves on the board of the Riss Lake Home Owners' Association.

Doug Bias Jr., a resident of the Pinecrest subdivision, stated that he was against both of the applicant's projects (the existing office project and proposed apartments), he was concerned about the increased traffic, noise and lights that would be generated from the proposed apartments. He expressed his frustration over the vacant house north of the proposed site not having been torn down and creating a nuisance. He was concerned about multi-family residential property and occupancy inspections and stated he has brought his concerns to Sean Ackerson the Community Development Director in the past. He expressed concerns about noise from the pool, traffic on 9 Highway, noise from the dumpster and other commercial activities. He stated that the property is already zoned for commercial, and he would rather it be constructed as commercial versus the proposed residential zoning. When questioned by Commissioners, about his preference, he confirmed he would rather have nothing there but would prefer the commercial versus the residential because he felt there would be less "goofy" things going on in a commercial district.

Matt Dunnery of Pinecrest stated that he selfishly opposes the project believing it would hamper his lifestyle. He explained that he moved here from California and likes the genuine nature of the people and Pinecrest area in particular. He stated that he also had concerns about the grading, sedimentation, erosion control, and noise from the construction, along with safety and security.

Mike Jackson, a resident of Riss Lake, stated he was also a representative of the Riss Lake Home Owners Association and that the association has presented its talking points in letter format. He personally moved to Parkville to avoid apartments, and he pays a lot of taxes to avoid living in an area with a lot of apartments. He expressed concern about potential impacts to the value of the Pinecrest and Riss Lake subdivisions and the tax base. He also expressed concern for encroachment in their community areas, trespassing on common areas and other trappings.

Mike Hildreth of Riss Lake stated he was a Riss Lake Fishing Club Member and that the fishing club had concerns over no security on that side of the lake. He explained that the marina was having problems with security and vandalism and expressed concern about the site having access to the lake and increasing their liability.

Sandra Kerns, resident of Pinecrest, stated that she also preferred the commercial versus the residential zoning. She believes that the residential will create more problems than the commercial. She expressed her concerns over increased lighting and traffic and questioned the traffic study and when it was done. She requested that if approved she would like a fence separating the apartments from the Pinecrest subdivision and would prefer the pool be moved to the south side of the complex. She also stated that she would prefer the trash bins be moved to the south side to decrease the likelihood of noise from dumping trash. She said that her quality of life is disrupted now due to the lighting, traffic and noise from area commercial development, and that this will increase the impact. She believes that the development would be an

infringement. Commissioners asked if she was opposed to any development and she replied that she was not opposed to commercial development.

Kenny Kerns, a Pinecrest resident, stated he will be looking at a five-story building out of his front door if approved. He expressed concerns over the trash receptacles and potential odor and requested they be relocated to the south side of the project. He expressed his concerns that there will be traffic issues as well.

Timothy Osburn, resident of Pinecrest, stated that when he looks out of his deck he will see the apartment building. He asked Community Development Director Ackerson what his title was. He stated that 62<sup>nd</sup> Street needs to have a stoplight and that it would help with the traffic getting in and out of Pinecrest. He stated he could not believe that the applicant would want to spend the money to do this project and that he believes that "B-4" would be better than the R-4 or R-5 zoning, but he would still be against all of it. He didn't believe that the apartments would pay property taxes believed that Pinecrest residents do.

Commissioner Delich stated that several people have contacted him that live in the Riss Lake subdivision expressing concerns over security. He invited them to attend the meeting and express their concerns.

Chairman Katerndahl asked if there were any further questions or concerns from the public and seeing none he closed the public hearing portion of the meeting at 7:40 pm.

Chairman Katerndahl stated that he and the commissioners will take into account all the questions and concerns and would reconsider the matter at a March 31, 2015 public meeting. He also stated that if anyone wanted to submit written letters that they will become part of the public record and Community Development Director Ackerson stated that all information about the project is under the public hearing portion on the web page.

Chairman Katerndahl called for a motion to postpone the application to be heard at the next public meeting March 31, 2015. **Commissioner Delich moved to postpone the application. Vice Chairman Cary seconded. Motion passed 6-0.**

## **5. REGULAR BUSINESS**

- A. **Application for site plan approval for the Lake Point Lodge - an apartment building, club house and associated improvements on 6.25 acres, more or less.** Case # PZ15-03, KGH Building Group LLC, applicant on behalf of SKG, LLC owner

***The application was discussed and considered in conjunction with the associated agenda item 4A above***

Chairman Katerndahl called for a motion to postpone the application to be heard at the next public meeting March 31, 2015. **Commissioner Delich moved to postpone the application. Vice Chairman Cary seconded. Motion passed 6-0.**

6. **UNFINISHED BUSINESS**

None

7. **OTHER BUSINESS**

A. **Upcoming Meetings**

Chairman Katerndahl acknowledged the following upcoming meetings:

- Board of Aldermen Meetings: Tuesday, March 17th and Tuesday, April 7, 2015 at 7:00 pm.
- Planning & Zoning Commission Special Meeting Tuesday March 31, 2015 at 5:30 pm.

8. **ADJOURNMENT**

Seeing no other discussion, Chairman Katerndahl called for a motion to adjourn.

**Vice Chairman Cary moved to adjourn. Commissioner McRuer seconded. Motion to adjourn passed 6-0.** Meeting adjourned at 8:26 p.m.

**Submitted by:**

\_\_\_\_\_  
Sean Ackerson  
Assistant City Administrator /  
Community Development Director

3-13-15  
Date

**Minutes of the  
Planning & Zoning Commission Meeting  
Of the  
City of Parkville, Missouri  
Tuesday March 31, 2014 at 5:30 p.m.  
City Hall Boardroom**

**1. CALL TO ORDER**

Chairman Dean Katerndahl called the meeting to order at 5:30 pm.

**2. ROLL CALL**

Commissioners Present:

Dean Katerndahl, Chairman  
Keith Cary, Vice Chairman  
John Delich  
Judy McRuer  
Doug Wylie  
Pam Scott  
Bryant Lamer  
Walt Lane arrived late at 6:50 pm

Absent with prior notice:

Doug Krtek – Recused himself due to conflict of interest.

A quorum of the Planning Commission was present.

Staff Present:

Sean Ackerson, Assistant City Administrator / Community Development Director  
Alysen Abel, PE, Public Works Director  
Paul Bertrand, PE, PTOE, George Butler Associates, Inc., City traffic consultant

**3. GENERAL BUSINESS**

**A. Approval of Planning & Zoning Meeting Agenda.**

Chairman Katerndahl called for any discussion on the approval of the proposed agenda. Commissioner Wylie pointed out that the date for the minutes listed on the agenda needed to be corrected to read March 10, 2015. Chairman Katerndahl asked for a motion to approve the proposed corrected agenda. **Commissioner Wylie moved to approve the agenda, Commissioner McRuer seconded. Motion passed 8-0.**

**B. Approve the minutes from the March 10, 2015 Planning and Zoning Commission regular meeting.**

Chairman Katerndahl called for any discussion on the Minutes. Hearing none, Chairman Katerndahl asked for a motion to approve the minutes. **Commissioner**

**Lamer moved to approve the minutes, Commissioner McRuer seconded. Motion passed 8-0.**

#### **4. PUBLIC HEARING**

Prior to starting the public hearing Chairman Katerndahl called for the applicant for agenda item 5.A. He proposed to hear this agenda item first knowing that the public hearing portion would take a considerable amount of time. Seeing that the applicant was not present he proceeded to the Public Hearing.

**A. Application to rezone 5.02 acres, more or less, located on the east side of 9 Highway east of Clark Avenue, from “B-4” Planned Business District to “R-5” Planned Multi-Family Residential District. Case PZ15-02, KGH Building Group LLC, applicant on behalf of SKG, LLC owners**

Chairman Katerndahl explained that the applicant had amended the previous application and was now requesting “R-5” Planned Multi-Family Residential District zoning which required a new hearing.

Community Development Director Sean Ackerson stated that the applications for rezoning and the preliminary site plan would be presented together. He summarized the site plan for development of a multi-story, 50-unit apartment building, a separate clubhouse and pool, a monument sign, parking in attached garages, carports and uncovered stalls, landscaping / screening and other proposed improvements on 5.02 acres, more or less. He explained that the property was located on the east side of 9 Highway, east of the Clark Avenue (east of Mosaic, the Global Orphan Project, Craig Marshal Dental building and the Southern Platte County Community Center / YMCA) and where identified as Lots 1 and 2 of the Final Plat, Lake Pointe Professional Centre, A Part of the Northeast ¼, Section 26, Township 51 North, Range 34 West, Parkville, Platte County, Missouri. The properties are also identified as Platte County parcel numbers: 20-7.0-26-100-003-012.001, 20-7.0-26-100-003-012.002, and 20-7.0-26-100-003-013.000.

The application proposed public improvements, including removal of an existing single-family home, re-grading, and construction of a new trail, on the abutting City owned parkland to the north (Lot 3 of the Final Plat, Lake Pointe Professional Center, also known as Platte County parcel number 20-7.0-26-100-003-012.000).

Ackerson explained the change from the request for R-4 to R-5 zoning. He explained differences in the approval process for the R-5 zoning stating that the Planning and Zoning Commission can only recommend approval to the Board of Aldermen and that the Board would take final action on the application. Ackerson summarized other revisions in the plans including moving the parking lot closest to 9 Highway to the east and staggering the retaining wall to allow plantings between two levels. Roll-back curbing had also been included with the recommendation of the SPFPD. Also the lighting details are had been included to demonstrate they meet the city’s minimum codes.

Chairman Katerndahl asked if there were any questions from the commissioners before allowing the applicant to present. Commissioner Scott asked if she could have some clarifications concerning some questions she had since the March 10<sup>th</sup> hearing. Seeing no objection, Chairman Katerndahl recognized Commissioner Scott. She asked for clarification about the trips per day. She expressed concern about the time of day the study was conducted, how the results compared to the previous zoning and whether commercial and residential uses peaked at the same time. Ackerson interjected that the applicant's traffic study had been reviewed by an independent traffic consultant hired by the City. They had reviewed differences in traffic generated from uses allowed in the existing B-4 zoning versus those allowed in the R-5 zoning. They concluded the traffic generated from non-residential uses in the B-4 district would be expected to be substantially higher than those generated from residential uses permitted in the R-5 district. Ackerson suggested additional clarification from the applicant's and City's traffic engineers who were present at the meeting.

Other concerns from Commissioner Scott were pedestrian access to and from the proposed site and the impact of traffic from the proposed apartments and other development in the area if approved. Discussion ensued about the traffic study. Staff clarified that the same traffic consultant prepared the study for the apartment and a separately proposed QT. Both studies took into account traffic generated by the other proposals.

Chairman Katerndahl explained the public hearing process to the audience and then asked the applicant to come forward.

The applicant Kevin Green with KGH Building Group LLC introduced himself and asked his traffic engineer to answer Commissioner Scott's questions and concerns before his architect's presentation. Tom Fulton Senior Project Manager with Olsson & Associates presented study findings. He stated that they typically study peak traffic volumes that occur in the morning and evening. The time frames with which people usually leave for and arrive to work and when they leave for and arrive at home. Their study determined that the added traffic did not warrant a traffic sign at Clark or 62<sup>nd</sup> Street, but did warrant other improvements including re-striping a portion of 9 Highway to designate a turning lane into the site. He explained how they take into account the future growth and explained they project a 1 to 1.5% growth rate. Discussion ensued about traffic on side streets, growth rate projections and what would be necessary to warrant a traffic signal. Mr. Fulton concluded that even anticipated future growth would not warrant a traffic signal at Clark or 62<sup>nd</sup> Street. Fulton explained the criteria for a traffic signal and concluded that neither location met the applicable criteria. He explained that a signal could help improve traffic flow on side streets, but could hamper traffic on 9 Highway in the process. Fulton explained that this is his specialty and he would not recommend putting a traffic signal in this location. Discussion ensued about other signals being installed that were not warranted. Fulton confirmed that some signals are installed where they are not warranted, but that is not his recommendation.

Applicant Kevin Green stated that he was a former resident of the Pinecrest subdivision and had been a resident of Platte County for over 20 years. He thanked the commissioners for their time and consideration and then introduced the principle architect Bill Prelogar, NSPJ Architects, 3515 W. 75th St. Suite 201, Prairie Village, KS

66208. Mr. Prelogar presented images of the proposed development and explained the design, concept and the challenges in the existing topography. He presented the differences in the previously approved Lake Point Professional Centre offices and also changes from the previously submitted application identifying differences in proposed locations, separation, lot coverage, open space and height. He showed the differences in the approved professional center's building and parking facilities as compared to the proposed apartment complex, clubhouse and pool along with the proposed parking garages and open parking stalls. He demonstrated the proposed Lake Pointe Lodge building was smaller, was a similar height, covered less of the lot, provided greater open space and separation from the abutting residential uses and 9 Highway, and allowed for greater tree preservation. He showed renderings representing views to the site from the southwest and northeast. Mr. Prelogar showed and summarized proposed building materials including stone, stucco, cementitious board that resembled cedar shingles and discussed examples of similar construction styles in Platte County and the Kansas City area. Prelogar summarized the interior layout of the parking, interior building layout, access, units and proposed apartment finishes describing the project as high-end, with granite, tile and stainless steel finishes. He addressed the issues that had been raised in their previous presentation at the March 10, 2015 public hearing as well.

Chairman Katerndahl called for questions from the Commission. Questions were asked about the change in parking sites, lighting, park land dedication and ADA compliance. Mr. Prelogar explained there was no reduction in parking spaces. Discussion ensued about images in his presentation that did not match the current plans and whether parking had been reduced. Mr. Prelogar clarified that some slides in the presentation include a very early concept with parking in a different location than proposed currently. He clarified that parking had not been reduced and was adequate for the residents. Discussion ensued about whether parking would be adequate. Prelogar confirmed that the parking provided met all city requirements.

Prelogar addressed questions about lighting, describing subtle lighting on the west side of the building above the entrance and along the sidewalk to the main entrance away from residents. He described lighting in carports, balconies, carports and throughout the rest of the site. He stated lighting would be recessed and directed away from 9 Highway and the surrounding residents. No building mounted lights would be used except over garage doors on the east side of the building. He expressed their residents would not want excessive lighting coming into their homes.

Prelogar stated the building would be ADA compliant and that the building included an elevator.

Questions were raised regarding stormwater and runoff. Director Ackerson directed questions to the applicant's stormwater consultant David Eickman with Olsson & Associates to speak.

Mr. Eickman explained that they have to adhere to two storm water requirements. They must slow the water down and also clean it. He explained that no more water will leave the site during completion of the project that what is already leaving the property. They propose to preserve as much native vegetation as possible to minimize storm

water runoff and erosion. They also propose installing impervious pavement over a rock storage vault to collect, hold and filter water until it is absorbed into the ground.

Chairman Katerndahl asked if the commissioners had any other questions. Questions were raised about whether a retention pond was proposed and whether Public Works Director Alysén Abel was comfortable with the plans.

Mr. Eickman explained that they would not be creating a retention pond. Due to the topography it would not be feasible without destroying much of the vegetation. He concluded it was not necessary to meet the City's requirements and would be detrimental as compared to the proposed improvements.

Public Works Director Alysén Abel gave a brief explanation that she and her staff were comfortable with the findings and the proposed improvements, but would require additional information and clarification as part of any construction plans. She stated the Public Works department would be monitoring the project throughout construction and that it had to meet the APWA guidelines and the City of Parkville's guidelines as well.

Ackerson summarized applicable codes, staff review, analysis and conclusions. He summarized the suitability of the subject property for the uses to which it is restricted, the extent to which removal of restrictions imposed by the current zoning district may affect nearby property, the character of the neighborhood and the zoning and uses of nearby properties, 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, adequacy of public utilities and other needed public services and consistency with the City's adopted master plan.

