



At 5:30 p.m. work session will be held to review the Downtown Entryway Improvement Design.

BOARD OF ALDERMEN
Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, September 16, 2014, 7:00 pm
City Hall Boardroom

Next numbers: Bill No. 2806 / Ord. No. 2776

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 September 2, 2014 regular meeting
- B. Approve a cooperative agreement with the Missouri Department of Conservation for a 2014-2015 Tree Resource Improvement and Maintenance Grant in the amount of \$8,137
- C. Approve the purchase of a 2015 Ford Taurus all-wheel drive police interceptor sedan to be used by the Chief of Police
- D. Approve Resolution No. 09-01-14 and adopt a debt management policy
- E. Approve the Semi-Annual Financial Report for January 1 through June 30, 2014
- F. Receive and file the financial report for the month ending August 31, 2014
- G. Receive and file the crime statistics for January through July 2014
- H. Approve Accounts Payable from August 26 to September 10, 2014

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 repealing Ordinance No. 2765 and approving a revised final plat of The Village at the National Phase 1 – Case No. PZ14-17; applicant, J3-PANDI, LLC, owner (Community Development)
- B. Approve an ordinance amending a conditional use permit and site plan for Parkville Self Storage, 10875 NW 45 Highway – Case No. PZ14-26; CKC Holdings, LLC, applicant (Community Development)
- C. Approve a Planned District Development for K-Building Specialties – Case No. PZ14-25; James R. Marshall, applicant on behalf of K Development, LLC (Community Development)

- D. Approve a Planned District Development permit for exterior modifications located at 5 Main Street in the Old Town District – Case No. PZ14-28; Mark Gould, Barefoot Beach Bums (Community Development)

6. STAFF UPDATES ON ACTIVITIES

- A. Public Works
 - 1. KCP&L Micro-Grant – Platte Landing Park Trees

7. COMMITTEE REPORTS & MISCELLANEOUS ITEMS FROM THE BOARD

8. ADJOURN

General Agenda Notes:

This agenda closed at noon on Thursday, September 11, 2014. 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 7:00 p.m. on Tuesday, September 2, 2014, 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 Kendall Welch	- present
Ward 3 Alderman David Jones	- present
Ward 4 Alderman Marc Sportsman	- absent with prior notice
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
Kevin Chrisman, Police Chief
Steve Chinn, City Attorney
Bruce Culley, Auditor

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

2. CITIZEN INPUT

3. MAYOR'S REPORT

Mayor Johnston thanked the partners that provided a funding match for preliminary engineering for the Highway 9 Corridor study that included the Missouri Department of Transportation, City of Riverside, Park University and Platte County. She also thanked the Main Street Parkville Association, Parkville Chamber of Commerce, Parkville Economic Development Council, Platte County Economic Development Council, Parkville Old Towne Market Community Improvement District, and the Platte County Health Department for their letters of support.

Mayor Johnston also noted that Jim Allen, Jr. was recognized at the White House for receiving the Veteran Entrepreneur-Champions of Change Award. He was one of 600 applicants recognized for his service to the country through his non-profit organization. At the ceremony, remarks were made by Vice President Joe Biden.

4. CONSENT AGENDA

- A. Approve the minutes for the August 19, 2014 regular meeting
- B. Approve the minutes for the August 19, 2014 work session
- C. Receive and file the July 2014 sewer report
- D. Receive and file the crime statistics for January through June 2014
- E. Approve purchases for the fall 2014 crack sealing project in an amount not to exceed \$18,000
- F. Approve memorandums of agreement with Park University to conduct the annual supervised deer and permit hunts
- G. Approve a liquor by the drink picnic license for Ducks Unlimited for the annual fundraising banquet and auction at the Parkville Athletic Complex on October 4, 2014
- H. Approve accounts payable from August 13 to August 26, 2014

Alderman Plumb noted he was an employee of Park University but the consent item for the supervised deer hunts did not involve the exchange of money.

IT WAS MOVED BY ALDERMAN DRIVER AND SECONDED BY ALDERMAN PLUMB TO APPROVE THE CONSENT AGENDA AND RECOMMENDED MOTION FOR EACH ITEM, AS PRESENTED. ALL AYES; MOTION PASSED 7-0.

5. ACTION AGENDA

A. Accept the audited financial statements for fiscal year 2013 as prepared by Bruce Culley, CPA

Auditor Bruce Culley provided highlights of the 2013 audit that included an increase in net assets and sewer net income, the refinancing of both temporary Neighborhood Improvement District notes that netted a total of \$605,000 that was used toward finance costs, the existing debt balance decreased from 2012, and a considerable amount was spent on the Brink Meyers Road retaining wall. He added there were no disagreements with management. Highlights in the management letter included more training for accounting personnel which was funded in the budget; the court bank statements were going to accounting to ensure all disbursements and deposits were made accordingly and all bonds were balanced; staff was complying with the previous year's recommendation regarding deposits for sewer payments; and the schedule of fixed assets was not completed.

Recommendations included reviewing the street rating system study, looking into a computer program to keep track of fixed assets, and creating accounting policies and procedures.

City Administrator Lauren Palmer responded to Mr. Culley's comments, noting that the schedule of fixed assets was on the list to be completed in 2013 but due to staff limitations it was not yet completed. She also said the change in the decrease in revenues in the sewer fund was due to the City failing to enforce delinquencies. This issue has been addressed, and revenues for 2014 were on target to meet or exceed the 2012 revenue levels. Palmer corrected the statement that the legal settlement for the Brink Myers Road wall was adequate to cover the costs of the wall repairs. It did not cover the full costs, but other NID funds were available, so no general city revenues were needed. She agrees with the need for training and explained over the last year the Human Resource/Finance Director had human resources training and the focus would be shifted to financial aspects next year. And finally, Palmer discussed the street rating program and believed the methodology to rate the streets was adequate but the issue was to reevaluate the goals to ensure that the audit accurately portrays the condition of the entire street system.

Alderman Werner asked staff that if the Board were to accept the report but not the accuracy of the accounting systems would they have the opportunity to review it later. Palmer responded that the recommendation was to accept the audit report which would signal staff to complete the additional processes required, but if the Board desired to edit the document it would have to be postponed to September 16 and would be discussed at the Finance Committee meeting.

IT WAS MOVED BY ALDERMAN DRIVER AND SECONDED BY ALDERMAN PLUMB TO ACCEPT THE AUDITED FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2013. ALL AYES; MOTION PASSED 7-0.

B. Conduct a public hearing and approve an ordinance approving the 2014 Property Tax Levy for the General Fund and General Debt Service Fund for Fiscal Year 2015

Mayor Johnston opened the public hearing at 7:31 p.m. City Administrator Lauren Palmer stated the levy would generate property tax revenue for the 2015 fiscal year and budget and staff recommended maintaining the current levy which was set at the maximum limit authorized by

State law. She added the levy could be reduced enough to meet the City's financial obligations but the policy was to keep it at the maximum to allow more flexibility. If the Board desired to reduce the levy it would set a new cap that could not be adjusted until 2016 for the 2017 budget year. The levy maintained at the same level would generate additional property tax revenues of approximately \$16,000 for the General Fund and \$5,000 for the General Debt Service Fund.

Mayor Johnston invited public comments and questions regarding the property tax levy. Hearing none, she closed the public hearing at 7:37 p.m.

IT WAS MOVED BY ALDERMAN DRIVER AND SECONDED BY ALDERMAN PLUMB THAT BILL NO. 2805, AN ORDINANCE **SETTING THE 2014 GENERAL TAX LEVY AT \$0.4784 PER \$100.00 OF ASSESSED VALUATION AND THE GENERAL DEBT LEVY AT \$0.1759 PER \$100.00 OF ASSESSED VALUATION**, BE APPROVED FOR FIRST READING. ALL AYES; MOTION CARRIED 7-0.

IT WAS MOVED BY ALDERMAN DRIVER AND SECONDED BY ALDERMAN PLUMB THAT BILL NO. 2805 BE APPROVED ON FIRST READING AND PASSED TO SECOND READING BY TITLE ONLY. ALL AYES; MOTION CARRIED 7-0.

IT WAS MOVED BY ALDERMAN DRIVER AND SECONDED BY ALDERMAN PLUMB THAT BILL NO. 2805 BE APPROVED ON SECOND READING TO BECOME ORDINANCE NO. 2775. ALL AYES BY ROLL CALL VOTE: PLUMB, WELCH, WERNER, DRIVER, LAMER, RITTMAN AND JONES. MOTION CARRIED 7-0.

C. Approve the purchase of a used 2007 Ford Ranger XLT Pickup for the Parkville Nature Sanctuary

City Administrator Lauren Palmer explained the purchase was budgeted in the 2014 Capital Improvement Program. Staff planned to purchase a smaller truck to navigate through the sanctuary trail networks for a combined budget of \$13,275. The standard process for new vehicles was to put specifications out for bid, which is not practical for a used vehicle. Staff had intended to request approval from the Finance Committee and the Board of Aldermen to authorize the purchase up to a certain amount based on research of the market. However, during the research process staff found a vehicle to meet its needs but needed to move quickly in order for the dealer to hold the price. Therefore, staff requested Board approval without review from the Finance Committee.

Nature Sanctuary Director Bob Fluchel explained the process he used to locate the used truck and noted the Streets Division determined it was in good shape. He added the retail value was \$13,300 and recommended the purchase of the used truck.

Palmer said the money for the purchase of the truck was from partial proceeds from the auction of a F350 and the Nature Sanctuary Donation Fund. The consensus of the Board was to use the full amount of the auction proceeds and take the remaining balance from the Nature Sanctuary Donations Fund.

IT WAS MOVED BY ALDERMAN DRIVER AND SECONDED BY ALDERMAN PLUMB TO **APPROVE THE PURCHASE OF USED 2007 FORD RANGER XLT PICKUP FROM GARY CROSSLEY FORD IN THE AMOUNT OF \$12,500 WITH THE TRANSPORTATION FUND AMOUNT OF \$8,275, WITH BALANCE COMING OUT OF NATURE SANCTUARY DONATION FUND**. ALL AYES; MOTION CARRIED 7-0.

6. STAFF UPDATES ON ACTIVITIES

A. Administration

City Administrator Lauren Palmer provided an overview of the Highway 9 Corridor Study grant

application. She noted the grant request was for the maximum amount of \$120,000 and a match of \$75,000 would come from the partners the Mayor discussed earlier in the meeting. The selection process would be in November or December and the City's \$15,000 match would be included in the 2015 budget.

Palmer also provided an update on the downtown entryway improvements. The City received a grant for \$180,000 for improvements along Highway 9 at the entrance to Park University and the White Alloe Creek Bridge. Initial concepts would be presented at a work session/public input session on September 16 where stakeholders would have the opportunity to provide feedback on the design.

Palmer noted the Train Depot request for proposals process closed on August 29. The selection committee would bring a recommendation to the Board of Aldermen at a future meeting.

B. Community Development

Assistant City Administrator/Community Development Director Sean Ackerson provided an update on the Highway 45 Corridor Steering Committee. The committee was challenged to look at the corridor development differently than other developments and develop expectations for the corridor in both the city and the county. He said the consultants were working on further concepts and the major theme was to define the active areas and compare them to the natural areas and look at the different characteristics. The first public meeting would be scheduled in October.

C. Police Department

Police Chief Kevin Chrisman provided an update on the lockdown of several Park Hill School District schools that happened earlier in the day.

7. COMMITTEE REPORTS & MISCELLANEOUS ITEMS FROM THE BOARD

Aldermen Plumb reminded the Board of the 9th Annual Paws in the Park event on September 13 to benefit the Friends of the Parkville Animal Shelter.

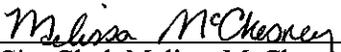
Alderman Welch also reminded the Board of the event scheduled on September 6 to commemorate the Steamboat Arabia as part of Platte County's 175th Anniversary.

8. ADJOURN

IT WAS MOVED BY ALDERMAN DRIVER AND SECONDED BY ALDERMAN PLUMB TO ADJOURN THE SEPTEMBER 2, 2014 REGULAR BOARD MEETING AT 8:01 P.M. ALL AYES; MOTION PASSED 7-0.

The minutes for Tuesday, September 2, 2014, 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 September 2014.

Submitted by:


City Clerk Melissa McChestley



CITY OF PARKVILLE

Policy Report

Date: September 9, 2014

Prepared By:
Tom Barnard
Parks Superintendent

Reviewed By:
Lauren Palmer
City Administrator

ISSUE:

Approve a Cooperative Agreement with the Missouri Department of Conservation (MDC) for a Tree Resource Improvement and Maintenance (TRIM) Grant request in the amount of \$8,137.00.

BACKGROUND:

TRIM is a competitive, cost-share tree care program administered by MDC in cooperation with the Missouri Community Forest Council. The program provides reimbursement grants of up to \$10,000 to assist government agencies, public schools, and nonprofit groups with the management, improvement, or conservation of trees on public lands. Eligible projects include tree inventory, removal or pruning of hazardous trees, tree planting, and training of volunteers/employees to care for community trees. Parkville has successfully accessed TRIM grants in the past to assist with tree care, primarily for English Landing Park.

In May 2014, the Community Land and Recreation Board (CLARB) directed staff to submit a TRIM grant application for tree removal. Staff received notification this month of a grant award in the amount of \$8,137.00. The grant award will be used to remove identified deadwood, hazardous limbs and decaying trees that are in high traffic areas in English Landing Park. The grant provides funds to hire a contractor to perform work that cannot be done in-house since the City does not own a bucket truck or have experienced climbers on staff.

BUDGET IMPACT:

The total estimated project cost is \$10,850.00. The grant award of \$8,137.00 requires a 25% local match of \$2,713.00. This is work that will be performed in the 2015 fiscal year before the grant deadline in May 2015. The General Fund (10) Parks Division has a 2014 Tree Trimming & Removal budget (line item 525-07-52-00) of \$5,000.00. A similar amount is anticipated to be budgeted in 2015, which would be the funding source for the grant local match.

ALTERNATIVES:

1. Approve the Cooperative Agreement with MDC for the TRIM grant.
2. Do not approve the Cooperative Agreement.
3. Postpone the item.

COMMUNITY LAND AND RECREATION BOARD (CLARB) RECOMMENDATION:

On May 14, 2014, on a vote of 6-0, CLARB directed staff to submit a TRIM grant application to MDC for tree removal in English Landing Park.

FINANCE COMMITTEE RECOMMENDATION:

The Cooperative Agreement must be returned to MDC on or before September 19, 2014, so there is not adequate time to review the local match commitment with the Finance Committee.

STAFF RECOMMENDATION:

Staff recommends that the Board of Aldermen approve the Cooperative Agreement with the Missouri Department of Conservation for a TRIM grant in the amount of \$8,137.00.

ITEM 4B
For 9-16-14
Board of Aldermen Meeting

POLICY:

Section 150.050.A. of the Parkville Municipal Code directs CLARB to act in an advisory capacity to the Board of Aldermen to develop and administer a writer plan for the care, preservation, pruning, planting, replanting, removal, or disposition of trees and shrubs along streets and in other public areas.

SUGGESTED MOTION:

I move to approve a cooperative agreement with the Missouri Department of Conservation for a Tree Resource Improvement and Maintenance (TRIM) Grant in the amount of \$8,137.00, with a local match amount of \$2,713.00.

ATTACHMENT:

1. Cooperative Agreement
2. TRIM Grant Application

**COOPERATIVE AGREEMENT
BETWEEN
THE MISSOURI DEPARTMENT OF CONSERVATION
(Hereinafter referred to as Department)
AND
City of Parkville
(Hereinafter referred to as Cooperator)**

NAME OF PROJECT: Tree Resource Improvement and Maintenance (*TRIM*) Grant

Project Number: 15.033
Project Description: Removal, Pruning

PARTIES AND CONTACTS:

Tom Barnard
City of Parkville
8880 Clark Ave
Parkville, MO 64152
816-587-2593

Wendy Sangster, Urban Forester
Missouri Department of Conservation
4750 Troost Ave
Kansas City, MO 64110
816-759-7305

AGREEMENT DURATION

The period of this agreement is September 19, 2014 through June 5, 2015.

MEASURABLE OUTCOMES:

1. Complete the approved *TRIM* project anytime between signature of this Agreement and May 8, 2015. Said project shall be completed as described and specified in the application submitted for consideration of cost-share funding. The application is attached and incorporated herein.
2. Costs incurred before this agreement are ineligible for reimbursement.
3. All tree work must conform to the most current version of the American National Standards Institute *A300 Standards for Tree Care Operations*.

Failure to do so may result in payment being withheld.

4. The Department shall be given appropriate credit in all publications, educational materials and in all media contacts related to this project. The statement "A portion of the funding for this project was made available through the Missouri Department of Conservation's Tree Resource Improvement and Maintenance (TRIM) program" is suggested.

REPORTING REQUIREMENTS:

1. The Cooperator shall contact the local forester noted above under **PARTIES AND CONTACTS** if any changes in the project arise. The local forester or their representative must approve all changes prior to implementation. Failure to do so may result in denial of payment of your *TRIM* project.
2. The Cooperator shall notify in writing the local forester by May 8, 2015 that all work has been completed and request an inspection of the project.
3. Should an extension beyond the May 8, 2015 deadline be desired to complete the project, the Cooperator shall submit a request in writing outlining the extenuating circumstances necessitating such a variance. This written request must be received a minimum of two weeks prior to the May 8, 2015 deadline. Such requests must be sent to the Department of Conservation, Community Forestry Coordinator, P.O. Box 180 Jefferson City, Missouri 65102. Extensions can only be granted by the Community Forestry Coordinator. Requests made by email are not acceptable.
4. The Cooperator shall provide documentation of all costs associated with the approved project before payment will be made. This includes copies of all dated invoices for project costs, paid receipts, and a description with documentation of all donations, volunteer assistance, and in-kind costs.
5. The Cooperator shall provide documentation that all activities identified in the application's Publicity Plan are completed.
6. If for any reason, the Cooperator cannot complete the *TRIM* project during the time specified herein, immediate written notification to the Department is required. Providing timely notification will also ensure that no penalties will result for future project applications.

MONITORING REQUIREMENTS:

1. The Department's local forester or their representative shall monitor each project. Such monitoring shall include but not be limited to on-site visits,

ongoing informal monitoring through phone calls, email, and desk review of financial information, progress, and performance reports. The Department shall conduct an onsite inspection of each project upon completion to assure compliance with program guidelines.

2. After project inspection and certification that the work fully meets the project specifications, the Department shall process payment. If the inspecting local forester finds the project does not meet specifications, payment will not be issued until specifications are met.
3. The Cooperator shall allow the Department access to all financial records and/or audited financial statements related to this agreement.

REQUIRED PROVISIONS

To the extent permitted by law and subject to the limitations of Article VI Section 23 and 25 of the Missouri Constitution,
The Cooperator, City of Parkville, agrees to defend, indemnify and hold harmless from claim or suit the Department, the State of Missouri and its employees and agents from any claim or suit brought by any third party in connection with the activities to be performed or improvements to be installed under this agreement.

PAYMENT PROCESS:

Payment to the Cooperator will be the applicable percentage as noted on the *TRIM Cost Share Request Form* of the actual costs required to complete the *TRIM* project, but will not exceed the lesser of or the total of the reimbursable costs required to complete the project. The remainder of cost is the responsibility of the Cooperator. All funds from the Department must be deposited in a timely manner.

OWNERSHIP

Any equipment purchased with funds under this agreement with a value greater than \$100.00 remains the property of the Department. The Department will make determination as to disposition of any property, equipment and unused supplies. The Cooperator shall provide to the Department a periodic inventory of all equipment with a value greater than \$100.00 purchased with funds from this contract.

APPROVED AND ACCEPTED

MISSOURI DEPARTMENT OF CONSERVATION

BY: *Lisa D. Allen*

DATE: 08/22/14

TITLE: STATE FORESTER

CITY OF PARKVILLE

BY: *Marita R. Johnston*

DATE: 09/16/14

TITLE: Mayor

FEDERAL IDENTIFICATION NUMBER 44-6005609





Introductory Narrative

The City of Parkville, founded over 150 years ago by George S. Park, is a small quaint town rich in history. Originally a thriving river port, its streets were filled with the bustle of a healthy commerce and was growing faster than Kansas City, only ten miles away. Parkville experienced near economic collapse as a result of bitter disputes between citizens on opposing sides during the Civil War.

From these beginnings, the City of Parkville has at times flourished, withered, survived and thrived. This picturesque community located in a bend of the Missouri River, on the flat land and the bluff above, is currently thriving thanks to diligent planning and community support.

The City is currently experiencing the pains of our economic recession with the challenge of maintaining a small budget to ever growing demands. Careful consideration is a must when determining where best to spend each dollar, the majority of pruning cost go towards the maintenance of large established cotton woods along our walking trails and around our play areas in English Landing Park. Unfortunately, with many tree priorities some project goals simply can't be met. Therefore, this opportunity for grant money will be an essential boost to ensure that our community trees will continue to provide beauty, comfort and shade for generations to come. Please consider this year's application which will provide vital funding for our total tree management program currently in place.

Correlation with Tree Management Program

In 1997 Leslie Johnson a Forestry consultant established a tree inventory report on all the parks and City owned trees. The City of Parkville conducted a new tree inventory in 2013 for the continued management of our tree program. This new study by a certified forester/ arborist in conjunction with GIS mapping/ engineering will be utilized as an important tracking tool for our tree management program for the future. The results of this inventory identified a large percentage of our trees at English Landing Park are hazardous and reaching maturity as well. This information will be used for the 2014-2015 TRIM Grant to perform selective removal of dead, dying, broken and/or diseased wood to minimize potential risk with a concentration in areas that are accessible only with the aid of bucket trucks or experienced climbers.

The City's Community Land and Recreation Board is supportive of the desire to minimize the high liability risks with the selective deadwood removal for the 2014 TRIM Grant. The Board has continuously been active in identifying locations for new plantings, the purchasing of trees and the continuous updating of tree care programs. Three hundred new trees have been planted the last 3 years! The City of Parkville has also been designated as a Tree City for the past 24 years.

Final Product

To remove identified deadwood, hazardous limbs and decaying trees that are in high traffic areas in English Landing Park with the aid of bucket trucks and experienced climbers.

Timetable

Upon acceptance of the T.R.I.M Grant the City will allow the contractor to perform the services as per the proposal. A 30 day time frame will be adequate time for the project to be completed in the fall of 2014.

Promotion and Results

A press announcement to Kansas City area media and the City's web site will enable residents as well as neighboring communities to become aware of the results of the proactive management plan and to recognize the Missouri Department of Conservation for making the project possible.

Three Year Maintenance Plan

A Park employee serving as a landscape technician in 2006 remains a vital seasonal employee. This employee will be responsible for mulching city owned trees, watering and basic pruning of trees. Gator bags have also been purchased to keep the trees watered during the hot summer months.

All tree trimming, pruning, removals and plantings shall be accomplished in accordance with all ANSI and MDC specifications. A certified arborist with the contracted company will be required.

The City of Parkville owns all of the land involved in this project.

Tom Barnard, Parks Superintendent for the City of Parkville will oversee the project.

T.R.I.M. Estimated Project Cost Worksheet

Applicant City of Parkville Contact person Tom Barnard
Address 8880 Clark Ave
Phone 816-587-2593 County Platte
City/State Parkville, MO ZIP (9-digit ZIP required) 64152-3727
Project location English Landing Park

Project Type (check all that apply):

- Inventory Removal Pruning Education Planting Other

Provide costs only for items associated with your project.

A. Reimbursable Costs

Amount

- | | |
|---|-----------------------------|
| 1. Contract fee (tree-management plan, material development, inventory) | <u>\$</u> |
| 2. Contracted labor (tree removals, pruning, planting, inventory) | <u>10,850</u> |
| 3. Purchased materials for inventory or tree work | <u> </u> |
| 4. Equipment rental (inventory, planting, or other tree work) | <u> </u> |
| 5. Education (training course fees, program materials) | <u> </u> |
| 6. Tree planting plan preparation fee | <u> </u> |
| 7. Trees for planting and delivery, less any discount | <u> </u> |
| 8. Purchased materials for planting (stakes, mulch) | <u> </u> |
| SUBTOTAL | <u>\$ 10,850</u> |

B. Non-reimbursable Costs

- | | |
|---|-----------------------------|
| 1. Administrative costs (tree care, education, inventory) | <u> </u> |
| 2. Paid employee labor (tree care, education, inventory) | <u> </u> |
| 3. Donated labor (tree work, planting, or inventory (at \$10/hr)) | <u> </u> |
| 4. Donated equipment costs | <u> </u> |
| 5. In-kind equipment | <u> </u> |
| 6. Donated materials (stakes, mulch, etc.) | <u> </u> |
| 7. Discount or credit for trees or tree planting | <u> </u> |
| 8. Other | <u> </u> |
| SUBTOTAL | <u>\$</u> |

C. Total Estimated Project Costs

(Add above and round to nearest dollar.)

\$ 10,850

Transfer total to back side of form

Please complete Cost-Share Request Form on reverse side.

T.R.I.M. Cost-share Request Form

Applicant City of Parkville Contact person Tom Barnard
Project location English Landing Park

C. Total Estimated Project Costs

\$ 10,850
Amount from front side of form

D. MDC Cost-share Computation

Missouri Department of Conservation's Cost Share
(60% X Total estimated project cost) \$ 6510

Tree City USA Bonus
(15% X Total estimated project cost) \$ 1627

NOTE: To qualify for bonus, project must be located in a community that is currently certified as Tree City USA.

Missouri Arbor Award of Excellence Bonus
(5% X Total estimated project cost) \$ _____

NOTE: To qualify for bonus, applicant must be the winner of an MAAE award.

SUBTOTAL
Add all amounts in D (above): \$ 8137

SUBTOTAL REIMBURSABLE COSTS
Enter the SUBTOTAL from A on front side: \$ 10,850

TOTAL MDC COST SHARE \$ 8137
Enter the smaller of the above two lines. Total MDC Cost Share cannot exceed Reimbursable Costs. Maximum available is \$10,000 unless specifically authorized.

E. Local Cost-share Computation

Total MDC Cost Share subtracted from Total Estimated Project Costs \$ 2713

I certify that funds received through the Tree Resource Improvement and Maintenance program will be used only for the care of trees or planting of trees on public property, as noted in this application. I certify that all trees subject to this contract will be pruned in accordance with American National Standard Institute A300 Standard Practices for Wood Plant Maintenance specifications and that trees will be planted in accordance with the enclosed How to Plant a Tree brochure.

Tom Barnard Parks Superintendent
Name and Title of Representative

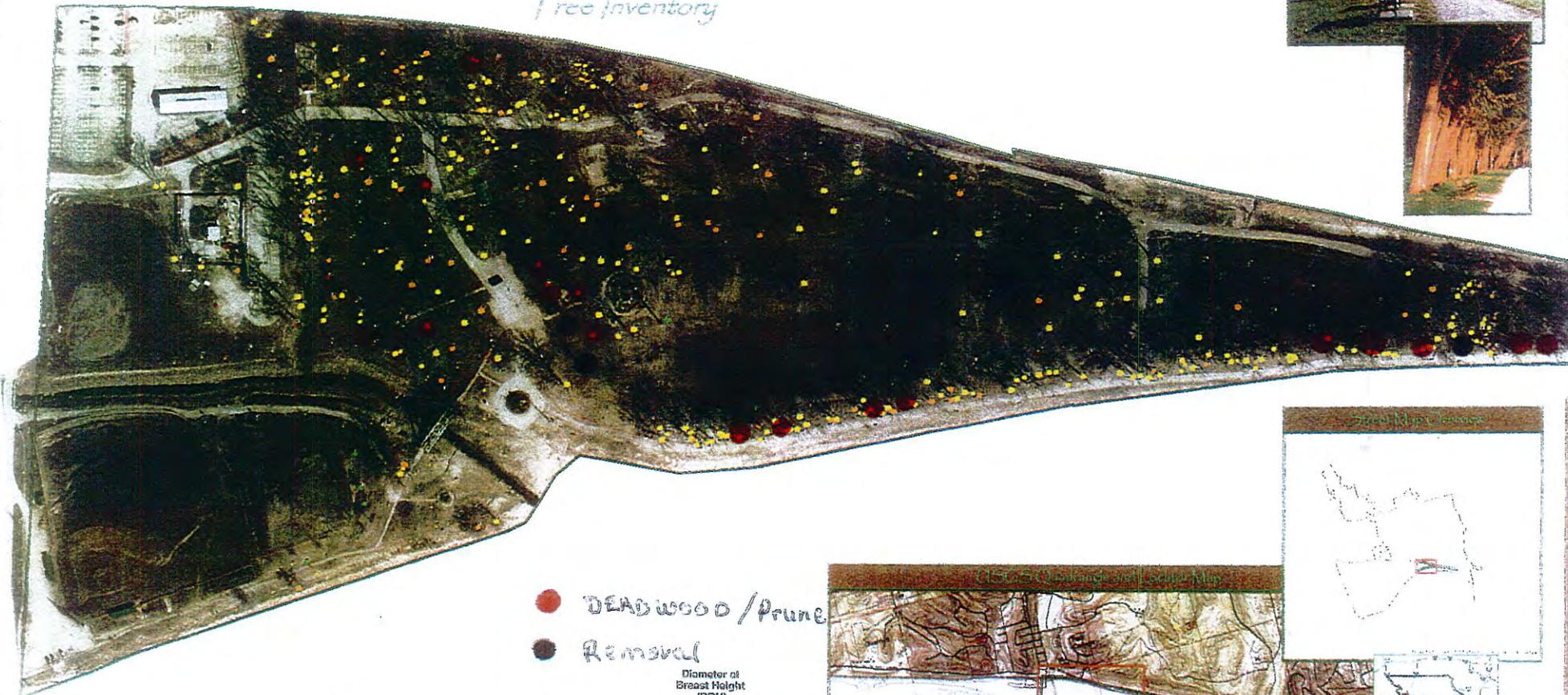
Tom Barnard May 29, 2014
Signature of Representative Date

e mail attached as per Wendy Sangster
Signature of Missouri Department of Conservation Forester Date

English Landing Park

Parkville, Missouri

Tree Inventory



● DEADWOOD / Prune

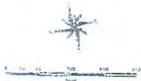
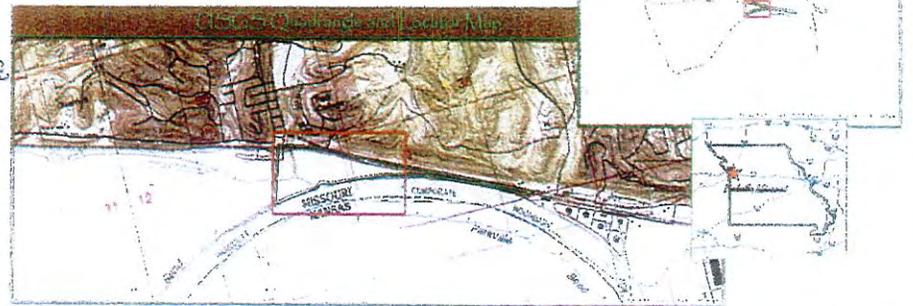
● Removal

- Base Map**
- ⊞ Park Boundary
 - ⊞ City Limits
 - ⊞ Missouri State Boundary

- Condition**
- Dead
 - Critical
 - Poor
 - Fair
 - Good

Diameter at Breast Height (DBH)

Coniferous	Deciduous
< 6	< 6
7-12	7-12
13-18	13-18
19-30	19-30
>30	>30





Parkville Parks and Recreation
 Tom Barnard
 8880 Clark Ave
 Parkville, MO 64152

Proposal Date: 5/29/2014
 Work Site: English Landing Park
 Parkville, MO 64152
 Proposed By: Bret Cleveland
 Ad Source: City License
 Work: 816-587-2593
 Mobile: 816-215-4047

Qty	Plant	Location	Cost
17	Misc trees	Throughout	\$0.00
		137 Cottonwood by West Shelter -- Remove dead top	
		159 Cottonwood behind McKeon Stage -- Deadwood in 4 areas	
		180 Cottonwood south of McKeon Stage that was struck by lightning -- Deadwood 3-4" and greater	
		223 Cottonwood by Frisbee Hole #1 -- Hangers and deadwood 3-4" and greater	
		327 Maple by playground -- Deadwood 1-2" and greater - Weight reduction as needed in areas 25' and higher	
		326 Maple by playground -- Deadwood 1-2" and greater - Weight reduction as needed in areas 25' and higher	
		328 Old tag by playground -- Deadwood 2" and greater	
		407 Cottonwood by River Shelter -- Deadwood 2" and greater	
		408 Cottonwood by River Shelter -- Deadwood 2" and greater	
		426 Cottonwood by Ottman bench -- Deadwood 3" and greater	
		427 Cottonwood -- Hangers and deadwood 3" and greater	
		540 Cottonwood by Fox Bench -- Deadwood 3" and greater	
		567 Cottonwood -- Hangers and deadwood 3" and greater	
		588 Cottonwood -- Deadwood 3-4" and greater	
		668 Cottonwood by Bender Bench -- Deadwood 4" and greater on west trunk	
		680 Cottonwood before 2nd loop -- Deadwood 4" and greater	
		812 Cottonwood W. Shelter /Bush Dr. -- Remove dead top section	
4	Misc trees	Throughout	\$0.00
		333 Maple - 80% decline - S. Playground area -- Removal	
		370 Maple - 40% decline - N. Playground area -- Removal	
		509 Cottonwood -- Removal	
		N/A Silver Maple on west side of Train Depot with severe rot and decay -- Removal	
1	Total	Total for the above services with haul and dump	\$10,850.00
		Subtotal:	\$10,850.00
		Tax:	\$0.00
		Total:	\$10,850.00



CITY OF PARKVILLE

Policy Report

Date: Monday, September 8, 2014

Prepared By:
Kevin L. Chrisman
Police Chief

Reviewed By:
Lauren Palmer
City Administrator

ISSUE:

Approve the purchase of one (1) 2015 Ford Taurus All Wheel Drive Police Interceptor Sedan to be used by the Chief of Police.

