



During the regular meeting, a closed executive session will be held to discuss personnel matters pursuant to RSMo 610.021(3).

BOARD OF ALDERMEN
Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, June 16, 2015 7:00 pm
City Hall Boardroom

Next numbers: Bill No. 2842 / Ord. No. 2812

1. CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance

2. CITIZEN INPUT

3. MAYOR'S REPORT

4. CONSENT AGENDA

- A. Approve the minutes for the June 2, 2015 regular meeting
- B. Approve the minutes for the June 2, 2015 work session
- C. Receive and file the crime statistics for January through April 2015
- D. Receive and file the Municipal Court Report for May 2015
- E. Receive and file the financial report for the month ending May 31, 2015
- F. Approve the rental of equipment from the City of Weatherby Lake and the purchase of materials from Pavement Maintenance Supply, Inc. for the 2015 crack sealing program
- G. Approve a retailer of malt liquor by the drink with Sunday sales liquor license for VIP Special Events, LLC located at 160 S. Main Street
- H. Approve a donation agreement with Philip and Barbara Wassmer for capstones for the Gresham Memorial Spirit Fountain
- I. Approve accounts payable from May 28 to June 10, 2015

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

5. ACTION AGENDA

- A. Approve an ordinance to approve a professional services agreement with Williams & Campo, P.C. for special legal counsel services for economic development (Administration)
- B. Approve a preliminary development plan for Bella Vista at the National apartments in an "R-5" Planned Multi-Family Residential District – Case PZ15-11; J3-Pandi, LLC, applicant (Community Development)

- C. Approve an ordinance to amend Parkville Municipal Code Chapter 405 to rezone approximately 43.3 acres from County “AG” Agricultural District to City “R-3” Single-Family Residential District – Case PZ15-18; David Barth, Forest Park Development Company of Kansas City, LLC, applicant (Community Development)
- D. Approve an ordinance to amend Parkville Municipal Code Chapter 405 to rezone approximately 75.08 acres from County “AG” Agricultural District to City “R-1” Single-Family Residential District – Case PZ15-17; Stephen and Karla Hall, owners (Community Development)
- E. Approve an ordinance to amend Parkville Municipal Code Section 442.050 to clarify the regulation of architectural styles, design features and building materials and to clarify regulation of paint colors in the “OTD” Old Town District – Case PZ15-19 (Community Development)
- F. Approve a planned district development permit for exterior modifications to 303 Main Street in the Old Town District – Case PZ154-20; Joe Willhoite, C.U.E. Architecture

6. STAFF UPDATES ON ACTIVITIES

- A. Police Department
 - 1. Tenth Street Case

7. COMMITTEE REPORTS & MISCELLANEOUS ITEMS FROM THE BOARD

8. EXECUTIVE SESSION

- A. Personnel matters pursuant to RSMo 610.021(3)

9. ADJOURN

General Agenda Notes:

This agenda closed at noon on Thursday, June 11, 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.

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:01 p.m. on Tuesday, June 2, 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 Douglas Wylie	- 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

A. Recognition of Paul Giarratana by the Mid-America Regional Council for outstanding service

Mayor Johnston highlighted Mr. Giarratana's career with the City and thanked him for his code enforcement efforts.

Sarah Lynn Hayes, Mid-America Regional Council (MARC) 9-1-1 Manager, said she worked with Paul since 2003 on the 9-1-1 addressing and noted he was helpful and courteous. The staff at MARC nominated Paul because he responded to all questions in a timely manner, helped improve the geocode for the City, and compared 9-1-1 addresses to map data. She added the City exceeded the national standards for accuracy of data. Ms. Hayes presented a certificate of recognition to Paul Giarratana.

3. MAYOR'S REPORT

4. CONSENT AGENDA

- A. Approve the minutes for the May 19, 2015 regular meeting
- B. Receive and file the April sewer report
- C. Receive and file the Annual Snow Report 2014-2015
- D. Approve a resort liquor license with Sunday sales for Rancho Grande Cantina, 11015 NW Highway 45
- E. Approve Resolution No. 06-01-15 employing Aaron J. Spring as a police officer
- F. Approve Resolution No. 06-02-15 employing Zachary Tusinger as a part-time planning intern in the Community Development Department
- G. Approve accounts payable from May 13 to May 28, 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.

Police Chief Kevin Chrisman recognized the new officer, Aaron Spring, and said he previously worked with City and left to work for Platte County.

5. ACTION AGENDA

A. Approve a professional services agreement with Witt, Hicklin & Snider, P.C. (Andrew Coulson) to provide city prosecutor services

City Administrator Lauren Palmer said five proposals were received and a selection committee recommended approving a contract with Andrew Coulson and the legal team at Witt, Hicklin & Snider, P.C. The former financial arrangement included fees for city prosecutor Pete Schloss and Coulson as assistant city prosecutor; however, the new arrangement only included a single prosecutor but another attorney from the firm would provide backup in his absence. Palmer added the elimination of the assistant city prosecutor position would save \$7,300 annually.

Mr. Coulson thanked the selection committee and said that as assistant city prosecutor he spoke with the defense counsels, consulted with the city attorney and filled in when he was not available. He added he would like to implement some changes in the future.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO **APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH WITT, HICKLIN & SNIDER, P.C. FOR CITY PROSECUTOR SERVICES.** ALL AYES, MOTION PASSED 8-0.

B. Approve the purchase of hydrogen sulfide/odor control chemicals from Brenntag for the sanitary sewer lines in the Riss Lake subdivision

Public Works Director Alysén Abel stated the Riss Lake subdivision was primarily served by a force main system that held approximately 4,000 gallons and the chemicals would reduce the hydrogen sulfide, odors and gas build-up. Abel added that staff noticed the levels were lower than anticipated and received one quote from Brenntag who had provided the chemicals to the City the past seven years. The 2015 quote was ten cents more per gallon than 2014 and the total cost was slightly over budget, but there was money in the Sewer Fund to cover the additional cost.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO **APPROVE THE PURCHASE OF ROBIN 4000 FROM BRENTAG AT A RATE OF \$2.48 PER GALLON, IN AN AMOUNT NOT TO EXCEED \$19,840.** ALL AYES, MOTION PASSED 8-0.

C. Approve a contract for professional services with Gould Evans of Kansas City to update the zoning code and subdivision regulations in an amount not to exceed \$74,800

Assistant City Administrator/Community Development Director Sean Ackerson provided an overview of the scope of services and noted an advisory committee would be appointed which was a different approach to a regulatory update than in the past. Statutes required that zoning and subdivision amendments must be approved by the Planning and Zoning Commission with final approval by the Board of Aldermen.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO **APPROVE A CONTRACT FOR PROFESSIONAL SERVICES WITH GOULD EVANS TO UPDATE THE CITY'S ZONING CODE AND SUBDIVISION**

REGULATIONS FOR AN AMOUNT NOT TO EXCEED \$74,800, AND AUTHORIZE THE MAYOR TO EXECUTE THE SAME. ALL AYES, MOTION PASSED 8-0.

6. STAFF UPDATES ON ACTIVITIES

A. Administration

City Administrator Lauren Palmer provided an update on the Route 9 Downtown Entryway Project, noting that a bid opening was scheduled for July 2 and a contract would be presented to the Finance Committee and Board of Aldermen in July. She added a notice to proceed would be given in August with substantial completion anticipated in October, which was approximately 60 days behind the original estimated completion date.

B. Community Development

Assistant City Administrator/Community Development Director Sean Ackerson provided updates on Bella Vista at the National and Thousand Oaks West, noting that Bella Vista was rescheduled to the June 16 Board meeting because the applicant was working on revisions. He also provided an update on Planning and Zoning Commission items for June 9 including one for a new phase of Thousand Oaks to extend two cul-de-sacs for 34 new single-family homes and the other for a proposed text amendment to temporarily regulate paint colors on downtown buildings until the updated zoning and subdivision regulations were completed.

C. Public Works

Public Works Director Alysen Abel presented an update on the Highway 45 Widening, Phase C project, noting that the preliminary schedule from the Missouri Department of Transportation noted right-of-way acquisition and design would be completed in May 2016, bid-letting would be in June 2016, and utilities would be relocated in August 2016.

7. COMMITTEE REPORTS & MISCELLANEOUS ITEMS FROM THE BOARD

8. EXECUTIVE SESSION

A. Attorney-client matters pursuant to RSMo 610.021(1)

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO ENTER INTO EXECUTIVE SESSION TO DISCUSS ATTORNEY-CLIENT MATTERS PURSUANT TO RSMO 610.021(1). ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WERNER, DRIVER, LAMER, RITTMAN, JONES AND SPORTSMAN. MOTION PASSED 8-0.

The Board entered into the Executive Session at 7:44 p.m. At 8:21 p.m., the Board reconvened in open session.

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

Mayor Johnston announced no action was taken as a result of the executive session.

9. ADJOURN

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO ADJOURN THE JUNE 2, 2015, REGULAR BOARD MEETING AT 8:23 P.M. ALL AYE; MOTION PASSED 8-0.

MINUTES OF THE BOARD OF ALDERMEN REGULAR MEETING OF JUNE 2, 2015

Page 4 of 4

Draft until approved by the Board of Aldermen

The minutes for Tuesday, June 2, 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 sixteenth day of June 2015.

Submitted by:

City Clerk Melissa McChesney

Mayor Nanette K. Johnston opened the work session at 6:21 p.m. on June 2, 2015. In attendance were Aldermen Douglas Wylie, Jim Werner, Diane Driver, Kari Lamer, Dave Rittman, and Marc Sportsman. Alderman David Jones arrived at 6:29 p.m. and Alderman Greg Plumb arrived at 6:55 p.m.

The following staff was also present:

Lauren Palmer, City Administrator
Sean Ackerson, Assistant City Administrator/Community Development Director
Kevin Chrisman, Police Chief
Alysen Abel, Public Works Director
Tim Blakeslee, Assistant to the City Administrator
Melissa McChesney, City Clerk

1. GENERAL AGENDA

A. Review of the Board of Aldermen Rules of Order

City Clerk Melissa McChesney explained the city's statutory authority to adopt meeting rules and presented the draft Rules of Order. She briefly reviewed the highlights of each of the 14 proposed rules. A copy of the presentation is appended hereto as Exhibit A.

Alderman Wylie asked for clarification about whether or not the maker of a motion must speak in favor of the motion. He stated there are conflicting statements in the draft Rules of Order. McChesney said she would do additional research and review to make sure that the language in the policy is clear and remove any contradictions. Aldermen Driver commented that in the future roll call votes would be taken in random order which was different from current practice. Alderman Sportsman asked for an example of when the Board might suspend the rules and Mayor Johnston responded the Board may, for example, choose to extend additional time for public comment by suspension of the rules. Alderman Jones asked who the expert was on staff to answer questions and resolve conflict if the Board was to default to Robert's Rules of Order for issues not addressed by the Rules of Order. McChesney responded the City Clerk would be the main resource, in addition to the city attorney. Alderman Werner asked about the requirements related to first and second readings to determine if there was flexibility to save time through a single reading. The Mayor stated she routinely received criticism from the public for holding both readings at a single meeting and suggested dividing the readings across two meetings to allow more time for public input. Administrator Palmer stated that staff attempted to streamline meetings by reducing the number of items approved by ordinance.

McChesney outlined issues to consider, starting with implementing time limits for aldermen comments. Discussion focused on whether or not a time limit was necessary since it was not a problem. There was some concern it would be challenging to enforce since discussion was often free flowing. The consensus was there should be a reasonable limit imposed on the Board if there is a limit imposed on public comment. McChesney asked for direction if the Board wanted to take public comment on all action items. Alderman Wylie noted the deadline for public comment was before publication of the agenda, so he advocated for flexibility to allow public comment on an action item on a case-by-case basis in accordance with the other rules (time limits). The Mayor stated there was a need for more discussion and asked that it be scheduled for a later time.

The work session ended at 7:00 p.m.

The work session minutes for June 2, 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 sixteenth day of June 2015.

Submitted by:

City Administrator Lauren Palmer

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			01	
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	13		13	2
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	12		12	2
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	26		26	15
7. MOTOR VEHICLE THEFT TOTAL	70	2		2	
a. Autos	71				
b. Trucks and Buses	72				
c. Other Vehicles	73	2		2	
GRAND TOTAL	77	45		45	3

Prior 3yrs.
Average

January 2015

Month and Year of Report

thru
April 2015

Mo0830100

Agency Identifier

5700.00

Population

June 1, 2015

Date

Craig Hubbell

Detective

Prepared By

Chief K. L. Chrisman

Title

Chief, Commissioner, Sheriff, or Superintendent

Parkville Police Department

Agency and State

PROPERTY STOLEN BY CLASSIFICATION

CLASSIFICATION		NUMBER OF ACTUAL OFFENSES (COLUMN 4 Return A)	Monetary Value of Property Stolen
1. MURDER AND NONNEGLIGENT MANSLAUGHTER	12		
2. FORCIBLE RAPE	20		
3. ROBBERY			
(a) HIGHWAY (Streets, alleys, etc.)	31		
(b) COMMERCIAL HOUSE (except c, d and f)	32		
(c) GAS OR SERVICE STATION	33		
(d) CONVENIENCE STORE	34		
(e) RESIDENCE (anywhere on premises)	35		
(f) BANK	36		
(g) MISCELLANEOUS	37	1	
TOTAL ROBBERY	30	1	
5. BURGLARY - BREAKING AND ENTERING			
(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	694
(2) DAY (6 a.m. - 6 p.m.)	55		
(3) UNKNOWN	56		
TOTAL BURGLARY	50	3	694
6. LARCENY - THEFT (Except Motor Vehicle Theft)			
(a) \$200 AND OVER	61	12	32153
(b) \$50 TO \$200	62	2	138
(c) UNDER \$50	63	12	235
TOTAL LARCENY (Same as Item 6X)	60	26	32526
7. MOTOR VEHICLE THEFT (Including Alleged Joy Riding)	70	2	5000
GRAND TOTAL - ALL ITEMS	77	32	38220
ADDITIONAL ANALYSIS OF LARCENY AND MOTOR VEHICLE THEFT			
6X. NATURE OF LARCENIES UNDER ITEM 6			
(a) POCKET-PICKING	81		
(b) PURSE SNATCHING	82		
(c) SHOPLIFTING	83	12	353
(d) FROM MOTOR VEHICLE (except e)	84	5	25914
(e) MOTOR VEHICLE PARTS AND ACCESSORIES	85		
(f) BICYCLES	86		
(g) FROM BUILDING (except c and h)	87	4	4067
(h) FROM ANY COIN-OPERATED MACHINES (parking meters etc.)	88		
(i) ALL OTHERS	89	5	2192
TOTAL LARCENIES (Same as Item 6)	80	26	32526
7X. MOTOR VEHICLES RECOVERED			
(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	

31

14

2

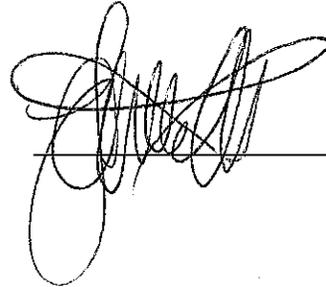
27

Prior 3yrs. Average

January 2015 thru April 2015

May 31, 2015

I, Toni Rizzuti, hereby swear and confirm that all cases heard, tried and disposed of in the Parkville Municipal Court for the month of May 2015, are accurate and true to the best of my knowledge and beliefs.

A handwritten signature in black ink, consisting of several overlapping loops and strokes, positioned above a horizontal line.

Toni Rizzuti
Court Clerk



FINANCIAL REPORT

For the Month Ended May 31, 2015

Unaudited Financial Reports

To Be Used for

Budgetary Management Purposes

CITY OF PARKVILLE

REVENUE AND EXPENDITURES BUDGETARY COMPARISON REPORT

AS OF: May 31, 2015

10 -General Fund

FINANCIAL SUMMARY

41.7% OF FISCAL YEAR COMPLETED

	2015 ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
REVENUE SUMMARY						
TAXES	1,090,600	5,080.49	1,089,032.99	99.9%	1,567.01	1,060,010.06
LICENSES	57,461	23,467.50	35,525.50	61.8%	21,935.50	23,793.50
PERMITS	264,000	42,864.99	109,940.70	41.6%	154,059.30	126,484.99
FRANCHISE FEES	851,000	61,423.25	224,920.45	26.4%	626,079.55	284,374.84
SALES TAXES	985,500	60,167.15	410,021.45	41.6%	575,478.55	390,762.80
OTHER REVENUE	31,200	3,940.00	15,946.00	51.1%	15,254.00	15,374.00
COURT REVENUE	261,000	16,411.61	95,050.57	36.4%	165,949.43	88,520.74
INTEREST INCOME	7,000	641.33	3,424.71	48.9%	3,575.29	2,810.65
MISCELLANEOUS REVENUE	29,880	2,307.79	12,294.90	41.1%	17,585.10	18,677.89
GRANT REVENUE	0	15,802.89	16,147.89	-	-16,147.89	0.00
TRANSFERS IN	346,500	28,874.99	144,374.95	41.7%	202,125.05	236,114.53
TOTAL REVENUES	3,924,141	260,981.99	2,156,680.11	55.0%	1,767,460.89	2,246,924.00
EXPENDITURE SUMMARY						
ADMINISTRATION	995,582	82,107.65	292,840.16	29.4%	702,741.84	329,029.58
POLICE	1,246,588	112,477.18	420,511.07	33.7%	826,076.93	473,421.99
MUNICIPAL COURT	156,709	13,181.11	56,285.74	35.9%	100,423.26	58,968.76
PUBLIC WORKS	185,922	25,143.47	66,018.13	35.5%	119,903.87	48,339.26
COMMUNITY DEVELOPMENT	291,200	29,684.44	107,062.51	36.8%	184,137.49	105,277.40
STREET DEPARTMENT	382,729	36,119.66	149,166.95	39.0%	233,562.05	139,933.70
PARKS DEPARTMENT	352,078	32,709.73	114,155.29	32.4%	237,922.71	104,874.93
NATURE SANCTUARY	31,077	2,388.85	9,103.95	29.3%	21,973.05	8,168.38
PUBLIC INFORMATION	17,750	1,000.00	6,607.93	37.2%	11,142.07	5,483.20
INFORMATION TECHNOLOGY	40,324	10,332.28	16,007.02	39.7%	24,316.98	22,836.17
GENERAL FUND CAPITAL OUTLAY	356,175	790.00	46,682.42	13.1%	309,492.58	0.00
TRANSFERS OUT TO OTHER FUNDS	277,500	23,125.00	115,625.00	41.7%	161,875.00	224,166.60
TOTAL EXPENDITURES	4,333,634	369,059.37	1,400,066.17	32.3%	2,933,567.83	1,520,499.97
EXCESS REV OVER / (UNDER) EXPENDITURES	(409,493)	(108,077.38)	756,613.94			726,424.03
PRIOR YEAR FUND BALANCES ALLOCATED FOR 2015 GENERAL FUND USE	1,006,217		0.00			
EXCESS OF FUNDS AVAILABLE OVER / (UNDER) EXPENDITURES	596,724	(108,077.38)	756,613.94			726,424.03

General Fund (10)

Last Updated 06/10/15

	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	\$ 744,403	\$ 587,005	\$ 417,218	\$ 296,211	\$ 215,961
Revenues												
Taxes	1,913,138	1,966,167	1,977,700	2,070,630	2,076,100	1,499,054	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	35,526	57,461	58,051	58,646	59,248	59,856	60,471
Permits	171,051	210,575	201,000	331,390	264,000	109,941	264,000	266,640	268,988	271,360	273,755	276,175
Franchise Fees	832,470	865,901	837,000	901,327	851,000	224,920	851,000	882,660	899,653	916,986	934,666	952,699
Other Revenue	20,411	28,280	28,200	32,657	31,200	15,946	31,200	31,850	31,860	31,870	31,880	31,891
Court Revenue	325,275	257,910	290,000	269,935	261,000	95,051	261,000	264,915	268,889	272,922	277,016	281,171
Interest Income	26,155	18,153	22,000	6,626	7,000	3,425	7,000	7,140	7,283	7,283	7,283	7,283
Miscellaneous Revenue	123,562	32,350	24,000	39,848	29,880	28,098	45,683	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	144,375	346,500	343,530	345,601	342,713	339,867	337,064
Total - General Fund Revenues:	4,333,419	4,451,713	3,888,800	4,286,754	3,924,141	2,156,680	3,941,389	4,064,441	4,076,075	4,145,644	4,217,066	4,290,095
Total Sources	4,653,509	4,825,825	4,640,755	5,025,081	4,930,358	3,291,279	5,075,988	4,808,844	4,663,080	4,562,862	4,513,277	4,506,056
Expenditures												
Administration	1,275,198	766,897	909,886	901,314	995,582	292,840	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	420,511	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	56,286	156,709	159,704	162,775	165,924	169,154	172,467
Public Works	99,926	102,708	146,414	131,429	185,922	66,018	185,922	189,617	193,404	197,288	201,270	205,354
Community Development	262,111	258,083	265,367	251,339	289,400	107,063	289,400	295,487	295,487	295,487	295,487	295,487
Street Department	600,367	674,175	360,137	343,923	382,729	149,167	382,729	392,336	402,244	412,464	423,010	433,892
Parks Department	250,508	251,594	302,008	282,741	352,079	114,155	352,079	345,662	352,810	360,169	367,748	375,555
Nature Sanctuary	17,258	19,352	28,300	27,156	31,077	9,104	31,077	31,330	31,586	31,844	32,104	32,366
Information Technology	-	45,884	46,900	33,750	40,324	6,608	40,324	40,526	40,728	40,932	41,137	41,342
Public Information	30,638	16,915	17,600	15,450	17,750	16,007	17,750	17,839	17,928	18,018	18,108	18,198
Capital Outlay (CIP)	-	-	245,750	118,562	356,175	46,682	356,175	240,615	189,350	132,570	83,300	42,300
Transfers	567,558	720,000	538,000	538,000	277,250	115,625	277,250	217,250	217,250	217,250	217,250	217,250
Total - General Fund Expenditures:	\$ 4,279,396	\$ 4,087,498	\$ 4,220,512	\$ 3,890,482	\$ 4,331,585	\$ 1,400,066	\$ 4,331,585	\$ 4,221,839	\$ 4,245,862	\$ 4,266,651	\$ 4,297,316	\$ 4,338,707
Estimated Ending Balance (deficit):	\$ 374,112	\$ 738,327	\$ 420,243	\$ 1,134,599	\$ 598,773	\$ 1,891,213	\$ 744,403	\$ 587,005	\$ 417,218	\$ 296,211	\$ 215,961	\$ 167,349

Emergency Reserve (50)

Last Updated 06/10/15

	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
Revenues												
Transfer from Transportation Fund	-	-	-	-	-	-	-	-	-	-	-	-
Transfer from Sewer Fund	-	-	-	-	-	-	-	-	-	-	-	-
Transfer from General Fund	106,058	450,000	317,000	317,000	60,000	25,000	60,000	-	-	-	-	-
Emergency Reserve Revenues:	106,058	450,000	317,000	317,000	60,000	25,000	60,000	-	-	-	-	-
Total Sources:	724,989	1,174,989	1,387,966	1,387,966	1,447,966	1,412,966	1,447,966	1,267,966	1,267,966	1,267,966	1,267,966	1,267,966
Expenditures												
Brush Creek Sewer NID	-	104,023	-	-	-	-	-	-	-	-	-	-
Brink Meyer Road NID	-	-	-	-	-	105,509	180,000	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-
Emergency Reserve Expenditures:	-	104,023	-	-	-	105,509	180,000	-	-	-	-	-
Estimated Ending Balance (deficit) :	724,989	1,070,966	1,387,966	1,387,966	1,447,966	1,307,457	1,267,966	1,267,966	1,267,966	1,267,966	1,267,966	1,267,966
TARGET (per reserve policy):	1,069,849	1,021,875	1,055,128	988,197	1,082,896	1,082,896	1,082,896	1,055,460	1,061,465	1,066,663	1,074,329	1,084,677

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

10 -General Fund
FINANCIAL SUMMARY

41.67% 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	5,080.49	1,089,032.99	99.86	1,567.01	1,060,010.06
LICENSES	57,461	23,467.50	35,525.50	61.83	21,935.50	23,793.50
PERMITS	264,000	42,864.99	109,940.70	41.64	154,059.30	126,484.99
FRANCHISE FEES	851,000	61,423.25	224,920.45	26.43	626,079.55	284,374.84
SALES TAXES	985,500	60,167.15	410,021.45	41.61	575,478.55	390,762.80
OTHER REVENUE	31,200	3,940.00	15,946.00	51.11	15,254.00	15,374.00
COURT REVENUE	261,000	16,411.61	95,050.57	36.42	165,949.43	88,520.74
INTEREST INCOME	7,000	641.33	3,424.71	48.92	3,575.29	2,810.65
MISCELLANEOUS REVENUE	29,880	18,110.68	28,442.79	95.19	1,437.21	18,677.89
TRANSFERS IN	346,500	28,874.99	144,374.95	41.67	202,125.05	236,114.53
TOTAL REVENUES	3,924,141	260,981.99	2,156,680.11	54.96	1,767,460.89	2,246,924.00
<u>EXPENDITURE SUMMARY</u>						
ADMINISTRATION	995,582	82,107.65	292,840.16	29.41	702,741.84	329,029.58
POLICE	1,246,588	112,477.18	420,511.07	33.73	826,076.93	473,421.99
MUNICIPAL COURT	156,709	13,181.11	56,285.74	35.92	100,423.26	58,968.76
PUBLIC WORKS	185,922	25,143.47	66,018.13	35.51	119,903.87	48,339.26
COMMUNITY DEVELOPMENT	291,200	29,684.44	107,062.51	36.77	184,137.49	105,277.40
STREET DEPARTMENT	382,729	36,119.66	149,166.95	38.97	233,562.05	139,933.70
PARKS DEPARTMENT	352,079	32,709.73	114,155.29	32.42	237,923.71	104,874.93
NATURE SANCTUARY	31,077	2,388.85	9,103.95	29.29	21,973.05	8,168.38
CHANNEL 2 & WEBSITE	17,750	1,000.00	6,607.93	37.23	11,142.07	5,483.20
TRANSFERS OUT	277,500	23,125.00	115,625.00	41.67	161,875.00	224,166.60
IT	40,324	10,332.28	16,007.02	39.70	24,316.98	22,836.17
CAPITAL OUTLAY	356,175	790.00	46,682.42	13.11	309,492.58	0.00
TOTAL EXPENDITURES	4,333,635	369,059.37	1,400,066.17	32.31	2,933,568.83	1,520,499.97
EXCESS REVENUES OVER/(UNDER) EXPENDITURE(	409,494)	(108,077.38)	756,613.94		(1,166,107.94)	726,424.03

REVENUE AND EXPENSE REPORT

AS OF: MAY 31ST, 2015

10 -General Fund
FINANCIAL SUMMARY
REVENUES

41.67% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
TAXES						
10-41001-00 Real & Personal Property Tax	920,600	4,142.00	915,664.43	99.46	4,935.57	895,962.76
10-41002-00 Penalties	4,500	444.57	1,580.08	35.11	2,919.92	2,484.91
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	493.92	23,452.83	95.73	1,047.17	22,538.39
TOTAL TAXES	1,090,600	5,080.49	1,089,032.99	99.86	1,567.01	1,060,010.06
LICENSES						
10-41101-00 Dog License (Tags)	1,870	365.00	1,445.00	77.27	425.00	745.00
10-41102-00 Occupational License	35,326	12,140.00	20,568.00	58.22	14,758.00	13,206.00
10-41102-02 Late Fees on Bus Licenses	0	100.00	300.00	0.00	(300.00)	0.00
10-41103-00 Peddler's Licenses	0	0.00	300.00	0.00	(300.00)	0.00
10-41104-00 Liquor Licenses	17,265	10,717.50	12,427.50	71.98	4,837.50	9,842.50
10-41111-00 Convenience Fees Under \$200	3,000	132.50	447.50	14.92	2,552.50	0.00
10-41112-00 Convenience Fees Over \$200	0	12.50	37.50	0.00	(37.50)	0.00
TOTAL LICENSES	57,461	23,467.50	35,525.50	61.83	21,935.50	23,793.50
PERMITS						
10-41201-00 Building Permits	220,000	38,992.85	91,617.10	41.64	128,382.90	93,777.23
10-41201-01 Occupancy Permit	2,500	0.00	300.00	12.00	2,200.00	200.00
10-41202-00 Sign Permits	0	80.00	240.00	0.00	(240.00)	260.00
10-41205-00 Development Permits	1,500	0.00	975.00	65.00	525.00	342.89
10-41205-01 Public Improvement Fees	30,000	2,877.14	14,583.60	48.61	15,416.40	28,064.57
10-41206-00 Rezoning Permits	0	300.00	600.00	0.00	(600.00)	1,200.21
10-41207-00 Subdivision Permit Fees	0	615.00	975.00	0.00	(975.00)	315.00
10-41209-00 Conditional Use Permits	0	0.00	600.00	0.00	(600.00)	740.09
10-41209-01 Special Event Permit	0	0.00	50.00	0.00	(50.00)	1,545.00
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
TOTAL PERMITS	264,000	42,864.99	109,940.70	41.64	154,059.30	126,484.99
FRANCHISE FEES						
10-41301-00 Telecom Franchise	220,000	22,343.56	88,474.99	40.22	131,525.01	95,160.58
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	21,854.34	48,125.13	38.50	76,874.87	49,817.16
10-41304-00 KC Power & Light	300,000	0.00	0.00	0.00	300,000.00	0.00
10-41305-00 Martin Marietta Stone Royalt	18,000	1,062.74	4,443.47	24.69	13,556.53	5,324.24
10-41306-00 Cable/Video Service Franchis	66,000	16,162.61	33,012.68	50.02	32,987.32	89,380.60
TOTAL FRANCHISE FEES	851,000	61,423.25	224,920.45	26.43	626,079.55	284,374.84
SALES TAXES						
10-41401-00 Sales Tax-General Revenue	920,000	53,092.76	381,089.18	41.42	538,910.82	363,476.96
10-41402-00 Motor Vehicle Sales Tax	42,000	3,839.84	17,877.97	42.57	24,122.03	17,174.23
10-41403-00 Motor Vehicle Fee	23,500	3,234.55	11,054.30	47.04	12,445.70	10,111.61
TOTAL SALES TAXES	985,500	60,167.15	410,021.45	41.61	575,478.55	390,762.80

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

10 -General Fund
FINANCIAL SUMMARY
REVENUES

41.67% 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	515.00	515.00	51.50	485.00	250.00
10-41504-00 Park Shelter Reservations	12,000	1,565.00	6,120.00	51.00	5,880.00	7,585.00
10-41504-01 Sports Fields Reservations	4,000	340.00	3,260.00	81.50	740.00	3,664.00
10-41504-02 Park Events Reservations	10,500	1,520.00	6,051.00	57.63	4,449.00	3,875.00
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	3,940.00	15,946.00	51.11	15,254.00	15,374.00
<u>COURT REVENUE</u>						
10-41601-00 Fines	261,000	15,986.00	91,827.50	35.18	169,172.50	84,135.50
10-41602-00 CVC Reports	0	38.11	226.07	0.00	(226.07)	188.74
10-41602-01 Appointed Attorney Reimburse	0	17.50	1,129.00	0.00	(1,129.00)	1,407.50
10-41602-02 Boarding of Prisoners Reimbu	0	0.00	480.00	0.00	(480.00)	1,615.00
10-41603-00 Police Reports	0	370.00	1,388.00	0.00	(1,388.00)	1,174.00
TOTAL COURT REVENUE	261,000	16,411.61	95,050.57	36.42	165,949.43	88,520.74
<u>INTEREST INCOME</u>						
10-41701-00 Interest Income	7,000	641.33	3,424.71	48.92	3,575.29	2,810.65
TOTAL INTEREST INCOME	7,000	641.33	3,424.71	48.92	3,575.29	2,810.65
<u>MISCELLANEOUS REVENUE</u>						
10-41801-00 Miscellaneous	10,000	2,307.79	10,849.90	108.50	(849.90)	13,015.08
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	2,435.00
10-41803-99 FEMA Flood Reparations	0	15,802.89	15,802.89	0.00	(15,802.89)	0.00
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	18,110.68	28,442.79	95.19	1,437.21	18,677.89
<u>TRANSFERS IN</u>						
10-41901-00 Transfer f Transportation Pu	245,000	20,416.66	102,083.30	41.67	142,916.70	147,916.65
10-41903-00 Administration Fee	101,500	8,458.33	42,291.65	41.67	59,208.35	41,266.65
10-41908-00 Transfer from Health Insuran	0	0.00	0.00	0.00	0.00	46,870.04
10-41909-00 Transfer from Sewer Special	0	0.00	0.00	0.00	0.00	61.19
TOTAL TRANSFERS IN	346,500	28,874.99	144,374.95	41.67	202,125.05	236,114.53
TOTAL REVENUE	3,924,141	260,981.99	2,156,680.11	54.96	1,767,460.89	2,246,924.00

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

10 -General Fund
ADMINISTRATION
EXPENDITURES

41.67% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
PERSONNEL						
10-501.01-01-00 Salaries	297,608	34,546.17	125,130.92	42.05	172,477.08	121,236.61
10-501.01-11-00 Mayor and Aldermen	57,600	6,646.35	23,746.85	41.23	33,853.15	24,162.25
10-501.01-21-00 FICA & Medicare	26,785	3,025.50	10,674.89	39.85	16,110.11	10,620.33
10-501.01-22-00 Retirement	23,300	1,901.81	9,016.15	38.70	14,283.85	6,516.76
10-501.01-32-00 Exp Allowance-Bd of Alde	0	0.00	1,170.00	0.00	(1,170.00)	2,385.00
10-501.01-33-00 Auto Allow-City Administ	1,200	0.00	200.00	16.67	1,000.00	600.00
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	25.00	232.00	7.81	2,738.00	231.00
10-501.01-41-02 Professional Dev - Staff	11,320	1,473.43	4,437.25	39.20	6,882.75	3,390.77
10-501.01-41-03 Professional Dev - Board	5,850	272.50	537.50	9.19	5,312.50	511.00
TOTAL PERSONNEL	427,633	47,890.76	175,460.56	41.03	252,172.44	169,874.72
INSURANCE						
10-501.02-01-00 Liability Insurance	90,000	0.00	0.00	0.00	90,000.00	0.00
10-501.02-01-01 Insurance Deductible	20,000	0.00	0.00	0.00	20,000.00	2,168.48
10-501.02-02-00 Health, Life & Dental	27,930	2,292.88	16,103.03	57.65	11,826.97	11,889.57
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	2,292.88	16,103.03	9.88	146,935.97	14,058.05
UTILITIES						
10-501.03-01-00 Telephone & Voicemail	6,000	497.19	1,479.39	24.66	4,520.61	1,949.32
10-501.03-02-00 Electricity	55,000	3,639.14	16,863.43	30.66	38,136.57	23,998.52
10-501.03-04-00 Water	6,000	287.49	1,771.51	29.53	4,228.49	1,749.58
10-501.03-05-00 Mobile Phones & Pagers	120	10.00	40.00	33.33	80.00	0.00
10-501.03-07-00 Train Depot Utilities	0	0.00	16.47	0.00	(16.47)	4,474.06
10-501.03-08-00 Cable	2,100	174.85	874.57	41.65	1,225.43	525.00
10-501.03-09-00 Trash Hauling	300	0.00	150.00	50.00	150.00	150.00
TOTAL UTILITIES	69,520	4,608.67	21,195.37	30.49	48,324.63	32,846.48
CAPITAL EXPENDITURES						
10-501.04-21-00 Office Equipment	0	0.00	0.00	0.00	0.00	70.04
10-501.04-22-00 Lease Purchase-Office Eq	1,025	0.00	218.00	21.27	807.00	512.00
TOTAL CAPITAL EXPENDITURES	1,025	0.00	218.00	21.27	807.00	582.04
OTHER PURCHASES						
10-501.05-01-00 Office Supplies & Consum	5,500	544.19	1,953.14	35.51	3,546.86	2,175.08
10-501.05-02-00 Postage	1,500	156.02	1,338.99	89.27	161.01	555.74
10-501.05-04-00 Printing	600	35.00	514.05	85.68	85.95	698.54
10-501.05-05-00 Publications	200	0.00	236.00	118.00	(36.00)	576.00
TOTAL OTHER PURCHASES	7,800	735.21	4,042.18	51.82	3,757.82	4,005.36
MAINTENANCE						
10-501.06-01-00 Building Maint & Repair	20,000	2,510.56	4,179.38	20.90	15,820.62	1,463.86
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	928.17	3,736.92	33.97	7,263.08	2,986.54

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

0 -General Fund
ADMINISTRATION
EXPENDITURES

41.67% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
10-501.06-11-00 Train Depot Maint	6,200	0.00	21.72	0.35	6,178.28	4.69
10-501.06-34-00 Office Equipment Mainten	2,750	0.00	690.60	25.11	2,059.40	1,054.91
TOTAL MAINTENANCE	42,450	3,438.73	8,628.62	20.33	33,821.38	5,082.75
<u>CITY SERVICES</u>						
10-501.07-01-00 Elections	2,650	149.68	1,958.25	73.90	691.75	1,802.19
10-501.07-02-00 Advertising/Public Notic	6,120	0.00	81.78	1.34	6,038.22	2,271.60
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	500.00	3,000.00	50.00	3,000.00	2,500.00
TOTAL CITY SERVICES	23,570	350.32	10,816.19	45.89	12,753.81	12,349.95
<u>PROFESSIONAL FEES</u>						
10-501.08-01-00 Attorney/Legal Fees	135,000	20,127.86	42,574.41	31.54	92,425.59	32,950.40
10-501.08-01-01 Litigation (New)	60,000	0.00	0.00	0.00	60,000.00	28,643.78
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	1,491.10	4,907.64	12.70	33,727.36	25,571.40
TOTAL PROFESSIONAL FEES	245,635	21,618.96	47,482.05	19.33	198,152.95	87,165.58
<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	838.50	838.50	20.96	3,161.50	295.00
10-501.09-20-02 Exec Session Meeting Sup	2,650	148.99	363.63	13.72	2,286.37	187.41
10-501.09-20-03 Finance Committee Mtg Su	0	0.00	0.00	0.00	0.00	321.91
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	41.80	62.80	12.56	437.20	39.99
10-501.09-21-00 Misc-Other	6,860	142.83	7,279.23	106.11	419.23	759.02
TOTAL OTHER EXPENDITURES	14,910	1,172.12	8,894.16	59.65	6,015.84	3,064.65
<u>TRANSFERS-OTHER SOURCES</u>						
TOTAL ADMINISTRATION	995,582	82,107.65	292,840.16	29.41	702,741.84	329,029.58

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

10 -General Fund
POLICE
EXPENDITURES

41.67% 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>						
10-505.01-01-00 Salaries	825,658	82,299.61	298,445.06	36.15	527,212.94	347,355.03
10-505.01-03-00 Overtime	15,000	2,032.22	4,252.59	28.35	10,747.41	4,401.88
10-505.01-21-00 FICA & Medicare	63,533	6,280.56	22,337.39	35.16	41,195.61	25,560.72
10-505.01-22-00 Retirement	54,614	4,717.98	16,327.56	29.90	38,286.44	13,862.99
10-505.01-41-00 Membarship Fees & Dues	950	0.00	200.00	21.05	750.00	370.00
10-505.01-41-02 Professional Development	4,500	16.00	130.00	2.89	4,370.00	198.50
10-505.01-43-00 Tuition Reimbursement	2,000	577.50	577.50	28.88	1,422.50	0.00
TOTAL PERSONNEL	966,255	95,923.87	342,270.10	35.42	623,984.90	391,749.12
<u>INSURANCE</u>						
10-505.02-02-00 Health, Life & Dental	124,434	10,017.26	58,565.14	47.07	65,868.86	54,163.63
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	10,017.26	58,565.14	34.12	113,067.86	54,163.63
<u>UTILITIES</u>						
10-505.03-01-00 Telephone & Voicemail	1,500	145.13	528.87	35.26	971.13	320.12
10-505.03-05-00 Mobile Phone & Pagers	4,500	246.56	1,115.52	24.79	3,384.48	1,413.29
TOTAL UTILITIES	6,000	391.69	1,644.39	27.41	4,355.61	1,733.41
<u>CAPITAL EXPENDITURES</u>						
<u>OTHER PURCHASES</u>						
10-505.05-01-00 Office Supplies & Consum	2,800	96.61	538.57	19.23	2,261.43	567.42
10-505.05-02-00 Postage	250	11.17	44.40	17.76	205.60	73.16
10-505.05-04-00 Printing	500	0.00	85.00	17.00	415.00	167.73
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	136.74	218.87	3.13	6,781.13	237.07
10-505.05-22-01 Terminal - Rejis	1,400	65.07	325.35	23.24	1,074.65	395.80
10-505.05-22-02 Terminal - Platte Co	2,200	2,014.32	2,014.32	91.56	185.68	1,007.16
10-505.05-31-00 Uniforms	7,000	223.90	986.22	14.09	6,013.78	1,312.87
10-505.05-99-00 Other Purchases	500	0.00	0.00	0.00	500.00	24.00
TOTAL OTHER PURCHASES	22,650	2,547.81	4,212.73	18.60	18,437.27	3,785.21
<u>MAINTENANCE</u>						
10-505.06-21-00 Vehicle Repair & Mainten	15,000	376.69	3,524.43	23.50	11,475.57	4,837.09
10-505.06-21-01 Equipment Repair & Maint	1,400	382.00	408.48	29.18	991.52	0.00
10-505.06-22-00 Vehicle Gas & Oil	50,000	1,967.80	7,268.50	14.54	42,731.50	15,655.70
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	475.30	43.21	624.70	228.15
TOTAL MAINTENANCE	69,000	2,821.55	11,676.71	16.92	57,323.29	20,720.94
<u>CITY SERVICES</u>						
10-505.07-56-00 Hiring/Substance Screeni	4,000	275.00	1,282.00	32.05	2,718.00	0.00
10-505.07-57-00 Crime Commission	500	500.00	500.00	100.00	0.00	500.00
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: MAY 31ST, 2015

10 -General Fund

POLICE

41.67% OF FISCAL YEAR COMPLETED

EXPENDITURES

	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	59.68
TOTAL CITY SERVICES	9,200	775.00	2,142.00	23.28	7,058.00	919.68
<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	112,477.18	420,511.07	33.73	826,076.93	473,421.99