Ackerson stated that staff concluded: the proposed "R-5" Multiple-Family zoning is not out of character with the surrounding zoning and would not adversely impact the zoning or character of the area; the site is suited to the existing zoning, but could be equally or more suited to development permitted under the proposed R-5 zoning; removal of the restrictions would not have a significant effect on nearby properties and would be considered more restrictive than the existing B-4 zoning; the proposed zoning would not adversely affect the public's health, safety and welfare; denial of the application would not impose a significant hardship on the property owner; uses permitted in the proposed R-5 district could impact public infrastructure, but would be required to be mitigated with any approved development; traffic impacts associated with uses permitted in the R-5 district are expected to be less than those expected from the existing B-4 zoning; and the proposed R-5 zoning is not consistent with the City's Master Plan projections, but can meet several other important goals and objectives from the plan.

Staff recommended rezoning to the requested "R-5" Planned Multi-Family Residential District.

Ackerson summarized the staff report on the proposed site plan application. He summarized the items considered and identified outstanding items. Staff concluded that the plans meet minimum zoning and subdivision regulations with noted exceptions

which can be met; the proposed R-5 zoning is not consistent with the City's Master Plan projections, but can meet several other important goals and objectives from the plan; the proposed development can be compatible with the surrounding area, and is as compatible as the previously approved development for the same site; with noted requirements, the development conforms to customary engineering standards used in the City; and subject to the conditions herein that the location of streets, paths walkways and driveways are located so as to enhance connectivity, circulation and safety and minimize any adverse traffic impact on the surrounding area. Staff concluded that the site plan has or can meet applicable criteria.

Chairman Katerndahl expressed this thankfulness for everyone being patient. He opened the public hearing at 7:25 pm asking for anyone speaking in favor of the development. Seeing none, he then asked for anyone not in favor of the project or that had other concerns.

Steve Warger representing the Riss Lake Home Owners Association expressed his concerns regarding stormwater, erosion and potential impacts to Riss Lake. He recommended keeping as much of the mature vegetation as possible and that the applicant be required to post a bond to protect Riss Lake from sediment or erosion. He stated that the Riss Lake Home Owners Association and Don Julian would work with the applicant to make sure concerns are addressed. He requested they be allowed the opportunity to review the plans for erosion control before approval. Director Ackerson stated that Parkville does not have a requirement for performance bonds or a maintenance bonds in the capacity requested and that similar bonds have not been required in the past.

Chairman Katerndahl asked for clarification from Director Ackerson as to whether a final plan would still need approval and if that issue could still be addressed after preliminary plan approval. Ackerson confirmed that the application was for a preliminary plan and that approval of a final plan would still be required. Ackerson stated that construction and engineering plans are approved by staff but a condition of approval could be final approval of stormwater and erosion control measured by the Commission or Board.

Community Development Director Ackerson stated for the record that the city had received emails and correspondence in opposition of the application. He referenced a list in his staff report and identified additional correspondence received since.

Mike Hildreth (?), a board member with the Riss Lake Home Owners Association, asked about sediment control and referenced drawings that showed a sediment trap. Public Works Director Abel stated that the sediment trap was a temporary erosion control measure proposed only during construction. It was not a permanent improvement.

Kenny Kerns identified his concerns including, lowering residential property values and apartments attract a demographic of people who like to drink and party. Parkville is a college town and he believes there would be more college age individuals in the apartments, and several sharing an apartment. He believed the lights would be intrusive and the increased traffic would make the entrance to Pinecrest from 9

Highway worse. He believes the trash dumpsters will be a problem and also does not believe there will be enough parking and that residents or the residents guests will want to park in the Pinecrest neighborhood. He does not want a walking trail that will lead to the Pinecrest subdivision for fear people from the apartments would enter the neighborhood. He enquired about the applicant having two LLCs. Mr. Green stated that he is the managing partner of the KGH Building Group LLC which is representing the application and the property is owned by SKG, LLC and he is the trustee.

Matthew Dunnery expressed concerned about the impervious payment and the possibility of flash flooding and the density of the apartments. He understood the desirable location but preferred preserving the trees. He felt the development would erode the Parkville character. He said he toured the Burlington Creek apartments and like them, but did not want apartments next to him. He presented Director Ackerson with a petition in opposition of the application signed by many of the residents in Pinecrest. Commissioner Delich asked if he was the spokesperson for the Pinecrest subdivision and he stated that he was just representing himself. Vice Chairman Cary asked him if his opposition was specific to this project or if he did not want anything there. He stated he would prefer bigger homes like Riss Lake. Commissioner Scott asked him if he thought single family homes would suit him better. He stated yes.

Doug Bias, Jr. stated he was present when the commercial zoning came through and he opposed that zoning as well. He thought single family would be better suited for that area. He expressed when he purchased the home his realtor did not convey to him that Parkville Commons area would happen and had he known about all the development proposed to go in around him they may not have purchased in the Pinecrest subdivision. He did not agree with the city granting the applicant a credit for the previous parkland donation. Vice Chairman Cary asked him whether or not he would support the apartments if the unit count was dropped from 40 units. Mr. Bias stated that he did not want apartments even with fewer units. He also questions why the traffic study did not include current traffic counts.

Bob Brewer stated he and his wife Patty have lived in Pinecrest since 2005. He expressed concern that their friends will move because their quality of life will be diminished if this development is allowed to go in. He stated that after homeowners start moving out their homes will start being rental homes. He preferred a pet cemetery go into the area instead of the apartments. He doesn't want the project, but he may consider it if the units were reduced down to 20 versus 50. He says the size of the building dominates the landscape and that he believes that an office complex would be less obtrusive than the apartments.

Ken Grant stated his home sat directly behind the proposed development. He can currently see all the traffic on 9 Highway and would be able to see the new apartments in spite of landscaping preserved or any new landscaping.

Vic Terranella stated his home was adjacent to Bank Liberty. He asked why Mr. Green why he would not build the office complex that is already approved? Mr. Green explained the economic downturn shortly after the approved zoning and preliminary application was approved. Mr. Terranella explained that he fought for 80' of property when Bank Liberty went in, and he would prefer the office buildings because he feels

that this would be quieter than apartments. He also would challenge the traffic study and believes the numbers are wrong.

Flo ? stated she has been a Pinecrest resident since 1985. She is a realtor and has fought everything that has been proposed around her. She believed the apartments would deflate the property values in Pinecrest. She expressed concern for the grades in the proposed development, stating her opinion that they would be an issue in bad weather. She stated her concern about access to the apartments from the proposed garages believing residents would have to leave the garage to enter the building.

Jim McCall submitted a letter on behalf of his wife. He stated he agreed with her comments and concerns and believed that the site was better suited for commercial development. He expressed concern that apartments were too tall for the site and that they would be the tallest building in Parkville.

Celeste ? stated she was concerned with the traffic. She stated she sat on the board for the Young Latino Professionals and that no millennials want to live in Parkville. She stated that she was not home when Matt Gunnery came around to have the petition signed, but she would have signed it. She expressed stated that the Pinecrest subdivision was a tight community and she did not believe the applicant cared about the neighborhood or Parkville because he had not removed the old house or kept his signage current.

Tim Osborn stated traffic is his number one concern. He questioned whether a smart light could be used in lieu of a traffic signal. He believed it could be activated by residents existing the Pinecrest subdivision from 62<sup>nd</sup> Street. He suggested installing a light like at the Lakeview entrance to Riss Lake which he believe would also allow for a pedestrian crosswalk. He expressed concerns about safety and stated that the Pinecrest residents like having only one way in and out of the neighborhood, but wanted it to be easier to enter and exit their community. He stated he was against the apartments.

A resident (?) stated when he arrived in the area City Hall was in the old train depot. He explained he moved here from Gladstone for the quality of life. He believed that the north end of 9 highway is getting choked. He disagreed with a previous statement about the traffic coming from people using the road as a short cut. He had observed numerous cars with Kansas using the roadways. He worried about children in the community crossing 9 Highway. He opposed the proposed zoning and development.

Chairman Katerndahl asked if there were anyone else in the audience that would like to make a statement before he closed the public hearing. Mr. Prelogar the applicant's architect asked if he could answer some of the questions and give a rebuttal to the commission. Chairman Katerndahl granted his request.

Mr. Prelogar stated the he and Mr. Green are sensitive to the neighbors and their concerns. That he understood that this is painful but that the site is going to be developed and will not stay woods forever. He addressed several questions making comparisons to the previously approved commercial development, pointing out benefits

of the proposed zoning and apartments. He questioned whether anyone believe that commercial development would actually be better than what they are proposing.

Commissioner Scott asked if 62<sup>nd</sup> Street could be realigned with Clark Avenue and if so could it be signalized to allow a crosswalk? Associated questions were discussed including the cost of a signal. Discussion ensued about why the traffic counts were not from 2015, whether traffic had grown at rates greater than 1%, and whether the speed limit could be lowered. Paul Bertrand of George Butler Associates, Inc. responded for the City. He estimated signal would cost between \$150,000 and \$250,000. He stated he agreed with the findings the applicant's traffic impact study. He explained why he believed no signal was warranted stating a signal in this location would be more about the volume of traffic coming out of the side street versus the traffic on 9 Highway. He state the 2012 and 2013 traffic counts were appropriate and were not old enough to warrant new counts. He explained how prior traffic counts were used to determine accurate growth projections.

Sandra Kerns requested to speak before the hearing was closed. She stated that she owns a portion of land as you enter into the Pinecrest subdivision and would volunteer to restrict parking along that frontage to avoid construction vehicles or residents from the apartments parking at the entrance to the subdivision.

Chairman Katerndahl asked if there were any further questions or concerns from the public and seeing none he closed the public hearing portion of the meeting at 8:49 pm. Vice Chairman Cary moved for a five minute recess. Commissioner Lamer seconded the motion. Chairman Katerndahl moved to approve the recess, motion passed 6-3.

Chairman Katerndahl resumed the meeting at 9:00 pm. He called for discussion by the Commissioners.

Commissioner Delich stated his regret that the application preempts the 9 Highway project study. He stated having that information would possibly help solve a lot of the issues brought up and would perhaps provide better guidance. He stated he has noticed an increase in traffic himself and was sympathetic to the Pinecrest residents. He understands that the neighborhood only has one point of entry and exit, versus Riss Lake which has two access points, both with signals. He stated he believes Mr. Green does have the right to develop the property, but that the eight unit per acre density, the maximum density allowable, is better suited for a piece of property that does not have steep slopes and has better access. When we get to that type of density he would like to see more amenities included, amenities that the neighbors would want, including parks or something that goes beyond just the actual development. He thinks this project is a good plan, however he also thinks that it is too dense for the location. He believed the apartments were one level to tall and dense and that they do not qualify for any bonuses or credits for parkland or density as far as he is concerned. He also doesn't think you can guarantee that the tenants are not all going to be ideal tenants. He thinks pulling the clubhouse and pool closer to the apartment building would be an improvement, and also taking off one floor. He stated he could not support the plans as submitted.

Commissioner Scott stated that the traffic related issues are a great concern to her. She does not believe the traffic study and that there has only been 1 ½ increase in each year. She would like to see an updated traffic study performed. She did express that she had never been in the Pinecrest subdivision but is sympathetic to them with getting in and out of their community. She expressed that she believes Highway 9 is a great gateway into the city of Parkville, and that it was more logical to her as a planning commissioner to make the corridor more commercial in nature other than residential. She cannot support residential, however she does appreciate the design and interesting aspect of the project, she at this time cannot support residential because she believes commercial is more appropriate for that area.

Commissioner Wylie stated that he was in agreement with Commissioner Scott. He does not think the R-5 zoning is appropriate for the area. He also would like the benefit of seeing the Highway 9 corridor study prior to making any decision. And he also believes a new traffic study needs to be completed. He believes commercial would fit better in this space. He also stated he was sensitive to the Pinecrest Subdivision and understands why they do not want this, and would hate to impose something on them that they feel very strongly against. However he is not against development, he just doesn't think that this is the right spot for this development.

Chairman Katerndahl stated that he also is sympathetic towards the Pinecrest Subdivision residents and understand their concerns however he is for the project. He thinks this is the right project for this land and he believes that this is less intrusive than the B-4 zoning that is currently in place. He stated that the footprint that this project would impose versus what has been previously approved would be less of an impact. He also stated that he believes that this will bring a lot of millennials into the area which are actually relocating all over the Kansas City area.

Commissioner McRuer stated that she believes this project is just too big of a project for the area. She understands that we are seeing a lot of growth in the area, and is also concerned that the traffic study is not correct and she explained that the time frames that the traffic study was conducted did not show the effects at the 2pm hour when the bus barn traffic was at a heavy load. She stated that it can be "pretty scary" when traveling along there. She likes the project and the idea but she doesn't think it's in the right "space". However she did state that she likes to see growth in the City, she just doesn't want to see growth in this space.

Commissioner Lane stated he would only be interested in a motion if it had some contingencies in the motion.

Chairman Katerndahl asked if there were any other questions or statements that the commissioners would like to add, seeing none Chairman Katerndahl explained that there were two motions that would need approval for the evening. Motion to approve or deny the zoning and also a motion would be needed then for the preliminary site plan approval or denial. If the zoning were to be denied there would be no need to approve or deny the preliminary site plan however.

**Chairman Katerndahl called for a motion to approve the application for rezoning from B-4 Planned Business District to R-5 Planned Multi-Family Residential District. Vice Chairman Cary Seconded.** Motion called for a roll call vote:

Commissioner Scott – Nay  
Commissioner McRuer – Nay  
Commissioner Lane – Yay  
Commissioner Wylie- Nay  
Commissioner Delich – Nay  
Commissioner Lamer – Nay  
Chairman Katerndahl – Yay  
Vice Chairman Cary – Yay

**Motion failed 6-3.**

**Chairman Katerndahl called for a move to approve the failed motion. Commissioner Scott moved to deny the motion, Commissioner Lamer seconded.** Katerndahl called for a roll call vote:

Commissioner Scott – Yay  
Commissioner McRuer – Yay  
Commissioner Lane – Nay  
Commissioner Wylie- Yay  
Commissioner Delich – Yay  
Commissioner Lamer – Yay  
Chairman Katerndahl – Nay  
Vice Chairman Cary – Nay

**Motion passed 6-3.**

- B. Application for site plan approval for the Lake Point Lodge - an apartment building, club house and associated improvements on 6.25 acres, more or less.** Case # PZ15-03, KGH Building Group LLC, applicant on behalf of SKG, LLC owner

***The application was discussed and considered in conjunction with the associated agenda item A above***

Chairman Katerndahl Explained that since the Application to rezone failed, there was no need to proceed with a motion for the site plan approval.

## **5. REGULAR BUSINESS**

- A. Application for a Planned District Development permit for exterior modifications in the Old Town District.** Case PZ15-08, Kori Jenkins, Owner, Chaos Boutique.

Community Development Director Sean Ackerson Gave a brief explanation of the application. Ackerson explained that the owner of a new business “Chaos Boutique” had submitted an application to change the exterior building color of 113 Main Street.

The site was previously occupied by Cyd's Art & Antiques. The site is zoned "OTD" Old Town District. The primary considerations are the ability of the proposed exterior changes to meet the OTD design guidelines and the goals and objectives from Vision Downtown Parkville. The applicant proposed to change the exterior colors. Per Parkville Municipal Code, Chapter 442, "*OTD* Old Town District, Section 442.015, *Permitted Uses*, Subsection B, "...New construction or exterior alterations are permitted only upon the review of the Planning Commission and approval of the Board of Aldermen in each specific instance, after consideration of the location of such use with relation to the adjacent residential area, traffic burden, noise, lights and other factors in keeping with Chapter 442." Section 442.050, *Design Guidelines*, requires the Commission and Board to "determine the compatibility of the proposed development [modifications] with adjacent buildings, structures and uses..." and the guidelines have previously been used to the extent they apply to exterior modification(s). This section generally calls for modifications to be consistent with the character of the subject and surrounding buildings, to visually break up monotonous facades and to create visual interest, particularly at the street level.