BACKGROUND:

The current vehicle used by the Chief of Police is a 2001 Ford Taurus with a little over 130,000 miles with front wheel drive. The City has had favorable experience with the 2014 Ford Taurus All Wheel Drive that was purchased during the summer of 2013 to replace a patrol vehicle. Staff reviewed bids from area dealers and the state contract (see Attachment 1) and recommends awarding the purchase to Dick Smith Ford, Raytown, MO in the amount of \$23,926.00. It will be utilized as an unmarked police car with minimal police equipment.

BUDGET IMPACT:

The 2014 Capital Improvement Program (CIP) includes \$22,000.00 from the General Fund (10-505-04-01-00) for the purchase of one (1) replacement vehicle for the Chief of Police, which included basic police equipment, i.e., lights, siren and police radio installation. Originally \$24,000.00 was requested (for a new vehicle) but was reduced to \$22,000.00 (for a used vehicle) as a cost reduction measure.

Alderman Dave Rittman assisted staff with research related to the purchase of a used vehicle. He concluded that there is not a significant difference between the cost of an older model used vehicle and a new vehicle when taking into account the City's ability to access state contract pricing (see Attachment 2). The value of the manufacturer's warranty is also a consideration in recommending the new vehicle purchase. The cost to add the basic police equipment is approximately \$1,500.00. Therefore, the recommended purchase exceeds the budgeted amount by \$3,426. Staff proposes to cover this additional cost with the proceeds from the sales of the 2001 Ford Taurus and the 2010 Ford Crown Victoria that will be replaced by the new patrol vehicle that was authorized for purchase earlier this summer.

ALTERNATIVES:

1. Accept the low bid from Dick Smith Ford in the amount of \$23,926.00.
2. Do not approve the purchase and provide alternative direction to staff.
3. Postpone the purchase.

STAFF RECOMMENDATION:

Staff recommends that the Board of Aldermen purchase the vehicle from Dick Smith Ford in the amount of \$23,926.00.

FINANCE COMMITTEE RECOMMENDATION:

On September 8, 2014, on a vote of 4-0, the Finance Committee recommended approval for the purchase from Dick Smith Ford located in Jackson County.

ITEM 4C
For 09-16-14
Board of Aldermen Meeting

POLICY:

The Purchasing Policy, Resolution No. 02-01-13, requires the Board of Aldermen to approve all purchases above \$10,000 upon recommendation of the Finance Committee.

SUGGESTED MOTION:

I move to approve the purchase of a 2015 Ford Taurus All Wheel Drive Police Interceptor Sedan from Dick Smith Ford of Raytown, MO in the amount of \$23,926.

ATTACHMENTS:

1. Bid Tabulation
2. Alderman Rittman Report

BID TABULATION

2015 Ford Taurus All Wheel Drive Police Interceptor

Bidder	TOTAL
Dick Smith Ford Raytown, MO (Jackson County) (KC Regional Purchasing Cooperative low bid through City of Independence)	\$23,926.00*
Dave Littleton Ford Smithville, MO (Clay County)	\$24,138.01
Gary Crossley Ford Kansas City, MO (Clay County)	\$24,512.00
Lou Fusz Ford Chesterfield, MO (state contract)	\$24,583.00 (\$100.00 delivery fee not included in bid)
Thoroughbred Ford Kansas City, MO (Platte County)	\$24,814.01

(*) Recommended Award of Purchase

City of Parkville
Policy Discussion
Police Chief Replacement Vehicle Purchase
New vs. Used

Date: Thursday, July 31, 2014

Prepared by:

Dave Rittman
Alderman

Issue

Analysis of concept of purchasing new vs. used police vehicle to be used by the Chief of Police

Background

The Chief of Police is currently driving a 2001 Ford Taurus with 130,000 miles. It is a non police vehicle specification, and has reached a point where it needs to be replaced. For the current calendar year, budget was established for it's replacement, initially in the amount of \$24,000. Earlier this year that amount was reduced by \$2000 to \$22,000. Currently the police department is under overall budget, however.

Consideration had been given to purchasing a used vehicle instead of a new vehicle to save money for the City. This writer was asked to look into the comparisons for doing this to see if it made economic sense.

Planned usage of the vehicle

The Chief of Police will be using the vehicle in the line of duty, and while on call. When an emergency arises, the Chief drives the vehicle directly from where his is (home, City Hall, wherever) to the scene of the emergency. The use for the vehicle is thus for direct police operations.

Specification desired

To perform full functionality, the replacement vehicle really should be equipped and speced out as a police vehicle – i.e. heavy duty and durable components. Also given the hills and roads in some parts of Parkville, 4 wheel or all wheel drive capability is critical. Reasonable fuel efficiency is desirous due to the miles driven. Ford makes such a vehicle in the Taurus model, which is the Police Department requested specification for this need (attachment 1)

Vehicle cost comparisons

1. New Taurus speced as police vehicle – model year 2015 prices just became available, and a quote was received from a local Ford dealer in the amount of \$24,814.01. It is important to note this is not necessarily the bid price, but it would be very close. This is a modestly equipped vehicle with the needed police package and all wheel drive (details on attachment 1). The vehicle comes with a full warranty, which is a very important consideration.
2. Used Taurus – 2013 model – non police package, but all wheel drive. All wheel drive Taurus vehicles are not common, but there are a few coming through the auctions currently. Most are former rental cars. Retail price is \$22,325, the average trade in value for someone selling / trading one to a dealer is about \$19,275 (attachment 2). Thus a vehicle with 30,000 to 40,000 miles on the odometer - it would be available in the purchase range of about \$20,500 to \$21,500 – but little if any warranty remaining. Getting the vehicle from where it could be located to Parkville would be an additional expense.
3. Used Taurus – 2013 model – police package with all wheel drive. This is not a common vehicle to find – actually quite scarce - but there are a few coming through the auctions to ascertain value. Trade in for someone selling the vehicle through an auction) is about \$20,100; retail purchase is \$23,175 (attachment 3). Thus a vehicle with 30,000 to 40,000 miles on it would be available in the purchase range of about \$22,000 to \$22,500, if it could be found. This is for a 30,000 to 40,000 mile vehicle, which has little or no warranty remaining, having known police use, and getting it from where it is to Parkville is a cost that would be additional.
4. We are currently still in model year CY 2014 for vehicle sales, and there have been no significant numbers run through auctions or otherwise sold that a valuation could be established. It would be unlikely a used and undamaged 2014 model vehicle with AWD and police spec could be found at any kind of advantageous price for the next 2-3 months.
5. Older used vehicles are always obtainable at somewhat lessor prices, but one has to compare purchase price at or near retail to true value to the department, including the mission and operating costs. Add at least 15,000 miles per year to the odometer, and they all would be out of warranty. It is important to consider that most used vehicles are traded in for a reason, particularly if they go through the auctions. Additional maintenance needs are often required upon purchase, and the usable life of the vehicle is shortened relative to the age. The goal was to evaluate late model vehicles that would fit a police need and configuration, in lieu of new.

Value of current vehicle being disposed of

The current vehicle to be disposed of is a 2001 Taurus “hand me down” from other uses with 130,000 miles. However it is in operable condition for non police and non-City use, but will need

tire replacements before the winter, or upon resale. Vehicles such as this have value as long as they will pass inspection and run. The current trade in, or auction value of the vehicle is about \$1725, less \$400 for the tires – a net of about \$1325. However the vehicle could be retailed in the paper for about \$3100, less the \$400 for the tires – about \$2700 (attachment 4). Deduct a clean up, and the retail net planning value to apply to the purchase of the new vehicle is about \$2500, if we retail the vehicle ourselves.

Analysis

As Parkville can tie onto the Ford State of Missouri police bid, the City benefits to the extent of about \$1800 below center line dealer invoice. The difference between center line dealer invoice and retail is about \$3866. That is a net price reduction from retail of about \$5666. That is why comparing late model used vehicles at a dealership or coming from auction to new vehicles purchased using the resources we have is problematic.

Thus given the value of the warranty, combined with zero miles, the best economic business decision is to purchase a new vehicle with the right specifications, utilizing all the available price concessions from Ford, and receiving a full warranty. Many late model auction used vehicles come from rental companies, and often those are not well maintained. You have mileage considerations, tire wear, and equipment the vehicle either needs or doesn't have – all would be part of the analysis. Thus in addition to limited warranty, one has to consider the value of shaping the vehicle to City standards, and the potentially hard or abusive use the vehicle had by others before going to the auction. These are unknowns that have to be considered at the time the used vehicle is purchased.

The August, September, and early October time periods are the wrong time of the year to purchase late model used vehicles, as pricing is ultra high due to the relative lack of availability of used vehicle product in the retail stores' inventory. Used car pricing does drop later in the fall somewhat. However as the vehicle being sought is an all wheel drive and is scarce relative to the overall used cars volumes available, it is most unlikely the pricing of an all wheel or 4 wheel drive vehicle will decrease seasonally as do two wheel drive passenger vehicles. On the contrary, these kinds of vehicles often increase at the beginning of the winter season.

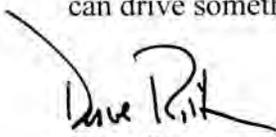
Conclusion and recommendation

It appears from the above summary that it is in the best interests of the City to purchase a new vehicle to the Chief's relative modest specifications requested, which will have the right equipment, all wheel drive, and police package content. The documented current cost of late model used vehicles, combined with consideration for the value of the warranty vs. repairs and possibly tires required for used vehicles make the true difference of purchasing used vs. new questionable. One also has to add into the equation wear and tear from the mileage driven of the used vehicle, which is a true factor to be considerate in the purchase decision.

This recommendation would include, within City policy process, to restore the \$2000 mid year budget cut to the police vehicle account ... perhaps by reallocating some of the current under budget accounts within the Police Department, and applying the value of the trade in to the

purchase decision. With that accomplished, the cost of the new vehicle is approximately within the budget established for its purchase last year, even with the price increases that have taken place from model year 2014 to model year 2015 models.

For the City to receive max value from the trade in, it needs to be sold now ... during the month of August or early September. Thus strong consideration needs to be given to seeing if the Chief can drive something else for about 60 days until the vehicle could be here, if ordered now.



Dave Rittman

Administrative information:

1. Valuations came from National Auto Dealer Association electronic used car values for the State of Missouri, or Central US edition ... as appropriate for the model year of the vehicle, and were pulled off of their system using data as of July 31, 2014. NADA is one of the major industry valuation providers, and is the source most often used by the finance community including banks.
2. Valuation of the new vehicle was per a local dealer which used their just received price model year 2015 fleet price list, along with industry knowledge to establish an approximate bid price. The hand writing on the quote is that of the dealer.
3. The ideal specification for the new vehicle came from the Police Department upon my request of the vehicle type and equipment that would fit their needs long term, considering durability, usage, efficiency, and cost of operation.

Attachments:

1. New Vehicle proposed spec and approximate cost
2. Used Vehicle used vehicle spec – non police package
3. Used Vehicle used vehicle spec – including police package
4. Approximate trade in value of current 2001 Taurus

Attachment 1

CNGP530

VEHICLE ORDER CONFIRMATION

07/21/14 13:03:56

==>

Dealer: [REDACTED]

2015 TAURUS

Page: 1 of 1

Order No: 9999 Priority: J2 Ord FIN: QG175 Order Type: 5B Price Level: 515

Ord Code: 500A Cust/Flt Name: PARKVILLE PO Number:

	RETAIL	DLR INV		RETAIL	DLR INV
P2M AWD INTERCEPTOR	\$28685	\$26463.00	76R REV SENSING SYS	\$295	\$264.00
LN LT BLUE MET			SP DLR ACCT ADJ		(1187.00)
C CLOTH/CLOTH	NC	NC	SP FLT ACCT CR		(372.00)
W BLACK			FUEL CHARGE		11.01
500A EQUIP GRP			B4A NET INV FLT OPT	NC	7.00
.FLEX FUEL			DEST AND DELIV	825	825.00
99K .3.7L TIVCT V6	NC	NC	TOTAL BASE AND OPTIONS	30480	26614.01
44J .6-SPD AUTO TRAN	NC	NC	TOTAL	30480	26614.01
12P INT UPGRADE PKG	380	339.00	*THIS IS NOT AN INVOICE*		
.CARPET FLR COV					
.FLOOR MATS					
FRT LICENSE BKT	NC	NC			
53M SYNC SYSTEM	295	264.00			
67C FRT MNT PLT DEL	NC	NC			
68C HMI W/SYNC 4.2"	NC	NC			

- 1800.00
~~26614.01~~
 \$24,814.01

F1=Help

F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit

F5=Add to Library

S099 - PRESS F4 TO SUBMIT

QC05224

Attachment 2

Now Available! Early access to next month's values

Period: 2014 July

Region: Central

VIN:

Reference #:

Year: 2013

Make: FORD

Series: Taurus

Body: Sedan 4D SEL AWD V6

Mileage: 30,000 Adjustment: \$0

MSRP: \$30,650 Weight: 4,230

- Aluminum/Alloy Wheels
- Certified Pre-Owned
- Leather Seats
- Navigation System
- Power Sunroof

	Rough Trade-In	Average Trade-In	Clean Trade-In	Clean Loan	Clean Retail
Base:	\$16,800	\$18,175	\$19,275	\$17,350	\$22,325
Mileage Adjustment:	\$0	\$0	\$0	\$0	\$0
Options Adjustment:	\$0	\$0	\$0	\$0	\$0
Adjusted Value:	\$16,800	\$18,175	\$19,275	\$17,350	\$22,325

Auction Values

Date Range: 7/28/2014 - 8/3/2014

	Low Auction	Average Auction	High Auction
Adjusted Value*:	\$14,412	\$17,337	\$20,287

* The weekly auction values displayed include typical equipment and adjustments for mileage and any of the following applicable accessories: engine size, drivetrain, and trim.

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NADA Auction Values are weekly wholesale valuations that directly represent current auction market transactions through auction data analysis. **[For more detailed information click here](#)** .

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Attachment 3

Now Available! Early access to next month's values

Period: 2014 July

Region: Central

VIN:

Reference #:

Year: 2013

Make: FORD

Series: Taurus

Body: Sedan 4D Police AWD 3.7L V6

Mileage: 30,000 Adjustment: \$0

MSRP: \$28,470 Weight: 0

- Aluminum/Alloy Wheels
- Certified Pre-Owned

	Rough Trade-In	Average Trade-In	Clean Trade-In	Clean Loan	Clean Retail
Base:	\$17,600	\$18,975	\$20,100	\$18,100	\$23,175
Mileage Adjustment:	\$0	\$0	\$0	\$0	\$0
Options Adjustment:	\$0	\$0	\$0	\$0	\$0
Adjusted Value:	\$17,600	\$18,975	\$20,100	\$18,100	\$23,175

Auction Values

Date Range: 7/28/2014 - 8/3/2014

	Low Auction	Average Auction	High Auction
Adjusted Value*:	\$15,681	\$18,106	\$20,556

* The weekly auction values displayed include typical equipment and adjustments for mileage and any of the following applicable accessories: engine size, drivetrain, and trim.

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NADA Auction Values are weekly wholesale valuations that directly represent current auction market transactions through auction data analysis. **[For more detailed information click here](#)** .

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Attachment 4

Now Available! Early access to next month's values

Period: 2014 July

Region: Missouri

VIN:

Reference #:

Year: 2001

Make: FORD

Series: Taurus-V6

Body: Sedan 4D LX

Mileage: 130000 Adjustment: \$325

MSRP: \$18,260 Weight: 3,355

- Aluminum/Alloy Wheels
- W/out Cruise Control

	Rough Trade-In	Average Trade-In	Clean Trade-In	Clean Loan	Clean Retail
Base:	\$450	\$975	\$1,400	\$1,275	\$2,800
Mileage Adjustment:	\$325	\$325	\$325	\$325	\$325
Options Adjustment:	\$0	\$0	\$0	\$0	\$0
Adjusted Value:	\$775	\$1,300	\$1,725	\$1,600	\$3,125

Auction Values

Date Range:

	Low Auction	Average Auction	High Auction
Adjusted Value*:	\$0.00	\$0.00	\$0.00

* Because this vehicle is older than 2006, it has no NADA Auction Values. We are only valuing vehicles from model year 2006 and later.

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NADA Auction Values are weekly wholesale valuations that directly represent current auction market transactions through auction data analysis. [For more detailed information click here](#) .

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CITY OF PARKVILLE

Policy Report

Date: Friday, September 5, 2014

Prepared By:
Lauren Palmer
City Administrator

Reviewed By:
Matthew Chapman
Finance/Human Resources Director

ISSUE:
Approve Resolution No. 09-01-14 to adopt a debt management policy.

BACKGROUND:
The City does not currently have a written debt management policy. The Government Finance Officers Association (GFOA) recommends the adoption of debt management policies to guide the debt issuance practices of state and local governments. During recent rating calls related to the Brush Creek and Brink Meyer Neighborhood Improvement District (NID) bond sales, Standard & Poor's questioned the City about its lack of a written policy.

With assistance from the City's Financial Advisor (Springsted, Inc.), staff drafted the attached debt management policy. In general, the policy establishes criteria by which the city will evaluate debt issuance in order to appropriately limit the City's financial exposure. It also sets protocols for the administration and financing of all debt issues and post-issuance compliance. The Finance Committee reviewed the document in June and referred it to the Parkville Economic Development Council (EDC) for review and comment before final action by the Board of Aldermen. The Parkville EDC executive committee reviewed the policy in July. On September 3, 2014, the EDC Board of Directors voted to recommend that the Board of Aldermen adopt a debt management policy, but the EDC did not provide specific suggestions for modifications to the proposed policy.

BUDGET IMPACT:
There is no direct budget impact associated with adoption of this policy.

ALTERNATIVES:

1. Approve a resolution to adopt the debt management policy as proposed.
2. Approve a resolution to adopt the debt management policy with changes suggested by the Board of Aldermen.
3. Do not adopt the debt management policy.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:
On July 9, 2014, the Finance Committee, on a vote of 5-0, recommended that the Board of Aldermen approve a resolution to adopt the Debt Management Policy, pending review by the Parkville Economic Development Council. The Parkville Economic Development Council Board of Directors reviewed the policy on September 3, 2014.

STAFF RECOMMENDATION:
Staff recommends that the Board of Aldermen approve a resolution to adopt the debt management policy proposed.

ITEM 4D
For 09-16-14
Board of Aldermen Meeting

POLICY:

Section 143.020 of the Parkville Municipal Code empowers the Finance Committee to hear staff financial reports and funding requests and to make related recommendations to the Board of Aldermen.

STAFF RECOMMENDATION:

I move to approve Resolution No. 09-01-14 to adopt the Debt Management Policy.

ATTACHMENTS:

1. Resolution No. 09-01-14
2. Debt Management Policy
3. GFOA Best Practice: Debt Management Policy



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

**CITY OF PARKVILLE, MO.
RESOLUTION # 09-01-14**

**A RESOLUTION ADOPTING A DEBT MANGEMENT POLICY FOR THE CITY OF
PARKVILLE, MISSOURI**

WHEREAS, the Government Finance Officers Association (GFOA) recommends that state and local governments adopt comprehensive written debt management policies that reflect local, state, and federal laws and regulations related to the issuance of municipal debt; and

WHEREAS, the scoring criteria for U.S. Local Governments General Obligation Ratings issued by Standard & Poor's on September 12, 2013, states that financial policies and practices of a local government will be evaluated to determine the Management Score, which accounts for twenty percent (20%) of the overall rating; and

WHEREAS; city staff in collaboration with the City's Financial Advisor drafted a debt management policy for review and adoption by the Board of Aldermen in order to comply with recommended best practices; and

WHEREAS, said debt management policy was considered and recommended for Board of Aldermen approval by the Parkville Finance Committee on June 9, 2014; and

WHEREAS, the Parkville Economic Development Council on September 3, 2014, recommended that the City adopt a debt management policy; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Aldermen hereby adopts the City of Parkville Debt Management Policy as attached hereto to this original Resolution and incorporated herein by reference.

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this 16th day of September 2014.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney



DEBT MANAGEMENT POLICY

CITY OF PARKVILLE

September 2014

INTRODUCTION

The issuance of debt is a strategy for financing major capital expenditures that otherwise might not be achievable with pay-as-you-go financing. Determining the method and timing for financing is subject to numerous considerations. For the purpose of this policy, debt financing includes general obligation bonds, special assessment bonds, revenue bonds, temporary notes, lease/purchase agreements including certificates of participation, and other City obligations permitted to be issued or incurred under Missouri law.

The Debt Management Policy sets forth guidelines for the financing of capital expenditures. It is the objective of the policies that (1) the City obtain financing only when necessary, (2) the process for identifying the timing and amount of debt or other financing be as efficient as possible, (3) the most favorable interest rate and other related costs be obtained, and (4) when appropriate, future financial flexibility be maintained.

The cost of financing through the issuance of debt is also affected by the strength of the City's financial position. Bond ratings and investor's bids are influenced by the City's debt management policies, as well as, the overall financial policies of the City. The City's debt policies are intended to encourage conservative debt management while maintaining the flexibility to use the various financing mechanisms that are available to the City.

POLICIES

1. General Policies

- a. To enhance creditworthiness and prudent financial management, the City is committed to systematic capital planning, intergovernmental cooperation and coordination, and long-term financial planning. Evidence of this commitment to capital planning will be demonstrated through adoption and periodic adjustment of the Parkville Master Plan and the annual adoption of a Capital Improvement Program (CIP) identifying the benefits, costs, and method of funding each capital improvement planned for the succeeding five years.
- b. Long-term borrowing shall be limited to capital equipment and capital improvements that cannot be financed from current revenues. Long-term debt shall not be used for ongoing operating and maintenance expenditures.
- c. In general, long-term financing will only be considered under the following circumstances:

- i. When the project/equipment is included in the City's CIP and is in conformance with the Parkville Master Plan.
 - ii. When the project/equipment is not included in the City's CIP but it is an urgent need or it is a project/equipment mandated immediately by state or federal requirements, or it is a desirable project/equipment for which grant money has been offered and the matching funds are not readily available from other sources.
 - iii. When the project is the result of growth-related activities within the community that require unanticipated and unplanned infrastructure or capital improvements by the City.
 - iv. When there are designated revenues sufficient to service debt, whether from project revenues, other specified and reserved resources, or infrastructure cost sharing revenues.
- d. Any capital improvement projects or capital equipment financed through debt should be financed for a period not to exceed the expected useful life of the project or equipment.
- e. Total debt outstanding, including overlapping debt, will be considered when planning additional debt issuance.
- f. Financing requirements will be reviewed annually. The timing for financing will be based upon the City's need for funds, market conditions and debt management policies.
- g. The City seeks to maintain the highest possible credit ratings for all categories of short- and long-term general obligation and revenue debt that can be achieved without compromising the delivery of basic City services and the achievement of adopted City policy objectives. The City recognizes that external economic, natural, or other events may from time to time affect the creditworthiness of its debt. Nevertheless, the City is committed to ensuring that actions within its control are prudent.
- h. In general, the City will issue general obligation debt through a competitive bidding process. Bids will be awarded on a true interest cost basis (TIC), provided other bidding requirements are satisfied. Issuance of other City debt will be by competitive bidding process or negotiated sale depending on the nature of the debt being issued. Factors to be considered in determining the form of sale include, but are not limited to, the complexity of the issue; the need for specialized expertise; maximizing savings in time or money; or circumstances in which market conditions or City credit are unusually volatile or uncertain. The underwriter(s) for a negotiated sale will be selected through a competitive request for proposals process that considers criteria such as experience, capacity, expertise, and price.

- i. The primary responsibility for administering this policy rests with the City Administrator, who shall be assisted by other City staff. The primary responsibility for adopting, and for periodically reviewing and as needed amending, this policy rests with the Board of Aldermen upon recommendation from the Finance Committee.

2. Evaluation Criteria

The following criteria will be used to evaluate pay-as-you-go versus debt financing in funding capital improvements and equipment:

- a. Factors which favor pay-as-you-go financing include the following:
 - i. Current revenues and fund balances are available.
 - ii. Phasing-in of projects is feasible.
 - iii. Additional debt levels would adversely affect the City's credit rating.
 - iv. Market conditions are unfavorable or suggest difficulties in marketing new debt.
- b. Factors which favor debt financing include the following:
 - i. Revenues available for debt issues are considered sufficient and reliable so that long-term financing can be marketed with an appropriate credit rating, which can be maintained;
 - ii. Market conditions present favorable interest rates and demand for City debt financing.
 - iii. A project is mandated by state or federal government and current revenues or fund balances are insufficient to pay project costs.
 - iv. A project is immediately required to meet or relieve capacity needs.
 - v. The life of the project or asset financed is five years or longer.
 - vi. The life of the project or asset is less than five years, but short-term financing that does not exceed the useful life of the project or asset is feasible.
 - vii. Cost savings can be achieved by completing improvements as a single large project rather than as a multi-year series of pay-as-you-go smaller projects.
- c. The City shall use an objective analytical approach to determine whether it can afford to assume new general obligation bonds beyond what it retires each year. Generally this process will evaluate debt levels compared to key demographic data such as debt per capita, debt as a percentage of taxable value, debt service payments as a percent of current revenues and expenditures, and the overlapping debt of all local taxing jurisdictions. The process shall also examine the direct costs and benefits of any proposed expenditures.
- d. For eligible projects, the City should consider a Fewson Fund loan as an alternative to traditional debt financing in order to eliminate or reduce financing costs. Fewson Fund loans should be evaluated based on the criteria outlined in the Fewson Fund Policy, adopted by Resolution No. 12-01-13.
- e. For the City to issue new revenue bonds, projected annual revenues shall exceed projected debt payments to a level that will ensure prudent coverage provisions based on type of revenues and market conditions.

- f. The City shall exercise caution with the issuance of tax increment financing bonds, special assessment bonds, or other debt instruments for economic development purposes. In general, the following conditions will apply:
 - i. Economic development debt financing will only be considered for public improvements that accommodate growth and development with a direct economic impact.
 - ii. The City should avoid use of debt financing for speculative projects.
 - iii. The applicant must demonstrate that future city property and/or sales taxes will equal or exceed the value of the debt financing incentive during the term of debt issue. The City reserves the right to perform an independent cost-benefit analysis, at the applicant's cost, to verify (1) the project's return on investment for the City and (2) feasibility and capacity of the development to generate revenues adequate to cover annual debt service.
 - iv. The applicant must receive approval for a preliminary or final development plan before or in conjunction with the Board of Aldermen's consideration of economic development debt financing. The City desires to confirm that the proposed development is consistent with the Parkville Master Plan and all applicable development standards and regulations before conferring economic development incentives.
 - v. The applicant may be required to enter into a development agreement with the City as a condition of debt financing. The development agreement will address the standards and conditions unique to each project such as, but not limited to, collateral to secure the City's debt financing risk and milestones that must be met by the applicant before debt is issued.

3. Administration and Financing

- a. All payments of general obligation bonds and revenue bonds shall be from a segregated debt service fund established for that purpose. The fund balance plus anticipated revenues will be maintained at a level equal to or greater than the total principal and interest payable from that Fund for the upcoming semi-annual debt service payment.
- b. All general obligation and revenue bond proceeds shall be invested separate from the City's consolidated cash pool unless otherwise specified by the bond legislation. Investments will be consistent with those authorized by state law and the City's applicable investment policies in order to maintain safety and liquidity of the funds.
- c. The City will retain external bond counsel for all debt issues. All debt issued by the City will include a written opinion by bond counsel affirming that the City is authorized to issue the debt, stating that the City has met all State constitutional and statutory requirements necessary for issuance, and determining the debt's federal income tax status. The bond counsel retained must have comprehensive municipal debt experience and a thorough understanding of Missouri law as it relates to the issuance of municipal debt.
- d. The City will retain an external independent financial advisor to be selected through a competitive request for proposals process. The financial advisor shall not have a

relationship with any underwriters. The major criteria in the selection process for a financial advisor will be comprehensive municipal debt experience, experience with diverse financial structuring and pricing of municipal securities, as well as overall cost of services.

4. Debt Limitations

- a. Debt will be structured to achieve the lowest possible net cost to the City given market conditions, the urgency of the capital project, the type of debt being issued, and the nature and type of repayment source. Moreover, to the extent possible, the City will design the repayment of its overall debt so as to rapidly recapture its debt capacity for future use.
- b. The Missouri Constitution permits a city, by vote of two-thirds of the voting electorate, to incur general obligation indebtedness for city purposes not to exceed 10% of the assessed value of taxable tangible property. The City may issue additional debt not to exceed 10% of assessed valuation (20% total) for street and sewer improvements, or purchasing or constructing water or electric utility plants. The City's total general obligation indebtedness should not exceed 80% of the limit prescribed by State law.
- c. The City does not have a prescribed limit for per capita general obligation bond principal. In evaluating opportunities to issue debt, the City will maintain per capita debt levels at rates reflective of infrastructure needs, population growth, bond rating standards, and other relevant factors.
- d. The City will not issue short term tax anticipation debt.

5. Refunding of Debt

- a. Periodic reviews of all outstanding debts will be undertaken to determine refunding opportunities. Refunding will be considered (within federal tax law constraints) if and when there is a net economic benefit of the refunding or the refunding is essential in order to modernize covenants essential to operations and management.
- b. City staff and the financial advisor shall monitor the municipal bond market for opportunities to obtain interest cost savings by refunding outstanding debt. As a general rule, current refundings will be undertaken only if there is a present value savings, and advanced refundings will be undertaken only if the present value savings, after refinancing costs, exceed 3% of the refunded debt service.
- c. Refunding issues that produce net present value savings of less than the targeted amount may be considered on a case-by-case basis. Refunding issues with negative savings will not be considered unless there is a compelling public policy objective.

6. Conduit Financings

- a. The City may sponsor conduit financings in the form of Chapter 100 Industrial Revenue Bonds for those economic activities that have a general public purpose and are consistent with the City's overall service and policy objectives as determined by the Board of Aldermen. All conduit financings must insulate the City completely from any credit risk or exposure and must first be approved by the Finance Committee before being submitted to the Board of Aldermen for consideration. The City will retain the right to approve the underwriter and bond counsel, require compliance with disclosure and arbitrage requirements, and establish minimum ratings or credit worthiness acceptable for conduit debt. Credit enhancements, such as insurance or letters of credit, may be required for certain issues.