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

10 -General Fund
MUNICIPAL COURT
EXPENDITURES

41.67% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
PERSONNEL						
10-510.01-01-00 Salaries	50,483	6,170.43	21,501.23	42.59	28,981.77	20,793.37
10-510.01-11-00 Judge	18,000	2,211.93	7,750.41	43.06	10,249.59	7,615.41
10-510.01-21-00 FICA & Medicare	5,250	621.49	2,204.88	42.00	3,045.12	2,187.07
10-510.01-22-00 Retirement	2,006	226.96	863.39	43.04	1,142.61	613.42
10-510.01-32-00 Expense Allow - Judge	540	0.00	135.00	25.00	405.00	270.00
10-510.01-41-00 Memberships, Fees & Dues	500	0.00	250.00	50.00	250.00	100.00
10-510.01-41-02 Professional Development	4,200	0.00	1,646.28	39.20	2,553.72	2,537.52
10-510.01-51-00 Prosecutor/Assistant	22,200	1,850.00	9,250.00	41.67	12,950.00	9,250.00
10-510.01-51-02 Public Defender	7,200	600.00	3,000.00	41.67	4,200.00	2,708.35
TOTAL PERSONNEL	110,379	11,680.81	46,601.19	42.22	63,777.81	46,075.14
INSURANCE						
10-510.02-02-00 Health, Life & Dental	8,280	636.45	4,260.22	51.45	4,019.78	3,454.43
10-510.02-03-00 Workers Compensation	4,080	0.00	0.00	0.00	4,080.00	0.00
TOTAL INSURANCE	12,360	636.45	4,260.22	34.47	8,099.78	3,454.43
UTILITIES						
10-510.03-05-00 Mobile Phone & Pagers	120	10.00	50.00	41.67	70.00	60.00
TOTAL UTILITIES	120	10.00	50.00	41.67	70.00	60.00
CAPITAL EXPENDITURES						
OTHER PURCHASES						
10-510.05-01-00 Office Supplies & Consum	1,800	13.79	198.09	11.01	1,601.91	20.71
10-510.05-02-00 Postage	500	17.77	80.44	16.09	419.56	148.21
10-510.05-04-00 Printing	4,000	0.00	1,008.06	25.20	2,991.94	1,945.82
10-510.05-05-00 Publications	350	250.00	250.00	71.43	100.00	0.00
10-510.05-06-00 Processing Fees	2,200	0.00	476.16	21.64	1,723.84	0.00
TOTAL OTHER PURCHASES	8,850	281.56	2,012.75	22.74	6,837.25	2,114.74
MAINTENANCE						
10-510.06-32-00 REJIS System	700	0.00	0.00	0.00	700.00	0.00
10-510.06-33-00 Software Support Agreeme	2,500	0.00	0.00	0.00	2,500.00	0.00
10-510.06-34-00 Office Equipment Mainten	800	0.00	51.26	6.41	748.74	275.00
TOTAL MAINTENANCE	4,000	0.00	51.26	1.28	3,948.74	275.00
CITY SERVICES						
10-510.07-80-00 Boarding of Prisoners	14,000	250.50	985.50	7.04	13,014.50	2,990.45
10-510.07-82-00 Bailiff	6,000	166.44	1,786.82	29.78	4,213.18	3,151.00
10-510.07-82-01 Translator	800	120.35	248.60	31.08	551.40	833.00
TOTAL CITY SERVICES	20,800	537.29	3,020.92	14.52	17,779.08	6,974.45
OTHER EXPENDITURES						
10-510.09-21-00 Miscellaneous	200	35.00	289.40	144.70	(89.40)	15.00
TOTAL OTHER EXPENDITURES	200	35.00	289.40	144.70	(89.40)	15.00
TOTAL MUNICIPAL COURT	156,709	13,181.11	56,285.74	35.92	100,423.26	58,968.76

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

10 -General Fund
PUBLIC WORKS
EXPENDITURES

41.67% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>PERSONNEL</u>						
10-515.01-01-00 Salaries	121,245	14,688.82	42,910.31	35.39	78,334.69	36,849.44
10-515.01-21-00 FICA & Medicare	9,109	1,111.59	3,222.15	35.37	5,886.85	2,759.73
10-515.01-22-00 Retirement	4,337	0.00	0.00	0.00	4,337.00	1,185.17
10-515.01-33-00 Auto Allow-Public Wks Di	3,000	0.00	250.00	8.33	2,750.00	1,500.00
10-515.01-41-00 Membership Fees & Dues	750	26.25	26.25	3.50	723.75	634.00
10-515.01-41-02 Professional Development	3,600	125.00	297.37	8.26	3,302.63	1,334.90
TOTAL PERSONNEL	142,041	15,951.66	46,706.08	32.88	95,334.92	44,263.24
<u>INSURANCE</u>						
10-515.02-02-00 Health, Life & Dental	12,056	1,009.89	5,120.93	42.48	6,935.07	2,343.42
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	5,120.93	36.19	9,030.07	2,343.42
<u>UTILITIES</u>						
10-515.03-05-00 Mobile Phones & Pagers	480	42.60	82.60	17.21	397.40	240.00
TOTAL UTILITIES	480	42.60	82.60	17.21	397.40	240.00
<u>CAPITAL EXPENDITURES</u>						
<u>OTHER PURCHASES</u>						
10-515.05-01-00 Office Supplies & Consum	750	(3.47)	385.31	51.37	364.69	0.00
10-515.05-02-00 Postage	150	1.09	8.26	5.51	141.74	5.46
10-515.05-04-00 Printing	250	0.00	70.00	28.00	180.00	0.00
10-515.05-31-00 Uniforms	100	0.00	119.37	119.37	(19.37)	0.00
TOTAL OTHER PURCHASES	1,250	(2.38)	582.94	46.64	667.06	5.46
<u>MAINTENANCE</u>						
10-515.06-36-00 Tornado Siren	2,500	0.00	1,212.00	48.48	1,288.00	1,212.00
TOTAL MAINTENANCE	2,500	0.00	1,212.00	48.48	1,288.00	1,212.00
<u>PROFESSIONAL FEES</u>						
10-515.08-03-00 Engineer & Planning Fees	25,000	7,941.99	11,469.49	45.88	13,530.51	239.14
TOTAL PROFESSIONAL FEES	25,000	7,941.99	11,469.49	45.88	13,530.51	239.14
<u>OTHER EXPENDITURES</u>						
10-515.09-21-00 Miscellaneous	500	199.71	844.09	168.82	(344.09)	36.00
TOTAL OTHER EXPENDITURES	500	199.71	844.09	168.82	(344.09)	36.00
TOTAL PUBLIC WORKS	185,922	25,143.47	66,018.13	35.51	119,903.87	48,339.26

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

0 -General Fund
COMMUNITY DEVELOPMENT
EXPENDITURES

41.67% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
PERSONNEL						
10-518.01-01-00 Salaries	198,900	22,851.93	78,619.26	39.53	120,280.74	79,482.35
10-518.01-21-00 FICA & Medicare	15,216	1,713.58	5,811.54	38.19	9,404.46	5,616.09
10-518.01-22-00 Retirement	10,713	1,267.92	4,230.47	39.49	6,482.53	2,813.92
10-518.01-31-00 Auto Allowance - Other	2,400	0.00	400.00	16.67	2,000.00	1,200.00
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	0.00	60.00	1.11	5,340.00	2,410.10
TOTAL PERSONNEL	234,304	25,833.43	89,486.27	38.19	144,817.73	91,807.46
INSURANCE						
10-518.02-02-00 Health, Life & Dental	23,219	1,580.71	10,816.51	46.58	12,402.49	10,750.53
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	1,580.71	10,816.51	42.88	14,409.49	10,750.53
UTILITIES						
10-518.03-05-00 Mobile Phones & Pagers	1,600	131.90	527.42	32.96	1,072.58	453.98
TOTAL UTILITIES	1,600	131.90	527.42	32.96	1,072.58	453.98
CAPITAL EXPENDITURES						
OTHER PURCHASES						
10-518.05-01-00 Office Supplies & Consum	1,600	14.48	110.17	6.89	1,489.83	597.81
10-518.05-02-00 Postage	750	209.80	507.91	67.72	242.09	253.31
10-518.05-04-00 Printing	500	2.00	62.70	12.54	437.30	43.00
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	226.28	680.78	16.13	3,539.22	894.12
MAINTENANCE						
10-518.06-21-00 Vehicle Repair & Mainten	2,200	0.00	1,180.78	53.67	1,019.22	156.47
10-518.06-22-00 Vehicle Gas & Oil	1,800	85.72	390.20	21.68	1,409.80	592.35
TOTAL MAINTENANCE	4,000	85.72	1,570.98	39.27	2,429.02	748.82
CITY SERVICES						
10-518.07-02-01 Public Notices	2,000	806.21	1,659.14	82.96	340.86	622.49
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	806.21	1,659.14	9.76	15,340.86	622.49
PROFESSIONAL FEES						
10-518.08-03-00 Engineering & Planning F	3,000	994.23	1,991.90	66.40	1,008.10	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	994.23	2,241.90	49.82	2,258.10	0.00
OTHER EXPENDITURES						
10-518.09-20-00 Planning Com. Meeting Su	150	7.96	7.96	5.31	142.04	0.00
10-518.09-21-00 Miscellaneous	200	18.00	71.55	35.78	128.45	0.00
TOTAL OTHER EXPENDITURES	350	25.96	79.51	22.72	270.49	0.00
TOTAL COMMUNITY DEVELOPMENT	291,200	29,684.44	107,062.51	36.77	184,137.49	105,277.40

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

0 -General Fund
STREET DEPARTMENT
EXPENDITURES

41.67% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
PERSONNEL						
10-520.01-01-00 Salaries	232,262	25,464.54	94,489.79	40.68	137,772.21	93,054.30
10-520.01-03-00 Overtime	13,500	52.62	6,694.77	49.59	6,805.23	7,290.99
10-520.01-21-00 FICA & Medicare	17,718	1,885.53	7,398.91	41.76	10,319.09	7,406.35
10-520.01-22-00 Retirement	13,703	1,399.31	5,074.86	37.03	8,628.14	3,541.19
10-520.01-41-02 Professional Development	300	0.00	0.00	0.00	300.00	0.00
TOTAL PERSONNEL	277,483	28,802.00	113,658.33	40.96	163,824.67	111,292.83
INSURANCE						
10-520.02-02-00 Health, Life & Dental	38,280	3,277.92	23,972.98	62.63	14,307.02	13,497.61
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	138.21	138.21	9.21	1,361.79	0.00
TOTAL INSURANCE	68,796	3,416.13	24,111.19	35.05	44,684.81	13,497.61
UTILITIES						
10-520.03-01-00 Telephone & Voicemail	1,500	90.65	501.58	33.44	998.42	402.50
10-520.03-02-00 Electricity	3,400	187.20	1,266.46	37.25	2,133.54	1,458.48
10-520.03-03-00 Gas	2,200	0.00	970.64	44.12	1,229.36	929.12
10-520.03-04-00 Water	4,000	284.37	1,398.98	34.97	2,601.02	1,308.35
10-520.03-05-00 Mobile Phones & Pagers	2,800	209.78	807.99	28.86	1,992.01	299.95
10-520.03-09-00 Trash Hauling	600	0.00	0.00	0.00	600.00	0.00
TOTAL UTILITIES	14,500	772.00	4,945.65	34.11	9,554.35	4,398.40
CAPITAL EXPENDITURES						
OTHER PURCHASES						
10-520.05-01-00 Office Supplies & Consum	800	0.00	142.95	17.87	657.05	342.32
10-520.05-02-00 Postage	0	0.00	0.00	0.00	0.00	0.75
10-520.05-20-00 Small Office Equipment	400	74.99	74.99	18.75	325.01	0.00
10-520.05-21-00 Handtools	5,000	281.47	2,156.64	43.13	2,843.36	2,436.55
10-520.05-31-00 Uniforms	2,600	0.00	586.60	22.56	2,013.40	367.50
TOTAL OTHER PURCHASES	8,800	356.46	2,961.18	33.65	5,838.82	3,147.12
MAINTENANCE						
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
TOTAL MAINTENANCE	0	0.00	0.00	0.00	0.00	268.98
CITY SERVICES						
10-520.07-41-00 Street Lights-Electricit	0	0.00	0.00	0.00	0.00	48.99
10-520.07-43-00 Spring/Fall Cleaup	9,000	670.00	670.00	7.44	8,330.00	5,813.77
10-520.07-43-01 Recycling Extravaganza	1,500	1,853.87	2,223.40	148.23	723.40	1,370.00
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	232.00	580.00	29.00	1,420.00	0.00
10-520.07-55-00 Animal Control	100	0.00	0.00	0.00	100.00	0.00
TOTAL CITY SERVICES	13,000	2,755.87	3,473.40	26.72	9,526.60	7,232.76

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

0 -General Fund
 STREET DEPARTMENT
 EXPENDITURES

41.67% 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	17.20	17.20	11.47	132.80	36.00
TOTAL OTHER EXPENDITURES	150	17.20	17.20	11.47	132.80	36.00
TOTAL STREET DEPARTMENT	382,729	36,119.66	149,166.95	38.97	233,562.05	139,933.70

REVENUE AND EXPENSE REPORT

AS OF: MAY 31ST, 2015

0 -General Fund
 PARKS DEPARTMENT
 EXPENDITURES

41.67% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
PERSONNEL						
10-525.01-01-00 Salaries	121,500	16,046.40	52,862.10	43.51	68,637.90	53,617.38
10-525.01-03-00 Overtime	7,500	0.00	3,341.02	44.55	4,158.98	2,916.86
10-525.01-05-00 Seasonal Landscape Maint	33,800	3,367.00	4,816.50	14.25	28,983.50	0.00
10-525.01-21-00 FICA & Medicare	9,975	1,418.94	4,344.71	43.56	5,630.29	3,990.34
10-525.01-22-00 Retirement	7,073	789.78	2,940.87	41.58	4,132.13	2,021.86
10-525.01-41-00 Membership Fees & Dues	100	0.00	0.00	0.00	100.00	0.00
10-525.01-41-02 Professional Development	100	0.00	0.00	0.00	100.00	0.00
TOTAL PERSONNEL	180,048	21,622.12	68,305.20	37.94	111,742.80	62,546.44
INSURANCE						
10-525.02-02-00 Health, Life & Dental	21,001	1,703.73	11,047.37	52.60	9,953.63	8,501.21
10-525.02-03-00 Workers Compensation	8,705	0.00	0.00	0.00	8,705.00	0.00
10-525.02-04-00 Unemployment	500	0.00	0.00	0.00	500.00	0.00
TOTAL INSURANCE	30,206	1,703.73	11,047.37	36.57	19,158.63	8,501.21
UTILITIES						
10-525.03-01-00 Telephone & Voicemail	1,700	200.09	671.25	39.49	1,028.75	443.19
10-525.03-02-00 Electricity	14,550	1,410.84	6,044.82	41.55	8,505.18	5,080.86
10-525.03-03-00 Gas	1,500	0.00	600.95	40.06	899.05	923.42
10-525.03-04-00 Water	12,500	445.49	2,245.02	17.96	10,254.98	2,648.93
10-525.03-05-00 Mobile Phones & Pagers	2,250	82.19	331.91	14.75	1,918.09	422.01
10-525.03-09-00 Trash Hauling	1,500	0.00	0.00	0.00	1,500.00	0.00
TOTAL UTILITIES	34,000	2,138.61	9,893.95	29.10	24,106.05	9,518.41
CAPITAL EXPENDITURES						
10-525.04-72-00 Maintenance-ELP	0	0.00	0.00	0.00	0.00	1,239.75
TOTAL CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	1,239.75
OTHER PURCHASES						
10-525.05-01-00 Office Supplies & Consum	500	0.00	178.48	35.70	321.52	172.66
10-525.05-02-00 Postage	75	0.00	0.42	0.56	74.58	33.34
10-525.05-04-00 Printing	400	0.00	215.50	53.88	184.50	386.00
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	2,573.28	4,177.88	75.96	1,322.12	1,217.85
10-525.05-31-00 Uniforms	1,500	419.70	737.80	49.19	762.20	0.00
10-525.05-41-01 Restroom Supplies	2,200	0.00	265.61	12.07	1,934.39	893.32
10-525.05-41-02 Trash Bags	3,800	454.06	2,144.90	56.44	1,655.10	814.03
10-525.05-41-03 Park Enhancements	7,000	487.16	663.50	9.48	6,336.50	952.21
10-525.05-42-00 Grass Seed & Fertilizer	2,800	0.00	337.78	12.06	2,462.22	0.00
10-525.05-99-00 Other Purchases	500	300.00	322.68	64.54	177.32	75.40
TOTAL OTHER PURCHASES	24,475	4,234.20	9,044.55	36.95	15,430.45	4,544.81
MAINTENANCE						
10-525.06-01-00 Buildings Maint & Repair	6,900	110.80	1,699.14	24.63	5,200.86	1,517.52
10-525.06-03-00 Restrooms	5,300	0.00	471.01	8.89	4,828.99	1,044.35
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: MAY 31ST, 2015

10 -General Fund
PARKS DEPARTMENT
EXPENDITURES

41.67% 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	160.00	3,151.25	47.75	3,448.75	329.58
10-525.06-05-03 Trail Maintenance	3,600	0.00	223.17	6.20	3,376.83	77.97
10-525.06-12-00 Playground Equipment Rep	2,000	0.00	0.00	0.00	2,000.00	1,048.20
10-525.06-13-00 Spirit Fountain	3,500	0.00	0.00	0.00	3,500.00	301.69
10-525.06-21-00 Vehicle Repair & Mainten	6,500	133.59	1,914.64	29.46	4,585.36	2,582.77
10-525.06-21-01 Equipment Repair & Maint	3,500	77.35	527.28	15.07	2,972.72	678.43
10-525.06-21-02 Tractor Mowing Equipment	5,500	448.03	3,158.20	57.42	2,341.80	2,663.42
10-525.06-22-00 Vehicle Gas & Oil	7,500	429.59	1,282.36	17.10	6,217.64	2,908.45
10-525.06-22-01 Equipment Gas & Oil	5,000	870.76	1,064.07	21.28	3,935.93	1,445.65
TOTAL MAINTENANCE	56,050	2,230.12	13,491.12	24.07	42,558.88	14,598.03
<u>CITY SERVICES</u>						
10-525.07-20-00 Rental of Portable Toile	3,000	0.00	220.00	7.33	2,780.00	1,320.00
10-525.07-51-00 Mosquito & Weed Control	2,800	0.00	213.90	7.64	2,586.10	523.90
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	2,000.00
10-525.07-53-00 Tree Planting	8,000	393.00	1,440.75	18.01	6,559.25	0.00
10-525.07-60-00 Rental Equipment	1,000	0.00	49.50	4.95	950.50	0.00
TOTAL CITY SERVICES	26,300	393.00	1,924.15	7.32	24,375.85	3,843.90
<u>OTHER EXPENDITURES</u>						
10-525.09-21-00 Miscellaneous	1,000	387.95	448.95	44.90	551.05	82.38
TOTAL OTHER EXPENDITURES	1,000	387.95	448.95	44.90	551.05	82.38
TOTAL PARKS DEPARTMENT	352,079	32,709.73	114,155.29	32.42	237,923.71	104,874.93

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

10 -General Fund
NATURE SANCTUARY
EXPENDITURES

41.67% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
PERSONNEL						
10-535.01-01-00 Salaries	18,000	1,913.42	6,529.10	36.27	11,470.90	6,346.56
10-535.01-21-00 FICA & Medicare	1,377	146.38	499.50	36.27	877.50	485.54
10-535.01-31-00 Expense Allowance-Other	200	0.00	0.00	0.00	200.00	0.00
TOTAL PERSONNEL	19,577	2,059.80	7,028.60	35.90	12,548.40	6,832.10
UTILITIES						
CAPITAL EXPENDITURES						
OTHER PURCHASES						
10-535.05-01-00 Office Supplies & Consum	100	0.00	62.96	62.96	37.04	45.00
10-535.05-02-00 Postage	50	0.00	4.70	9.40	45.30	13.52
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	38.77	176.86	44.22	223.14	87.35
10-535.05-41-00 Materials	1,000	0.00	151.73	15.17	848.27	86.50
10-535.05-42-00 Program Expenses	2,700	18.56	63.74	2.36	2,636.26	344.48
TOTAL OTHER PURCHASES	4,750	57.33	459.99	9.68	4,290.01	576.85
MAINTENANCE						
10-535.06-01-00 Building Maintenance & R	950	0.00	231.95	24.42	718.05	0.00
10-535.06-05-03 Trail Maintenance	3,500	259.44	534.27	15.26	2,965.73	292.43
10-535.06-21-00 Vehicle Repair & Mainten	1,000	0.00	510.04	51.00	489.96	324.21
10-535.06-21-01 Equipment Repair & Maint	150	0.00	33.19	22.13	116.81	5.83
10-535.06-22-00 Vehicle Gas & Oil	400	23.69	41.37	10.34	358.63	25.26
TOTAL MAINTENANCE	6,000	283.13	1,350.82	22.51	4,649.18	647.73
CITY SERVICES						
10-535.07-51-00 Mosquito & Weed Control	250	0.00	37.90	15.16	212.10	111.70
TOTAL CITY SERVICES	250	0.00	37.90	15.16	212.10	111.70
OTHER EXPENDITURES						
10-535.09-21-00 Miscellaneous	500	(11.41)	226.64	45.33	273.36	0.00
TOTAL OTHER EXPENDITURES	500	(11.41)	226.64	45.33	273.36	0.00
TOTAL NATURE SANCTUARY	31,077	2,388.85	9,103.95	29.29	21,973.05	8,168.38

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

10 -General Fund
CHANNEL 2 & WEBSITE
EXPENDITURES

41.67% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>PERSONNEL</u>						
10-540.01-52-00 Technical Consultant/Int	10,200	850.00	3,400.00	33.33	6,800.00	3,299.40
10-540.01-53-00 Production Assistant/Int	2,100	150.00	600.00	28.57	1,500.00	500.00
TOTAL PERSONNEL	12,300	1,000.00	4,000.00	32.52	8,300.00	3,799.40
<u>CAPITAL EXPENDITURES</u>						
10-540.04-11-00 Computers & Programming	0	0.00	0.00	0.00	0.00	(299.40)
10-540.04-21-00 Office Equipment	200	0.00	0.00	0.00	200.00	0.00
TOTAL CAPITAL EXPENDITURES	200	0.00	0.00	0.00	200.00	(299.40)
<u>OTHER PURCHASES</u>						
10-540.05-03-00 Computer Equip/Access/Pr	500	0.00	0.00	0.00	500.00	0.00
TOTAL OTHER PURCHASES	500	0.00	0.00	0.00	500.00	0.00
<u>MAINTENANCE</u>						
10-540.06-31-00 Computer Maintenance	500	0.00	0.00	0.00	500.00	0.00
TOTAL MAINTENANCE	500	0.00	0.00	0.00	500.00	0.00
<u>OTHER EXPENDITURES</u>						
10-540.09-05-00 Newsletter/Website	4,000	0.00	2,507.98	62.70	1,492.02	1,983.20
10-540.09-05-01 Website Maintenance	250	0.00	99.95	39.98	150.05	0.00
TOTAL OTHER EXPENDITURES	4,250	0.00	2,607.93	61.36	1,642.07	1,983.20
TOTAL CHANNEL 2 & WEBSITE	17,750	1,000.00	6,607.93	37.23	11,142.07	5,483.20

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

10 -General Fund
TRANSFERS OUT
EXPENDITURES

41.67% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>TRANSFERS-OTHER SOURCES</u>						
10-550.20-04-00 Transfer to Reserve Fund	60,000	5,000.00	25,000.00	41.67	35,000.00	132,083.30
10-550.20-21-00 Transfer to Debt Service	<u>217,500</u>	<u>18,125.00</u>	<u>90,625.00</u>	<u>41.67</u>	<u>126,875.00</u>	<u>92,083.30</u>
TOTAL TRANSFERS-OTHER SOURCES	<u>277,500</u>	<u>23,125.00</u>	<u>115,625.00</u>	<u>41.67</u>	<u>161,875.00</u>	<u>224,166.60</u>
TOTAL TRANSFERS OUT	277,500	23,125.00	115,625.00	41.67	161,875.00	224,166.60

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

10 -General Fund
 IT
 EXPENDITURES

41.67% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>PERSONNEL</u>						
10-555.01-52-00 Information Technology S	21,000	0.00	1,806.25	8.60	19,193.75	10,217.00
TOTAL PERSONNEL	21,000	0.00	1,806.25	8.60	19,193.75	10,217.00
<u>INSURANCE</u>						
10-555.02-01-00 Equipment	1,500	0.00	0.00	0.00	1,500.00	494.35
10-555.02-02-00 Software	15,310	10,187.28	13,464.77	87.95	1,845.23	11,114.82
10-555.02-04-00 Domain Registrations	390	125.00	145.00	37.18	245.00	125.00
TOTAL INSURANCE	17,200	10,312.28	13,609.77	79.13	3,590.23	11,734.17
<u>MAINTENANCE</u>						
10-555.06-01-00 Maintenance & Repair	2,124	20.00	591.00	27.82	1,533.00	885.00
TOTAL MAINTENANCE	2,124	20.00	591.00	27.82	1,533.00	885.00
TOTAL IT	40,324	10,332.28	16,007.02	39.70	24,316.98	22,836.17

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

10 -General Fund

CAPITAL OUTLAY EXPENDITURES 41.67% 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	790.00	25,604.98	19.82	103,570.02	0.00
10-560.51-80-00 Com Development Capital	110,000	0.00	21,077.44	19.16	88,922.56	0.00
TOTAL CAPITAL OUTLAY	239,175	790.00	46,682.42	19.52	192,492.58	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	790.00	46,682.42	13.11	309,492.58	0.00
TOTAL EXPENDITURES	4,333,635	369,059.37	1,400,066.17	32.31	2,933,568.83	1,520,499.97
=====						
EXCESS REVENUES OVER/(UNDER) EXPENDITURE (	409,494) (	108,077.38)	756,613.94		0.00	726,424.03

Sewer Fund (30)

Last Updated 06/10/15

	2011 Actual	2012 Actual	2013 Actual	2014 Budget	2014 Unaudited	2015 Budget	2015 YTD	2015 Projected	2016 Projected	2017 Projected	2018 Projected	2019 Projected	2020 Projected
<i>Beginning Fund Balance</i>	\$426,505	\$ 493,616	\$ 605,952	\$ 489,897	\$ 516,873	\$ 1,020,362	\$ 1,110,769	\$ 1,110,769	\$ 466,486	\$ 387,025	\$ 442,810	\$ 391,792	\$ 466,548
Revenues													
<i>Projected Rate Increase</i>				3.50%	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	1.00%	0.00%	0.00%
Sewer Charges	907,088	962,603	937,785	968,760	1,016,426	1,027,940	415,366	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	19,400	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	18,300	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	-	1,925	4,620	-	-	-	-	-
Interest Income	9,061	6,611	5,872	2,000	4,361	4,400	1,972	4,300	4,444	4,488	4,533	4,579	4,624
Transfer from Sewer CIP (33)	-	-	-	275,478	294,984	-	-	-	-	-	-	-	-
Miscellaneous	35	-	16	-	1,000	200	-	200	200	-	-	-	-
Sewer Fund Revenues:	959,140	1,038,349	1,006,209	1,295,008	1,407,454	1,091,190	456,963	1,112,089	1,112,663	1,134,360	1,145,996	1,146,951	1,147,920
Total Sources:	1,385,645	1,531,965	1,612,161	1,784,905	1,924,326	2,111,552	1,567,732	2,222,858	1,579,149	1,521,385	1,588,806	1,538,743	1,614,468
Expenditures													
Operating Expenses	388,097	453,316	449,989	514,201	462,065	519,812	141,886	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	186,541	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	232,739	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	42,292	101,500	103,530	105,601	107,713	109,867	112,064
Other Transfers	143,600	180,600	337,431	-	-	-	-	-	-	-	-	-	-
Sewer Fund Expenditures:	892,029	926,014	1,095,288	1,288,764	813,557	1,756,372	603,458	1,756,372	1,192,123	1,078,576	1,197,014	1,072,195	1,270,466
Estimated Working Capital (deficit) :	493,616	605,952	516,873	496,141	1,110,769	355,180	964,274	466,486	387,025	442,810	391,792	466,548	344,002
TARGET*	\$388,441	\$331,031	\$339,730	\$354,106	\$332,020	\$488,113	\$488,113	\$488,113	\$343,007	\$342,159	\$346,325	\$350,259	\$349,105

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

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

30 -Sewer Service Fund
 FINANCIAL SUMMARY

41.67% 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	86,162.13	454,990.71	41.87	631,599.29	449,818.16
INTEREST INCOME	4,400	399.33	1,972.15	44.82	2,427.65	1,759.36
MISCELLANEOUS REVENUE	200	0.00	0.00	0.00	200.00	0.00
TRANSFERS IN	<u>332,784</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>332,784.00</u>	<u>0.00</u>
TOTAL REVENUES	<u>1,423,974</u>	<u>86,561.46</u>	<u>456,962.86</u>	<u>32.09</u>	<u>967,011.14</u>	<u>451,577.52</u>
<u>EXPENDITURE SUMMARY</u>						
ADMINISTRATIVE	<u>2,089,156</u>	<u>55,228.24</u>	<u>603,457.94</u>	<u>28.89</u>	<u>1,485,698.06</u>	<u>298,745.51</u>
TOTAL EXPENDITURES	<u>2,089,156</u>	<u>55,228.24</u>	<u>603,457.94</u>	<u>28.89</u>	<u>1,485,698.06</u>	<u>298,745.51</u>
EXCESS REVENUES OVER/(UNDER) EXPENDITURE	(665,182)	31,333.22	(146,495.08)		(518,686.92)	152,832.01

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

30 -Sewer Service Fund

FINANCIAL SUMMARY

41.67% OF FISCAL YEAR COMPLETED

REVENUES

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>OTHER REVENUE</u>						
30-41501-00 Sewer Charges	1,027,940	7,100.61	197,538.81	19.22	830,401.19	36,002.34
30-41501-01 Sewer Charges - Data Tech	0	67,076.52	217,826.90	0.00	(217,826.90)	386,175.82
30-41502-00 Sewer Tap Fees	30,000	6,000.00	19,400.00	64.67	10,600.00	13,500.00
30-41502-01 Sewer Impact Fees	28,000	5,600.00	18,300.00	65.36	9,700.00	12,600.00
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	1,925.00	0.00	(1,925.00)	1,540.00
TOTAL OTHER REVENUE	1,086,590	86,162.13	454,990.71	41.87	631,599.29	449,818.16
<u>INTEREST INCOME</u>						
30-41701-00 Interest Income	4,400	399.33	1,972.15	44.82	2,427.85	1,759.36
TOTAL INTEREST INCOME	4,400	399.33	1,972.15	44.82	2,427.85	1,759.36
<u>MISCELLANEOUS REVENUE</u>						
30-41804-00 Miscellaneous Revenue	200	0.00	0.00	0.00	200.00	0.00
TOTAL MISCELLANEOUS REVENUE	200	0.00	0.00	0.00	200.00	0.00
<u>TRANSFERS IN</u>						
30-41901-00 Transfer from Sewer Fund	332,784	0.00	0.00	0.00	332,784.00	0.00
TOTAL TRANSFERS IN	332,784	0.00	0.00	0.00	332,784.00	0.00
TOTAL REVENUE	1,423,974	86,561.46	456,962.86	32.09	967,011.14	451,577.52

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

30 -Sewer Service Fund

ADMINISTRATIVE

41.67% OF FISCAL YEAR COMPLETED

EXPENDITURES

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
PERSONNEL						
30-501.01-01-00 Salaries	13,156	436.42	3,173.54	24.12	9,982.46	4,426.00
30-501.01-21-00 FICA & Medicare	1,006	33.39	242.77	24.13	763.23	338.61
TOTAL PERSONNEL	14,162	469.81	3,416.31	24.12	10,745.69	4,764.61
INSURANCE						
30-501.02-01-00 Hazard & Liability	6,000	0.00	0.00	0.00	6,000.00	0.00
TOTAL INSURANCE	6,000	0.00	0.00	0.00	6,000.00	0.00
UTILITIES						
30-501.03-01-00 Telephone & Voicemail	2,600	279.27	1,016.34	39.09	1,583.66	621.21
30-501.03-02-00 Electricity	41,000	764.11	11,688.94	28.51	29,311.06	12,825.98
30-501.03-04-00 Water	3,500	112.09	597.85	17.08	2,902.15	1,183.69
30-501.03-06-00 Wi-Fi	480	39.99	159.96	33.33	320.04	119.97
30-501.03-09-00 Trash Hauling	600	0.00	153.84	25.64	446.16	59.42
TOTAL UTILITIES	48,180	1,195.46	13,616.93	28.26	34,563.07	14,810.27
CAPITAL EXPENDITURES						
30-501.04-31-00 Equipment & Machinery	33,500	0.00	0.00	0.00	33,500.00	1,738.55
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	7,930.50	32,914.54	17.23	158,085.46	467.72
TOTAL CAPITAL EXPENDITURES	314,500	7,930.50	32,914.54	10.47	281,585.46	2,206.27
OTHER PURCHASES						
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	4.15	1,451.33	16.13	7,548.67	2,453.52
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	4.15	1,451.33	11.99	10,648.67	2,470.71
MAINTENANCE						
30-501.06-01-00 Building Main & Repair	8,500	476.50	3,012.98	35.45	5,487.02	3,494.47
30-501.06-12-00 Pump Stations Maintenan	20,000	1,252.14	3,742.14	18.71	16,257.86	5,350.13
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	161.27	32.25	338.73	53.07
30-501.06-22-00 Vehicle Gas & Oil	3,000	111.23	335.36	11.18	2,664.64	301.38
30-501.06-22-01 Equipment Gas & Oil	1,500	0.00	0.00	0.00	1,500.00	0.00
30-501.06-33-00 Software Support Agreeme	2,170	0.00	0.00	0.00	2,170.00	0.00
30-501.06-42-00 Line Maintenance	415,750	19,994.50	104,997.90	25.26	310,752.10	698.69
30-501.06-99-00 Other Maintenance	72,025	300.00	48,628.50	67.52	23,396.50	0.00
TOTAL MAINTENANCE	523,945	22,134.37	160,878.15	30.71	363,066.85	9,897.74
CITY SERVICES						
30-501.07-34-00 Line Repairs	20,000	0.00	4,080.00	20.40	15,920.00	0.00
30-501.07-42-00 One Call Utility Locatin	2,000	0.00	314.44	15.72	1,685.56	594.35
30-501.07-82-00 KC Water Depart	55,655	0.00	15,986.86	28.72	39,668.14	14,716.27
30-501.07-91-00 Odor Control	19,000	0.00	0.00	0.00	19,000.00	0.00
TOTAL CITY SERVICES	96,655	0.00	20,381.30	21.09	76,273.70	15,310.62

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

30 -Sewer Service Fund
 ADMINISTRATIVE
 EXPENDITURES

41.67% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
PROFESSIONAL FEES						
30-501.08-01-00 Attorney Fees	10,000	0.00	0.00	0.00	10,000.00	7,048.80
30-501.08-03-00 Engineering Fees	8,500	0.00	150.00	1.76	8,350.00	1,152.00
30-501.08-04-00 Management Contract	282,245	0.00	94,081.68	33.33	188,163.32	114,747.90
30-501.08-06-00 Administration Fee	101,500	8,458.33	42,291.65	41.67	59,208.35	41,266.65
30-501.08-07-00 Credit Card Fees	2,000	191.05	1,114.47	55.72	885.53	0.00
TOTAL PROFESSIONAL FEES	404,245	8,649.38	137,637.80	34.05	266,607.20	164,215.35
OTHER EXPENDITURES						
30-501.09-21-00 Miscellaneous	2,000	270.59	422.39	21.12	1,577.61	3,764.30
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	270.59	422.39	11.12	3,377.61	3,764.30
BOND/LEASE PAYMENTS						
30-501.10-04-00 System Renewal Lease	149,351	0.00	0.00	0.00	149,351.00	9,227.94
TOTAL BOND/LEASE PAYMENTS	149,351	0.00	0.00	0.00	149,351.00	9,227.94
SYSTEM RENEWAL PROJECT						
30-501.12-11-00 SRF Principal	145,000	12,083.33	60,416.65	41.67	84,583.35	58,333.35
30-501.12-11-01 SRF Interest	29,897	2,490.65	12,453.25	41.65	17,443.75	13,620.35
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	81,675.86	44.53	101,757.14	72,077.70
TRANSFERS-OTHER SOURCES						
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	55,228.24	603,457.94	28.89	1,485,698.06	298,745.51
TOTAL EXPENDITURES	2,089,156	55,228.24	603,457.94	28.89	1,485,698.06	298,745.51
EXCESS REVENUES OVER/(UNDER) EXPENDITURE (
	665,182)	31,333.22	(146,495.08)		0.00	152,832.01

Transportation Fund (40)

Last Updated 06/10/15

	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	\$ 136,124	\$ 105,409	\$ 137,596	\$ 110,303	\$ 71,151
Revenues													
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	179,426	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	59,520	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	-		350	-	-	-	-	-
Sale of Equipment					8,275	11,500		11,500	32,500	15,000	5,000	5,000	5,000
Refunds		80,250			-	-							
MPR Safety Funds					4,300	-							
Leased Properties		6,470	900	-	-	-			-	-	-	-	-
Transportation Fund Revenues:	815,898	866,050	797,056	801,600	917,304	883,500	365,473	897,850	917,580	913,356	916,832	930,509	930,509
Total Sources:	1,043,039	955,338	987,243	963,917	1,079,986	1,202,454	704,088	1,236,464	1,053,704	1,018,765	1,054,427	1,040,812	1,001,660
Expenditures													
Streets - Capital	171,177	196,151	88,560	295,000	81,966	502,500	101,355	502,600	350,000	277,500	340,000	365,000	335,000
Streets - Operating			-	313,050	304,406	353,000	113,822	352,740	358,295	363,669	369,124	374,661	335,000
Transfers	782,574	569,000	736,000	355,000	355,000	245,000	102,083	245,000	240,000	240,000	235,000	230,000	225,000
Transportation Fund Expenditures:	953,751	765,151	824,560	963,050	741,372	1,100,500	317,259	1,100,340	948,295	881,169	944,124	969,661	895,000
Estimated Ending Balance (deficit):	89,288	190,187	162,682	867	338,614	101,954	386,828	136,124	105,409	137,596	110,303	71,151	106,660

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

40 -Transportation Fund
FINANCIAL SUMMARY

41.67% 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	37,059.80	238,945.80	32.03	507,054.20	249,146.75
OTHER REVENUE	0	0.00	0.00	0.00	0.00	10,000.00
TRANSFERS IN	<u>11,500</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>11,500.00</u>	<u>0.00</u>
TOTAL REVENUES	<u>883,500</u>	<u>37,059.80</u>	<u>365,473.63</u>	<u>41.37</u>	<u>518,026.37</u>	<u>380,855.92</u>
<u>EXPENDITURE SUMMARY</u>						
STREET DEPARTMENT	855,500	53,601.84	215,176.12	25.15	640,323.88	123,174.14
TRANSFERS	<u>245,000</u>	<u>20,416.66</u>	<u>102,083.30</u>	<u>41.67</u>	<u>142,916.70</u>	<u>147,916.65</u>
TOTAL EXPENDITURES	<u>1,100,500</u>	<u>74,018.50</u>	<u>317,259.42</u>	<u>28.83</u>	<u>783,240.58</u>	<u>271,090.79</u>
EXCESS REVENUES OVER/(UNDER) EXPENDITURE	(217,000)	(36,958.70)	48,214.21		(265,214.21)	109,765.13

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

40 -Transportation Fund
 FINANCIAL SUMMARY

41.67% OF FISCAL YEAR COMPLETED

REVENUES	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
TAXES						
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
SALES TAXES						
40-41404-00 City Transportation Sales Ta	435,000	24,827.04	179,425.57	41.25	255,574.43	171,209.33
40-41405-00 Motor Fuel Tax	141,000	12,232.76	59,520.23	42.21	81,479.77	56,515.36
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	37,059.80	238,945.80	32.03	507,054.20	249,146.75
OTHER REVENUE						
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
INTEREST INCOME						
MISCELLANEOUS REVENUE						
TRANSFERS IN						
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
TRANSFERS						
TOTAL REVENUE	883,500	37,059.80	365,473.63	41.37	518,026.37	380,855.92

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

40 -Transportation Fund

STREET DEPARTMENT

41.67% OF FISCAL YEAR COMPLETED

EXPENDITURES	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
CAPITAL EXPENDITURES						
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	1,261.05
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	25,739.76	51,479.52	33.76	101,020.48	78.70
40-520.04-90-00 Curb & Sidewalk Program	100,000	0.00	49,875.00	49.88	50,125.00	7,783.50
TOTAL CAPITAL EXPENDITURES	502,500	25,739.76	101,354.52	20.17	401,145.48	9,150.20
MAINTENANCE						
40-520.06-01-00 Building Maintenance & R	11,500	0.00	555.70	4.83	10,944.30	1,145.48
40-520.06-21-00 Vehicle & Equipment Main	10,500	96.32	6,498.18	61.89	4,001.82	2,611.63
40-520.06-22-00 Vehicle & Equipment Gas	25,500	1,472.11	6,581.77	25.81	18,918.23	11,312.19
TOTAL MAINTENANCE	47,500	1,568.43	13,635.65	28.71	33,864.35	15,069.30
CITY SERVICES						
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	18.76	18.76	0.75	2,481.24	0.00
40-520.07-33-00 Street Repair Materials	15,000	351.52	2,289.49	15.26	12,710.51	1,193.19
40-520.07-41-00 Street Lights - Electric	235,000	18,181.07	73,649.96	31.34	161,350.04	73,299.03
40-520.07-44-00 Street Signs	2,000	542.30	542.30	27.12	1,457.70	320.89
40-520.07-45-00 Street Sweeping	8,500	7,200.00	7,200.00	84.71	1,300.00	6,780.00
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	26,293.65	100,185.95	32.85	204,814.05	98,954.64
OTHER EXPENDITURES						
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	53,601.84	215,176.12	25.15	640,323.88	123,174.14

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

40 -Transportation Fund

TRANSFERS

41.67% OF FISCAL YEAR COMPLETED

EXPENDITURES

	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	102,083.30	41.67	142,916.70	147,916.65
TOTAL TRANSFERS-OTHER SOURCES	245,000	20,416.66	102,083.30	41.67	142,916.70	147,916.65
TOTAL TRANSFERS	245,000	20,416.66	102,083.30	41.67	142,916.70	147,916.65
TOTAL EXPENDITURES	1,100,500	74,018.50	317,259.42	28.83	783,240.58	271,090.79
=====						
EXCESS REVENUES OVER/(UNDER) EXPENDITURE{	217,000}{	36,958.70}	48,214.21		0.00	109,765.13