The proposed building color changes had been reviewed under these guidelines. The existing building has an unpainted brick façade with a painted transom, window and door trim and eaves. The transom is painted dark blue with a cream trim. The window and door trim is cream with a dark blue accent trim. The eaves are cream. Prior photos show the building has previously been a yellow-green with no accent colors and brown with brown awnings. See Exhibit B.

The applicant proposed to paint the transom a light blue. They proposed the transom, window and door trims and the eaves to be painted white/light grey, door and window trim and eaves, with the accent trim in the same light blue as the transom. The applicant submitted a photos with the proposed paint colors superimposed.

Both the OTD guidelines and Vision Downtown Parkville give limited guidance with regard to building color. The OTD guidelines call for colors to be "complimentary to those used in surrounding buildings" and Vision Downtown Parkville calls for development of more specific guidelines that address building character including color to require "colors that match the style of the buildings and the historic feel." A separate advisory report prepared during the development of Vision Downtown Parkville suggested that infill [and presumably modifications] match the color, material, massing and height of adjacent buildings and generally promotes replacement of materials with matching materials. At this time no specific standards, color pallets or other definitive standards are adopted, making it difficult to evaluate whether the proposed paint colors meet these objectives. Color palates are often specific to the period and type of architecture. Examples of whites, creams and gray blues similar to the shades proposed can be found elsewhere in downtown. Similar paint colors can also be found in other historic districts, but no regulations found for other districts appear to be clearly relevant to downtown Parkville. As such, staff had concluded that this factor is not relevant until a specific color pallet is adopted for downtown Parkville.

Instead staff has reviewed the colors per the adopted Old Town District guidelines to determine if they were complimentary to those used in surrounding buildings and buildings in the general area. The proposed color scheme for 113 Main did not match

that of the abutting buildings, but could be considered complimentary to other colors used in downtown. Many of the existing buildings are painted with similarly light colors, using similar schemes of primary and accent colors. Since the applicant is not proposing to paint over previously unpainted elements staff had less concern for the impact of the proposed modification

Staff concluded that the proposed colors meet the general objectives for the Old Town District by providing light colors that contrast the dark brick helping to breaking up the façade and create visual interest. The colors were generally compatible with other colors used throughout downtown. Staff recommended approval as submitted.

A debate ensued over the colors, and Vice Chairman Cary stated that in order to dictate a color scheme we must first establish and adopt a color palette. Commissioner Scott expressed her concern that we need to retain a Historic Quality in the downtown district. Commissioner Delich stated that we need a guideline, and with none how can they punish the applicant by denying the application. Commissioner McRuer stated she would not approve these color schemes any longer and did not understand why these applications came before them when they did not have a color palette to reference.

Chairman Katerndahl called for a move to approve or deny the application for exterior modifications in the Old Town District. Commissioner Scott moves for a motion for the applicant to re-consider the Robins Egg Blue on the exterior. Commissioner Delich seconds. Motion called for a roll call vote:

Commissioner Scott – Yay  
Commissioner McRuer – Yay  
Commissioner Lane – Nay  
Commissioner Wylie- Yay  
Commissioner Delich – Yay  
Commissioner Lamer – Yay  
Chairman Katerndahl – Yay  
Vice Chairman Cary – Nay

**Motion passed 7-2.**

## **6. UNFINISHED BUSINESS**

None

## **7. OTHER BUSINESS**

### **A. Upcoming Meetings**

Chairman Katerndahl acknowledged the following upcoming meetings:

- Board of Aldermen Meetings: Tuesday, April 7, 2015 and Tuesday, April 21, 2015 at 7:00 pm.
- Planning & Zoning Commission Regular Meeting Tuesday April 14, 2015 at 5:30 pm.

## 8. **ADJOURNMENT**

Seeing no other discussion, Chairman Katerndahl called for a motion to adjourn.

**Commissioner Lamer moved to adjourn. Commissioner McRuer seconded. Motion to adjourn passed 8-0.** Meeting adjourned at 9:47 p.m.

**Submitted by:**

\_\_\_\_\_  
Sean Ackerson  
Assistant City Administrator /  
Community Development Director

4-10-15  
Date

## **Site Plan/Development Plan Application**

Due to the large file size, this document is a separate attachment located at [http://parkvillemo.gov/download/board-agendas/Lake%20Pointe%20Lodge\\_Staff%20Analysis.pdf](http://parkvillemo.gov/download/board-agendas/Lake%20Pointe%20Lodge_Staff%20Analysis.pdf).

## Sean Ackerson

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**From:** Vicki.Raine <Vicki.Raine@MCCCKC.EDU>  
**Sent:** Thursday, February 26, 2015 10:59 AM  
**To:** Sean Ackerson  
**Subject:** Public Hearing regarding the Lake Pointe Lodge rezoning

Mr. Ackerson,

I am a resident of Pine Crest, so received your certified letter regarding Kevin Green's request to rezone the area from Planned Business to Multiple Family Residential. Mr. Green conducted a meeting with Pine Crest residents that I attended so I am aware of his plans.

Since I have lived in Pine Crest since 1988, I was aware of Mr. Green's original proposal and the deeding of a 1+ acres parcel to the city of Parkville for park land.

I'm not sure if I understand the statement in your letter, so would ask you to clarify this:

*"The application includes a request for credit for the previously dedicated land (Platte County parcel number 20-7.0-26-100-003-012.000)*

Does this mean the parcel is still deeded to the city for park land?

Also in the original agreement, the little gray house that fronts Highway 9 just south of the Pine Crest entrance, which is now part of the park land area, was to be removed at Mr. Green's expense when he was to develop the office units. Since he did not develop the office buildings, nothing has been done to the house. The house has continued to deteriorate. It is overgrown with weeds, at one point the doors were open which indicated someone had gotten into it. The City did come by to board up doors. I feel that this is an eyesore for Pine Crest and for the city. I would like some indication that Mr. Green is going to honor his commitment to remove this structure when he develops the apartment buildings, or some established time frame that he would remove it. It has been several years and nothing has been done. The agreement could be worded such that if Mr. Green decides not to pursue the apartments, he would remove the gray house structure within a specific deadline. Eventually if nothing is done, the building is going to fall in on itself.

While I hate to give up the natural wooded buffer that was one reason that my husband and I moved to Pine Crest originally, the development that Mr. Green proposes looks to be decent.

I would hope the city will address the traffic issue. Pine Crest has long asked for a traffic light at our intersection and always been denied. Even when Quik Trip was considering their development, they were proposing a light closer to the Highway 9 & 45 intersection, which is one of the reasons Pine Crest was denied—it would be too close to an existing intersection. I would hate for this development to get the traffic light when it has been denied the subdivision and there are many more people in the subdivision than will be in the apartment complex.

Also the drainage issues need to be addressed since any drainage will go into Riss Lake.

Thank you for your time and I hope you can address my questions/concerns.

Vicki Raine  
8508 NW 62<sup>nd</sup> St.  
[Vicki.raine76@gmail.com](mailto:Vicki.raine76@gmail.com)



RE: Lake Pointe Lodge  
Parkville, Missouri

Mr. Sean Ackerson  
Community Development Director  
City of Parkville  
8700 Clark Avenue  
Parkville, Missouri

Dear Mr. Ackerson:

We have reviewed the submittal that was posted online for the proposed Lake Pointe Lodge Development along the east side of Highway 9 and across from Clark Avenue. The Riss Lake Homeowners Association would like to submit the following comments for review and recommendation.

#### Rezoning

Previously there was to be an office development instead of the apartments. The change of zoning is a concern because the original intent was to have a project that operated only during regular business hours. This apartment complex has the potential for disturbing the surrounding residential neighborhood since there will be residents now at the site 24 hours per day vs. an office work environment that would have little or no activity after 5:00 pm.

It would be our opinion that the developer should agree to accommodate the City or MoDOT in any future Right of way requirements need for widening of 9 Highway.

#### Development/Land Disturbance

These are the minimum requirements related to protecting the value of the lake and surrounding properties

- A significant stand of existing mature trees remain between the development and all of the surrounding properties. Provisions should be made to protect these trees.
- Provide significant and conservative sediment and erosion control measures for the site and that any plans for this are reviewed by the Riss Lake Homeowners Association Representatives.
- Developer to pay for weekly inspections related to sedimentation and erosion by a third party consultant.
- Post a Performance bond in the favor of the Riss Lake Homeowners Association for \$500,000 to be used for dredging or installing control measures if the project does not get completed or any terms of this agreement are not met. This would include an agreement for entry onto the property to perform this work, if it becomes necessary.

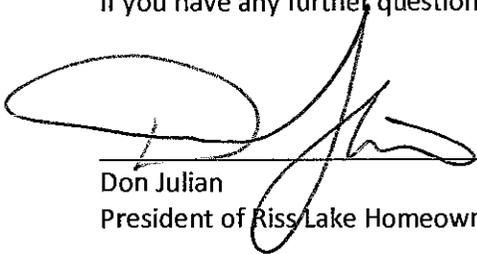
- Perform a post construction survey and determine the extent of any sedimentation that has entered the lake. If it is found that there has been sedimentation in the lake the developer shall, at his cost, remediate the damages.

#### Current Plans

In reviewing the current plan we did not see a location noted for any of the detention or sedimentation basins/pond. This is very important because if there is no basin or pond constructed the runoff will discharge directly into Riss Lake. The Storm Drainage survey refers to detention but it was not shown anywhere that was apparent. We would request that as new or revised development and construction plans are submitted that we get to review before City approval.

We would hope that the City of Parkville will take into consideration our concerns for our neighborhood and development. Riss Lake is a quality development in the community and we hope that Lake Pointe is also of the same quality and value to the community when completed.

If you have any further questions, or if we can be of any assistance, please don't hesitate to contact us.



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Don Julian  
President of Riss Lake Homeowners Association

## Sean Ackerson

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**From:** Robar Mike <[rtmike@gmail.com](mailto:rtmike@gmail.com)>  
**Sent:** Monday, March 23, 2015 9:09 PM  
**To:** Sean Ackerson  
**Subject:** RE: Planning and Zoning public hearing for "Lake Point Lodge"

Robar Mike and Junetta Duncan  
8409 NW 62nd St  
Parkville, MO 64152

Members of the Planning and Zoning Commission:

We are residents of the Pinecrest subdivision and wish to express our opinion about the proposed rezoning of the parcels outside of our neighborhood.

Our primary concern is about the quality of life in our neighborhood and in Parkville. We moved to Parkville in 1999 because it had a small-town feel but was still conveniently located close to the "big-city". Parkville has grown a lot since then! While there is benefit to growth, it is slowly eroding the quality of life we expected. Clearing the natural setting on the east side of 9 highway for any type of development is going to increase traffic, trash, and crime. Apartment buildings will undoubtedly be more of a noise problem than the previously approved commercial development. The medical/office buildings previously approved would have daytime and early evening business hours, while residential apartments are a 24/7 operation. Building/access lighting, as well as vehicle headlights will shine into our homes.

When Mr. Green purchased the subject property many years ago, the land was zoned R-1 and R-3. He submitted an application to rezone it to B-4 and our neighborhood overwhelmingly opposed it. We spent a lot of time discussing our concerns with the developer, with the planning commission, and with the board. The planning commission voted against recommending the rezoning. The board of aldermen agreed. Then Mr. Green decided to sue the city, and the board of aldermen chose to back down and approve the rezoning. He essentially bullied the city into allowing a plan that very few wanted, and then he never followed through with his plan.

We also have grave concerns about Mr. Green's future plans for the area. We know Mr. Green has on multiple occasions attempted to purchase the Kaiser property which is adjacent to our property. If he ever acquires that land it would be absolutely devastating to our property value, our quality of life, and to our neighborhood.

We are opposed to the rezoning of the Lake Pointe Professional Center to R-5. Thank you for considering our perspective.

Robar Mike and Junetta Duncan

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Robar Mike \* [rtmike@gmail.com](mailto:rtmike@gmail.com) \* 816-507-8435

Harry Sievers  
6508 NW Melody Lane  
Parkville

Mar 27 2015

Sean Ackerson

This letter is in reference to the Planning & Zoning Board meetings Mar 10 and planned Mar 31. I have watched the Mar 10 meeting and would like to pass along some of my thoughts.

To start with, the property in question along Rte9 is a business type property and does not seem suited for apartments. A business application would be better there. Also the plans call for 50 multi-room apartments with only 75-85 parking places. This certainly does not seem enough. I can see overflow using the parking places across Rte9 at Mosaic and Community Center and maybe even City Hall spaces.

My biggest concern is Rte9 and keeping enough space for the traffic lanes that will be needed in the future. Parkville does not want to get into another situation such as Rte9 between the Post Office and the cemetery with no expansion room. The proposed developments both by "Green" and "Quick-trip" should both be held from final approval until such time as the pending traffic study report for Rte9 is completed. The City may just need some added space for expansion and this will have to come from the east side of the road. The City should not want to get locked out of expanding Rte9 as had happened with Lewis at Rte 45. We are locked into a 2 lane exit onto Rte45 with traffic going in 3 directions. This should never have been approved by the City since it does create traffic back-ups and also can create unsafe conditions at the intersection with Melody Lane. If you remember, previously the Frank Muhlbach store plus some 6 other businesses had a 3 lane exit onto Rte45 and now it is so much busier with only 2 lanes. That was a very poor approval by Parkville's Boards but we are now stuck with it. I might make mention that during the planning stage to widen Rte45 to its present configuration, I mentioned to MODOT Randy Johnson that the Rte45 west left turn into Lewis looked quite short. Seems traffic consultants felt not enough traffic to make it longer. I did get Mr Johnson to make this left turn lane as long as he could make it and that is what is there now and it does fill up quickly during busy periods.

I have lived on Melody Lane for 35 years and have seen the expansion of the roads. Too often the persons planning the roads do not really know daily traffic patterns and do create some problem areas. Please do not let this happen on Rte9 coming up to Rte45. The traffic consultant at the meeting does a good job on paper but does it really exist this way? I do not think so. Any exit from the "Green" project should have its exit opposite Clark, to give a full intersection and this should be planned for a traffic light. There is a lot of traffic coming thru there.

Harry Sievers

copies  
Dean Katerndahl  
Doug Wylie  
Mayor N Johnston

## Sean Ackerson

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**From:** Tami Jordan <tami@riverworkselectric.com>  
**Sent:** Friday, March 27, 2015 5:11 PM  
**To:** Sean Ackerson  
**Subject:** Multi-Family Residential Apartments by Kevin Green

Mr. Ackerson,

I am VERY opposed to the plan of a Multi-Family Residential Apartment complex. I moved to the Pinecrest neighborhood four years ago when my children's father decided he was done as a father & husband. I wanted a safe community to raise my children in as a single parent. Finding my home was an answer to prayers. I have a wonderful home in a community that made us feel safe and at home. Parkville is a wonderful community and adding another apartment complex that targets transient residents that are not looking for a permanent home, will not add any value to the Parkville community. It will only increase traffic and congestion on 9 Hwy hindering access to Parkville Commons in addition to the entrances of Riss Lake and Pinecrest subdivisions. Parkville is a wonderful community where families want to live and grow as they become involved in the community. Adding another apartment complex will not be good for Parkville in the long run.