7. Post Issue Management

- a. The City will establish procedures for ensuring the City is compliant with tax-exempt financing rules and regulations.
- b. Federal arbitrage legislation is intended to discourage governmental entities from issuing tax-exempt obligations unnecessarily. In compliance with the spirit of this legislation, the City will issue obligations only when it appears the proceeds will be utilized in a timely fashion. Because of the complexity of arbitrage regulations and the severity of non-compliance penalties, the City will engage outside consultants when arbitrage related questions arise and to calculate potential arbitrage liability.
- c. The City is committed to meeting secondary disclosure requirements on a timely and comprehensive basis. The City is committed to full and complete primary and secondary financial disclosure and to cooperating fully with rating agencies, institutional and individual investors, City departments and agencies, other levels of government, and the general public to share clear, comprehensible, and accurate financial information.
- d. Official statements accompanying debt issues, audited financial statements, and continuing disclosure statements will meet (at a minimum), the standards articulated by the Government Accounting Standards Board (GASB), the National Federation of Municipal Analysts, the Securities and Exchange Commission (SEC), and Generally Accepted Accounting principles (GAAP).
- e. The City shall take care to stay in compliance with all continuing disclosure agreements entered into in connection with issuance of debt. The City should thoroughly understand its obligations to gather and keep current the required information. The City will post the year-end financial report along with any other required information to the Electronic Municipal Market Access (EMMA) site maintained by the Municipal Securities Rulemaking Board (MSRB) within the time agreed to in the disclosure agreement. If a material event occurs as identified by the agreement, the City will file a notice to EMMA within 10 business days.



BEST PRACTICE

Debt Management Policy (1995, 2003, and 2012) (DEBT)

Background. Debt management policies are written guidelines, allowances, and restrictions that guide the debt issuance practices of state or local governments, including the issuance process, management of a debt portfolio, and adherence to various laws and regulations. A debt management policy should improve the quality of decisions, articulate policy goals, provide guidelines for the structure of debt issuance, and demonstrate a commitment to long-term capital and financial planning. Adherence to a debt management policy signals to rating agencies and the capital markets that a government is well managed and therefore is likely to meet its debt obligations in a timely manner. Debt management policies should be written with attention to the issuer's specific needs and available financing options and are typically implemented through more specific operating procedures. Finally, debt management policies should be approved by the issuer's governing body to provide credibility, transparency and to ensure that there is a common understanding among elected officials and staff regarding the issuer's approach to debt financing.

Recommendation. The Government Finance Officers Association (GFOA) recommends that state and local governments adopt comprehensive written debt management policies. These policies should reflect local, state, and federal laws and regulations. To assist with the development of these policies the GFOA recommends that a government's Debt Management Policy (Policy) should be reviewed periodically (and updated if necessary) and should address at least the following:

1. ***Debt Limits.*** The Policy should consider setting specific limits or acceptable ranges for each type of debt. Limits generally are set for legal, public policy, and financial reasons.
 - a. ***Legal restrictions*** may be determined by:
 - State constitution or law,
 - Local charter, by-laws, resolution or ordinance, or covenant, and
 - Bond referenda approved by voters.
 - b. ***Public Policies will address the internal standards and considerations within a government and can include:***
 - Purposes for which debt proceeds may be used or prohibited,
 - Types of debt that may be issued or prohibited,
 - Relationship to and integration with the Capital Improvement Program, and
 - Policy goals related to economic development, including use of tax increment financing and public-private partnerships.
 - c. ***Financial restrictions or planning considerations*** generally reflect public policy or other financial resources constraints, such as reduced use of a particular type of debt due to changing financial conditions. Appropriate debt limits can have a positive impact on bond ratings, particularly if the government demonstrates adherence to such policies over time. Financial limits often are expressed as ratios customarily used by credit analysts. Different financial limits are used for different types of debt. Examples include:

- *Direct Debt, including general obligation bonds*, are subject to legal requirements and may be able to be measured or limited by the following ratios:
 - Debt per capita,
 - Debt to personal income,
 - Debt to taxable property value, and
 - Debt service payments as a percentage of general fund revenues or expenditures.
- *Revenue Debt* levels often are limited by debt service coverage ratios (e.g., annual net pledged revenues to annual debt service), additional bond provisions contained in bond covenants, and potential credit rating impacts.
- *Conduit Debt* limitations may reflect the right of the issuing government to approve the borrower's creditworthiness, including a minimum credit rating, and the purpose of the borrowing issue. Such limitations reflect sound public policy, particularly if there is a contingent impact on the general revenues of the government or marketability of the government's own direct debt.
- *Short-Term Debt Issuance* should describe the specific purposes and circumstances under which it can be used, as well as limitations in term or size of borrowing.
- *Variable Rate Debt* should include information about when using non-fixed rate debt is acceptable to the entity either due to the term of the project, market conditions, or debt portfolio structuring purposes.

2. ***Debt Structuring Practices.*** The Policy should include specific guidelines regarding the debt structuring practices for each type of bond, including:

- Maximum term (often stated in absolute terms or based on the useful life of the asset(s)),
- Average maturity,
- Debt service pattern such as equal payments or equal principal amortization,
- Use of optional redemption features that reflect market conditions and/or needs of the government,
- Use of variable or fixed-rate debt, credit enhancements, derivatives, short-term debt, and limitations as to when, and to what extent, each can be used, and
- Other structuring practices should be considered, such as capitalizing interest during the construction of the project and deferral of principal, and/or other internal credit support, including general obligation pledges.

3. ***Debt Issuance Practices.*** The Policy should provide guidance regarding the issuance process, which may differ for each type of debt. These practices include:

- Selection and use of professional service providers, including an independent financial advisor, to assist with determining the method of sale and the selection of other financing team members,
- Criteria for determining the sale method (competitive, negotiated, private placement) and investment of proceeds,
- Use of comparative bond pricing services or market indices as a benchmark in negotiated transactions, as well as to evaluate final bond pricing results,
- Criteria for issuance of advance refunding and current refunding bonds, and
- Use of credit ratings, minimum bond ratings, determination of the number of ratings, and selection of rating services.

5. ***Debt Management Practices.*** The Policy should provide guidance for ongoing administrative activities including:

- Investment of bond proceeds,
- Primary and secondary market disclosure practices, including annual certifications as required,
- Arbitrage rebate monitoring and filing,
- Federal and state law compliance practices, and
- Ongoing market and investor relations efforts.

6. ***Use of Derivatives.*** The Debt Management Policy should clearly state whether or not the entity can or should use derivatives. If the policy allows for the use of derivatives, a separate and comprehensive derivatives policy should be developed (see GFOA's Advisory, Developing a Derivatives Policy and Derivatives Checklist).

References.

- GFOA Advisory, Using Variable Rate Debt Instruments, 2010.
- GFOA Advisory, Use of Debt-Related Derivatives Products and the Development of a Derivatives policy, 2010.
- GFOA Derivatives Checklist, 2010.
- GFOA Best Practice, Selecting Bond Counsel, 2008.
- GFOA Best Practice, Selecting Financial Advisors, 2008.
- GFOA Best Practice, Selecting Underwriters for a Negotiated Bond Sale, 2008.
- GFOA/NABL Post Issuance Compliance Checklist, 2003.
- *Benchmarking and Measuring Debt Capacity*, Rowan Miranda and Ron Picur, GFOA, 2000.
- *A Guide for Preparing a Debt Policy*, Patricia Tigue, GFOA, 1998.

Approved by the GFOA's Executive Board, October, 2012.

CITY OF PARKVILLE Policy Report

Date: Friday, September 12, 2014

Prepared By:
Matthew Chapman
Finance/Human Resources Director

Reviewed By:
Lauren Palmer
City Administrator

ISSUE:

Accept the Semi-Annual Financial Report for the first half of 2014 and direct City Administration to publish.

BACKGROUND:

Both state statute and city ordinance require the City Treasurer to produce a semi-annual financial report that summarizes revenues and expenses for a six-month period. The last report was produced in March for the second half of 2013. The semi-annual report for the first half of 2014 is ready for review and publication in a local newspaper as required by law. The report is intended to be completed in July but was delayed this year as staff time was devoted to other priorities, notably the completion of the 2013 audit. To reduce publication costs, an abbreviated version of the report will be published in the newspaper, but it will direct readers to the City's website for additional information. The City Treasurer has prepared an expanded version of the report for the website that includes additional information.

BUDGET IMPACT:

There is no budget impact associated with this action other than the cost of publication which will be funded from the Administration Division (501) of the General Fund (10).

ALTERNATIVES:

1. Accept the Semi-Annual Financial Report for the first half of 2014 and direct City Administration to publish.
2. Do not accept the report and provide further direction to staff.
3. Postpone the item.

STAFF RECOMMENDATION:

Accept the Semi-Annual Financial Report for the first half of 2014 and direct City Administration to publish.

FINANCE COMMITTEE RECOMMENDATION:

On September 8, 2014, on a vote of 5-0, the Finance Committee voted to recommend that the Board of Aldermen accept the Semi-Annual Financial Report for the first half of 2014 and direct City Administration to publish.

SUGGESTED MOTION:

I move to accept the Semi-Annual Financial Report for the first half of 2014 and direct City Administration to publish in the newspaper.

POLICY:

Section 130.090 of the Parkville Municipal Code requires the City Treasurer to furnish to the Board of Aldermen a semi-annual report in January and July each year of the amount of money received on account of the City during the half year, from what sources received, and the amount of money disbursed, and on what account, and the balance in his hands to the credit of

ITEM 4E
For 09-16-14
Board of Aldermen Meeting

the City. Section 105.130 of the Parkville Municipal Code requires the Board of Aldermen to publish the semi-annual report in some newspaper in the City. The sections of Code that require the production and publication of a six-month report are based on corresponding sections of Missouri statutes (RSMo 79.160 and 79.165).

ATTACHMENTS:

1. Semi-Annual Report – 1st Half of 2014 (publication version)
 2. Semi-Annual Report – 1st Half of 2014 (full version)
-

City of Parkville, Missouri

Semi-Annual Report
January 1 through June 30, 2014

General Fund	
Revenue	2,585,596
Expenditures	1,990,741
Revenue, net of Expenditures	594,855
Enterprise Fund - Sewer Utility	
Revenue	551,459
Expenditures	398,530
Revenue, net of Expenditures	152,929
Debt Service Funds	
Revenue	765,850
Expenditures	659,003
Revenue, net of Expenditures	106,847
Special Revenue Funds	
Revenue	1,458,292
Expenditures	1,194,021
Revenue, net of Expenditures	264,271
Debt of the City of Parkville, June 30, 2014	
General Fund	4,900,000
Sewer Utility	1,749,710
Neighborhood Improvement Districts (NIDs)	10,805,000
Total Debt	17,454,710

¹ NID debt payments are a valid and legally binding indebtedness of the City payable from special assessments on properties benefitted by the improvements

For additional information, visit www.parkvillemo.gov.

City of Parkville, Missouri

Semi-Annual Report

January 1 through June 30, 2014

General Fund

Revenue	
Taxes	1,061,952
Licenses	32,549
Permits	163,250
Franchise Fees	427,511
Sales Taxes	474,577
Other Revenue	16,654
Court Revenue	112,286
Interest Income	3,382
Grants and Miscellaneous Revenue	19,004
Transfers In	274,431
Total Revenue	<u>2,585,596</u>

Expenditures	
Administration	514,735
Police Department	587,163
Municipal Court	76,538
Public Works	59,334
Community Development	125,176
Street Department	186,052
Parks Department	131,068
Nature Sanctuary	10,855
Channel 2/Website	6,383
Transfers Out	269,000
Information Technology	24,437
Total Expenditures	<u>1,990,741</u>
Revenue, net of Expenditures	<u>594,855</u>

Enterprise Fund - Sewer Utility

Revenue	551,459
Expenditures	398,530
Revenue, net of Expenditures	<u>152,929</u>

Debt Service Funds

Revenue	765,850
Expenditures	659,003
Revenue, net of Expenditures	<u>106,847</u>

NID Construction Projects Funds

Revenue	403,570
Expenditures	454,591
Revenue, net of Expenditures	<u>(51,020)</u>

Reserved and Restricted Funds

Revenue	1,054,722
Expenditures	739,430
Revenue, net of Expenditures	<u>315,292</u>

Note: Revenues and Expenditures include transfers between various funds. Details can be found in the June 2014 Financial Report.

Debt of the City of Parkville, June 30, 2014

General Fund	4,900,000
Sewer Utility	1,749,710
Neighborhood Improvement Districts (NIDs) ¹	10,805,000
Total Debt	<u>17,454,710</u>

¹ NID debt payments are a valid and legally binding indebtedness of the City payable from special assessments on properties benefitted by the improvements.



FINANCIAL REPORT

For the Month Ended August 31, 2014

Unaudited Financial Reports

To Be Used for

Budgetary Management Purposes

REVENUE AND EXPENDITURES BUDGETARY COMPARISON REPORT

AS OF: August 31, 2014

10 -General Fund

FINANCIAL SUMMARY

66.67 % OF FISCAL YEAR COMPLETED

	2014 ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
REVENUE SUMMARY						
TAXES	1,067,700	1,959.71	1,066,423.92	99.9%	1,276.08	1,059,417.38
LICENSES	40,900	7,514.00	41,255.00	100.9%	-355.00	22,679.50
PERMITS	201,000	42,266.93	234,541.52	116.7%	-33,541.52	152,959.50
FRANCHISE FEES	837,000	51,397.78	589,465.39	70.4%	247,534.61	536,864.93
SALES TAXES	910,000	59,151.75	636,059.33	69.9%	273,940.67	585,883.59
OTHER REVENUE	28,200	1,770.00	20,396.50	72.3%	7,803.50	22,125.00
COURT REVENUE	290,000	32,949.48	168,443.38	58.1%	121,556.62	183,359.65
INTEREST INCOME	22,000	486.53	4,413.66	20.1%	17,586.34	16,483.75
MISCELLANEOUS REVENUE	24,000	1,826.77	22,628.38	94.3%	1,371.62	31,345.60
GRANT REVENUE	13,000	1,147.45	1,147.45	8.8%	11,852.55	4,594.08
TRANSFERS IN	455,000	37,916.66	350,264.55	77.0%	104,735.45	483,333.28
TOTAL REVENUES	3,888,800	238,387.06	3,135,039.08	80.6%	753,760.92	3,099,046.26
EXPENDITURE SUMMARY						
ADMINISTRATION	909,886	53,847.08	618,487.34	68.0%	291,398.66	527,744.99
POLICE	1,268,586	78,588.65	739,681.03	58.3%	528,904.97	717,528.18
MUNICIPAL COURT	147,313	9,292.75	94,700.93	64.3%	52,612.07	94,638.06
PUBLIC WORKS	241,414	12,887.11	82,998.05	34.4%	158,415.95	70,322.15
COMMUNITY DEVELOPMENT	335,366	53,277.27	195,871.57	58.4%	139,494.43	167,971.98
STREET DEPARTMENT	360,137	23,671.31	229,609.04	63.8%	130,527.96	428,055.87
PARKS DEPARTMENT	327,008	23,757.84	176,916.99	54.1%	150,091.01	170,730.24
NATURE SANCTUARY	28,300	1,677.77	14,215.64	50.2%	14,084.36	7,709.27
INFORMATION TECHNOLOGY	46,900	(560.00)	25,824.92	55.1%	21,075.08	18,920.67
CHANNEL 2 & WEBSITE	17,600	959.95	8,193.15	17.5%	9,406.85	8,480.00
TRANSFERS OUT TO OTHER FUNDS	538,000	44833.32	358,666.64	0.0%	0.00	179,999.92
TOTAL EXPENDITURES	4,220,510	302,233.05	2,545,165.30	60.3%	1,675,344.70	2,392,101.33
EXCESS REV OVER / (UNDER) EXPENDITURES	(331,710)	(63,845.99)	589,873.78			706,944.93
PRIOR YEAR FUND BALANCES ALLOCATED FOR 2014 GENERAL FUND USE	0	0.00	0.00			
EXCESS OF FUNDS AVAILABLE OVER / (UNDER) EXPENDITURES	(331,710)	(63,845.99)	589,873.78			

Unaudited Financial Report to be Used for Budgetary Management Purposes

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: AUGUST 31ST, 2014

10 -General Fund
FINANCIAL SUMMARY

66.67% 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	1,067,700	1,959.71	1,066,423.92	99.88	1,276.08	1,059,417.38
LICENSES	40,900	7,514.00	41,255.00	100.87	(355.00)	22,679.50
PERMITS	201,000	42,266.93	234,541.52	116.69	(33,541.52)	152,959.50
FRANCHISE FEES	837,000	51,397.78	589,465.39	70.43	247,534.61	536,864.93
SALES TAXES	910,000	59,151.75	636,059.33	69.90	273,940.67	585,883.59
OTHER REVENUE	28,200	1,770.00	20,396.50	72.33	7,803.50	22,125.00
COURT REVENUE	290,000	32,949.48	168,443.38	58.08	121,556.62	183,359.65
INTEREST INCOME	22,000	486.53	4,413.66	20.06	17,586.34	16,483.75
MISCELLANEOUS REVENUE	37,000	2,974.22	23,775.83	64.26	13,224.17	35,939.68
TRANSFERS IN	455,000	37,916.66	350,264.55	76.98	104,735.45	483,333.28
TOTAL REVENUES	3,888,800	238,387.06	3,135,039.08	80.62	753,760.92	3,099,046.26
<u>EXPENDITURE SUMMARY</u>						
ADMINISTRATION	909,886	53,847.08	618,487.34	67.97	291,398.66	707,744.91
POLICE	1,268,586	78,588.65	739,681.03	58.31	528,904.97	717,528.18
MUNICIPAL COURT	147,313	9,292.75	94,700.93	64.29	52,612.07	94,638.06
PUBLIC WORKS	241,414	12,887.11	82,998.05	34.38	158,415.95	70,322.15
COMMUNITY DEVELOPMENT	335,366	53,277.27	195,871.57	58.41	139,494.43	167,971.98
STREET DEPARTMENT	360,137	23,671.31	229,609.04	63.76	130,527.96	428,055.87
PARKS DEPARTMENT	327,008	23,757.84	176,916.99	54.10	150,091.01	170,730.24
NATURE SANCTUARY	28,300	1,677.77	14,215.64	50.23	14,084.36	7,709.27
CHANNEL 2 & WEBSITE	17,600	959.95	8,193.15	46.55	9,406.85	8,480.00
TRANSFERS OUT	538,000	44,833.32	358,666.64	66.67	179,333.36	0.00
NET	46,900	(560.00)	25,824.92	55.06	21,075.08	18,920.67
TOTAL EXPENDITURES	4,220,510	302,233.05	2,545,165.30	60.30	1,675,344.70	2,392,101.33
EXCESS REVENUES OVER/(UNDER) EXPENDITURE	(331,710)	(63,845.99)	589,873.78	(21.68)	921,583.78	706,944.93

General Fund (10)

Last Updated 09/11/14

	2011 Actual	2012 Actual	2013 Budget	2013 Actual	2014 Budget	2014 YTD	2014 Projected	2015 Projected	2016 Projected	2017 Projected	2018 Projected	2019 Projected
<i>Beginning Fund Balance</i>	282,255	\$ 320,089	\$ -	\$ 374,112	\$ 751,955	\$ 743,528	\$ 743,528	\$ 546,575	\$ 358,419	\$ 249,221	\$ 185,363	\$ 149,331
Revenues												
Taxes	1,917,875	1,913,138	1,940,800	1,971,368	1,977,700	1,702,483	2,007,205	2,042,573	2,078,578	2,115,232	2,152,547	2,190,535
Licenses	32,703	44,846	39,900	39,907	40,900	41,255	41,900	42,218	42,640	43,067	43,497	43,932
Permits	107,361	171,051	123,300	210,575	201,000	234,542	240,900	205,500	209,172	212,917	216,738	220,635
Franchise Fees	835,899	832,470	817,000	865,901	837,000	589,465	858,600	881,682	905,410	929,803	954,879	980,659
Other Revenue	10,305	20,411	22,700	28,280	28,200	20,397	24,500	24,500	24,500	24,500	24,500	24,500
Court Revenue	196,603	325,275	295,600	257,910	290,000	168,443	221,600	223,816	226,054	228,315	230,598	232,904
Interest Income	27,926	26,155	26,500	18,153	22,000	4,414	6,600	6,732	6,867	6,867	6,867	6,867
Miscellaneous Revenue	77,537	123,562	25,420	32,350	24,000	22,628	24,880	24,502	24,912	25,330	25,757	26,192
Grant Revenue	41,974	225,511	3,000	4,594	13,000	1,147	1,147	6,000	6,000	6,000	6,000	6,000
Adjustments to Receivables	114,531											
Transfers	584,000	651,000	1,010,000	1,027,876	455,000	350,265	584,676	346,500	351,698	364,568	406,136	417,728
Total - General Fund Revenues:	3,946,714	4,333,419	4,304,220	4,456,915	3,888,800	3,135,039	4,012,008	3,804,023	3,875,831	3,956,599	4,067,519	4,149,951
Total Sources	4,228,969	4,653,509	4,304,220	4,831,026	4,640,755	3,878,567	4,755,537	4,350,598	4,234,250	4,205,819	4,252,882	4,299,282
Expenditures												
Administration	1,014,724	1,275,198	874,894	766,897	909,886	618,487	911,886	932,884	956,655	981,230	1,006,640	1,032,918
Police	1,016,325	1,036,993	1,172,161	1,096,361	1,268,586	739,681	1,255,586	1,245,204	1,278,559	1,312,935	1,348,367	1,384,892
Municipal Court	140,468	138,839	144,621	135,531	147,314	94,701	146,764	150,671	154,121	157,665	161,307	165,049
Public Works	152,923	99,926	100,253	102,708	241,414	82,998	241,414	149,843	153,365	156,981	160,695	164,509
Community Development	265,555	262,111	286,347	258,083	335,367	195,872	335,367	322,420	272,420	272,420	272,420	272,420
Street Department	669,589	600,367	644,712	674,175	360,137	229,609	360,137	366,968	377,107	387,566	398,355	409,487
Parks Department	223,396	250,508	250,983	251,594	327,008	176,917	327,008	309,271	316,755	324,465	332,411	340,600
Nature Sanctuary	23,747	17,258	26,295	19,352	28,300	14,216	28,300	28,659	29,023	29,391	29,765	30,144
Information Technology	-	-	26,500	45,884	46,900	25,825	46,900	17,815	18,033	18,254	18,478	18,705
Public Information	43,074	30,638	34,950	16,915	17,600	8,193	17,600	47,443	47,993	48,550	49,114	49,685
Transfers	359,079	567,558	720,000	720,000	538,000	358,667	538,000	221,000	221,000	221,000	221,000	221,000
Discretionary Spending								200,000	160,000	110,000	105,000	100,000
Total - General Fund Expenditures:	\$ 3,908,880	\$ 4,279,396	\$ 4,281,716	\$ 4,087,498	\$ 4,220,512	\$ 2,545,165	\$ 4,208,962	\$ 3,992,179	\$ 3,985,030	\$ 4,020,456	\$ 4,103,551	\$ 4,189,410
Estimated Ending Balance (deficit):	\$ 320,089	\$ 374,112	\$ 22,504	\$ 743,528	\$ 420,243	\$ 1,333,402	\$ 546,575	\$ 358,419	\$ 249,221	\$ 185,363	\$ 149,331	\$ 109,872

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: AUGUST 31ST, 2014

10 -General Fund

FINANCIAL SUMMARY

66.67% OF FISCAL YEAR COMPLETED

REVENUES

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
TAXES						
10-41001-00 Real & Personal Property Tax	895,600	1,429.04	900,406.15	100.54 (	4,806.15)	890,191.78
10-41002-00 Penalties	6,000	299.05	3,393.71	56.56	2,606.29	3,503.05
10-41003-00 Corp Merchants & Manufacturi	142,000	0.00	137,763.42	97.02	4,236.58	141,598.96
10-41004-00 Financial Institution Tax	600	0.00	1,260.58	210.10 (	660.58)	1,223.99
10-41005-00 Vehicle Tax	23,500	231.62	23,600.06	100.43 (	100.06)	22,899.60
TOTAL TAXES	1,067,700	1,959.71	1,066,423.92	99.88	1,276.08	1,059,417.38

LICENSES

10-41101-00 Dog License (Tags)	900	16.00	898.50	99.83	1.50	530.00
10-41102-00 Occupational License	40,000	6,628.00	27,449.00	68.62	12,551.00	10,447.00
10-41102-02 Late Fees on Bus Licenses	0	150.00	200.00	0.00 (	200.00)	0.00
10-41103-00 Peddler's Licenses	0	0.00	0.00	0.00	0.00	40.00
10-41104-00 Liquor Licenses	0	675.00	12,617.50	0.00 (	12,617.50)	11,662.50
10-41111-00 Convenience Fees Under \$200	0	45.00	70.00	0.00 (	70.00)	0.00
10-41112-00 Convenience Fees Over \$200	0	0.00	20.00	0.00 (	20.00)	0.00
TOTAL LICENSES	40,900	7,514.00	41,255.00	100.87 (	355.00)	22,679.50

PERMITS

10-41201-00 Building Permits	180,000	36,468.95	185,226.42	102.90 (	5,226.42)	104,548.55
10-41201-01 Occupancy Permit	0	0.00	500.00	0.00 (	500.00)	300.00
10-41202-00 Sign Permits	0	30.00	300.00	0.00 (	300.00)	780.00
10-41203-00 Electrical Permits	0	0.00	170.00	0.00 (	170.00)	397.35
10-41203-01 Alarm Permit	0	197.36	310.32	0.00 (	310.32)	0.00
10-41204-00 Plumbing Permits	0	0.00	57.12	0.00 (	57.12)	0.00
10-41205-00 Development Permits	1,000	0.00	1,882.89	188.29 (	882.89)	150.00
10-41205-01 Public Improvement Fees	20,000	5,270.62	38,804.27	194.02 (	18,804.27)	45,192.15
10-41206-00 Rezoning Permits	0	0.00	1,200.21	0.00 (	1,200.21)	781.45
10-41207-00 Subdivision Permit Fees	0	0.00	650.00	0.00 (	650.00)	0.00
10-41208-00 BZA-Variance, Exceptio, Appe	0	0.00	0.00	0.00	0.00	300.00
10-41209-00 Conditional Use Permits	0	300.00	1,640.09	0.00 (	1,640.09)	300.00
10-41209-01 Special Event Permit	0	0.00	3,675.00	0.00 (	3,675.00)	0.00
10-41210-00 Grading/PW Use Permits	0	0.00	115.00	0.00 (	115.00)	210.00
10-41211-00 Engineering Reviews	0	0.00	10.20	0.00 (	10.20)	0.00
TOTAL PERMITS	201,000	42,266.93	234,541.52	116.69 (	33,541.52)	152,959.50

FRANCHISE FEES

10-41301-00 Telecom Franchise	235,000	21,629.59	148,662.38	63.26	86,337.62	147,214.62
10-41302-00 Missouri Gas Energy	120,000	0.00	121,539.37	101.28 (	1,539.37)	111,470.06
10-41303-00 Missouri American Water	115,000	27,035.96	76,853.12	66.83	38,146.88	85,056.74
10-41304-00 KC Power & Light	280,000	0.00	124,707.51	44.54	155,292.49	111,072.96
10-41305-00 Martin Marietta Stone Royalt	12,000	2,732.23	11,715.03	97.63	284.97	8,071.14
10-41306-00 Cable/Video Service Franchis	75,000	0.00	105,987.98	141.32 (	30,987.98)	73,979.41
TOTAL FRANCHISE FEES	837,000	51,397.78	589,465.39	70.43	247,534.61	536,864.93

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: AUGUST 31ST, 2014

10 -General Fund
FINANCIAL SUMMARY
REVENUES

66.67% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
SALES TAXES						
10-41401-00 Sales Tax-General Revenue	850,000	53,672.22	592,188.56	69.67	257,811.44	546,500.77
10-41402-00 Motor Vehicle Sales Tax	35,000	3,664.13	27,959.95	79.89	7,040.05	23,479.71
10-41403-00 Motor Vehicle Fee	25,000	1,815.40	15,910.82	63.64	9,089.18	15,903.11
TOTAL SALES TAXES	910,000	59,151.75	636,059.33	69.90	273,940.67	585,883.59
OTHER REVENUE						
10-41501-00 Farmers Market	1,000	0.00	250.00	25.00	750.00	2,020.00
10-41504-00 Park Shelter Reservations	10,500	1,230.00	10,727.50	102.17	(227.50)	10,855.00
10-41504-01 Sports Fields Reservations	3,000	240.00	4,184.00	139.47	(1,184.00)	3,060.00
10-41504-02 Park Events Reservations	10,000	300.00	5,235.00	52.35	4,765.00	6,190.00
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	28,200	1,770.00	20,396.50	72.33	7,803.50	22,125.00
COURT REVENUE						
10-41601-00 Fines	290,000	32,233.00	162,049.50	55.88	127,950.50	178,467.00
10-41602-00 CVC Reports	0	75.48	381.88	0.00	(381.88)	452.65
10-41602-01 Appointed Attorney Reimburse	0	485.00	2,475.00	0.00	(2,475.00)	1,505.00
10-41602-02 Boarding of Prisoners Reimbu	0	0.00	1,755.00	0.00	(1,755.00)	1,380.00
10-41603-00 Police Reports	0	156.00	1,782.00	0.00	(1,782.00)	1,555.00
TOTAL COURT REVENUE	290,000	32,949.48	168,443.38	58.08	121,556.62	183,359.65
INTEREST INCOME						
10-41701-00 Interest Income	22,000	486.53	4,413.66	20.06	17,586.34	16,483.75
TOTAL INTEREST INCOME	22,000	486.53	4,413.66	20.06	17,586.34	16,483.75
MISCELLANEOUS REVENUE						
10-41801-00 Miscellaneous	10,000	1,426.77	15,265.57	152.66	(5,265.57)	23,771.43
10-41801-02 Meeting Videos	0	0.00	0.00	0.00	0.00	10.00
10-41801-03 Rebates	0	0.00	777.81	0.00	(777.81)	1,687.17
10-41801-05 Newsletter Advertising	4,000	0.00	2,450.00	61.25	1,550.00	0.00
10-41802-00 Leased Properties	10,000	400.00	4,135.00	41.35	5,865.00	3,570.00
10-41804-01 Police Overtime Grant	7,000	0.00	0.00	0.00	7,000.00	0.00
10-41804-06 Safe Routes to School Grant	6,000	0.00	0.00	0.00	6,000.00	4,594.08
10-41804-09 Other Grants	0	1,147.45	1,147.45	0.00	(1,147.45)	0.00
10-41805-00 Sale of Vehicles/Equipment	0	0.00	0.00	0.00	0.00	2,307.00
TOTAL MISCELLANEOUS REVENUE	37,000	2,974.22	23,775.83	64.26	13,224.17	35,939.68
TRANSFERS IN						
10-41901-00 Transfer f Transportation Fu	355,000	29,583.33	236,666.66	66.67	118,333.34	416,666.64
10-41903-00 Administration Fee	100,000	8,333.33	66,666.66	66.67	33,333.34	66,666.64
10-41908-00 Transfer from Health Insuran	0	0.00	46,870.04	0.00	(46,870.04)	0.00
10-41909-00 Transfer from Sewer Special	0	0.00	61.19	0.00	(61.19)	0.00
TOTAL TRANSFERS IN	455,000	37,916.66	350,264.55	76.98	104,735.45	483,333.28
TOTAL REVENUE	3,888,800	238,387.06	3,135,039.08	80.62	753,760.92	3,099,046.26