BALANCE SHEET

AS OF: MAY 31ST, 2015

10 -General Fund

ACCOUNT# TITLE

ASSETS

=====

10901	Petty Cash (Admin)	181.31	
10911	Petty Cash (Court)	150.00	
10952	Court Bnk Acct-Internet Pymts	100.00	
12000	General Fund Claim on Cash	1,871,539.53	
15000	Receivables - General	(128.00)	
15003	Property Tax Receivables	7,307.69	
15004	Franchise Tax Receivables	175,236.74	
15005	Vehicle Tax Receivable	1,569.35	
18000	Prepaid Insurance	81,735.82	
			<u>2,137,692.44</u>

TOTAL ASSETS

2,137,692.44
=====

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	3,638.30	
20051	Garnishment W/H	(70.62)	
20070	Vol. Employee Fund W/H	1,020.80	
21000	Deferred Revenue	8,877.04	
22001	AP Pending (Due to Pooled)	59,336.51	
22500	Telecom Escrow	190.29	
22501	FLEX Plan Payable	3,731.89	
22600	COBRA Liability	1,539.59	
			<u>68,188.24</u>

TOTAL LIABILITIES

68,188.24

EQUITY

=====

30001	Fund Balance	1,312,890.26	
			<u>1,312,890.26</u>
	TOTAL BEGINNING EQUITY	1,312,890.26	
	TOTAL REVENUE	2,156,680.11	
	TOTAL EXPENSES	1,400,066.17	
			<u>756,613.94</u>
	TOTAL SURPLUS/(DEFICIT)	756,613.94	
	TOTAL EQUITY & SURPLUS/(DEFICIT)	2,069,504.20	
			<u>2,069,504.20</u>

TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT

2,137,692.44
=====

BALANCE SHEET

AS OF: MAY 31ST, 2015

01 -River Park Bond Retirement

ACCOUNT#	TITLE		
ASSETS			
=====			
11002	River Prk Dev Bank Acct-	173,943.52	
15001	Receivables - Taxes/Fees	4,930.23	
		<u> </u>	
			178,873.75
			<u> </u>
	TOTAL ASSETS		178,873.75
			=====
LIABILITIES			

21000	Deferred Revenue	4,930.23	
		<u> </u>	
	TOTAL LIABILITIES		4,930.23
			<u> </u>
EQUITY			

30001	FUND BALANCE	153,826.92	
		<u> </u>	
	TOTAL BEGINNING EQUITY		153,826.92
			<u> </u>
	TOTAL REVENUE		319,447.85
	TOTAL EXPENSES		299,331.25
		<u> </u>	
	TOTAL SURPLUS/(DEFICIT)		20,116.60
			<u> </u>
	TOTAL EQUITY & SURPLUS/(DEFICIT)		173,943.52
			<u> </u>
	TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT		178,873.75
			=====

BALANCE SHEET

AS OF: MAY 31ST, 2015

22 -Capital Project Bonds

ACCOUNT# TITLE

ASSETS

=====		
11002 Cash	97,828.39	
12000 Claim on Cash	373,284.26	
14010 Lease Revenue Fund	2.58	
14012 Reserve Fund	642,539.62	
15001 Receivables - Taxes/Fees	1,364.08	
		<u>1,115,018.93</u>

TOTAL ASSETS 1,115,018.93
=====

LIABILITIES

=====		
21000 Deferred Revenue	1,364.08	
		<u>1,364.08</u>

EQUITY

=====		
30001 Fund Balance	421,968.17	
30005 Restricted For Debt Retirement	640,000.00	
		<u>1,061,968.17</u>

TOTAL REVENUE 428,047.93
TOTAL EXPENSES 376,361.25

TOTAL SURPLUS/(DEFICIT) 51,686.68

TOTAL EQUITY & SURPLUS/(DEFICIT) 1,113,654.85
1,113,654.85

TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT 1,115,018.93
=====

BALANCE SHEET

AS OF: MAY 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 Expenses	(0.03)	
15001 Receivables	139,533.25	
		658,150.72

TOTAL ASSETS		658,150.72
--------------	--	------------

=====

LIABILITIES

=====

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

EQUITY

=====

30001 Fund Balance	5,012,518.46	
TOTAL BEGINNING EQUITY	5,012,518.46	

TOTAL REVENUE	251,568.43	
---------------	------------	--

TOTAL EXPENSES	239,141.75	
----------------	------------	--

TOTAL SURPLUS/(DEFICIT)	12,426.68	
-------------------------	-----------	--

TOTAL EQUITY & SURPLUS/(DEFICIT)	5,024,945.14	
----------------------------------	--------------	--

TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT		658,150.72
---	--	------------

=====

BALANCE SHEET

AS OF: MAY 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	
		<u>567,026.20</u>

TOTAL ASSETS		<u>567,026.20</u>
--------------	--	-------------------

=====

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)	
		<u>(3,294,415.89)</u>

EQUITY

=====

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

TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT		<u>567,026.20</u>
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=====

BALANCE SHEET

AS OF: MAY 31ST, 2015

30 -Sewer Service Fund

ACCOUNT# TITLE

ASSETS

=====		
11002 Sewer Fund Cash in Bank-C	29,651.40	
11003 Cash	37,953.67	
11005 MM Bank Lib	205,793.62	
12000 Sewer Service Claim on Cash	685,174.12	
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	
	<hr/>	
		2,380,519.18
		<hr/>

TOTAL ASSETS 2,380,519.18

LIABILITIES

=====		
22001 AP Pending (Due to Pooled)	1,251.67	
24010 LT Leases Payable	179,612.82	
26000 Customer Deposits	13,485.00	
	<hr/>	
TOTAL LIABILITIES		194,349.49
		<hr/>

EQUITY

=====		
30001 Fund Balance	2,332,664.77	
	<hr/>	
TOTAL BEGINNING EQUITY		2,332,664.77
		<hr/>
TOTAL REVENUE	456,962.86	
TOTAL EXPENSES	603,457.94	
	<hr/>	
TOTAL SURPLUS/(DEFICIT)	(146,495.08)	
		<hr/>
TOTAL EQUITY & SURPLUS/(DEFICIT)		2,186,169.69
		<hr/>
TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT		2,380,519.18
		=====

BALANCE SHEET

AS OF: MAY 31ST, 2015

33 -Sewer Capital Improvement

ACCOUNT# TITLE

ASSETS

=====

17002 Insutiform Sewer Infrastructur	244,732.86	
17003 Aeration System Sewer Equipant	182,062.00	
		<u>426,794.86</u>

TOTAL ASSETS		426,794.86
		=====

LIABILITIES

=====

EQUITY

=====

30001 Fund Balance	426,794.86	
TOTAL BEGINNING EQUITY	426,794.86	
		<u>426,794.86</u>

TOTAL EQUITY & SURPLUS/ (DEFICIT)		426,794.86
-----------------------------------	--	------------

TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT		426,794.86
		=====

BALANCE SHEET

AS OF: MAY 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

TOTAL ASSETS		<hr/>	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

EQUITY

=====

30001 Fund Balance	740,073.00	
		<hr/>
TOTAL BEGINNING EQUITY		740,073.00

TOTAL EQUITY & SURPLUS/(DEFICIT)		<hr/>	740,073.00
----------------------------------	--	-------	------------

TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT		<hr/>	2,839,205.65
			=====

BALANCE SHEET
AS OF: MAY 31ST, 2015

40 -Transportation Fund

ACCOUNT#	TITLE		
ASSETS			
=====			
12000	Claim on Cash	404,159.05	
15000	Receivables - General	49,812.78	
15001	Receivable Held in Escrow Acct	10,833.00	
		<u> </u>	464,804.83
			<u> </u>
	TOTAL ASSETS		464,804.83
			=====
LIABILITIES			
=====			
22001	A/P Pending (Due to Pooled)	27,948.72	
22500	Liability in Held in Escrow Ac	10,833.00	
		<u> </u>	38,781.72
	TOTAL LIABILITIES		38,781.72
EQUITY			
=====			
30001	Fund Balance	377,808.90	
	TOTAL BEGINNING EQUITY	<u> </u>	377,808.90
	TOTAL REVENUE	365,473.63	
	TOTAL EXPENSES	317,259.42	
	TOTAL SURPLUS/(DEFICIT)	<u> </u>	48,214.21
	TOTAL EQUITY & SURPLUS/(DEFICIT)		<u> </u> 426,023.11
	TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT		<u> </u> 464,804.83
			=====

C I T Y O F P A R K V I L L E
RESERVED FUND SUMMARY
AS OF: MAY 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	34.55	21.00	10,219.80	47.50	568,063.45
46 -Guest Room Tax Fund	0.00	0.00	675.25	0.00	1,079.13
50 -Emergency Reserve Fund	5,000.00	0.00	25,000.00	0.00	1,412,965.61
60 -Nature Sanctuary Fund	0.00	69.74	2,093.73	69.74	44,805.31
63 -Park Donations	2,300.00	0.00	3,320.56	0.00	49,114.81
80 -Court Recoupment Fees	(497.00)	0.00	242.00	0.00	38,636.01
81 -Police Training Fees-LET	206.00	210.00	1,222.00	1,062.06	44,376.72
91 -TIF Development Fund	24,501.16	0.00	65,949.21	0.00	83,752.77
95 -Capital Projects Fund	0.00	0.00	61,040.00	66,363.16	11,599.16
TOTAL	31,544.71	300.74	169,278.55	67,542.46	2,256,144.05

*** END OF REPORT ***

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

General Fund #10

Cash on Hand	181.31	
Total Cash Accounts*	1,812,303.02	
Fund Cash & Investments Total		<u><u>\$1,812,484.33</u></u>

Transportation Fund #40

Total Cash Accounts*	404,159.05	
Fund Cash & Investments Total		<u><u>\$404,159.05</u></u>

River Park Bond Retirement Fund #21

Total Cash Accounts*	173,943.52	
Fund Cash & Investments Total		<u><u>\$173,943.52</u></u>

Emergency Reserve Fund #50

Total Cash Accounts*	1,307,456.97	
Fund Cash & Investments Total		<u><u>\$1,307,456.97</u></u>

Capital Project Bonds Fund #22

Total Cash Accounts*	471,112.65	
Reserve Fund Account	642,539.62	
Fund Cash & Investments Total		<u><u>\$1,113,652.27</u></u>

TIF Development Fund #91

Total Cash Accounts*	83,752.77	
Fund Cash & Investments Total		<u><u>\$83,752.77</u></u>

Brush Creek NID Fund #23

Total Cash Accounts*	118,160.85	
Reserve Fund Account	400,456.62	
Fund Cash & Investments Total		<u><u>\$518,617.47</u></u>

Parkville Market Place Fund #92

Total Cash Account	9,410.38	
Fund Cash & Investments Total		<u><u>\$9,410.38</u></u>

Brink Meyer Road NID Fund #24

Total Cash Accounts*	32.50	
Reserve Fund Account	291,918.23	
Fund Cash & Investments Total		<u><u>\$291,950.73</u></u>

Capital Projects Fund #95

Total Cash Accounts*	11,599.16	
Fund Cash & Investments Total		<u><u>\$11,599.16</u></u>

Sewer Service Fund #30

Total Cash Accounts*	957,321.14	
Fund Cash & Investments Total		<u><u>\$957,321.14</u></u>

* 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

Policy Report

Date: June 8, 2015

Prepared By:
Alysen Abel
Public Works Director

Reviewed By:
Lauren Palmer
City Administrator

ISSUE:

Request to approve the equipment rental and materials purchases for the 2015 crack sealing program in an amount not to exceed \$20,000.

BACKGROUND:

In the fall of 2010, the City began an annual maintenance program of crack sealing to perform preventative maintenance on the City's streets. The City uses a hot-applied crack filling machine, which is faster and easier to apply than the cold-applied method that was previously used. By sealing the pavement, the City limits the amount of water that enters the subgrade, therefore extending the life of the pavement.

Although crack sealing has historically been done in the fall, staff is seeking purchasing authority to proceed with the work this summer. As part of the comprehensive street maintenance program, City staff plans to crack seal the edges of the pavement at the curb for those streets that are slated for asphalt mill and overlay this summer. Filling the cracks will help to prolong the life of the streets and the City's investment in the street maintenance program. In addition to crack sealing the newly covered streets, the street crew will crack seal other areas around the City, to prolong the life of the existing streets. Some areas may include the National, Riss Lake, River Hills, Thousand Oaks, Jones Myers Road, Crooked Road, and Brink Myers Road.

Pavement Maintenance Supply, Inc. (PMSI) historically provided the crack sealing machine as a rental for approximately \$1,400 per week. In 2013, the City of Weatherby Lake purchased a new CRAFCO crack sealing machine, and through a cooperative agreement, the City rented the machine for \$750 per week. In 2014, the City entered into a long-term cooperative agreement for the use of the machine. This arrangement provides substantial savings and allows the street crew to seal more streets.

PMSI is the only local supplier of the CRAFCO materials for the crack seal machine. The quote for the Polyflex Type II sealant is \$0.52 per pound. In 2014, PMSI provided the same quote.

BUDGET IMPACT:

The 2015 budget includes \$20,000 in the Transportation Fund for the crack sealing program.

ALTERNATIVES:

1. Approve the purchases for the 2015 crack sealing program in an amount not to exceed \$20,000.
2. Do not approve the purchase.
3. Provide other direction to staff to meet the desires of the Board of Aldermen.
4. Postpone the item.

STAFF RECOMMENDATION:

Staff recommends the approval of the purchases for the 2015 Crack Sealing Program in an amount not to exceed \$20,000.

FINANCE COMMITTEE RECOMMENDATION:

At the meeting on June 8, 2015, the Finance Committee, by a vote of 5-0, recommended that the Board of Aldermen approve the equipment rental and materials purchases for the 2015 crack sealing program in an amount not to exceed \$20,000.

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 equipment rental from the City of Weatherby Lake and materials purchases from Paving Maintenance Supply Inc. (PMSI) for the 2015 crack sealing program in an amount not to exceed \$20,000.

ATTACHMENT:

1. Memorandum of Understanding and Cooperative Agreement with Weatherby Lake
2. Quote from PMSI

**MEMORANDUM OF UNDERSTANDING
AND
COOPERATIVE AGREEMENT**

This Memorandum of Understanding and Cooperative Agreement, hereinafter called the "Agreement", made and entered into this 2nd day of September, 2014, is by and between the City of Parkville, Missouri, a municipality of the fourth class, hereinafter referred to as "Parkville" and the City of Weatherby Lake, Missouri, a municipality of the fourth class, hereinafter referred to as "Weatherby Lake".

WHEREAS, Weatherby Lake owns a CRAFTCO SUPER SHOT 125 DIESEL MELTER WITH AIR COMPRESSOR, hereinafter referred to as "the Machine", and

WHEREAS, Parkville does not own such a machine, and

WHEREAS, said Machine is not in constant use by Weatherby Lake, and Weatherby Lake and Parkville wish to make Weatherby Lake's Machine, when not in use, available to Parkville, and

WHEREAS, Parkville is willing and able to pay Weatherby Lake for the use of said Machine.

NOW, THEREFORE, in consideration of the mutual promises and consideration as set forth herein, Weatherby Lake and Parkville agree as follows:

1. If not otherwise in use and/or needed by Weatherby Lake, Weatherby Lake shall make the Machine available to Parkville within a reasonable time after Parkville has notified Weatherby Lake of its need for said Machine. Parkville shall be responsible for the transportation of the Machine to and from Weatherby Lake to Parkville and shall bear risk of the transportation of said Machine. Weatherby Lake shall continue to insure its own property at all times with regards to property damage. However, while Weatherby Lake's Machine is in the possession of and/or being used by Parkville, it shall be the duty and responsibility of Parkville to ensure its safe use, and Parkville shall indemnify Weatherby Lake with regards to any and all liability claims of any kind from any third parties with regard to the use, product and/or condition of said Machine and shall be responsible for any damage (normal wear and tear excepted) to the Machine in an amount not to exceed \$50,000. Parkville shall remit and pay over to Weatherby Lake the sum of Seven Hundred Fifty Dollars (\$750.00) per week for the Machine, in a maximum amount not to exceed four weeks or Three Thousand Dollars (\$3,000) per year. Parkville will use only consumables purchased by Parkville with and/or for the Machine. Weatherby Lake may upon reasonable notice (but not less than a week), should the need arise; require Parkville to return the Machine at any time.

2. This Agreement is entered into pursuant to the Authority of §7.0220 RSMo. (2014).
3. The contact person at Weatherby Lake is George Lowman Director of Public Works located at 7200 NW Eastside Drive, Weatherby Lake, MO 64152, Phone (816)741-5545 or such other person as designated by Weatherby Lake.
4. The contact person for notices at Parkville is Lauren Palmer, City Administrator located at 8880 Clark Avenue Parkville, MO 64152, Phone (816) 741-7676 or such other persons as designated by Parkville.
5. **TERMINATION.** Either party may terminate this Cooperative Agreement upon 60 days' notice to the other party.
6. Nothing set forth in this Cooperative Agreement shall be construed as establishing any partnership, joint venture or other business relationship between Parkville and Weatherby Lake other than the specific agreements set forth herein.
7. **GOVERNING LAW.** This Cooperative Agreement shall be construed and governed in accordance with the law of the State of Missouri. Any action in regard to this Cooperative Agreement or arising out of its terms and conditions must be instituted and litigated in the courts of the State of Missouri within Platte County, Missouri. The parties submit to the jurisdiction of the courts of the State of Missouri and waive any objection to venue. Nothing herein should be interpreted as a waiver of any immunity as provided by law.
8. **COMPLIANCE WITH LAWS.** The parties shall comply with all federal, state and local laws, ordinances and regulations applicable to the work and this Cooperative Agreement. The parties shall at their own expense, secure all occupational and professional licenses and permits from public or private sources necessary for the fulfillment of its obligations under this Cooperative Agreement.
9. **WAIVER.** Waiver by any party of any term, covenant, or condition hereof shall not operate as a waiver of any subsequent breach of the same or of any other term, covenant or condition. No term, covenant, or condition of this Cooperative Agreement can be waived except by written consent of the parties, and forbearance or indulgence by the parties in any regard whatsoever shall not constitute a waiver of same to be performed by the parties to which the same may apply and, until complete performance by the parties of the term, covenant or condition, the parties shall be entitled to invoke any remedy available to them under this Cooperative Agreement or by law despite any such forbearance or indulgence.

10. **RIGHTS AND REMEDIES CUMULATIVE AND NOT EXCLUSIVE.** All rights and remedies granted to the parties herein and any other rights and remedies which the parties may have at law and in equity and hereby declared to be cumulative and not exclusive, and the fact that the parties may have exercised any remedy without terminating this Cooperative Agreement shall not impair the parties' rights thereafter to terminate or to exercise any other remedy herein granted or to which each party may be otherwise entitled.
11. **MODIFICATION.**
 - A. Unless stated otherwise in this Cooperative Agreement, no provision of this Cooperative Agreement may be waived, modified or amended except by written amendment signed by The Parties.
 - B. No act, conversation or communication with any officer, agent or employee of Parkville or Weatherby Lake, either before or after the execution of this Cooperative Agreement, shall affect or modify any term or terminology of this Cooperative Agreement and any such act, conversation or communication shall not be binding upon the parties.
12. **SEVERABILITY OF PROVISIONS.** Except as specifically provided in this Cooperative Agreement, all the provisions of this Cooperative Agreement shall be severable. In the event that any provision of this Cooperative Agreement is found by a court of competent jurisdiction to be unconstitutional or unlawful, the remaining provision of this Cooperative Agreement shall be valid unless the court finds that the valid provisions of this Cooperative Agreement are so essentially and inseparably connected with and so dependent upon the invalid provision(s) that it cannot be presumed that the parties to this Cooperative Agreement could have included the valid provisions without the invalid provision(s); or unless the court finds that the valid provisions, standing alone, are incapable of being performed in accordance with the intentions of the parties.
13. **CONDITION PRECEDENT.** This Cooperative Agreement shall be null and void and of no effect unless and until both Weatherby Lake and Parkville have authorized the entry into this Agreement according to each party's policies and Municipal Code.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates set forth below.

PARKVILLE, MISSOURI

Mayor, Nanette K. Johnston

8880 Clark Avenue Parkville, MO 64152

By: Nanette K. Johnston

Date: September 2, 2014

WEATHERBY LAKE, MISSOURI

Mayor Patrick Botbyl

7200 N.W. Eastside Drive Weatherby Lake, MO 64152

By: _____

Date: _____

Authorizing Ordinance # _____

Approved as to form:

Weatherby Lake Legal Counsel

9-4-14

George Lowman
Public Works Director



Bill No. 1164

Ordinance 1163

BILL NO. 1164

ORDINANCE NO. 1143

AN ORDINANCE APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF PARKVILLE, MISSOURI, AND THE CITY OF WEATHERBY LAKE, MISSOURI FOR THE PURPOSES THE USE OF EQUIPMENT OWNED BY THE CITY OF WEATHERBY LAKE

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WEATHERBY LAKE, MISSOURI AS FOLLOWS: That on this 6th day of August, 2013, the matter of the Approval of the Memorandum of Understanding and Cooperative Agreement between Parkville, Missouri, (A political Subdivision of the State of Missouri) and the City of Weatherby Lake, Missouri (A political Subdivision of the State of Missouri) for the purposes the use of Equipment owned by The City of Weatherby Lake comes on regularly before the City Board of Alderpersons.

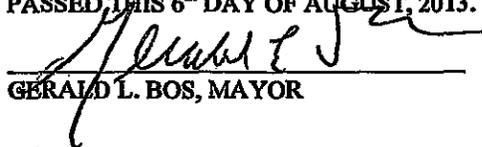
It is shown to the Board of Alderpersons that:

- (1) Weatherby Lake owns a CRAFCO SUPER SHOT 125 DIESEL MELTER WITH AIR COMPRESSOR (hereinafter referred to as the "Machine").
- (2) Parkville does not own such a machine.
- (3) Said Machine is not in constant use by Weatherby Lake.
- (4) That Weatherby Lake and Parkville wish to make Weatherby Lake's Machine, when not in use, available to Parkville.
- (5) Parkville is willing and able to compensate Weatherby Lake for the use of said Machine.

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

Memorandum of Understanding between Parkville, Missouri, (A political Subdivision of the State of Missouri) and the City of Weatherby Lake, Missouri (A political Subdivision of the State of Missouri) in the form of Exhibit 1 attached hereto is hereby approved. The Mayor is authorized and directed to execute said Memorandum of Understanding on behalf of the City.

PASSED THIS 6th DAY OF AUGUST, 2013.


GERALD L. BOS, MAYOR

ATTEST:


CITY CLERK

APPROVED THIS 6th DAY OF AUGUST, 2013.

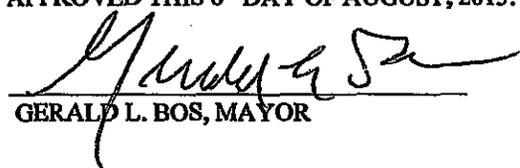

GERALD L. BOS, MAYOR

EXHIBIT 1

MEMORANDUM OF UNDERSTANDING
AND
COOPERATIVE AGREEMENT

This Memorandum of Understanding and Cooperative Agreement is made and entered into by and between the City of Parkville, Missouri and the City of Weatherby Lake, Missouri this 9 day of September 2013.

WHEREAS the City of WEATHERBY LAKE, MISSOURI, (hereinafter referred to "Weatherby Lake") is a fourth class municipal corporation of the State of Missouri.

WHEREAS the City of Parkville, Missouri, (hereinafter referred to "Parkville") is a fourth class municipal corporation of the State of Missouri.

WHEREAS, Weatherby Lake owns a CRAFTCO SUPER SHOT 125 DIESEL MELTER WITH AIR COMPRESSOR (hereinafter referred to as the "Machine").

WHEREAS, Parkville does not own such a machine.

WHEREAS, Said Machine is not in constant use by Weatherby Lake. That Weatherby Lake and Parkville wish to make Weatherby Lake's Machine, when not in use, available to Parkville.

WHEREAS, Parkville is willing and able to pay Weatherby Lake for the use of said Machine.

NOW THEREFORE, in consideration of the mutual promises and consideration as set forth herein, Weatherby and Parkville agree as follows:

1. If not otherwise in use and/or needed by Weatherby Lake, Weatherby Lake shall make the Machine available to Parkville within a reasonable time after Parkville has notified Weatherby Lake of its need for said Machine. Parkville shall be responsible for the transportation of the Machine to and from Weatherby Lake to Parkville and shall bear all risk of the transportation of said Machine. Weatherby Lake shall continue to insure its own property at all times with regards to property damage. However, while Weatherby Lake's Machine is in the possession of an/or being used by Parkville, it shall be the duty and responsibility of Parkville to ensure its safe use and Parkville shall indemnify Weatherby with regard to any and all liability claims liability of any kind from any third parties with regard to the use, product and/or condition of said Machine and shall be responsible for any damage (normal wear and tear excepted) to the Machine. Parkville shall remit and pay over to Weatherby the sum of Seven Hundred Fifty Dollars (\$750.00) per week for the Machine. Parkville will use only consumables and/or material designed for use with the Machine and shall provide and/or pay for all such consumables used by Parkville with and/or for the Machine. Weatherby Lake may upon reasonable notice (but not less than a week) should the need arise, require Parkville to return the Machine at any time.

2. This Agreement is entered into pursuant to the Authority of § 70.220 R.S.Mo. (2013)

3. The contact person at Weatherby Lake is George Lowman Director of Public Works Athletics located at 7200 NW Eastside Drive, Weatherby Lake, MO 64152, Phone (816) 741-5545 or such other person as designated by Weatherby Lake.

4. The contact person for notices at Parkville is Kirk Romey, PW Director located at 8880 Clark Avenue Parkville, MO 64152 Phone (816) 741-7676 or such other person as designated by Parkville.

5. Termination: Either party may terminate this agreement upon 60 days notice to the other party.

6. Nothing set forth in this Memorandum of Understanding shall be construed as establishing any partnership, joint venture or other business relationship between Parkville and Weatherby other than the specific agreements set forth herein.

7. Governing Law. This Cooperative Agreement shall be construed and governed in accordance with the law of the State of Missouri. Any action in regard to this Cooperative Agreement or arising out of its terms and conditions must be instituted and litigated in the courts of the State of Missouri within Platte County, Missouri. The parties submit to the jurisdiction of the courts of the State of Missouri and waive any objection to venue. Nothing herein should be interpreted as a waiver of any immunities as provided by law.

8. Compliance with Laws. The parties shall comply with all federal, state and local laws, ordinances and regulations applicable to the work and this Cooperative Agreement. The parties, shall at their own expense, secure all occupational and professional licenses and permits from public or private sources necessary for the fulfillment of its obligations under this Cooperative Agreement.

9. Waiver: Waiver by any party of any term, covenant, or condition hereof shall not operate as a waiver of any subsequent breach of the same or of any other term, covenant or condition. No term, covenant, or condition of this Cooperative Agreement can be waived except by written consent of the parties, and forbearance or indulgence by the parties in any regard whatsoever shall not constitute a waiver of same to be performed by the parties to which the same may apply and, until complete performance by the parties of the term, covenant or condition, the parties shall be entitled to invoke any remedy available to them under this Cooperative Agreement or by law despite any such forbearance or indulgence.

10. Rights and Remedies Cumulative and Not Exclusive. All rights and remedies granted to the parties herein and any other rights and remedies which the parties may have at law and in equity are hereby declared to be cumulative and not exclusive, and the fact that the parties may have exercised any remedy without terminating this Cooperative Agreement shall not impair the parties' rights thereafter to terminate or to exercise any other remedy herein granted or to which each party may be otherwise entitled.

11. Modification.

A. Unless stated otherwise in this Agreement, no provision of this Agreement may be waived, modified or amended except by written amendment signed by The Parties.

B. No act, conversation or communication with any officer, agent or employee of Parkville or Weatherby Lake, either before or after the execution of this Agreement, shall affect or modify any term or terminology of this Agreement and any such act, conversation or communication shall not be binding upon the parties.

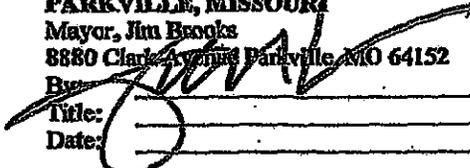
12. Severability of Provisions. Except as specifically provided in this Agreement, all of the provisions of this Agreement shall be severable. In the event that any provision of this Agreement is found by a court of competent jurisdiction to be unconstitutional or unlawful, the remaining provisions of this Agreement shall be valid unless the court finds that the valid provisions of this

Agreement are so essentially and inseparably connected with and so dependent upon the invalid provision(s) that it cannot be presumed that the parties to this Agreement could have included the valid provisions without the invalid provision(s); or unless the court finds that the valid provisions, standing alone, are incapable of being performed in accordance with the intentions of the parties.

13. Condition Precedent: This Cooperative Agreement shall be null and void and of no effect unless and until the both Weatherby Lake Parkville have valid ordinances in effect authorizing the entry into this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates set forth below.

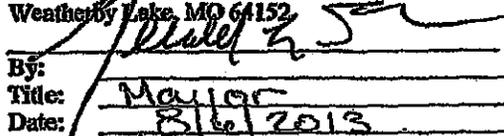
PARKVILLE, MISSOURI
Mayor, Jim Brooks
8880 Clark Avenue Parkville, MO 64152

By: 
Title: _____
Date: _____
Authorizing Ordinance # _____

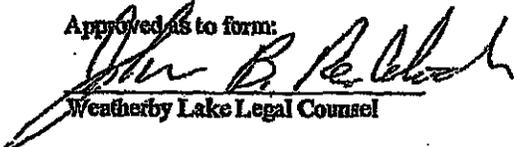
Approved as to form:

Assistant City Attorney

WEATHERBY LAKE, MISSOURI
Mayor Gerald Bos
7200 N.W. Eastside Drive
Weatherby Lake, MO 64152

By: 
Title: Mayor
Date: 8/6/2013

Approved as to form:


Weatherby Lake Legal Counsel

Authorizing Ordinance # 1163

PURCHASE ORDER
(non-construction)

CITY OF PARKVILLE (PURCHASER)
8880 Clark Avenue, Parkville, MO 64152

Date: June 16, 2015

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

VENDOR: PMSI
1808 SW Market Street, Lee's Summit, MO 64082
816-525-8755

SHIP TO: Purchaser will pick up

INVOICE TO: Parkville City Hall, 8880 Clark Ave., Attn: Alan Schank, Parkville, MO 64152

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

Vendor agrees to furnish following goods in accordance with the terms and provisions of this Purchase Order Agreement consisting of 5 pages including attachments. Purchaser agrees to purchase goods in incremental amounts as needed based on a unit price of \$.52 a pound, for a total not-to-exceed price of Seventeen Thousand, Seven Hundred Fifty and No/100 Dollars (\$17,750.00), 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 30 days after delivery of goods and receipt of invoice. This purchase order is only valid through December 31, 2015.

ITEMS:

CRA34518-2 Polyflex Type II sealant at a unit price of \$.52/lb.

See Attachment "A" – Terms and Conditions
See Attachment "B" – Insurance Requirements

SCHEDULE OF DELIVERY:

Materials shall be available on request within seventy-two hours of placing 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 the required Certificates of Insurance 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")

Paving Maintenance Supply, Inc. (Vendor)

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

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 work and material will be free from defects, of good quality and workmanship, suitable for their intended purposes and in strict accordance with all requirements of Purchaser, and will meet all capacities, functional tests and criteria required in them. (b) Vendor shall furnish to Purchaser all MSDS sheets relevant to items furnished hereunder.

5. **Time is of the Essence.** Vendor agrees to perform the work and furnish the goods 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

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.

4. Patent Liability. Vendor shall protect, defend and save Purchaser harmless from any liability, including costs and expenses, for, or on account of, any patented or unpatented invention, article or appliance manufactured or used in the performance of this Purchase Order, including their use by Owner and further agrees to pay all loss and expense incurred by Purchaser by reason of any such claims or suits, including attorneys' fees.

5. Professional Liability. If any design or other professional services are included in the Purchase Order, Vendor shall purchase, and maintain for a period of three years after the date of Final Completion, insurance covering claims arising out of the performance or furnishing of Design or Professional Services and for claims arising out of allegations of errors, omissions or negligent acts in connection with the Purchase Order. The policy shall be at least as broad as the coverage provided in Design Liability Policy, Member Companies of CNA Insurance, Form G-115692-A (Ed 02/96), with a minimum limit of \$1,000,000 per occurrence and \$2,000,000 aggregate.

5.1. Vendor shall require each designer providing design services engaged by Vendor to provide identical coverage.

CITY OF PARKVILLE

Policy Report

Date: Wednesday, June 10, 2015

Prepared By:
Melissa McChesney
City Clerk

Reviewed By:
Tim Blakeslee
Assistant to the City Administrator

ISSUE:

Approve a retailer of malt liquor by the drink with a Sunday sales liquor license for VIP Special Events, LLC located at 160 S. Main Street.

BACKGROUND:

Per Parkville Municipal Code Chapter 600, all liquor license applications must be approved by the Board of Aldermen. On Wednesday, June 10, 2015, a liquor license application was submitted for a new business called VIP Special Events, LLC to be located at 160 S. Main Street. Based on the application, the business is requesting to sell beer and light wine for catered events; therefore a retailer of malt liquor by the drink liquor license fits their needs. They also requested approval to sell liquor on Sunday.

The Community Development Department is currently reviewing the building permit application to determine if the use is permitted at the location. The liquor license will be contingent upon approval of the building permit.

The City Clerk will provide a City approval letter to the business owners which will be submitted to the Missouri Division of Alcohol and Tobacco Control for their Missouri liquor license. A copy of the City's approval letter will be on file in the City Clerk's Office.

BUDGET IMPACT:

The fee for a retailer of malt liquor by the drink license is \$52.50 and the additional fee for Sunday sales is \$300.

ALTERNATIVES:

1. Approve the retailer of malt liquor by the drink with Sunday sales liquor license for VIP Special Events, LLC.
2. Deny the liquor license.
3. Postpone the item.

STAFF RECOMMENDATION:

Staff recommends approving a retailer of malt liquor by the drink with a Sunday sales liquor license for VIP Special Events, LLC located at 160 S. Main Street.

POLICY:

Parkville Municipal Code Section 600.140 states that the Board of Aldermen must approve all applications for a liquor license.

SUGGESTED MOTION:

I move to approve a retailer of malt liquor by the drink with Sunday sales liquor license for VIP Special Events, LLC located at 160 S. Main Street, conditional upon approval of a building permit.

ATTACHMENT:

1. Liquor License Application



APPLICATION TO SELL LIQUOR IN PARKVILLE, MISSOURI
(Parkville Municipal Code Chapter 600)

For period June 1, 2015 to May 31, 2016
Current year Next year

Date of Application: 4/10/2015

SECTION 1.

1. Name of Business: VIP Special Events, LLC
2. Type of Business: Events
3. Street Address Where Liquor is to be sold: 1160 S. main street Parkville, MO 64152
4. Is this location within 300 feet of a church or school? Yes No
See Parkville Municipal Code Section 600.310 Notice and Consent. No license shall be granted per the code.
5. Mailing Address: 869 S. Shore Drive Lake Waukomis MO 64151
6. Phone No. of Business: 816-517-8834 Fax No. of Business: NA
7. Name of Managing Officer (principal applicant): Mari Wright
8. Name(s) of any partner(s) in this business (attach separate sheet if necessary):
Mari Wright
9. Name(s) and residence address(es) of any other person(s) having financial interest in this business or partnership (attach separate sheet if necessary):
Margaret & Dale Couch 869 S. Shore Drive Lake Waukomis, MO 64151
Milton Wright II
10. If corporation, give name of corporation, date of incorporation, state in which incorporated, and names and addresses of all stockholders who hold ten percent (10%) or more of the capital stock (attach separate sheet if necessary):
NA
11. Name(s) and residence address(es) of any other person(s) having financial interest in the building to be used for liquor sales:
NA

SECTION 3. LICENSE FOR WHICH APPLICATION IS BEING MADE

(Please choose the license for which application is being made.)

1. **Microbrewer: \$375**
Based on annual production of at least 500 barrels, at a fee of \$7.50 per hundred barrels. If, at the end of the license year, the microbrewery has produced less than 500 barrels, the City shall refund \$7.50 for every hundred barrels under that number. A fraction of one hundred barrels produced shall be counted as one hundred barrels. It allows production of beer and malt liquor of no more than 10,000 barrels per year in Zones I-1, I-2 or I-3 only. Holder of this license must also have a resort liquor license (RSMo 311.195)
2. **Retailer of malt liquor in the original package: \$75**
Allows sale of malt liquor in original package for consumption off premises. LIMITED to drug stores, cigar/ tobacco stores, confectioneries, delicatessens, grocery or general merchandise stores with stock having at-cost value of at least \$1,000. (RSMo 311.200) Limit of one per every 2,000 residents.
3. **Retailer of malt liquor by the drink: \$52.50**
Allows sale of malt liquor/ light wine by drink for consumption on premises, sale of malt liquor/ light wine in original package for consumption off premises. (RSMo 311.200)
4. **Retailer of intoxicating liquor in original package: \$150** **Sunday Sales: additional \$300**
Allows sale of intoxicating liquor, malt liquor in original package for consumption off premises. LIMITED to drug stores, cigar/ tobacco stores, confectioneries, delicatessens, grocery or general merchandise stores having at-cost value of at least \$1,000. (RSMo 311.200, 311.293). Limit two per every 1,000 residents.
5. **Resort license (RSMo 311.095): \$450** **Sunday Sales: additional \$300**
Allows sale of intoxicating liquor by drink for consumption on premises of a "resort," sale of intoxicating liquor in original package for consumption off premises, sale of malt liquor by drink for consumption on premises, sale of malt liquor in original package for consumption off premises.
 - 5a. **Temporary resort license: \$93.75 for 3 months/ Sunday sales: additional \$75 for 3 months**
Allows 3-month resort license, based on projection of sales. For all new restaurants.
6. **Malt liquor/ light wine sale-by-drink permit (no more than 7 days): \$37.50**
Allows sale of light wine and malt liquor for consumption off premises where sold between 10:00 a.m. and midnight (11:00 a.m. to midnight on Sundays) or requested date(s) of sale. LIMITED to church, school, civic, service, fraternal, veterans, political, or charitable club or organization for picnic, bazaar, fair, festival or similar gathering or event. (RSMo 311.482)
7. **Boat or Vessel, Intoxicating liquor by drink for consumption: \$450**
Authorizes sale of intoxicating liquor by the drink at retail for consumption on the premises of any boat or other vessel licensed by the United States Coast Guard to carry one hundred (100) or more passengers for hire on navigable waters in or adjacent to this State, which has a regular place or mooring in Parkville, Missouri. NOTE: Does not include riverboat gambling boats. (RSMo 311.090)
8. **Intoxicating liquor by drink for consumption on premises- including Sunday Sales: No fee**
Authorizes sale of liquor by drink at retail for consumption on premises. LIMITED to charitable, fraternal, religious, service or veterans' organization with 501(c) exemption. (RSMo 311.090)
9. **Wholesaler: \$375 RSMo 311.180 (9)**
10. **Caterer: \$15 per day; requires separate caterer's permit.**
11. **Tasting Permit: \$37.50**
Authorizes any winery, distiller, manufacturer, wholesaler or brewer or designated employee to provide distilled spirits, wine, or malt beverage samples off a licensed premises provided no sales transactions take place or on any temporary licensed retail premises. (RSMo 311.294)
12. **Retailer intoxicating liquor by the drink limited to distillers: \$375**
LIMITED to a distiller whose manufacturing establishment is located within the City and allows for the sale of intoxicating liquor by the drink at retail for consumption on the premises where sold provided the licensed premises is in close proximity to the distillery.

SECTION 4. AFFIDAVIT OF PRINCIPAL APPLICANT

I hereby affirm that I am and shall continue to be actively engaged for the period of the license for which application is made in the actual control and management of the premises for which liquor license is sought. I am at least 21 years of age. I am of good moral character. I am qualified to hold an alcoholic beverage license in the State of Missouri. I have never been convicted, since the ratification of the 21st Amendment of the Constitution of the United States, of a violation of the provisions of any law applicable to the manufacturer or sale of alcoholic beverages. I have never had a dealer's license revoked. I am a qualified legal voter and taxpaying citizen of the Missouri county, town, city or village of which I am a resident and will produce a tax receipt and Election Board certification to that effect upon request.

I affirm that I am not in arrears for any back taxes or license fees owned to the City of Parkville. I will not accept directly or indirectly any loans, equipment, money, credit or property of any kind, except ordinary commercial credit, as such term is defined in the Rules and Regulations of the Supervisor of Liquor Control of the State of Missouri.

I am prepared to offer all statements, books, records and papers which the City Clerk determines to be necessary to describe the true ownership and management of the business or in the respects necessary to determine my qualifications for this liquor license.

I affirm that the type of business to be conducted on the premises for which application is made is as shown on this application. If applying for license in category 3 or 5, I state that goods for sale at this location are valued at-cost in at least the amount of \$1,000, and at no time shall the at-cost value of goods offered for sale at this location be less than \$1,000 (exclusive of fixtures and alcoholic beverages.)

I affirm that no distiller, wholesaler, winemaker, brewer, or supplier of coin-operated, commercial manual or mechanical amusement devices, or any employee, officer or agent thereof has any financial interest in the retail business of this applicant for the sale of alcoholic beverages or C.O.L., and that I will not accept from any such persons equipment, money, credit or property of any kind, except ordinary commercial credit for liquor.

I understand that if I do not begin operation of the business at the address shown within 120 days, then my license fee is forfeited and the license issued to me shall be considered invalid, null and void, and no effect, and I may not reapply for a liquor license for a period of one year from the date invalidated license was issued. I understand that I am to file with the City Clerk a written report of any loan made to me of money or credit relating to the licensed business within fifteen days of such loan being made.

If any of the facts or information in the foregoing application change during the period for which license is issued, I shall file with the City Clerk a written report of such change(s) within ten days of such change(s).

SIGNATURE OF PRINCIPAL APPLICANT: Maria Wright DATE: 6/10/2015

Attach:

- Certificate of Occupancy (building permit required if currently undergoing construction or remodel)
- License application(s) from partner(s): Section 2 of this form
- Supplemental information as requested
- Check for license fee (see page 3 for fees)
- Photo of exterior of premises to be used for liquor sales

CITY OF PARKVILLE

Policy Report

Date: June 8, 2015

PREPARED BY:

Alysen Abel
Public Works Director

REVIEWED BY:

Tim Blakeslee
Assistant to the City Administrator

ISSUE:

Approve the donation agreement with Phillip and Barbara Wassmer for capstone material at the Gresham Memorial Spirit Fountain.