I sincerely urge you to vote NO on the proposed planning change.

Sincerely,

Tami Jordan

*Tami Jordan*

President

[River Works Electric, Inc.](#)

PO Box 29144

Parkville, MO 64152

(816) 880-4630

(816) 880-4738 Fax

[WBE/DBE/SLBE/SBA & Section 3 Certified](#)

IBEW Local #124 Electrical Contractor

## Sean Ackerson

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**From:** Mary Ann Lober <loberkc@gmail.com>  
**Sent:** Friday, March 27, 2015 6:15 PM  
**To:** Sean Ackerson  
**Cc:** Bob Bruer  
**Subject:** Possible rezoning near Pinecrest Entrance  
**Attachments:** Top Agent Article 2014.pdf

Hi Sean,

Unfortunately, I can't attend the meeting. I was told that you could relay my comments.

My fear is that this additional development at the Pinecrest entrance could be a major safety issue for the residents. We have had extreme growth on the southwest corner of 45 and 9 Highways as well as huge population growth in Thousand Oaks and other new homes communities. There will soon be more large subdivisions that will be adding residents that will be trying to use this 9 Hwy corridor to commute back and forth to work. as well as people accessing these new and existing businesses. That is a very narrow, hilly dangerous road (Highway 9) leading from downtown Parkville up to 45 Highway. I think this corridor needs to be improved and preserved as it is a major and very important traffic artery for commuters as well as emergency vehicles.

This (9 Highway) corridor has become a major safety issue for the area children as well as the residents. We have a bus stop at the entrance, the last thing we need is more traffic or population density to congest this location.

As it is, it is nearly impossible to make a left turn from Pinecrest to 9 Hwy. The steady stream of traffic from all of the development made it very difficult to use the only road in and out of this subdivision.

I have 30 years of experience in this local real estate market. I generally don't get involved in these matters but feel this is an important safety issue. Hopefully we can figure out a way to help that landowner find a way to make a profit from his investment in a way that would be helpful, rather than harmful to the Parkville community.

### **Mary Ann Lober, PC**

ReeceNichols Real Estate, a Berkshire Hathaway affiliate  
201 NE 91<sup>st</sup> Street  
Kansas City, MO 64155

Cell – 816-536-6007

Direct Fax – 816-698-5482

Web page – [www.mlober.reeceandnichols.com](http://www.mlober.reeceandnichols.com)

*Presented at 3-31-15  
public hearing.*

March 29, 2015

Platte County Planning and Zoning Commission

To Whom It May Concern:

My name is Patricia (Pie) McCall and I am a 19 year resident of Pine Crest Subdivision along with my husband and son. The reason for my correspondence is to address the concerns I have with the proposed development by Kevin Green at the entrance of our subdivision.

While I am not ignorant that you will approve a proposal at some point which best utilizes the land, I feel this project is not the one. Let me explain why.

First, the proposed number of occupancy and the number of parking spaces don't match. Should the residents have 2 vehicles and then have even one visitor each, the parking will spill out onto Highway 9 or on 63<sup>rd</sup> street at our entrance. Already we have issues with our residents and the number of vehicles which park there. Adding additional vehicles jeopardizes the safety of our residents.

Second, the apartment managers may know to whom they have rented each apartment but nothing about their guests. Pinecrest residents currently are a community, a family, a group of people who look out for each other and who feel safe in their environment. Without secure walls to keep the renters and their guests out of our neighborhood, we will lose that secure feeling and fear letting our children walk to the neighbors and play in their own yards along with waiting for the school bus at the entrance.

Third, once approved, none of us will have any control over pool parties going past 10pm or residents having parties which spill out onto their deck or patio. The residents on 63<sup>rd</sup> street endure enough noise now but you can't guarantee a quiet zone. Once you say "yes" to this project, the managers will do as they'd like. Including, renting out the pool or clubhouse to non-residents.

Lastly, and the most important, while the initial rental rates are higher, that doesn't guarantee that 5 or 10 or even 20 years down the road, the rates come down and gets reclassified to section 8 housing. It happened recently to Camden Passage which was once a very nice apartment complex which charged higher rental rates than most of the complexes around. So my question would be, has a study been required to see what rental apartment complexes do to the values of the surrounding homes in 5 years, 10 years, 20 years and even 30 years?

While the project may be a good investment for the builder, it's not good for all the 70 homes in Pinecrest. Approving the rezoning to help benefit one person hurts the investments of 70 other families. You may believe this may sound a little dramatic but I feel very strong about ensuring my neighbors safety and ensuring the home values remain stable and a good investment. Approving rezoning to allow rental property will jeopardize my homes' value as well as my friends and neighbors.

I'm asking that you vote "no" on this project to rezone the property and any future projects which allow the renting of living units. Thank you for your time.

Sincerely,

Patricia (Pie) McCall  
6118 NW Pine Ridge Circle

presented at 3-31-15  
public hearing.

I have owned my home in Pine Crest for ten years and do not plan to ever move. I am among residents who are heavily invested in our City. We are ambassadors. We are city Volunteers of the Year. We do not have a Home Owners Association and yet the neighborhood takes full responsibility for itself. We personally funded our entryway, which used to be all but an eye sore. This is because we care about the city and how it looks to those passing by. We individually fund entryway signage and ongoing landscaping, which the Cansecos maintain by volunteering their personal time, labor and expertise. We pick up trash thrown onto the highway to keep our City looking nice, and we mow so that people leaving can see oncoming traffic.

I am opposed to Kevin Green's request to engage in further business with our City. This is a man who from what I can see has NO REGARD for the City's authority, or for his negative impact on the City. I have been told by my Alderman that the City has asked Mr. Green to tear down and remove the dilapidated home he owns, which is in our entryway, and he HAS NOT. The decaying signage from his failed medical building plan has stood there for years. This man does not care that he makes our City look trashy. It is my impression this is a man with no personal integrity, professional responsibility, or regard for anything that is not lining his pockets.

I have heard the grand promises this man has made. He has tried to entice by using words like "luxury" and by making promises which are not only impossible to keep, but for which I expect he has no intention of trying to keep. We cannot state who can/cannot rent space based upon family status. Even if he could maintain such parameters, there is no guarantee prohibiting the exchange of ownership, administration, or intention.

Milleneals NLP

I am imploring the board to stop and think about this man attempting to engage with my City, and to evaluate whether the relationship fits into the mission and plan for this city. Mr. Green has shown for over a decade that he will do nothing to improve the City, or the quality of life of Pine Crest or Riss Lake residents.

We are a neighborhood who consistently engages in town hall meetings, public hearings, political campaigns, and the voting process, and I hope the Board will demonstrate today their respect of the quality of those who call this City home.

Thank you for your time.

"parkland"  
dedicated  
orphan

Grandview Triangle  
D

Y

Celeste Lupercio

Celeste Lupercio  
6207 NW Pine Ridge Cir  
Parkville, MO

presented at 3-31-15  
Public hearing.

**Petition against rezoning 5.02 acres located on the east side of 9 Highway east of Clark Avenue, from "B-4" Planned Business District to "R-5" Planned Multi-Family Residential District**

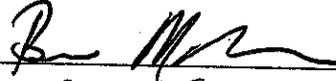
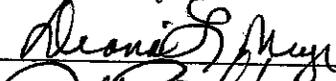
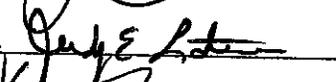
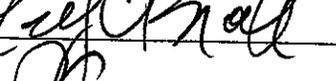
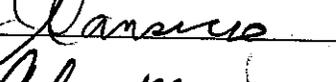
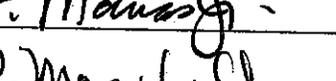
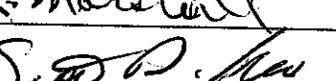
Action petitioned for: We, the undersigned, are concerned citizens who urge our leaders to act now to prevent the rezoning of the above-mentioned property.

Printed name	Signature	Address	Comment	Date
Kenny Kerns	<i>Kenny Kerns</i>	8600 NW 62 <sup>nd</sup> ST.	Don't build it	3/29/2015
Pandora Deekens	<i>Pandora Deekens</i>	8600 NW 62 <sup>nd</sup> ST	Bad for our quality of life	3/29/2015
Douglas Pearl	<i>Douglas Pearl</i>	8516 NW 62 <sup>nd</sup> St	Go for it?	3/29/15
Paul O'Connor	<i>Paul O'Connor</i>	8512 NW 62 <sup>nd</sup> St	Don't build	3/29/15
Diana Greener	<i>Diana Greener</i>	8513 NW 62 <sup>nd</sup> St	Don't build in my backyard	3/28/15
Vicki Raine	<i>Vicki Raine</i>	8508 NW 62 <sup>nd</sup> St		3/28/15
James Rainey	<i>James Rainey</i>	" " "		3/28/15
Brian Wheeler	<i>Brian Wheeler</i>	8505 NW 62 <sup>nd</sup>	Don't ruin green space.	3/28/15
Tina Wheeler	<i>Tina Wheeler</i>	8505 NW 62 <sup>nd</sup>	Don't build in backyard	3/28/15
Julie Lynn	<i>Julie Lynn</i>	8504 NW 62 <sup>nd</sup> St		3/28/15
CHRIS LYNN	<i>Chris Lynn</i>	8504 NW 62 <sup>nd</sup> ST	DUE NOT BUILD	3/28/15
JOHN MEJA	<i>John Meja</i>	8501 NW 62 <sup>nd</sup> ST	"	3/28/15
Robert Mike	<i>Robert Mike</i>	8409 NW 62 <sup>nd</sup> ST		3/28/15



**Petition against rezoning 5.02 acres located on the east side of 9 Highway east  
of Clark Avenue, from "B-4" Planned Business District to "R-5" Planned Multi-Family  
Residential District**

Action petitioned for: We, the undersigned, are concerned citizens who urge our leaders to act now to prevent the rezoning of the above-mentioned property.

Printed name	Signature	Address	Comment	Date
Bruce Meyer		6124 NW Pine Ridge Circle	no new zoning	3/29/15
Diana L Meyer		" " " "	" " " "	3/29/15
Jeff Brockert		6125 NW PINE RIDGE CIR	NO NEW ZONING	3/29/15
Judy E. Latenser		6126 NW PINE RIDGE CIRCLE	NO NEW ZONING	3/29/15
Katie Latenser		6126 NW Pine Ridge Circle	"	"
Thomas Sicken		6129 NW Pine Ridge Cir	no new zoning	3-29-15
Jason Brock		6205 NW Pineridge Cir	No new zoning	3-29-15
Keely Brock		6205 NW Pine Ridge Cir	No new zoning	3/29/15
Janet Canseco		6206 NW Pine Ridge Cir	NO NEW ZONING	3-29-15
Arlene Mawery		8401 NW 62nd St Parkville Mo	no new zoning	3-29-15
E. MACIAS		6205 N.W. Pine Ridge Cir	" "	3-29-15
Ron Marshall		6204 NW Pineridge Rd	" " "	03/29/15
Scott D. Ford		8406 NW 62nd TERR.	" " "	03/29/15

Printed name	Signature	Address	Comment	Date
Junetta A. Duncan	Junetta A. Duncan	8409 NW 62nd St Parkville, MO 64152	No need to rezone AGAIN to accommodate a bad business decision on Green's	3/28/15
Allen Richard Kaiser II	Allen Richard Kaiser II	6113 North State Routed Parkville Mo	leave the zoning at B-4	3/28/2015
Allen R. Kaiser	ALLEN R. KAISER	6113 NW HWY 9	KEEP B-4 Zoning	03/28/2015
Patrick Cropps	Patrick Cropps	6112 NW Pinecrest		3/28/2015
John Rensbro	John Rensbro	6110 NW Pine Ridge Rd		
Kenneth's Grant	Kenneth's Grant	6108 NW Pine Ridge Rd	We don't want the traffic	3/28/15
Taylor Melville	Taylor Melville	6106 NW Pine Ridge Rd		3/28/15
Josemy Strauss	Josemy Strauss	6104 NW Pine Ridge Rd		
Tami Jordan	Tami Jordan	6113 NW Pine Ridge	keep B-4 zoning	3/29/15
JAMES & Cookie Tucker	JAMES & Cookie Tucker	6102 N.W. PINE RIDGE Rd.	No BUILDING!	3/29/15
PATRICIA McCall	Patricia McCall	6118 N.W. PINE RIDGE CIR	NO RE-ZONING NO RENTALS	3/29/15
Diane Haemerle	Diane Haemerle	6119 Pine Ridge Circle	" "	3/29/15
Steven W. Thamer	STEVEN W. Thamer	" " " "	NO REZONING	3/29/15
Tanya & Joe Foxano	Tanya & Joe Foxano	6123 NW Pine Ridge Cir	No Rezoning	3/29/15

**Petition against rezoning 5.02 acres located on the east side of 9 Highway east  
of Clark Avenue, from "B-4" Planned Business District to "R-5" Planned Multi-Family  
Residential District**

Action petitioned for: We, the undersigned, are concerned citizens who urge our leaders to act now to prevent the rezoning of the above-mentioned property.

Printed name	Signature	Address	Comment	Date
Tracey Burns	<i>Tracey S. Burns</i>	8602 NW 62nd Terrace		3/30/15
AL BURNS	<i>AL Burns</i>	" " "		3/30/15
VIC TERRANIELLA	<i>Vic</i>	8510 N.W. 62nd Terrace		3/30/15
Mike Betts	<i>Mike Betts</i>	8402 NW 62nd Terr.		3/30/15
Genelle Betts	<i>Genelle Betts</i>	" "		3/30/15
Flo Selman M	<i>Flo Tillman-McMahon</i>	6216 NW Pine Ridge Rd		3/30/15
Bethy Jones	<i>Bethy Jones</i>	6212 NW Pine Ridge Rd		3/30/15
Mary Lutham	<i>Mary Lutham</i>	6219 NW Pine Ridge Rd		3/30/15
Elizabeth Quinlan	<i>Elizabeth Quinlan</i>	6223 NW Pine Ridge Rd		3-30-15
Diane Preston	<i>Diane Preston</i>	6217 NW Pine Ridge Rd		3-30-15
Clare Gonzalez	<i>Clare Gonzalez</i>	6215 NW Pine Ridge Rd		3-30-15
Bill Bergman	<i>Bill Bergman</i>	6209 NW Pine Ridge Rd		3-30-15



Petition #: 15-02 #1  
Date Submitted: 4-13-15  
Valid:  Yes  No

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

**Protest Petition – Zoning District Change**

Mayor and Board of Aldermen, please take notice that the undersigned, being the owner(s) of all or a portion of property within an area 185 feet from the property proposed to be rezoned as described below, protests and objects to the proposed rezoning. This protest is given in contemplation of the provisions of Parkville Municipal Code and other applicable laws.

Case #: P21502 Proposed Zoning: P5 Planned Mult-Family Residential Dist  
Address or location of property to be rezoned: 6115 & 6105 Highway 9

Address or parcel number of property within 185 feet of the rezoning: 8509 NW 62nd St

Name of partnership, corporation, trust or other legal entity if applicable: Steel Shelter Felker Trust

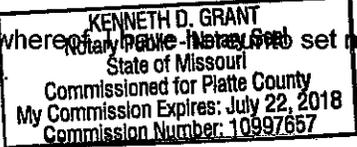
All owners of the above property shall print their full name as it appears on the property deed and sign the same below. If the person signing is a co-owner, joint-owner, partner in a partnership, officer of a corporation or has power of attorney over another party, their title must be included. See the Protest Petition Requirements or contact the Parkville Community Development Director or City Clerk for clarification. Additional signatures may be included on the following page.