C I T Y O F P A R K V I L L E
REVENUE AND EXPENSE REPORT
AS OF: AUGUST 31ST, 2014

10 -General Fund
ADMINISTRATION
EXPENDITURES

66.67% 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>						
10-501.01-01-00 Salaries	297,300	23,667.74	190,898.83	64.21	106,401.17	127,972.66
10-501.01-03-00 Overtime	500	0.00	0.00	0.00	500.00	200.93
10-501.01-05-00 Miscellaneous Obligation	0	0.00	0.00	0.00	0.00	30,000.23
10-501.01-11-00 Mayor and Aldermen	57,600	4,430.90	37,454.95	65.03	20,145.05	37,662.65
10-501.01-21-00 FICA & Medicare	27,188	2,021.12	16,593.82	61.03	10,594.18	14,331.20
10-501.01-22-00 Retirement	18,370	1,487.84	10,675.79	58.12	7,694.21	3,473.73
10-501.01-32-00 Exp Allowance-Bd of Alde	4,860	405.00	3,600.00	74.07	1,260.00	3,240.00
10-501.01-33-00 Auto Allow-City Administ	1,200	100.00	900.00	75.00	300.00	2,121.40
10-501.01-40-00 Membership Fees & Dues -	1,200	0.00	411.00	34.25	789.00	713.00
10-501.01-41-00 Membership Fees & Dues -	3,500	100.00	1,616.60	46.19	1,883.40	5,463.23
10-501.01-41-02 Professional Dev - Staff	12,400	142.60	5,717.19	46.11	6,682.81	2,814.58
10-501.01-41-03 Professional Dev - Board	4,600	35.00	711.00	15.46	3,889.00	1,746.68
TOTAL PERSONNEL	428,718	32,320.20	268,579.18	62.65	160,138.82	229,740.29
<u>INSURANCE</u>						
10-501.02-01-00 Liability Insurance	88,383	0.00	88,263.60	99.86	119.40	84,172.80
10-501.02-01-01 Insurance Deductible	20,000	0.00	2,168.48	10.84	17,831.52	0.00
10-501.02-02-00 Health, Life & Dental	25,900	1,734.75	16,018.62	61.85	9,881.38	15,888.48
10-501.02-03-00 Workers Compensation	1,100	69.84	1,245.93	113.27	(145.93)	951.02
10-501.02-04-00 Unemployment	2,500	0.00	0.00	0.00	2,500.00	3,840.00
10-501.02-05-00 Property Insurance	18,500	0.00	18,532.70	100.18	(32.70)	17,673.76
TOTAL INSURANCE	156,383	1,804.59	126,229.33	80.72	30,153.67	122,526.06
<u>UTILITIES</u>						
10-501.03-01-00 Telephone & Voicemail	5,400	491.43	3,425.73	63.44	1,974.27	4,080.88
10-501.03-02-00 Electricity	42,000	17.78	36,538.43	87.00	5,461.57	32,644.12
10-501.03-04-00 Water	4,000	1,144.05	3,863.33	96.58	136.67	3,431.09
10-501.03-07-00 Train Depot Utilities	8,500	539.72	6,207.89	73.03	2,292.11	6,029.69
10-501.03-08-00 Cable	2,100	175.00	1,225.00	58.33	875.00	1,400.00
10-501.03-09-00 Trash Hauling	300	0.00	225.00	75.00	75.00	150.00
TOTAL UTILITIES	62,300	2,367.98	51,485.38	82.64	10,814.62	47,735.78
<u>CAPITAL EXPENDITURES</u>						
10-501.04-21-00 Office Equipment	0	0.00	70.04	0.00	70.04	0.00
10-501.04-22-00 Lease Purchase-Office Eq	1,000	0.00	768.00	76.80	232.00	711.00
TOTAL CAPITAL EXPENDITURES	1,000	0.00	838.04	83.80	161.96	711.00
<u>OTHER PURCHASES</u>						
10-501.05-01-00 Office Supplies & Consum	6,000	252.75	3,200.97	53.35	2,799.03	4,034.15
10-501.05-02-00 Postage	1,500	94.41	914.71	60.98	585.29	788.93
10-501.05-04-00 Printing	600	35.00	803.54	133.92	(203.54)	667.68
10-501.05-05-00 Publications	200	0.00	576.00	288.00	(376.00)	174.00
TOTAL OTHER PURCHASES	8,300	382.16	5,495.22	66.21	2,804.78	5,664.76
<u>MAINTENANCE</u>						
10-501.06-01-00 Building Maint & Repair	9,000	60.68	3,780.37	42.00	5,219.63	3,064.77
10-501.06-01-01 HVAC Maintenance & Repai	2,500	0.00	50.89	2.04	2,449.11	4,610.60

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: AUGUST 31ST, 2014

10 -General Fund
ADMINISTRATION
EXPENDITURES

66.67% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
10-501.06-02-00 Janitorial Services/Supp	9,500	797.50	4,359.66	45.89	5,140.34	4,885.35
10-501.06-11-00 Train Depot Maint	2,000	0.00	762.59	38.13	1,237.41	73.55
10-501.06-33-00 Software Support Agreeeme	0	0.00	0.00	0.00	0.00	9,240.16
10-501.06-34-00 Office Equipment Mainten	2,500	333.60	1,754.99	70.20	745.01	1,404.93
TOTAL MAINTENANCE	25,500	1,191.78	10,708.50	41.99	14,791.50	23,279.36
CITY SERVICES						
10-501.07-01-00 Elections	1,800	0.00	1,766.52	98.14	33.48	1,319.39
10-501.07-02-00 Advertising/Public Notic	5,000	17.00	2,983.60	59.67	2,016.40	1,701.75
10-501.07-03-00 Farmers Market	0	0.00	0.00	0.00	0.00	776.57
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	4,000.00	66.67	2,000.00	6,000.00
TOTAL CITY SERVICES	18,600	517.00	14,526.28	78.10	4,073.72	15,573.87
PROFESSIONAL FEES						
10-501.08-01-00 Attorney/Legal Fees	90,000	10,800.00	59,155.28	65.73	30,844.72	60,896.98
10-501.08-01-01 Litigation (New)	60,000	0.00	44,620.78	74.37	15,379.22	4,557.00
10-501.08-02-00 Auditor Fees	11,000	0.00	0.00	0.00	11,000.00	0.00
10-501.08-02-02 Professional Services	38,635	0.00	28,131.40	72.81	10,503.60	11,123.85
TOTAL PROFESSIONAL FEES	199,635	10,800.00	131,907.46	66.07	67,727.54	76,577.83
OTHER EXPENDITURES						
10-501.09-04-00 Holiday Decorations	500	0.00	505.70	101.14	(5.70)	350.00
10-501.09-05-00 Newsletter	0	0.00	0.00	0.00	0.00	1,845.46
10-501.09-05-01 Website Maintenance	0	0.00	0.00	0.00	0.00	342.99
10-501.09-11-00 Cemetery Maintenance	3,500	510.00	2,205.00	63.00	1,295.00	0.00
10-501.09-20-02 Exec Session Meeting Sup	1,200	586.05	769.97	64.16	430.03	840.67
10-501.09-20-03 Finance Committee Mtg Su	1,750	64.06	472.92	27.02	1,277.08	1,353.60
10-501.09-20-07 Meeting Supplies	500	0.00	39.99	8.00	460.01	168.49
10-501.09-21-00 Misc-Other	2,000	3,303.26	4,724.37	236.22	(2,724.37)	1,034.83
TOTAL OTHER EXPENDITURES	9,450	4,463.37	8,717.95	92.25	732.05	5,936.04
TRANSFERS-OTHER SOURCES						
10-501.20-21-00 Transfer to Debt Service	0	0.00	0.00	0.00	0.00	142,666.64
10-501.20-23-00 Transfer to Equipment Fu	0	0.00	0.00	0.00	0.00	24,000.00
10-501.20-24-00 Transfer to Economic Dev	0	0.00	0.00	0.00	0.00	13,333.28
TOTAL TRANSFERS-OTHER SOURCES	0	0.00	0.00	0.00	0.00	179,999.92
TOTAL ADMINISTRATION	909,886	53,847.08	618,487.34	67.97	291,398.66	707,744.91

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: AUGUST 31ST, 2014

10 -General Fund

POLICE

66.67% OF FISCAL YEAR COMPLETED

EXPENDITURES

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
PERSONNEL						
10-505.01-01-00 Salaries	818,650	56,077.08	516,336.27	63.07	302,313.73	486,041.47
10-505.01-03-00 Overtime	26,000	549.68	7,573.88	29.13	18,426.12	11,023.44
10-505.01-21-00 FICA & Medicare	64,616	4,090.37	38,002.37	58.81	26,613.63	36,285.99
10-505.01-22-00 Retirement	36,320	2,362.18	21,044.95	57.94	15,275.05	20,485.43
10-505.01-41-00 Membership Fees & Dues	950	0.00	370.00	38.95	580.00	550.00
10-505.01-41-02 Professional Development	6,100	226.20	491.70	8.06	5,608.30	1,213.49
10-505.01-43-00 Tuition Reimbursement	2,000	0.00	0.00	0.00	2,000.00	0.00
TOTAL PERSONNEL	954,636	63,305.51	583,819.17	61.16	370,816.83	555,599.82
INSURANCE						
10-505.02-02-00 Health, Life & Dental	127,900	8,573.39	71,243.75	55.70	56,656.25	75,316.11
10-505.02-03-00 Workers Compensation	21,000	1,746.06	33,662.02	160.30	(12,662.02)	30,121.16
10-505.02-04-00 Unemployment	1,000	1,600.00	1,600.00	160.00	(600.00)	81.20
TOTAL INSURANCE	149,900	11,919.45	106,505.77	71.05	43,394.23	105,518.47
UTILITIES						
10-505.03-01-00 Telephone & Voicemail	1,500	110.71	655.19	43.68	844.81	845.05
10-505.03-05-00 Mobile Phone & Pagers	4,500	359.17	2,488.64	55.30	2,011.36	2,740.38
TOTAL UTILITIES	6,000	469.88	3,143.83	52.40	2,856.17	3,585.43
CAPITAL EXPENDITURES						
10-505.04-01-00 Vehicle	55,750	0.00	0.00	0.00	55,750.00	0.00
10-505.04-21-00 Office Equipment	0	0.00	112.09	0.00	(112.09)	0.00
TOTAL CAPITAL EXPENDITURES	55,750	0.00	112.09	0.20	55,637.91	0.00
OTHER PURCHASES						
10-505.05-01-00 Office Supplies & Consum	2,800	158.54	977.33	34.90	1,822.67	1,047.77
10-505.05-02-00 Postage	250	5.83	122.54	49.02	127.46	101.06
10-505.05-04-00 Printing	500	0.00	76.05	15.21	423.95	100.00
10-505.05-20-00 Small Office Equipment	1,000	0.00	0.00	0.00	1,000.00	49.98
10-505.05-21-00 Equipment and Handtools	9,000	81.95	319.02	3.54	8,680.98	1,163.28
10-505.05-22-01 Terminal - Rejis	1,650	62.56	1,248.48	75.67	401.52	500.48
10-505.05-22-02 Terminal - Platte Co	2,500	0.00	1,510.74	60.43	989.26	2,007.50
10-505.05-31-00 Uniforms	10,000	462.75	1,955.52	19.56	8,044.48	1,763.02
10-505.05-99-00 Other Purchases	500	8.00	36.00	7.20	464.00	8.00
TOTAL OTHER PURCHASES	28,200	779.63	6,245.68	22.15	21,954.32	6,741.09
MAINTENANCE						
10-505.06-21-00 Vehicle Repair & Mainten	15,000	857.73	7,437.37	49.58	7,562.63	8,559.85
10-505.06-21-01 Equipment Repair & Maint	1,000	499.00	499.00	49.90	501.00	56.65
10-505.06-22-00 Vehicle Gas & Oil	45,000	0.00	28,834.06	64.08	16,165.94	31,432.33
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	850	76.05	547.98	64.47	302.02	529.04
TOTAL MAINTENANCE	63,350	1,432.78	37,318.41	58.91	26,031.59	40,577.87

CITY OF PARKVILLE
 REVENUE AND EXPENSE REPORT
 AS OF: AUGUST 31ST, 2014

10 --General Fund
 POLICE
 EXPENDITURES

66.67% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>CITY SERVICES</u>						
10-505.07-56-00 Hiring/Substance Screeni	4,000	586.00	1,171.00	29.28	2,829.00	2,978.50
10-505.07-57-00 Crime Commission	500	0.00	500.00	100.00	0.00	500.00
10-505.07-81-00 Lab Work	2,000	95.40	95.40	4.77	1,904.60	0.00
10-505.07-90-00 Contractual Service Agree	2,000	0.00	360.00	18.00	1,640.00	360.00
10-505.07-99-00 Other City Services	400	0.00	59.68	14.92	340.32	132.00
TOTAL CITY SERVICES	8,900	681.40	2,186.08	24.56	6,713.92	3,970.50
<u>OTHER EXPENDITURES</u>						
10-505.09-21-00 Miscellaneous	350	0.00	100.00	28.57	250.00	35.00
10-505.09-21-04 Harvester Deer Donation	1,500	0.00	250.00	16.67	1,250.00	1,500.00
TOTAL OTHER EXPENDITURES	1,850	0.00	350.00	18.92	1,500.00	1,535.00
TOTAL POLICE	1,268,586	78,588.65	739,681.03	58.31	528,904.97	717,528.18

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: AUGUST 31ST, 2014

10 -General Fund
MUNICIPAL COURT
EXPENDITURES

66.67% 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	46,457	3,743.43	31,903.04	68.67	14,553.96	32,361.71
10-510.01-03-00 Overtime	500	0.00	0.00	0.00	500.00	124.58
10-510.01-11-00 Judge	18,000	1,384.62	11,769.27	65.38	6,230.73	11,769.27
10-510.01-21-00 FICA & Medicare	4,969	393.87	3,336.35	67.14	1,632.65	3,358.56
10-510.01-22-00 Retirement	1,737	115.43	945.21	54.42	791.79	937.02
10-510.01-32-00 Expense Allow - Judge	650	45.00	405.00	62.31	245.00	360.00
10-510.01-41-00 Memberships, Fees & Dues	500	0.00	100.00	20.00	400.00	250.00
10-510.01-41-02 Professional Development	3,500	0.00	3,768.20	107.66	(268.20)	3,361.54
10-510.01-51-00 Prosecutor/Assistant	22,000	1,850.00	14,800.00	67.27	7,200.00	14,800.00
10-510.01-51-02 Public Defender	6,500	541.67	4,333.36	66.67	2,166.64	4,333.36
TOTAL PERSONNEL	104,813	8,074.02	71,360.43	68.08	33,452.57	71,656.04
INSURANCE						
10-510.02-02-00 Health, Life & Dental	6,550	671.66	4,808.64	73.41	1,741.36	4,855.44
10-510.02-03-00 Workers Compensation	2,200	139.68	2,981.02	135.50	(781.02)	2,651.90
10-510.02-04-00 Unemployment	1,000	0.00	0.00	0.00	1,000.00	0.00
TOTAL INSURANCE	9,750	811.34	7,789.66	79.89	1,960.34	7,507.34
UTILITIES						
10-510.03-05-00 Mobile Phone & Pagers	120	10.00	90.00	75.00	30.00	80.00
TOTAL UTILITIES	120	10.00	90.00	75.00	30.00	80.00
CAPITAL EXPENDITURES						
OTHER PURCHASES						
10-510.05-01-00 Office Supplies & Consum	1,800	69.97	97.66	5.43	1,702.34	1,157.64
10-510.05-02-00 Postage	500	25.52	261.41	52.28	238.59	309.40
10-510.05-04-00 Printing	4,000	0.00	2,194.06	54.85	1,805.94	2,579.87
10-510.05-05-00 Publications	350	229.50	229.50	65.57	120.50	250.50
10-510.05-06-00 Processing Fees	1,500	(742.71)	1,208.09	80.54	291.91	957.15
10-510.05-20-00 Small Office Equipment	100	0.00	0.00	0.00	100.00	0.00
TOTAL OTHER PURCHASES	8,250	(417.72)	3,990.72	48.37	4,259.28	5,254.56
MAINTENANCE						
10-510.06-32-00 REJIS System	400	0.00	0.00	0.00	400.00	237.36
10-510.06-33-00 Software Support Agreeeme	2,200	0.00	2,169.39	98.61	30.61	2,066.09
10-510.06-34-00 Office Equipment Mainten	480	5.04	361.10	75.23	118.90	137.52
TOTAL MAINTENANCE	3,080	5.04	2,530.49	82.16	549.51	2,440.97
CITY SERVICES						
10-510.07-80-00 Boarding of Prisoners	14,000	175.00	3,165.45	22.61	10,834.55	2,905.00
10-510.07-82-00 Bailiff	6,000	635.07	4,710.40	78.51	1,289.60	3,823.02
10-510.07-82-01 Translator	800	0.00	961.86	120.23	(161.86)	474.80
TOTAL CITY SERVICES	20,800	810.07	8,837.71	42.49	11,962.29	7,202.82

CITY OF PARKVILLE
 REVENUE AND EXPENSE REPORT
 AS OF: AUGUST 31ST, 2014

10 -General Fund
 MUNICIPAL COURT
 EXPENDITURES

66.67% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>OTHER EXPENDITURES</u>						
10-510.09-21-00 Miscellaneous	500	0.00	101.92	20.38	398.08	496.33
TOTAL OTHER EXPENDITURES	500	0.00	101.92	20.38	398.08	496.33
TOTAL MUNICIPAL COURT	147,313	9,292.75	94,700.93	64.29	52,612.07	94,638.06

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: AUGUST 31ST, 2014

10 -General Fund
PUBLIC WORKS
EXPENDITURES

66.67% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
PERSONNEL						
10-515.01-01-00 Salaries	98,000	2,548.79	57,051.56	58.22	40,948.44	48,654.17
10-515.01-21-00 FICA & Medicare	7,497	646.90	4,731.13	63.11	2,765.87	3,645.53
10-515.01-22-00 Retirement	2,812	215.82	1,832.63	65.17	979.37	1,891.79
10-515.01-33-00 Auto Allow-Public Wks Di	3,000	250.00	2,250.00	75.00	750.00	2,000.00
10-515.01-41-00 Membership Fees & Dues	500	0.00	634.00	126.80	(134.00)	229.00
10-515.01-41-02 Professional Development	2,600	530.25	1,935.15	74.43	664.85	1,638.97
TOTAL PERSONNEL	114,409	4,191.76	68,434.47	59.82	45,974.53	58,059.46
INSURANCE						
10-515.02-02-00 Health, Life & Dental	6,675	450.45	3,334.77	49.96	3,340.23	3,674.60
10-515.02-03-00 Workers Compensation	200	34.92	437.35	218.68	(237.35)	201.83
10-515.02-04-00 Unemployment	500	0.00	0.00	0.00	500.00	0.00
TOTAL INSURANCE	7,375	485.37	3,772.12	51.15	3,602.88	3,876.43
UTILITIES						
10-515.03-05-00 Mobile Phones & Pagers	480	40.00	360.00	75.00	120.00	320.00
TOTAL UTILITIES	480	40.00	360.00	75.00	120.00	320.00
CAPITAL EXPENDITURES						
10-515.04-21-00 Office Equipment	0	0.00	0.00	0.00	0.00	10.68
10-515.04-90-00 Stormwater Projects	95,000	0.00	0.00	0.00	95,000.00	0.00
TOTAL CAPITAL EXPENDITURES	95,000	0.00	0.00	0.00	95,000.00	10.68
OTHER PURCHASES						
10-515.05-01-00 Office Supplies & Consum	850	0.00	34.26	4.03	815.74	65.37
10-515.05-02-00 Postage	150	12.48	29.08	19.39	120.92	99.85
10-515.05-04-00 Printing	0	0.00	26.00	0.00	(26.00)	0.00
10-515.05-20-00 Small Office Equipment	100	0.00	4.29	4.29	95.71	29.97
10-515.05-31-00 Uniforms	100	0.00	0.00	0.00	100.00	0.00
10-515.05-32-00 Other Purchases	100	0.00	37.50	37.50	62.50	63.92
TOTAL OTHER PURCHASES	1,300	12.48	131.13	10.09	1,168.87	259.11
MAINTENANCE						
10-515.06-36-00 Tornado Siren	2,450	0.00	1,818.00	74.20	632.00	1,818.00
TOTAL MAINTENANCE	2,450	0.00	1,818.00	74.20	632.00	1,818.00
PROFESSIONAL FEES						
10-515.08-01-01 Construction Observation	0	0.00	0.00	0.00	0.00	2,332.50
10-515.08-03-00 Engineer & Planning Fees	20,000	8,157.50	8,410.33	42.05	11,589.67	3,330.00
TOTAL PROFESSIONAL FEES	20,000	8,157.50	8,410.33	42.05	11,589.67	5,662.50
OTHER EXPENDITURES						
10-515.09-21-00 Miscellaneous	400	0.00	72.00	18.00	328.00	315.97
TOTAL OTHER EXPENDITURES	400	0.00	72.00	18.00	328.00	315.97
TOTAL PUBLIC WORKS	241,414	12,887.11	82,998.05	34.38	158,415.95	70,322.15

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: AUGUST 31ST, 2014

10 -General Fund

COMMUNITY DEVELOPMENT
EXPENDITURES

66.67% 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	195,300	13,667.14	121,786.30	62.36	73,513.70	128,949.41
10-518.01-03-00 Overtime	0	0.00	0.00	0.00	0.00	57.06
10-518.01-21-00 FICA & Medicare	14,940	968.20	8,614.91	57.66	6,325.09	9,160.51
10-518.01-22-00 Retirement	7,226	505.68	4,349.46	60.19	2,876.54	4,814.29
10-518.01-31-00 Auto Allowance - Other	2,400	200.00	1,800.00	75.00	600.00	1,600.00
10-518.01-41-00 Membership Fees & Dues	1,675	0.00	1,022.42	61.04	652.58	245.00
10-518.01-41-02 Professional Development	6,400	0.00	2,410.10	37.66	3,989.90	709.52
TOTAL PERSONNEL	227,941	15,341.02	139,983.19	61.41	87,957.81	145,535.79
INSURANCE						
10-518.02-02-00 Health, Life & Dental	21,925	1,605.75	14,330.78	65.36	7,594.22	16,242.41
10-518.02-03-00 Workers Compensation	1,200	1,152.40	1,783.81	148.65	(583.81)	674.56
10-518.02-04-00 Unemployment	1,000	0.00	0.00	0.00	1,000.00	0.00
TOTAL INSURANCE	24,125	2,758.15	16,114.59	66.80	8,010.41	16,916.97
UTILITIES						
10-518.03-05-00 Mobile Phones & Pagers	1,500	169.55	963.15	64.21	536.85	831.15
TOTAL UTILITIES	1,500	169.55	963.15	64.21	536.85	831.15
CAPITAL EXPENDITURES						
10-518.04-23-00 Planning Studies	35,000	0.00	0.00	0.00	35,000.00	0.00
10-518.04-41-00 Development	35,000	35,000.00	35,000.00	100.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES	70,000	35,000.00	35,000.00	50.00	35,000.00	0.00
OTHER PURCHASES						
10-518.05-01-00 Office Supplies & Consum	600	0.00	612.81	102.14	(12.81)	42.18
10-518.05-02-00 Postage	500	61.65	551.51	110.30	(51.51)	355.22
10-518.05-04-00 Printing	500	(0.62)	80.40	16.08	419.60	224.30
10-518.05-05-00 Publications	0	0.00	0.00	0.00	0.00	772.35
10-518.05-20-00 Small Office Equipment	100	0.00	0.00	0.00	100.00	0.00
10-518.05-21-00 Equipment & Handtools	300	0.00	0.00	0.00	300.00	19.98
10-518.05-31-00 Uniforms	400	0.00	0.00	0.00	400.00	0.00
TOTAL OTHER PURCHASES	2,400	61.03	1,244.72	51.86	1,155.28	1,414.03
MAINTENANCE						
10-518.06-21-00 Vehicle Repair & Mainten	2,200	0.00	156.47	7.11	2,043.53	1,126.82
10-518.06-22-00 Vehicle Gas & Oil	1,800	0.00	1,231.34	68.41	568.66	1,313.79
TOTAL MAINTENANCE	4,000	0.00	1,387.81	34.70	2,612.19	2,440.61
CITY SERVICES						
10-518.07-02-01 Public Notices	800	(67.48)	1,142.33	142.79	(342.33)	185.76
10-518.07-42-00 One Call Utility Locatin	0	0.00	0.00	0.00	0.00	414.70
TOTAL CITY SERVICES	800	(67.48)	1,142.33	142.79	(342.33)	600.46
PROFESSIONAL FEES						
10-518.08-03-00 Engineering & Planning F	3,000	0.00	0.00	0.00	3,000.00	192.00
10-518.08-03-02 NPDES II / Arcview	1,500	0.00	0.00	0.00	1,500.00	0.00
TOTAL PROFESSIONAL FEES	4,500	0.00	0.00	0.00	4,500.00	192.00

CITY OF PARKVILLE
 REVENUE AND EXPENSE REPORT
 AS OF: AUGUST 31ST, 2014

10 -General Fund
 COMMUNITY DEVELOPMENT
 EXPENDITURES

66.67% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>OTHER EXPENDITURES</u>						
10-518.09-21-00 Miscellaneous	100	15.00	35.78	35.78	64.22	40.97
TOTAL OTHER EXPENDITURES	100	15.00	35.78	35.78	64.22	40.97
TOTAL COMMUNITY DEVELOPMENT	335,366	53,277.27	195,871.57	58.41	139,494.43	167,971.98

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: AUGUST 31ST, 2014

10 -General Fund
STREET DEPARTMENT
EXPENDITURES

66.67% 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	230,700	17,715.48	145,418.64	63.03	85,281.36	140,120.65
10-520.01-03-00 Overtime	15,000	0.00	7,488.49	49.92	7,511.51	10,634.59
10-520.01-21-00 FICA & Medicare	18,796	1,285.24	11,375.23	60.52	7,420.77	10,839.02
10-520.01-22-00 Retirement	9,091	584.35	5,282.80	58.11	3,808.20	5,963.46
10-520.01-41-02 Professional Development	300	0.00	0.00	0.00	300.00	70.00
TOTAL PERSONNEL	273,887	19,585.07	169,565.16	61.91	104,321.84	167,527.72
INSURANCE						
10-520.02-01-00 Health, Life & Dental	32,850	3,199.61	20,300.38	61.80	12,549.62	24,928.07
10-520.02-03-00 Workers Compensation	12,000	0.00	20,205.14	168.38	(8,205.14)	18,998.19
10-520.02-04-00 Unemployment	1,500	0.00	0.00	0.00	1,500.00	0.00
TOTAL INSURANCE	46,350	3,199.61	40,505.52	87.39	5,844.48	43,926.26
UTILITIES						
10-520.03-01-00 Telephone & Voicemail	1,500	124.32	774.84	51.66	725.16	979.40
10-520.03-02-00 Electricity	3,000	0.00	1,813.33	60.44	1,186.67	2,567.82
10-520.03-03-00 Gas	2,000	0.00	1,025.56	51.28	974.44	1,122.61
10-520.03-04-00 Water	4,000	0.00	2,242.05	56.05	1,757.95	2,471.54
10-520.03-05-00 Mobile Phones & Pagers	2,500	144.59	737.44	29.50	1,762.56	1,702.37
10-520.03-09-00 Trash Hauling	600	0.00	165.00	27.50	435.00	330.00
TOTAL UTILITIES	13,600	268.91	6,758.22	49.69	6,841.78	9,173.74
CAPITAL EXPENDITURES						
10-520.04-31-00 Equipment & Machinery	0	0.00	0.00	0.00	0.00	548.94
TOTAL CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	548.94
OTHER PURCHASES						
10-520.05-01-00 Office Supplies & Consum	800	59.79	416.27	52.03	383.73	548.13
10-520.05-02-00 Postage	0	0.00	0.75	0.00	(0.75)	0.00
10-520.05-20-00 Small Office Equipment	400	0.00	0.00	0.00	400.00	0.00
10-520.05-21-00 Handtools	4,000	206.55	3,342.74	83.57	657.26	2,789.96
10-520.05-31-00 Uniforms	2,600	0.00	367.50	14.13	2,232.50	721.61
TOTAL OTHER PURCHASES	7,800	266.34	4,127.26	52.91	3,672.74	4,059.70
MAINTENANCE						
10-520.06-01-00 Building Maint & Repair	0	0.00	0.00	0.00	0.00	2,584.17
10-520.06-01-01 Security System	0	0.00	0.00	0.00	0.00	157.50
10-520.06-21-00 Vehicle Repair & Mainten	0	15.38	182.09	0.00	(182.09)	5,638.83
10-520.06-21-01 Equipment Repair & Maint	0	0.00	90.14	0.00	(90.14)	2,255.31
10-520.06-22-00 Vehicle Gas & Oil	0	33.00	45.13	0.00	(45.13)	14,910.37
10-520.06-22-01 Equipment Gas & Oil	0	0.00	0.00	0.00	0.00	2,324.99
TOTAL MAINTENANCE	0	48.38	317.36	0.00	(317.36)	27,871.17
CITY SERVICES						
10-520.07-20-00 Snow Removal Supplies	0	0.00	0.00	0.00	0.00	7,907.31
10-520.07-32-00 Storm Sewers-General Rep	0	0.00	0.00	0.00	0.00	3,186.21
10-520.07-33-00 Street Repair Materials	0	0.00	0.00	0.00	0.00	5,524.22

CITY OF PARKVILLE
 REVENUE AND EXPENSE REPORT
 AS OF: AUGUST 31ST, 2014

10 -General Fund
 STREET DEPARTMENT
 EXPENDITURES

66.67% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
10-520.07-41-00 Street Lights-Electricit	0	0.00	387.15	0.00 (	387.15)	143,101.59
10-520.07-43-00 Spring/Fall Cleanup	11,500	0.00	5,813.77	50.55	5,686.23	5,481.63
10-520.07-43-01 Recycling Extravaganza	500	0.00	1,475.60	295.12 (	975.60)	925.70
10-520.07-43-02 HHW Collection Event	400	0.00	0.00	0.00	400.00	0.00
10-520.07-44-00 Street Signs	0	0.00	0.00	0.00	0.00	838.88
10-520.07-45-00 Street Sweeping	0	0.00	0.00	0.00	0.00	5,100.00
10-520.07-51-00 Mosquito & Weed Control	2,000	303.00	563.00	28.15	1,437.00	640.85
10-520.07-52-00 Tree Trimming & Removal	4,000	0.00	0.00	0.00	4,000.00	2,100.00
10-520.07-55-00 Animal Control	100	0.00	0.00	0.00	100.00	0.00
TOTAL CITY SERVICES	18,500	303.00	8,239.52	44.54	10,260.48	174,806.39
PROFESSIONAL FEES						
10-520.08-03-02 NPDES II/Arcview Program	0	0.00	60.00	0.00 (	60.00)	0.00
TOTAL PROFESSIONAL FEES	0	0.00	60.00	0.00 (	60.00)	0.00
OTHER EXPENDITURES						
10-520.09-21-00 Miscellaneous	0	0.00	36.00	0.00 (	36.00)	141.95
TOTAL OTHER EXPENDITURES	0	0.00	36.00	0.00 (	36.00)	141.95
TOTAL STREET DEPARTMENT	360,137	23,671.31	229,609.04	63.76	130,527.96	428,055.87