BACKGROUND:

The City of Parkville owns and maintains the Train Depot building and the surrounding area. The Spirit Fountain is located west of the Train Depot building and is included in the City's maintenance duties for the area. The fountain contains 22 capstones around its perimeter.

In February 2015, the Parks Department found that the fountain had been vandalized and someone had stolen one of the capstones on the fountain, which contained a bronze plaque.

The City completed the process of getting that capstone replaced. Philip Wassmer provided a reasonable quote to replace the capstone and attempted to match the color to the existing stones. Once the bid was accepted, it was discovered that the remaining stones around the fountain were aged and some were chipped. Additionally, it was determined that placing a new stone on the fountain with the other older stones will detract from the look of the fountain because the color could not be matched exactly.

Philip and Barbara Wassmer have offered to purchase 21 new capstones for the fountain's perimeter and donate them to the City. With such a generous donation, the City wanted to protect the investment interests of both the City and the donor. The agreement addresses the ownership and information about the donated material, includes the plan for recognition of the donors, and addresses the maintenance of the fountain after the capstones have been placed. Similar agreements have been done in the past.

BUDGET IMPACT:

There is no budget impact.

ALTERNATIVES:

1. Approve the donation agreement with Philip and Barbara Wassmer for capstone material at the Gresham Memorial Spirit Fountain.
2. Do not approve the donation agreement.
3. Postpone the item.

STAFF RECOMMENDATION:

Staff recommends that the Board of Aldermen approve the donation agreement with Philip and Barbara Wassmer for capstone material at the Gresham Memorial Spirit Fountain.

COMMUNITY LAND AND RECREATION BOARD (CLARB) RECOMMENDATION:

At the meeting on June 10, 2015, CLARB voted 7-0 to recommend that the Board of Alderman approve the donation agreement.

ITEM 4H
For 06-16-15
Board of Aldermen Meeting

POLICY:

Section 150.050 (B) of the Parkville Municipal Code gives the Community Land and Recreation Board authority to approve grant applications and make recommendations to the Board of Aldermen. As CLARB serves in an advisory capacity, its recommendations must be approved by the Board of Aldermen.

SUGGESTED MOTION:

I move to approve the donation agreement with Philip and Barbara Wassmer for capstone material at the Gresham Memorial Spirit Fountain.

ATTACHMENT:

1. Donation Agreement

AGREEMENT FOR PARK DONATION

THIS AGREEMENT, made and entered into this _____ day of June, 2015, is by and between the City of Parkville, Missouri, a city of the fourth classification (City); and Philip and Barbara Wassmer (Donor), individuals in the State of Missouri and the City of Parkville, collectively referred to as the Parties.

WHEREAS, the Parties recognize the importance of park facilities and amenities; and

WHEREAS, the City of Parkville maintains the area in and around the Train Depot, including the Gresham Memorial Spirit Fountain; and

WHEREAS, the Donor has offered to donate materials to replace 21 capstones along the edge of said fountain; and

WHEREAS, the City and the Donor agree to publicly recognize the donation.

NOW, THEREFORE, the Parties, for the consideration and under the described conditions and obligations, hereinafter set forth and agree as follows:

Section 1. **Ownership**

The donation, as described in Section 2, is donated in its entirety to the citizens of Parkville to be hereafter owned by the City of Parkville and managed on behalf of the citizens by the City of Parkville.

Section 2. **Donation**

The donation consists of twenty-one (21) 43" long x 19" wide x 3" thick capstones, weighing 250 pounds each, to be used for the masonry restoration work on the Gresham Memorial Spirit Fountain. The City of Parkville is responsible for pickup and delivery of the capstones and installation. The City reserves the right to inspect all capstones at the time of pickup and to reject any and all stones that are not, in the City's sole discretion, in a suitable condition for placement at the fountain.

Section 3. **Recognition**

In exchange for the donation, the City agrees to recognize the donors and their donation on the City's website, social media platforms, and in a future edition of the city newsletter that is mailed to all residential households in Parkville.

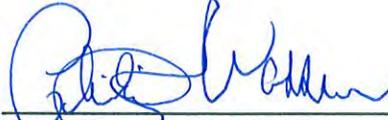
Section 4. **Maintenance**

The City shall be responsible for maintenance of the fountain and the capstones, including any reasonable repairs, in the sole discretion of the City. The City makes no guarantee for the replacement or repair of capstones damaged beyond reasonable repair, suffer repeated vandalism, and/or expire prior to the cessation of the ten year period.

Section 5. **Term**

The initial term of this agreement shall be for ten years. Following cessation of the agreement, the City may treat the donation, as it would any other City property similar in nature. The City reserves the right to move/remove and/or retire said donation and related acknowledgements following cessation of the agreement.

IN WITNESS WHEREOF City and Donor, for themselves, and their successors and assigns, have executed this Agreement as of the day and year first above written.



Philip Wassmer, an Individual



Barbara Wassmer, an Individual

City of Parkville, Missouri

Nanette K. Johnston, Mayor

Attest:

Melissa McChesney, City Clerk

CITY OF PARKVILLE
Policy Report

Date: June 10, 2015

Prepared By:
Tim Blakeslee
Assistant to the City Administrator

Reviewed By:
Lauren Palmer
City Administrator

ISSUE:

Approval of Accounts Payable Invoices, Insurance Payments, 1st of the Month Checks, Electronic Funds Transfer (EFT) Payments, Credit and Debit Card Processing Fees, and Payroll Expenditures from 5/28/2015 – 6/10/2015.

BACKGROUND:

Attached are the statements of approved payments, per the City's Purchasing Policy, for the period from May 28, 2015, through June 10, 2015. All disbursements must be reviewed and approved by the Board of Aldermen prior to the release of city funds.

BUDGET IMPACT:

Accounts Payable	\$323,372.30
Insurance Payments	\$51,044.84
1 st of the Month	\$1,850.00
EFT Payments	\$1,370.84
Processing Fees	\$366.41
Payroll	\$50,564.98
TOTAL	\$428,569.37

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 \$428,569.37 of city funds to pay salaries and accounts.

ATTACHMENTS:

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

PACKET: 05196 Federal Withholdings - 5/29/15
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 201505284098	Federal Withholding	D	5/29/2015		8,463.54CR	000000	
	I-T3 201505284098	FICA W/H	D	5/29/2015		9,336.20CR	000000	
	I-T4 201505284098	Medicare W/H	D	5/29/2015		2,183.38CR	000000	19,983.12

* * T O T A L S * *

	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
FRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	1	0.00	19,983.12	19,983.12
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	19,983.12	19,983.12

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

PACKET: 05201 Regular Payments 6/3/15
 VENDOR SET: 01
 BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
01641	United States Post Master							
	I-June-July 2015	Postage-SW	R	6/10/2015		900.00CR	033880	900.00

* * T O T A L S * *				
	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	1	0.00	900.00	900.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	1	0.00	900.00	900.00

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

PACKET: 05205 Regular Payments 6/10/15
 VENDOR SET: 01
 BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00002	A & M Printing							
	I-30724	File Jackets-CT	R	6/11/2015		899.30CR	033881	
	I-56329	Printing-CD	R	6/11/2015		40.80CR	033881	940.10
01999	Absolute Comfort Technologies, Inc.							
	I-2961-7563	Repairs to AC at WWTP-SW	R	6/11/2015		1,373.00CR	033882	1,373.00
00006	Alamar Uniforms							
	I-482319	Uniforms-PD	R	6/11/2015		7.95CR	033883	7.95
00934	Allen's Water Service							
	I-58107	Water-SW	R	6/11/2015		200.00CR	033884	200.00
00593	Alliance Water Resources,							
	I-6480	WWTP Contract-SW	R	6/11/2015		23,605.42CR	033885	23,605.42
02336	Alysen Abel							
	I-5/29/15	Tuition Reimbursement-FW	R	6/11/2015		500.00CR	033886	500.00
01766	American Waste Systems, Inc.							
	I-333160	Portable Toilets-PK	R	6/11/2015		220.00CR	033887	220.00
00012	Carquest Auto Parts Store							
	I-May 2015 Smt	May 2015 Stmt	R	6/11/2015		268.84CR	033888	268.84
02340	Cintas First Aid & Safety							
	I-9007543791	First Aid Kits-PK	R	6/11/2015		360.50CR	033889	
	I-9007543795	First Aid Kit-NS	R	6/11/2015		30.00CR	033889	
	I-9007543812	First Aid Kits-PK	R	6/11/2015		125.50CR	033889	516.00
02055	City of Kansas City, Missouri							
	I-20150602	CPR Cards-PD	R	6/11/2015		8.00CR	033890	8.00
01081	Consolidated Public Water Supply District #1							
	I-Due 6/15/15	Due 6/15/15	R	6/11/2015		59.10CR	033891	59.10
00977	Curious Eye Productions							
	I-022-015	Meeting Production-PI	R	6/11/2015		1,000.00CR	033892	1,000.00
00378	Damon Pursell Const.							
	I-185462	Yard Waste Cleanup-ST	R	6/11/2015		151.00CR	033893	151.00

PACKET: 05205 Regular Payments 6/10/15
 VENDOR SET: 01
 BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00156	Dave's Foreign Car Repair LLC							
	I-132,062	Radiator Repair-PD	R	6/11/2015		421.35CR	033894	
	I-132,078	Oil Change-PD	R	6/11/2015		35.00CR	033894	
	I-132,097	Battery Replacement-PD	R	6/11/2015		68.25CR	033894	
	I-132,102	Oil Change-PD	R	6/11/2015		35.00CR	033894	
	I-132,134	Oil Change-PD	R	6/11/2015		35.00CR	033894	594.60
01200	Digital Ally Inc.							
	I-1077555	Equip Repair-PD	R	6/11/2015		200.00CR	033895	200.00
01762	Eagle Elevator Corp.							
	I-0615075	Reg Service-AD	R	6/11/2015		105.00CR	033896	105.00
02175	eNet							
	I-4162	May Backup-IT	R	6/11/2015		177.00CR	033897	
	I-4173	March Service-IT	R	6/11/2015		701.25CR	033897	878.25
00519	Friends of Parkville Animal Shelter							
	I-July 2015	July 2015 Contracted Payment	R	6/11/2015		500.00CR	033898	500.00
01016	FTC Equipment							
	I-8434	Control Panel Repair-SW	R	6/11/2015		815.00CR	033899	
	I-8437	Pump-SW	R	6/11/2015		7,901.00CR	033899	
	I-8438	Pump-SW	R	6/11/2015		7,901.00CR	033899	16,617.00
02168	Gail Gene Derr							
	I-865866	Cemetery Mowing-AD	R	6/11/2015		460.00CR	033900	460.00
01552	Game Time Athletics							
	I-9426	Turnface-PK	R	6/11/2015		332.50CR	033901	332.50
01485	George Butler Associates							
	I-45737	Traffic On Call-PW	R	6/11/2015		1,140.00CR	033902	
	I-45794	On Call Traffic-PW	R	6/11/2015		1,794.35CR	033902	
	I-45795	Traffic On Call-PW	R	6/11/2015		2,890.00CR	033902	5,824.35
00055	H&H Septic Service, Inc.							
	I-35867	Sewer Repair-SW	R	6/11/2015		1,035.00CR	033903	
	I-36149	Eastside Pumping-SW	R	6/11/2015		570.00CR	033903	
	I-36275	Pincrest Pumping-SW	R	6/11/2015		240.00CR	033903	1,845.00
02253	InfoDeli							
	I-013	Web Hosting-IT	R	6/11/2015		20.00CR	033904	20.00

PACKET: 05205 Regular Payments 6/10/15

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
01752	InterPrecision LLC I-2015-6-4PARK	Intrepreter-CT	R	6/11/2015		118.50CR	033905	118.50
00066	JCI Industries Inc. I-8105216	Contacter Replacement-SW	R	6/11/2015		529.40CR	033906	529.40
02021	KAT Nurseries I-4223 I-4224	Trees-PK Tree Strap-PK	R	6/11/2015		350.50CR 11.00CR	033907 033907	361.50
00070	Kay D. Barney D.O. I-5/18/15	Pre-Employ Screen-PD	R	6/11/2015		105.00CR	033908	105.00
01888	Kevin Chrisman I-Exp Rpt 6/5/15	Exp Rpt 6/5/15	R	6/11/2015		16.00CR	033909	16.00
01235	Landmark Newspaper, The I-22556	Public Hearing Notice-CD	R	6/11/2015		66.41CR	033910	66.41
02339	Lori Hillsman I-6/5/15	Flood Shelter Refund-AD	R	6/11/2015		35.00CR	033911	35.00
00232	Martin Marietta I-1342609	Crushed Rock-TP	R	6/11/2015		28.70CR	033912	28.70
01822	McAnany Concrete I-#2	Curb and Sidewalk-TP	R	6/11/2015		35,245.00CR	033913	35,245.00
00084	McConnell & Associates Co I-33663 I-33785	Tack Coat-TP Tack Coat-TP	R R	6/11/2015 6/11/2015		106.92CR 128.65CR	033914 033914	235.57
01879	Midwest Public Risk I-PL20150601.73 I-WC20150601.95	Prop & Liab Insurnace-AD,SW 2015 Workers Comp Insurance	R R	6/11/2015 6/11/2015		78,596.96CR 70,201.85CR	033915 033915	148,798.81
00088	Miller's Heritage Landscape I-13623	Pocket Park Irrigation-PK	R	6/11/2015		231.00CR	033916	231.00
00159	Missouri American Water I-Due 6/24/15	Due 6/24/15	R	6/11/2015		150.43CR	033917	150.43

PACKET: 05205 Regular Payments 6/10/15

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00723	Missouri One Call System							
	I-5030266	Missouri One Call System	R	6/11/2015		227.50CR	033918	
	I-5040262	Missouri One Call System	R	6/11/2015		336.70CR	033918	
	I-5050262	One Call Locate Fee-Sw	R	6/11/2015		292.50CR	033918	856.70
01163	North Hills Engineering, Inc							
	I-1505	May 2015 Eng Services-SW,PW	R	6/11/2015		11,437.50CR	033919	11,437.50
01168	Parkville Chamber of Commerce							
	I-2329	Werner Membership-AD	R	6/11/2015		95.00CR	033920	
	I-2330	Membership Johnston-AD	R	6/11/2015		95.00CR	033920	190.00
00899	Parkville Municipal Court							
	I-May 2015	Credit Card Fees	R	6/11/2015		169.20CR	033921	169.20
00357	Platte County EDC							
	I-680	Sponsorship-46	R	6/11/2015		1,500.00CR	033922	
	I-681	Membership-AD	R	6/11/2015		2,000.00CR	033922	3,500.00
00218	Platte County Sheriff's D							
	I-6/2/15	Prisoner Boarding-CT	R	6/11/2015		140.00CR	033923	140.00
00107	Platte Rental & Supply							
	I-18696	Files-TP	R	6/11/2015		11.98CR	033924	
	I-w2214	Blower Repair-TP	R	6/11/2015		72.94CR	033924	84.92
00722	Praxair Distribution							
	I-52823494	Regulator-TP	R	6/11/2015		58.99CR	033925	58.99
00111	PsychLogic							
	I-6/4/15	Psych Eval-PD	R	6/11/2015		200.00CR	033926	200.00
00115	Rapid Stamp Products							
	I-357560	Signs-63	R	6/11/2015		125.50CR	033927	125.50
00395	River City T's							
	I-548095	Day Camp Shirts-NS	R	6/11/2015		203.40CR	033928	203.40
00154	T-Ray Specialties Inc.							
	I-26948	Safety Beacon-PK	R	6/11/2015		148.98CR	033929	
	I-26970	Shirts-PK	R	6/11/2015		136.00CR	033929	
	I-26978	Restroom Supplies-PK	R	6/11/2015		300.43CR	033929	585.41

PACKET: 05205 Regular Payments 6/10/15

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
01946	The Urgency Room I-214682	Drug Screen-ST	R	6/11/2015		31.00CR	033930	31.00
01099	Toshiba I-11914740 I-11914741	Black Counter-AD,CT Color Counter-AD,CT	R	6/11/2015		95.03CR 151.81CR	033931 033931	246.84
02071	TransSystems Corporation I-0002793992	Route 9 Entryway Design-95	R	6/11/2015		588.23CR	033932	588.23
01083	UMB Bank, N.A. I-6/25/15	2004C Bond Payment	R	6/11/2015		14,573.98CR	033933	14,573.98
00150	Vance Bros Inc I-0000444656 I-121065	Asphalt-TP Asphalt-TP	R	6/11/2015		127.00CR 168.00CR	033934 033934	295.00
02338	Wassmer Studios, LLC I-5826	Fountain Coping-PK	R	6/11/2015		350.00CR	033935	350.00
00401	Welds Supply Inc I-97074 I-97162	Oxygen-PK Sling, Disc, Gloves-PK	R	6/11/2015		18.95CR 43.76CR	033936 033936	62.71
01614	KCPL I-Due 6/15/15 I-Due 6/16/15	Due 6/15/15 Due 6/16/15	D	6/15/2015		371.84CR 4,341.47CR	000000 000000	4,713.31
00160	Missouri Gas Energy I-Due 6/17/15	Missouri Gas Energy	D	6/16/2015		80.07CR	000000	80.07
01614	KCPL I-Due 6/19/15	Due 6/19/15	D	6/16/2015		112.67CR	000000	112.67
01849	Fleet Services - Police I-41058225	Fuel-PD	D	6/16/2015		2,292.10CR	000000	2,292.10
02057	Lowe's Accounts Receivable I-May 2015 Stmt	May 2015 Stmt	D	6/16/2015		768.48CR	000000	768.48
01614	KCPL I-Due 6/17/15	Due 6/17/15	D	6/17/2015		17,314.77CR	000000	17,314.77

PACKET: 05205 Regular Payments 6/10/15

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
01850	Fleet Services - General Account							
	I-41058652	Fuel Stmt May 2015	D	6/17/2015		1,512.00	CR 000000	1,512.00

* * T O T A L S * *

	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	56	0.00	275,846.81	275,846.81
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	7	0.00	26,793.40	26,793.40
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:	63	0.00	302,640.21	302,640.21

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

PACKET: 05197 EOM Benefits - 5/29/15

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
00005	AFLAC							
	I-AFL201505014096	AFLAC after Tx	R	5/29/2015		56.90CR	033867	
	I-AFL201505184097	AFLAC after Tx	R	5/29/2015		56.90CR	033867	
	I-APP201505014096	AFLAC PRETAX	R	5/29/2015		176.32CR	033867	
	I-APP201505184097	AFLAC PRETAX	R	5/29/2015		176.32CR	033867	466.44
00136	State of Missouri							
	I-T2 201505014096	State Withholdings	R	5/29/2015		2,333.66CR	033868	
	I-T2 201505184097	State Withholdings	R	5/29/2015		2,273.66CR	033868	
	I-T2 201505284098	State Withholdings	R	5/29/2015		2,626.66CR	033868	7,233.98
00794	Delta Dental							
	I-DNC201505014096	Delta Dental Insurance	R	5/29/2015		256.70CR	033869	
	I-DNC201505184097	Delta Dental Insurance	R	5/29/2015		256.70CR	033869	
	I-DNF201505014096	Delta Dental Insurance	R	5/29/2015		222.42CR	033869	
	I-DNF201505184097	Delta Dental Insurance	R	5/29/2015		222.42CR	033869	
	I-DNP201505014096	DENTAL PRETAX	R	5/29/2015		462.40CR	033869	
	I-DNP201505184097	DENTAL PRETAX	R	5/29/2015		485.52CR	033869	
	I-DNS201505014096	Delta Dental Insurance	R	5/29/2015		231.30CR	033869	
	I-DNS201505184097	Delta Dental Insurance	R	5/29/2015		231.30CR	033869	2,368.76
01322	Richard V. Fink, Trustee							
	I-GSC201505014096	[REDACTED]	R	5/29/2015		150.00CR	033870	
	I-GSC201505184097	[REDACTED]	R	5/29/2015		150.00CR	033870	300.00
01711	BCBSKC							
	I-ADD201505014096	ADD on BCBS Bill	R	5/29/2015		27.64CR	033871	
	I-ADD201505184097	ADD on BCBS Bill	R	5/29/2015		28.16CR	033871	
	I-BCC201505014096	BCBS Insurance	R	5/29/2015		1,176.00CR	033871	
	I-BCC201505184097	BCBS Insurance	R	5/29/2015		1,176.00CR	033871	
	I-BCE201505014096	BCKSKC Insurance	R	5/29/2015		2,060.00CR	033871	
	I-BCE201505184097	BCKSKC Insurance	R	5/29/2015		2,266.00CR	033871	
	I-BCF201505014096	BCBS Insurance	R	5/29/2015		1,278.00CR	033871	
	I-BCF201505184097	BCBS Insurance	R	5/29/2015		1,278.00CR	033871	
	I-BCS201505014096	BCBS Insurance	R	5/29/2015		866.00CR	033871	
	I-BCS201505184097	BCBS Insurance	R	5/29/2015		866.00CR	033871	
	I-HDB201505014096	BCBS Insurance	R	5/29/2015		370.00CR	033871	
	I-HDB201505184097	BCBS Insurance	R	5/29/2015		370.00CR	033871	
	I-HDC201505014096	BCBS Insurance	R	5/29/2015		1,005.00CR	033871	
	I-HDC201505184097	BCBS Insurance	R	5/29/2015		1,005.00CR	033871	
	I-HDE201505014096	BCBS Insurance	R	5/29/2015		528.00CR	033871	
	I-HDE201505184097	BCBS Insurance	R	5/29/2015		528.00CR	033871	
	I-HDF201505014096	BCBS Insurance	R	5/29/2015		1,092.00CR	033871	
	I-HDF201505184097	BCBS Insurance	R	5/29/2015		1,092.00CR	033871	
	I-HDS201505014096	BCBS Insurance	R	5/29/2015		370.00CR	033871	
	I-HDS201505184097	BCBS Insurance	R	5/29/2015		370.00CR	033871	
	I-HSC201505014096	BCBS Insurance	R	5/29/2015		331.00CR	033871	
	I-HSC201505184097	BCBS Insurance	R	5/29/2015		331.00CR	033871	
	I-HSE201505014096	BCBS Insurance	R	5/29/2015		870.00CR	033871	
	I-HSE201505184097	BCBS Insurance	R	5/29/2015		870.00CR	033871	
	I-HSF201505014096	BCBS Insurance	R	5/29/2015		538.00CR	033871	
	I-HSF201505184097	BCBS Insurance	R	5/29/2015		538.00CR	033871	

PACKET: 05197 EOM Benefits - 5/29/15

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
	I-LID201505014096	BC/BS Dependent Life Ins	R	5/29/2015		11.40CR	033871	
	I-LID201505184097	BC/BS Dependent Life Ins	R	5/29/2015		11.78CR	033871	
	I-LIF201505014096	BC/BS Life Insurance	R	5/29/2015		174.10CR	033871	
	I-LIF201505184097	BC/BS Life Insurance	R	5/29/2015		177.35CR	033871	21,604.43
VOID	VOID CHECK		V	5/29/2015			033872	**VOID**
VOID	VOID CHECK		V	5/29/2015			033873	**VOID**
01718	VSP							
	I-VSP201505014096	Vision Care Employee Premiums	R	5/29/2015		113.66CR	033874	
	I-VSP201505184097	Vision Care Employee Premiums	R	5/29/2015		113.66CR	033874	227.32
01719	Prudential							
	I-LTD201505014096	Long Term Disability	R	5/29/2015		393.40CR	033875	
	I-LTD201505184097	Long Term Disability	R	5/29/2015		395.07CR	033875	788.47
01730	LAGERS							
	I-CSR201505014096	LAGERS RETIREMENT	R	5/29/2015		3,243.92CR	033876	
	I-CSR201505184097	LAGERS RETIREMENT	R	5/29/2015		3,223.69CR	033876	
	I-CSR201505284098	LAGERS RETIREMENT	R	5/29/2015		3,314.48CR	033876	
	I-R&P201505014096	City/PD Ret Contribution	R	5/29/2015		2,431.29CR	033876	
	I-R&P201505184097	City/PD Ret Contribution	R	5/29/2015		2,298.00CR	033876	
	I-R&P201505284098	City/PD Ret Contribution	R	5/29/2015		2,367.02CR	033876	16,878.40
01807	City of Parkville/Flex Plan							
	I-FLX201505014096	Flex Plan	R	5/29/2015		269.69CR	033877	
	I-FLX201505184097	Flex Plan	R	5/29/2015		269.69CR	033877	539.38
02290	Colonial Life							
	I-COA201505014096	Colonial Life After Tax	R	5/29/2015		140.08CR	033878	
	I-COA201505184097	Colonial Life After Tax	R	5/29/2015		140.08CR	033878	
	I-COP201505014096	Colonial Life PreTax	R	5/29/2015		178.75CR	033878	
	I-COP201505184097	Colonial Life PreTax	R	5/29/2015		178.75CR	033878	637.66

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	10	0.00	51,044.84	51,044.84
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:	2	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:	12	0.00	51,044.84	51,044.84

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

PACKET: 05197 EOM Benefits - 5/29/15

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
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** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
10	5/2015	51,044.84CR
ALL		51,044.84CR

PACKET: 05208 1st of the Month 7/1/15

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00577	Sarah E Recker, Law Offic		R	7/01/2015		600.00CR	033937	600.00
	I-July2015-Pub Defen	Public Defender						
01221	Andrew Coulson		R	7/01/2015		1,250.00CR	033938	1,250.00
	i-July2015-Prosecutor							

* * T O T A L S * *

	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	2	0.00	1,850.00	1,850.00
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:	2	0.00	1,850.00	1,850.00

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

PACKET: 05202 EFT Payments 6/3/15

VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING

01-02320	Kelly Yulich*									
	I 2015 Inv: 8,9	Assistant Services-CD	AP		E	5/27/2015		439.54	439.54CR	
								439.54		
		VENDOR TOTALS						439.54	439.54CR	0.00
								439.54	0.00	

PACKET: 05206 July 1 EFT

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-July2015-Retiremen	7/01/2015		Lauren Palmer Retirement	554.00			
	AP		DUE: 7/01/2015 DISC: 7/01/2015		1099: N		
			Lauren Palmer Retirement		10 501.01-22-00	Retirement	554.00
			=== VENDOR TOTALS ===	554.00			
01-02191			Timothy Blakeslee*				
I-July2015-Allowance	7/01/2015		Cell Phone Allowance	10.00			
	AP		DUE: 7/01/2015 DISC: 7/01/2015		1099: N		
			Cell Phone Allowance		10 501.03-05-00	Mobile Phones &	10.00
			=== VENDOR TOTALS ===	10.00			
01-01729			Toni Rizutti*				
I-July2015-Reimburse	7/01/2015		Cell Phone Reimbursement	10.00			
	AP		DUE: 7/01/2015 DISC: 7/01/2015		1099: N		
			Cell Phone Reimbursement		10 510.03-05-00	Mobile Phone &	10.00
			=== VENDOR TOTALS ===	10.00			
			=== PACKET TOTALS ===	574.00			

PACKET: 05193 Payroll Entries - 5/29/15

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-ICM201505184097	5/15/2015	457	DEF COMP	166.15			
	AP		DUE: 5/15/2015 DISC: 5/15/2015		1099: N		
			457 DEF COMP		10 501.01-22-00	Retirement	166.15
I-ICM201505284098	5/29/2015	457	DEF COMP	191.15			
	AP		DUE: 5/29/2015 DISC: 5/29/2015		1099: N		
			457 DEF COMP		10 501.01-22-00	Retirement	191.15
			=== VENDOR TOTALS ===	357.30			
			=== PACKET TOTALS ===	357.30			

Accounts Payable Credit Card Report 6/10/15			
Accounts:	1	Sewer	Total
Monthly Fees:	\$ 179.47	\$ 186.94	\$ 366.41
\$ Collected on CC:	\$ 4,892.30	\$ 6,586.27	\$ 11,478.57

VENDOR SET: 01 City of Parkville
 BANK: AP Pooled Cash Regular AP
 DATE RANGE: 6/03/2015 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-May 2015 Smt							
	May 2015 Stmt	R	6/11/2015			033888		
10	525.06-21-00		Vehicle Repair & Maintenance	20.98				
10	525.06-22-00		Vehicle Gas & Oil	23.91				
10	525.06-22-01		Equipment Gas & Oil	9.92				
10	525.06-21-01		Equipment Repair & Maintenance	22.82				
10	525.06-21-02		Tractor Mowing Equipment	3.14				
40	520.06-22-00		Vehicle & Equipment Gas & Oil	72.81				
40	520.06-21-00		Vehicle & Equipment Maintenance	18.56				
10	525.06-22-00		Vehicle Gas & Oil	21.32				
40	520.06-22-00		Vehicle & Equipment Gas & Oil	75.38				268.84

*** TOTALS ***

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	1	268.84	0.00	268.84
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0	0.00	0.00	0.00
VOID DEBITS:		0.00		
VOID CREDITS:		0.00	0.00	0.00

TOTAL ERRORS: 0

*** G/L ACCOUNT TOTALS ***

G/L ACCOUNT	NAME	AMOUNT
10 525.06-21-00	Vehicle Repair & Maintenance	20.98
10 525.06-21-01	Equipment Repair & Maintenance	22.82
10 525.06-21-02	Tractor Mowing Equipment	3.14
10 525.06-22-00	Vehicle Gas & Oil	45.23
10 525.06-22-01	Equipment Gas & Oil	9.92
	*** FUND TOTAL ***	102.09
40 520.06-21-00	Vehicle & Equipment Maintenance	18.56
40 520.06-22-00	Vehicle & Equipment Gas & Oil	148.19
	*** FUND TOTAL ***	166.75

VENDOR SET:	BANK:	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
01	AP	TOTALS:	1	268.84	0.00	268.84
BANK:	AP	TOTALS:	1	268.84	0.00	268.84
REPORT TOTALS:			1	268.84	0.00	268.84

VENDOR SET: 01 City of Parkville
 BANK: AP Pooled Cash Regular AP
 DATE RANGE: 6/03/2015 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-May 2015 Stmt							
	May 2015 Stmt	D	6/16/2015			000000		
10	525.07-51-00	Mosquito & Weed Control	Weed Control-PK	189.36				
10	525.07-51-00	Mosquito & Weed Control	Weed Control-PK	207.10				
40	520.06-21-00	Vehicle & Equipment Maintenance	Light Fixture-TP	37.97				
10	525.05-21-00	Equipment & Handtools	Misc Tools and Suppl	235.95				
10	525.07-51-00	Mosquito & Weed Control	Weed Control-PK	98.10				768.48

* * T O T A L S * *	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	768.48	0.00	768.48
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

TOTAL ERRORS: 0

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
10 525.05-21-00	Equipment & Handtools	235.95
10 525.07-51-00	Mosquito & Weed Control	494.56
	*** FUND TOTAL ***	730.51
40 520.06-21-00	Vehicle & Equipment Maintenance	37.97
	*** FUND TOTAL ***	37.97

VENDOR SET: 01	BANK: AP	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			1	768.48	0.00	768.48
BANK: AP		TOTALS:	1	768.48	0.00	768.48
REPORT TOTALS:			1	768.48	0.00	768.48

CITY OF PARKVILLE

Policy Report

Date: Monday, June 8, 2015

Prepared By:
Lauren Palmer
City Administrator

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

ISSUE:

Approve a professional services agreement with Williams & Campo, P.C. for special legal counsel services for economic development.

BACKGROUND:

On December 2, 2014, staff conducted a work session with the Board of Aldermen regarding the properties located at the intersection of Route 45 and I-435 that are subject to annual Neighborhood Improvement District (NID) assessments. Staff presented information regarding assessments, zoning, projected land uses, development challenges, risks, etc. Several proposals were discussed for development for all or portions of some tracts. The direction given by the Board at that time was to wait and see what portion of assessments were paid following the December 31 deadline and reassess priorities at that time. A little more than half of the assessments billed to-date were paid (approximately two-thirds of the assessments due for the Brush Creek Drainage NID were paid, but no assessments were paid for the Brink Meyer Road NID). In February 2015, the Board authorized an inter-fund loan of \$105,508.64 from the Emergency Reserve Fund to make the first bond payment for the Brink Meyer NID. Unless additional assessments are paid, staff estimates that the City will be required to make another loan of approximately \$75,000 for the Brink Meyer payment due on September 1, 2015.

Staff was directed to review the current status of the NIDs with the Board and outline options to best protect the City's interests. Unfortunately, the city attorney has declared a conflict of interest because the Stinson Leonard Street law firm represents one of the delinquent property owners, Blue Valley Investment Corporation. Although the city attorney previously provided general advice about the NID properties as a whole, the City now has a need to discuss specific remedies related to delinquent owners. Therefore, staff recommends engaging special legal counsel to advise the City on its range of options related to prompting payment of the assessments through economic development or legal action.

The purchasing policy advises staff to conduct a competitive Request for Qualifications (RFQ) or Request for Proposals (RFP) process for purchases of professional services in an amount of \$2,500 or more. Due to the immediate need for this service, and the unique skills and experience required, staff investigated available attorneys and firms outside of the traditional RFQ/P process. The city administrator asked six seasoned city administrators and city managers in the Kansas City area for recommendations of highly qualified attorneys to assist with this matter. Of the four managers who responded, three recommended Chris Williams of Williams & Campo, P.C. The city administrator reviewed the list of all recommended attorneys with the city attorney. Steve Chinn identified Chris Williams as his first choice among those recommended and agreed that Mr. Williams was well qualified for this work. Mr. Williams is available to provide immediate assistance in this matter at an affordable hourly fee of \$260. *Note: The city attorney rate for specialty economic development work is \$300 per hour. His resume and list of relevant experience are attached (see Attachments 2 and 3).*

BUDGET IMPACT:

The proposed professional services agreement provides for lump sum compensation in the amount of \$2,600 to prepare for the July 7 work session. The agreement includes hourly rates if additional services are required to implement the direction given by the Board of Aldermen following the work session. Funds of \$135,000 are budgeted in the legal services line of the General Fund – Administration Department (10-501-08-01-00) for supplemental legal services. The annual base fee for the city attorney contract with Stinson Leonard Street is \$77,400 (\$6,450 monthly), leaving \$57,600 for extra routine services or specialty services. To date, \$10,288.42 has been spent on additional legal services with Stinson outside of the base fee.

For at least the month of June, Stinson agreed to discount its city attorney fees in consideration of the conflict of interest. Rather than paying the standard monthly fixed fee of \$6,450, Stinson will bill Steve Chinn's hours for city attorney services at a rate of \$250. This will be advantageous to the City as long as the City uses 25 hours or less in June for city attorney services. This should be achievable since the standard contract calls for 35 hours a month, and 10 hours will be redirected to outside counsel under the proposed contract. If for any reason the City exceeds 25 hours, Stinson will honor the regular contract amount of \$6,450. The funding arrangement will be revisited in July if additional outside counsel services are needed.

ALTERNATIVES:

1. Approve an ordinance to authorize a professional services agreement with Williams & Campo, P.C. for special legal counsel services for economic development related to the Brush Creek Drainage and Brink Meyer Neighborhood Improvements Districts.
2. Authorize the agreement subject to requested changes.
3. Direct staff to conduct a formal RFQ/P process to identify special counsel.
4. Do not approve the agreement and provide alternative direction to staff.
5. Postpone the item.

STAFF RECOMMENDATION:

Staff recommends that the Board of Aldermen approve a professional services agreement with Williams & Campo, P.C. for special legal counsel services for economic development related to the Brush Creek Drainage and Brink Meyer Neighborhood Improvements Districts.

FINANCE COMMITTEE RECOMMENDATION:

On June 8, 2015, by a vote of 5-0, the Finance Committee recommended that the Board of Aldermen approve a professional services agreement with Williams & Campo, P.C. for special legal counsel services for economic development related to the Brush Creek Drainage and Brink Meyer Neighborhood Improvements Districts.

POLICY:

In accordance with the purchasing policy (Resolution No. 10-02-14), the Finance Committee may approve all purchases in excess of \$2,500 and less than \$10,000. However, state statute (RSMo 79.230) requires that special counsel must be engaged by approval of an ordinance, so this agreement requires action by the Board of Aldermen.

SUGGESTED MOTION:

I move that Bill No. 2842, an ordinance authorizing a professional services agreement with Williams & Campo, P.C. for special legal counsel services for economic development, be approved for first reading.

I move that Bill No. 2842 be approved on first reading and passed to second reading by title only.

I move that Bill No. 2842 be approved on second reading to become Ordinance No. _____.

ATTACHMENTS:

1. Ordinance
 2. Professional Services Agreement
 3. Resume
 4. Relevant Experience
-

AN ORDINANCE APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH WILLIAMS & CAMPO, P.C. FOR SPECIAL LEGAL COUNSEL SERVICES FOR ECONOMIC DEVELOPMENT

WHEREAS, the City requires professional services for economic development legal assistance related to the Brush Creek Drainage Neighborhood Improvement District and the Brink Meyer Road Neighborhood Improvement District ("Project"); and

WHEREAS, Williams & Campo, P.C. has demonstrated the necessary expertise, experience, availability and personnel to complete the Project; and

WHEREAS, RSMo § 79.230 allows the Mayor and Board of Aldermen of fourth class municipalities in Missouri, by ordinance, to employ special counsel to represent the city, either in the case of a vacancy in the office of city attorney or to assist the city attorney.

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

SECTION 1. The City of Parkville, Missouri hereby approves the Legal Professional Services Agreement with Williams & Campo, P.C., attached hereto and incorporated herein as Exhibit A.

SECTION 2. The Mayor and the City Clerk are hereby authorized and directed to execute said Legal Professional Services Agreement.

SECTION 3. This ordinance shall become effective upon adoption.

PASSED and APPROVED this 16th day of June 2015.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney

LEGAL PROFESSIONAL SERVICES AGREEMENT

THIS SERVICE AGREEMENT, entered into on this 16th day of June, 2015 by and between the CITY OF PARKVILLE, MISSOURI ("City") and Williams & Campo, P.C. ("Service Provider").

WHEREAS, the City requires professional services for economic development legal assistance related to the Brush Creek Drainage Neighborhood Improvement District and the Brink Meyer Road Neighborhood Improvement District ("Project"); and

WHEREAS, Service Provider has demonstrated the necessary expertise, experience, availability and personnel to complete the Project.

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

I. SCOPE OF SERVICES

- A. The term "Services" when used in this Agreement shall mean any and all professional legal services provided by the Service Provider in accordance with this Agreement.
- B. The City agrees to retain Service Provider and Service Provider agrees to perform and complete the Services described in the Exhibit A, attached hereto and incorporated by reference.
- C. The City reserves the right to direct revision of the Services at the City's discretion. Service Provider shall advise the City of additional costs and time delays, if any, in performing the revision, before Service Provider performs the revised services.
- D. Service Provider shall provide Additional Services under this Agreement only upon written request of the City and only to the extent defined and required by the City, with mutual consent from the Service Provider. Any additional services or materials provided by the Service Provider without the City's prior written consent shall be at the Service Provider's own risk, cost, and expense, and Service Provider shall not make a claim for compensation from the City for such work.

II. STANDARD OF CARE

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

III. COMPENSATION

- A. As consideration for providing the Services, the City shall pay Service Provider as follows:
 - i. Services will be billed in a lump sum amount of twenty-six hundred dollars (\$2,600) upon completion of the scope of work for Basic Services outlined in Exhibit A.
 - ii. Additional Services authorized pursuant to Article I, Section D will be billed as outlined in Exhibit A.
 - iii. Service Provider is not eligible for reimbursement for miscellaneous expenses including travel, transportation, postage, etc. Service Provider is eligible for reimbursement at-cost, with no mark-up, for client disbursements necessary to perform the authorized scope of work. Client disbursements may include, but are

not limited to, fees for service of process, court filing fees, deliveries, bulk mailings, outside photocopying, etc.

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

IV. SCHEDULE

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

V. LIABILITY AND INDEMNIFICATION

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

VI. INSURANCE

The Service Provider shall secure and maintain, at its expense, and through the duration of this Agreement, professional liability insurance on an occurrence basis with minimum limits of \$1,000,000 per occurrence and \$2,000,000 aggregate coverage. Service Provider shall also

secure and maintain Worker's Compensation and Employer's Liability Insurance, when applicable, at the limits required by state and/or federal law.

VII. ASSIGNMENT OF AND RESPONSIBILITY FOR PERSONNEL

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

VIII. OWNERSHIP OF WORK PRODUCT

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

IX. RELATIONSHIP OF THE PARTIES

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

X. NOTICES

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

- B. Notices sent by Service Provider shall be sent to:

City of Parkville
Attn: City Administrator
8880 Clark Ave.
Parkville, MO 64152
lpalmer@parkvillemo.gov

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

T. Chris Williams
Williams & Campo, P.C.
400 SW Longview Boulevard, Suite 210
Lee's Summit, MO 64081
cwilliams@publiclawfirm.com

XI. TERM AND TERMINATION

- A. The effective date of this Agreement shall be the date of execution, when the Agreement is signed by both parties.

- B. The term of this Agreement shall be until all Services are satisfactorily completed and accepted by the City.
- C. Notwithstanding Article XI, Paragraph B, the City reserves the right and may elect to terminate this Agreement at any time, with or without cause, by giving at least ten (10) days written notice to the Service Provider. The City shall compensate Service Provider for the Services that have been completed to the City's reasonable satisfaction as of the date of termination. Service Provider shall perform no activities other than reasonable wrap-up activities after receipt of notice of termination.
- D. Notwithstanding Article XI, Paragraph B, Service Provider may terminate this Agreement for cause by giving at least thirty (30) days written notice to the City. Cause for termination includes any reason consistent with ethical rules, including conflicts of interest, or the failure to correct breach of this Agreement following a minimum of thirty (30) days' notice and the opportunity to cure. The City shall compensate Service Provider for the Services that have been completed to the City's reasonable satisfaction as of the date of termination.