Printed Name: Steel Shelter Felker Trust Printed Name: \_\_\_\_\_  
Title: Trustee Title: \_\_\_\_\_  
Signature: [Signature] Signature: \_\_\_\_\_

I hereby certify and affirm by my signature above, that all information provided herein is true and correct and acknowledge that providing false information is a violation of Parkville Municipal Code.

State of Missouri )  
County of Platte ) ss.

On this 7 day of APRIL, 2015 before me, the undersigned notary public, personally appeared Jerry Gerald S Felker, known to me to be the person(s) described in and who executed the foregoing instrument, who after being duly sworn upon his/her/their oath, deposed, stated and acknowledged the above, and executed the same as his/her/their free act and deed.

In testimony whereof, I have set my hand and affixed my official seal the date and year first above written.  
  
[Signature]  
Notary Public

My Commission Expires: 7-22-18





Petition #: 15-02 #2  
Date Submitted: 4-13-15  
Valid:  Yes  No

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0015

**Protest Petition – Zoning District Change**

Mayor and Board of Aldermen, please take notice that the undersigned, being the owner(s) of all or a portion of property within an area 185 feet from the property proposed to be rezoned as described below, protests and objects to the proposed rezoning. This protest is given in contemplation of the provisions of Parkville Municipal Code and other applicable laws.

**1. Description of Property to be Rezoned**

Case #: P21502 Proposed Zoning: R5 Planned Multi-Family Residential  
Address or location of property to be rezoned: ~~Residential District~~ 6115 & 6105 Highway 9 District

**2. Property Owner Information (Person(s) filing the protest)**

Address or parcel number of property within 185 feet of the rezoning: 8600 NW 62nd St - Parkville, Mo. 64152

Name of partnership, corporation, trust or other legal entity if applicable: \_\_\_\_\_

**3. Owner(s) Signature(s)**

All owners of the above property shall print their full name as it appears on the property deed and sign the same below. If the person signing is a co-owner, joint-owner, partner in a partnership, officer of a corporation or has power of attorney over another party, their title must be included. See the Protest Petition Requirements or contact the Parkville Community Development Director or City Clerk for clarification. Additional signatures may be included on the following page.

Printed Name: KENNETH C. KERNS JR  
Title: \_\_\_\_\_  
Signature: Kenneth C. Kerns

Printed Name: Sandra Lee Kerns  
Title: \_\_\_\_\_  
Signature: Sandra Lee Kerns

I hereby certify and affirm by my signature above, that all information provided herein is true and correct and acknowledge that providing false information is a violation of Parkville Municipal Code.

**4. Acknowledgment of Signature(s)**

State of Missouri )  
County of Platte ) ss.

On this 7<sup>th</sup> day of April, 2015, before me, the undersigned notary public, personally appeared Kenneth & Sandra Kerns, known to me to be the person(s) described in and who executed the foregoing instrument, who after being duly sworn upon his/her/their oath, depose, stated and acknowledged the above, and executed the same as his/her/their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal the date and year first above written.

[Signature]  
Notary Public

My Commission Expires: 12/2/17

NICHOLAS J. VANDEE  
Notary Public - Notary Seal  
State of Missouri - Platte County  
Commission # 13900217  
My Commission Expires 12/2/2017





AREA IS NOT WITHIN NOTIFICATION AREA (NOT WITHIN 185' OF PROPERTY TO BE REZONED). SEAN ACKERSON 4/15/15

Petition #: 15-02 #3 Date Submitted: 4-13-15 Valid:  Yes  No

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

**Protest Petition – Zoning District Change**

Mayor and Board of Aldermen, please take notice that the undersigned, being the owner(s) of all or a portion of property within an area 185 feet from the property proposed to be rezoned as described below, protests and objects to the proposed rezoning. This protest is given in contemplation of the provisions of Parkville Municipal Code and other applicable laws.

**1. Description of Property to be Rezoned**

Case #: PZ 1502 Proposed Zoning: R5 Planned Multifamily Residential District  
Address or location of property to be rezoned: 6115 & 6105 Highway 9

**2. Property Owner Information (Person(s) filing the protest)**

Address or parcel number of property within 185 feet of the rezoning: 20-700-26-100-001-008.000 Parcel #  
Name of partnership, corporation, trust or other legal entity if applicable: \_\_\_\_\_

**3. Owner(s) Signature(s)**

All owners of the above property shall print their full name as it appears on the property deed and sign the same below. If the person signing is a co-owner, joint-owner, partner in a partnership, officer of a corporation or has power of attorney over another party, their title must be included. See the Protest Petition Requirements or contact the Parkville Community Development Director or City Clerk for clarification. Additional signatures may be included on the following page.

Printed Name: KENNETH C. KERNS JR Printed Name: Brenda Dee Kerns  
Title: \_\_\_\_\_ Title: \_\_\_\_\_  
Signature: [Signature] Signature: [Signature]

I hereby certify and affirm by my signature above, that all information provided herein is true and correct and acknowledge that providing false information is a violation of Parkville Municipal Code.

**4. Acknowledgment of Signature(s)**

State of Missouri )  
County of Platte ) ss.

On this 7<sup>th</sup> day of April, 2015, before me, the undersigned notary public, personally appeared Kenneth and Sandra Kerns, known to me to be the person(s) described in and who executed the foregoing instrument, who after being duly sworn upon his/her/their oath, depose, stated and acknowledged the above, and executed the same as his/her/their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal the date and year first above written.

[Signature]  
Notary Public

My Commission Expires: 12/2/17

**NICHOLAS J. VANDEE**  
Notary Public - Notary Seal  
State of Missouri - Platte County  
Commission # 13900217  
My Commission Expires 12/2/2017





Petition #: 15-22 #4  
Date Submitted: 4-13-15  
Valid:  Yes  No

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

**Protest Petition – Zoning District Change**

Mayor and Board of Aldermen, please take notice that the undersigned, being the owner(s) of all or a portion of property within an area 185 feet from the property proposed to be rezoned as described below, protests and objects to the proposed rezoning. This protest is given in contemplation of the provisions of Parkville Municipal Code and other applicable laws.

**1. Description of Property to be Rezoned**

Case #: PZ 1502 Proposed Zoning: R5 Planned Multi-family Residential  
Address or location of property to be rezoned: District  
6215 & 6105 Highway 9

**2. Property Owner Information (Person(s) filing the protest)**

Address or parcel number of property within 185 feet of the rezoning: 3516 NW 62nd St  
Parkville Mo 64152  
Name of partnership, corporation, trust or other legal entity if applicable: \_\_\_\_\_

**3. Owner(s) Signature(s)**

All owners of the above property shall print their full name as it appears on the property deed and sign the same below. If the person signing is a co-owner, joint-owner, partner in a partnership, officer of a corporation or has power of attorney over another party, their title must be included. See the Protest Petition Requirements or contact the Parkville Community Development Director or City Clerk for clarification. Additional signatures may be included on the following page.

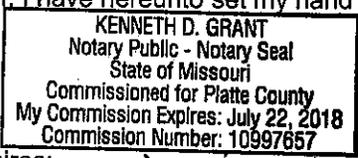
Printed Name: Douglas Pearl Printed Name: \_\_\_\_\_  
Title: OWNER Title: \_\_\_\_\_  
Signature: Douglas Pearl Signature: \_\_\_\_\_

I hereby certify and affirm by my signature above, that all information provided herein is true and correct and acknowledge that providing false information is a violation of Parkville Municipal Code.

**4. Acknowledgment of Signature(s)**

State of Missouri )  
County of Platte ) ss.  
On this 8th day of April 2015 before me, the undersigned notary public, personally appeared Douglas Pearl known to me to be the person(s) described in and who executed the foregoing instrument, who after being duly sworn upon his/her/their oath, deposed, stated and acknowledged the above, and executed the same as his/her/their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal the date and year first above written.



Kenneth D Grant  
Notary Public

My Commission Expires: July 22, 2018

Petition #: 15-02 #4  
 Date Submitted: 7-13-15  
 Valid:  Yes  No

**5. Additional Owner(s) Signature(s)**

All owners of the above property shall print their full name as it appears on the property deed and sign the same below. If the person signing is a co-owner, joint-owner, partner in a partnership, officer of a corporation or has power of attorney over another party, their title must be included. See the separate Protest Petition Requirements or contact the Parkville Community Development Director or City Clerk for clarification.

Printed Name: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
 Title: \_\_\_\_\_ Title: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

I hereby certify and affirm by my signature above, that all information provided herein is true and correct and acknowledge that providing false information is a violation of Parkville Municipal Code.

**6. Acknowledgment of Signature(s) for Additional Owner(s)**

State of Missouri )  
 ) ss.  
 County of \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned notary public, personally appeared \_\_\_\_\_, known to me to be the person(s) described in and who executed the foregoing instrument, who after being duly sworn upon his/her/their oath, deposed, stated and acknowledged the above, and executed the same as his/her/their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal the date and year first above written.

\_\_\_\_\_  
 Notary Public

My Commission Expires: \_\_\_\_\_

***This sheet may be replicated and attached as necessary for additional owners***

**For Office Use Only**

Accepted by: SEAN ACKERSON Date: 4-13-15  
 Validated by: u Date: 4-14-15  
 Area of subject property within 185': \_\_\_\_\_ Area of all property within 185': \_\_\_\_\_  
 % of subject property within 185': \_\_\_\_\_ % of all petitions within 185': \_\_\_\_\_  
 Final Board of Aldermen action on proposed rezoning: \_\_\_\_\_ Vote: \_\_\_\_\_



Petition #: 1520245  
Date Submitted: 4-13-15  
Valid:  Yes  No

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

**Protest Petition – Zoning District Change**

Mayor and Board of Aldermen, please take notice that the undersigned, being the owner(s) of all or a portion of property within an area 185 feet from the property proposed to be rezoned as described below, protests and objects to the proposed rezoning. This protest is given in contemplation of the provisions of Parkville Municipal Code and other applicable laws.

**1. Description of Property to be Rezoned**

Case #: PZ1502 Proposed Zoning: R5 PLANNED MULTIFAMILY RES DISTRICT  
Address or location of property to be rezoned: 6115 + 6105 HIGHWAY 9

**2. Property Owner Information (Person(s) filing the protest)**

Address or parcel number of property within 185 feet of the rezoning: 8512 NW 62 STREET

Name of partnership, corporation, trust or other legal entity if applicable: \_\_\_\_\_

**3. Owner(s) Signature(s)**

All owners of the above property shall print their full name as it appears on the property deed and sign the same below. If the person signing is a co-owner, joint-owner, partner in a partnership, officer of a corporation or has power of attorney over another party, their title must be included. See the Protest Petition Requirements or contact the Parkville Community Development Director or City Clerk for clarification. Additional signatures may be included on the following page.

Printed Name: PAUL F. O'CONNOR  
Title: OWNER  
Signature: Paul F O'Connor

Printed Name: MARY P. O'CONNOR  
Title: OWNER  
Signature: Mary P O'Connor

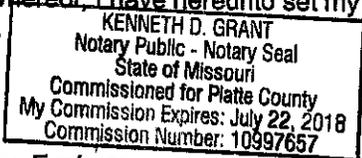
I hereby certify and affirm by my signature above, that all information provided herein is true and correct and acknowledge that providing false information is a violation of Parkville Municipal Code.

**4. Acknowledgment of Signature(s)**

State of Missouri }  
County of Platte } ss.

On this 10 day of April, 2015, before me, the undersigned notary public, personally appeared Paul F and Mary P O'Connor known to me to be the person(s) described in and who executed the foregoing instrument, who after being duly sworn upon his/her/their oath, depose, stated and acknowledged the above, and executed the same as his/her/their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal the date and year first above written.



Kenneth D Grant  
Notary Public

My Commission Expires: 7-22-18

Petition #: 15-0285  
Date Submitted: 4-13-15  
Valid:  Yes  No

All owners of the above property shall print their full name as it appears on the property deed and sign the same below. If the person signing is a co-owner, joint-owner, partner in a partnership, officer of a corporation or has power of attorney over another party, their title must be included. See the separate Protest Petition Requirements or contact the Parkville Community Development Director or City Clerk for clarification.

Printed Name: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_ Title: \_\_\_\_\_  
Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

I hereby certify and affirm by my signature above, that all information provided herein is true and correct and acknowledge that providing false information is a violation of Parkville Municipal Code.

State of Missouri )  
County of \_\_\_\_\_ ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned notary public, personally appeared \_\_\_\_\_, known to me to be the person(s) described in and who executed the foregoing instrument, who after being duly sworn upon his/her/their oath, deposed, stated and acknowledged the above, and executed the same as his/her/their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal the date and year first above written.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

***This sheet may be replicated and attached  
as necessary for additional owners***

Accepted by: SEAN ANDERSON Date: 4-13-15  
Validated by: u Date: 4-15-15  
Area of subject property within 185': \_\_\_\_\_ Area of all property within 185': \_\_\_\_\_  
% of subject property within 185': \_\_\_\_\_ % of all petitions within 185': \_\_\_\_\_  
Final Board of Aldermen action on proposed rezoning: \_\_\_\_\_ Vote: \_\_\_\_\_



Petition #: 15-002 #6  
Date Submitted: 4-13-15  
Valid:  Yes  No

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

**Protest Petition – Zoning District Change**

Mayor and Board of Aldermen, please take notice that the undersigned, being the owner(s) of all or a portion of property within an area 185 feet from the property proposed to be rezoned as described below, protests and objects to the proposed rezoning. This protest is given in contemplation of the provisions of Parkville Municipal Code and other applicable laws.

**1. Description of Property to be Rezoned**

Case #: P21502 Proposed Zoning: R5 Planned multifamily Residential District  
Address or location of property to be rezoned:  
6115 and 6105 Highway 9

**2. Property Owner Information (Person(s) filing the protest)**

Address or parcel number of property within 185 feet of the rezoning: 8505 NW 6<sup>and</sup> St, Parkville, MO 64152

Name of partnership, corporation, trust or other legal entity if applicable: \_\_\_\_\_

**3. Owner(s) Signature(s)**

All owners of the above property shall print their full name as it appears on the property deed and sign the same below. If the person signing is a co-owner, joint-owner, partner in a partnership, officer of a corporation or has power of attorney over another party, their title must be included. See the Protest Petition Requirements or contact the Parkville Community Development Director or City Clerk for clarification. Additional signatures may be included on the following page.

Printed Name: Tina Wheeler  
Title: Co-owner  
Signature: Tina Wheeler

Printed Name: Brian Wheeler  
Title: Co-owner  
Signature: Brian Wheeler

I hereby certify and affirm by my signature above, that all information provided herein is true and correct and acknowledge that providing false information is a violation of Parkville Municipal Code.

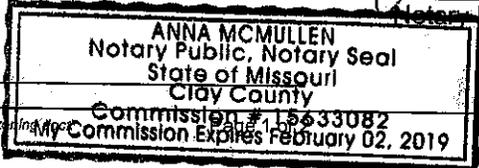
**4. Acknowledgment of Signature(s)**

State of Missouri }  
County of Jackson } ss.

On this 7<sup>th</sup> day of April, 2015, before me, the undersigned notary public, personally appeared Tina Wheeler, Brian Wheeler known to me to be the person(s) described in and who executed the foregoing instrument, who after being duly sworn upon his/her/their oath, deposed, stated and acknowledged the above, and executed the same as his/her/their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal the date and year first above written.

Anna McMullen  
Notary Public



My Commission Expires: \_\_\_\_\_

Petition #: 15-02 #6  
Date Submitted: 4-13-15  
Valid:  Yes  No

All owners of the above property shall print their full name as it appears on the property deed and sign the same below. If the person signing is a co-owner, joint-owner, partner in a partnership, officer of a corporation or has power of attorney over another party, their title must be included. See the separate Protest Petition Requirements or contact the Parkville Community Development Director or City Clerk for clarification.