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: AUGUST 31ST, 2014

10 -General Fund

PARKS DEPARTMENT

66.67% OF FISCAL YEAR COMPLETED

EXPENDITURES

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
PERSONNEL						
10-525.01-01-00 Salaries	119,400	9,549.32	79,408.59	66.51	39,991.41	76,042.99
10-525.01-03-00 Overtime	7,500	0.00	3,084.50	41.13	4,415.50	4,906.57
10-525.01-05-00 Seasonal Landscape Maint	30,000	4,025.50	10,775.25	35.92	19,224.75	4,172.77
10-525.01-21-00 FICA & Medicare	9,708	969.00	6,438.89	66.33	3,269.11	6,022.11
10-525.01-22-00 Retirement	4,695	353.32	3,051.02	64.98	1,643.98	3,142.12
10-525.01-41-00 Membership Fees & Dues	100	0.00	0.00	0.00	100.00	15.00
10-525.01-41-02 Professional Development	350	0.00	0.00	0.00	350.00	30.00
TOTAL PERSONNEL	171,753	14,897.14	102,758.25	59.83	68,994.75	94,331.56
INSURANCE						
10-525.02-02-00 Health, Life & Dental	18,200	1,529.03	11,776.30	64.70	6,423.70	12,162.23
10-525.02-03-00 Workers Compensation	5,705	349.21	6,317.89	110.74	612.89	5,705.30
10-525.02-04-00 Unemployment	500	0.00	0.00	0.00	500.00	0.00
TOTAL INSURANCE	24,405	1,878.24	18,094.19	74.14	6,310.81	17,867.53
UTILITIES						
10-525.03-01-00 Telephone & Voicemail	1,500	147.13	897.50	59.83	602.50	1,116.73
10-525.03-02-00 Electricity	10,000	1,091.73	8,902.53	89.03	1,097.47	8,880.42
10-525.03-03-00 Gas	1,200	0.00	1,009.04	84.09	190.96	984.07
10-525.03-04-00 Water	12,500	714.44	5,902.47	47.22	6,597.53	7,114.46
10-525.03-05-00 Mobile Phones & Pagers	1,800	140.67	844.68	46.93	955.32	831.15
10-525.03-09-00 Trash Hauling	2,400	0.00	335.00	13.96	2,065.00	670.00
TOTAL UTILITIES	29,400	2,093.97	17,891.22	60.85	11,508.78	19,596.83
CAPITAL EXPENDITURES						
10-525.04-31-00 Equipment & Machinery	15,000	0.00	0.00	0.00	15,000.00	0.00
10-525.04-72-00 Maintenance-ELP	10,000	0.00	1,239.75	12.40	8,760.25	0.00
TOTAL CAPITAL EXPENDITURES	25,000	0.00	1,239.75	4.96	23,760.25	0.00
OTHER PURCHASES						
10-525.05-01-00 Office Supplies & Consum	600	15.69	208.35	34.73	391.65	224.08
10-525.05-02-00 Postage	50	0.00	35.69	71.38	14.31	3.96
10-525.05-04-00 Printing	100	0.00	386.00	386.00	286.00	28.73
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	149.99
10-525.05-21-00 Equipment & Handtools	5,500	411.06	2,310.08	42.00	3,189.92	1,412.49
10-525.05-31-00 Uniforms	1,200	143.67	485.67	40.47	714.33	203.07
10-525.05-41-01 Restroom Supplies	1,800	151.45	1,490.11	82.78	309.89	1,278.67
10-525.05-41-02 Trash Bags	5,000	596.78	2,385.42	47.71	2,614.58	1,133.92
10-525.05-41-03 Park Enhancements	3,000	0.00	1,104.33	36.81	1,895.67	12,716.81
10-525.05-42-00 Grass Seed & Fertilizer	2,800	0.00	0.00	0.00	2,800.00	559.04
10-525.05-99-00 Other Purchases	500	0.00	75.40	15.08	424.60	173.56
TOTAL OTHER PURCHASES	20,750	1,318.65	8,481.05	40.87	12,268.95	17,884.32
MAINTENANCE						
10-525.06-01-00 Buildings Maint & Repair	4,500	445.68	3,436.26	76.36	1,063.74	2,766.70
10-525.06-03-00 Restrooms	5,300	0.00	1,227.58	23.16	4,072.42	525.46

C I T Y O F P A R K V I L L E
REVENUE AND EXPENSE REPORT
AS OF: AUGUST 31ST, 2014

10 -General Fund

PARKS DEPARTMENT

66.67% OF FISCAL YEAR COMPLETED

EXPENDITURES

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
10-525.06-05-01 Stage Maintenance	0	0.00	0.00	0.00	0.00	120.91
10-525.06-05-02 Ballfield Maintenance	800	0.00	329.58	41.20	470.42	503.30
10-525.06-05-03 Trail Maintenance	3,200	0.00	112.97	3.53	3,087.03	0.00
10-525.06-12-00 Playground Equipment Rep	1,500	0.00	1,061.31	70.75	438.69	255.58
10-525.06-13-00 Spirit Fountain	1,300	0.00	301.69	23.21	998.31	742.02
10-525.06-21-00 Vehicle Repair & Mainten	5,500	0.00	2,833.59	51.52	2,666.41	645.62
10-525.06-21-01 Equipment Repair & Maiut	2,800	14.57	1,521.25	54.33	1,278.75	1,455.28
10-525.06-21-02 Tractor Mowing Equipment	3,000	541.67	4,072.38	135.75 (	1,072.38)	2,286.34
10-525.06-22-00 Vehicle Gas & Oil	7,500	0.00	4,239.13	56.52	3,260.87	3,448.14
10-525.06-22-01 Equipment Gas & Oil	5,500	0.00	2,730.15	49.64	2,769.85	2,361.20
TOTAL MAINTENANCE	40,900	1,001.92	21,865.89	53.46	19,034.11	15,110.55
CITY SERVICES						
10-525.07-20-00 Rental of Portable Toile	3,000	300.00	1,840.00	61.33	1,160.00	1,760.00
10-525.07-51-00 Mosquito & Weed Control	2,500	89.92	997.45	39.90	1,502.55	772.36
10-525.07-51-01 Landscaping	2,000	0.00	0.00	0.00	2,000.00	0.00
10-525.07-52-00 Tree Trimming & Removal	5,000	2,000.00	3,357.81	67.16	1,642.19	306.00
10-525.07-60-00 Rental Equipment	800	0.00	0.00	0.00	800.00	109.00
TOTAL CITY SERVICES	13,300	2,389.92	6,195.26	46.58	7,104.74	2,947.36
OTHER EXPENDITURES						
10-525.09-21-00 Miscellaneous	1,500	178.00	391.38	26.09	1,108.62	2,992.09
TOTAL OTHER EXPENDITURES	1,500	178.00	391.38	26.09	1,108.62	2,992.09
TOTAL PARKS DEPARTMENT	327,008	23,757.84	176,916.99	54.10	150,091.01	170,730.24

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: AUGUST 31ST, 2014

10 -General Fund
NATURE SANCTUARY
EXPENDITURES

66.67% 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	1,153.92	9,808.32	54.49	8,191.68	5,514.77
10-535.01-21-00 FICA & Medicare	1,350	88.28	750.38	55.58	599.62	425.93
10-535.01-31-00 Expense Allowance-Other	200	0.00	0.00	0.00	200.00	0.00
TOTAL PERSONNEL	19,550	1,242.20	10,558.70	54.01	8,991.30	5,940.70
UTILITIES						
CAPITAL EXPENDITURES						
OTHER PURCHASES						
10-535.05-01-00 Office Supplies & Consum	100	0.00	45.00	45.00	55.00	0.00
10-535.05-02-00 Postage	50	0.00	13.52	27.04	36.48	7.18
10-535.05-04-00 Printing	500	0.00	497.37	99.47	2.63	0.00
10-535.05-21-00 Equipment & Handtools	450	0.00	110.33	24.52	339.67	0.00
10-535.05-41-00 Materials	1,200	0.00	110.44	9.20	1,089.56	151.96
10-535.05-42-00 Program Expenses	2,700	100.63	843.67	31.25	1,856.33	557.13
TOTAL OTHER PURCHASES	5,000	100.63	1,620.33	32.41	3,379.67	716.27
MAINTENANCE						
10-535.06-01-00 Building Maintenance & R	0	15.22	15.22	0.00 (	15.22)	0.00
10-535.06-05-03 Trail Maintenance	1,500	38.83	1,005.28	67.02	494.72	681.47
10-535.06-21-00 Vehicle Repair & Mainten	1,000	0.00	324.21	32.42	675.79	0.00
10-535.06-21-01 Equipment Repair & Maint	150	171.31	177.14	118.09 (	27.14)	62.99
10-535.06-22-00 Vehicle Gas & Oil	600	0.00	244.81	40.80	355.19	32.23
TOTAL MAINTENANCE	3,250	225.36	1,766.66	54.36	1,483.34	776.69
CITY SERVICES						
10-535.07-51-00 Mosquito & Weed Control	0	0.00	160.37	0.00 (	160.37)	0.00
TOTAL CITY SERVICES	0	0.00	160.37	0.00 (	160.37)	0.00
OTHER EXPENDITURES						
10-535.09-21-00 Miscellaneous	500	109.58	109.58	21.92	390.42	275.61
TOTAL OTHER EXPENDITURES	500	109.58	109.58	21.92	390.42	275.61
TOTAL NATURE SANCTUARY	28,300	1,677.77	14,215.64	50.23	14,084.36	7,709.27

C I T Y O F P A R K V I L L E
 REVENUE AND EXPENSE REPORT
 AS OF: AUGUST 31ST, 2014

10 --General Fund
 CHANNEL 2 & WEBSITE
 EXPENDITURES

66.67% 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	9,000	750.00	5,549.40	61.66	3,450.60	8,480.00
10-540.01-53-00 Production Assistant/Int	<u>2,100</u>	<u>150.00</u>	<u>900.00</u>	<u>42.86</u>	<u>1,200.00</u>	<u>0.00</u>
TOTAL PERSONNEL	11,100	900.00	6,449.40	58.10	4,650.60	8,480.00
<u>CAPITAL EXPENDITURES</u>						
10-540.04-11-00 Computers & Programming	0	0.00	(299.40)	0.00	299.40	0.00
10-540.04-21-00 Office Equipment	<u>200</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>200.00</u>	<u>0.00</u>
TOTAL CAPITAL EXPENDITURES	200	0.00	(299.40)	149.70-	499.40	0.00
<u>OTHER PURCHASES</u>						
10-540.05-03-00 Computer Equip/Access/Pr	<u>500</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500.00</u>	<u>0.00</u>
TOTAL OTHER PURCHASES	500	0.00	0.00	0.00	500.00	0.00
<u>MAINTENANCE</u>						
10-540.06-31-00 Computer Maintenance	<u>600</u>	<u>59.95</u>	<u>59.95</u>	<u>9.99</u>	<u>540.05</u>	<u>0.00</u>
TOTAL MAINTENANCE	600	59.95	59.95	9.99	540.05	0.00
<u>OTHER EXPENDITURES</u>						
10-540.09-05-00 Newsletter/Website	4,000	0.00	1,983.20	49.58	2,016.80	0.00
10-540.09-05-01 Website Maintenance	<u>1,200</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,200.00</u>	<u>0.00</u>
TOTAL OTHER EXPENDITURES	<u>5,200</u>	<u>0.00</u>	<u>1,983.20</u>	<u>38.14</u>	<u>3,216.80</u>	<u>0.00</u>
TOTAL CHANNEL 2 & WEBSITE	17,600	959.95	8,193.15	46.55	9,406.85	8,480.00

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: AUGUST 31ST, 2014

10 -General Fund

TRANSFERS OUT

EXPENDITURES

66.67% 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	317,000	26,416.66	211,333.32	66.67	105,666.68	0.00
10-550.20-21-00 Transfer to Debt Service	<u>221,000</u>	<u>18,416.66</u>	<u>147,333.32</u>	<u>66.67</u>	<u>73,666.68</u>	<u>0.00</u>
TOTAL TRANSFERS-OTHER SOURCES	<u>538,000</u>	<u>44,833.32</u>	<u>358,666.64</u>	<u>66.67</u>	<u>179,333.36</u>	<u>0.00</u>
TOTAL TRANSFERS OUT	538,000	44,833.32	358,666.64	66.67	179,333.36	0.00

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: AUGUST 31ST, 2014

10 -General Fund
IT
EXPENDITURES

66.67% 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	25,500	(560.00)	12,851.75	50.40	12,648.25	14,619.94
10-555.01-53-00 Specialized Support Cont	0	0.00	0.00	0.00	0.00	1,975.00
TOTAL PERSONNEL	25,500	(560.00)	12,851.75	50.40	12,648.25	16,594.94
<u>INSURANCE</u>						
10-555.02-01-00 Equipment	0	0.00	494.35	0.00	(494.35)	957.11
10-555.02-02-00 Software	19,100	0.00	11,114.82	58.19	7,985.18	1,368.62
10-555.02-04-00 Domain Registrations	175	0.00	125.00	71.43	50.00	0.00
TOTAL INSURANCE	19,275	0.00	11,734.17	60.88	7,540.83	2,325.73
<u>MAINTENANCE</u>						
10-555.06-01-00 Maintenance & Repair	2,125	0.00	1,239.00	58.31	886.00	0.00
TOTAL MAINTENANCE	2,125	0.00	1,239.00	58.31	886.00	0.00
TOTAL IT	46,900	(560.00)	25,824.92	55.06	21,075.08	18,920.67
TOTAL EXPENDITURES	4,220,510	302,233.05	2,545,165.30	60.30	1,675,344.70	2,392,101.33
=====						
EXCESS REVENUES OVER/(UNDER) EXPENDITURE	(331,710)	(63,845.99)	589,873.78		0.00	706,944.93

Sewer Fund (30)

Last Updated 09/11/14

	2011 Actual	2012 Actual	2013 Budget	2013 Unaudited	2014 Budget	2014 YTD	2014 Projected	2015 Projected	2016 Projected	2017 Projected	2018 Projected	2019 Projected
<i>Beginning Fund Balance</i>	\$426,505	\$ 493,616	\$ 590,000	\$ 605,952	\$ 489,897	\$ 516,873	\$ 516,873	\$ 546,670	\$ 399,324	\$ 371,234	\$ 331,408	\$ 385,559
Revenues												
<i>Projected Rate Increase</i>					3.50%	3.00%	3.00%	3.00%	3.00%	2.00%	0.00%	0.00%
Sewer Charges	907,088	962,603	945,000	937,785	968,760	672,832	965,918	994,896	1,024,743	1,045,238	1,045,238	1,045,238
Sewer Tap Fees	19,500	33,000	22,500	30,000	22,500	22,500	22,500	22,838	23,180	23,528	23,881	24,239
Sewer Impact Fees	18,200	30,800	21,000	28,000	21,000	21,000	21,000	21,315	21,635	21,959	22,289	22,623
MOAW Bill Collection Payment	636	715	-	686	650	-	650	650	650	650	650	650
Grinder Pump Administrative Fee	4,620	4,620	4,620	3,850	4,620	2,695	4,620	4,620	4,620	4,620	4,620	4,620
Interest Income	9,061	6,611	4,300	5,872	2,000	2,847	2,900	2,929	2,958	2,988	3,018	3,048
Transfer from Sewer CIP (33)	-	-	-	-	275,478	294,984	294,984	-	-	-	-	-
Miscellaneous	35	-	-	16	-	1,000	1,000	1,000	-	-	-	-
Sewer Fund Revenues:	959,140	1,038,349	997,420	1,006,209	1,295,008	1,017,858	1,313,573	1,048,247	1,077,786	1,098,982	1,099,695	1,100,417
Total Sources:	1,385,645	1,531,965	1,587,420	1,612,161	1,784,905	1,534,731	1,830,445	1,594,918	1,477,109	1,470,216	1,431,103	1,485,976
Expenditures												
Operating Expenses	388,097	453,316	473,413	452,969	514,201	295,626	501,656	479,662	493,373	486,857	500,774	508,285
Capital Expenses	16,415	18,146	77,000	2,656	474,007	6,308	481,563	412,379	311,049	347,696	237,811	312,811
Debt Service	273,917	198,952	203,000	202,233	200,556	124,718	200,556	202,053	198,431	199,687	200,823	200,000
Transfer to General Fund - Admin Fee	70,000	75,000	100,000	100,000	100,000	66,667	100,000	101,500	103,023	104,568	106,136	107,728
Other Transfers	143,600	180,600	338,000	337,431	-	-	-	-	-	-	-	-
Sewer Fund Expenditures:	892,029	926,014	1,191,413	1,095,288	1,288,764	493,318	1,283,775	1,195,594	1,105,876	1,138,808	1,045,544	1,128,825
Estimated Working Capital (deficit):	493,616	605,952	396,007	516,873	496,141	1,041,413	546,670	399,324	371,234	331,408	385,559	357,151
TARGET*	\$388,441	\$331,031	\$346,353	\$340,475	\$354,106	\$354,106	\$350,970	\$347,343	\$347,530	\$347,543	\$352,551	\$354,003

* 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: AUGUST 31ST, 2014

30 -Sewer Service Fund
 FINANCIAL SUMMARY

66.67% 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	1,017,530	75,563.05	719,026.94	70.66	298,503.06	629,438.65
INTEREST INCOME	2,000	349.77	2,846.78	142.34	(846.78)	4,475.50
MISCELLANEOUS REVENUE	0	0.00	1,000.00	0.00	(1,000.00)	0.00
TRANSFERS IN	275,478	0.00	294,984.41	107.08	(19,506.41)	0.00
TOTAL REVENUES	1,295,008	75,912.82	1,017,858.13	78.60	277,149.87	633,914.15
<u>EXPENDITURE SUMMARY</u>						
ADMINISTRATIVE	1,288,764	73,722.47	493,317.56	38.28	795,446.44	707,097.46
TOTAL EXPENDITURES	1,288,764	73,722.47	493,317.56	38.28	795,446.44	707,097.46
EXCESS REVENUES OVER/(UNDER) EXPENDITURES	6,244	2,190.35	524,540.57		(518,296.57)	(73,183.31)

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: AUGUST 31ST, 2014

30 -Sewer Service Fund

FINANCIAL SUMMARY

66.67% OF FISCAL YEAR COMPLETED

REVENUES	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
OTHER REVENUE						
30-41501-00 Sewer Charges	968,760	1,803.39	44,303.17	4.57	924,456.83	593,868.65
30-41501-01 Sewer Charges - Data Tech	0	70,474.66	628,528.77	0.00 (	628,528.77)	0.00
30-41502-00 Sewer Tap Fees	22,500	1,500.00	22,500.00	100.00	0.00	18,000.00
30-41502-01 Sewer Impact Fees	21,000	1,400.00	21,000.00	100.00	0.00	16,800.00
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	4,620	385.00	2,695.00	58.33	1,925.00	770.00
TOTAL OTHER REVENUE	1,017,530	75,563.05	719,026.94	70.66	298,503.06	629,438.65
INTEREST INCOME						
30-41701-00 Interest Income	2,000	349.77	2,846.78	142.34 (	846.78)	4,475.50
TOTAL INTEREST INCOME	2,000	349.77	2,846.78	142.34 (	846.78)	4,475.50
MISCELLANEOUS REVENUE						
30-41805-00 Water Service Fees	0	0.00	1,000.00	0.00 (	1,000.00)	0.00
TOTAL MISCELLANEOUS REVENUE	0	0.00	1,000.00	0.00 (	1,000.00)	0.00
TRANSFERS IN						
30-41902-00 Trnsfer from Sewer CIP	275,478	0.00	294,984.41	107.08 (	19,506.41)	0.00
TOTAL TRANSFERS IN	275,478	0.00	294,984.41	107.08 (	19,506.41)	0.00
TOTAL REVENUE	1,295,008	75,912.82	1,017,858.13	78.60	277,149.87	633,914.15

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: AUGUST 31ST, 2014

30 -Sewer Service Fund
ADMINISTRATIVE
EXPENDITURES

66.67% OF FISCAL YEAR COMPLETED

	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	12,500	819.41	6,754.53	54.04	5,745.47	5,985.81
30-501.01-21-00 FICA & Medicare	956	62.68	516.73	54.05	439.27	244.78
TOTAL PERSONNEL	13,456	882.09	7,271.26	54.04	6,184.74	6,230.59
INSURANCE						
30-501.02-01-00 Hazard & Liability	4,500	0.00	3,677.65	81.73	822.35	3,507.20
TOTAL INSURANCE	4,500	0.00	3,677.65	81.73	822.35	3,507.20
UTILITIES						
30-501.03-01-00 Telephone & Voicemail	2,400	216.57	1,270.43	52.93	1,129.57	1,520.49
30-501.03-02-00 Electricity	35,000	3,224.93	23,585.16	67.39	11,414.84	26,055.19
30-501.03-04-00 Water	3,500	374.39	2,211.66	63.19	1,288.34	2,223.34
30-501.03-06-00 Wi-Fi	480	39.99	239.94	49.99	240.06	319.91
30-501.03-09-00 Trash Hauling	600	0.00	148.55	24.76	451.45	666.40
TOTAL UTILITIES	41,980	3,855.88	27,455.74	65.40	14,524.26	30,785.33
CAPITAL EXPENDITURES						
30-501.04-31-00 Equipment & Machinery	20,007	3,372.00	5,110.55	25.54	14,896.45	861.76
30-501.04-61-00 Pump Station Improvement	285,000	0.00	467.72	0.16	284,532.28	0.00
TOTAL CAPITAL EXPENDITURES	305,007	3,372.00	5,578.27	1.83	299,428.73	861.76
OTHER PURCHASES						
30-501.05-01-00 Office Supplies	100	0.00	17.19	17.19	82.81	6.45
30-501.05-02-00 Postage	10,000	1,140.11	4,961.96	49.62	5,038.04	4,075.78
30-501.05-04-00 Printing	100	0.00	0.00	0.00	100.00	9.60
TOTAL OTHER PURCHASES	10,200	1,140.11	4,979.15	48.82	5,220.85	4,091.83
MAINTENANCE						
30-501.06-01-00 Building Main & Repair	10,000	27.48	3,565.95	35.66	6,434.05	3,382.11
30-501.06-12-00 Pump Stations Maintenanc	25,000	0.00	6,161.16	24.64	18,838.84	26,142.41
30-501.06-21-00 Vehicle Repair & Mainten	500	0.00	0.00	0.00	500.00	608.07
30-501.06-21-02 Tractor/Lawn Mowing Equi	300	56.83	678.92	226.31	378.92)	326.11
30-501.06-22-00 Vehicle Gas & Oil	3,000	0.00	768.01	25.60	2,231.99	1,564.94
30-501.06-22-01 Equipmeut Gas & Oil	1,500	120.90	137.84	9.19	1,362.16	12.19
30-501.06-33-00 Software Support Agreeeme	2,170	0.00	0.00	0.00	2,170.00	0.00
30-501.06-42-00 Line Maintenance	80,000	30.76	729.45	0.91	79,270.55	2,965.00
30-501.06-99-00 Other Maintenance	89,000	0.00	0.00	0.00	89,000.00	0.00
TOTAL MAINTENANCE	211,470	235.97	12,041.33	5.69	199,428.67	35,000.83
CITY SERVICES						
30-501.07-34-00 Line Repairs	25,000	1,908.77	3,356.77	13.43	21,643.23	2,051.00
30-501.07-42-00 One Call Utility Locatin	2,000	291.20	1,515.89	75.79	484.11	650.00
30-501.07-42-01 One Call Equipment & Sup	400	0.00	0.00	0.00	400.00	6.99
30-501.07-82-00 KC Water Depart	63,000	15,627.40	30,343.67	48.16	32,656.33	27,298.37
30-501.07-91-00 Odor Control	19,000	0.00	9,063.29	47.70	9,936.71	11,033.90
TOTAL CITY SERVICES	109,400	17,827.37	44,279.62	40.47	65,120.38	41,040.26

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: AUGUST 31ST, 2014

30 -Sewer Service Fund
ADMINISTRATIVE
EXPENDITURES

66.67% 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	2,500	0.00	7,048.80	281.95 (	4,548.80)	0.00
30-501.08-03-00 Engineering Fees	11,000	448.00	1,600.00	14.55	9,400.00	192.00
30-501.08-04-00 Management Contract	275,395	22,949.58	183,596.64	66.67	91,798.36	175,950.00
30-501.08-06-00 Administration Fee	100,000	8,333.33	66,666.66	66.67	33,333.34	66,666.64
TOTAL PROFESSIONAL FEES	388,895	31,730.91	258,912.10	66.58	129,982.90	242,808.64
OTHER EXPENDITURES						
30-501.09-21-00 Miscellaneous	1,500	47.65	4,404.83	293.66 (	2,904.83)	44.62
30-501.09-22-00 DNR Fees	1,800	0.00	0.00	0.00	1,800.00	1,367.71
TOTAL OTHER EXPENDITURES	3,300	47.65	4,404.83	133.48 (	1,104.83)	1,412.33
BOND/LEASE PAYMENTS						
30-501.10-04-00 System Renewal Lease	0	0.00	9,227.94	0.00 (	9,227.94)	9,227.94
TOTAL BOND/LEASE PAYMENTS	0	0.00	9,227.94	0.00 (	9,227.94)	9,227.94
SYSTEM RENEWAL PROJECT						
30-501.12-11-00 SRF Principal	0	11,666.67	93,333.36	0.00 (	93,333.36)	93,333.36
30-501.12-11-01 SRF Interest	0	2,724.07	21,792.56	0.00 (	21,792.56)	22,576.12
30-501.12-11-02 SRF Administration Fee	0	239.75	363.75	0.00 (	363.75)	124.00
TOTAL SYSTEM RENEWAL PROJECT	0	14,630.49	115,489.67	0.00 (	115,489.67)	116,033.48
TRANSFERS-OTHER SOURCES						
30-501.20-01-01 Transfer to 10 Year CIP	0	0.00	0.00	0.00	0.00	192,666.64
30-501.20-02-02 Trans to Debt Serv (for	18,456	0.00	0.00	0.00	18,456.00	0.00
30-501.20-02-03 Trans to Debt Serv (for	182,100	0.00	0.00	0.00	182,100.00	0.00
30-501.20-42-00 Transfer to Equipment Fu	0	0.00	0.00	0.00	0.00	23,430.63
TOTAL TRANSFERS-OTHER SOURCES	200,556	0.00	0.00	0.00	200,556.00	216,097.27
TOTAL ADMINISTRATIVE	1,288,764	73,722.47	493,317.56	38.28	795,446.44	707,097.46
TOTAL EXPENDITURES	1,288,764	73,722.47	493,317.56	38.28	795,446.44	707,097.46
EXCESS REVENUES OVER/(UNDER) EXPENDITURES	6,244	2,190.35	524,540.57		0.00 (	73,183.31)

Transportation Fund (40)

Last Updated 09/11/14

	2011 Actual	2012 Actual	2013 Budget	2013 Unaudited	2014 Budget	2014 YTD	2014 Projected	2015 Projected	2016 Projected	2017 Projected	2018 Projected	2019 Projected
<i>Beginning Fund Balance</i>	\$227,141	\$ 89,288	\$ 113,178	\$ 190,187	\$ 162,317	\$ 162,683	\$ 159,023	\$ 97,585	\$ 27,471	\$ 20,334	\$ 42,185	\$ 26,109
Revenues												
Parkville Special Road District	114,870	120,346	121,500	122,341	122,600	121,709	122,600	125,052	127,553	130,104	132,706	135,360
City Transportation Sales Tax	454,319	380,193	385,000	397,214	400,000	279,900	400,000	408,000	416,160	424,483	432,973	441,632
Motor Fuel Tax	123,157	141,412	150,000	140,752	141,000	93,092	141,000	143,820	146,696	149,630	152,623	155,675
County Transportation Sales Tax	123,552	137,379	135,000	134,865	138,000	21,422	21,422	240,760	142,140	144,983	147,882	150,840
Curb/Sidewalk Cost Share			-	-	-	10,000	10,000	-	-	-	-	-
Refunds		80,250				8,275	8,275					
MPR Safety Funds						4,300	4,300					
Leased Properties		6,470	-	900	-	-	-	-	-	-	-	-
Transportation Fund Revenues:	815,898	866,050	791,500	796,072	801,600	538,698	707,597	917,632	832,549	849,200	866,184	883,508
Total Sources:	1,043,039	955,338	904,678	986,259	963,917	701,381	866,620	1,015,217	860,021	869,534	908,369	909,617
Expenditures												
Administration		-	-	-	-	-	-	-	-	-	-	-
Streets - Capital	171,177	196,151	135,000	91,236	295,000	9,150	96,149	425,000	268,500	240,000	250,000	240,000
Streets - Operating				-	313,050	180,783	317,886	317,746	322,512	327,350	332,260	337,244
Transfers	782,574	569,000	736,000	736,000	355,000	236,667	355,000	245,000	248,675	260,000	300,000	310,000
Transportation Fund Expenditures:	953,751	765,151	871,000	827,236	963,050	426,600	769,035	987,746	839,687	827,350	882,260	887,244
Estimated Ending Balance (deficit):	89,288	190,187	33,678	159,023	867	274,781	97,585	27,471	20,334	42,185	26,109	22,374

CITY OF PARKVILLE
 REVENUE AND EXPENSE REPORT
 AS OF: AUGUST 31ST, 2014

40 -Transportation Fund
 FINANCIAL SUMMARY

66.67% 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	122,600	0.00	121,709.17	99.27	890.83	119,630.46
SALES TAXES	679,000	38,878.76	394,413.91	58.09	284,586.09	423,947.75
OTHER REVENUE	0	0.00	10,000.00	0.00	(10,000.00)	0.00
MISCELLANEOUS REVENUE	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>450.00</u>
TOTAL REVENUES	801,600	38,878.76	526,123.08	65.63	275,476.92	544,028.21
<u>EXPENDITURE SUMMARY</u>						
STREET DEPARTMENT	608,050	19,014.28	189,933.26	31.24	418,116.74	11,337.63
TRANSFERS	<u>355,000</u>	<u>29,583.33</u>	<u>236,666.66</u>	<u>66.67</u>	<u>118,333.34</u>	<u>490,666.64</u>
TOTAL EXPENDITURES	963,050	48,597.61	426,599.92	44.30	536,450.08	502,004.27
EXCESS REVENUES OVER/(UNDER) EXPENDITURE	(161,450)	(9,718.85)	99,523.16		(260,973.16)	42,023.94

CITY OF PARKVILLE
 REVENUE AND EXPENSE REPORT
 AS OF: AUGUST 31ST, 2014

40 -Transportation Fund

FINANCIAL SUMMARY

66.67% OF FISCAL YEAR COMPLETED

REVENUES

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>TAXES</u>						
40-41006-00 Parkville Special Rd Distric	122,600	0.00	121,709.17	99.27	890.83	119,630.46
TOTAL TAXES	122,600	0.00	121,709.17	99.27	890.83	119,630.46
<u>SALES TAXES</u>						
40-41404-00 City Transportation Sales Ta	400,000	26,829.06	279,900.27	69.98	120,099.73	259,432.79
40-41405-00 Motor Fuel Tax	141,000	12,049.70	93,091.58	66.02	47,908.42	92,207.31
40-41406-00 County Trans Sales Tax	138,000	0.00	21,422.06	15.52	116,577.94	72,307.65
TOTAL SALES TAXES	679,000	38,878.76	394,413.91	58.09	284,586.09	423,947.75
<u>OTHER REVENUE</u>						
40-41504-00 Curb/Sidewalk Cost Share	0	0.00	10,000.00	0.00	(10,000.00)	0.00
TOTAL OTHER REVENUE	0	0.00	10,000.00	0.00	(10,000.00)	0.00
<u>INTEREST INCOME</u>						
<u>MISCELLANEOUS REVENUE</u>						
40-41802-00 Leased Properties	0	0.00	0.00	0.00	0.00	450.00
TOTAL MISCELLANEOUS REVENUE	0	0.00	0.00	0.00	0.00	450.00
<u>TRANSFERS IN</u>						
<u>TRANSFERS</u>						
TOTAL REVENUE	801,600	38,878.76	526,123.08	65.63	275,476.92	544,028.21

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: AUGUST 31ST, 2014

40 -Transportation Fund
ADMINISTRATION
EXPENDITURES

66.67% OF FISCAL YEAR COMPLETED

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

_____	_____	_____	_____	_____	_____
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CAPITAL EXPENDITURES

_____	_____	_____	_____	_____	_____
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CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: AUGUST 31ST, 2014