XII. MISCELLANEOUS PROVISIONS

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

binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

- F. Authorized Employees. Service Provider acknowledges that Section 285.530, RSMo, prohibits any business entity or employer from knowingly employing, hiring for employment, or continuing to employ an unauthorized alien to perform work within the State of Missouri. Service Provider therefore covenants that it will not knowingly be in violation of subsection 1 of Section 285.530, RSMo, and that it will not knowingly employ, hire for employment, or continue to employ any unauthorized aliens to perform Services related to this Agreement, and that its employees are lawfully to work in the United States.
- G. Interest of Members of a City. No member of the governing body of the City and no other officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the planning and carrying out of this Agreement, shall have any personal financial interest, direct or indirect, in this Agreement, and Service Provider shall take appropriate steps to assure compliance.
- H. Interest of Service Provider and Employees. Service Provider covenants that he/she presently has no interest and shall not acquire interest, direct or indirect, in the scope of work associated with this Agreement or any other interest which would conflict in any manner or degree with the performance of his/her services hereunder. Service Provider further covenants that in the performance of this Agreement, no person having any such interest shall be employed.
- I. Entire Agreement. This Agreement represents the entire Agreement and understanding between the parties, and this Agreement supersedes any prior negotiations, proposals, or agreements. Unless otherwise provided in this Agreement, any amendment to this Agreement shall be in writing and shall be signed by the City and Service Provider, and attached hereto.
- J. Severability. If any part, term or provision of this Agreement, or any attachments or amendments hereto, is declared invalid, void, or enforceable, all remaining parts, terms, and provisions shall remain in full force and effect.
- K. Waiver. The failure of either party to require performance of this Agreement shall not affect such party's right to enforce the same. A waiver by either party of any provision of breach of this Agreement shall be in writing. A written waiver shall not affect the waiving party's rights with respect to any other provision or breach.
- L. Third Parties. The Services to be performed by the Service Provider are intended solely for the benefit for the City. Nothing contained herein shall create a contractual relationship with, or any rights in favor of, any person or entity not a signatory to this Agreement.

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

CITY OF PARKVILLE, MISSOURI

By: _____

Nanette K. Johnston, Mayor

ATTEST:

Melissa McChesney, City Clerk

WILLIAMS & CAMPO, P.C.

By: _____

T. Chris Williams
President

EXHIBIT A

SCOPE OF WORK

Basic Services: Due to a conflict of interest declared by the city attorney, the City needs outside legal counsel to assist with an economic development project at the intersection of Interstate 435 and Missouri Route 45. The project involves all undeveloped properties within the boundaries of the Brush Creek Drainage Neighborhood Improvement District and the Brink Meyer Road Neighborhood Improvement District (the “NIDs”). The City currently holds approximately nine million dollars (\$9,000,000) of outstanding limited general obligation debt for the NIDs. Approximately half of the related assessments collected for debt payments are delinquent. Legal assistance is required to help the City evaluate its options for prompting development of the properties or otherwise ensuring payment of the assessments in order to meet its debt obligations. Immediate services requested are as follows:

- Gain a basic familiarity of the project and economic development challenges; review materials related to the creation and current status of the NIDs; consult with city staff as needed to understand the challenges and opportunities of the project – estimated 2 hours
- Attend a strategy session with city staff and other city advisors (bond counsel, economic development professionals, financial advisor, etc.) to brainstorm and prepare alternatives and recommended action for the Mayor and Board of Aldermen – estimated 4 hours
- Review written materials for a closed executive work session with the Mayor and Board of Aldermen to discuss legal actions and real estate transactions – estimated 2 hours
- Attend the closed executive work session with the Mayor and Board of Aldermen (tentatively scheduled for July 7, 2015); assist city staff with presenting alternatives and recommended actions; respond to questions from the governing body – estimated 2 hours

Additional Services: Following the closed executive work session with the Mayor and Board of Aldermen, the City may, in its sole discretion, request Additional Services pursuant to Article I, Section D of the Agreement. Additional Services may include, but are not limited to, tasks involved in implementing direction given by the Mayor and Board of Aldermen related to the Basic Services such as preparing development agreements, negotiating with property owners on the City’s behalf, preparing court actions, etc. Additional Services will be billed at the hourly rates listed below, subject to other provisions regarding compensation outlined in Article III of the Agreement:

- T. Chris Williams – two hundred sixty dollars (\$260)
- Paul Campo – two hundred forty-five dollars (\$245)
- Robert Handley – two hundred thirty-five dollars (\$235)

T. CHRIS WILLIAMS

General Overview

Chris Williams is a founding shareholder of the firm practicing in the areas of general municipal, land use planning and zoning, annexation, public facility/infrastructure financing, and real estate development/redevelopment (economic incentives) law. He was formerly a shareholder in the Public Law Group of Stinson, Mag & Fizzell, P.C. and a partner in the Public Law/Finance Division of Stinson Morrison Hecker LLP from 1997-2005. Prior to entering private practice, he served as a full-time in-house Assistant City Attorney with the City of Lee's Summit, Missouri from 1992-97. Prior to attending law school, he served in various supervisory and management positions at the Federal Reserve Bank of Kansas City from 1981-89.

Education

University of Missouri – Kansas City, J.D., 1992

- Member of UMKC LAW REVIEW staff
- Research Editor, THE URBAN LAWYER

University of Central Missouri, B.S. in Business Administration, 1981

Bar Admissions

Missouri, 1992

Kansas, 1993

Professional Affiliations/Honors

Missouri Municipal Attorneys Association

- President (2009-10); Vice President (2008-09); Treasurer (2007-08)

Missouri/Kansas *Super Lawyer*, Government/Cities/Municipalities (2006, 2007, 2008, 2009, 2010)

The Missouri Bar, Local Government Law Committee

Civic and Community Involvement

Centurions Leadership Program of Greater Kansas City Chamber of Commerce,
Class of 2003

St. Joseph DREAM Initiative, Finance Committee

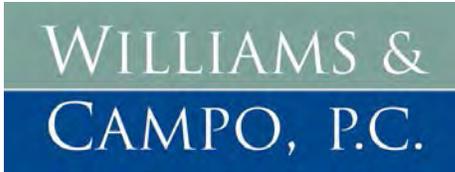
Blue Springs Economic Development Corporation, Founding Member
Lee's Summit Economic Development Council, Member of Advisory Board (2002-05)
Boy Scout Troop 264, Troop Committee Chairman (2004-09)
Lee's Summit United Methodist Church, Master Planning Task Force Member
Lee's Summit United Methodist Church, Land Task Force Member

Lectures/Speeches

Chris is a frequent speaker on local government law, development and public financing issues. He has spoken at conferences and continuing legal education programs sponsored by the Missouri Economic Development Financing Association, Missouri Municipal League, Missouri Municipal Attorneys Association, West Gate Division of the Missouri Municipal League, Kansas City Metropolitan Bar Association, Liberty Partnership for Community Growth and Development, The Missouri Bar Local Government Law Committee, City Clerks and Finance Officers Association of Missouri, Missouri City Management Association, Missouri Valley Institute of Transportation Engineers, Mid America Regional Council, League of Women Voters, East-West Gateway Coordinating Council of St. Louis, American Planning Association Kansas City Metropolitan Section, and the Missouri Tax Increment Financing Association.

Articles/Publications

Chris has authored articles and papers appearing in publications such as *The Missouri Bar's Urban Development, Zoning and Planning, Subdivisions, and Annexation* desk book (chapter on Missouri annexation law and procedures), *Missouri Municipal Review* magazine, *Courts and CLE Bulletin*, and *The Urban Lawyer*.



RELEVANT EXPERIENCE

ECONOMIC DEVELOPMENT & FINANCE

General Counsel

City of Joplin, Missouri	Currently serve as TIF Commission Legal Counsel
City of St. Joseph, Missouri	Currently serve as TIF Commission Legal Counsel
City of Sugar Creek, Missouri	Currently serve as TIF Commission Legal Counsel
City of Blue Springs, Missouri	Currently serve as TIF Commission Legal Counsel
Neosho TDD	Currently serve as General Counsel

Economic Development Incentive Programs

City of Blue Springs, Missouri	Legal counsel on retail White Oak Tax Increment Financing (TIF) redevelopment project including use of Community Improvement District (CID)
City of Blue Springs, Missouri	Legal counsel on Adams Pointe Chapter 353 Redevelopment Plan and Projects
City of Blue Springs, Missouri	Legal counsel on retail Copperleaf Village Shopping Center Tax Increment Financing (TIF) redevelopment project including use of Transportation Development District (TDD) and eminent domain action to acquire property necessary for redevelopment project
City of Blue Springs, Missouri	Legal counsel on retail Adams Farm Tax Increment Financing (TIF) redevelopment project, including use of Transportation Development District (TDD) and Community Improvement District (CID)
City of Blue Springs, Missouri	Legal counsel on retail Woods Chapel Tax Increment Financing (TIF) redevelopment project,

	including use of Community Improvement District (CID)
City of Blue Springs, Missouri	Legal counsel on 7 Highway and 40 Highway Tax Increment Financing (TIF) redevelopment project
City of Blue Springs, Missouri	Legal counsel in matter involving enforcement of development agreement provisions related to Mall at Fall Creek Tax Increment Financing (TIF) and Community Improvement District (CID) project
City of Blue Springs, Missouri	Assisted City staff in development and adoption of Economic Development Incentives Policy
City of Blue Springs, Missouri	Legal counsel to City's downtown Blue Springs Chapter 353 Urban Redevelopment Corporation
Downtown Kansas City CID	Legal counsel in development of Downtown Kansas City Community Improvement District (CID) including 145 blocks, 720 parcels, and 320 property owners
City of Harrisonville, Missouri	Legal counsel on retail Harrisonville Towne Center Tax Increment Financing (TIF) redevelopment project, including use of Transportation Development District (TDD)
City of Harrisonville, Missouri	Legal counsel on retail Harrisonville Market Place Tax Increment Financing (TIF) redevelopment project, including use of Transportation Development District (TDD)
City of Joplin, Missouri	Legal counsel on Hope Valley Tax Increment Financing (TIF) redevelopment project including use of Community Improvement District (CID)
City of Joplin, Missouri	Legal counsel on South Main Tax Increment Financing (TIF) redevelopment project including use of Community Improvement District (CID)
City of Joplin, Missouri	Legal counsel on Joplin Recovery Tax Increment Financing redevelopment project (tornado damaged area of City)
City of Joplin, Missouri	Legal counsel on retail 1717 Market Place Tax Increment Financing (TIF) redevelopment project,

	including use of Transportation Development District (TDD)
City of Joplin, Missouri	Legal counsel on retail North Park Crossing Tax Increment Financing (TIF) redevelopment project
City of Joplin, Missouri	Legal counsel on project to retain and expand System Services and Technologies, Inc. through use of Chapter 100 industrial development program
City of Joplin, Missouri	Legal counsel on establishment of Cingular Wireless technical assistance call center project using Chapter 100 industrial development program
City of Joplin, Missouri	Conducted Tax Increment Financing (TIF) educational/training sessions for City officials
City of Lee's Summit, Missouri	Participated as member of legal counsel team in development of retail Summit Woods Crossing Tax Increment Financing (TIF) redevelopment project, including use of Neighborhood Improvement District (NID) and Transportation Development District (TDD)
City of Lee's Summit, Missouri	Legal counsel on use of Chapter 353 tax abatement program for Government Employees Hospital Association, Inc. (GEHA) corporate headquarters relocation
City of Lee's Summit, Missouri	Legal counsel on use of Chapter 353 tax abatement program for construction of Zerega Pasta, Inc. manufacturing facility
City of Lee's Summit, Missouri	Legal counsel on use of Chapter 353 tax abatement program for construction of Toys R Us regional distribution center
City of Liberty, Missouri	Legal counsel on retail Whitehall Station Tax Increment Financing (TIF) redevelopment project
City of Liberty, Missouri	Legal counsel on retail Liberty Triangle Tax Increment Financing (TIF) redevelopment project, including use of Community Improvement District (CID)

City of Liberty, Missouri	Legal counsel on retail Rogers Plaza Tax Increment Financing (TIF) redevelopment project, including use of Community Improvement District (CID)
City of Liberty, Missouri	Legal counsel on retail Sears Grand sales tax reimbursement agreement project
City of Liberty, Missouri	Assisted City staff in development and adoption of Economic Development Incentives Policy
City of Oak Grove, Missouri	Legal counsel on Bridgewood Plaza Community Improvement District (CID) for retail development
City of Oak Grove, Missouri	Assisted City staff in development and adoption of Economic Development Incentives Policy
City of Raymore, Missouri	Legal counsel in development of multi-jurisdiction (with City of Belton, Cass County, and Missouri Department of Transportation) Transportation Development District (TDD) to fund construction of new highway interchange on U.S. 71 Highway
City of Raymore, Missouri	Legal counsel on Hubach Hill Transportation Development District (TDD) and Community Improvement District (CID) to fund construction of road improvements in the City
City of Raytown, Missouri	Legal counsel on retail Raytown Live Tax Increment Financing (TIF) redevelopment project, including use of Transportation Development District (TDD) and Community Improvement District (CID)
City of Raytown, Missouri	Legal counsel on project to retain and expand corporate headquarters of BHA Group, Inc. through use of Chapter 100 industrial development program and Chapter 353 urban redevelopment corporation tax abatement
City of Raytown, Missouri	Legal counsel in development of Community Improvement District (CID) to fund infrastructure improvements in Crescent Creek new urbanism residential development
City of Richmond, Missouri	Legal counsel on Chapter 353 assisted living facility project

City of Richmond, Missouri	Legal counsel on Chapter 353 Downtown Richmond Redevelopment Plan
City of St. Joseph, Missouri	Legal counsel on The Commons development workout with developer bankruptcy filing
City of St. Joseph, Missouri	Legal counsel on Downtown St. Joseph Tax Increment Financing (TIF) redevelopment plan developed pursuant to City's designation for DREAM Initiative by State of Missouri
City of St. Joseph, Missouri	Legal counsel in development of St. Joseph Downtown Community Improvement District (CID)
City of St. Joseph, Missouri	Legal counsel on retail Cook Crossings project utilizing sales tax reimbursement agreement, Community Improvement District (CID), and Chapter 353 urban redevelopment corporation tax abatement
City of St. Joseph, Missouri	Legal counsel on retail mall East Hills Tax Increment Financing (TIF) redevelopment project, including use of Community Improvement District (CID)
City of St. Joseph, Missouri	Legal counsel on residential Cook Road Corridor Tax Increment Financing (TIF) redevelopment project
City of St. Joseph, Missouri	Legal counsel on mixed use North County Tax Increment Financing (TIF) redevelopment project
City of St. Joseph, Missouri	Legal counsel on industrial Premium Pork/Triumph Foods Tax Increment Financing (TIF) redevelopment project, including use of Chapter 100 industrial development funding
City of St. Joseph, Missouri	Legal counsel on formation of Missouri Downtown Economic Stimulus Act (MODESA) authority, including training of City Council members
City of St. Joseph, Missouri	Legal counsel on downtown St. Joseph Third Street Hotel Tax Increment Financing (TIF) redevelopment project, including use of Transportation Development District (TDD) to help

	fund downtown parking and transportation improvements
City of St. Joseph, Missouri	Legal counsel on retail and office mixed use Tuscany Village Tax Increment Financing (TIF) redevelopment project, including use of Transportation Development District (TDD)
City of St. Joseph, Missouri	Legal counsel on retail and office mixed use EBR/HHS Tax Increment Financing (TIF) redevelopment project
City of St. Joseph, Missouri	Legal counsel on downtown St. Joseph commercial and residential Uptown St. Joseph Tax Increment Financing (TIF) redevelopment project and Chapter 353 Uptown St. Joseph Urban Redevelopment Corporation (for funding rehabilitation of historic residential properties in downtown area)
City of St. Joseph, Missouri	Legal counsel on office and related commercial use Mitchell Avenue Corridor Tax Increment Financing (TIF) redevelopment project
City of St. Joseph, Missouri	Conducted Tax Increment Financing (TIF) educational/training sessions for City officials
City of Sugar Creek, Missouri	Legal counsel on mixed use redevelopment project utilizing Tax Increment Financing (TIF)
City of Sugar Creek, Missouri	Legal counsel on the Bluffs at Sugar Creek (former BP/Amoco refinery site) mixed use redevelopment project utilizing Tax Increment Financing (TIF)
Unified Government	Participated as member of legal counsel team in successful defense before Kansas Supreme Court of use of Tax Increment Financing (TIF) program and eminent domain for Kansas Speedway project in Kansas City, Kansas
Unity Village, Missouri	Legal counsel on proposed mixed use Tax Increment Financing (TIF) redevelopment project

NOTE: Work on some of the projects listed above was performed by Williams & Campo, P.C., attorneys while practicing with previous employers (e.g., Stinson Morrison Hecker LLP and City of Lee's Summit).

CITY OF PARKVILLE

Policy Report

DATE: Thursday, June 11, 2015

PREPARED BY:

Sean Ackerson
Assistant City Administrator /
Community Development Dir.

REVIEWED BY:

Melissa McChesney
City Clerk

ISSUE:

Approve the preliminary development plan for Bella Vista at the National apartments in an “R-5” Planned Multi-Family Residential District. Case PZ15-11, J3-Pandi, LLC, applicant.

BACKGROUND:

The applicant, J3-Pandi, LLC, is requesting approval of a preliminary development plan for three apartment buildings containing a total of 302 units and associated parking and other amenities. The site is located south of Highway 45, east of NW Lake Crest Lane, west of the Bell Road Industrial Park and north of Lime Stone Court. The plans propose using Lake Crest Lane as the entrance to the development - modifying and extending Lake Crest and converting it to a private street. Lake Crest is currently a County public street maintained by the Parkville Special Roads District. The plans also propose vacating a portion of the Missouri Department of Transportation (MoDOT) right-of-way at the Lake Crest intersection with 45 Highway to allow additional building area and room for development signage visible from 45 Highway.

The plans propose three buildings (A, B and C) with a mix of one-, two-, and three-bedroom units in four floors constructed over a lower-level parking garage. In addition to parking under the building, parking is provided in three lots behind the building. Within the lots, individual parking garages are proposed as an upgrade to uncovered parking. Other amenities proposed include walking trails, a dog park, vehicle rinsing and vacuuming station, and a pool / outdoor entertainment area. The plans also include common amenities rooms on three floors, including a gym, group fitness room, massage room, conference rooms, media room, lounge, and concierge-type service room.

The site is located on the northern portion of Tract CC of the National Golf Club’s approved Community Unit Plan (CUP) – the Master Plan approved for the National’s residential and non-residential development. Per the approved CUP, Tract CC includes approximately 46 acres of land to be developed with 368 units. Tract CC was rezoned to “R-5” Planned Multi-Family Residential District on July 20, 1999 (via Ordinance 1816) and has previously been approved for multi-family uses on multiple occasions. Following approval of the CUP, multiple development plans have been approved for the site. Most have transitioned from lower-density uses at the south end of the project along Lime Stone Road to higher-density uses to the north closer to 45 Highway and the Bell Road Industrial Park.

In 2000, the City approved the preliminary development plan for Eagle Pointe at the National which included 240 apartment units and 112 condominium units in smaller multiplex buildings. In 2005, the Villas at the National was approved for the same property. The Villas included two apartment buildings that varied in height from 3 to 5 residential stories. The plans included 153 apartment units and 92 townhome units. An amended plan for the southern portion of the site was approved in 2007 as the Townhomes at the National. The recent approval of Townhomes at the Nation Phase 3 reduced the number of units on the balance of Tract CC to 66 approved

units. The Bella Vista plan proposes 302 units, making up the balance of the 368 units across the 46 acre Tract CC.

The plans were reviewed against the applicable sections of the Parkville Municipal Code, including the applicable "R-5" Planned Multi-Family Residential District and other zoning and subdivision regulations. The plans were also reviewed against the previously approved community unit plan, and preliminary development plans. Staff concluded that: 1) the plans meet the intent of the National Golf Club's approved Community Unit Plan which projected 368 units over 46 acres; 2) the plans can meet the requirements of the City's zoning and subdivision regulations, subject to noted conditions; 3) although the preliminary plan is not consistent with the City's Master Plan projection for offices, the plan provides for a similar transition between industrial and lower-density residential uses and can meet many of the same plan objectives as an office use; 4) apartments are a logical transition between the higher intensity uses along 45 Highway and the moderate density townhomes to the south and between the industrial uses to the east and single-family homes to the west, and subject to conditions listed below, the application can be compatible with the surrounding area; 5) subject to the conditions below, the plans can meet or exceed the City's adopted engineering standards and can conform to customary engineering standards used in the City; and 6) subject to the conditions below, 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. See the attached staff report for more information.

On May 12, 2015, the Parkville Planning and Zoning Commission considered the preliminary development plan (which also serves as the preliminary plat). The plan was subject to a public hearing and all requirements for posting, publishing, and mailing notice of the hearing were met. During the meeting questions about the building height, parking, noise, landscaping, access, building materials and other details were discussed. The meeting was open to the public, but with the exception of the applicant, no one spoke in favor or against the application. After considering the plan, staff report, testimony from the applicant, public comment and discussion amongst the membership, the Commission concurred with staff's findings and unanimously recommended approval of the preliminary development plans subject to staff recommended conditions by a vote of 8-0.

Since consideration by the Planning and Zoning Commission, the applicant has submitted additional details to address some of the conditions or further clarify previously submitted materials as follows:

1. Detailed landscaping plans and specification (sheets L101 through L106, and L201)
2. Illustrative view and illustration of the site entry (sheet L203).
3. A revised sight lighting and photometric plans (sheets E500, e501 and E502, and the associated light specification sheets).
4. Updated Civil sheet set (sheets C1 through C-8).
5. 5-19-15 memo from Adam Wood, Traffic Studies Specialist, Missouri Department of Transportation, with comments on the May 7, 2015 Traffic Impact Study.
6. Utility service confirmation from: AT&T (5-26-15); Kansas City Power and Light (5-27-15); Missouri Gas Energy (5-26-15).
7. Schedule of open hours for amenities.

These changes and additions do not conflict with the Planning and Zoning Commission's recommended conditions and are consistent with the intent of the recommended approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

After considering the preliminary development plan, staff report, testimony from the applicant, and questions and concerns expressed, the Commission concurred with staff's findings and unanimously recommended approval by a vote of 8-0, subject to the following conditions:

1. Annexation of those portions of the property not previously annexed into the City of Parkville prior to final development plan approval or platting;
2. Board of Aldermen conclusion that the building heights proposed for the site are appropriate and Board approval of the same;
3. Approval of project signage plans prior to or in conjunction with final development plan approval;
4. Approval of necessary floodplain permits prior to or in conjunction with final development plan approval;
5. Approval of a project lighting plan meeting the requirements of Chapter 460 and using cut-offs and shields to direct light down and away from traffic and offsite development, unless otherwise expressly approved, prior to or in conjunction with the final development plan approval;
6. Approval of a detailed landscape plan showing how the garage level, dumpster, and parking areas are to be screened, conforming to the stormwater BMP plan, and demonstrating how existing vegetation is to be preserved, prior to or in conjunction with the final development plan approval;
7. Approval of the exterior building design, materials, dumpster enclosure, garages and other exterior architecture design details prior to or in conjunction with the final development plan approval;
8. Confirmation of approval of the plans, ability to serve and necessary easements by Missouri Gas Energy, Kansas City Power and Light, Platte County Regional Sewer District, Park Hill School District, Missouri American Water, and Southern Platte Fire Protection District prior to or in conjunction with the final development plan approval;
9. Approval of parkland dedication or cash in lieu of dedication, unless it is confirmed that the dedication requirements have previously been met;
10. Approval of operational details that affect offsite impacts including restrictions on hours for the pool, outdoor gathering spaces, car rinse/detail station, trash collection and dog park;
11. Approval of structural calculations for the proposed retaining walls to the extent required by code;
12. Addressing all previously submitted staff review comments;
13. Approval of a Final Stormwater Management Study that contains final design calculations for the stormwater system, prior to or in conjunction with the final development plan approval;
14. Approval of detailed drawings and engineering calculations for the stormwater detention and stormwater treatment facilities prior to or in conjunction with the final development plan approval and prior to issuance of any grading permit;
15. Submittal of required additional agreements, easements, and bonds associated with construction of the stormwater detention and stormwater treatment facilities prior to issuance of any construction permit;
16. Approval of the emergency access road and trail details, materials and gates prior to or in conjunction with the final development plan approval, with approval of final construction details prior to the issuance of a construction permit;
17. Approval of the Lake Crest Lane alignment and construction details prior to or in conjunction with the final development plan approval;
18. Vacation of any portion of the Lake Crest Lane right-of-way that will not contain a public street, and approval of access easement necessary to provide public access to the Parkville Dental Center (unless that portion of the street is not vacated) prior to or in conjunction with approval of a final plat;

19. Approval of the following improvements by MoDOT and the City of Parkville in accordance with the traffic study, unless otherwise required by MoDOT:
 - Expand the Lake Crest Lane entrance off of Hwy 45 to a three lane configuration with one inbound lane and two outbound lanes;
 - Provide an eastbound right turn lane with 120 feet of lane storage and a 100-foot taper;
 - Either convert the speed limit to a lower speed west of the Lake Crest Lane entrance or assist with the financing of a traffic signal at the intersection at Lake Crest Lane, contingent on approval of MoDOT;
 - Replacing that portion of the trail removed along the Highway 45 frontage with final design subject to MoDOT and City approval; and
 - MoDOT vacating that portion of Highway 45 included in the plans or removal of the right-of-way from the project area; and
20. Approval of erosion and sediment control plans in accordance with APWA 5100 design standards, including any additional measures such as sediment basin or sediment that may be deemed necessary by City staff upon review;
21. Installation of turf reinforcement mat on any slopes of 3:1 or greater; and
22. Approval of revised preliminary development plans by the Planning and Zoning Commission and Board of Aldermen, if addressing these issues significantly changes the preliminary development plan.

STAFF RECOMMENDATION:

Staff recommends the Board approve the preliminary development plan for Bella Vista at the National subject to recommended conditions.

BUDGET IMPACT:

With the exception of application and permit fees collected and costs for inspections, there is no immediate budget impact. Long-term impacts would be realized from property taxes collected.

ALTERNATIVES:

1. Approve the preliminary development plan subject to conditions, as recommended.
2. Approve the preliminary development plan subject to other stated conditions.
3. Deny the applications.
4. Postpone consideration.

POLICY:

Per Parkville Municipal Code Section 426.050, the plan is to be approved by the Board of Aldermen following recommendation by the Planning and Zoning Commission after consideration at a public hearing.

SUGGESTED MOTION:

I move to accept the Planning and Zoning Commission recommendation to approve the preliminary development plan for Bella Vista at the National subject to conditions, as recommended.

ATTACHMENTS:

1. Staff report presented to the Planning and Zoning Commission
2. Minutes of the May 12, 2015 Planning and Zoning Commission meeting
3. Application for Planned District Development Permit
4. Table of contents for the Preliminary Development Plan for Bella Vista (undated)
5. 35 page Preliminary Development Plan for Bella Vista at the National plan set prepared by J Price Architecture, Inc. and Warger Associates Consulting Engineers (see dates on individual sheets)

6. Building elevation sheet with hand marked elevations received 5-11-15
7. Schedule of open hours for amenities (received 6-11-15)
8. May 8, 2015 review comments from Public Works Director Alysen Abel
9. Parking calculations by City staff
10. Revised Macro-Stormwater Drainage Study for Bella Vista Missouri River Watershed prepared by Warger Associates Consulting Engineers and dated May 7, 2015 (minus appendices*)
11. May 8, 2015 stormwater approval letter from Public Works Director Alysen Abel
12. Revised Traffic Impact Study for Bella Vista Apartments prepared by Priority Engineers, Inc. and dated May 7, 2015 (minus appendices*)
13. 5-19-15 memo from Adam Wood, Traffic Studies Specialist, Missouri Department of Transportation, with comments on the May 7, 2015 Traffic Impact Study.
14. Utility service confirmation from: AT&T (5-26-15); Kansas City Power and Light (5-27-15); Missouri Gas Energy (5-26-15).
15. Ordinance 1816 approved July 20, 1999 and rezoning Tract CC to "R-5" Planned Multi-Family Residential District
16. July 13, 1999 letter from the National to the Parkville Planning Commission summarizing the revisions including the multifamily development changes and the overall density of development.
17. Community Unit Plan for the National Golf Club of Kansas City last updated in February 2000 and showing the multifamily density for Tract CC as approved by Ordinance 1816.
18. Site plan for Eagle Point at the National Apartments and Condos approved October 17, 2000
19. Preliminary Development Plan for The Villas at the National, approved September 6, 2005 (5 sheets)

WRITTEN PUBLIC COMMENTS RECEIVED:

None

ADDITIONAL EXHIBITS BY REFERENCE:*

20. "R-5" Planned Multi-Family Residential District Regulations - <http://www.unicode360.com/27901260>
21. Parkville zoning code in its entirety - <http://www.unicode360.com/PA3395-DIV-05>
22. Parkville Subdivision Regulations - <http://unicode360.com/27903031>
23. Parkville Master Plan - <http://parkvillemo.gov/departments/community-development-department/master-plan/>
24. Notice of public hearing mailed to property owners within 185 feet of the subject property
25. Public hearing notice published in the Platte County Landmark 4-22-15
26. Summary of hearing posted on the City webpage - <http://parkvillemo.gov/wp-content/uploads/2015/05/PZ15-12-Nat-Town-3rd-Rezoning-Hearing-Summary1.pdf>
27. Hearing announcement posted on the City webpage - <http://parkvillemo.gov/public-hearings>
28. FEMA Flood Insurance Rate Map panel 291655C0379.

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

Bella Vista at the National

Due to the large file size, this agenda item is a separate attachment located at

<http://parkvillemo.gov/government/agendas-minutes/board-of-aldermen/board-aldermen-meetings/>

CITY OF PARKVILLE

Policy Report

DATE: Wednesday, June 10, 2015

PREPARED BY:

Sean Ackerson
Assistant City Administrator /
Community Development Director

REVIEWED BY:

Melissa McChesney
City Clerk

ISSUE:

Approve an ordinance amending Chapter 405 of the Parkville Municipal Code to rezone 43.3 acres, more or less, from County "AG" Agricultural District to Parkville "R-3" Single-Family Residential District. Case PZ15-18; David Barth, Forest Park Development Company of Kansas City, LLC applicant.

BACKGROUND:

The application proposes to rezone 43.3 acres, more or less, located east of the southeast corner of the intersection of Brink-Myer Road (north/south alignment) with Brink-Myer Road (east/west alignment), west of Thousand Oaks 10th and 11th Plats and north of Thousand Oaks 12th Plat, from County "AG" Agricultural District to "B-3" Single-Family Residential. The property includes all of Platte County Parcel numbers 20-4.0-19-000-000-005.000 and 20-4.0-19-000-000-006.000.

This property retained its County "AG" zoning designation after being annexed into Parkville and has not since been rezoned. The applicant desires to subdivide the property for single-family homes, requiring the property to be rezoned to a City zoning district. The applicant proposes to rezone the property to Parkville's "R-3" Single-Family Residential District. The proposed R-3 zoning allows single-family dwellings and other permitted uses, subject to specific requirements. Other single-family properties in Parkville south of the property are also zoned R-3. The R-3 zoning is the City's closest equivalent to the County "R-7" Single-Family High Density zoning – the zoning for single-family homes in Thousand Oaks east of the property.

Staff reviewed the application against the Parkville Municipal Code and the City's adopted Master Plan and concluded that: 1) the proposed zoning would allow uses compatible with the character of the neighborhood and the zoning and uses of nearby properties; 2) the property is not suitable to the uses to which it is restricted under the current County AG zoning; 3) impacts could be mitigated through the plan and/or plat approval process; 4) the uses permitted in the R-3 zoning would be expected to not have greater impact than existing uses in the development; 5) denial is not warranted to protect the public health, safety and welfare; 6) there does appear to be a hardship to the property owner if the property is not allowed to be rezoned to a City district; 7) stormwater can be adequately handled through development plan and/or plat approval; 8) the proposed R-3 zoning is consistent with the City's Master Plan projections and specific goals; and 9) objectives from the Master Plan can be addressed through the site planning process.

Per Parkville Municipal Code, a notice of public hearing was published, surrounding property owners were notified via certified mail and signs were posted, all as required. The required public hearing was held before the Planning and Zoning Commission on Tuesday, June 9, 2015. Concerns and opposition were expressed by county residents living on Meyers Circle and

NW 66th Terrace (in person at the meeting and via email correspondence prior to the meeting). Generally, concerns regarded the loss of the wooded character of the parcels, abutting property owners' beliefs that the parcels would remain undeveloped, and expected financial, traffic and utility impacts. Other concerns were expressed about an associated preliminary plat which was approved by the Planning and Zoning Commission separately.

BUDGET IMPACT:

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

ALTERNATIVES:

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

STAFF RECOMMENDATION:

Staff recommends approving the ordinance amending Chapter 405 of the Parkville Municipal Code to rezone 43.3 acres, more or less, from County "AG" Agricultural District to "R-3" Single-Family Residential District.

PLANNING COMMISSION RECOMMENDATION:

On June 9, 2015, the Planning and Zoning Commission held a public hearing and considered the proposed zoning district change to R-3. The Commission concurred with conclusions and recommendations in staff's June 9, 2015 report and following consideration unanimously recommended approval of rezoning to "R-3" Single-Family Residential District as proposed by a vote of 7-0 (two members absent and not voting). Items considered by the Commission along with a record of their consideration and recommendation are attached.

POLICY:

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

SUGGESTED MOTION:

I move that Bill No. 2843, an ordinance amending Parkville Municipal Code Chapter 405 to rezone 43.3 acres, more or less, from County "AG" Agricultural District to "R-3" Single-Family Residential District, be approved for first reading.

I move that Bill No. 2843 be approved on first reading and passed to second reading by title only.

I move that Bill No. 2843 be approved on second reading to become Ordinance No. _____.

ATTACHMENTS:

1. Ordinance and attached Exhibits A & B (legal description and site plan showing the rezoning area)
 2. June 4, 2015 staff report to the Planning and Zoning Commission
 3. Application for Zoning District Change (rezoning)
 4. June 2, 2015 memo from Public Works Director Alysén Abel
-

WRITTEN PUBLIC COMMENTS RECEIVED:

5. Email from Valerie Crawford, 4760 NW 66th St, dated June 1, 2015
6. Email from Clay Watkins. 14770 NW 66th Terrace, dated June 8, 2015
7. Email from Greg and Kathy Sloan, 14790 NW 66th Terrace, dated June 9, 2015
8. Email from Joe & Anne Marie Panella, 14750 NW 66th Terrace, dated June 9, 2015
9. Shaun Befort and Jie Qin, 6705 NW Meyers Circle, dated June 9, 2015
10. Sean Burns, 6730 NW Meyers Circle, dated June 9, 2015
11. Chandy Kelso, 6755 NW Meyers Circle, dated June 9, 2015
12. Jeff and Dena Kinsey, 14775 NW 66th Terrace, dated June 9, 2015

ADDITIONAL EXHIBITS BY REFERENCE:*

13. Minutes of the June 9, 2015 Planning and Zoning Commission meeting
14. Parkville zoning code in its entirety - <http://www.ecode360.com/PA3395-DIV-05>
15. Parkville Master Plan - <http://parkvillemo.gov/departments/community-development-department/master-plan/>
16. Notice of Public Hearing mailed to owners within 185 feet of the subject property
17. Hearing notice published in the Platte County Landmark
18. Summary of hearing posted on the City webpage - <http://parkvillemo.gov/wp-content/uploads/2015/05/PZ15-18-Rezoning-Hearing-Summary-for-6-9-15.pdf>
19. Hearing announcement posted on the City webpage - <http://parkvillemo.gov/public-hearings/>

* Copies on file at Parkville City Hall and available on request

AN ORDINANCE AMENDING CHAPTER 405 OF THE PARKVILLE ZONING CODE TO REZONE 43.3 ACRES, MORE OR LESS, FROM COUNTY "AG" AGRICULTURAL DISTRICT TO CITY "R-3" SINGLE-FAMILY RESIDENTIAL DISTRICT

WHEREAS, David Barth of Forest Park Development Company of Kansas City, LLC submitted application PZ15-18 requesting to rezone 43.3 acres, more or less, from County "AG" Agricultural District to City "R-3" Single-Family Residential District; and

WHEREAS, the property includes all of Platte County Parcel numbers 20-4.0-19-000-000-005.000 and 20-4.0-19-000-000-006.000 and is legally described and depicted in Exhibits A and B attached hereto and incorporated herein by reference; and

WHEREAS, David Barth of Forest Park Development Company of Kansas City, LLC was authorized to make that application by the property owner, Arville Myers; and

WHEREAS, the subject site was already zoned County "AG" Agricultural District when it was annexed; and

WHEREAS, on June 9, 2015 the Planning and Zoning Commission held a public hearing, considered the proposed zoning district change, and recommended approval unanimously by a vote of 7 to 0; and

WHEREAS, all notices of the public hearing were published, posted and mailed in accordance with all applicable requirements of the Parkville Municipal Code and the State of Missouri Revised Statutes; and

WHEREAS, at the time of consideration by the Board of Aldermen, no valid protest petition had been submitted.

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

Section 1. Section 405 of the Parkville Zoning Code is hereby amended to rezone 43.3 acres, more or less, legally described and depicted in Exhibits A and B attached here to and incorporated herein by reference, to City "R-3" Single-Family Residential District.

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

PASSED and APPROVED by the Parkville Board of Aldermen this 16th day of June 2015.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney

Ord ____ Exhibit A
Legal Description

Tract 1:

A tract of land in the Northeast Quarter and the Southeast Quarter of Section 19, Township 51, Range 34, Platte County, Missouri, being bounded and described as follows: Beginning at the Northeast corner of the Southeast Quarter of said Section 19; thence South 00 degrees 01 minutes 15 seconds West along the East line of the Southeast Quarter of said Section 19, 446.06 feet; thence North 75 degrees 41 minutes 53 seconds West, 630.0 feet; thence North 6 degrees 39 minutes 47 seconds East, 221.24 feet; thence North 36 degrees 19 minutes 23 seconds East, 132.17 feet; thence North 64 degrees 00 minutes 00 seconds East, 315.75 feet to a point in the Centerline of a gravel road as now located; thence South 60 degrees 24 minutes 47 seconds East along said Centerline, 148.59 feet; thence South 66 degrees 17 minutes 09 seconds East, continuing along said Centerline, 100.00 feet to its intersection with the East line of the Northeast Quarter of said Section 19; thence South 00 degrees 16 minutes 06 seconds West, 55.66 feet to the point of beginning.

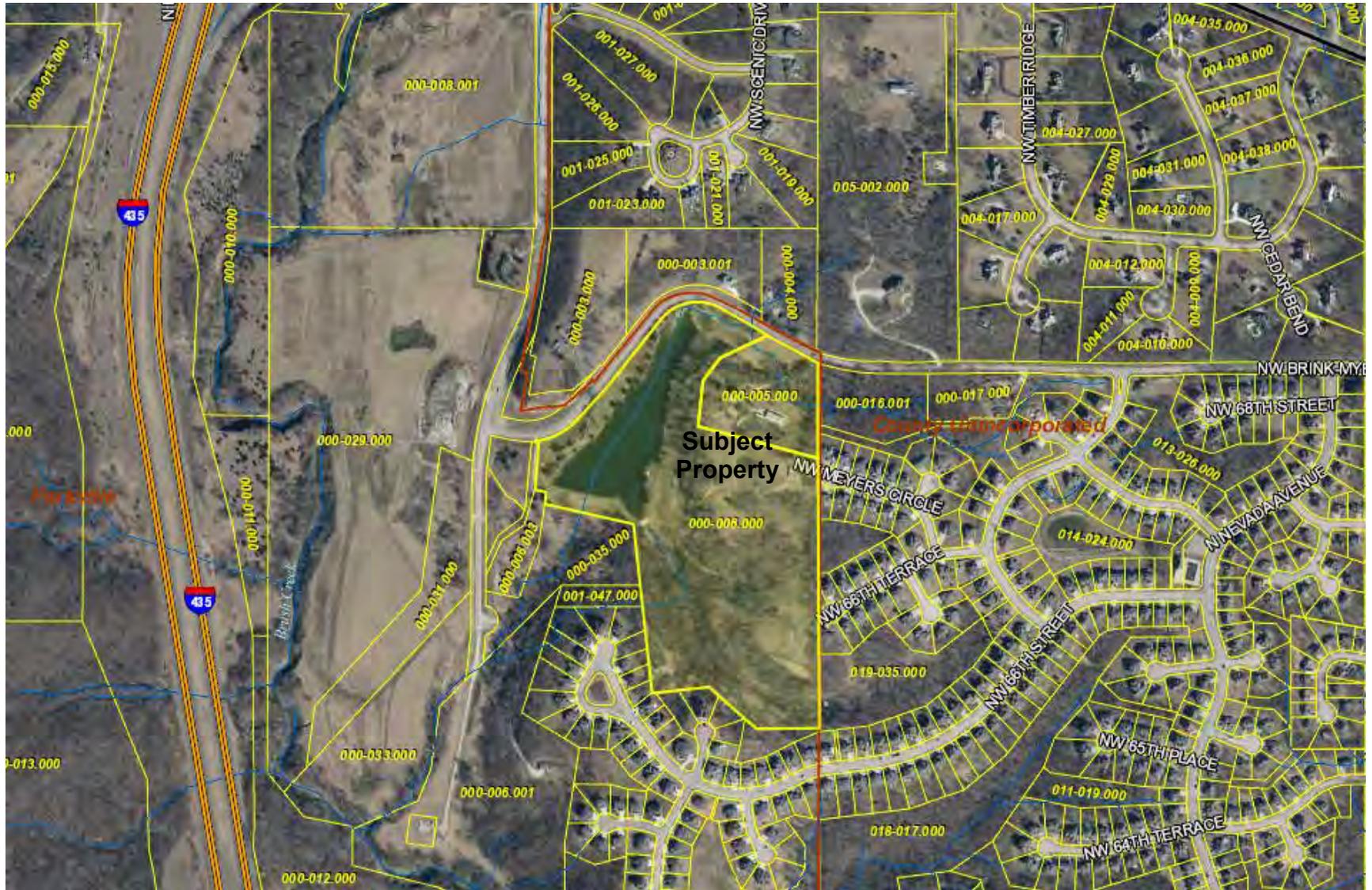
Tract 2:

A tract of land situated in the South 40 Acres of the Northeast Quarter of Section 19, Township 51 North, Range 34 West, and the Southeast Quarter of Section 19, Township 51 North, Range 34 West and the North 19 Acres of the Northeast Quarter of Section 30, Township 51 North, Range 34 West, Platte County, Missouri, described as follows: Beginning at the Southeast corner of Section 19, also being the Northeast corner of Section 30; thence North 00 degrees 14 minutes 22 seconds West along the East line of Section 19, 2,182.49 feet to the Southeast corner of a tract of land deeded to Arville and Marion Meyers as described in a Warranty Deed recorded in Book 429 at Page 76 dated October 29, 1973; thence North 75 degrees 57 minutes 30 seconds West along said Myers tract, 630.00 feet; thence North 06 degrees 24 minutes 10 seconds East along said tract, 221.24 feet; thence North 63 degrees 44 minutes 22 seconds East along said tract, 315.75 feet to the center of an existing county roadway; thence along said roadway the following bearings and distances: North 61 degrees 35 minutes 55 seconds West, 118.58 feet; thence North 59 degrees 48 minutes 34 seconds West, 88.72 feet; thence North 62 degrees 31 minutes 14 seconds West, 80.52 feet; thence North 75 degrees 10 minutes 11 seconds West, 69.47 feet; thence North 86 degrees 09 minutes 33 seconds West, 65.46 feet; thence South 79 degrees 52 minutes 06 seconds West, 62.95 feet; thence South 64 degrees 11 minutes 45 seconds West, 59.58 feet; thence South 46 degrees 42 minutes 17 seconds West, 67.17 feet; thence South 38 degrees 49 minutes 15 seconds West, 421.43 feet; thence South 35 degrees 42 minutes 32 seconds West, 76.06 feet; thence South 24 degrees 39 minutes 05 seconds West, 63.85 feet; thence South 15 degrees 08 minutes 11 seconds West, 58.02 feet; thence South 24 degrees 54 minutes 30 seconds West, 61.26 feet; thence South 42 degrees 01 minutes 41 seconds West, 61.30 feet thence South 64 degrees 05 minutes 28 seconds West, 62.68 feet; thence South 89 degrees 30 minutes 18 seconds West, 53.47 feet; thence North 73 degrees 26 minutes 42 seconds West, 43.58 feet; thence South 02 degrees 49 minutes 28 seconds West from the centerline, 221.55 feet; thence South 78 degrees 08 minutes 31 seconds East, 48.48 feet; thence South 06 degrees 24 minutes 37 seconds West, 93.94 feet; thence South 74 degrees 56 minutes 43 seconds East 451.14 feet; thence South 06 degrees 13 minutes 59 seconds East, 2,140.08 feet to a point on the South line of the North 19 acres of the Northeast Quarter of Section 30; thence South 89 degrees 46 minutes 21 seconds East along said South line 660.18 feet to a point on the East line of the Northeast Quarter of Section 30; thence North 00 degrees 14 minutes 22 seconds West along said East line, 313.50 feet to the Point of Beginning, EXCEPT that part deeded to Forest Park Development Company, L.L.C. by the Warranty Deed recorded October 11, 2002 in Book 982 at Page 960.