Printed Name: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_ Title: \_\_\_\_\_  
Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

I hereby certify and affirm by my signature above, that all information provided herein is true and correct and acknowledge that providing false information is a violation of Parkville Municipal Code.

State of Missouri )  
County of \_\_\_\_\_ ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned notary public, personally appeared \_\_\_\_\_, known to me to be the person(s) described in and who executed the foregoing instrument, who after being duly sworn upon his/her/their oath, depose, stated and acknowledged the above, and executed the same as his/her/their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal the date and year first above written.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

***This sheet may be replicated and attached as necessary for additional owners***

Accepted by: SEAN ACCORSON Date: 4-13-15  
Validated by: [Signature] Date: 4-14-15  
Area of subject property within 185': \_\_\_\_\_ Area of all property within 185': \_\_\_\_\_  
% of subject property within 185': \_\_\_\_\_ % of all petitions within 185': \_\_\_\_\_  
Final Board of Aldermen action on proposed rezoning: \_\_\_\_\_ Vote: \_\_\_\_\_



Petition #: 15-02 #7  
Date Submitted: 4-13-15  
Valid:  Yes  No

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

**Protest Petition – Zoning District Change**

Mayor and Board of Aldermen, please take notice that the undersigned, being the owner(s) of all or a portion of property within an area 185 feet from the property proposed to be rezoned as described below, protests and objects to the proposed rezoning. This protest is given in contemplation of the provisions of Parkville Municipal Code and other applicable laws.

Case #: PZ1502 Proposed Zoning: RS Planned Multi-Family Residential District  
Address or location of property to be rezoned: 6115 & 6105 Highway 9

Address or parcel number of property within 185 feet of the rezoning: 6113 North Route 9 and 6115 North State Route 9, Parkville Mo 64152

Name of partnership, corporation, trust or other legal entity if applicable: \_\_\_\_\_

All owners of the above property shall print their full name as it appears on the property deed and sign the same below. If the person signing is a co-owner, joint-owner, partner in a partnership, officer of a corporation or has power of attorney over another party, their title must be included. See the Protest Petition Requirements or contact the Parkville Community Development Director or City Clerk for clarification. Additional signatures may be included on the following page.

Printed Name: ALLEN R. KAISER  
Title: \_\_\_\_\_  
Signature: Allen R. Kaiser

Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Signature: \_\_\_\_\_

I hereby certify and affirm by my signature above, that all information provided herein is true and correct and acknowledge that providing false information is a violation of Parkville Municipal Code.

State of Missouri )  
County of Platte ) ss.

On this 7 day of APRIL, 2015 before me, the undersigned notary public, personally appeared Allen R. Kaiser known to me to be the person(s) described in and who executed the foregoing instrument, who after being duly sworn upon his/her/their oath, depose, stated and acknowledged the above, and executed the same as his/her/their free act and deed.

In testimony whereof, I hereunto set my hand and affixed my official seal the date and year first above written.



Turner D. Gray  
Notary Public

My Commission Expires: 7-22-18





Petition #: 15-02 #8  
Date Submitted: 4-14-15  
Valid:  Yes  No

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0015

**Protest Petition – Zoning District Change**

Mayor and Board of Aldermen, please take notice that the undersigned, being the owner(s) of all or a portion of property within an area 185 feet from the property proposed to be rezoned as described below, protests and objects to the proposed rezoning. This protest is given in contemplation of the provisions of Parkville Municipal Code and other applicable laws.

**1. Description of Property to be Rezoned**

Case #: PZ1502 Proposed Zoning: R5 Planned Mult, family Residential District  
Address or location of property to be rezoned: 6115 & 6105 Highway 9

**2. Property Owner Information (Person(s) filing the protest)**

Address or parcel number of property within 185 feet of the rezoning: 8513 NW 602 ST  
Name of partnership, corporation, trust or other legal entity if applicable:

**3. Owner(s) Signature(s)**

All owners of the above property shall print their full name as it appears on the property deed and sign the same below. If the person signing is a co-owner, joint-owner, partner in a partnership, officer of a corporation or has power of attorney over another party, their title must be included. See the Protest Petition Requirements or contact the Parkville Community Development Director or City Clerk for clarification. Additional signatures may be included on the following page.

Printed Name: CHARLES R GREENER III Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_ Title: \_\_\_\_\_  
Signature: Charles R Greener III Signature: \_\_\_\_\_

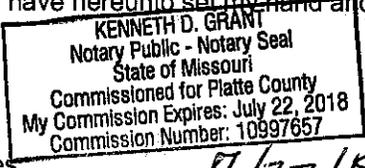
I hereby certify and affirm by my signature above, that all information provided herein is true and correct and acknowledge that providing false information is a violation of Parkville Municipal Code.

**4. Acknowledgment of Signature(s)**

State of Missouri )  
County of Platte ) ss.

On this 13 day of April, 2015 before me, the undersigned notary public, personally appeared Charles R Greener III, known to me to be the person(s) described in and who executed the foregoing instrument, who after being duly sworn upon his/her/their oath, deposed, stated and acknowledged the above, and executed the same as his/her/their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal the date and year first above written.



*Kenneth D Grant*  
Notary Public

My Commission Expires: 7/22/18

Petition #: 15-0248  
Date Submitted: 4-14-15  
Valid:  Yes  No

**5. Additional Owner(s) Signature(s)**

All owners of the above property shall print their full name as it appears on the property deed and sign the same below. If the person signing is a co-owner, joint-owner, partner in a partnership, officer of a corporation or has power of attorney over another party, their title must be included. See the separate Protest Petition Requirements or contact the Parkville Community Development Director or City Clerk for clarification.

Printed Name: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_ Title: \_\_\_\_\_  
Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

I hereby certify and affirm by my signature above, that all information provided herein is true and correct and acknowledge that providing false information is a violation of Parkville Municipal Code.

**6. Acknowledgment of Signature(s) for Additional Owner(s)**

State of Missouri )  
County of \_\_\_\_\_ ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned notary public, personally appeared \_\_\_\_\_, known to me to be the person(s) described in and who executed the foregoing instrument, who after being duly sworn upon his/her/their oath, depose, stated and acknowledged the above, and executed the same as his/her/their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal the date and year first above written.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

***This sheet may be replicated and attached as necessary for additional owners***

**For Office Use Only**

Accepted by: SIPAN ACKERSON Date: 4-14-15  
Validated by: vi Date: 4-14-15  
Area of subject property within 185': \_\_\_\_\_ Area of all property within 185': \_\_\_\_\_  
% of subject property within 185': \_\_\_\_\_ % of all petitions within 185': \_\_\_\_\_  
Final Board of Aldermen action on proposed rezoning: \_\_\_\_\_ Vote: \_\_\_\_\_



PETITION AREA: IS NOT WITHIN NOTIFICATION AREA (W/IN 185').  
4-15-15

Petition #: 15-02 #9  
Date Submitted: 4-15-15  
Valid:  Yes  No

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

**Protest Petition – Zoning District Change**

Mayor and Board of Aldermen, please take notice that the undersigned, being the owner(s) of all or a portion of property within an area 185 feet from the property proposed to be rezoned as described below, protests and objects to the proposed rezoning. This protest is given in contemplation of the provisions of Parkville Municipal Code and other applicable laws.

Case #: PZ1502 Proposed Zoning: R5 Planned Multi-family Residential District  
Address or location of property to be rezoned:  
6115 and 6105 Highway 9

Address or parcel number of property within 185 feet of the rezoning:  
6112 NW Pine Ridge Rd  
Parkville, MO 64152

Name of partnership, corporation, trust or other legal entity if applicable:  
Jane Shay Trust Dated July 7, 2008

All owners of the above property shall print their full name as it appears on the property deed and sign the same below. If the person signing is a co-owner, joint-owner, partner in a partnership, officer of a corporation or has power of attorney over another party, their title must be included. See the Protest Petition Requirements or contact the Parkville Community Development Director or City Clerk for clarification. Additional signatures may be included on the following page.

Printed Name: Jane E. Shay  
Title: OWNER, TRUSTEE  
Signature: Jane E Shay

Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Signature: \_\_\_\_\_

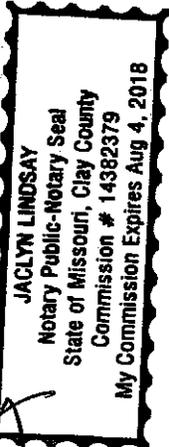
I hereby certify and affirm by my signature above, that all information provided herein is true and correct and acknowledge that providing false information is a violation of Parkville Municipal Code.

State of Missouri )  
County of PLATE ) ss.

On this 7th day of April, 2015, before me, the undersigned notary public, personally appeared Jane E. Shay known to me to be the person(s) described in and who executed the foregoing instrument, who after being duly sworn upon his/her/their oath, deposed, stated and acknowledged the above, and executed the same as his/her/their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal the date and year first above written.

Jaclyn Lindsay  
Notary Public



My Commission Expires: 8/4/18

Petition #: 15-0249  
Date Submitted: 4-15-15  
Valid:  Yes  No

All owners of the above property shall print their full name as it appears on the property deed and sign the same below. If the person signing is a co-owner, joint-owner, partner in a partnership, officer of a corporation or has power of attorney over another party, their title must be included. See the separate Protest Petition Requirements or contact the Parkville Community Development Director or City Clerk for clarification.

Printed Name: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_ Title: \_\_\_\_\_  
Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

I hereby certify and affirm by my signature above, that all information provided herein is true and correct and acknowledge that providing false information is a violation of Parkville Municipal Code.

State of Missouri )  
County of \_\_\_\_\_ ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned notary public, personally appeared \_\_\_\_\_, known to me to be the person(s) described in and who executed the foregoing instrument, who after being duly sworn upon his/her/their oath, depose, stated and acknowledged the above, and executed the same as his/her/their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal the date and year first above written.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

***This sheet may be replicated and attached  
as necessary for additional owners***

Accepted by: SEAN ACKERSON Date: 4-15-15  
Validated by: NOT VAHO Date: 4-15-15  
Area of subject property within 185': \_\_\_\_\_ Area of all property within 185': \_\_\_\_\_  
% of subject property within 185': \_\_\_\_\_ % of all petitions within 185': \_\_\_\_\_  
Final Board of Aldermen action on proposed rezoning: \_\_\_\_\_ Vote: \_\_\_\_\_

## **CITY OF PARKVILLE**

### **Policy Report**

DATE: Thursday, April 16, 2015

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

Reviewed By:  
Lauren Palmer  
City Administrator

ISSUE:  
Request to remove a portion of Klamm Road in Parkville and to authorize staff to approve associated construction drawings and a development agreement subject to conditions.

BACKGROUND:

AG Spanos Companies recently received approval from the City of Kansas City, Missouri to construct 291 apartments on approximately 32 acres located east of the Riss Lake subdivision, east of Klamm Road and south of 45 Highway in Kansas City, Missouri. The development plans include approval to relocate Klamm Road to the east, moving it outside the existing right-of-way. Fifteen feet of that right-of-way was dedicated to the City of Parkville with the Riss Lake 6<sup>th</sup> Plat.

The project owners submitted "Klamm Road Removal and Grading Plans" prepared by Olsson Associates dated March 11, 2015 for City review and approval. The plans show removing the existing Klamm Road pavement, re-grading the site, making minor modifications to the existing stormwater improvements and installing erosion control measures to be implemented during construction. The plans also proposed a 740 foot long, split-face block privacy wall within the Parkville right-of-way. A corresponding letter from the applicant's legal counsel explains that the wall is proposed in response to concerns from adjacent neighbors in Riss Lake. The wall is proposed with the caveat that the City or abutting property owners maintain the wall once constructed.

Staff has reviewed the construction plans and identified revisions and issues that need to be addressed. With the exception of the wall, staff concludes that the proposed improvements are appropriate subject to necessary revisions, clarifications and approval of final plans. With regard to the proposed wall, staff has concluded that the wall would not be a public improvement and therefore should not be maintained by the City of Parkville. Instead the improvement should be maintained by the project owners, or by those who benefit from the wall.

Beyond consideration of the construction plans, staff will propose vacating the Klamm Road right-of-way in the Parkville city limits once the road is relocated. After relocation, the right-of-way will no longer serve a public transportation purpose. With the exception of any utilities which could be maintained in a dedicated utility easement, there the right-of-way would no longer serve a clear public purpose. This vacation has been discussed with AG Spanos Development, Don Julian (president of the Riss Lake Home Owners Association) and with those abutting property owners that attended discussions at City Hall regarding the development. Since the relocation is necessitated by the AG Spanos Development, staff is recommending that associated costs be borne by the applicant. AG Spanos has agreed to prepare necessary legal descriptions and staff is recommending that direct costs associated with public notices, recording and other fees be borne by them as well.

---

**BUDGET IMPACT:**

With the exception of staff time for review and approval of construction plans, staff time for construction inspection and nominal revenues from required permits, there is no anticipated budget impact. There are direct costs anticipated for the vacation of the Klamm Road right-of-way including notification, recording and other direct costs, which will be reimbursed by the developer.

**ALTERNATIVES:**

1. Approve removing the portion of Klamm Road in Parkville subject to conditions; and authorize staff to approve associated construction drawings and a development agreement, as recommended by staff.
2. Approve removing Klamm Road subject to other specified conditions.
3. Deny the request.
4. Postpone consideration.

**STAFF RECOMMENDATION:**

Staff recommends the Board approve removing a portion of Klamm Road in Parkville and authorize staff to approve associated construction drawings and a development agreement subject to the following conditions:

- final construction plan approval by the Public Works Director prior to construction;
- issuance of all necessary permits prior to construction;
- verification that no improvements proposed would disallow vacation of that portion of the existing Klamm Road right-of-way located in Parkville;
- the applicant providing legal descriptions for that portion of Klamm Road to be vacated to abutting property owners;
- the applicant reimbursing the City for direct costs associated with required correspondence, notice publication, recording fees and other direct costs associated with vacating Klamm Road; and
- the wall construction only upon execution of a written agreement for maintenance with the Riss Lake HOA, individual property owners, or other entity; and
- staff approval of a development agreement with AG Spanos Companies as determined necessary to implement these conditions.

**POLICY:**

Per Parkville Municipal Code, Section 100.140, vacation or discontinuance of a public street must be approved by the Board of Aldermen by ordinance. A vacation ordinance will be presented to the Board of Aldermen at a later date.

**SUGGESTED MOTION:**

I move to approve removing a portion of Klamm Road in Parkville; and authorize staff to approve associated construction drawings and a development agreement subject to the conditions outlined in the policy report.

**ATTACHMENTS:**

1. March 20, 2015 letter from Patricia Jensen of White Goss Attorneys at Law
  2. Klamm Road Removal and Grading Plans” prepared by Olsson Associates and dated March 11, 2015
-

WHITE

GOSS  
ATTORNEYS AT LAW

PATRICIA R. JENSEN  
pjensen@whitegoss.com  
816.502.4723

March 20, 2015

**VIA HAND DELIVERY**

Sean Ackerson  
Community Development Director  
City of Parkville  
8880 Clark Ave.  
Parkville, MO 64152

**Re: The Preserve Apartment Homes (Klamm Apartments)—Construction Plans  
for Removal of Existing Klamm Road Pavement in Parkville Right of Way**

Dear Sean:

During the past several months, we have discussed and worked with you, other City officials and the Riss Lake neighbors on The Spanos Corporation's ("Spanos") plan for the development of the southeast corner of N.W. 64<sup>th</sup> Street (Missouri Highway 45) and Klamm Road in Kansas City, Missouri, for the development of a 291 apartment home community now known as The Preserve Apartment Homes. On December 11, 2014, the City Council of Kansas City, Missouri, approved the rezoning of the property to District MPD along with the MPD Development Plan for the development of the apartment community. Since that time, we have been working on the final plans for construction of both the private improvements and the public improvements for the community.