40 -Transportation Fund
STREET DEPARTMENT
EXPENDITURES

66.67% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>CAPITAL EXPENDITURES</u>						
40-520.04-71-00 Street Programs	0	0.00	26.95	0.00	(26.95)	0.00
40-520.04-81-00 Crack Seal Project	20,000	0.00	1,261.05	6.31	18,738.95	0.00
40-520.04-82-00 Slurry Seal Project	95,000	0.00	0.00	0.00	95,000.00	10,970.00
40-520.04-83-00 Street Striping	10,000	0.00	0.00	0.00	10,000.00	0.00
40-520.04-85-00 Asphalt Overlay Program	120,000	0.00	0.00	0.00	120,000.00	0.00
40-520.04-85-01 Equipment	50,000	0.00	78.70	0.16	49,921.30	0.00
40-520.04-90-00 Curb & Sidewalk Program	0	0.00	7,783.50	0.00	(7,783.50)	367.63
TOTAL CAPITAL EXPENDITURES	295,000	0.00	9,150.20	3.10	285,849.80	11,337.63
<u>MAINTENANCE</u>						
40-520.06-01-00 Building Maintenance & R	2,300	37.97	1,310.95	57.00	989.05	0.00
40-520.06-21-00 Vehicle & Equipment Main	10,500	93.26	3,023.41	28.79	7,476.59	0.00
40-520.06-22-00 Vehicle & Equipment Gas	25,500	0.00	16,322.03	64.01	9,177.97	0.00
TOTAL MAINTENANCE	38,300	131.23	20,656.39	53.93	17,643.61	0.00
<u>CITY SERVICES</u>						
40-520.07-20-00 Emergency Snow Removal	30,000	0.00	17,361.53	57.87	12,638.47	0.00
40-520.07-32-00 Storm Sewers - General R	2,500	0.00	0.00	0.00	2,500.00	0.00
40-520.07-33-00 Street Repair Materials	15,000	487.50	5,232.51	34.88	9,767.49	0.00
40-520.07-41-00 Street Lights - Electric	210,250	18,395.55	128,487.50	61.11	81,762.50	0.00
40-520.07-44-00 Street Signs	2,000	0.00	374.63	18.73	1,625.37	0.00
40-520.07-45-00 Street Sweeping	8,000	0.00	6,780.00	84.75	1,220.00	0.00
40-520.07-52-00 Tree Trimming & Removal	4,000	0.00	1,853.00	46.33	2,147.00	0.00
40-520.07-60-00 Rental Equipment	2,000	0.00	37.50	1.88	1,962.50	0.00
TOTAL CITY SERVICES	273,750	18,883.05	160,126.67	58.49	113,623.33	0.00
<u>OTHER EXPENDITURES</u>						
40-520.09-21-00 Miscellaneous	1,000	0.00	0.00	0.00	1,000.00	0.00
TOTAL OTHER EXPENDITURES	1,000	0.00	0.00	0.00	1,000.00	0.00
TOTAL STREET DEPARTMENT	608,050	19,014.28	189,933.26	31.24	418,116.74	11,337.63

CITY OF PARKVILLE
 REVENUE AND EXPENSE REPORT
 AS OF: AUGUST 31ST, 2014

40 -Transportation Fund

EXPENDITURES	66.67% 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>						
40-550.20-10-00 Transfer to General Fund	355,000	29,583.33	236,666.66	66.67	118,333.34	416,666.64
40-550.20-42-00 Transfer to MERF	0	0.00	0.00	0.00	0.00	74,000.00
TOTAL TRANSFERS-OTHER SOURCES	<u>355,000</u>	<u>29,583.33</u>	<u>236,666.66</u>	<u>66.67</u>	<u>118,333.34</u>	<u>490,666.64</u>
TOTAL TRANSFERS	355,000	29,583.33	236,666.66	66.67	118,333.34	490,666.64
TOTAL EXPENDITURES	963,050	48,597.61	426,599.92	44.30	536,450.08	502,004.27
EXCESS REVENUES OVER/(UNDER) EXPENDITURE (	161,450)	(9,718.85)	99,523.16		0.00	42,023.94

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	1,316,468.26
15003	Property Tax Receivables	1,374.11
15004	Franchise Tax Receivables	175,236.74
15005	Vehicle Tax Receivable	363.23
18000	Prepaid Insurance	81,735.82
		<hr/>
		1,575,609.47

TOTAL ASSETS 1,575,609.47

LIABILITIES

=====		
20021	AFLAC W/H	(323.78)
20022	Medical Ins W/H	(9,751.81)
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	5,151.04
20051	Garnishment W/H	(70.62)
20070	Vol. Employee Fund W/H	1,270.58
21000	Deferred Revenue	1,737.34
22001	AP Pending (Due to Pooled)	69,482.75
22500	Telecom Escrow	190.29
22501	FLEX Plan Payable	3,653.81
22600	COBRA Liability	1,539.59
		<hr/>
		72,171.66

EQUITY

=====		
30001	Fund Balance	913,564.03
		<hr/>
	TOTAL BEGINNING EQUITY	913,564.03
		<hr/>
	TOTAL REVENUE	3,135,039.08
	TOTAL EXPENSES	2,545,165.30
		<hr/>
	TOTAL SURPLUS/(DEFICIT)	589,873.78
		<hr/>
	TOTAL EQUITY & SURPLUS/(DEFICIT)	1,503,437.81
		<hr/>
	TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT	1,575,609.47
		=====

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	1,316,468.26	
15003	Property Tax Receivables	1,374.11	
15004	Franchise Tax Receivables	175,236.74	
15005	Vehicle Tax Receivable	363.23	
18000	Prepaid Insurance	81,735.82	
			1,575,609.47
			=====
TOTAL ASSETS			1,575,609.47
			=====
LIABILITIES			
=====			
20021	AFLAC W/H	(323.78)	
20022	Medical Ins W/H	(9,751.81)	
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	5,151.04	
20051	Garnishment W/H	(70.62)	
20070	Vol. Employee Fund W/H	1,270.58	
21000	Deferred Revenue	1,737.34	
22001	AP Pending (Due to Pooled)	69,482.75	
22500	Telecom Escrow	190.29	
22501	FLEX Plan Payable	3,653.81	
22600	COBRA Liability	1,539.59	
			72,171.66
			=====
TOTAL LIABILITIES			72,171.66
			=====
EQUITY			
=====			
30001	Fund Balance	913,564.03	
			913,564.03
			=====
TOTAL BEGINNING EQUITY			913,564.03
			=====
TOTAL REVENUE			3,135,039.08
TOTAL EXPENSES			2,545,165.30
			=====
TOTAL SURPLUS/(DEFICIT)			589,873.78
			=====
TOTAL EQUITY & SURPLUS/(DEFICIT)			1,503,437.81
			=====
TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT			1,575,609.47
			=====

BALANCE SHEET

AS OF: AUGUST 31ST, 2014

21 -River Park Bond Retirement

ACCOUNT# TITLE

ASSETS

=====

11002 River Prk Dev Bank Acct-	151,768.27	
15001 Receivables - Taxes/Fees	627.06	
		152,395.33

TOTAL ASSETS 152,395.33

=====

LIABILITIES

=====

21000 Deferred Revenue	627.06	
		627.06

TOTAL LIABILITIES 627.06

EQUITY

=====

30001 FUND BALANCE	151,644.18	
		151,644.18
TOTAL REVENUE	321,486.59	
TOTAL EXPENSES	321,362.50	
		124.09
TOTAL SURPLUS/(DEFICIT)	124.09	

TOTAL EQUITY & SURPLUS/(DEFICIT) 151,768.27

TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT 152,395.33

=====

22 -Capital Project Bonds

ACCOUNT#	TITLE		
ASSETS			

11002	Cash	317,698.45	
12000	Claim on Cash	26,631.85	
14010	Lease Revenue Fund	0.47	
14012	Reserve Fund	642,814.02	
15001	Receivables - Taxes/Fees	507.51	
			<u>987,652.30</u>

	TOTAL ASSETS		987,652.30
			=====
LIABILITIES			

21000	Deferred Revenue	507.51	
			<u>507.51</u>
	TOTAL LIABILITIES		507.51

EQUITY			

30001	Fund Balance	328,438.21	
30005	Restricted for Debt Retirement	640,000.00	
			<u>968,438.21</u>
	TOTAL BEGINNING EQUITY		968,438.21

	TOTAL REVENUE	486,829.08	
	TOTAL EXPENSES	468,122.50	

	TOTAL SURPLUS/(DEFICIT)	18,706.58	

	TOTAL EQUITY & SURPLUS/(DEFICIT)		987,144.79

	TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT		987,652.30
			=====

23 -Brush Creek NID

ACCOUNT#	TITLE		
ASSETS			
=====			
12000	Claim on Cash	52.80	
14011	Debt Service Fund	16.28	
14012	Debt Service Reserve Fund	398,225.00	
14021	Cost of Issuance Expenses	3,870.55	
		<u>402,164.63</u>	
	TOTAL ASSETS		402,164.63
			=====
LIABILITIES			
=====			
24000	Long Term Bonds Payable	(4,506,327.67)	
	TOTAL LIABILITIES	<u>(4,506,327.67)</u>	
EQUITY			
=====			
30001	Fund Balance	(372,438.87)	
	TOTAL BEGINNING EQUITY	<u>(372,438.87)</u>	
	TOTAL REVENUE	5,602,589.63	
	TOTAL EXPENSES	321,658.46	
	TOTAL SURPLUS/(DEFICIT)	<u>5,280,931.17</u>	
	TOTAL EQUITY & SURPLUS/(DEFICIT)		4,908,492.30
			<u>402,164.63</u>
	TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT		402,164.63
			=====

BALANCE SHEET

AS OF: AUGUST 31ST, 2014

24 -Brink Meyer Road NID

ACCOUNT# TITLE

ASSETS

=====

12000 Claim on Cash	22.20	
14011 Brink Meyer Note Fund (D S F)	290,287.50	
14012 Brink Meyer Bond Fund	32.51	
14021 Cost of Issuance Expenses	1,258.41	
		<u>291,600.62</u>

TOTAL ASSETS 291,600.62

=====

LIABILITIES

=====

24000 Long Term Bonds Payable	(3,675,000.00)	
		<u>(3,675,000.00)</u>

TOTAL LIABILITIES (3,675,000.00)

EQUITY

=====

30001 Fund Balance	358,407.35	
		<u>358,407.35</u>
TOTAL BEGINNING EQUITY	358,407.35	
TOTAL REVENUE	4,079,518.90	
TOTAL EXPENSES	471,325.63	
		<u>3,608,193.27</u>
TOTAL SURPLUS/(DEFICIT)	3,608,193.27	
TOTAL EQUITY & SURPLUS/(DEFICIT)	3,966,600.62	
		<u>3,966,600.62</u>

TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT 291,600.62

=====

BALANCE SHEET

AS OF: AUGUST 31ST, 2014

30 -Sewer Service Fund

ACCOUNT# TITLE

ASSETS

=====		
11002 Sewer Fund Cash in Bank-	7,124.24	
11003 Cash-	844,497.76	
11005 MM Bank Lib	203,117.60	
12000 Sewer Service Claim on Cash	2,917.37	
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/>	
		2,479,603.34
		<hr/>

TOTAL ASSETS 2,479,603.34
=====

LIABILITIES

=====		
22001 AP Pending (Due to Pooled)	23,196.57	
24010 LT Leases Payable	179,612.82	
26000 Customer Deposits	13,485.00	
	<hr/>	
TOTAL LIABILITIES		216,294.39
		<hr/>

EQUITY

=====		
30001 Fund Balance	1,738,768.38	
	<hr/>	
TOTAL BEGINNING EQUITY		1,738,768.38
		<hr/>
TOTAL REVENUE	1,017,858.13	
TOTAL EXPENSES	493,317.56	
	<hr/>	
TOTAL SURPLUS/(DEFICIT)		524,540.57
		<hr/>
TOTAL EQUITY & SURPLUS/(DEFICIT)		2,263,308.95
		<hr/>
TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT		2,479,603.34
		=====

BALANCE SHEET

AS OF: AUGUST 31ST, 2014

31 -Sewer Special Assessment

ACCOUNT#	TITLE			
ASSETS				
=====				
		_____	_____	=====
LIABILITIES				
=====				
		_____	_____	
EQUITY				
=====				

TOTAL REVENUE		61.19		
TOTAL EXPENSES		61.19		
		_____	_____	=====

BALANCE SHEET

AS OF: AUGUST 31ST, 2014

33 --Sewer Capital Improvement

ACCOUNT# TITLE

ASSETS

=====

12000 Claim on Cash	0.00	
17002 Insutiiform Sewer Infrastructur	244,732.86	
17003 Aeration System Sewer Equipmnt	182,062.00	
		426,794.86

TOTAL ASSETS 426,794.86

=====

LIABILITIES

=====

22001 A/P Pending (Due to Pool)	0.00	
25000 Auditor Entry	0.00	
		0.00

TOTAL LIABILITIES 0.00

EQUITY

=====

30001 Fund Balance	763,638.47	
		763,638.47
TOTAL BEGINNING EQUITY	763,638.47	
TOTAL REVENUE	0.00	
TOTAL EXPENSES	336,843.61	
		(336,843.61)
TOTAL SURPLUS/(DEFICIT)	(336,843.61)	
TOTAL EQUITY & SURPLUS/(DEFICIT)	426,794.86	

TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT 426,794.86

=====

BALANCE SHEET

AS OF: AUGUST 31ST, 2014

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 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 & SUREPLUS/(DEFICIT) 740,073.00

TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT 2,839,205.65

BALANCE SHEET

AS OF: AUGUST 31ST, 2014

40 -Transportation Fund

ACCOUNT# TITLE

ASSETS

=====

12000 Claim on Cash	262,748.92	
15000 Receivables - General	49,812.78	
15001 Receivable Held in Escrow Acct	10,833.00	
		323,394.70

TOTAL ASSETS 323,394.70

=====

LIABILITIES

=====

22001 A/P Pending (Due to Pooled)	543.78	
22500 Liability in Held in Escrow Ac	10,833.00	
		11,376.78

EQUITY

=====

30001 Fund Balance	212,494.76	
		212,494.76
TOTAL BEGINNING EQUITY	212,494.76	
TOTAL REVENUE	526,123.08	
TOTAL EXPENSES	426,599.92	
		99,523.16
TOTAL SURPLUS/(DEFICIT)	99,523.16	
		312,017.92
TOTAL EQUITY & SURPLUS/(DEFICIT)	312,017.92	
		323,394.70
TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT		323,394.70

=====

CITY OF PARKVILLE
RESERVED FUND SUMMARY
AS OF: AUGUST 31ST, 2014

	This Month		Cumulative		Fund
	Income	Expenses	Income	Expenses	Balance
42 -Municipal Equip Res Fund	8,275.00	0.00	8,275.00	0.00	11,555.68
45 -Fewson Project Fund	33.64	6.75	3,386.86	48.50	560,352.64
46 -Guest Room Tax Fund	1,500.00	5,000.00	2,058.08	5,000.00	630.30
50 -Emergency Reserve Fund	26,416.66	0.00	211,333.32	0.00	1,282,298.93
60 -Nature Sanctuary Fund	50.00	0.00	3,506.17	0.00	44,327.51
63 -Park Donations	0.00	0.00	305.40	0.00	45,767.24
80 -Court Recoupment Fees	301.50	0.00	2,412.00	0.00	37,922.00
81 -Police Training Fees-LET	408.00	0.00	2,064.00	0.00	45,444.78
91 -TIF Development Fund	22,640.38	0.00	148,541.70	5.00	160,881.45
95 -Capital Projects Fund	0.00	0.00	24,948.40	78,681.38	15,871.03
TOTAL	59,625.18	5,006.75	406,830.93	83,734.88	2,203,790.96

*** END OF REPORT ***

City of Parkville
Cash & Investments Balance Report
As of August 31, 2014

General Fund #10

Cash on Hand	181.31	
Total Cash Accounts*	1,247,085.51	
Fund Cash & Investments Total		<u><u>\$1,247,266.82</u></u>

Transportation Fund #40

Total Cash Accounts*	262,205.14	
Fund Cash & Investments Total		<u><u>\$262,205.14</u></u>

River Park Bond Retirement Fund #21

Total Cash Accounts*	151,768.27	
Fund Cash & Investments Total		<u><u>\$151,768.27</u></u>

TIF Development Fund #91

Total Cash Accounts*	160,881.45	
Fund Cash & Investments Total		<u><u>\$160,881.45</u></u>

Capital Project Bonds Fund #22

Total Cash Accounts*	344,330.30	
Reserve Fund Account	642,814.02	
Fund Cash & Investments Total		<u><u>\$987,144.32</u></u>

Parkville Market Place Fund #92

Total Cash Account	9,403.36	
Fund Cash & Investments Total		<u><u>\$9,403.36</u></u>

Brush Creek NID Fund #23

Total Cash Accounts*	3,886.83	
Reserve Fund Account	398,225.00	
Fund Cash & Investments Total		<u><u>\$402,111.83</u></u>

Capital Projects Fund #95

Total Cash Accounts*	15,871.03	
Fund Cash & Investments Total		<u><u>\$15,871.03</u></u>

Brink Meyer Road NID Fund #24

Total Cash Accounts*	1,290.92	
Reserve Fund Account	290,287.50	
Fund Cash & Investments Total		<u><u>\$291,578.42</u></u>

Major Projects in Progress Fund #96

Total Cash Accounts*	88,840.09	
Fund Cash & Investments Total		<u><u>\$88,840.09</u></u>

Sewer Service Fund #30

Total Cash Accounts*	1,034,460.40	
Fund Cash & Investments Total		<u><u>\$1,034,460.40</u></u>

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

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	3	3	0	2
a. Rape by Force	21	3	3		2
b. Attempts to commit Forcible Rape	22				
3. ROBBERY TOTAL	30			01	
a. Firearm	31				
b. Knife or Cutting Instrument	32				
c. Other Dangerous Weapon	33				
d. Strong-Arm (Hands, Fists, Feet, Etc.)	34				
4. ASSAULT TOTAL	40	11	11	9	11
a. Firearm	41				
b. Knife or Cutting Instrument	42				
c. Other Dangerous Weapon	43				
d. Hands, Fists, Feet, Etc. - Aggravated injury	44	1	1		1
e. Other Assaults - Simple, Not Aggravated	45	10	10		10
5. BURGLARY TOTAL	50	4	4	10	1
a. Forcible Entry	51	3	3		1
b. Unlawful Entry - No Force	52	1	1		
c. Attempted Forcible Entry	53				
6. LARCENY - THEFT TOTAL (Except Motor Vehicle Theft)	60	58	58	55	35
7. MOTOR VEHICLE THEFT TOTAL	70				
a. Autos	71				
b. Trucks and Buses	72				
c. Other Vehicles	73				
GRAND TOTAL	77	76	76	78	49

Prior 3yrs Average

January 2014

Month and Year of Report

thru July 2014

Parkville Police Department

Agency and State

Mo0830100

Agency Identifier

Kevin Davis

Prepared By

5700.00

Population

August 26, 2014

Date

Major

Title

Chief, Commissioner, Sheriff, or Superintendent

PROPERTY STOLEN BY CLASSIFICATION

CLASSIFICATION	NUMBER OF ACTUAL OFFENSES (COLUMN 4 Return A)	Monetary Value of Property Stolen
1. MURDER AND NONNEGLIGENT MANSLAUGHTER	12	
2. FORCIBLE RAPE	20	3
3. ROBBERY		
(a) HIGHWAY (Streets, alleys, etc.)	31	
(b) COMMERCIAL HOUSE (except c, d and f)	32	
(c) GAS OR SERVICE STATION	33	
(d) CONVENIENCE STORE	34	
(e) RESIDENCE (anywhere on premises)	35	
(f) BANK	36	
(g) MISCELLANEOUS	37	
TOTAL ROBBERY	30	
5. BURGLARY - BREAKING AND ENTERING		
(a) RESIDENCE (dwelling)		
(1) NIGHT (6 p.m. - 6 a.m.)	51	1 1231
(2) DAY (6 a.m. - 6 p.m.)	52	
(3) UNKNOWN	53	
(b) NON-RESIDENCE (store, office, etc.)		
(1) NIGHT (6 p.m. - 6 a.m.)	54	3 7761
(2) DAY (6 a.m. - 6 p.m.)	55	
(3) UNKNOWN	56	
TOTAL BURGLARY	50	4 8992
6. LARCENY - THEFT (Except Motor Vehicle Theft)		
(a) \$200 AND OVER	61	15 84613
(b) \$50 TO \$200	62	17 1851
(c) UNDER \$50	63	26 568
TOTAL LARCENY (Same as Item 6X)	60	58 87032
7. MOTOR VEHICLE THEFT (Including Alleged Joy Riding)	70	
GRAND TOTAL - ALL ITEMS	77	65 69 96024
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	24 25 1054
(d) FROM MOTOR VEHICLE (except e)	84	14 6010
(e) MOTOR VEHICLE PARTS AND ACCESSORIES	85	1 10
(f) BICYCLES	86	
(g) FROM BUILDING (except c and h)	87	4 4 72231
(h) FROM ANY COIN-OPERATED MACHINES (parking meters etc.)	88	
(i) ALL OTHERS	89	15 7727
TOTAL LARCENIES (Same as Item 6)	60	58 55 87032
7X. MOTOR VEHICLES RECOVERED		
(a) STOLEN LOCALLY AND RECOVERED LOCALLY	91	Prior 3yrs Average
(b) STOLEN LOCALLY AND RECOVERED BY ANOTHER JURISDICTION	92	
(c) TOTAL LOCALLY STOLEN MOTOR VEHICLES RECOVERED (a & b)	90	
(d) STOLEN IN OTHER JURISDICTION AND RECOVERED LOCALLY	93		1

January 2014 thru July 2014

CITY OF PARKVILLE
Policy Report

Date: September 10, 2014

Prepared By:
Tim Blakeslee
Assistant to the City Administrator

Reviewed By:
Matthew Chapman
Finance/Human Resources Director

ISSUE:

Approval of Accounts Payable Invoices, Insurance Payments, 1st of the Month Checks, Electronic Funds Transfer (EFT) Payments, Credit and Debit Card Processing Fees, and Payroll Expenditures from 8/26/2014 – 9/10/2014.

BACKGROUND:

Attached are the statements of approved payments, per the City's Purchasing Policy, for the period from August 26, 2014, through September 10, 2014. All disbursements must be reviewed and approved by the Board of Aldermen prior to the release of city funds.

BUDGET IMPACT:

Accounts Payable	\$161,176.13
Insurance Payments	\$42,316.70
1 st of the Month	\$2,391.67
EFT Payments	\$1,721.30
Processing Fees	\$136.02
Payroll	\$50,838.96
TOTAL	\$258,580.78

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 \$258,580.78 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. Lowes Purchases
9. Price Chopper Purchases

PACKET: 04803 Direct Payables 8/28/14
VENDOR SET: 01 City Vendors
BANK: AP Pooled Cash Regular AP

VENDOR	I.D.	NAME	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
01614	I-Due 9/11/14	KCPL Due 9/11/14	D	8/28/2014		310.94	000000	310.94

* * B A N K T O T A L S * *		NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:		0	0.00	0.00	0.00
HANDWRITTEN CHECKS:		0	0.00	0.00	0.00
PRE-WRITE CHECKS:		0	0.00	0.00	0.00
DRAFTS:		1	0.00	310.94	310.94
VOID CHECKS:		0	0.00	0.00	0.00
NON CHECKS:		0	0.00	0.00	0.00
CORRECTIONS:		0	0.00	0.00	0.00
BANK TOTALS:		1	0.00	310.94	310.94

PACKET: 04813 Regular Payments 9/3/14

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
02261	Gary Crossley Ford							
	I-NS Truck	NS Truck-TP,NSD	R	9/03/2014		12,500.00CR	032798	12,500.00

** T O T A L S **				
	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	1	0.00	12,500.00	12,500.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	1	0.00	12,500.00	12,500.00

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

PACKET: 04815 Regular Payments 9/3/14 #2

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00160	Missouri Gas Energy							
	I-Due 9/17/14	Due 9/17/14	D	9/03/2014		91.96CR	000000	91.96
01614	KCPL							
	I-Due 9/12/14	Due 9/12/14	D	9/03/2014		4,390.31CR	000000	4,390.31

*** T O T A L S ***	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	2	0.00	4,482.27	4,482.27
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	4,482.27	4,482.27

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

PACKET: 04820 Direct Payables 9/4/14
VENDOR SET: 01 City Vendors
BANK: AP Pooled Cash Regular AP

VENDOR	I.D.	NAME	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
01614		KCPL						
	I-Due 9/18/14	Due 9/18/14	D	9/05/2014		17,433.94	000000	17,433.94
01081		Consolidated Public Water Suppl						
	I-Due 9/15/14	Due 9/15/14	R	9/08/2014		182.90	032799	182.90

** BANK TOTALS **		NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:		1	0.00	182.90	182.90
HANDWRITTEN CHECKS:		0	0.00	0.00	0.00
PRE-WRITE CHECKS:		0	0.00	0.00	0.00
DRAFTS:		1	0.00	17,433.94	17,433.94
VOID CHECKS:		0	0.00	0.00	0.00
NON CHECKS:		0	0.00	0.00	0.00
CORRECTIONS:		0	0.00	0.00	0.00
BANK TOTALS:		2	0.00	17,616.84	17,616.84

PACKET: 04819 Federal Withholdings - 9/5/14

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 201409044045	Federal Withholding	D	9/05/2014		7,705.20CR	000000	
	I-T3 201409044045	FICA W/H	D	9/05/2014		8,588.68CR	000000	
	I-T4 201409044045	Medicare W/H	D	9/05/2014		2,008.60CR	000000	18,302.48

* * T O T A L S * *

	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	1	0.00	18,302.48	18,302.48
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	18,302.48	18,302.48

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

PACKET: 04822 Regular Payments 9/9/14

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-55492	Scans-CD	R	9/17/2014		8.00CR	032800	
	I-55500	Scans-CD	R	9/17/2014		6.50CR	032800	14.50
00012	Carquest Auto Parts Store							
	I-8/31/14 Stmt	8/31/14 Stmt	R	9/17/2014		77.00CR	032801	
	I-8/31/14 Stmt SW	8/31/14 Stmt-SW	R	9/17/2014		120.90CR	032801	197.90
00014	Chucks Parkville Garage							
	I-32305	Batwing Mower Repair-PK	R	9/17/2014		29.00CR	032802	29.00
00045	Federal Office Products, Inc.							
	I-507663	Copy Paper-AD	R	9/17/2014		178.99CR	032803	178.99
00052	Glen's Automotive Service Center, Inc							
	I-92064	Brake Repair-TP	R	9/17/2014		802.80CR	032804	802.80
00055	H&H Septic Service, Inc.							
	I-34180	Line Repair-SW	R	9/17/2014		1,448.00CR	032805	
	I-34433	Line Repair-Sw	R	9/17/2014		803.77CR	032805	
	I-34615	Line Repair-Sw	R	9/17/2014		1,105.00CR	032805	3,356.77
00088	Miller's Landscape and Lawncare							
	I-7455	Sprinkler Service-PK	R	9/17/2014		88.33CR	032806	88.33
00107	Platte Rental & Supply							
	I-13077	Chain saw parts-PK	R	9/17/2014		54.98CR	032807	
	I-w1802	Chain saw repair-PK	R	9/17/2014		69.22CR	032807	124.20
00117	Reeves Wiedeman Company							
	I-4492285	Curb Caps-SW	R	9/17/2014		30.76CR	032808	30.76
00154	T-Ray Specialties Inc.							
	I-25984	Hats-PK	R	9/17/2014		143.67CR	032809	
	I-26035	Shirts-PK	R	9/17/2014		120.00CR	032809	
	I-26036	Restroom Supplies-PK	R	9/17/2014		140.49CR	032809	
	I-26037	Trash Bags-PK	R	9/17/2014		239.88CR	032809	644.04
00156	Dave's Foreign Car Repair LLC							
	I-130,375	Belt Replacement-PD	R	9/17/2014		138.64CR	032810	
	I-130,376	Oil Change-PD	R	9/17/2014		35.00CR	032810	
	I-130,387	Oil Change-PD	R	9/17/2014		35.00CR	032810	
	I-130,390	Oil Change-PD	R	9/17/2014		35.00CR	032810	243.64

PACKET: 04822 Regular Payments 9/9/14
 VENDOR SET: 01
 BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00159	Missouri American Water		R	9/17/2014		150.43CR	032811	150.43
	I-Due 9/25/14	Due 9/25/14						
00277	Guth Laboratories		R	9/17/2014		52.95CR	032812	52.95
	I-145073-IN	Premix-PD						
00314	Pitney Bowes-Purchase Power		R	9/17/2014		400.00CR	032813	400.00
	I-Sept 14 Statement	Postage						
00483	ADH Rental & Sales		R	9/17/2014		8.00CR	032814	8.00
	I-100749	Spray Tank-PK						
00723	Missouri One Call System		R	9/17/2014		291.20CR	032815	291.20
	I-4080265	One Call-Sw						
00816	Gulf States Distributors		R	9/17/2014		538.00CR	032816	538.00
	I-1196166-IN	Police Ammo-PD						
00934	Allen's Water Service		R	9/17/2014		200.00CR	032817	200.00
	I-Water	Water-ST						
00942	McKeever's Price Chopper		R	9/17/2014		103.57CR	032818	103.57
	I-9/8/14 Stmt	9/8/14 Stmt						
00950	Midwest Mobile Radio Service, Inc.		R	9/17/2014		324.00CR	032819	324.00
	I-6380928	Radio Repair-PD						
01099	Toshiba		R	9/17/2014		185.43CR	032820	185.43
	I-1123170	Toshiba Color-AD,CT						
	I-11243469	Toshiba Black-AD,CT	R	9/17/2014		105.93CR	032820	291.36
01369	Ameriguard Inc		R	9/17/2014		275.00CR	032821	275.00
	I-7206	Polygraph-PD						
01390	Riss Lake Homes Association		R	9/17/2014		25,894.41CR	032822	25,894.41
	I-Setp 2014	Ginder Pump Sept-SW						
01483	Missouri Department of Revenue		R	9/17/2014		35.00CR	032823	35.00
	I-42755	Tax Report-AD						
01488	Staples Advantage		R	9/17/2014		4.79CR	032824	4.79
	I-8030335563	Office Supplies-AD						
	I-80320177437	Office Supplies-CT	R	9/17/2014		85.66CR	032824	90.45

PACKET: 04822 Regular Payments 9/9/14

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
01549	Tom Barnard I-8/29/14	Tom Barnard Reimbursement-PK	R	9/17/2014		21.58CR	032825	21.58
01651	Monarch Engineering, Inc. I-743	UPN ROW Plan Review-PW	R	9/17/2014		2,000.00CR	032826	2,000.00
01701	Platte County Citizen I-8/20/14	Help Wanted Ad-AD	R	9/17/2014		17.00CR	032827	17.00
01762	Eagle Elevator Corp. I-914073	Quarterly Service-AD	R	9/17/2014		100.00CR	032828	100.00
01766	American Waste Systems, Inc. I-230017	Porta Potty-PK	R	9/17/2014		300.00CR	032829	300.00
01769	Ambassador Electric I-11064	Elec Repairs-PK	R	9/17/2014		192.50CR	032830	192.50
01847	Paving Maintenance Supply Inc I-50156218	Crack Filling Project-TP	R	9/17/2014		4,680.00CR	032831	4,680.00
01879	Midwest Public Risk I-WC20140820.48	Midwest Public Risk	R	9/17/2014		3,492.11CR	032832	3,492.11
01910	Kirk Rome I-8/27/14 Exp Report	Per Diem and Taxi-PW	R	9/17/2014		479.00CR	032833	479.00
02131	Heritage Tractor, Inc. I-1355792 I-1357444	J Deere Parts-PK Mower Repair-PK	R R	9/17/2014 9/17/2014		335.54CR 202.76CR	032834 032834	538.30
02238	UMKC - Institute for Human Development I-Sept 5, 2014	Stragetie Priorities-AD	R	9/17/2014		500.00CR	032835	500.00
02243	Pest Management Supply I-218232	DYNA Fog-ST	R	9/17/2014		23.00CR	032836	23.00
02262	Creative Services of New England I-D14-08-9492	Junior Badge Stickers-PD	R	9/17/2014		195.95CR	032837	195.95
02263	Day's Tree Service I-8/24/14	Tree Removal-PK	R	9/17/2014		2,000.00CR	032838	2,000.00

PACKET: 04822 Regular Payments 9/9/14
VENDOR SET: 01
BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
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* * T O T A L S * *		NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:		39	0.00	48,904.74	48,904.74
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:		39	0.00	48,904.74	48,904.74

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

PACKET: 04823 Direct Payables 9/9/14
 VENDOR SET: 01 City Vendors
 BANK: AP Pooled Cash Regular AP