Tract 3:

That portion of existing Brink-Myers Road described in the Quit Claim Deed executed by the City of Parkville, Missouri to Arville Myers and Marion Myers, a married couple recorded February 8, 2013 as Document No. 2013002216 in Book 1205 at Page 949.

Ord ____ Exhibit B





Staff Analysis

- Agenda Item: 4.A
- Proposal: An application to rezone two parcels containing 43.3 acres, more or less, located east of the southeast corner of the intersection of Brink-Myer Road (north/south alignment) with Brink-Myer Road (east/west alignment) from County "AG" Agricultural District to Parkville "R-3" Single-Family Residential District.
- Case No: PZ15-18
- Applicant: David Barth, Forest Park Development Company of Kansas City, LLC
- Owners: Arville Myers
- Existing Zoning: County "AG" Agriculture District
- Proposed Zoning: City "R-3" Single-Family Residential District
- Parcel #s: All of parcels 20-4.0-19-000-000-005.000 and 20-4.0-19-000-000-006.000
- Exhibits:
- A. This staff report
 - B. Application for Zoning Map Revisions (Rezoning)
 - C. Legal description for the subject property
 - D. Area map
 - E. June 2, 2015 memo from Public Works Director Alysén Abel
- By Reference:*
- A. Parkville Municipal Code Chapter 420, "R-3" Single-Family Residential District Regulations - <http://ecode360.com/27901234>
 - B. Parkville zoning code in its entirety - <http://www.ecode360.com/PA3395-DIV-05>
 - C. Parkville Master Plan - <http://parkvillemo.gov/departments/community-development-department/master-plan/>
 - D. Notice of Public Hearing mailed to owners within 185 feet of the subject property
 - E. Hearing notice published in the Platte County Landmark
 - F. Summary of hearing posted on the City webpage - <http://parkvillemo.gov/wp-content/uploads/2015/05/PZ15-18-Rezoning-Hearing-Summary-for-6-9-15.pdf>
 - G. Hearing announcement posted on the City webpage - <http://parkvillemo.gov/public-hearings/>
- Associated Application: Agenda Item 5A, an application for a preliminary plat of Thousand Oaks West, 34 single-family units on 43.29 acres. Case PZ15-14.

* Copies on file at Parkville City Hall and available on request

Overview

The applicant proposes to rezone 43.3 acres, more or less, located east of the southeast corner of the intersection of Brink-Myer Road (north/south alignment) with Brink-Myer Road (east/west alignment), west of Thousand Oaks 10th and 11th Plats and north of Thousand Oaks 12th Plat, from County "AG" Agricultural District to Parkville "R-3" Single-Family Residential District.

The property contains two parcels - Platte County parcel numbers 20-4.0-19-000-000-005.000 and 20-4.0-19-000-000-006.000 (see depiction below). A full legal description is enclosed.



This property retained its County "AG" zoning designation after being annexed into Parkville and has not since been rezoned. The applicant desires to subdivide the property for single-family homes, requiring the property to be rezoned to a City zoning district. The applicant proposes to rezone the property to Parkville's "R-3" Single-Family Residential District. The proposed R-3 zoning allows single-family dwellings and other permitted uses, subject to specific requirements. Other single-family properties in Parkville south of the property are also zoned R-3. The R-3 zoning is the City's closest equivalent to the County "R-7" Single-Family High Density zoning – the zoning for single family homes in Thousand Oaks east of the property.

Review and Analysis

The application has been reviewed against the City of Parkville's City Code, including the applicable R-3 zoning district regulations, and the City's adopted Master Plan, including the adopted Future Land Use Plan.

Per Parkville Municipal Code, a notice of public hearing has been published, surrounding property owners were notified via certified mail and signs were posted, as required. As of the date of this memo, no public comments have been submitted for the Commission's consideration.

The City Codes do not define how the Planning Commission shall determine if a proposed zoning district change is appropriate. Instead, the Planning Commission has previously considered the following matters as a guide as advised by staff and legal counsel. Following each matter to be considered is staff's findings and conclusions.

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

The property is located east of the southeast corner of the intersection of Brink-Myer Road (north/south alignment) with Brink-Myer Road (east/west alignment), west of Thousand Oaks 10th and 11th Plats and north of Thousand Oaks 12th Plat. The subject property contains a single-family home and accessory buildings and farm and garden uses. The surrounding area to the south and east are developed with suburban, low-density single-family residential uses. Properties to the north and west are predominantly undeveloped or developed with large-acreage residential uses.

More specifically, the property is surrounded by:

- to the north – single-family homes north of Brink-Myer Road on large-acreage lots zoned County “AG” Agricultural District, “RE” Rural Estates District, and “R-80” Rural Single-Family District;
- to the east – the 10th and 11th plats of the Thousand Oaks subdivision, developed with single-family homes zoned County “R-7” Single-Family High Density District (the County’s equivalent to the requested City R-3 zoning);
- to the south and southwest– the 12th and 15th plats of the Thousand Oaks subdivision, developed with single-family homes zoned “R-3” Single-Family Residential District (the same as requested); and
- to the west – vacant property zoned “R-4” Multi-Family Residential District and previously approved for a mix of single-family, townhome, condominium and apartment uses.

The proposed zoning allows residential uses consistent with the character of the neighborhood and the zoning and uses of nearby properties as demonstrated particularly by the City R-3 zoning for the properties to the south and southwest, the equivalent County R-7 zoning for the properties to the east, and the next most intense City zoning, R-4, for the property to the west. The proposed zoning also meets the stated intent of the district: to provide for single-family residential development of moderately spacious character together with such public buildings, schools, churches, public recreational facilities, and accessory uses, as may be necessary or are normally compatible with residential surroundings.

Staff concludes that the proposed zoning would allow uses compatible with the character of the neighborhood and the zoning and uses of nearby properties.

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 County “AG” Agricultural District. The property was annexed in the early 2000s. Per City policy the annexed property retained the existing County zoning with the intent that the County zoning would stay in place until development was desired. In this case the applicant desires to expand the Thousand Oaks development, building additional single-family homes. Rezoning to a City district is required in order to obtain City permits for any further development. Unless rezoned, building and development permits cannot be approved or issued rendering the property undevelopable. Therefore, the property is not suitable to the uses to which it is restricted under the current County AG zoning.

Removal of the restrictions imposed by the current zoning would allow development of the site. Development could affect the nearby uses, but impacts could be mitigated through the

plan and/or plat approval process. The zoning is proposed to allow development as an extension of development in the abutting Thousand Oaks subdivision. Whether developed as an extension or developed separately, any impacts are expected to be minimal since the proposed zoning allows the same or similar uses to those permitted and developed within Thousand Oaks already. Although there may be more units and units may be in closer proximity to some properties than other, the uses would be expected to have no greater impact than existing uses in the development.

- 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 for rezoning. Primary public health, safety and welfare considerations focus on the ability to respond with public and emergency services including police and fire and the ability to maintain the peace. The proposed zoning would not appear to have any impact on the ability to provide these services. The property is no less accessible than the abutting properties developed with residential uses and the uses that could be developed would not be expected to have a significant impact on emergency services.

Other public health, safety and welfare considerations include potential impacts to surrounding properties and uses, public utilities and services and future development. These issues are addressed in items 1, 2, 4 and 5.

Although it is staff's opinion that denial is not warranted to protect the public health, safety and welfare, there does appear to be a hardship to the property owner, if the property is not allowed to be rezoned to a City district. As discussed in item 2 above, the site cannot be developed under the existing County AG zoning. Instead, the property must be rezoned to a City district before building or development permits are approved. Disallowing the property to be rezoned as requested or to another City district will effectively prevent construction and development creating a hardship on the owner.

- 4. The adequacy of public utilities and other needed public services.** Public utilities have already been extended to the area to serve other single-family development in the abutting Thousand Oaks subdivision. However, to ensure that adequate public utilities and other public services exist to serve additional development permitted under the requested zoning district, copies of the application were provided to utility and service providers including sanitary sewer, storm sewer, gas, water, and electric utilities, the school district, fire district and highway department.

Public Works Director Alysen Abel concluded that stormwater can be adequately handled through development plan and/or plat approval. Stormwater would naturally flow to the pond to the west or to the drainage area to the southwest. Alysen concluded that stormwater could be adequately addressed, but that a small detention basin may be needed in conjunction with the existing pond to meet the stormwater detention and stormwater treatment requirements.

KCP&L has confirmed the ability to serve the site, subject to any necessary modifications which would be required during site plan approval.

Missouri American Water confirmed the ability to serve the site, subject to a main extension and confirmation that fire flow requirements can be met.

Missouri Gas Energy confirmed there is adequate natural gas service and facilities to serve development.

The Fire Department concluded they can provide adequate fire protection subject to meeting all applicable building and fire codes, providing necessary water pressure / flow, installation of necessary hydrants, and approval of site design that accommodates access for responding fire equipment.

The Platte County Regional Sewer District provides sewer services and concluded they have adequate capacity at the regional treatment facility, but that the existing pressure collection system may not have adequate capacity. They concluded that service could be provided, but additional improvements may be required.

The property is within the Park Hill School District. They acknowledged receipt of the application and signed, indicating that they can provide services.

With regard to traffic, development permitted under the proposed R-3 would be evaluated to determine what on- and off-site improvements (if any) would be required to support the development. No major improvements would be expected to result from development under the proposed R-3 zoning.

- 5. Consistency with the City's adopted master plan.** The adopted Master Plan projects the property for *Residential Neighborhood* uses. This projection is primarily intended for single-family, detached residential development, but also may include a variety of supporting residential building types such as clustered or attached single-family units, and townhomes designed to function as a neighborhood, master planned in accordance with the neighborhood Design Policies and Design Expectations. This category is appropriate for planned public and semi-public uses designed to be compatible with residential uses, such as schools, religious institutions, and civic uses. Residential density in this category may be up to four units per acre. The proposed R-3 zoning is compatible with this land use projection and if developed as an extension of the Thousand Oaks subdivision would meet the intent for planned development.



Excerpt from the adopted *Parkville Master Plan, Land Use Map*. The property proposed to be rezoned is outlined in red. The tan color represents a *Residential Neighborhood* land use projection consistent with uses to the north, south and east.

Staff Conclusion and Recommendation

Staff concludes that: the proposed zoning would allow uses compatible with the character of the neighborhood and the zoning and uses of nearby properties; the property is not suitable to the uses to which it is restricted under the current County AG zoning; impacts could be mitigated through the plan and/or plat approval process; the uses permitted in the R-3 zoning would be expected to have not greater impact than existing uses in the development; denial is not warranted to protect the public health, safety and welfare; there does appear to be a hardship to the property owner if the property is not allowed to be rezoned to a City district; stormwater can be adequately handled through development plan and/or plat approval; and the proposed R-3 zoning is consistent with the City’s Master Plan projections and specific goals and objectives from the Master Plan can be addressed through the site planning process.

Following review, staff recommends approving the proposed zoning district change to “R-3” Single-Family Residential District based on the merits of the application and the findings and conclusions in this report.

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 and Zoning Commission, must recommend approval or denial to the Board of Aldermen, unless action is otherwise postponed.

End of Memorandum

	6-4-15
Sean Ackerson, AICP Assistant City Administrator / Community Development Director	Date



Application #: PZ15-18
 Date Submitted: 5-22-15
 Public Hearing: 6-9-15
 Date Approved: _____

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

Application for Zoning Map Revision (Rezoning)

1. Applicant / Contact Information

Applicant(s)
 Name: David Barth / Forest Park Development
 Address: 6014 N. 9 Highway
 City, State: Parkville, MO 64152
 Phone: (816) 591-2550 Fax: _____
 E-mail: dbarth@kc.rr.com

Owner(s), if different from applicant
 Name: Arville A. Myers
 Address: 14801 NW. 68th Street
 City, State: Kansas City, MO 64152
 Phone: _____ Fax: _____
 E-mail: _____

Engineer / surveyor(s) preparing legal desc.
 Name: Aylett Survey & Engineering Company
 Address: 201 NW. 72nd Street
 City, State: Gladstone, MO 64118
 Phone: (816) 436-0732 Fax: (816) 436-0767
 E-mail: jason@sams-survey.com

Contact Person
 Name: Jason Robbins / Aylett Survey & Engineering
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

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) FOREST PARK DEVELOPMENT LLC DAVID BARTH Date: 5/27/15
Property Owner's Signature (Required) Arville A. Myers Date: 5/28/15

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: 14801 NW. 68th Street

Parcel ID Number: 20-4.0-19-000-000-006.000 & 20-4.0-19-000-000-005.000

Present zoning: AG Proposed zoning: R-3

Present use of the property: Single Family Residential

Length of use: _____

3. Neighboring land uses and zoning

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

<u>Existing Land Use</u>	<u>Existing Zoning</u>
North: <u>Single Family Residential</u>	<u>County R-80</u>
South: <u>Single Family Residential</u>	<u>County R-7</u>
East: <u>Single Family Residential</u>	<u>County R-7</u>
West: <u>Vacant</u>	<u>AG</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: JEAN WACKERSON, ASSIST CITY ADMIN 5-28-15
Name/Title Date

Application fee payment: Check # 3416 M.O. Cash \$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: _____

**CITY OF PARKVILLE
INTRACITY COMMUNICATION**

JUNE 2, 2015

TO: SEAN ACKERSON
FROM: ALYSEN ABEL

RE: PLAN REVIEW COMMENTS – JUNE 9, 2015 PC MEETING

THOUSAND OAKS WEST
PUBLIC WORKS COMMENTS

Stormwater

The developer's engineer submitted a letter that includes their preliminary plan associated with the stormwater detention and stormwater treatment for the new improvements. A large pond exists on the tract of land adjacent to the proposed residential development. A small detention basin may be needed in conjunction with the existing pond to meet the stormwater detention and stormwater treatment requirements. Additional information will be included in a Preliminary Stormwater Study, which will be submitted prior to the Final Plat.

Engineering Plans

Grading plans, along with erosion and sediment control plans, will need to be submitted and approved prior to issuance of a grading permit and prior to final plat approval.

Public Improvement Plans, that show the engineering design and construction of public streets and storm sewer improvement, will need to be submitted and approved prior to issuance of a Public Improvement Permit and prior to final plat approval.

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

- a. Concurrent with the submittal of the Public Improvement Plans and prior to the approval of the Final Plat, the developer's engineer shall submit a Final Stormwater Management Study. The study shall include final design calculations and details for the stormwater detention and stormwater treatment facilities. The study shall be approved prior to issuance of a Public Improvement Permit.

- b. Prior to issuance of a grading permit, the developer's engineer shall submit grading and erosion control plans. The plans shall be approved prior to issuance of a Grading Permit.
- c. The applicant's engineer shall submit detailed drawings and engineering calculations associated with the street and storm sewer improvements. The plans shall be approved prior to issuance of a Public Improvement Permit.
- d. 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 existing pond, stormwater detention, and stormwater treatment facilities.

Sean Ackerson

From: Valerie Crawford <vcrawfor@us.ibm.com>
Sent: Monday, June 01, 2015 3:43 PM
To: Sean Ackerson
Subject: Public hearing

I will be unable to attend the upcoming public hearing regarding the rezoning of acreage near Thousand Oaks. I am not in favor of the land being rezoned for residential development. One of the reasons I purchased my home at 14760 NW 66th St was the fact that it backed up to a lot that is wooded with a pasture on the opposite side. Thank you for your consideration.

Valerie Crawford
816-813-7183

<p>Valerie Crawford Business Development Manager IBM Analytics</p> <p>Phone: 816-813-7183 E-mail: vcrawfor@us.ibm.com</p>	<p>IBM Analytics</p> <p>→ Visit ibm.com/bigdata&analytics</p> <p>IBM Big Data & Analytics Hub</p> <p>@IBMAanalytics</p> <p>LinkedIn</p> <p>YouTube</p>	 The IBM logo is positioned in the top right corner of the banner. Below it, there is a collection of colorful geometric shapes (squares and triangles) in shades of blue, yellow, and orange, arranged in a pattern that suggests data or connectivity.
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Sean Ackerson

From: Watkins, Clay E [SLS] <clay.watkins@sprint.com>
Sent: Monday, June 08, 2015 10:06 PM
To: Sean Ackerson
Subject: Rezoning application

To whom it may concern,

I would like to formally protest the proposed rezoning application for the property located east of the southeast corner of the intersection of Brink-Myer Road (north/south alignment) with Brink-Myer Road (east/west alignment). I will make every effort to attend the public hearing, but wanted to send a written protest in case I can't.

I decided to build in Thousand Oaks in the summer of 2011 and toured many lots with the Barth's. The deciding criteria in making my selection was the fact that the lot was on a cul-de-sac. This was very important to me given the fact that I had two small children and wanted a safe area for them to play without having to worry as much about the busy Thousand Oaks streets. I was sold this lot on the word of the Barth's that the area backing up to the cul-de-sac would not be developed. I also paid a premium for this lot versus other similar lots on non-cul-de-sac streets. I have no insights into the Barth's ability to make that claim at the time, but regardless I recognize that I don't have it in writing and that it likely wouldn't matter if I did. Therefore while I am against the re-zoning in general, I doubt there is much that can be done to stop it, so instead would like to propose that you consider requiring that different entry points be built versus extending the current streets into this area. This will allow all of the homeowners that bought cul-de-sac lots to continue to enjoy the benefit we were sold and paid for. If that is not an option, residents should be reimbursed for the premium paid for these higher prices lots and the loss of a very valuable benefit.

Thank you for your consideration of this matter and looking out for the homeowners.

Clay Watkins
14770 NW 66th Terrace
Kansas City, MO 64152
913-484-7210

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Sean Ackerson

From: Kathy Sloan <sloanka5@hotmail.com>
Sent: Tuesday, June 09, 2015 12:22 AM
To: Sean Ackerson
Cc: Greg
Subject: Public Hearing 6/9/15 Rezoning Ag to R-3
Attachments: Sloan Attachment 1.jpg; Sloan Attachment 2.jpg; Sloan Attachment 3.jpg; Sloan Attachment 4.jpg

Sean Ackerson

Parkville Planning and Zoning Commission

Parkville Board of Aldermen

Lauren Palmer, Parkville City Administrator

To Whom it May Concern:

The recent rezoning notice we received is of serious concern to us for several reasons.

When we originally purchased our Lot 533, we asked if the Developer (Barth) had any future plans beyond the 66th Terrace cul-de-sac and were told no, there would never be further development because it was too steep to put a road in. (See Attachment 1 with original notes.) The price for our lot was a higher price based on the fact that it was at the end of a cul-de-sac. We paid approx. \$10,000.00 extra for Lot 533 with the understanding that the cul-de-sac wouldn't change. (See Attachment 2) By making the proposed changes to the 66th Terrace cul-de-sac it would reduce our lot value by several thousand dollars. How are we to be compensated for this change? We would like to see an alternate route to access the lots that are planned for the re-zoned property.

The greenspace between our Lot 533 and the proposed Lot 861 and around half of the cul-de-sac has been maintained by us since 2006 due to Barth's refusal to mow. We were told by Barth's it would be to our advantage to maintain this greenspace ourselves and would add aesthetic value to our property since they would not provide regular mowing or weed control. This greenspace has a very steep incline and is dangerous to mow. (See Attachment 3) However, when we asked Barth Developers last year to install any type of large boulders to terrace this greenspace so we would not have to continue mowing they again refused any improvements or mowing maintenance. There is a concern if the current tree line is removed on the steep hill it will cause further erosion and hill movement. What type of improvements will be made to address these concerns?

We love our location in Platte County and the main reasons we chose Lot 533 in 2006 was the privacy 66th Terrace cul-de-sac offered (See Attachment 4), limited traffic, and the assurance of permanent greenspace as stated in back and on the side of our property. The Developer has continued to state the 66th Terrace cul-de-sac would not be expanded as recently as 2011 when the last house was built on this cul-de-sac.

If re-zoning is approved for Tract 1 and 2 there is a potential for 34 more households or 68+ cars utilizing the Hickory Drive entrance to Thousand Oaks and 66th Terrace if the current Preliminary Plat is put in place. We would strongly urge the City of Parkville to request the Developer design an alternative access to their future development and honor their word given to us and fellow 66th Terrace cul-de-sac homeowners since 2006.

Sincerely,

Greg and Kathy Sloan
14790 NW 66th Terrace
Kansas City, MO 64152

Phase	Lot #	Address	Lot Price	Builder Name	Plan	Comp. Date	Price W/Lot
	521	6640 Hickory Ct	\$72,950				
	522	6630 Hickory Ct	\$72,950				
	523	6620 Hickory Ct	\$89,950				
	524	6610 Hickory Ct	\$89,950				
	525	6625 Hickory Ct	\$89,950				
	526	6635 Hickory Ct	\$76,950				
	527	14715 NW 66th Ter or 6645 Hickory Ct	\$76,950				
	528	14735 NW 66th Ter	\$79,950				
	529	14755 NW 66th Ter	\$84,950				
	530	14775 NW 66th Ter	\$84,950	Jackson	Held		
	531	14785 NW 66th Ter	\$82,950	J. Barth	Held		
	532	14795 NW 66th Ter	\$89,950		john/kellie		held
	533	14790 NW 66th Ter	\$82,950				
	534	14770 NW 66th Ter	\$83,950				
	535	14750 NW 66th Ter	\$83,950				
	536	14730 NW 66th Ter	\$82,950				
	537	14700 NW 66th Ter	\$79,950				
	538	14680 NW 66th Ter	\$77,950				





Sean Ackerson

From: Joe Panella <joepanella5@gmail.com>
Sent: Tuesday, June 09, 2015 11:33 AM
To: Sean Ackerson
Cc: Anne Marie
Subject: Rezoning - 43.3 Acres by Brink-Meyer Road

Sean,

Per the Notice of Public Hearing notice we received we object to the proposed plan that would eliminate the cull-du-sac at the end of 66th Terrace and allow the road to go through to add additional houses. Most of the residents in our neighborhood paid a premium for these lots that are on a cull-du-sac and we paid a premium for reduced traffic and safety.

In addition, when we purchased our lot, we were told by Barth Development representatives that the end of our street could and would not be developed. It was pointed out to us that it was actually even a different zoning at the end of the road. Thus I am extremely disappointed to find out that it is Barth Development who plans to develop these additional parcels and extend our road.

We are not opposed to the development if a new entrance road was added off of Brink-Meyer since there is clearly access to do so.

If the development goes through as indicated in a drawing showing Thousand Oaks West plotted 20th and 21st, then we would expect that the City of Parkville or Barth Development will compensate us for the premiums that we paid for our lots near the end of a cull-du-sac.

Thank you for your consideration,

Joe & Anne Marie Panella
14750 NW 66th Terrace
Parkville, MO 64152

Sean Ackerson

From: Shaun Befort <sbefort@gmail.com>
Sent: Tuesday, June 09, 2015 2:20 PM
To: Sean Ackerson
Subject: Concerns about PZ 15-18

As residents of 6705 NW Meyers Circle in Parkville, we have serious concerns about the proposed rezoning of 20-4.0-19-000-000-005.000 and 20-4.0-19-000-000-006.000. We would like these concerns to be passed out at the public hearing.

- 1) An adjacent tract (20-4.0-20-300-000-016.001) to the east of 20-4.0-19-000-000-005.000 is zoned as agricultural land. If one tract gets rezoned as residential land while the other does not, this may be a case of spot zoning for the private benefit of the developer.
- 2) Like other neighbors, we bought homes near quiet cul-de-sacs so our children could play outside in a safe environment with limited traffic. The rezoning proposal would open up cul-de-sacs to heavy traffic that was never expected before purchasing our homes.
- 3) Destroying existing cul-de-sacs to develop through-streets will decrease property values dramatically. According to plans, no new entrances will be added to Thousand Oaks from Brink-Meyer Road.
- 4) An independent study should be completed to assess the environmental impact of clearing the land and developing 30+ homes. This land is full of wild turkey, deer, and rare species of insects. All of these animals now regularly appear in our backyards. A concern is that their increasingly diminished habitat will be destroyed with further development.

Sincerely,
Shaun Befort and Jie Qin

Sean Ackerson

From: Sean Burns <sburns@computerrecyclingllc.com>
Sent: Tuesday, June 09, 2015 2:18 PM
To: Sean Ackerson
Subject: Rezoning Thousand Oaks

Mr. Ackerson,

Thank you for answering my questions about the plan to rezone Meyer's Circle. As per our conversation, I am writing to voice my concerns about the projected plan for our subdivision. Number one, I purchased my home after careful consideration of the area, as pertaining to the street being a cul-de-sac. I have three children, the youngest being a four year old. We purchased our home primarily due to the fact that we would have a limited amount of traffic. This will turn out to be the only entrance for thirty families. That will mean more than sixty cars will pass my house on a daily basis. I feel that the planned expansion, should it go through, should be passed with the stipulation that the developer make the entrance off Brink-Meyer.

Secondly, I feel that the utilities are all designed to handle the existing plan. This will undoubtedly cause a redesign of all the infrastructure, causing our entire street to be excavated. I know that you have stated that they intend to route the sewer to a pump station to the south, but that could be changed at a later time.

As I told you in our earlier conversation, I have been through this once before. I know that any argument against it is probably futile. I would just ask for your consideration as a home owner. Does it seem fair to change the rules of the game midstream. We all purchased homes on dead end streets only to have it turned into a thoroughfare. Please pass this only if the developer plots the entrance off Brink-Meyer

Regards,
Sean Burns



Sean Burns

Computer Recycling LLC

Environmental Solution for Electronic Assets

<http://www.ComputerRecyclingLLC.com>

SBurns@ComputerRecyclingLLC.com

816-985-7216 (Cell)

1208 Iron St North Kansas City, MO 64116

333 Exchange Arlington, TX 76011

Sean Ackerson

From: Chandra Kelso <chandra_kelso@yahoo.com>
Sent: Tuesday, June 09, 2015 2:50 PM
To: Sean Ackerson
Subject: Thousand Oaks zone change regarding pony farm

To whom it may concern;

I am writing in regards to the mini pony farm that adjoins my property in Thousand Oaks.

Although I question the impact this letter will make in any decisions to be made regarding this property, I feel compelled to voice my concerns with the changes.

We moved in less than 2 years ago with the understanding this would "never" happen and fell in love with the peaceful property and quiet and safe cul-de-sac

so Im sure you can sympathize with our disappointment in finding out this will be gone.

Our biggest concern would be that the homes being built will be of lesser quality and our values will be lessened and that resale will be difficult at best. In addition to

having a less attractive location, we will have to endure years of construction and chaos on our once serene street!! I also want to add that coming and going from TO is already a hassle, if this is to happen, how hard would it be to add another connecting street to Brinkmeyer?

I have learned since moving in that there is a major disconnect between the homeowners of Thousand Oaks and the Barth's and am starting to understand why!

It's about the integrity of our neighborhood before throwing up more and more and more homes!!

It seems as if we need to deal with issues, maintenance and infrastructure concerns before the growth?!?!?

Thank you,
Chandy Kelso

Sean Ackerson

From: Jeff Kinsey <jeff.kinsey@targetstream.com>
Sent: Tuesday, June 09, 2015 4:09 PM
To: Sean Ackerson
Cc: Kathy Sloan; greg.sloan@wachter.com; joepanella5@gmail.com; tkirker@trane.com; P_mueller24@hotmail.com
Subject: Public Hearing 6/9/15 Rezoning Ag to R-3

Sean Ackerson

Parkville Planning and Zoning Commission

Parkville Board of Aldermen

Lauren Palmer, Parkville City Administrator

To Whom it May Concern:

How much does my family love Thousand Oaks? Enough that we sold my first home in Thousand Oaks and purchased another 4 blocks away in the same subdivision.

Why did we move within the same subdivision? We wanted to live on a cul-de-sac. With the help of our builder and the developer, we found our ideal spot on 66th Terrace.

As you know, a Cul-De-Sac is a dead end street, usually circular at the end portion. Since it is not a through street, cars have to turn around at the end of the to exit. Although it is a one-entry, one exit street, people are more willing to buy a home on a cul-de-sac and sometimes pay up to twenty percent more just to get this property.

Buyers willing to pay more for cul-de-sac property because of the advantages they offer.

1. Reduced Traffic.

- People do not like traffic because of the dangers associated with it.
- Unruly drivers can be a danger to you and your family.
- If you are living in a cul-de-sac, your children can freely play and interact with their surroundings and will require less supervision and worry because no cars should be entering your narrow and short street unless they live or are visiting there
- Neighbors and visitors will take caution when driving because they will be aware that children may be playing outside.

2. Peace and quite.

There is a correlation to reduced traffic and increased peace and quiet. Fewer cars, less traffic means more peace and quiet.

There is a correlation to reduced traffic and Safety, security, and less crime. If drivers think twice before they enter a cul-de-sac, other people will as well. Other people will think twice before they hang around a cul-de-sac. Parents and other people living in a cul-de-sac are wary about the safety of everyone living on it. The only people that you will see entering a cul-de-sac are those that live in it, or are visitors of somebody living on the street. Anyone attempting to commit crimes will be drowned in suspecting stares and will soon be approached if not intimidated by it. Safety at a cul-de-sac is relatively higher because of the absence of accidents and less crime.

3. Social advantages.

There are the social advantages of living on a cul-de-sac street. Thomas R. Hochschild is a professor of sociology and is published in the Journal of Urban Planning and Development, and the American Society of Civil Engineers.

Hochschild concluded that people who live in traditional bulb cul-de-sacs have the highest levels of attitudinal and behavioral cohesion (covering both how they feel about their neighbors and how much they actually interact with them). People who live on your average residential through-street have the lowest levels of cohesion.

He asked people to respond to this statement: "The friendships and associations I have with my immediate neighbors mean a lot to me."

31.4 percent of cul-de-sac residents strongly agreed, 28.9 percent of dead-end residents did as well. Only 5.4 percent of through-street residents felt the same. Similarly, 25.7 percent of cul-de-sac respondents strongly agreed that "a feeling of friendship runs deep between me and my immediate neighbors." No one on a through-street said that.

Of families on cul-de-sacs, 40% of them said they had borrowed or lent food or tools to their neighbors at least once in the previous month compared to through streets where only 19% percent had.

Hochschild theorizes that there's something more than self-selection going on here. Hardly any of the people he talked to said they moved to a cul-de-sac in search of (or even anticipating) the neighborly feeling. Rather, the design of the street itself seemed to facilitate it. If you want to throw a block party on a through-street, you need a permit. If you want to do the same on a cul-de-sac, the street is already effectively blocked off.

Cul-de-sacs create a kind of natural safe/secure area for children at play because of their shape is such that most points of the circle are visible from a single vantage point.

"As a sociologist," he says, "I'm concerned about the breakdown of community and of society, and there's a lot of research that indicates that people today are less likely to know their neighbors, they're less likely to participate in neighborly interaction." Build cul-de-sacs where neighbors might develop that social cohesion, he says, and more people may watch out for each other, and feel less alone or alienated. Hochschild's forthcoming research further suggests that people who know their immediate neighbors are also more likely to care about and become involved with their neighborhood at a larger scale.

What is the value of a cul-de-sac lot?

From the book "Residential Land Development Practices" written by David Johnson

"Cul-de-sac roads and lots provide an excellent location for homebuyers. Cul-de-sacs are always the first lots to be sold even with lot premiums. These lots provide a sense of privacy, security, and safety for the homeowners. In most instances, the elimination of through traffic within a subdivision will be beneficial to the

overall presentation of the project to the home buying public. In fact, all market segments from the first-time homebuyer to the retirement buyer prefer cul-de-sac lots.”

Barth’s Seven Bridges Fourth Plat, Exhibit 1, shows the cul-de-sac lots are generally sold or reserved first.

Summary

How are the proposed changes beneficial in any way to the existing residents?

How do the proposed changes effect the property values of the existing residents in any way other than lowering them?

What is it that they say matters in real-estate? Location, Location, Location.

I’d have thought it impossible for a person’s home location change without physically moving, until now.

My family is currently in a prime cul-de-sac location.

With the proposed changes, through no fault of our own, our location will change.

We are not going to have that prime cul-de-sac location we purchased.

We won’t be able to conveniently commandeer our less traveled cul-de-sac spot for pitching practice or a quick game of wiffle-ball or kickball. The kids won’t have the same freedom to play in the safe circle just steps from our front door.

When the developer is asked, “what will happen with that property on the other side of the fence?, and they look you squarely in the eye and say, “that property is owned by a farmer, who won’t sell, and there are no plans to develop or re-zone it, You believe them.

When the street ends in a bulb shape and not a tradition dead end, there is an implication this is where the street ends.

Why do you think this developer put in a cul-de-sac versus a dead-end street if there is a possibility to extend the road?

In my opinion, a dead-end gives the impression the street could continue on at some point or connect.

This developer creates cul-de-sacs because they sell quicker and at a premium price.

I ask you, is it right for the developer to be able to sell premium cul-de-sac lots twice on the same street, because their able to change the rules without considering the implications to the existing residents or without making any attempt to make them whole?

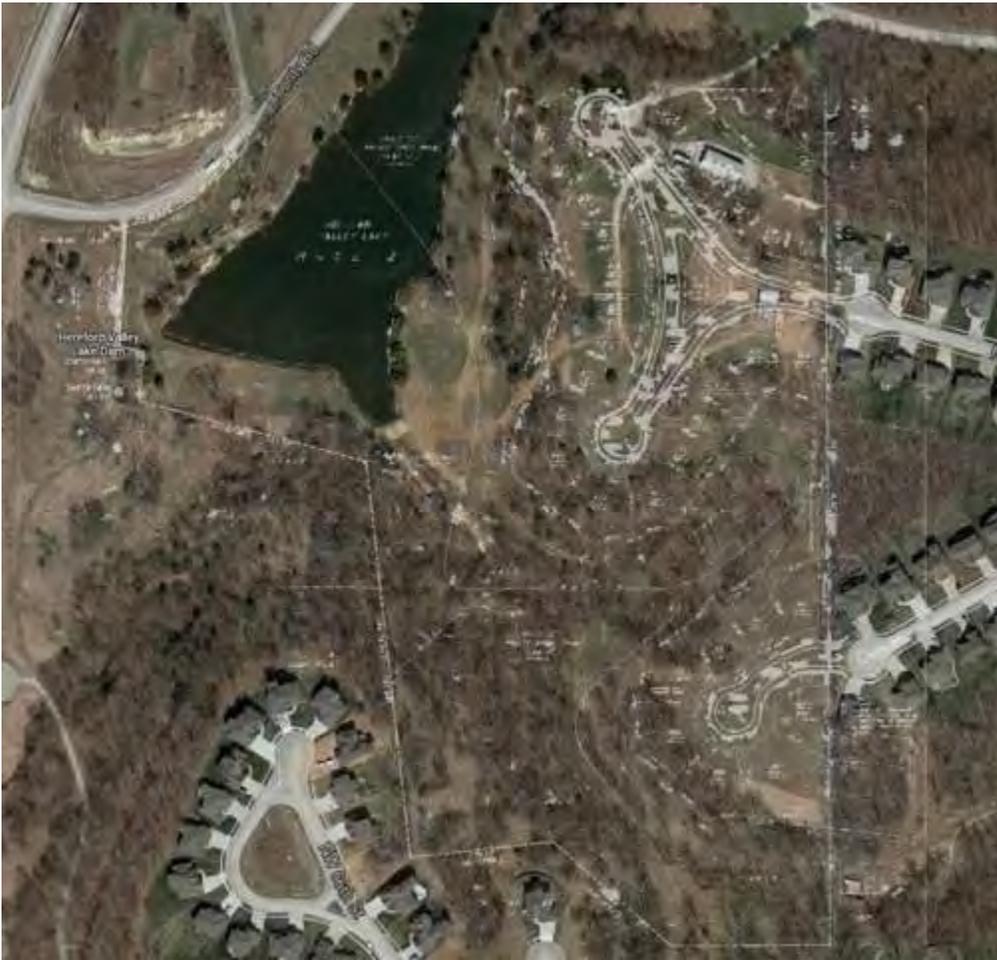
By approving this plan, you’d be allowing the developer to “double dip” on selling cul-de-sac lots.

It is fraud, it is Bait and Switch for those of us who have already purchased a cul-de-sac location at a premium price to loose that primary feature is not morally right.

Exhibit 1: Shows cul-de-sac lots sell first.



Exhibit 2: Proposed changes overlaid on google maps:



Thanks,
Jeff and Dena Kinsey
14775 NW 66th Terrace
Kansas City, MO 64152

CITY OF PARKVILLE

Policy Report

DATE: Wednesday, June 10, 2015

PREPARED BY:

Sean Ackerson
Assistant City Administrator /
Community Development Director

REVIEWED BY:

Lauren Palmer
City Administrator

ISSUE:

Approve an ordinance amending Chapter 405 of the Parkville Municipal Code to rezone 75.08 acres, more or less, from County "AG" Agricultural District to City "R-1" Single-Family Residential District. Case PZ15-17; Stephen and Karla Hall, owners.

BACKGROUND:

The application proposes to rezone 75.08 acres, more or less, from County "AG" Agricultural District to City "R-1" Single-Family Residential District. The property is located approximately ¼ mile south of 45 Highway, immediately west of and abutting I-435, north of Parma Woods Shooting Range and Outdoor Education Center and south of the Vertical Ventures III properties. The property includes all of Platte County Parcel numbers 20-4.0-19-000-000-014.000 and 20-4.0-19-000-000-037.000. No portion of this property is located within the nearby Brush Creek Drainage Area Neighborhood Improvement District (NID).

The property retained its County "AG" zoning designation after being annexed into Parkville and has not since been rezoned. The owners desire to construct a farm building and future single-family home on the property requiring the property to be rezoned to a Parkville zoning district. The City's closest equivalent to the County "AG" zoning is "R-1" Single-Family Residential District. This district allows farm and garden uses, single-family dwellings and other permitted uses, subject to specific requirements.

Staff reviewed the application against the Parkville Municipal Code and the City's adopted Master Plan and concluded that: 1) the proposed "R-1" Single-Family Residential District zoning is not out of character with the surrounding zoning and would not significantly impact the zoning or character of the area; 2) impacts from development permitted under the R-1 zoning could be mitigated through the plan and/or plat approval process; 3) the site is suited to the existing zoning, but cannot be developed under that zoning; 4) there appears to be no specific gain to the public health, safety and welfare by denying the application for rezoning; 5) there does appear to be a hardship to the property owner if the property is not allowed to be rezoned to a City district since the property cannot be developed under the existing County zoning; 6) requested R-1 zoning is the City's closest equivalent zoning to the existing County "AG" Agriculture District; 7) the site does not have adequate public utilities necessary to develop many of the uses permitted in the R-1 zoning, requiring extension of services or approval of private improvements; 8) the area is served by emergency services; 9) development beyond farm and garden and rural residential uses would require improvements to ensure adequate emergency access and services; 10) the proposed R-1 zoning would not accomplish the City's project Office / Business Park land uses, but could be made to be compatible with projected uses for abutting properties.

Per Parkville Municipal Code, a notice of public hearing was published, surrounding property owners were notified via certified mail and signs were posted, all as required. The required public hearing was held before the Planning and Zoning Commission on Tuesday, June 9, 2015. With the exception of the applicant, no one spoke in favor or against the application.

BUDGET IMPACT:

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

ALTERNATIVES:

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

STAFF RECOMMENDATION:

Staff recommends approving the ordinance amending Chapter 405 of the Parkville Municipal Code to rezone 75.08 acres, more or less, from County "AG" Agricultural District to City "R-1" Single-Family Residential District, subject to the owners signing and recording an acknowledgement of the projected non-residential land uses and zoning on the property to the north (this condition is included in the proposed ordinance).

PLANNING COMMISSION RECOMMENDATION:

On June 9, 2015, the Planning and Zoning Commission held a public hearing and considered the proposed zoning district change to R-1. The Commission concurred with conclusions and recommendations in staff's June 4, 2015 report and following consideration unanimously recommended approval of rezoning, by a vote of 6-0 (with three members absent and not voting), to "R-1" Single-Family Residential District subject to the owners signing and recording an acknowledgement of the projected non-residential land uses and zoning on the property to the north. Items considered by the Commission along with a record of their consideration and recommendation are attached.

POLICY:

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

SUGGESTED MOTION:

I move that Bill No. 2844, an ordinance amending Parkville Municipal Code Chapter 405 to rezone 75.08 acres, more or less, from County "AG" Agricultural District to City "R-1" Single-Family Residential District, subject to conditions, be approved for first reading.

I move that Bill No. 2844 be approved on first reading and passed to second reading by title only.

I move that Bill No. 2844 be approved on second reading to become Ordinance No. _____.