As a part of the development of The Preserve Apartment Homes, Spanos will be reconstructing Klamm Road from N.W. 64<sup>th</sup> Street to the southern boundary of the apartment community development. The new Klamm Road will be constructed within the city limits of Kansas City, Missouri, and the portion of existing Klamm Road that is within the city limits of Parkville will be removed and this area will be regraded for the construction of Klamm Road. Please find enclosed three sets of construction plans for Klamm Road Removal & Grading. We request that you review these plans with the appropriate City staff and approve them so that Spanos can obtain the necessary permit from Parkville for the work under these plans. One of the issues discussed by several adjacent neighbors in Riss Lake was their desire that Spanos construct a wall along the west side of Klamm Road to buffer the Riss Lake neighborhood from The Preserve Apartment Home development. Spanos considered this request and is willing to install/construct a 6' tall (740' long) split face block wall with weep holes for drainage in the existing Parkville right of way once the existing Klamm paving is removed. This wall is included within these drawings.

Sean Ackerson  
March 20, 2015  
Page 2

We understand that it is Parkville's desire to vacate the existing right-of-way in Klamm Road and deed it to the adjacent neighbors once the existing paving is removed, the grading is completed, the wall is constructed, and the work is accepted. Spanos has no objection to this plan once all of the work that it needs to complete is finished and accepted. You have also requested that we provide you with legal descriptions for each of the parcels of the right-of-way that will be deeded to the adjacent property owners once the vacation is completed. We agreed to do that and will provide those legal descriptions to you once we have completed the necessary work in the right-of-way.

We appreciate all of our discussions with you and believe that we will be developing an apartment home community that will not only benefit Kansas City but Parkville as well given the adjacency to Parkville. Please let me know if you have any questions and if you need anything further in order to approve the plans enclosed and issue the permit for the work in the Klamm Road right-of-way in Parkville.

Very truly yours,



Patricia R. Jensen

PRJ:hkm  
enclosures

cc: Alexandros Economou (w/o enc., via e-mail [aeconomou@agspanos.com](mailto:aeconomou@agspanos.com))  
Jennifer Mahurin (w/o enc., via e-mail [jmahurin@agspanos.com](mailto:jmahurin@agspanos.com))  
Megan Walter (w/o enc., via e-mail [mwalter@olssonassociates.com](mailto:mwalter@olssonassociates.com))  
G. Elaine Bowers (w/ 50% reduction)











## **CITY OF PARKVILLE**

### **Policy Report**

Date: April 13, 2015

Prepared By:  
Alysen Abel  
Public Works Director

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

ISSUE:

Request to approve an ordinance accepting the public street and storm sewer improvements, and accepting the associated maintenance bonds for Thousand Oaks 13<sup>th</sup> Plat, Phase B.

BACKGROUND:

The Thousand Oaks subdivision continues to grow and the developer (David Barth, Forrest Park Development, LLC) has completed the public street and storm sewer improvements for Thousand Oaks 13<sup>th</sup> Plat, Phase B. These improvements were completed April 1, 2015. Mr. Barth has provided the required two-year Maintenance Bond that covers any repairs to the curb, paving and storm sewers for two years beyond the date of acceptance. He is requesting that these improvements be accepted by the City.

The improvements were constructed in 2014 and 2015. In summer 2014 the City implemented a more intentional inspection program, hiring a part-time inspector to assist the Public Works Director with inspections. Much of the site grading for the development and public improvements was completed during that time. Unfortunately, the Public Works Director and inspector did not keep records that were detailed enough to conclude that the subgrade meets all required specifications. Instead, Mr. Barth provided proctor and compaction test results from a third party testing agency showing that areas tested met or exceeded applicable requirements.

In late 2014, the City contracted with a professional engineer to inspect final subgrade preparation and construction of the streets, including the curbs and gutters. During this period deviations from adopted standards were noted. It was concluded that although outside the specified standards, the specifications were equal to those required by the City. The first lifts of asphalt were allowed to cure and set in place until final lifts of asphalt were completed this spring. The Public Works Director and the City's inspector re-inspected the improvements and found no visible defects.

With the exception of approved changes and deviations above, the improvements were constructed in accordance with plans approved by the Public Works department and determined to meet all applicable City codes and standards. Although deviations were noted, staff does not recommend an extended maintenance period.

BUDGET IMPACT:

The acceptance of these public improvements will have no immediate budget impact however it will add to future street maintenance responsibilities.

ALTERNATIVES:

1. Approve an ordinance accepting the public street and storm sewer improvements for Thousand Oaks 13<sup>th</sup> Plat, Phase B.
2. Do not approve the ordinance.
3. Postpone the item.

STAFF RECOMMENDATION:

Staff recommends the Board of Aldermen accept the public street and storm sewer improvements for Thousand Oaks 13<sup>th</sup> Plat, Phase B.

POLICY:

Per Parkville Municipal Code Section 505.080, the Board of Aldermen must accept public improvements prior to the issuance of building permits. Per this section, the Board must also approve the maintenance bond in an amount equal to fifty percent (50%) of the cost of the improvements and guaranteeing against defects in the construction of streets for a period of two (2) years.

SUGGESTED MOTION:

I move that Bill No. 2836, an ordinance accepting the public street and storm sewer improvements, and accepting the associated maintenance bonds for Thousand Oaks 13<sup>th</sup> Plat, Phase B, be approved on first reading.

I move that Bill No. 2836 be approved on first reading and passed to second reading by title only.

I move that Bill No. 2836 be approved on second reading to become Ordinance No. \_\_\_\_.

ATTACHMENT:

1. Ordinance

**AN ORDINANCE ACCEPTING PUBLIC STREET AND STORM SEWER IMPROVEMENTS AND ACCEPTING THE ASSOCIATED MAINTENANCE BONDS IN THE THOUSAND OAKS SUBDIVISION 13<sup>TH</sup> PLAT, PHASE B**

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

Section 1. The streets and storm sewer located within the right-of way and easement of the Thousand Oaks 13th Plat Phase B are hereby accepted.

Section 2. With the exception of deviations noted below, the design and construction of the improvements meets or was determined to be equivalent to the City's adopted standards as set forth in the Parkville Municipal Code and the currently adopted edition of the Kansas City Metro Chapter of the American Public Works Association (KC-APWA).

Section 3. During the construction, changes were made associated with the inspection procedures. Inspection records could not be found to verify the proper compaction of subgrade. The developer provided third party testing results that verified that the subgrade met or exceed the applicable requirements.

Section 4. Deviations from the adopted standards were noted by the inspection staff. It was concluded that the deviations were within an acceptable range for construction tolerances.

Section 5. A Maintenance Bond in the amount of \$335,796.00 is hereby accepted. The acceptance date will initiate the beginning of the required two-year maintenance bond period as outlined in Parkville Municipal Code Chapter 505, Section 505.080. Per this section, the applicant is responsible to correct defects or other issues apparent in that time.

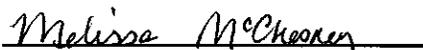
Section 6. This ordinance is effective upon its passage and approval.

PASSED and APPROVED this 21<sup>st</sup> day of April 2015.



  
Mayor Nanette K. Johnston

ATTESTED:

  
City Clerk Melissa McChesney

## **CITY OF PARKVILLE**

### **Policy Report**

Date: April 13, 2015

Prepared By:  
Alysen Abel  
Public Works Director

Reviewed By:  
Lauren Palmer  
City Administrator

ISSUE:

Request to approve the purchase of truck equipment from Kranz of Kansas City, Inc. for the two new Public Works trucks.

BACKGROUND:

On February 17, 2015, the Board of Aldermen approved the purchase of two Ford F-350 4x4 Super Duty trucks from Thoroughbred Ford for the Streets Division of the Public Works Department. The first truck was purchased last week with the anticipated delivery in May. Based on sufficient first quarter revenues in the Transportation Fund, City staff plans to purchase the second truck in May with the anticipated delivery in July.

Both trucks will be equipped with salt spreaders, plow blades, and associated equipment necessary for maintenance and emergency snow operations. The City released a bid request for this equipment in March and received one response from Kranz of Kansas City. Kranz has provided the equipment for several of the trucks in the Public Works fleet and has provided good service. Staff is aware of two other companies in the Kansas City area that provide similar equipment, with some variations. They are Knapeide and American Equipment Company. These companies were alerted to the bid opportunity in advance of the deadline, but decided not to submit a bid. Both companies stated to staff that they could not compete with pricing and offer the exact equipment.

The cost to fully equip each of the new trucks would be \$26,154.00. City staff plans to stagger the payment of the equipment, similar to what was done with the purchase of the Ford F-350 trucks.

City staff researched the Missouri Statewide Purchasing Contract website and the Kansas City Regional Planning Cooperative. Neither website included truck equipment in its cooperative arrangement.

The Ford F-350 Trucks are purchased with only the cab and chassis; the truck equipment bid includes the installation of the truck bed. The salt spreader and snow plow have a useful life of about 5 years, but the Public Works maintenance crew is able to extend that life because they take excellent care of the equipment. Since last year's equipment was purchased late in the year, the Public Works staff had to make concessions to receive the equipment available instead of getting the exact equipment ordered. By ordering this time of year, staff will receive the exact equipment needed to efficiently perform their duties.

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).

**ITEM 6D**  
*For 04-21-15*  
**Board of Aldermen Meeting**

The price of the two Ford F-350 trucks was \$51,809.52, and the price of the equipment for the two trucks will be \$52,308.00. The total price for the trucks and equipment is within the anticipated budget at \$104,117.52.

Two trucks from the City's fleet will be decommissioned, once the new trucks have been completed. The older vehicles will be sold at auction later this year, and the proceeds will be deposited in the Transportation Fund. The proceeds are budgeted as a revenue in the Transportation Fund and are therefore not reflected in the expense amount budgeted for this purchase.

Two plows and salt spreaders will be rotated out of the City's fleet. Staff plans to dispose of the plow and spreader equipment on the 2001 truck when sold at auction. The other plow and spreader will remain in the City's inventory for use as a spare.

**ALTERNATIVES:**

1. Approve the purchase of Truck Equipment from Kranz for two Ford F-350 4x4 Super Duty trucks.
2. Do not approve the purchase.
3. Postpone the item.

**STAFF RECOMMENDATION:**

Staff recommends that the Finance Committee recommend that the Board of Aldermen authorize the purchase order of truck equipment from Kranz for two Ford F-350 Super Duty trucks for a total amount of \$52,308.00.

**FINANCE COMMITTEE RECOMMENDATION:**

At the meeting on April 13, 2015, the Finance Committee, by a vote of 5-0, recommended that the Board of Aldermen approve the purchase of truck equipment for two new Public Works Trucks.

**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 truck equipment from Kranz of Kansas City, Inc. for two Ford F-350 4x4 Super Duty trucks for a total amount of \$52,308.

**ATTACHMENTS:**

1. Bid Tabulation
2. Bid Form
3. Purchase Order

## BID TABULATION

Truck Equipment for Ford F-350 Cab & Chassis Trucks  
Wednesday, April 1, 2015  
10:05 a.m. – Public Works Conference Room

Bidder	TOTAL
Kranz of Kansas City, Inc. Kansas City, Missouri	\$26,154.00 *

(\* ) Recommended Award of Purchase

### Attachment 3 – BID FORM

Item	Cost	Comply	Alternate
Galion 100 Series (GAL-100UDSP)	\$ 7,443.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Henderson Stainless Steel Salt & Sand Spreader	\$ 5,750.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hydraulic System for dump & spreader	\$ 5,554.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Meyers Snowplow	\$ 5,310.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Receiver hitch	\$ 500.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ICC bumper install/wire to recept/install combo hitch	\$ 50.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cab shield mounted strobe	\$ 310.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Four corner strobes	\$ 650.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Undercoating of truck and truck bed	\$ 287.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Nerf Bar Steps-both sides	\$ 300.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Total</b>	<b>\$ 26,154.00</b>	<input type="checkbox"/>	<input type="checkbox"/>

\*Please indicate above if the equipment included in the bid complies with the specifications or if you are providing an alternate bid. For any item in which an alternate is proposed, please describe the variation from the specifications. A separate sheet may be attached.

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Estimated time from order to delivery for equipment (days): 90-120

#### Bidder Information

Company: Kranz of Kansas City

Representative: Chip Pointer

Phone: 816-231-9995 Fax: 816-920-6226

Email: cpointer@kranzkc.com Website: \_\_\_\_\_

Address: 3738 Gardner Ave. Kansas City, MO 64120  
Street City State Zip Code

## PURCHASE ORDER

(non-construction)

**CITY OF PARKVILLE (PURCHASER)**  
**(816) 741-7676 PH (816) 741-0013 (F)**

Date: April 21, 2015

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

**VENDOR** Kranz of Kansas City

3738 Gardner Ave.

Kansas City, MO 64120

Phone: 816-231-9995 Fax: 816-920-6226

SHIP TO: Parkville City Hall, 8880 Clark Avenue, Parkville MO 64152

INVOICE TO: City of Parkville, Attn: 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-Six Thousand, One Hundred Fifty-Four and NO/100 Dollars (\$26,154.00) 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 120 days from purchase order date.

**ITEMS:**

Truck equipment for two (2) 2015 Ford F-350 Cab & Chassis Trucks, specifically as outlined in Attachment 1 entitled "Detailed Specifications", attached hereto.

Attachment "1" – Detailed Specifications  
See Attachment "A" – Terms and Conditions  
See Attachment "B" – Insurance Requirements

**SCHEDULE OF DELIVERY:**

Timeline:

Within 90-120 days from date of purchase order.

**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")

KRANZ OF KANSAS CITY ("Vendor")

By: *[Signature]*

By: *[Signature]*

Title: *Mayor*

Title: *Sales Account Rep*

Date: April 21, 2015

Date: 4-23-15



## 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. **Insurance.** Vendor shall maintain liability and other insurance as set forth on Attachment "B" in amounts, with coverage and in companies satisfactory to Purchaser.

4. **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.

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

6. **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.

7. **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.

8. **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.

9. **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.

10. **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.

11. **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.