VENDOR	I.D.	NAME	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
01087		Stinson Leonard Street LLP						
	I-30039066	Legal Services-AD	D	9/17/2014		6,450.00	000000	
	I-30039067	Legal Services-AD	D	9/17/2014		19,708.00	000000	26,158.00
01849		Fleet Services - Police						
	I-37990471	Fuel-PD	D	9/17/2014		3,977.32	000000	3,977.32
01850		Fleet Services - General Accoun						
	I-37976897	Fuel August	D	9/17/2014		1,771.65	000000	1,771.65
02057		Lowe's Accounts Receivable						
	I-August 14 Stmt	Lowe's Accounts Receivable	D	9/17/2014		215.69	000000	215.69

** B A N K T O T A L S **	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	4	0.00	32,122.66	32,122.66
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
BANK TOTALS:	4	0.00	32,122.66	32,122.66

PACKET: 04828 Regular Payments 9/10/14

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
01906	MO CCFOA							
	I-West Reg. Conf.	Melissa Conf.-AD	R	9/17/2014		165.00CR	032842	165.00

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	1	0.00	165.00	165.00
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	165.00	165.00

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

PACKET: 04829 Direct Payables 9/10/14
VENDOR SET: 01 City Vendors
BANK: AP Pooled Cash Regular AP

VENDOR	I.D.	NAME	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
01614	I-Due 9/22/14	KCPL Due 9/22/14	D	9/17/2014		28.40	000000	28.40

** B A N K T O T A L S **	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	1	0.00	28.40	28.40
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
BANK TOTALS:	1	0.00	28.40	28.40

PACKET: 04831 Regular Payments 9/10/14 #3

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
01546	Thoroughbred Ford I-9/10/14	Police Crusier-PD	R	9/10/2014		26,742.80	CR 032843	26,742.80

* * T O T A L S * *		NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:		1	0.00	26,742.80	26,742.80
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	26,742.80	26,742.80

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

PACKET: 04806 EOM Benefits August 2014

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
VOID	VOID CHECK		V	8/29/2014			032790	**VOID**
00005	AFLAC							
	I-AFL201408064043	AFLAC after Tx	R	8/29/2014		94.63CR	032786	
	I-AFL201408214044	AFLAC after Tx	R	8/29/2014		94.63CR	032786	
	I-AFP201408064043	AFLAC PRETAX	R	8/29/2014		525.81CR	032786	
	I-AFP201408214044	AFLAC PRETAX	R	8/29/2014		525.81CR	032786	1,240.88
01711	BCBSKC							
	I-ADD201408064043	ADD on BCBS Bill	R	8/29/2014		28.72CR	032787	
	I-ADD201408214044	ADD on BCBS Bill	R	8/29/2014		28.72CR	032787	
	I-LID201408064043	BC/BS Dependent Life Ins	R	8/29/2014		11.40CR	032787	
	I-LID201408214044	BC/BS Dependent Life Ins	R	8/29/2014		11.40CR	032787	
	I-LIF201408064043	BC/BS Life Insurance	R	8/29/2014		180.60CR	032787	
	I-LIF201408214044	BC/BS Life Insurance	R	8/29/2014		180.60CR	032787	441.44
01807	City of Parkville/Flex Plan							
	I-FLX201408064043	Flex Plan	R	8/29/2014		325.33CR	032788	
	I-FLX201408214044	Flex Plan	R	8/29/2014		325.33CR	032788	650.66
02193	Coventry Healthcare							
	I-C1C201408064043	Coventry Healthcare	R	8/29/2014		1,850.00CR	032789	
	I-C1C201408214044	Coventry Healthcare	R	8/29/2014		1,850.00CR	032789	
	I-C1E201408064043	Coventry Healthcare	R	8/29/2014		2,145.00CR	032789	
	I-C1E201408214044	Coventry Healthcare	R	8/29/2014		2,145.00CR	032789	
	I-C1F201408064043	Coventry Healthcare	R	8/29/2014		603.00CR	032789	
	I-C1F201408214044	Coventry Healthcare	R	8/29/2014		603.00CR	032789	
	I-C1S201408064043	Coventry Healthcare	R	8/29/2014		1,227.00CR	032789	
	I-C1S201408214044	Coventry Healthcare	R	8/29/2014		1,227.00CR	032789	
	I-C2B201408064043	Coventry Healthcare	R	8/29/2014		345.00CR	032789	
	I-C2B201408214044	Coventry Healthcare	R	8/29/2014		345.00CR	032789	
	I-C2C201408064043	Coventry Healthcare	R	8/29/2014		624.00CR	032789	
	I-C2C201408214044	Coventry Healthcare	R	8/29/2014		624.00CR	032789	
	I-C2E201408064043	Coventry Healthcare	R	8/29/2014		984.00CR	032789	
	I-C2E201408214044	Coventry Healthcare	R	8/29/2014		984.00CR	032789	
	I-C2F201408064043	Coventry Healthcare	R	8/29/2014		2,545.00CR	032789	
	I-C2F201408214044	Coventry Healthcare	R	8/29/2014		2,545.00CR	032789	
	I-C2S201408064043	Coventry Healthcare	R	8/29/2014		345.00CR	032789	
	I-C2S201408214044	Coventry Healthcare	R	8/29/2014		345.00CR	032789	21,336.00
00794	Delta Dental							
	I-DNC201408064043	Delta Dental Insurance	R	8/29/2014		196.20CR	032791	
	I-DNC201408214044	Delta Dental Insurance	R	8/29/2014		196.20CR	032791	
	I-DNF201408064043	Delta Dental Insurance	R	8/29/2014		354.85CR	032791	
	I-DNF201408214044	Delta Dental Insurance	R	8/29/2014		354.85CR	032791	
	I-DNP201408064043	DENTAL PRETAX	R	8/29/2014		442.60CR	032791	
	I-DNP201408214044	DENTAL PRETAX	R	8/29/2014		442.60CR	032791	
	I-DNS201408064043	Delta Dental Insurance	R	8/29/2014		221.40CR	032791	
	I-DNS201408214044	Delta Dental Insurance	R	8/29/2014		221.40CR	032791	2,430.10

PACKET: 04806 EOM Benefits August 2014

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
01730	LAGERS							
	I-CSR201407284041	LAGERS RETIREMENT	R	8/29/2014		38.50CR	032792	
	I-CSR201408064043	LAGERS RETIREMENT	R	8/29/2014		2,698.41CR	032792	
	I-CSR201408214044	LAGERS RETIREMENT	R	8/29/2014		2,785.28CR	032792	
	I-R#P201407284041	City/PD Ret Contribution	R	8/29/2014		61.50CR	032792	
	I-R#P201408064043	City/PD Ret Contribution	R	8/29/2014		2,166.82CR	032792	
	I-R#P201408214044	City/PD Ret Contribution	R	8/29/2014		2,264.01CR	032792	10,014.52
01719	Prudential							
	I-LTD201408064043	Long Term Disability	R	8/29/2014		397.30CR	032793	
	I-LTD201408214044	Long Term Disability	R	8/29/2014		397.30CR	032793	794.60
00136	State of Missouri							
	I-T2 201408064043	State Withholdings	R	8/29/2014		2,214.66CR	032794	
	I-T2 201408214044	State Withholdings	R	8/29/2014		2,254.66CR	032794	4,469.32
00793	UnitedHealthcare Insurance Company							
	I-UHE201402064017	UnitedHealthcare Insurance	R	8/29/2014		366.00CR	032795	
	I-UHE201402204018	UnitedHealthcare Insurance	R	8/29/2014		366.00CR	032795	732.00
01718	VSP							
	I-VSP201408064043	Vision Care Employee Premiums	R	8/29/2014		103.59CR	032796	
	I-VSP201408214044	Vision Care Employee Premiums	R	8/29/2014		103.59CR	032796	207.18

← Voided

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	10	0.00	42,316.70	42,316.70
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:	1	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:	11	0.00	42,316.70	42,316.70

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

PACKET: 04810 EOM Ben-VSP

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
01718	VSP							
	I-VSP201408064043	Vision Care Employee Premiums	R	8/29/2014		103.59CR	032797	
	I-VSP201408214044	Vision Care Employee Premiums	R	8/29/2014		103.59CR	032797	207.18

* * T O T A L S * *		NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:		1	0.00	207.18	207.18
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	207.18	207.18

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

PACKET: 04825 1st of the Month 10/14

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00100	Peter M. Schloss							
	I-Oct2014-Prosecuto	City Prosecutor	R	10/01/2014		1,450.00	CR 032839	1,450.00
00577	Sarah E Recker, Law Offic							
	I-Oct2014-Pub Defen	Public Defender	R	10/01/2014		541.67	CR 032840	541.67
01221	Andrew Coulson							
	I-Oct2014-Asst Pros	Assistant Prosecutor	R	10/01/2014		400.00	CR 032841	400.00

** T O T A L S **	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	3	0.00	2,391.67	2,391.67
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	3	0.00	2,391.67	2,391.67

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

-----ID-----	ITM DATE	BANK CODE	-----DESCRIPTION-----	GROSS DISCOUNT	P.O. # G/L ACCOUNT	--ACCOUNT NAME--	DISTRIBUTION
=====							
01-02223	David Jones*						
I-Oct2014-Allowance	10/01/2014		Monthly Allowance	45.00			
	AP		DUE: 10/01/2014 DISC: 10/01/2014		1099: N		
			Monthly Allowance		10 501.01-32-00	Exp Allowance-B	45.00
	=== VENDOR TOTALS ===			45.00			
=====							
01-02224	David Rittman*						
I-Oct2014-Allowance	10/01/2014		Monthly Allowance	45.00			
	AP		DUE: 10/01/2014 DISC: 10/01/2014		1099: N		
			Monthly Allowance		10 501.01-32-00	Exp Allowance-B	45.00
	=== VENDOR TOTALS ===			45.00			
=====							
01-01885	Diane Driver*						
I-Oct2014-Allowance	10/01/2014		Allowance	45.00			
	AP		DUE: 10/01/2014 DISC: 10/01/2014		1099: N		
			Allowance		10 501.01-32-00	Exp Allowance-B	45.00
	=== VENDOR TOTALS ===			45.00			
=====							
01-02229	Greg Plumb*						
I-Oct2014-Allowance	10/01/2014		Monthly Allowance	45.00			
	AP		DUE: 10/01/2014 DISC: 10/01/2014		1099: N		
			Monthly Allowance		10 501.01-32-00	Exp Allowance-B	45.00
	=== VENDOR TOTALS ===			45.00			
=====							
01-02201	ICMA Retirement Coproration						
I-Oct2014-Retiremen	10/01/2014		Lauren Palmer Retirement	554.00			
	AP		DUE: 10/01/2014 DISC: 10/01/2014		1099: N		
			Lauren Palmer Retirement		10 501.01-22-00	Retirement	554.00
	=== VENDOR TOTALS ===			554.00			
=====							
01-01886	Jim Werner*						
I-Oct2014-Allowance	10/01/2014		Allowance	45.00			
	AP		DUE: 10/01/2014 DISC: 10/01/2014		1099: N		
			Allowance		10 501.01-32-00	Exp Allowance-B	45.00
	=== VENDOR TOTALS ===			45.00			

PACKET: 04826 Oct 1 2014 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
01-02045	Kari Lamer*						
I-Oct2014-Allowance	10/01/2014		Monthly Expense Allowance	45.00			
	AP		DUE: 10/01/2014 DISC: 10/01/2014		1099: N		
			Monthly Expense Allowance		10 501.01-32-00	Exp Allowance-B	45.00
			=== VENDOR TOTALS ===	45.00			
01-01887	Kendall Welch*						
I-Oct2014-Allowance	10/01/2014		Allowance	45.00			
	AP		DUE: 10/01/2014 DISC: 10/01/2014		1099: N		
			Allowance		10 501.01-32-00	Exp Allowance-B	45.00
			=== VENDOR TOTALS ===	45.00			
01-01681	Kevin Chrisman*						
I-Oct2014-Reimburse	10/01/2014		Cell Phone Reimbursement	40.00			
	AP		DUE: 10/01/2014 DISC: 10/01/2014		1099: N		
			Cell Phone Reimbursement		10 505.03-05-00	Mobile Phones &	40.00
			=== VENDOR TOTALS ===	40.00			
01-02125	Kevin D. Humiston*						
I-Oct2014-Allowance	10/01/2014		Monthly Expense Allowance	45.00			
	AP		DUE: 10/01/2014 DISC: 10/01/2014		1099: N		
			Monthly Expense Allowance		10 510.01-32-00	Expense Allow -	45.00
			=== VENDOR TOTALS ===	45.00			
01-02119	Kevin E. Davis*						
I-Oct2014-Reimburse	10/01/2014		Cell Phone Reimbursement	25.00			
	AP		DUE: 10/01/2014 DISC: 10/01/2014		1099: N		
			Cell Phone Reimbursement		10 505.03-05-00	Mobile Phone &	25.00
			=== VENDOR TOTALS ===	25.00			
01-02142	Lauren Palmer*						
I-Oct2014-Allowance	10/01/2014		Auto Allowance	100.00			
	AP		DUE: 10/01/2014 DISC: 10/01/2014		1099: N		
			Auto Allowance		10 501.01-33-00	Auto Allow-City	100.00
			=== VENDOR TOTALS ===	100.00			

PACKET: 04826 Oct 1 2014 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
=====							
01-00193	Marc Sportsman*						
I-Oct2014-Allowance	10/01/2014		Monthly Expense Allowance	45.00			
	AP		DUE: 10/01/2014 DISC: 10/01/2014		1099: N		
			Monthly Expense Allowance		10 501.01-32-00	Exp Allowance-B	45.00
			=== VENDOR TOTALS ===	45.00			
=====							
01-01239	Nan Johnston*						
I-Oct2014-Allowance	10/01/2014		Monthly Expense Allowance	45.00			
	AP		DUE: 10/01/2014 DISC: 10/01/2014		1099: N		
			Monthly Expense Allowance		10 501.01-32-00	Expense Allowan	45.00
			=== VENDOR TOTALS ===	45.00			
=====							
01-01033	Sean Ackerson*						
I-Oct2014-Allowance	10/01/2014		Auto allowance	200.00			
	AP		DUE: 10/01/2014 DISC: 10/01/2014		1099: Y		
			Auto allowance		10 518.01-31-00	Expense Allow.	200.00
			=== VENDOR TOTALS ===	200.00			
=====							
01-02191	Timothy Blakeslee*						
I-Oct2014-Allowance	10/01/2014		Cell Phone Allowance	10.00			
	AP		DUE: 10/01/2014 DISC: 10/01/2014		1099: N		
			Cell Phone Allowance		10 501.01-01-00	Salaries	10.00
			=== VENDOR TOTALS ===	10.00			
=====							
01-01729	Toni Rizutti*						
I-Oct2014-Reimburse	10/01/2014		Cell Phone Reimbursement	10.00			
	AP		DUE: 10/01/2014 DISC: 10/01/2014		1099: N		
			Cell Phone Reimbursement		10 510.03-05-00	Mobile Phone &	10.00
			=== VENDOR TOTALS ===	10.00			
			=== PACKET TOTALS ===	1,389.00			

PACKET: 04816 Payroll Entries - 9/5/14

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-ICM201408214044	8/22/2014	457	DEF COMP	166.15			
	AP		DUE: 8/22/2014 DISC: 8/22/2014		1099: N		
			457 DEF COMP		10 501.01-22-00	Retirement	166.15
I-ICM201409044045	9/05/2014	457	DEF COMP	166.15			
	AP		DUE: 9/05/2014 DISC: 9/05/2014		1099: N		
			457 DEF COMP		10 501.01-22-00	Retirement	166.15
			=== VENDOR TOTALS ===	332.30			
			=== PACKET TOTALS ===	332.30			

Accounts Payable Credit Card Report 9/10/14				
Accounts:	1	2	Sewer	Total Withdrawn
Monthly Charges:	57.83	27.5	50.69	136.02

VENDOR SET: 01 City of Parkville
 BANK: AP Pooled Cash Regular AP
 DATE RANGE: 9/02/2014 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-8/31/14 Stmt	8/31/14 Stmt	R	9/17/2014			032801		
10 520.05-21-00	Handtools		Tire Gauge-ST	6.68				
40 520.06-21-00	Vehicle & Equipment Maintenanc		Spark Plug--TP	11.30				
30 501.06-21-02	Tractor/Lawn Mowing Equipment		Battery-TP	56.83				
10 520.05-21-00	Handtools		Misc. Part-ST	2.19				
I-8/31/14 Stmt SW	8/31/14 Stmt-SW	R	9/17/2014			032801		
30 501.06-22-01	Equipment Gas & Oil		Tractor Fluid-SW	120.90				197.90

** T O T A L S **	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	1	197.90	0.00	197.90
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS 0.00		
		VOID CREDITS 0.00	0.00	0.00

TOTAL ERRORS: 0

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
10 520.05-21-00	Handtools	8.87
	*** FUND TOTAL ***	8.87
30 501.06-21-02	Tractor/Lawn Mowing Equipment	56.83
30 501.06-22-01	Equipment Gas & Oil	120.90
	*** FUND TOTAL ***	177.73
40 520.06-21-00	Vehicle & Equipment Maintenanc	11.30
	*** FUND TOTAL ***	11.30

VENDOR SET: 01	BANK: AP	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			1	197.90	0.00	197.90
BANK: AP		TOTALS:	1	197.90	0.00	197.90
REPORT TOTALS:			1	197.90	0.00	197.90

VENDOR SET: 01 City of Parkville
BANK: AP Pooled Cash Regular AP
DATE RANGE: 9/02/2014 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-August 14 Stmt							
	10 525.06-01-00		D 9/17/2014			000000		
	10 525.06-01-00		Buildings Maint & Repair	58.54				
	10 525.06-01-00		Buildings Maint & Repair	69.63				
	10 535.06-01-00		Building Maintenance & Repair	53.25				
	10 535.06-01-00		Building Maintenance & Repair	34.27				215.69

*** TOTALS ***

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0	0.00	0.00	0.00
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	1	215.69	0.00	215.69
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	0.00		
VOID CREDITS:	0	0.00	0.00	

TOTAL ERRORS: 0

*** G/L ACCOUNT TOTALS ***

G/L ACCOUNT	NAME	AMOUNT
10 525.06-01-00	Buildings Maint & Repair	128.17
10 535.06-01-00	Building Maintenance & Repair	87.52
	*** FUND TOTAL ***	215.69

VENDOR SET:	BANK:	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
01	AP	TOTALS:	1	215.69	0.00	215.69
BANK: AP	TOTALS:		1	215.69	0.00	215.69
REPORT TOTALS:			1	215.69	0.00	215.69

VENDOR SET: 01 City of Parkville
 BANK: AP Pooled Cash Regular AP
 DATE RANGE: 9/02/2014 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00942	McKeever's Price Chopper							
	I-9/8/14 Stmt		9/8/14 Stmt					
	10 520.05-21-00		Handtools	33.11				
	10 501.06-02-00		Janitorial Services/Supplies	4.00				
	10 501.09-21-00		Misc-Other	50.00				
	10 501.09-21-00		Misc-Other	16.46				103.57

*** TOTALS ***

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	1	103.57	0.00	103.57
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	0.00	0.00	0.00
VOID CREDITS:	0	0.00	0.00	0.00

TOTAL ERRORS: 0

*** G/L ACCOUNT TOTALS ***

G/L ACCOUNT	NAME	AMOUNT
10 501.06-02-00	Janitorial Services/Supplies	4.00
10 501.09-21-00	Misc-Other	66.46
10 520.05-21-00	Handtools	33.11
	*** FUND TOTAL ***	103.57

VENDOR SET: 01	BANK: AP	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			1	103.57	0.00	103.57
BANK: AP	TOTALS:		1	103.57	0.00	103.57
REPORT TOTALS:			1	103.57	0.00	103.57

CITY OF PARKVILLE

Policy Report

Date: September 11, 2014

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

Reviewed By:
Lauren Palmer
City Administrator

ISSUE:

Ordinance repealing Ordinance 2765 and approving a revised Final Plat, The Village at the National Phase 1. Case PZ14-17. Applicant, J3-PANDI, LLC, owner.

BACKGROUND:

On July 15, 2014, the Board of Aldermen approved Ordinance 2765, approving the Final Plat, National at the Village Phase 1. Following approval the applicant determined it necessary to modify the plat to increase the size of Lot 1 and decrease the size of Lot 2 proportionately as shown in the revised Final Plat, National at the Village Phase 1 (see Exhibit 2). Although approved the plat was never recorded – requiring approval of a revised plat versus replat.

If approved, the revised plat still divides the 8.88 acre property into three lots and one tract. The revised Lots 1 and 2 still correspond to an office building and retail building prospectively. Lot 3, unmodified except to meet the conditions of the prior approval, includes the temporary access drive and is still anticipated to be re-platted in the future as subsequent phases are developed. Tract A is still to be used for storm water detention.

Staff reviewed the revised plat and concluded that the modification to Lots 1 and 2 do not change the approved final development plan design, improvements, easements or any prior conditions of approval. Staff has also concluded that with the exceptions noted in the July staff report to the Planning Commission, the revised final plat still meets or exceeds all applicable zoning and subdivision regulations and is consistent with the previously approved community unit plan for the National Golf Club of Kansas City and preliminary and final plans for the Village at the National.

BUDGET IMPACT:

With the exception of application fees previously collected and increases in property and real estate taxes collected if constructed, there is no budget impact.

ALTERNATIVES:

1. Approve the revised final plat by ordinance subject to recommended conditions.
2. Approve the revised final by ordinance subject to other conditions.
3. Postpone action.

STAFF RECOMMENDATION:

Approve the proposed ordinance containing recommended conditions as submitted. Conditions include:

- final approval of utility improvement plans and associated easements by the applicable service providers;
- approval of the grading, drainage and public improvement plans, construction documents, and related permits;

ITEM 5A
For 09-16-14
Board of Aldermen Meeting

- identifying covenants and restrictions, if any, on the plat and providing the City a copy;
- approval of a revised final plat and/or development plan if any significant changes result from final approval of the items above;
- conveyance of 0.62 acres of state highway right-of-way from MoDOT to J3-PANDI, LLC; and
- approval of the applications for annexation and rezoning.

PLANNING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission considered the prior version of the plat at the June 8, 2014, meeting and concurred with staff conclusions and recommendation. The Commission recommended approval of the plat subject to staff recommended conditions by a vote of 8 to 0. With the exception of the change in the lot sizes for Lots 1 and 2, the revisions do not change the prior development design, improvements, easements or any conditions of approval. As such, the Planning Commission recommendation should stand.

POLICY:

Per Parkville Municipal Code Section 505.030, all plats must be approved by the Board of Aldermen by ordinance prior to recording.

SUGGESTED MOTION:

I move that Bill No. 2806, an ordinance approving the revised Final Plat, The Village at the National Phase 1, be approved for first reading.

I move that Bill No. 2806 be approved on first reading and passed to second reading by title only.

I move that Bill No. 2806 be approved on second reading to become Ordinance No. _____.

ATTACHMENTS:

1. Proposed Ordinance
2. Revised Final Plat, The Village at the National, prepared by Trekk Design Group Inc. and last dated September 1, 2014.

The below attachments can be found at this link:

http://parkvillemo.gov/download/BoA%20Item%205A3_071514.pdf

3. Staff report to the Planning and Zoning Commission
4. Application for Final Plat
5. Previously submitted Final Plat, The Village at the National, prepared by Trekk Design Group Inc.
6. Preliminary "Site Development Plans – The Village at The National" prepared by TREKK Design Group, LLC approved by the Commission April 8, 2014 and Board of Aldermen April 15, 2014.
7. Minutes of the July 8, 2014 Planning and Zoning Commission meeting (by reference)
8. The Parkville Municipal Code including but not limited to Title IV, *Zoning Code*, Chapters 440, "B-4" *Planned Business District* and 459, *Large Scale Developments – The Community Unit Plan*, and 467, *Height, Area and Bulk Requirements*, and Title V, *Building and Construction*, Chapter 505, *Subdivisions*. (by reference)

AN ORDINANCE REPEALING ORDINANCE 2765 AND APPROVING A REVISED FINAL PLAT, THE VILLAGE AT THE NATIONAL, PHASE 1

WHEREAS, on July 15, 2014, the Board of Aldermen approved Ordinance 2765, approving the Final Plat, National at the Village Phase 1;

WHEREAS, the application was submitted by J3-PANDI, LLC to subdivide 8.88 acres, more or less, into three lots and 1 tract; and

WHEREAS, following approval the applicant determined it to be necessary to modify the plat to increase the size of Lot 1 and decrease the size of Lot 2 proportionately as shown in the revised Final Plat, National at the Village Phase 1, attached hereto and incorporated herein by reference as Exhibit A; and

WHEREAS, the Parkville Planning & Zoning Commission considered the prior application on July 8, 2014, and: concluded that with noted exceptions, the proposed final plat can meet or exceed all applicable zoning and subdivision regulations and that the final plat is substantially consistent with the previously approved community unit plan for the National Golf Club of Kansas City and preliminary plan for the Village at the National; and approved the plat subject to conditions contained herein by a vote of 8-0; and

WHEREAS, with the exception of the change in the sizes of Lots 1 and 2, the revisions do not change the prior final development plan design, improvements, easements or any conditions of approval; and

WHEREAS, the previously approved plat has not been recorded and therefore is a revised final plat as opposed to a replat; and

WHEREAS, the Board of Aldermen conclude that with noted exceptions, the revised final plat can still meet or exceed all applicable zoning and subdivision regulations and that the revised final plat is still substantially consistent with the previously approved community unit plan for the National Golf Club of Kansas City and preliminary and final development plans for the Village at the National.

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

SECTION 1. The revised Final Plat, The Village at the National Phase 1, as described in the application and depicted in the plat attached hereto and incorporated herein by reference as Exhibit A is hereby approved subject to the following conditions being met prior to recording: final approval of utility improvement plans and associated easements by the applicable service providers; approval of the grading, drainage and public improvement plans, construction documents, and related permits; identifying covenants and restrictions, if any, on the plat and providing the City a copy; approval of a revised final plat and/or development plan if any significant changes result from final approval of the items above; conveyance of 0.62 acres of state highway right-of-way from to J3-PANDI, LLC; and approval of annexation and rezoning for the conveyed property.

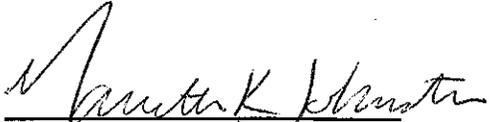
SECTION 2. The Governing Body hereby authorizes the City Administrator or his/her designee to approve the public improvements subject to satisfactory completion of any and all associated inspections and determination that those improvements are completed in accordance with all applicable City standards and regulations.

SECTION 3. The City hereby accepts and agrees to maintain City improvements in easements and rights-of-ways, which are designated on the plat, upon approval by the City Administrator or his/her designee.

SECTION 4. Following completion of the conditions above, the City Clerk is hereby directed to have the plat recorded in the office of the Platte County Recorder of Deeds following execution.

SECTION 5. This ordinance shall be effective following completion of the conditions above.

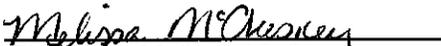
PASSED and APPROVED this 16th day of September 2014.



Mayor Nanette K. Johnston



ATTESTED:



City Clerk Melissa McChesney

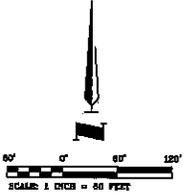
FINAL PLAT

THE VILLAGE AT THE NATIONAL PHASE 1

A MAJOR SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI

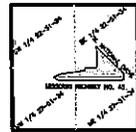
COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLUMB GOVERNMENT SYSTEM, WEST ZONE, AND ARE IN GRID METERS AND NOT IN MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT "SURFACE".
GRID FACTOR 0.999982
1 METERS = 3.28083333 U.S. SURVEY FEET

PTS	NORTHING (m)	EASTING (m)
1	337800.077	832171.374
2	337814.485	832187.909
3	337879.487	832322.402
4	337888.944	832322.512
5	337888.874	832309.185
6	337843.482	832459.188
7	337822.528	832353.489
8	337809.119	832340.226
9	337835.312	832385.851
10	337821.488	832389.232
11	337814.138	832348.743
12	337810.516	832359.837
13	337816.819	832353.297
14	337819.949	832501.282
15	337818.834	832501.289
16	337816.883	832521.102
17	337819.359	832527.816
18	337818.875	832524.444
19	337795.121	832410.226
20	337800.252	832483.474
21	337805.874	832524.854
22	337805.680	832611.729

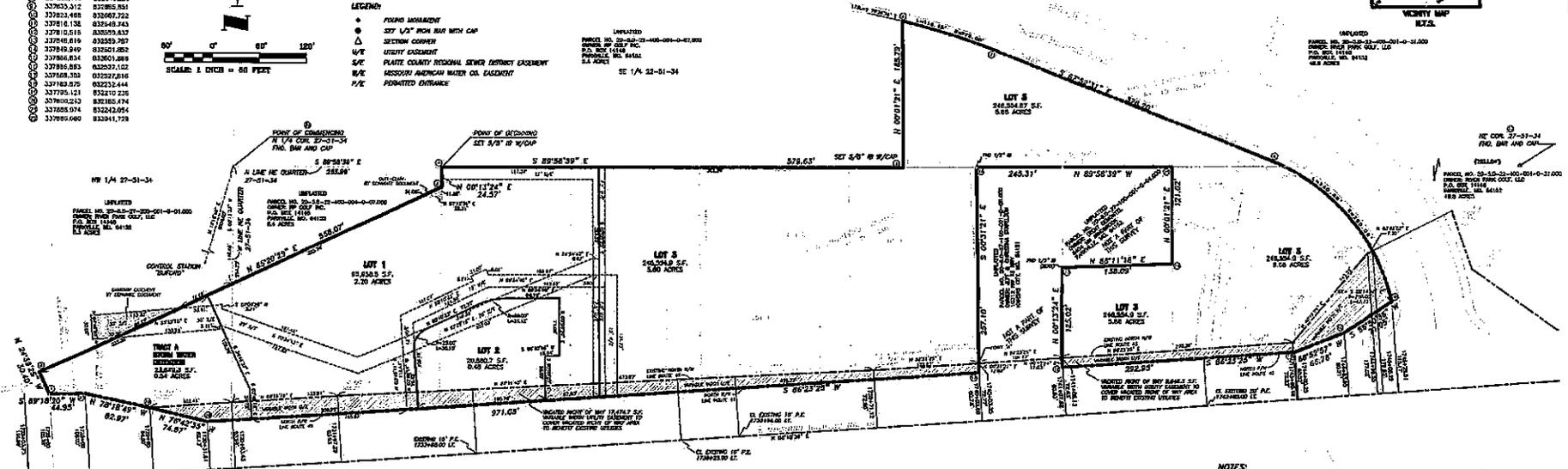


- LEGEND:**
- POINT MONUMENT
 - SET 1/4" FROM SUR WITH CAP
 - △ SECTION CORNER
 - U/E UTILITY EASEMENT
 - S/E PLATTE COUNTY REGIONAL SEWER DISTRICT EASEMENT
 - M/E MISSOURI AMERICAN WATER CO. EASEMENT
 - P/E PROPOSED EASEMENT

UNPLATTED
PARCEL NO. 20-48-23-100-001-0-01000
PL. SEC. 20, T. 48, R. 23, S. 100
PL. SEC. 20, T. 48, R. 23, S. 100
6.4 ACRES
SE 1/4, S2-S1-S4



UNPLATTED
PARCEL NO. 20-48-23-100-001-0-21000
PL. SEC. 20, T. 48, R. 23, S. 100
PL. SEC. 20, T. 48, R. 23, S. 100
6.8 ACRES



DESCRIPTION:
A 19.86-acre of LOTS 1 thru 3, P&G COMMERCIAL CENTER, a subdivision of land in the City of Parkville, Platte County, Missouri, according to the recorded plat thereof and all that part of the Northeast Quarter and also the Northeast Quarter of Section 22, and the Southeast Quarter of Section 23, all in Township 31, Range 24, also in the City of Parkville, Platte County, Missouri, more particularly described as follows:

SECTION 27-31-34
P&G, SW AND CAP

SURVEY REFERENCE:
Informational Reports No. 201469720, 201469722, 201469723 and 201469724 with an effective date of February 22, 2014 as prepared by DePaul Land Title, Inc., 401 S. Leavenworth, Northwinds, Mo. 64701.
Contact: John Stanton or Ramsey County 618-180-3445

BUILDING LINES:
Building lines of Sublot lines shall be separately established by the approval of the final development plan.