ATTACHMENTS:

1. Ordinance and Exhibits A & B (legal description and site plan showing rezoning area)
 2. June 9, 2015 staff report to the Planning and Zoning Commission
 3. Application for Zoning District Change (rezoning)
 4. Area map
-

WRITTEN PUBLIC COMMENTS RECEIVED:

None

ADDITIONAL EXHIBITS BY REFERENCE:*

5. Minutes of the June 9, 2015 Planning and Zoning Commission meeting (by reference)
6. Parkville Municipal Code Chapter 410, "R-1" Single-Family Residential District Regulations - <http://ecode360.com/27901196>
7. Parkville zoning code in its entirety - <http://www.ecode360.com/PA3395-DIV-05>
8. Parkville Master Plan - <http://parkvillemo.gov/departments/community-development-department/master-plan/>
9. Notice of Public Hearing mailed to owners within 185 feet of the subject property
10. Hearing notice published in the Platte County Landmark
11. Summary of hearing posted on the City webpage - <http://parkvillemo.gov/wp-content/uploads/2015/05/PZ15-17-Rezoning-Hearing-Summary-for-6-9-15.pdf>
12. Hearing announcement posted on the City webpage - <http://parkvillemo.gov/public-hearings/>

* Copies on file at Parkville City Hall and available on request

AN ORDINANCE AMENDING CHAPTER 405 OF THE PARKVILLE ZONING CODE TO REZONE 75.08 ACRES, MORE OR LESS, FROM COUNTY "AG" AGRICULTURAL DISTRICT TO CITY "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT

WHEREAS, Stephen and Karla Hall submitted application PZ15-17 requesting to rezone 75.08 acres, more or less, from County "AG" Agricultural District to City "R-1" Single-Family Residential District; and

WHEREAS, the property is located approximately ¼ mile south of 45 Highway immediately west of and abutting I-435, including all of Platte County Parcel numbers 20-4.0-19-000-000-014.000 and 20-4.0-19-000-000-037.000 and is legally described and depicted in Exhibits A and B attached hereto and incorporated herein by reference; and

WHEREAS, the subject site was already zoned County "AG" Agricultural District when it was annexed by the City of Parkville; and

WHEREAS, on June 9, 2015 the Planning and Zoning Commission held a public hearing, considered the proposed zoning district change, and recommended approval unanimously by a vote of 6 to 0; and

WHEREAS, all notices of the public hearing were published, posted and mailed in accordance with all applicable requirements of the Parkville Municipal Code and the State of Missouri Revised Statutes; and

WHEREAS, at the time of consideration by the Board of Aldermen, no valid protest petition had been submitted.

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

Section 1. Chapter 405 of the Parkville Zoning Code is hereby amended to rezone 75.08 acres, more or less, legally described and depicted in Exhibits A and B attached here to and incorporated herein by reference, to City "R-1" Single-Family Residential District, subject to the owners signing and recording an acknowledgement of the projected non-residential land uses and existing nonresidential zoning on the property abutting to the north.

Section 2. This ordinance shall be effective following upon its passage and approval and completion of the condition above.

PASSED and APPROVED by the Parkville Board of Aldermen this 16th day of June 2015.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney

Ord ____ Exhibit A
Legal Description

Legal Description for Parcel Number 20-4.0-19-000-000-014.000

Owner Name: Stephen W. and Karla J. Hall

All of the following described real estate lying West of the West right of way line of Route I-435 and containing approximately 74.25 acres: All that part of Section 19, Township 51, Range 34, Platte County, Missouri, described as follows: Beginning at a point in the West line of the Southwest Quarter of the Northwest Quarter of said Section 19, said point being 955.05 feet South of the Northwest corner thereof; thence East, a distance of 1315.86 feet to a point in the east line of said Quarter Quarter Section, which is 955.05 feet South of the Northeast corner thereof; thence North along said East line a distance of 22.56 feet; thence deflecting 33° 37' 18" to the right a distance of 640.31 feet; thence deflecting 14° 30' to the left, a distance of 835.73 feet to a point which is 938.52 feet South and 628.53 feet East of the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 19; thence East and parallel to the North line of last said Quarter Quarter Section, a distance of 691.47 feet to a point in the North and South centerline of said Section 19, said point being 938.52 feet South of the North Quarter corner thereof; thence South along the North and South centerline of Section 19, a distance of 2995.4 feet to the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 19; thence West along the South line of last said Quarter Quarter Section a distance of 660 feet; thence North 49.5 feet; thence West a distance of 1944.94 feet to a point in the West line of said Section 19, said point being 1630.95 feet South of the point of beginning; thence North along said West line, a distance of 1630.95 feet to the point of beginning; EXCEPT that part taken for Route I-435, under Condemnation proceeding set forth in instrument filed in the Platte County, Missouri Recorder of Deeds Office under Document No. 13731 in Book 474 at Page 381.

Together with abandoned right of way of Route I-435 described as:

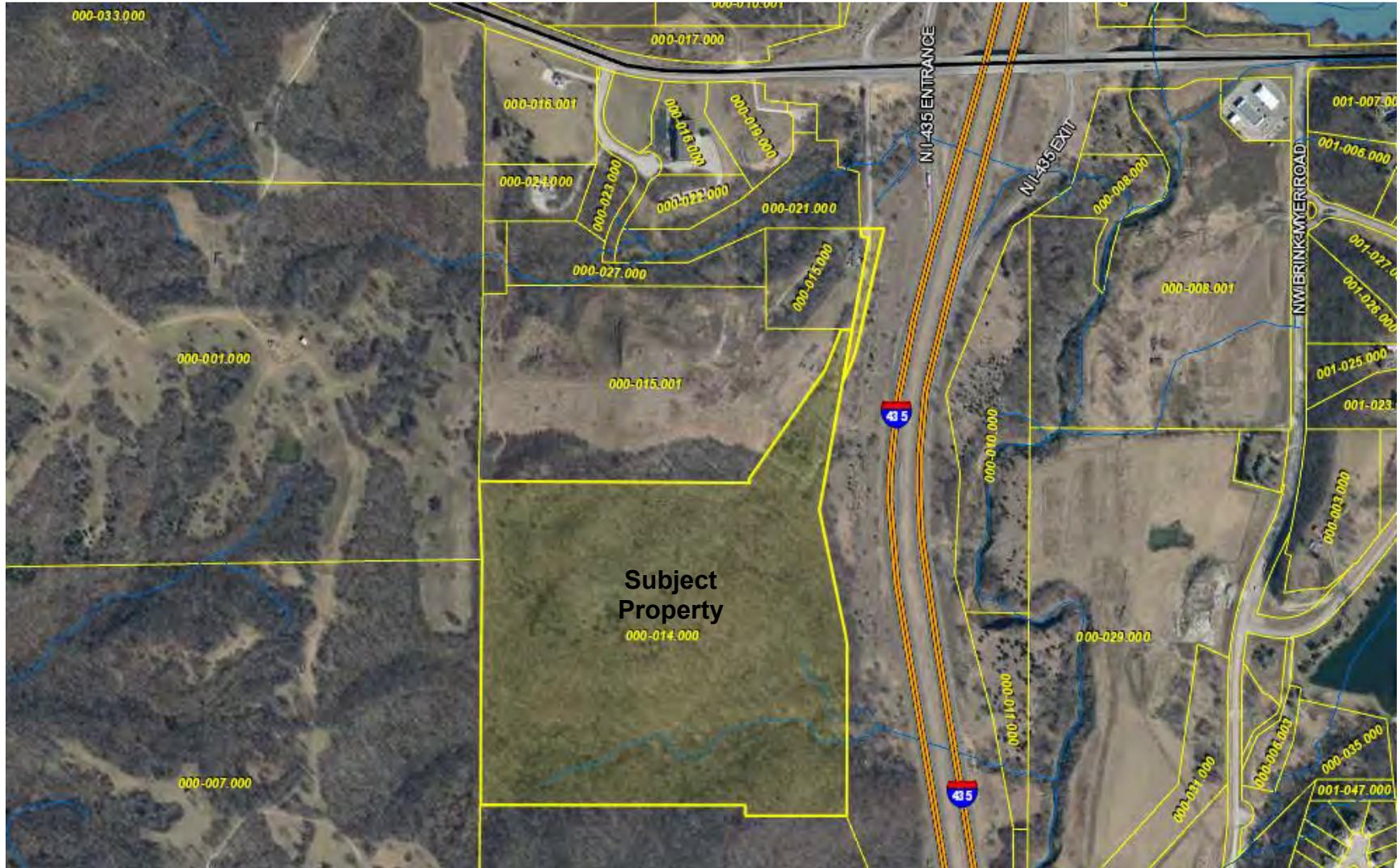
Legal Description for Parcel Number 20-4.0-19-000-000-037.000

Owner Name: Stephen W. and Karla J. Hall

All that part of the Northwest Quarter of Section 19, Township 51, Range 34 in Platte County, Missouri described as follows: Commencing at the Southeast corner of the Northwest Quarter of said Section 19; thence North 89 degrees 36 minutes 19 seconds West, along the South line of the Northwest Quarter of said Section 19, a distance of 932.81 feet; thence North 00 degrees 23 minutes 41 seconds East, a distance of 891.55 feet to a point on the Westerly right of way line of Interstate No. 435, said point being 370.00 feet right of and opposite Station 442+21.57 of the centerline of Interstate No. 435, said point also being the Point of Beginning of the tract of land herein to be described; thence North 09 degrees 39 minutes 59 seconds East, along said right of way line, a distance of 24.35 feet to a point 370.00 feet right of and opposite Station 442+00 of said centerline; thence North 11 degrees 21 minutes 20 seconds East, along said Westerly right of way line, a distance of 280.76 feet to a point 375.00 feet right of and opposite Station 439+51.50 of said centerline; thence North 11 degrees 17 minutes 46 seconds East, along said Westerly right of way line, a distance of 402.28 feet to a point 400.00 feet right of and opposite Station 435+50 of said centerline; thence North 75 degrees 08 minutes 27 seconds West, along the Westerly right of way line, a distance of 39.60 feet; thence North 01 degrees 23 minutes 00 seconds West, along said Westerly right of way line, a distance of 36.38 feet to the Southeast corner of Tract "A", VERTICAL VENTURES III, a subdivision of land in Platte County, Missouri, said point also being a point 449.78 feet right of and opposite Station 435+15.07 of

said centerline; thence South 89 degrees 45 minutes 03 seconds East, a distance of 114.17 feet to a point 339.30 feet right of and opposite Station 434+86.27 of said centerline; thence South 13 degrees 48 minutes 18 seconds West, a distance of 580.42 feet to a point 330.69 feet right of and opposite Station 440+54.71 of said centerline; thence Southwesterly along a curve to the right being tangent to the last described course having a radius of 600.00 feet, an arc distance of 192.14 feet to the Point of Beginning. Said tract of land contains 36,194 square feet, or 0.83 acres, more or less. Subject to all easements of record.

Ord ____ Exhibit B





Staff Analysis

- Agenda Item: **4.B**
- Proposal: An application to rezone two parcels containing 75.08 acres, more or less, located approximately ¼ mile south of 45 Highway immediately west of and abutting I-435, from County “AG” Agricultural District to City “R-1” Single-Family Residential District.
- Case No: PZ15-17
- Applicant: Stephen and Karla Hall
- Owners: Stephen and Karla Hall
- Existing Zoning: County “AG” Agriculture District
- Proposed Zoning: City “R-1” Single-Family Residential District
- Parcel #s: All of parcels 20-4.0-19-000-000-014.000 and 20-4.0-19-000-000-037.000.
- Exhibits: A. This staff report
 B. Application for Zoning Map Revisions (Rezoning)
 C. Legal description for the subject property
 D. Area map
- By Reference:* A. Parkville Municipal Code Chapter 410, “R-1” Single-Family Residential District Regulations - <http://ecode360.com/27901196>
 B. Parkville zoning code in its entirety - <http://www.ecode360.com/PA3395-DIV-05>
 C. Parkville Master Plan - <http://parkvillemo.gov/departments/community-development-department/master-plan/>
 D. Notice of Public Hearing mailed to owners within 185 feet of the subject property
 E. Hearing notice published in the Platte County Landmark
 F. Summary of hearing posted on the City webpage - <http://parkvillemo.gov/wp-content/uploads/2015/05/PZ15-17-Rezoning-Hearing-Summary-for-6-9-15.pdf>
 G. Hearing announcement posted on the City webpage - <http://parkvillemo.gov/public-hearings/>

* Copies on file at Parkville City Hall and available on request

Overview

The application proposes to rezone 75.08 acres, more or less, from County “AG” Agriculture District to City “R-1” Single-Family Residential District. The property contains two parcels -

Platte County parcel numbers 20-4.0-19-000-000-014.000 and 20-4.0-19-000-000-037.000. A full legal description is attached.



The property retained its County “AG” zoning designation after being annexed into Parkville and has not since been rezoned. The owners desire to construct a farm building and future single-family home on the property requiring the property to be rezoned to a Parkville zoning district. The City’s closest equivalent to the County “AG” zoning is “R-1” Single-Family Residential District. This district allows farm and garden uses, single-family dwellings and other permitted uses, subject to specific requirements. See Parkville Municipal Code, Title IV, Chapter 410, “R-1” Single-Family Residential District Regulations, for additional details.

Review and Analysis

The application has been reviewed against the City of Parkville’s City Code, including the applicable R-1 zoning district regulations, and the City’s adopted Master Plan, including the adopted Future Land Use Plan.

Per Parkville Municipal Code, a notice of public hearing has been published, surrounding property owners were notified via certified mail and signs were posted, as required. As of the date of this memo, no public comments have been submitted for the Commission’s consideration.

The City Codes do not define how the Planning Commission shall determine if a proposed zoning district change is appropriate. Instead, the Planning Commission has previously considered the following matters as a guide as advised by staff and legal counsel. Following each matter to be considered is staff’s findings and conclusions.

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

The property is located approximately ¼ mile south of 45 Highway, abutting the west side of I-435. Although the property abuts the interstate and is in close proximity to 45 Highway, the property and surrounding area would be considered rural, undeveloped, or developed for low density uses.

The property is surrounded by:

- To the north - property zoned “B-P” Business Park District which has previously been approved for business park development, but with the exception of utilities and a single building, has not developed to date;
- To the west – a Presbyterian church camp zoned County “AG” Agriculture District and developed with low density camp and overnight stay facilities and amenities, and the former Girl Scout camp which is now developed with rural residential uses also zoned County AG;
- To the south – Parma Woods shooting range, training center, trails and other park amenities zoned County “AG” Agriculture District and a portion of a former landfill zoned County “RE” Rural Estate.

The proposed “R-1” single-family residential district zoning would allow uses that would be considered generally compatible with uses on the surrounding properties, subject to providing appropriate buffering, screening and other amenities necessary to mitigate impacts to more rural development and from higher intensity uses permitted in the B-P district.

- 2. The suitability of the subject property for the uses to which it is restricted and the extent to which removal of restrictions imposed by the current zoning district may affect nearby property.** The subject property is zoned County “AG” Agricultural District. The property was annexed in the early 2000s. Per City policy the annexed property retained the existing County zoning with the intent that the County zoning would stay in place until development was desired. In this case the owners desire to build a farm building and eventually a single-family home. Although the existing AG zoning allows for agricultural and residential uses as desired, rezoning to a City district is required in order to obtain a City building permit. Unless rezoned, building permits cannot be approved or issued. Therefore, the property is not suitable to the uses to which it is restricted under the current County AG zoning.

The City does not have an agricultural zoning district. Instead, the applicant proposes to rezone the property to Parkville’s closest equivalent zoning district: “R-1” Single-Family District. The R-1 zoning district is the City’s most restrictive zoning district and allows farm and garden uses, single-family dwellings and other permitted uses, subject to specific requirements.

Removal of the restrictions imposed by the current zoning district could affect the nearby rural uses if the property were to be developed with more intensive uses permitted under the R-1 district like colleges, primary schools, churches or other permitted uses, or if the property were subdivided into multiple residential lots. However, in order to be further developed for these uses alternative access would be required. The road which provides access to the site was designed for access to a single-family home north of the site. This road is not designed or maintained in a manner that would accommodate significant traffic increases. In addition the intersection of this road with 45-Highway is located less than 300 feet west of the on-ramp to I-435. Per MoDOT, this road is not suitable for providing access for further development (beyond the proposed residential use) and alternative access would be required for further development. If this restriction is lifted, the impacts to abutting property owners could be addressed through the development plan and/or platting process.

- 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 for rezoning. Primary public health, safety and welfare considerations focus on the ability to respond with public and emergency services including police and fire and the ability to maintain the peace. The proposed zoning would not appear to have any impact on the ability to provide these services. The property is not less accessible than other rural properties and unless developed further would provide no significant additional burden on emergency services. If developed further, the impact would have to be considered further, but could be addressed through the plan and/or plat approval process.

Other public health, safety and welfare considerations include potential impacts to surrounding properties and uses, public utilities and services and future development. These issues are addressed in items 1, 2, 4 and 5.

Although it is staff's opinion that denial is not warranted to protect the public health, safety and welfare, there does appear to be a hardship to the property owner, if the property is not allowed to be rezoned to a City district. As discussed in item 2 above, the site cannot be developed under the existing County AG zoning. Instead, the property must be rezoned to a City district before building or development permits are approved. Although it does not achieve the City's projected land use for the property, the requested R-1 zoning is the City's closest equivalent district (see item 5 below for additional information). Disallowing the property to be rezoned as requested or to another City district will effectively prevent construction and development creating a hardship on the owner.

- 4. The adequacy of public utilities and other needed public services.** Development of the site would require extension of public services or in some cases approval of private services. The site is served by the Platte County Regional Sewer District (PCRS D). PCRS D has confirmed that closest sewer service is located approximately ¼ mile away and that a private septic system would be allowed in lieu of requiring extension of a public sewer line. However, if the property were to develop further, the line extension may be required. Furthermore, if a septic system is approved, an agreement to connect to the public sewer system at such time as the line can be reasonably accessed will be required. Other utilities including water, gas and electricity will have to be approved by the perspective service providers.

Public street improvements would also be required for any development beyond farm and garden and rural residential uses with limited traffic. The site has access from a public street designed and maintained to provide limited residential access. The street is not suited to increased traffic volumes. See additional details in item 2 above.

Beyond basic utilities, the site would be serviced by emergency services including police, fire and ambulance service. The site is no more remote or difficult to serve than other rural properties in this area. If the property were to develop further, additional and improved access points would be required to ensure that emergency services could quickly and easily access and maneuver through the site.

In all cases, development beyond one single-family home would warrant additional review as part of the plan and/or plat approval processes. Need for adequate public utilities and services would be addressed at that time. Meanwhile, the development of farm and garden

uses and a single-family home will not have a significant impact on public utilities or services.

- 5. Consistency with the City's adopted master plan.** The adopted Master Plan projects the property for *Office / Business Park* uses. This projection is primarily intended to accommodate office, research, limited retail, and limited flex industrial uses space in an office park setting with the intent to promote economic viability. This projection is an extension of the projection for the property to the north which was previously approved for business park development. The uses permitted in the R-1 zoning district would not accomplish the intent of this projection. Instead, the City's "B-P" Business Park District is most compatible with this projection. The B-P district provides for a mixture of office, research and development, warehousing, distribution, light industrial and limited retail and service uses in a planned business park setting.



Excerpt from the adopted *Parkville Master Plan, Land Use Map*. The property proposed to be rezoned is outlined in red. The purple color represents a *Office / Business Park* land use projection and the green color represents a *Park and Open Space* land use projection. The proposed R-1 zoning is more consistent with the *Moderate Density Residential Mix* (yellow) projected to the northwest. The existing AG zoning is most consistent with the *Conservation Overlay* projections to the west (light green) which are intended to allow limited rural development that can be integrated into future urban development as the City grows.

The property to be rezoned was not designated for suburban-density, residential development as projected for other area properties primarily due to the proximity to planned business park uses to the north and the Parma Woods shooting range and training center to the south. However, the site would be suited for rural residential development as permitted under the existing County AG district, where a residence could be sited with distance and existing vegetation providing adequate buffers to otherwise incompatible uses on surrounding properties and residential uses would not unnecessarily restrict non-residential development on the abutting property. Unfortunately, the City does not have an AG district. Instead the proposed R-1 zoning district is the City's closest equivalent.

If approved, the property could develop in the future beyond the applicants' current intent for farm and garden uses and a single-family home. Non-residential development is projected on the property to the north, and residential uses allowed under the requested R-1 zoning could be incompatible and hamper development unless properly buffered. With proper buffering and access considerations, development in the requested R-1 zoning could be made compatible with projections for other properties. In addition, development on the property to the north is expected to take place under planned zoning designed to provide for

high-quality development with increased amenities and open space, helping minimize the likelihood of conflicts with residential uses. However, to ensure that any residential development does not hamper further development in the future, staff recommends the applicant be required to record acknowledgement of the projected land uses with the ordinance approving the zoning (if approved). This would not waive any owner's right to object to future development, but would ensure that future owners would be aware of projected land uses with the intent to minimize conflicts that may arise without that knowledge.

Staff Conclusion and Recommendation

Staff concludes that: the proposed "R-1" Single-Family Residential District zoning is not out of character with the surrounding zoning and would not significantly impact the zoning or character of the area; impacts from development permitted under the R-1 zoning could be mitigated through the plan and/or plat approval process; the site is suited to the existing zoning, but cannot be developed under that zoning; there appears to be no specific gain to the public health, safety and welfare by denying the application for rezoning; there does appear to be a hardship to the property owner if the property is not allowed to be rezoned to a City district since the property cannot be developed under the existing County zoning; requested R-1 zoning is the City's closest equivalent zoning to the existing County "AG" Agriculture District; the site does not have adequate public utilities necessary to develop many of the uses permitted in the R-1 zoning, requiring extension of services or approval of private improvements; the area is served by emergency services; development beyond farm and garden and rural residential uses would require improvements to ensure adequate emergency access and services; the proposed R-1 zoning would not accomplish the City's project Office / Business Park land uses, but could be made to be compatible with projected uses for abutting properties.

Following review, staff recommends approving the proposed zoning district change to "R-1" Single-Family Residential District based on the merits of the application and the findings and conclusions in this report. Since the requested R-1 zoning would not implement the City's projected land use for the property and could hamper development of non-residential uses on abutting properties if future development does not mitigate potential impacts, staff recommends approval be subject to the applicant signing and recording acknowledgement of the projected land uses, notifying future owners of the land use projections on abutting properties in order to minimize potential conflicts.

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 and Zoning Commission, must recommend approval or denial to the Board of Aldermen, unless action is otherwise postponed.

End of Memorandum

6-4-15

Sean Ackerson, AICP
Assistant City Administrator /
Community Development Director

Date



Application #: P215-17
 Date Submitted: 3-5-15
 Public Hearing: 6-9-15
 Date Approved: _____

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

Application for Zoning Map Revision (Rezoning)

1. Applicant / Contact Information

Applicant(s)

Name: Stephen and Karla Hall
 Address: 14385 NW 67th St
 City, State: Parkville, MO
 Phone: 760.521.8896 Fax: _____
 E-mail: shall63@kc.rr.com

Owner(s), if different from applicant

Name: Same
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

Engineer / surveyor(s) preparing legal desc.

Name: _____
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

Contact Person

Name: Same as applicant.
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

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) _____ **Date:** _____

Property Owner's Signature (Required)  _____ **Date:** 5 MAR 2015

2. Property Information

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

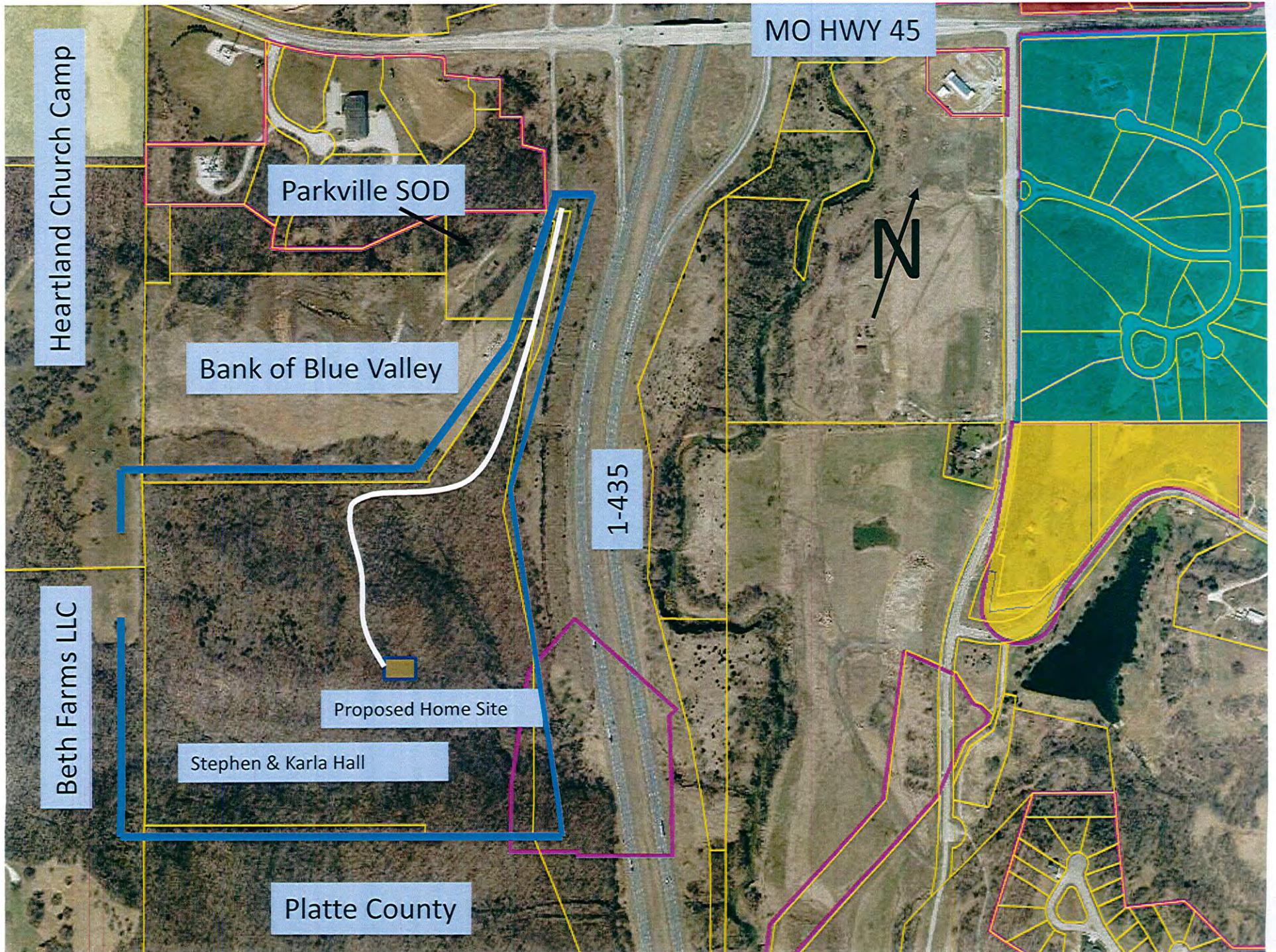
Property address or general description of location: 15813 NW 45 HWY, Parkville, MO 64152

Parcel ID Number: 20-4.0-19-000-000-014.00 and Parcel Number 20-4.0-19-000-000-037.00

Present zoning: Agriculture Proposed zoning: Residential, 1 (R1)

Present use of the property: Purchased as a build site for one single family home in October, 2013.

Length of use: One year, and six months.



Heartland Church Camp

Parkville SOD

Bank of Blue Valley

Beth Farms LLC

Proposed Home Site

Stephen & Karla Hall

Platte County

MO HWY 45

1-435



CITY OF PARKVILLE

Policy Report

DATE: Thursday, June 11, 2015

PREPARED BY:
Sean Ackerson
Assistant City Administrator /
Community Development Director

REVIEWED BY:
Melissa McChesney
City Clerk

ISSUE:

Approve an ordinance to amend Parkville Municipal Code Section 442.050, Design Guidelines, to clarify the regulation of architectural styles, design features and building materials and to clarify regulation of paint colors in the "OTD" Old Town District.

BACKGROUND:

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 design guidelines include Subsection A.2 which states "a building must incorporate architectural styles, design features, building materials and colors complimentary to those used in surrounding buildings." This subsection does not provide clear direction regarding preferred or required colors or materials or other design objectives, making it difficult for business and building owners to understand and difficult for staff, the Planning and Zoning Commission and Board of Aldermen to implement the guideline consistently.

Staff prepared the following amendments to repeal and replace Subsection A.2 to clarify the regulation of architectural styles, design features, building materials, and to add a new Subsection A.13 to clarify the regulation of paint colors:

2. For new construction, a building must incorporate architectural styles, design features, building materials and accents that are compatible with original materials used throughout the surrounding block. For alterations or expansions, the materials and design should be consistent with the original building elements and characteristic of the building period, and should not cover, destroy or otherwise minimize original architectural elements.
13. With the exception of the following, paint color is considered to be a matter of choice, and has no bearing on the preservation of structures.
 - a. Owners are encouraged to use historically appropriate color schemes and contrasts, including use of primary building colors with trim, doors, awnings and other accents in complimentary colors.

- b. Only traditionally painted materials, such as wood, should be painted.
- c. Original materials such as brick and stone that are traditionally left unpainted shall only be painted when already painted prior to the effective date of Ordinance No. ____ (June 16, 2015), or when expressly approved by the Planning and Zoning Commission, as necessary, to unify disparate parts of a building that have been altered or expanded over time.
- d. Inclusion of logos, images, or patterns, including but not limited to stripes, dots, waves, and similar patterns, used primarily to attract attention to a structure shall not be permitted unless approved as signage in accordance with Section 442.055.

BUDGET IMPACT:

Following adoption, the City will incur nominal expenses to codify the adopted changes. Codification expenses are expected to be within the budgeted amount (line item 501.07-02-00).

ALTERNATIVES:

- 1. Approve the proposed text amendments, as recommended by the Planning and Zoning Commission.
- 2. Approve the proposed text amendments subject to conditions.
- 3. Deny the amendments.
- 4. Postpone action.

STAFF RECOMMENDATION:

Staff recommends adoption of the text amendment, as proposed.

PLANNING COMMISSION RECOMMENDATION:

On June 9, 2015, the Planning and Zoning Commission held a public hearing and considered the proposed text amendments. The Commission concurred with conclusions and recommendations in staff's June 4, 2015 report and following consideration unanimously recommended approval by a vote of 6-0 (three members were absent and did not vote). Items considered by the Commission, along with a record of their consideration and recommendation, are attached.

POLICY:

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

SUGGESTED MOTION:

I move that Bill No. 2845, an ordinance amending Parkville Municipal Code Section 442.050, Design Guidelines, to clarify the regulation of architectural styles, design features and building materials and to clarify regulation of paint colors in in the "OTD" Old Town District, be approved for first reading.

I move that Bill No. 2845 be approved on first reading and passed to second reading by title only.

I move that Bill No. 2845 be approved on second reading to become Ordinance No. ____.

ATTACHMENTS:

1. Ordinance
2. June 4, 2015 staff report to the Planning and Zoning Commission

WRITTEN PUBLIC COMMENTS RECEIVED:

None

ADDITIONAL EXHIBITS BY REFERENCE:*

3. Parkville Municipal Code Chapter 442, "OTD" Old Town District Regulations - <http://ecode360.com/27901759>
4. Parkville zoning code in its entirety - <http://www.ecode360.com/PA3395-DIV-05>
5. Parkville Master Plan - <http://parkvillemo.gov/departments/community-development-department/master-plan/>
6. Visions Downtown Parkville and supporting documents - <http://parkvillemo.gov/vision-downtown-parkville/>
7. Notice of Public Hearing mailed to owners within 185 feet of the subject property
8. Hearing notice published in the Platte County Landmark
9. Summary of hearing posted on the City webpage - <http://parkvillemo.gov/wp-content/uploads/2015/05/PZ15-19-Text-Amend-Hearing-Summary-for-6-9-15.pdf>
10. Hearing announcement posted on the City webpage - <http://parkvillemo.gov/public-hearings/>

* Copies on file at Parkville City Hall and available on request

AN ORDINANCE AMENDING PARKVILLE MUNICIPAL CODE CHAPTER 442, SECTION 442.050 DESIGN GUIDELINES, TO CLARIFY THE REGULATION OF ARCHITECTURAL STYLES, DESIGN FEATURES, BUILDING MATERIALS AND TO CLARIFY REGULATION OF PAINT COLORS IN IN THE “OTD” OLD TOWN DISTRICT

WHEREAS, new construction and exterior alterations in the “OTD” Old Town District 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;

WHEREAS, Section 442.050, Design Guidelines, requires the Commission and Board to determine the compatibility of the proposed development and modifications with adjacent buildings, structures and uses;

WHEREAS, Subsection A, 2, of the design guidelines calls for architectural styles, design features, building materials and colors to be complimentary to those used in surrounding buildings;

WHEREAS, subsection A, 2 does not provide clear direction regarding preferred or required colors or materials or other design objectives, making it difficult to implement the guideline consistently;

WHEREAS, staff recommended amendments to Subsection A, 2 and the addition of a new Subjection A, 13 to clarify the guidelines and what would be considered;

WHEREAS, amendments to the zoning code require a public hearing before the Planning and Zoning Commission in accordance with RSMo 89.050 and Parkville Municipal Code Chapter 483 and accordingly all public hearing notices were posted and published as required;

WHEREAS, at its June 9, 2015 regular meeting, the Planning & Zoning Commission held the required public hearing, concurred with conclusions and recommendations in staff’s June 4, 2015 report and following consideration unanimously recommended approval by a vote of 6-0;

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

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

SECTION 1. Parkville Municipal Code, Title IV, Chapter 442, Section 442.050, subsection A, 2 is hereby repealed and replaced as follows:

2. For new construction, a building must incorporate architectural styles, design features, building materials and accents that are compatible with original materials used throughout the surrounding block. For alterations or expansions, the materials and design should be consistent with the original building elements and characteristic of the building period, and should not cover, destroy or otherwise minimize original architectural elements.

SECTION 2. Parkville Municipal Code, Title IV, Chapter 442, Section 442.050, subsection A, is hereby amended to create a new subsection 13 as follows:

13. With the exception of the following, paint color is considered to be a matter of choice, and has no bearing on the preservation of structures.
 - a. Owners are encouraged to use historically appropriate colors schemes and contrasts, including use of primary building colors with trim, doors, awnings and other accents in complimentary colors.
 - b. Only traditionally painted materials, such as wood, should be painted.
 - c. Original materials such as brick and stone that are traditionally left unpainted shall only be painted when already painted prior to the effective date of Ordinance No. ____ (June 16, 2015), or when expressly approved by the Planning and Zoning Commission, as necessary, to unify disparate parts of a building that have been altered or expanded over time.
 - d. Inclusion of logos, images, or patterns, including but not limited to stripes, dots, waves, and similar patterns, used primarily to attract attention to a structure shall not be permitted unless approved as signage in accordance with Section 442.055.

SECTION 3. This ordinance shall be effective immediately upon its passage and approval.

PASSED and APPROVED by the Parkville Board of Aldermen this 16th day of June 2015.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney

Staff Analysis

Agenda Item: 4.C

Proposal: An application to amend Parkville Municipal Code Section 442.050, Design Guidelines, to amend subsection 2 to clarify the regulation of architectural styles, design features, building materials and to add a new subsection 13 to clarify regulation of paint colors in in the “OTD” Old Town District.

Case No: PZ15-19

Applicant: City of Parkville Community Development Department

Exhibits: A. This staff report

By Reference:*

- A. Parkville Municipal Code Chapter 442, “OTD” Old Town District Regulations - <http://ecode360.com/27901759>
- B. Parkville zoning code in its entirety - <http://www.ecode360.com/PA3395-DIV-05>
- C. Parkville Master Plan - <http://parkvillemo.gov/departments/community-development-department/master-plan/>
- D. Visions Downtown Parkville and supporting documents - <http://parkvillemo.gov/vision-downtown-parkville/>
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- F. Hearing notice published in the Platte County Landmark
- G. Summary of hearing posted on the City webpage - <http://parkvillemo.gov/wp-content/uploads/2015/05/PZ15-19-Text-Amend-Hearing-Summary-for-6-9-15.pdf>
- H. Hearing announcement posted on the City webpage - <http://parkvillemo.gov/public-hearings/>

* Copies on file at Parkville City Hall and available on request

Overview

During the last year, the City has received several applications for exterior building modifications in the “OTD” Old Town District. 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. Specifically, the following design guideline applies:

- 2. A building must incorporate architectural styles, design features, building materials and colors complimentary to those used in surrounding buildings.*

The guideline provides no further direction regarding preferred or required colors, intent to limit colors to one or more historic periods, intent to require contrast or other design objectives. This lack of clear direction makes it difficult to evaluate proposed color changes beyond the literal interpretation of a simple comparison to “surrounding buildings.” In many cases, the elements of the surrounding buildings vary greatly and may not be elements that should be replicated. Instead these elements should more appropriately be considered in the context of the original materials used throughout the surrounding block and the period and original materials of the building in question.

Separately, the City’s recent adopted Vision Downtown Parkville considered the appearance of downtown. Vision Downtown Parkville calls for development of more specific guidelines that address building character including “colors that match the style of the buildings and the historic feel” but there was no consensus on specific regulations and this issue was not identified as a high priority since there was no consensus or clear direction.

An accompanying 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. No specific standards, color pallets or other definitive standards were proposed or adopted, making it difficult to evaluate proposed colors changes.

In lieu of any clear standard or direction, city staff, the Planning and Zoning Commission, and Board of Aldermen have instead been forced to interject personal opinions and subjective criteria beyond the City’s adopted regulations and the direction to use colors complimentary to those in surrounding buildings. This issue is compounded by the lack of consensus among the community, staff, Commission and Board. Following Board of Aldermen consideration of a recent application, the Board directed staff to resolve ongoing conflicts with the existing language.

Staff has reviewed regulations for other recognizable districts in the area as well as several other similar commercial areas outside of Kansas City. In most cases, paint color is not regulated. For example, Weston, Missouri which is often referenced in comparison to Parkville does not regulate paint color. Staff did find some examples of districts that regulated paint color, but these most often applied to historic districts where buildings were of a similar age and architectural style (most often in residential districts). More often, paint color was not regulated, except to prevent paint of building elements such as brick, stone and other materials that were not intended to be painted.

Although not as highly debated, differences of opinions have also been expressed about architectural styles, design features, building materials and whether they are compatible with surrounding buildings and whether comparison to surrounding buildings is an appropriate consideration. Similar concerns about arbitrary decisions apply to these standards.

Proposed Amendment

In order to help temporarily address these issues, staff proposes amendments to remove the requirement for approval of color changes except where original materials would be covered. The amendment also proposes to clarify the intent for architectural styles, design features, and building materials for new buildings calling for these elements to be compatible with original materials used throughout the surrounding block. For existing buildings the amendment calls for these elements to be consistent with the original building elements and characteristic of the building period, and should not cover, destroy or otherwise minimize original architectural elements. A more detailed solution is anticipated to result from the comprehensive zoning code update which will be undertaken starting this summer and which is expected to be completed and adopted in 2016. Meanwhile, the amendment is intended to clarify the existing regulations and set achievable objectives that can be consistently applied. This amendment is also intended to allow building and business owners and new investors make business decisions without jeopardizing the character of the downtown area.

Following is the current and proposed text. Staff recommends repealing and replacing existing guideline #2 and replacing it with the revised guideline #2 and a new guideline #13.

Existing

2. A building must incorporate architectural styles, design features, building materials and colors that are complimentary to those used in surrounding buildings.

Proposed

2. For new construction, a building must incorporate architectural styles, design features, building materials and accents that are compatible with original materials used throughout the surrounding block. For alterations or expansions, the materials and design should be consistent with the original building elements and characteristic of the building period, and should not cover, destroy or otherwise minimize original architectural elements.
13. With the exception of the following, paint color is considered to be a matter of choice, and has no bearing on the preservation of structures.
 - a. Owners are encouraged to use historically appropriate colors schemes and contrasts, including use of primary building colors with trim, doors, awnings and other accents in complimentary colors.
 - b. Only traditionally painted materials, such as wood, should be painted.
 - c. Original materials such as brick and stone that are traditionally left unpainted shall only be painted when already painted prior to the effective date of this ordinance, or when expressly approved by the Planning and Zoning Commission, as necessary, to unify disparate parts of a building that have been altered or expanded over time.
 - d. Inclusion of logos, images, or patterns, including but not limited to stripes, dots, waves, and similar patterns, used primarily to attract attention to a structure shall not be permitted unless approved as signage in accordance with Section 442.055.

Staff Conclusion and Recommendation

Staff concludes that the proposed amendment provides guidance consistent with preserving the character of downtown. Staff also concludes that this amendment can be more clearly understood and implementing consistently, minimizing the likelihood of arbitrary application or interpretation. Staff recommends adoption of the proposed text amendment as an interim solution until a more comprehensive solution can be developed.

It should be noted that the recommendation contained in this report is made without the benefit of being able to consider testimony and exhibits presented 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 text amendment, associated exhibits and any testimony presented during the public hearing the Planning and Zoning Commission, must recommend approval or denial to the Board of Aldermen, unless action is otherwise postponed. Unless postponed or withdrawn by the applicant, the Board of Aldermen will consider final action on the application at their regularly scheduled meeting on Tuesday, June 16, 2015 at 7:00 p.m.

End of Memorandum

6-4-15

Sean Ackerson, AICP
Assistant City Administrator /
Community Development Director

Date

CITY OF PARKVILLE

Policy Report

Date: Thursday, June 11, 2015

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

Reviewed By:
Melissa McChesney
City Clerk

ISSUE:

Approve a Planned District Development permit for exterior modifications to 303 Main Street in the Old Town District.

BACKGROUND:

Property owners Joe and Shelly Willhoite are proposing to rehabilitate and modify the vacant building at 303 Main Street with the stated intent to “improve the existing building at 303 Main Street, restore the original structure’s character, and enhance the site with the larger goal of uniting the street and improving the quality of the neighborhood.” They propose to restore the building’s character, including stabilizing the structure, replacing the clapboard siding, restoring the original details and molding, replacing windows and doors and replicating a period color scheme. The plans also propose updating the building with a new entry and deck on the north side and a new stone wall and courtyard or patio to the west (facing Main Street). Lastly, the plans propose to remodel the interior with an updated kitchen, bathroom and other features which are ADA compliant and meet commercial code requirements.

The application was reviewed against the Parkville Municipal Code including Chapter 442 *Old Town District* regulations and in comparison to other development in the Old Town District. The application has also been reviewed against goals and objectives from the adopted *Vision Downtown Parkville* and the separate advisory study, *A Preliminary Commercial Rehabilitation Design Guideline*.

The Commission considered the application at their June 9, 2015 meeting and concluded that the proposed exterior modifications are generally consistent and compatible with other improvements in the Old Town District; are consistent with the adopted OTD guidelines; return the building to a more historic character; and help provide mass more comparable to other uses on the block without diminishing the historic character of the building.