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

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

## Attachment "B"

### INSURANCE REQUIREMENTS FOR PURCHASE ORDER

1. Vendor agrees to procure and carry, at its sole cost, until completion of this Purchase Order and all applicable warranty periods, all insurance, with identical limits of liability and scope of coverages, as set forth below; provided, however:
  - 1.1 All insurance is to be issued by companies and with liability limits acceptable to Purchaser.
  - 1.2 Purchaser reserves the right to review certified copies of any and all insurance policies to which this Purchase Order is applicable.
  - 1.3 Insurance certificates, written on a standard ACORD form, and **a copy of the additional insured endorsement**, must be received by Purchaser prior to any payment by Purchaser or delivery of goods.
2. Such insurance shall include the following terms and conditions:
  - 2.1 All coverages obtained by Vendor, except professional liability if applicable, shall be on an occurrence policy form and not on a claims made policy form.
  - 2.2 The cost of defense of claims shall not erode the limits of coverage furnished.
  - 2.3 Advance notice of cancellation. All insurance certificates will state that all coverages are in effect and will not be canceled without thirty (30) days' prior written notice to Purchaser and other required additional insureds (except for non-payment of premium, for which at least ten (10) days advance notice shall be given to Purchaser) of such insurance and shall contain an endorsement stating the insurers agreement to provide such notice, using CNA form G-140327-B (Ed. 07/11), Travelers Form IL T4 00 (12/09) or other equivalent carrier forms, such as ACORD forms. **A copy of the Notice of Cancellation Endorsement must be furnished to Purchaser prior to delivery of goods.**
  - 2.4 Severability of Interest. All insurance carried shall be endorsed to provide that, inasmuch as this policy is written to cover more than one insured, all terms, conditions, insuring agreements and endorsements, with the exception of limits of liability, shall operate in the same manner as if there were a separate policy covering each insured.
  - 2.5 Commercial General Liability Insurance. Vendor shall obtain and maintain Commercial General Liability Insurance, on an occurrence form for the hazards of contractual liability insuring the indemnities set forth in the Purchase Order, including personal injury, death and property damage.
  - 2.6 Excess Liability. Vendor shall maintain Excess Liability coverage on an umbrella form with minimum limits of \$1,000,000.00 per occurrence and \$1,000,000.00 aggregate.
  - 2.8 Waiver of Subrogation. All insurance policies supplied shall include a waiver of any right of subrogation of the insurers thereunder against Purchaser and all its assigns, subsidiaries, affiliates, employees, insurers and underwriters. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity has an insurable interest in the property damaged.
  - 2.9 Additional Insureds. Purchaser shall be included as additional insureds under Vendor's furnished insurance, for ongoing and completed operations, 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 04/12), under the commercial general liability policy. Said insurance shall be written on an OCCURRENCE basis, and shall be PRIMARY and NON-CONTRIBUTING.
  - 2.10 Insurance Primary. All policies of insurance provided pursuant to this article shall be written as primary policies, and not in excess of the coverage of the indemnitee's insurance.
3. No Limitation of Liability. The required coverages referred to and set forth herein shall in no way affect, nor are they intended as a limitation on, Vendor's liability with respect to its performance of this Purchase Order.

# Attachment 1 - DETAILED SPECIFICATIONS

Truck equipment for 2015 Ford F-350 Cab & Chassis Truck.

**1. Galion 100 series dump body 2-3 yard capacity (GAL-100UDSP):**

- 9' length, 84" inside width, 13" sides
- Floor 10 ga. High tensile – Side 12 ga. High tensile
- Fold-down sides
- Dirt shedding top and bottom rail
- Full depth rear corner post
- Tailgate - (3) panel 19" height
- Cab shield 12" over cab with expanded metal window
- Manual tailgate release
- Hoist capacity – 7 ton
- Power up and down
- Installed with ICC light flaps in front and behind rear axle and painted red color

**2. Henderson Stainless Steel Salt & Sand Spreader:**

- Capacity: 2.0 yards
- Hydraulic drive single motor
- Inverted vee over conveyor
- Extended spinner chute
- Heavy duty top grate screen
- Spreader hold-down kit (ratchet straps)
- 6" extended Stainless steel sides
- Installed

**3. Hydraulic system to operate above dump and spreader:**

- Belt-drive hydraulic pump – 8 GPM
- Frame mounted, 20 gallon reservoir with suction line ball valve and return line filter
- (2) section control valve for double acting hoist and motor spool for spreader
- Morse control cables installed in cab on tower for hoist and spreader on/off
- Flow control valve for spreader frame, mounted driver side
- Hydraulic hoses and quick couplers
- Installed

**4. Meyers Snowplow:**

- Blade length – 9' poly blade
- Electro touch power unit with cab controls
- E-Z mounting system
- Power angling
- (4) Trip springs
- Aux. Nite Saber II light system
- Installed

5. **Receiver hitch – ICC bumper install and wire to (6) pole trailer receptacle – install combo hitch with 2 5/16 ball.**
  
6. **Cab shield mounted strobe:**
  - **Superior Signal SY9340a – Cab shield mounted dual strobe installed on cab shield center front wired to upfitter dash switch**
  - **Ford upfitted switch – switches to be re-wired hot all the time.**
  
7. **Four Corner strobes:**
  - **4 corner amber strobe lights**
  - **22 flash patterns**
  - **Potted circuit board**
  - **Wired to upfitter switch**
  - **Installed**
  
8. **Under-coating of truck and truck bed:**
  - **After frame, dump bed and snowplow bracket has been installed, have underside of truck undercoated.**
  
9. **Nerf Bar Steps:**
  - **Install DeeZEE DZ370391 Nerf Bar Steps – both sides**

## **CITY OF PARKVILLE Policy Report**

Date: April 15, 2015

Prepared By:  
Tim Blakeslee  
Assistant to the City Administrator

Reviewed By:  
Lauren Palmer  
City Administrator

ISSUE:  
Adopt the Parkville Parks Donation Program.

**BACKGROUND:**

As presented to the Community Land and Recreation Board (CLARB) on January 14, 2015, the City has received a number of inquiries into donation possibilities in both English Landing Park and Platte Landing Park. As a result, staff began working on a new park donation program to better take advantage of future donation requests. On March 11, 2015, staff presented to CLARB on the current status of the project. The presentation included details of the proposed donation program, a draft donation website, and a draft donation brochure. After the meeting in March, various program details were fine-tuned and few other changes were made to correspond with CLARB's recommendations. On April 8, 2015, staff presented the final Parkville Parks Donation Program to CLARB for approval. Overall, the donation program is split into four primary areas of focus: Memorial Bench Donation, Memorial Tree Donation, Dog Park Donations, and General Park Donations.

***Areas of focus:***

- **Memorial Bench Donation:** A bench donation includes a black 6 foot long bench that is made with a thermo-plastic coating over steel set in a concrete pad, a memorial plaque, a commemorative certificate, map, and a photo of the bench. The cost of a bench donation is \$2,000.00.
- **Memorial Tree Donation:** A tree donation includes a high-quality 30 gallon tree, which is 8 to 12 feet tall and 2"-2.5" caliper, planted and maintained for its life span. A memorial tree donation also includes a commemorative certificate, map, and a photo of the tree. For landscaping and general maintenance purposes, a memorial tree does not include a plaque. The cost of a tree donation is \$400.00.
- **Dog Park Donations:**
  - The purchase of a Dog Tag memorial plaque is a relatively inexpensive alternative for residents and visitors to help support the Dog Park. A donation of \$50.00-\$100.00 reserves a personalized tag. The idea is that Dog Tags will be on display year round on a display board at the Dog Park. Donated funds will be used for the purchase of new Dog Park equipment and general year round maintenance of the Dog Park.
  - Larger donations to the Dog Park are also accepted. The informational website lists toys and amenities available for donation inside and around the Dog Park. Currently available for donation: ramps, tunnels, teeter-totters, hoops, fire hydrants. These donation options range from \$500.00 to \$2,000.00.
- **General Park Donations** General park donations are accepted on the Parkville website. Unspecified donations will be posted to the Parks Donations Fund and used for the purchase or maintenance of park amenities, features, and/or landscaping.

## ITEM 6E

For 04-21-15

Board of Aldermen Meeting

### **Other program highlights**

- **Informational webpage:** Staff developed a website to detail the entirety of the donation program. The website includes information about Memorial Bench donation, Memorial Tree donation, the Dog Tag program, other Dog Park donations, and general park donations. Tree/bench applications, Dog Tag donations, and general park donations are accepted via the website. The website will be publicly launched pending Board of Aldermen approval of the program.
- **Brochure/paper applications (Attachment 1):** The brochure details the majority of the donation program. The intention is that the brochure will be printed and left in various locations citywide. The brochure includes paper applications for both memorial trees and benches, information on the dog tag program, and dog park donations. The website is linked for portions of the donation program that were unable to fit on the brochure.
- **Bench Location donation map (Attachment 2):** This map details the open available locations for future bench donations in Platte Landing Park and English Landing Park. This map is listed in the brochure and linked on the primary webpage. Prior to the donation program going live, the plan is to make this map be interactive (i.e. scrolling over the location will show where the bench will be installed).

Creating the foundation of a basic donation program now will allow the City to more easily implement a program for future public-private partnerships that could help fund some of the proposed park amenities identified by an update to the parks master plan. Future updates to the donation program could include large scale donation programs, fund matching programs, and partnership programs.

### BUDGET IMPACT:

There is no immediate budget impact, although following Board of Aldermen approval the implementation of a Dog Tag donation display board will be an expense of between \$500 and \$1,000 and will be funded from the Parks Division. Various display concepts will be presented to CLARB in May for a recommendation.

### ALTERNATIVES:

1. Adopt the Parkville Parks Donation Program.
2. Direct staff to make changes to satisfy the desires of Board of Aldermen, and adopt the Parkville Parks Donation Program, pending the directed changes.
3. Do not adopt the Parks Donation Program.
4. Postpone the item.

### STAFF RECOMMENDATION:

Staff recommends that the Board of Aldermen adopt the Parkville Parks Donation Program.

### COMMUNITY LAND AND RECREATION BOARD (CLARB):

On April 8, 2015, by a vote of 6-0, CLARB recommended that the Board of Aldermen adopt the Parkville Parks Donation Program.

### POLICY:

Section 150.050.A. of the Parkville Municipal Code directs CLARB to act in an advisory capacity to the Board of Aldermen to consider, investigate, make findings, report and recommend upon any special matter or question coming within the scope of its work. The City Administrator asked CLARB to work with staff to develop a donation program to address, in part, the 2015 priority of the Board of Aldermen to enhance city parks and better market public spaces for special events.

SUGGESTED MOTION:

I move to adopt the Parkville Parks Donation Program.

ATTACHMENTS:

1. Donation Brochure
2. Bench Location Maps

Donate to the...

# Dog Park

## Donation Options:

Honor your four legged best friend today! Purchase a Dog Tag memorial plaque for your dog and help support the Park. Dog tags will be on display year round at the Dog Park.

\$50 or \$100 Donation reserves a personalized dog tag plaque at the dog park. To donate visit: [parkvillemo.gov/dog-tag-donations](http://parkvillemo.gov/dog-tag-donations)

Donations will be used for the purchase of new Dog Park equipment and general year round Dog Park maintenance.

Memorial Benches are available for donation inside and around the Dog Park. Bench donation city wide is \$2,000.

A Memorial Bench donation includes: Memorial Bench, Plaque, Concrete Pad, Map, and Photo.

To donate: Please fill out the Memorial Bench Donation Application online or in this brochure.

Dog Park toys and amenities are available for donation inside and around the Dog Park.

Available for donation: Ramps, tunnels, teeter-totters, hoops, and fire hydrants. These donation options range from \$500 to \$2,000.

To donate: Please contact the Parks Department at 816-741-0824.



City Hall  
8880 Clark Ave.  
Parkville, Missouri 64152

A large sign for the Parkville Parks Donation Program. The sign is white with a blue border and is mounted on a black post. It features the Parkville logo at the top, followed by the word "Parks" in a large, blue, serif font, and "Donation Program" in a very large, blue, serif font. The background of the sign is a photograph of a tree with yellow leaves on the ground.

# Parkville Missouri Parks Donation Program

Donate a Memorial...

# Bench

## Donation Options:

Please fill out the following application if you wish to donate a Memorial Bench. There are a variety of memorial bench locations available in the city parks. Most open locations are in Platte Landing Park. Visit [parkvillemo.gov/bench-donation-locations/](http://parkvillemo.gov/bench-donation-locations/) for the available location list. Benches can be installed any time of year. A memorial plaque accompanies the bench.

Fill out the online application at:  
[parkvillemo.gov/parks-donation-program/](http://parkvillemo.gov/parks-donation-program/)

**Memorial Bench, Plaque, Concrete Pad,  
Map, and Photograph: \$2000.00**

Selected Bench Location #: \_\_\_\_\_  
Available locations: [parkvillemo.gov/bench-donation-locations/](http://parkvillemo.gov/bench-donation-locations/)

Donor's Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_  
Zip: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone: \_\_\_\_\_

Plaque inscription: \_\_\_\_\_  
\_\_\_\_\_

Please note: All inscriptions will be reviewed for acceptable length (60 Characters) and appropriateness.

Special Graphic:  
Yes: \_\_\_ No: \_\_\_  
If yes, you must attach a black and white high resolution image. A City Official will contact you regarding any graphic requests. All graphics are reviewed for appropriateness.

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

Make check payable to: The City of Parkville. Credit Card is also accepted. Bring the completed Application and Payment to Parkville City Hall. 8880 Clark Ave, Parkville, MO, 64152

Donate a Memorial...

# Tree

## Donation Options:

Please fill out the following application if you wish to donate a memorial tree. Trees may be donated any time of the year, however they will only be planted during the tree planting season (November through early March). The exact location within the park is at the discretion of the Parks Superintendent. We are planting memorial trees in English Landing Park, Platte Landing Park, Adams Park, and Watkins Park.

Fill out the online application at:  
[parkvillemo.gov/parks-donation-program/](http://parkvillemo.gov/parks-donation-program/)

**Memorial Tree, Map, Photograph, and Certificate: \$400.00**

Tree Specie (Circle one):

Bald Cypress	Pin Oak	Estrn. Cottonwood
Sycamore	Shingle Oak	Overcup Oak
Nuttall Oak	Hackberry	Silver Maple

Tree Location (Circle one):

Platte Landing Park	Platte Landing Park (Dog Park)
English Landing Park	Adams Park
Watkins Park	

Donor's Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_  
Zip: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone: \_\_\_\_\_

Certificate Inscription: \_\_\_\_\_

Please note: A memorial plaque does not accompany the tree. A picture, map, and memorial certificate are mailed to the donor.

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

Make check payable to: The City of Parkville. Credit Card is also accepted. Bring the completed Application and Payment to Parkville City Hall. 8880 Clark Ave, Parkville, MO, 64152

More about our...

# Parks

**English Landing Park:** English Landing Park is a 68-acre facility with many amenities, including; 3 miles of walking trails, a large playground area, a boat ramp, picnic shelters, sand volleyball court, and a disc golf course. This park is sure to satisfy anyone wanting to take advantage of the great outdoors. The park, with its scenic walking trails that closely parallel the winding Missouri River, is like none other in the metro area. English Landing Park attracts a wide variety of users from bicyclists to walking or running enthusiasts; there is a recreation outlet for all to enjoy.

**Platte Landing Park:** Platte Landing Park is a cooperative effort between Platte County and the City of Parkville. The first phase of the new 140 acre park includes two miles of trails, Platte County's first off-leash area for dogs, and a new boat ramp into the main channel of the Missouri River.

**Pocket Park:** Located in the downtown historic district, Pocket Park is a central gathering location that includes a wide variety of sights, from an acoustic guitar player on a summer evening night to a Christmas caroler in the chill of winter. The unique downtown ambiance has a magnetic draw to all those who may just happen to pass by.

**Adams Park:** Adams Park is our mini-neighborhood park located just off Main Street at the intersection of 13th and Walnut Streets. The park land was donated in 1977 by Joan Adams Mondale, wife of Vice-President Walter Mondale, in memory of her grandparents Dr. and Mrs Charles Ryan Adams. The small park shelter with picnic area cannot be reserved, but rather may be used on a first come first serve basis. Water and electricity are not available.

**Watkins Park:** Watkins Park is one of the City's two neighborhood parks. Located just a few blocks from Main Street, Watkins Park features a picnic shelter, basketball goal, a small oval trail, and an area for horseshoes. The park land was donated on behalf of the Watkins family in honor of Bruce Watkins, a prominent citizen and former Kansas City Councilmember. The shelter cannot be reserved, but rather can be used on a first come first serve basis. The park is located just west of Main Street at the intersection of West and 10th Streets.

# Available English Landing Park Bench Donation Locations

Hover over the numbers to view your preferred location



Download and open  
in Adobe Reader (not a web  
browser) for best quality

# Available Platte Landing Park Bench Donation Locations

Hover over the numbers to view your preferred location

Download and open in Adobe Reader (not a web browser) for best quality



**PLATTE LANDING PARK** Parkville, MO

Scale: 1" = 120'-0"