BUDGET IMPACT:

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

ALTERNATIVES:

1. Approve the proposed modifications as recommended by the Planning and Zoning Commission.
2. Approve the proposed modifications subject to other specified conditions.
3. Deny the application.
4. Postpone consideration.

STAFF RECOMMENDATION:

Staff recommends approving the proposed modifications subject to any major plan changes being approved by the Planning and Zoning Commission and minor changes being approved administratively by staff.

PLANNING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission considered the application at the June 9, 2015, meeting and concurred with staff conclusions and recommendation approval by a vote of 6 to 0 (three members were absent) subject to major changes coming back [to be approved by the Planning and Zoning Commission], otherwise administrative authority to approve minor changes.

POLICY:

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."

SUGGESTED MOTION:

I move to approve the application for a planned district development permit to allow modification of the building at 303 Main Street subject to major plan changes being approved by the Planning and Zoning Commission and minor changes being approved administratively by staff.

ATTACHMENTS:

1. June 9, 2015 staff report to the Planning and Zoning Commission
2. Plan set (13 pages including covers), including historic references, photos of existing structure, proposed modifications and proposed materials.

ADDITIONAL EXHIBITS BY REFERENCE:*

1. Minutes of the June 9, 2015 Planning and Zoning Commission meeting (by reference)
2. The Parkville Municipal Code including Title IV, Zoning Code, including but not limited to Chapters 442, "OTD" Old Town District Regulations - <http://ecode360.com/27901759>
3. The adopted Vision Downtown Parkville - <http://parkvillemo.gov/vision-downtown-parkville/>
4. A Preliminary Commercial Rehabilitation Design Guideline (advisory study) - <http://parkvillemo.gov/download/community-development/Appendix-F%20.pdf>



Staff Analysis

Agenda Item: 5.B

Application: An application for modification of a structure at 303 Main Street in the “OTD” Old Town District

Case No: PZ15-20

Applicant: Joe Willhoite

Location: 303 Main Street in downtown Parkville

Property owner: Joe and Shelly Willhoite

Zoning: “OTD” Old Town District

Parcel #: 20-7.0-35-400-004-001.000

Exhibits:

- A. This staff report
- B. Proposed plans including historic references, photos of existing structure, proposed modifications and proposed materials.
- C. Additional exhibits as may be presented during the meeting

By reference:

- A. The Parkville Municipal Code including Title IV, Zoning Code, including but not limited to Chapters 442, “OTD” Old Town District Regulations - <http://ecode360.com/27901759>
- B. The adopted Vision Downtown Parkville - <http://parkvillemo.gov/vision-downtown-parkville/>
- C. A Preliminary Commercial Rehabilitation Design Guideline (advisory study) - <http://parkvillemo.gov/download/community-development/Appendix-F%20.pdf>

Overview

The applicant is proposing to rehabilitate and modify the vacant building at 303 Main Street, with the stated intent to: “improve the existing building at 303 Main Street, restore the original structure’s character, and enhance the site with the larger goal of uniting the street and improving the quality of the neighborhood.” The plans propose to restore the exterior character, including stabilizing the structure, replacing the clapboard siding, restoring the original details and molding, replacing windows and doors and replicating a period color scheme. The plans also propose updating the building with a new entry and deck on the north side and new stonewall and courtyard or patio to the west (facing Main Street). Last the plans propose to remodel the interior with updated kitchen, bathroom and other features which are ADA compliant.

The site is zoned “OTD” Old Town District. Parkville Municipal Code Section 442.050 sets out design guidelines to be met for new construction and exterior modification. 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.

Analysis and Comments

The application has been reviewed against the Parkville Municipal Code including Chapter 442 *Old Town District* regulations and in comparison to other development in the Old Town District. The application has also been reviewed against goals and objectives from the adopted *Vision Downtown Parkville* and the separate advisory study, *A Preliminary Commercial Rehabilitation Design Guideline*.

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. 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. Specifically, the following sections would apply:

1. *As a general rule, building setbacks must include consideration of already established setbacks of adjacent buildings.*
2. *A building must incorporate architectural styles, design features, building materials and colors complimentary to those used in surrounding buildings.*
3. *As a general rule, buildings must maintain similar base courses, cornice lines and horizontal lines of windows complementary to those used in surrounding buildings.*
5. *Buildings should be located to front towards and relate to public streets and public ways. Buildings should not be oriented to front toward a parking lot*
6. *As a general rule, buildings must be designed to create street level interest and pedestrian activity. Doorways, covered walkways, windows, and other street level ornamentation should be incorporated to create pedestrian scale and inviting spaces.*
7. *Buildings must not have long, monotonous, uninterrupted walls or roof planes visible from the street or other public rights-of-way. Building walls more than fifteen (15) feet in length must include elements that add architectural interest and variety such as projections, recesses, offsets, windows, painted features or blank window openings trimmed with frames, sills or lintels.*
8. *Facades visible from the public right-of-way should be architecturally emphasized through the arrangement of windows, entrance treatments and details.*
9. *Building entrances and storefronts must face the street and/or public ways. All entrances must be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, or other elements as appropriate. Public right-of-way shall be unobstructed to a height of seven (7) feet.*
11. *All mechanical equipment and trash enclosures must be thoroughly screened from view from the public right-of-way and adjacent properties by the use of walls or landscaping. If*

landscaping is used, it shall hide the mechanical equipment completely and should consist of evergreen varieties.

12. *Walls and fences should be architecturally compatible with the style, materials and colors of the principal building on the same lot. Fence types may include: wood, wrought iron, brick, stone or other similar material. Chain link, woven wire or other similar metal fences are not appropriate.*

Following review and consideration, staff concludes that the intent of these guidelines has been met. The proposed stonewall and courtyard helps create setbacks more comparable to the abutting properties and helps create street-side interest. This also helps focus attention on the front of the building which is somewhat lost with the existing setback. Beyond the consideration for the abutting buildings the applicant intends to return the building a more historic character, removing materials that are not consistent with the buildings age and original architectural details and repairing or replacing elements with elements more characteristic to the building's architectural period.

Although the building did not historically have double doors and a deck as proposed on the north side of the building, this improvement would help provide mass more comparable to other uses on the block without diminishing the historic character of the building.

Staff Conclusion and Recommendation

Staff concludes: that the proposed exterior modifications are generally consistent and compatible with other improvements in the Old Town District; are consistent with the adopted OTD guidelines; and return the building to a more historic character. Staff recommends approval as submitted subject to any additional conditions the Planning and Zoning Commission recommends.

It should be noted that this recommendation is made without the benefit of any additional information that may be provided during the Planning and Zoning Commission meeting.

Necessary Action

Following consideration of the application and supporting information, the factors discussed above, the Planning Commission should recommend approval, approval with conditions, or denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record.

Sean Ackerson, AICP
Assistant City Administrator /
Community Development Director

6-9-15
Date



3 0 3
M A I N
S T R E E T



PHOTO OF
PARKVILLE
IN 1900

- Few records on the structure
- In existence for at least 115 years.
- Painted clapboard construction



CURRENT
CONDITION
OF 303 MAIN

- Veneer overlay of rustic “barn wood”
- Disappears behind phone company addition
- Structure and finishes failing

3 0 3
M A I N
S T R E E T

PROJECT GOALS
AND INTENT

“Our intent with this project is to improve the existing building at 303 Main Street, restore the original structure’s character, and enhance the site with the larger goal of uniting the street and improving the quality of the neighborhood.”



3 0 3
M A I N
S T R E E T

The condition of our structure is arguably the poorest in the area, therefore by improving the quality of the building and its environment we will improve the old town district and extend and unite the character of Main Street to the north. To achieve this we will complete the following improvements:

First, we focus on restoring the exterior character.

- Stabilize the structure, including footings, walls and roof.
- Remove the rustic barn wood overlay
- Replace clapboard siding to match original
- Restore original details including moldings
- Replace windows and entry door.
- Replicate period color scheme

Second, we improve the design to make the building viable to current standards.

- Enhance the entry door
- Add a deck and French door deck access
 - Expands the “living space”
 - Opens up interior

Third, we remodel and modernize interior.

- Improve the look and feel and provide ADA compliance
- Update kitchen and bathroom to current standards.

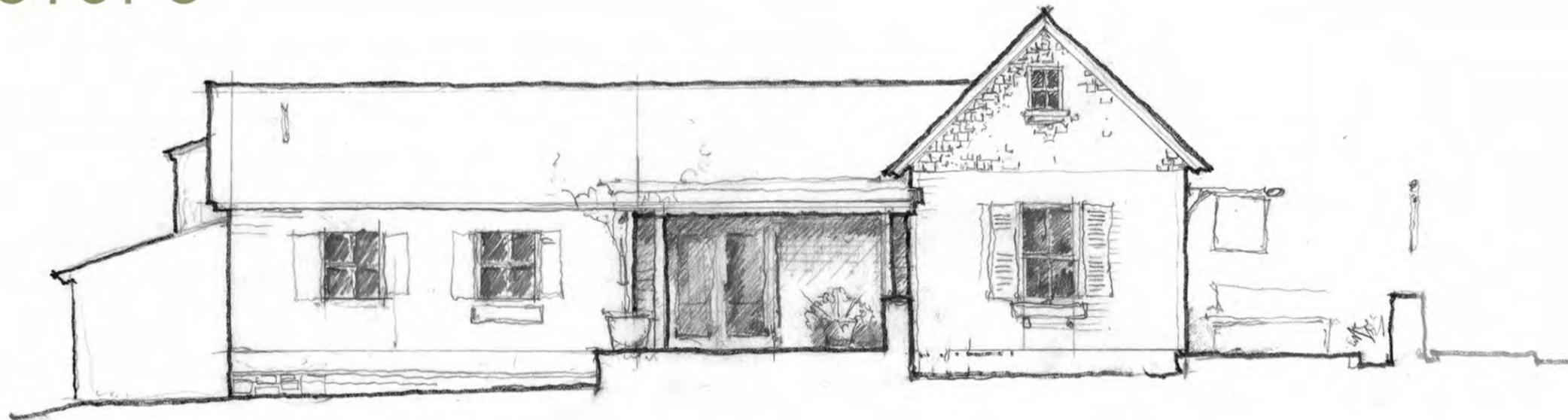
Fourth, we accomplish site improvements

- Introduce a low stone wall with landscaping to create courtyard
 - Creates a street presence
 - Adds entry sequence and enhances the scale of the existing structure
 - Creates a pedestrian focus

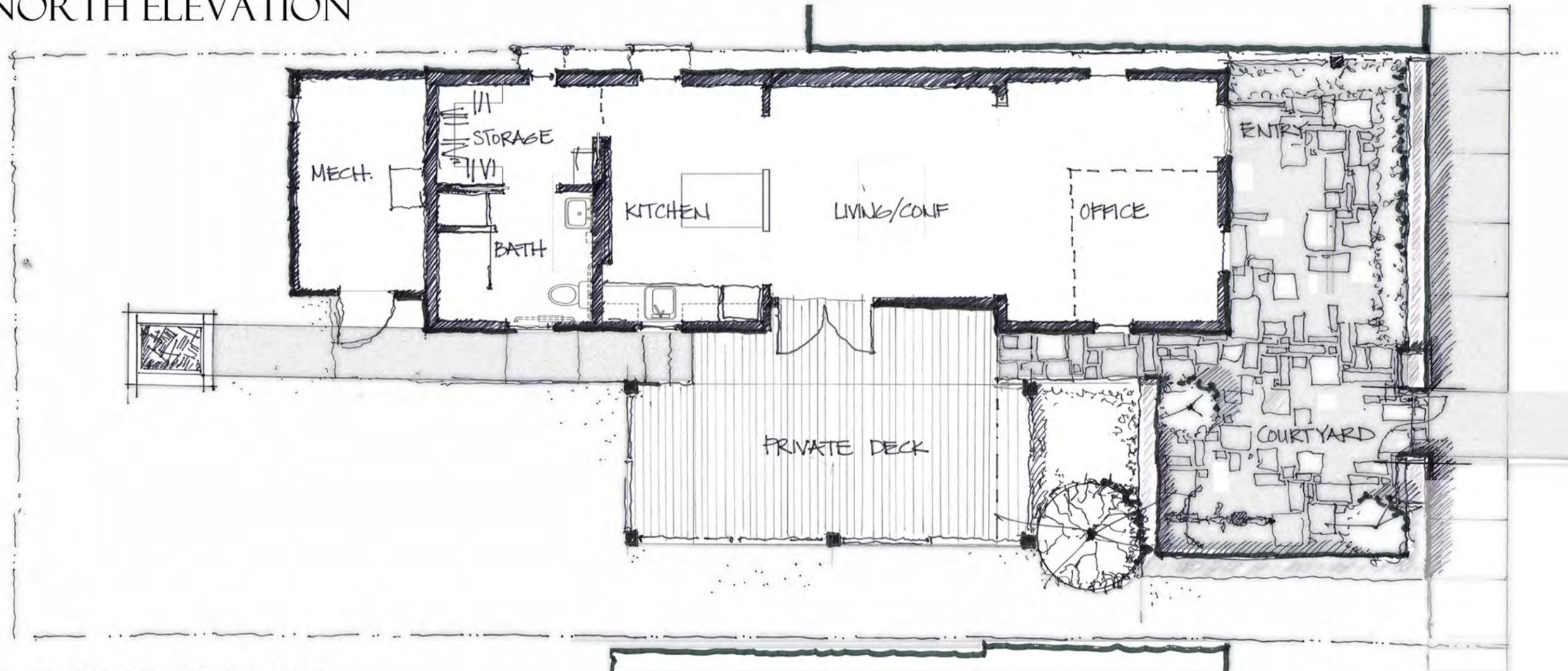


PROJECT SCOPE

3 0 3
M A I N
S T R E E T



NORTH ELEVATION



FLOOR/SITE PLAN

3 0 3
M A I N
S T R E E T

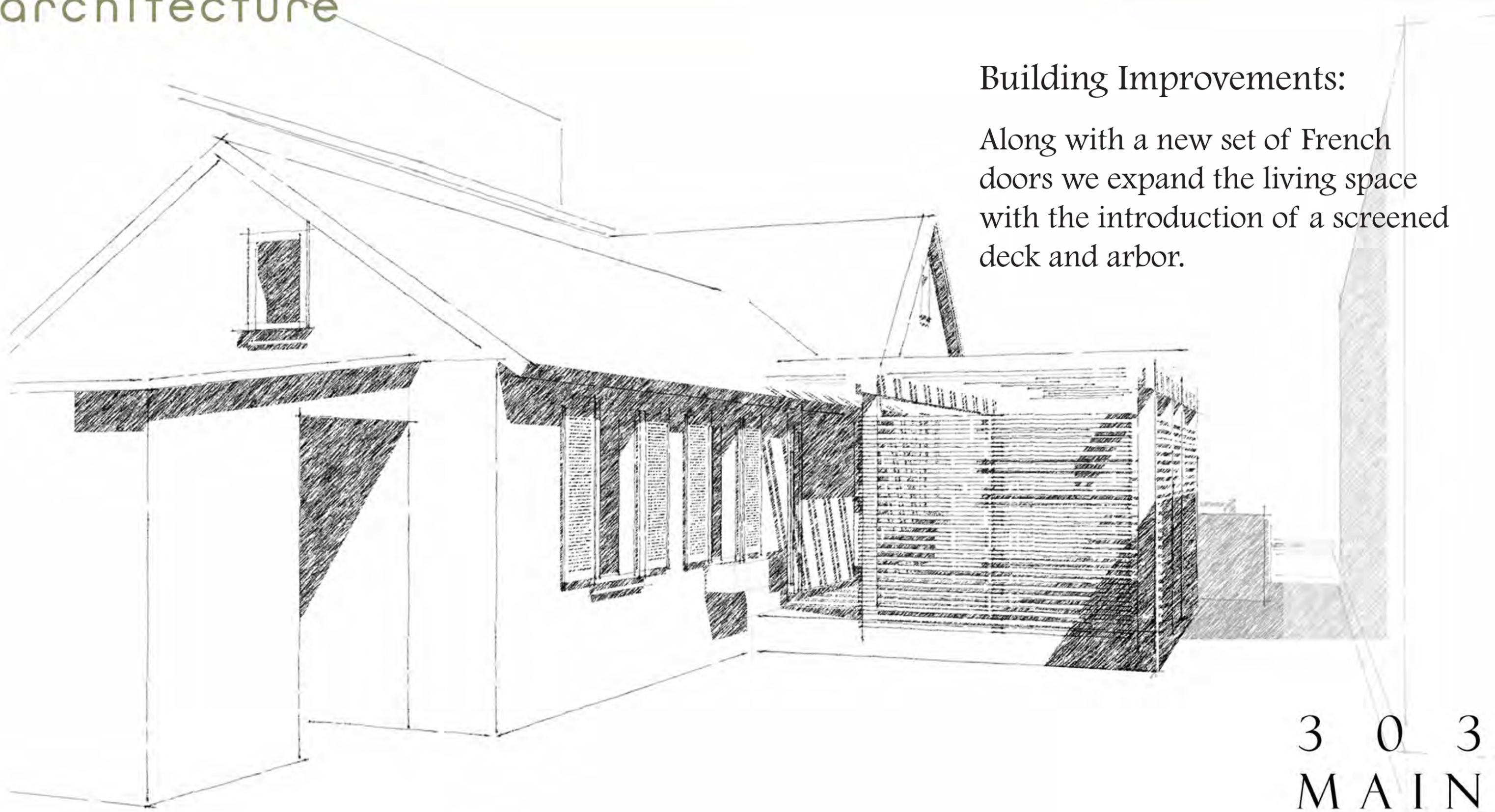


Building
Improvements:

Enhanced entry,
window amenities, and
replicated building
details

3 0 3
M A I N
S T R E E T

ENTRY PERSPECTIVE

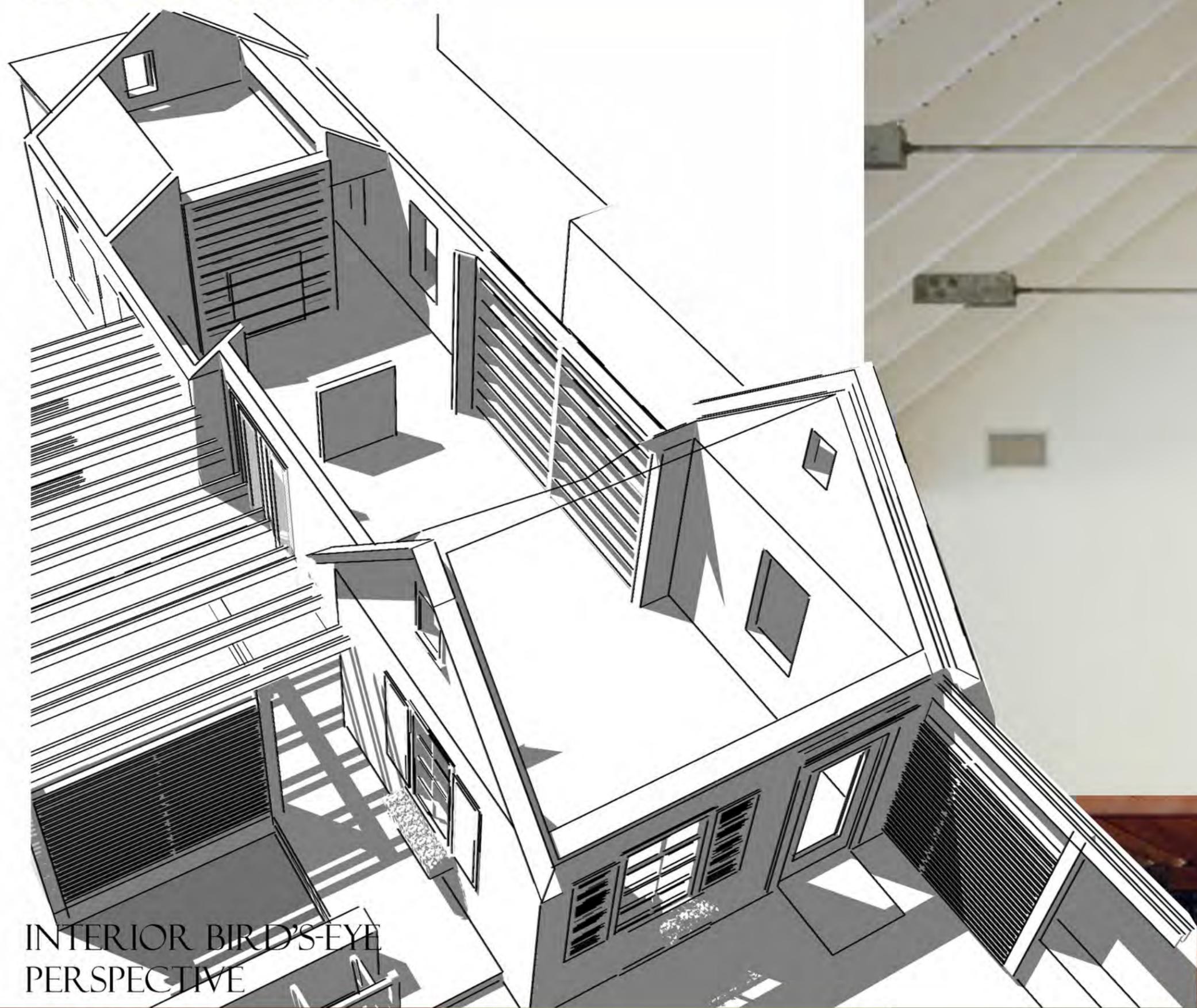


Building Improvements:

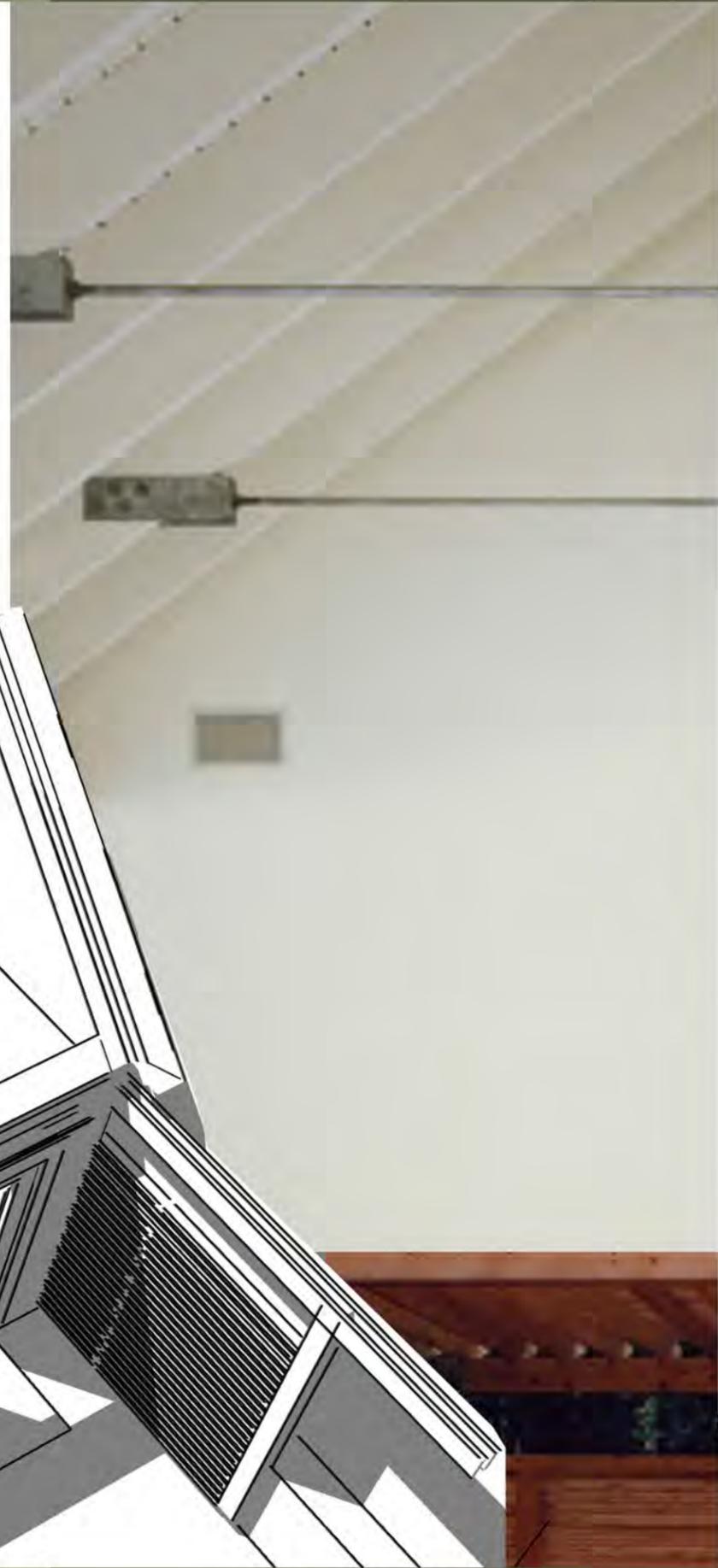
Along with a new set of French doors we expand the living space with the introduction of a screened deck and arbor.

NORTH EAST PERSPECTIVE

3 0 3
M A I N
S T R E E T



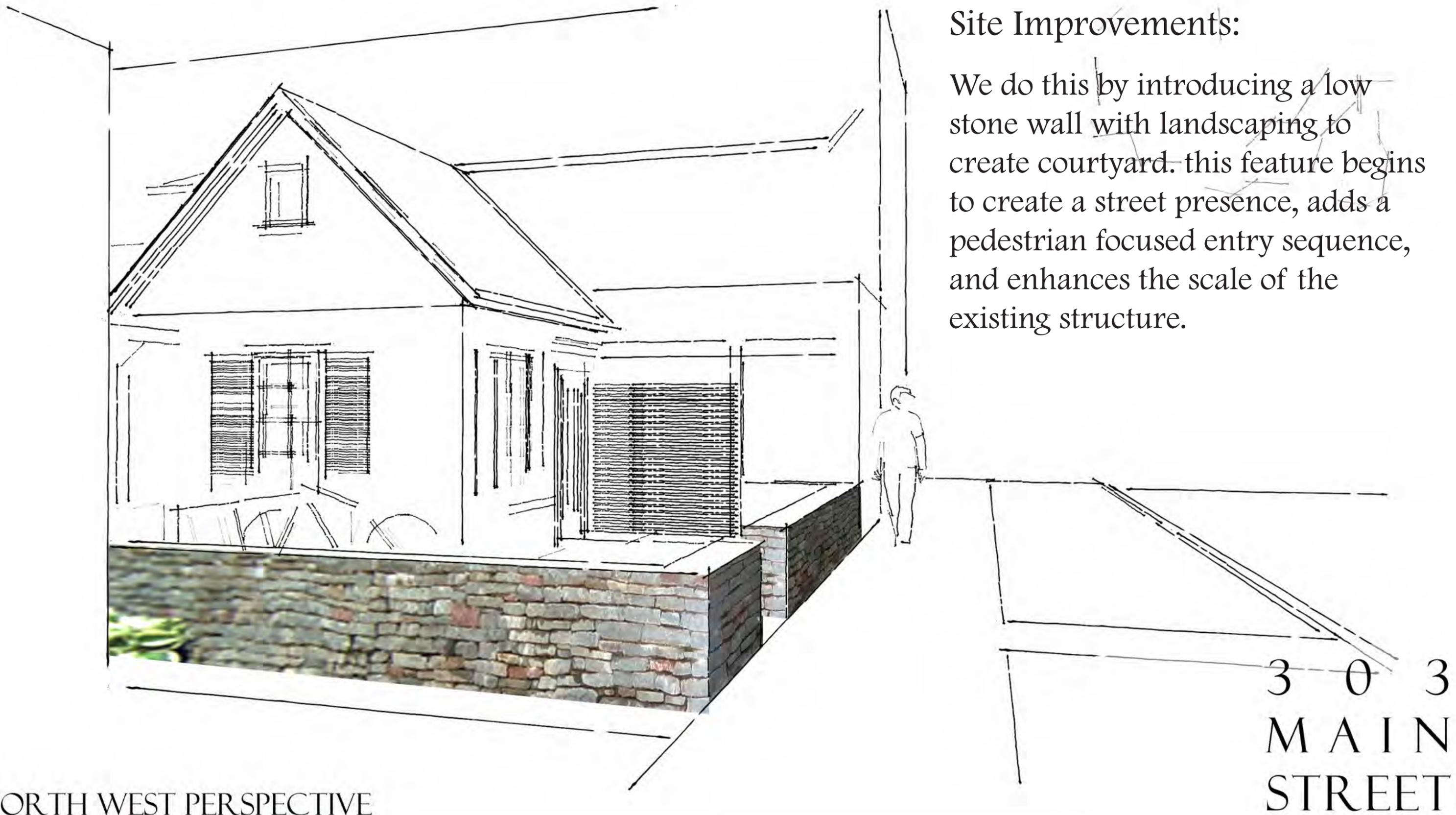
INTERIOR BIRD'S-EYE
PERSPECTIVE



Interior Improvements:

Modernize and improve the look and feel while providing current code and ADA compliance. Updating kitchen and bathrooms to current standards.

3 0 3
M A I N
S T R E E T



Site Improvements:

We do this by introducing a low stone wall with landscaping to create courtyard. this feature begins to create a street presence, adds a pedestrian focused entry sequence, and enhances the scale of the existing structure.

NORTH WEST PERSPECTIVE



PERSPECTIVE RENDERING

3 0 3
M A I N
S T R E E T

CEDAR
SHAKES



COLOR 1
ACCENT

SHUTTERS
(OPERABLE)



COLOR 2
PRIMARY

CLAPBOARD
SIDING
(DOLLY VARDEN)



COLOR 3
SECONDARY

STONE WALL



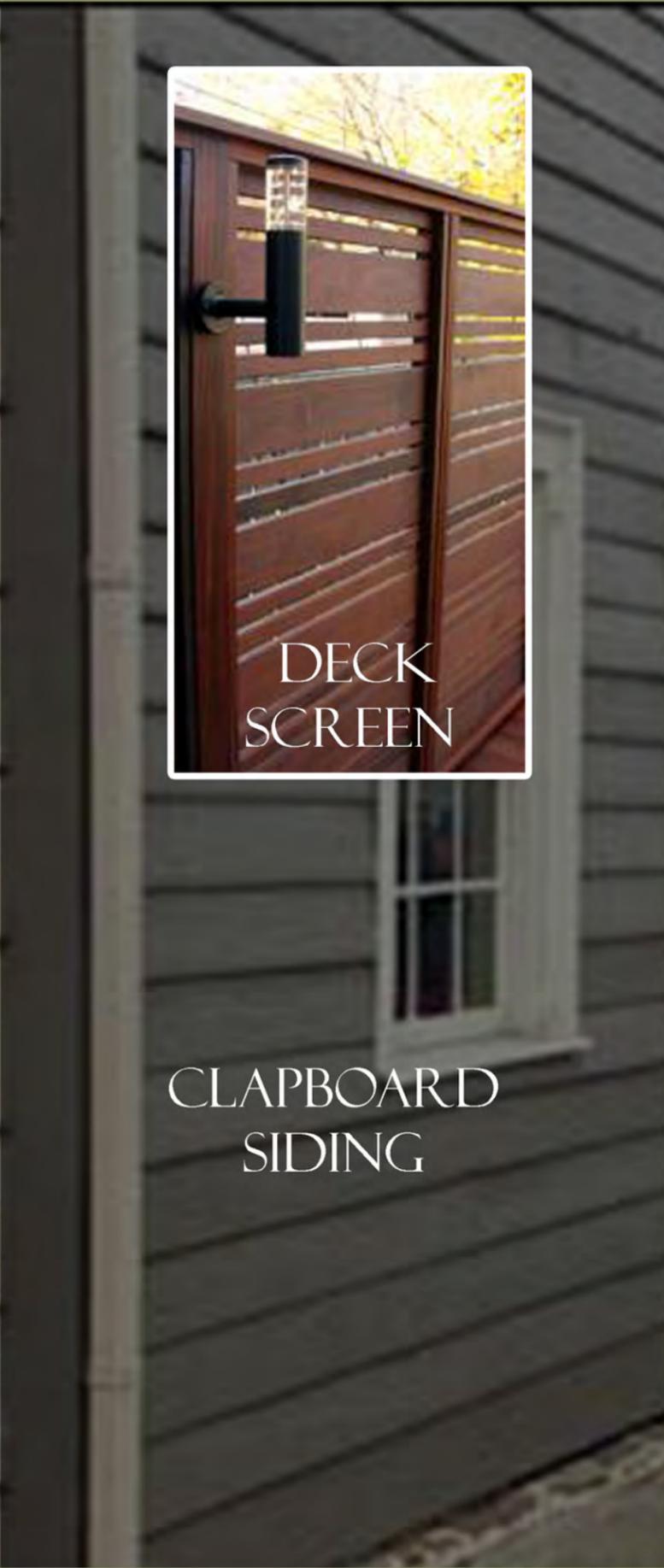
COLOR 4
TRIM

3 0 3
M A I N
S T R E E T





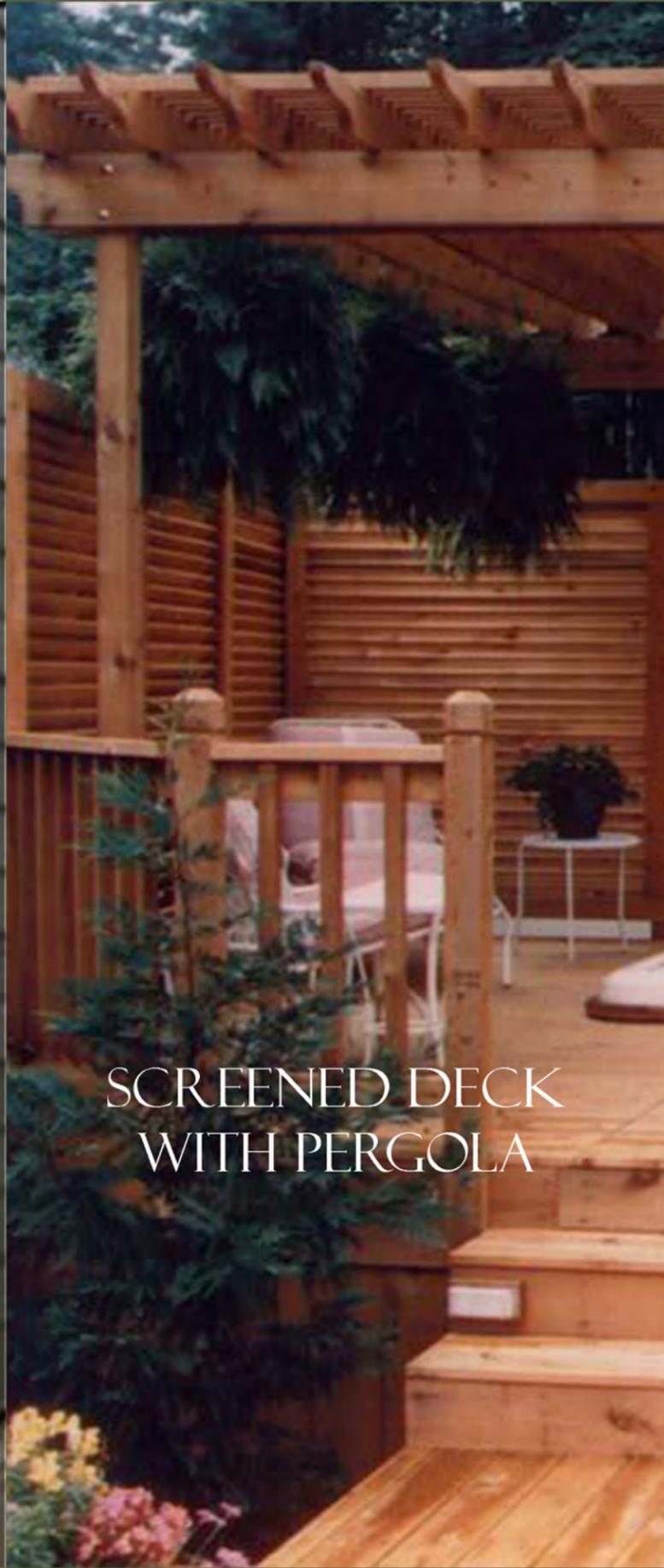
OPERABLE SHUTTERS



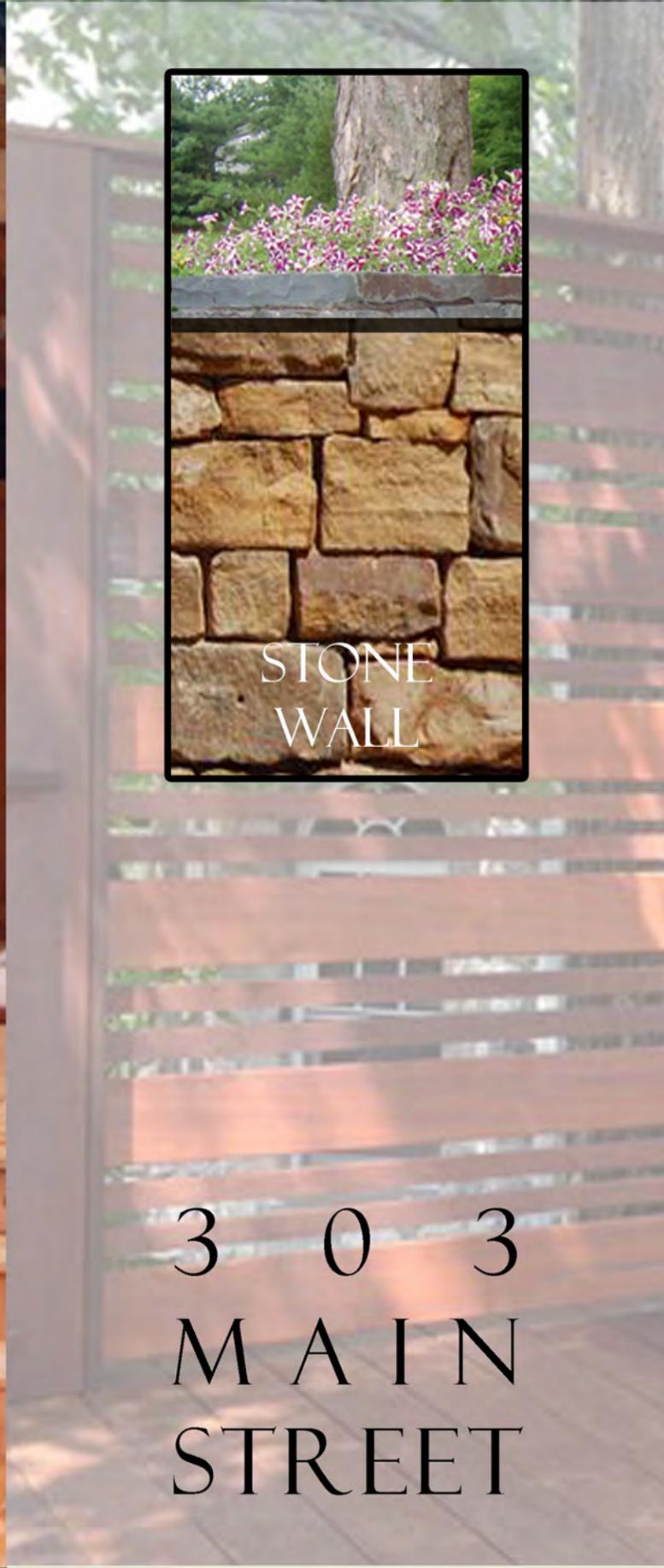
CLAPBOARD SIDING



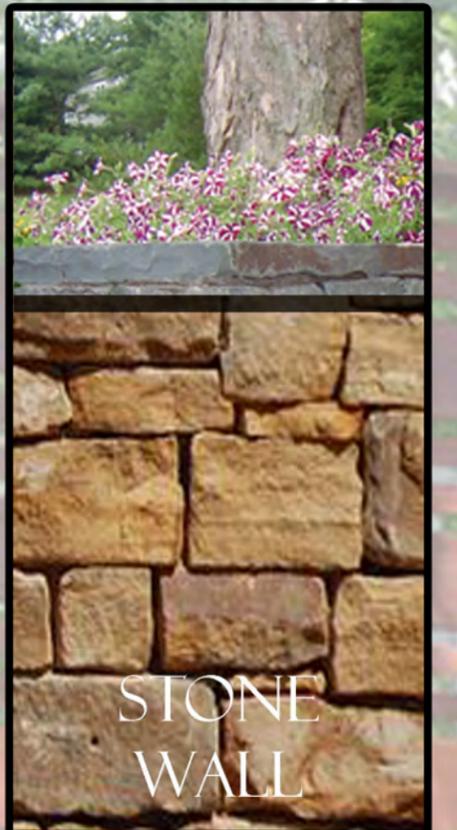
DECK SCREEN



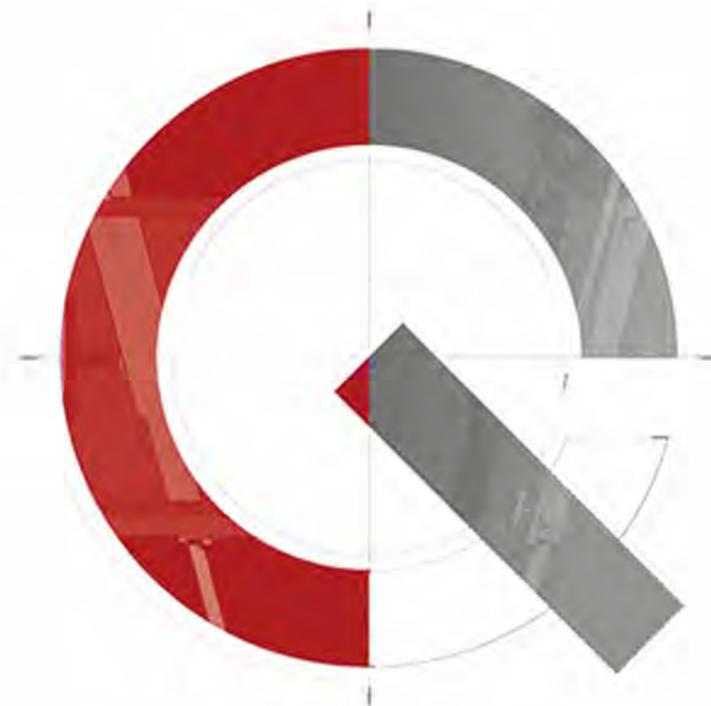
SCREENED DECK WITH PERGOLA



3 0 3
MAIN STREET



STONE WALL



c.u.e
architecture

303 Main Street, Parkville, Missouri, 64152 816.898.5319
see-cue.com