PUBLIC IMPROVEMENTS:
All public improvements including streets, sidewalks, curbs & gutters and other required improvements shall meet the city's minimum standards.

PLAT DEDICATION:
The undersigned proprietors of the property described herein have caused the same to be subdivided in the manner or uses on this plat and said property shall hereafter be known as:

"THE VILLAGE AT THE NATIONAL PHASE 1"

EASEMENTS:
An easement or license is hereby granted to Parkville, Missouri, to locate, construct and maintain or authorize the location, construction and maintenance of pipes, sewers, conduits or structures for gas, electricity, telephone, cable TV, water, sidewalks, surface drainage or any and all of them over, under, along and through the strips marked "U/E" or "DUTY" EASEMENT.
An easement or license is hereby granted to Missouri American Water to locate, construct and maintain or authorize the location, construction and maintenance of water service over, under, along and through the strips marked "M/E" or "WATER EASEMENT".

CROSS ACCESS EASEMENT:
The right of ingress/egress between Lots 1 through 3 is hereby granted in consideration with the dedication of Restrictions, Easements and Encumbrances for THE VILLAGE AT THE NATIONAL PHASE 1, recorded simultaneously herewith.

IN WITNESS WHEREOF:
J3-PHASE, LLC, a Missouri Limited Liability Company consented to do business in the State of Missouri, has caused these presents to be executed this _____ day of _____, 2014.
J3-PHASE, LLC, a Missouri Limited Liability Company

By: Bole Brown Co-Manager
State of _____ SS
County of _____

On _____ day of _____, 2014, before me, the undersigned a Notary Public in and for the County and State aforesaid, came _____ to me personally known, who being by me duly sworn, did say that he is _____, LLC, a Missouri Limited Liability Company and that said instrument was signed in behalf of said corporation and that said _____ acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF:
I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.
My Commission Expires: _____

Notary Public:
I HEREBY CERTIFY that this Plat of THE VILLAGE AT THE NATIONAL PHASE 1 is based on an actual survey made by me or under my direct supervision and that said survey complies with the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Surveyors and Landscape Architects and the Missouri Department of Agriculture. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Donnal E. Welfen, PLS 000761230
don@trekgroup.com

NOTES:
1. PROPERTY IS CURRENTLY ZONED B4 (PLANNED BUSINESS DISTRICT/OUTLET).
2. THIS PROPERTY LIES WITHIN ZONE C (AREAS OF MANUAL FLOODING) SET DEPICTED ON COMMUNITY MAPS, AC. 200475 (135A), DATED DECEMBER 18, 1978, NATIONAL FLOOD INSURANCE PROGRAM, PLATTE COUNTY, MISSOURI.
3. SET 1/2" FROM SUR WITH "TRUCK" CAP AT ALL PROPERTY CORNERS UNLESS NOTED OTHERWISE.

CITY OF PARKVILLE:
THIS IS TO CERTIFY THAT THIS FINAL PLAT OF "THE VILLAGE AT THE NATIONAL" WAS SUBMITTED TO, CONSIDERED AND APPROVED BY THE PARKVILLE BOARD OF ALDERMEN THIS _____ DAY OF _____, 2014, VIA ORDINANCE NO. _____

NANETTE K. JOHNSTON, MAYOR
MELISSA McCHESNEY, CITY CLERK

SURVEYED AND PLATTED FOR:
J3-PHASE, LLC, A MISSOURI LIMITED LIABILITY COMPANY BY
TREK DESIGN GROUP, LLC
1441 E. 104th STREET, STE. 105
KANSAAS CITY, MO. 64131

Project No. 13-169	TREK DESIGN GROUP, LLC
Ascd Cwgs: RBVSD01PLAT	
Date: MAY 6, 2014	
Drawn By: S. WALTON	
1441 E. 104th St., Suite 105 Kansas City, Mo. 64131 Tel (816) 874-4656 Fax (816) 874-4675	
Sheet No. _____	1 OF 1

CITY OF PARKVILLE

Policy Report

Date: Thursday, September 11, 2014

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

Reviewed By:
Lauren Palmer
City Administrator

ISSUE:

Ordinance approving an amended conditional use permit and site plan for Parkville Self Storage, 10875 NW 45 Highway

BACKGROUND:

The applicant is proposing to amend the existing conditional use permit (CUP) to allow redevelopment of existing buildings on the west parcel (1.47 acre parcel west of the existing ditch). The applicant proposes to remove and replace three existing storage buildings containing 49 units with four new buildings containing 97 new storage units. The plans include re-grading the existing drive connecting the two parcels across the ditch and paving the drives with asphalt (or concrete if desired). The plans also propose to reuse the retaining walls and concrete pads for the existing buildings if feasible, reuse the existing gate for the Jones Drive emergency access, and preserve the existing vegetation along the Jones Drive frontage.

Staff reviewed the CUP and plans against the Parkville Municipal Code including the applicable CUP regulations and B-4 zoning district regulations, as well as against the previously approved CUP and site plans and associated conditions. Staff concluded that: with the exceptions noted above, the application meets or exceeds the minimum applicable standards and regulations; the design will be substantially consistent with the character of the existing development; with vegetation preservation, landscaping and screening, the development will have no greater impact on the zoning, use or character of the surrounding properties than does the existing development; the property is suited to the proposed use and little if any negative impact is anticipated on surrounding properties; it is not necessary to deny the proposed redevelopment to protect the public health, safety and welfare; adequate public utilities and services can be provided; and the redevelopment is as consistent with the City's adopted mater plan as the rest of the existing development. Staff recommended approval of the amended CUP and site plan subject to the conditions contained in the attached ordinance (see attachment 1).

This application was subject to a public hearing held before the Planning and Zoning Commission September 11, 2014, and all required notices were mailed, published and posted and no public comments or objections were voiced.

A correction to the staff report was noted during the presentation – 97 new units are proposed as opposed to 93 as referenced in the staff report. The application also proposed a change to the west building setback, stating that they now intended to keep the existing 14.7 foot setback as opposed to reducing the setback to 10.7 feet as shown in the plans. Both were acknowledged and accepted.

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 ordinance and amended CUP/site plan as recommended.
2. Approve the ordinance and amended CUP/site plan subject to additional changes.
3. Postpone consideration.

STAFF RECOMMENDATION:

Staff recommends accepting the Planning Commission's recommendation and approving the ordinance and amended CUP and site plan subject to the conditions contained in the attached ordinance (see attachment 1).

PLANNING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission considered the application at the September 11, 2014, meeting and concurred with staff conclusions and recommendations. The Commission recommended approval of the amended CUP and site plan subject to staff recommended conditions by a vote of 6 to 0.

POLICY:

Per Parkville Municipal Code, Section 470.010 and Chapter 483, Conditional Use Permits 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 to the Board.

SUGGESTED MOTION:

I move that Bill No. 2777, approving an amended conditional use permit and site plan for Parkville Self Storage, 10875 NW 45 Highway, be approved for first reading.

I move that Bill No. 2777 be approved on first reading and passed to second reading by title only.

I move that Bill No. 2777 be approved on second reading to become Ordinance No. ____.

ATTACHMENTS:

1. Ordinance
2. Staff report to the Planning and Zoning Commission
3. Application for conditional use permit / revised final development plan
4. Site Development Plan for Conditional Use Permit, prepared by Aylett Survey & Engineering Co. and last dated August 11, 2014
5. Landscape plan set – three sheets containing a drawing, legend and photo examples - undated
6. Building Materials & Color Palette – received 9-3-14
7. Image of existing building received 9-2-14 (by applicant)
8. Site photos dated 9-4-14 and 9-9-14 (by staff)
9. Legal description and general depiction of the subject area
10. Additional exhibits as may be presented at the public hearing
11. Minutes of the September 11, 2014 Planning and Zoning Commission meeting (by reference)
12. The Parkville Municipal Code including Title IV, Zoning Code, including but not limited to Chapters 440, "B-4" Planned Business District Regulations, 470, Supplementary Use Regulations – Conditional Uses and 483, Changes and Amendments (by reference)
13. The City of Parkville Master Plan, including, but not limited to, Chapter 6, Land Use (by reference)

ITEM 5B
For 09-16-14
Board of Aldermen Meeting

14. A copy of the letter of notice mailed certified mail to property owners within 185 feet of the subject property (by reference)
15. Public hearing notice published in the Platte County Landmark (by reference)
16. Notice of hearing date change (by reference)

ORDINANCE APPROVING AN AMENDED CONDITIONAL USE PERMIT AND SITE PLAN FOR PARKVILLE SELF STORAGE, 10875 NW 45 HIGHWAY

WHEREAS, Parkville Self Storage has previously been granted approval of a conditional use permit (CUP) for self-storage and associated improvements on two parcels at 10875 NW 45 Hwy;

WHEREAS, the property was annexed and re-zoned and the CUP and associated development plans and amendments thereto have previously been approved through Ordinances 1978, 1989, 1990, 1991, 2015, 2232 and 2249;

WHEREAS, the CUP is approved through November 30, 2026;

WHEREAS, by application PZ14-26, CKC Holdings, LLC, petitioned to amend the conditional use permit to allow removal and redevelopment of storage units, additional landscaping and other improvements as depicted in the Site Development Plan for Conditional Use Permit, prepared by Aylett Survey & Engineering Co, landscaping plan set, building materials and color palette details, all attached hereto and incorporated herein by reference as Exhibits A through C; and

WHEREAS, a public hearing before the Parkville Planning and Zoning Commission was held on September 9, 2014 and all public notices required by the Parkville Municipal Code were published, mailed and posted as required prior to the meeting; and

WHEREAS, the hearing was rescheduled to September 11, 2014 following posting of required public notices; and

WHEREAS, following consideration at the public hearing, the Planning and Zoning Commission determined that the proposed CUP amendments, redevelopment and associated changes are consistent with other development on the site, meet the intent and applicable conditions of prior approvals, with noted exceptions meet City standards and requirements, will not have a significant impact on the surrounding properties or the community and unanimously recommended approval by a vote of 6 to 0 subject to the conditions contained in the ; and

WHEREAS, the Board of Aldermen 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. An amended Conditional Use Permit and site for the Parkville Self Storage is hereby approved in accordance with the Site Development Plan for Conditional Use Permit, prepared by Aylett Survey & Engineering Co, landscaping plan set, building materials and color palette details, all attached hereto and incorporated herein by reference as Exhibits A through C, and subject to the following conditions:

- A. final approval of all engineering plans including grading, drainage, and construction plans as part of the building permit process;

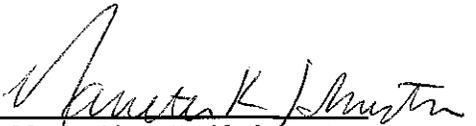
- B. final approval of the access from Jones Drive and the driveway across the drainage ditch by the City's engineering consultant following consultation with SPFPD;
- C. approval of the service plans by KCP&L;
- D. approval of the final building and development plans by the SPFPD in compliance with adopted fire safety codes;
- E. verification of the FEMA designated floodplain locations and approval of floodplain permits if applicable;
- F. administrative approval of the final landscaping details; and
- G. compliance with all other applicable prior conditions of approval.

SECTION 2. The amended CUP shall be effective from the effective date until November 30, 2026.

SECTION 3. This ordinance shall be effective following completion of the conditions above.

PASSED and APPROVED this 16th day of September 2014.




Mayor Nanette K. Johnston

ATTESTED:


City Clerk Melissa McChesney



Staff Analysis

Agenda Item: 4.A

Proposal: Application for an amended conditional use permit and development plan for Parkville Self Storage

Case No: PZ14-26

Applicant: CKC Holdings, LLC

Owner: CKC Holdings, LLC

Location: On 10875 NW 45 Hwy Parkville, Missouri

Zoning: "B-4" Planned Business District

Parcel #s: 20-8.0-27-200-002-001.000 and 20-8.0-27-200-002-002.001

Exhibits:

- A. This staff report
- B. Application for conditional use permit / revised final development plan
- C. Site Development Plan for Conditional Use Permit, prepared by Aylett Survey & Engineering Co. and last dated August 11, 2014
- D. Landscape plan set – three sheets containing a drawing, legend and photo examples - undated
- E. Building Materials & Color Palette – received 9-3-14
- F. Image of existing building received 9-2-14 (by applicant)
- G. Site photos dated 9-4-14 and 9-9-14 (by staff)
- H. Legal description and general depiction of the subject area
- I. Additional exhibits as may be presented at the public hearing

By Reference:

- A. The Parkville Municipal Code including Title IV, Zoning Code, including but not limited to Chapters 440, "*B-4" Planned Business District Regulations*, 470, *Supplementary Use Regulations – Conditional Uses* and 483, *Changes and Amendments*
- B. The City of Parkville Master Plan, including, but not limited to, Chapter 6, *Land Use*
- C. A copy of the letter of notice mailed certified mail to property owners within 185 feet of the subject property
- D. Public hearing notice published in the Platte County Landmark
- E. Notice of hearing date change

Overview

The applicant is proposing to amend the existing conditional use permit (CUP) to allow redevelopment existing buildings on the west parcel (1.47 acre parcel west of the existing ditch).

Specifically the applicant proposes to remove and replace three existing storage buildings with four new buildings containing 93 new storage units. The plans include re-grading the existing drive connecting the two parcels across the ditch and paving the drives with asphalt (or concrete if desired). The plans also propose to reuse the retaining walls and concrete pads for the existing buildings if feasible, reuse the existing gate for the Jones Drive emergency access, and preserve the existing vegetation along the Jones Drive frontage.

The property is zoned "B-4" Planned Business District and the existing conditional use permit and development plan are approved through November 30, 2026. Consideration of the application requires some knowledge of the history of prior approvals.

In the late 1990's / early 2000's, the City proposed annexation of land along 45 Highway including the east half of what is now known as Parkville Self Storage (the newer buildings). The annexation was opposed, but the property was later annexed following approval of a settlement agreement between CKC Holdings LLC and the City of Parkville (Ordinance 1978 approved October 2, 2001). As a condition of the settlement agreement, the City amended the zoning code to allow self-storage units as a conditional use in the B-4 district (Ordinance 1989 approved December 8, 2001). The City rezoned the site to B-4 and adopted the CUP and conditions previously approved by Platte County, including previously approved side-yard setback variances (Ordinance 1991 approved December 11, 2001). In accordance with the settlement agreement, the CUP was approved through November 30, 2026.

The west parcel was not annexed until May 21, 2002. Ordinance 2015 approved voluntary annexation of the property under the same conditions (rezoning, continuation of the CUP, and previously approved plans). Although the annexation was valid, it was later determined that the Ordinance did not properly rezone or extend the conditional use permit to the western parcel since no public hearings on these matters were held. On January 17, 2006 the property was properly rezoned to B-4 by Ordinance 2232. The ordinance also extended the CUP to the western parcel and approved a revised site plan allowing construction of additional storage units along the east property line (abutting the National Golf Course) and to allow redevelopment of the west parcel with a new, two-story, enclosed storage building. As part of the plan, an existing cart path connecting the two parcels across the drainage ditch was widened to 24 feet to accommodate vehicular traffic between the two parcels and minimize the need for the Jones Drive. The approval also affirmed the CUP term through November 30, 2026.

Although approved, the new two-story building was never built. Instead, on March 21, 2006 a revised CUP and development plan were approved allowing a 10 foot parking lane to store campers, boats, RVs and other vehicles along the east side of the ditch that separates the two parcels.

General Review and Analysis

The application requires amendment of the CUP per Parkville Municipal Code Chapter 470, *Supplementary Use Regulations – Conditional Uses*. Per Section 470.010, plans to be considered by the Planning and Zoning Commission with final approval by the Board of Aldermen, but no plan requirements are specified. However, Section 440.030 sets out required plan details. To simplify consideration, the CUP and development plan are being considered as one application which will meet the requirements of both chapters. As such, the application has been reviewed against the City of Parkville's City Code including the applicable CUP regulations, conditions of the existing CUP, and B-4 zoning district regulations. Per Parkville City Code, a notice of public hearing has been published, surrounding property owners were notified and signs were posted as required.

Beyond generally advised Matters to be Considered summarize in the following section, the primary considerations for the proposed CUP and related development plans are: duration of the CUP; appropriateness of plan details including setbacks, access, parking, engineering, and screening; new facility details; and consistency with existing facilities and surrounding development.

1. **CUP duration** – The existing CUP is approved through November 30, 2026 in accordance with the approved 2001 annexation settlement agreement. If approved, it would be appropriate to maintain the November 30, 2026 expiration date for consistency.
2. **Setbacks** – No setbacks are established for the B-4 district. Rather, they are determined by approval of the development plan. In comparison, the B-2 General Commercial district requires no setbacks except when abutting a residential district, which requires 10-foot side and rear setback minimums. With the exception of the approximately 4 foot setback between the southernmost building and the abutting residential property to the south, the plans exceed these requirements. The plans propose a 30 foot setback from the south property line (Jones Drive) with the closest portion of the building 35.5 feet away from the right-of-way with approximately 5 to 10 feet of additional green space between the right-of-way and edge of pavement. The setback between the proposed buildings and the commercial development and parking lot to the west are 5.7 feet to the north and 10.7 feet to the west. The setback to the west is approximately a 5 foot reduction from the existing setback. Due to the buildings setting at a lower elevation than the abutting buildings and parking lot, the reduction is not anticipated to be noticeable, as the slope between the properties will greatly mask the change.

With regard to the 4 foot setback to the abutting residential property line, the plan proposes to use the same setback previously approved by the County. In accordance with the spirit of the 2001 annexation agreement, the City has previously accepted the 4 foot setback. However, during prior public hearings the abutting property has requested fencing to help minimize views to the property from the residence. With the prior plan the applicant agreed to install a privacy fence to screen open views. With this plan the applicant is proposing to again use the back of a storage building, along with existing and new landscaping to screen the views. The proposed fencing is for security and is not proposed for screening.

3. **Access** – Primary access will be provided from 45 Highway. The 24 foot drive across the drainage ditch provides the primary internal access to the proposed redevelopment area. Jones Drive is proposed to remain an emergency access route and will not serve as primary access. The plans propose re-grading and paving the drive. Plans are being reviewed by the City's engineering consultant and any approval should be subject to final approval of the grading and engineering plans.

Separately, the applicant has submitted drawings showing turning radiuses for a 36 foot vehicle to demonstrate the ability to access the property with the fire district's standard pumper trucks. SPFPD has requested additional information about the width, grades and design of the paved access from Jones Drive and the grades on the improved internal drive over the drainage ditch. SPFPD is also requiring the Jones Drive gate to be equipped with a Knox padlock / box if the gate remains manual and a siren or flasher recognition if changed to automatic. Any approval should be subject to final approval by the City's engineering consultant following further consultation with SPFPD.

4. **Engineering** – The primary engineering considerations are grading, drainage and infrastructure improvements. Preliminary details have been submitted to and reviewed by the City’s engineering consultant. Based on the preliminary review it appears that all engineering related issues can be resolved, but may require additional evaluation and detail. If the amended CUP and development plan is approved, detailed engineering drawings will be required as part of the building permit process. No permits will be issued until all engineering plans are approved.

Runoff and downstream impacts have been considered as part of prior plan approval and have been discussed as part of the revised plan review. Prior correspondence from the Army Corps of Engineers has confirmed that no jurisdictional waters are impacted by the development. Review of floodplain maps shows floodplain in close proximity, but it appears that no floodplain is impacted. As part of the engineering plans, FEMA designated floodplain locations will have to be verified. Any development in an area shown by FEMA as floodplain will require approval of the appropriate floodplain development, and LOMA or LOMR (or other applicable) permits. Other storm water and drainage improvements may be required. To date, the addition of rip-rap along the northern edge of the redeveloped area and possibly along steep slopes near the re-graded internal driveway has been discussed. Any approval should be subject to final approval of the grading and engineering plans.

5. **Screening** – There is no specific standard for screening the proposed redevelopment. The previously approved plan included parking, trigger requirements for one tree per ten parking spaces and 3.5-foot hedgerow to screen parking. The previous plan proposed the use of evergreen trees along the south and east boundary of the west parcel to meet the requirements and to help mitigate impacts on the abutting residential properties. In this case the general objective of screening views from the abutting residential properties and public ways applies.

With regard to views from 45 Highway, the west parcel is partially screened by existing vegetation. The plans show preserving the existing vegetation. If approved, staff will require details of vegetation preservation as part of the final grading and construction plans.

Beyond preserving the existing landscaping, new plantings are proposed along the back of the northernmost buildings where they will be most visible from the abutting parking lot and 45 Highway. There is only 5.7 feet of separation between the building and the abutting property line limiting the materials that can be used without an expectation of growing into the abutting property. The applicant proposes a mix of evergreen and deciduous shrubs and ornamental grass which are more suitable to the narrow planting area than trees. At the northernmost end of the building closest to 45 Highway a White Pine is proposed. Staff recommends additional evergreen trees in this area to maximize screening and minimize views from 45 Highway.

In addition to the additional landscaping, the backs of the buildings facing the exterior property lines are proposed to be green to help better blend into the landscape. Green backs were previously required for those buildings abutting the National and have been effective in partially blending the buildings into the landscape.

With regard to the south, the existing landscaping is proposed to be preserved. However, much of the facility will still be visible without additional screening. The applicant proposes a mix of ornamental grass shocks, and deciduous and evergreen shrubs with two accent trees

along the south property line. West of the proposed paved driveway, staff recommends infilling with shrubs where the driveway provides limited green space. Further west near the west property line, staff recommends additional deciduous and evergreen trees which will provide greater screening over time. They will need to be spaced so not to conflict with the existing pine. East of the drive more room for planting exists and again staff recommends incorporating more trees in addition to the shrubs along the back of the building. Shrubs will need to be separate away from the building so not to interfere with the operation of the gate when needed and may require significant pruning over time. Trees placed closer to the street frontage would provide screening and less interference with the gate. Evergreen materials should be used to the greatest extent possible to provide year-round screening.

To the west, the elevation change between the new buildings and the Crestridge buildings will screen the buildings as viewed from the west to substantially the same extent they are currently screen. Little if any additional visual impact is expected and not landscaping is recommended in this area.

Staff recommends any approval be subject to administrative approval of the final landscaping details.

- 6. New building design and details and consistency and compatibility with existing buildings and surrounding development** – The redevelopment proposes to build to the same standards as the existing storage buildings. The new buildings utilize the color and materials palette established by the existing buildings. This appears to be appropriate in light of the existing development. Minor details such as awnings and color accents on the building help breakup the façade, but do not substantially enhance the appearance.

Although out of character with other buildings in the immediate area, the redevelopment is expected to have minimal impact on the abutting properties because it will replace existing buildings, substantially preserve existing vegetation and include additional landscaping to further screen views. As opposed to requiring additional details, staff recommends focusing on screening.

CUP Matters for Consideration

Parkville Municipal Code Section 470.010 defines the purpose of conditional uses and calls for the Planning and Zoning Commission and Board of Aldermen to find that a CUP is “in the interest of the public health, safety, morals, and general welfare of the community.” Further, this section states that the Board may permit the CUP “provided that the public health, safety, morals, and general welfare will not be adversely affected, that ample off-street parking facilities will be provided, and that necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.”

Although the City Code does not define how the Commission shall determine if a proposed CUP is appropriate, the following matters are offered as a guide. The Commission has previously considered these matters as a guide in determining rezoning applications which follow the same approval process as a CUP.

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

The character and zoning are mixed, but are generally consistent with the character and intensity of the existing use. To the west is the Crestridge Shops, which are also zoned B-4. To the east is the South Platte Fire Protection District’s Station #3, which is also zoned B-4.

To the southwest are the River Oaks Apartments, which are zoned County RMD (multi-family). To the north, south and southeast is the National Golf Course, which is zoned B-4 and R-2 CUP. The B-4 property was recently approved for office and retail uses as part of the Village at the National.

Although the existing self-storage buildings have not been built to the same standards as the surrounding development the development has not had a noticeable impact on the abutting properties, in part due to limited visibility. The redevelopment proposes to build to the same standards as the existing storage buildings. Although out of character with other buildings in the immediate area, the redevelopment is again expected to have minimal impact on the abutting properties because it will replace existing buildings, substantially preserve existing vegetation and include additional landscaping to further screen views.

2. The suitability of the subject property for the uses to which it is restricted and the extent to which allowing the proposed use through a CUP may affect nearby property.

The site is restricted by the existing CUP. The property is suited to the uses and plan permitted by this CUP. However, no changes to the existing development are permitted without an amendment to the CUP.

Self-storage is typically considered an undesirable uses in highly visible corridors due to the typical butler building construction, a lower standard than typically applied to other commercial uses, and the large massing. However, the redevelopment is consistent with the existing self-storage development and is the most logical location for additional self-storage. In addition the applicant keeps the property well maintained, and has used building color, landscaping and other amenities to improve the overall appearance of an otherwise typically visually undesirable use. Due to the replacement of the older existing buildings, the green exterior color scheme and the addition of landscaping around the perimeter, the redevelopment is anticipated to improve the overall appearance of the site and add little if any negative impact is anticipated on surrounding properties.

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.

It does not appear that denial of the proposed development is warranted in order to ensure the public health, safety and welfare. Rather it appears that the community benefits from expansion of the existing use. This helps meet local need for self-storage and minimizes the need for development of new facilities elsewhere where greater impacts may be realized.

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

The proposed expansion does not significantly increase demand for public utilities or public service. With the exception of access to area hydrants for firefighting, the redevelopment does not require water, sewer or gas. Electricity is only required for lighting and security systems and since the new buildings replace existing buildings, the increased demand for power is minimal. However, any approval should be subject to approval of the service plans by KCP&L and approval in compliance with adopted fire safety codes by the Southern Platte Fire Protection District (SPFPD).

5. Consistency with the City's adopted master plan and applicable City Code.

The City's adopted Master Plan projects commercial land uses in this location, and calls for high-quality development. Self-storage is often incompatible with abutting uses. The proposed butler building style construction is not generally desired for new construction in Parkville. However, the existing buildings have established this pattern. It does not appear that departure from this palette for the new facilities would greatly improve the character of the development over that existing. As established and maintained the newer portions of the site do not appear to have a significant impact on surrounding uses which continue to develop with high-quality uses. The existing buildings colors, the addition of awnings, ornamental fencing, landscaping and the natural lay of the land minimize much of the visual impacts often associated with self-storage units. To that extent, the proposed amendments to the CUP and related development plans are consistent with the intent of the Master Plan.

Staff Conclusion and Recommendation

Staff concludes that: with the exceptions noted above, the application meets or exceeds the minimum applicable standards and regulations; the design will be substantially consistent with the character of the existing development; with vegetation preservation, landscaping and screening, the development will have no greater impact on the zoning, use or character of the surrounding properties than does the existing development; the property is suited to the proposed use and little if any negative impact is anticipated on surrounding properties; it is not necessary to deny the proposed redevelopment to protect the public health, safety and welfare; adequate public utilities and services can be provided; and the redevelopment is as consistent with the City's adopted mater plan as the rest of the existing development.

Based on the application and information submitted to date, the conclusions drawn above, the intent of the settlement agreement and conditions of prior approvals, Staff recommends approval of the proposed CUP and related development plan subject to:

- maintaining the November 30, 2026 CUP expiration date;
- final approval of all engineering plans including grading, drainage, and construction plans as part of the building permit process;
- final approval of the access from Jones Drive and the driveway across the drainage ditch by the City's engineering following consultation with SPFPD;
- approval of the service plans by KCP&L;
- approval of the final building and development plans by the SPFPD as in compliance with adopted fire safety codes;
- verification of the FEMA designated floodplain locations and approval of floodplain permits if applicable;
- administrative approval of the final landscaping details;
- compliance with all other applicable prior conditions of approval; and
- any other conditions determined to be necessary by the Planning Commission.

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

Necessary Action

Following consideration of the amended Conditional Use Permit, revised development plan, supporting information, factors discussed above and any testimony received during the public hearing, 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. Unless postponed, the Planning Commission's action will be forwarded to the Board of Aldermen on Tuesday, September 16, 2014 for final action.

End of Memorandum

	<u>09-10-14</u>
Sean Ackerson, AICP	Date
Assistant City Administrator /	
Community Development Director	



Application #: PZ14-26
 Date Submitted: 8-1-14
 Public Hearing: 9-12-14
 Date Approved: _____

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

Application for Conditional Use Permit (CUP)

1. Applicant / Contact Information

Applicant(s)
 Name: CKC HOLDINGS, LLC
 Address: 10875 NW 45 Hwy.
 City, State: PARKVILLE, MO 64152
 Phone: 816 746-0800 Fax: _____
 E-mail: Parkvilless@kc.rr.com
Engineer / surveyor(s) preparing legal desc.
 Name: AYLETT SURVEY CO.
 Address: 201 NW 72nd St.
 City, State: GLADSTONE, MO 64118
 Phone: 816-436-0732 Fax: 816 436-0767
 E-mail: jason@sams-survey.com

Owner(s), if different from applicant
 Name: _____
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____
Contact Person
 Name: SANDY KNOERNSCHILD
 Address: PO Box 56
 City, State: Waldron MO 64092
 Phone: 816-289-8997 Fax: 816-746-1048
 E-mail: Parkvilless@kc.rr.com

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

Applicant's Signature (Required) Sandra Knoernschild Date: 8/1/14
Property Owner's Signature (Required) Sandra Knoernschild Date: 8/1/14

2. Proposed Conditional Use (see also Checklist of required submittals)

Proposed use: SELF STORAGE Requested length of permit 25 years
 Description: ADDITION OF APPROX 93 STORAGE UNITS
 Proposed days and hours of operation: M-F 9:00-4:30pm Sat 9-1:00pm

3. Property Information (see also Checklist of required submittals)

Property address / general location: 10875 NW 45 Hwy
Parkville, MO 64152
 Parcel ID Number: 20-B.O-27-200-002-00200 Zoning: MIXED USE
 Present use of the property: Storage
 Length of use (or vacancy): 16 years

3. Neighboring land uses and zoning

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

Existing Land Use	Existing Zoning
North: <u>GOLF COURSE</u>	<u>MIXED USE - PARKVILLE</u>
South: <u>MULTI-FAMILY - PLATTE CO</u>	<u>RMD - PLATTE CO.</u> <u>MIXED USE - PARKVILLE</u>
East: <u>FIRE STATION & GOLF COURSE</u>	<u>MIXED USE - PARKVILLE</u>
West: <u>MULTI-FAMILY - PLATTE CO.</u> <u>COMMERCIAL - STRIP CENTER - PARKVILLE</u>	<u>RMD - PLATTE CO.</u> <u>MIXED USE - PARKVILLE</u>

Attach a narrative addressing: the general character of the surrounding properties; the effects of the proposed use on nearby property; the suitability of the site for the proposed use; adequacy of area roads, public utilities and public services necessary to serve the use; consistency with the City's adopted Master Plan; and any other information relevant to the application.

5. Checklist of required submittals

- Completed application, including all required details and supporting data.
- Nonrefundable application fee of \$300.00. Separately, the applicant will be billed to recover costs for required publication and certified notice to adjacent property owners.
- List of names and addresses of all property owners within 185' of the property. *copy*
- Complete written and graphical legal description of subject property in paper and electronic formats, an area map showing the subject property and surrounding major features including roads.
- A site plan showing property boundaries, existing and proposed topography, structures, parking utilities, landscaping, signage, facades and other site features related to the proposed CUP.
- Authorized signature of the applicant and property owner.

Submitted separately

For City Use Only

Application accepted as complete by: SEAN ACKERSON Name/Title 8-1-14 Date

Application fee payment: Check # 5183 M.O. Cash

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: _____

PARKVILLE SELF STORAGE

SITE DEVELOPMENT PLAN FOR CONDITIONAL USE PERMIT

A PROPOSED DEVELOPMENT IN Parkville, Platte County, Missouri

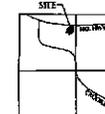
Drawn By: JBR Job Number: 495229a Job Date: 4/24/11
SHEET 1 OF 1

PROPERTY DESCRIPTION:
All of LOT A, REPLAT OF PAR-4 SHOPS, a subdivision of land in the City of Parkville, Platte County, Missouri.

DEVELOPMENT DATA

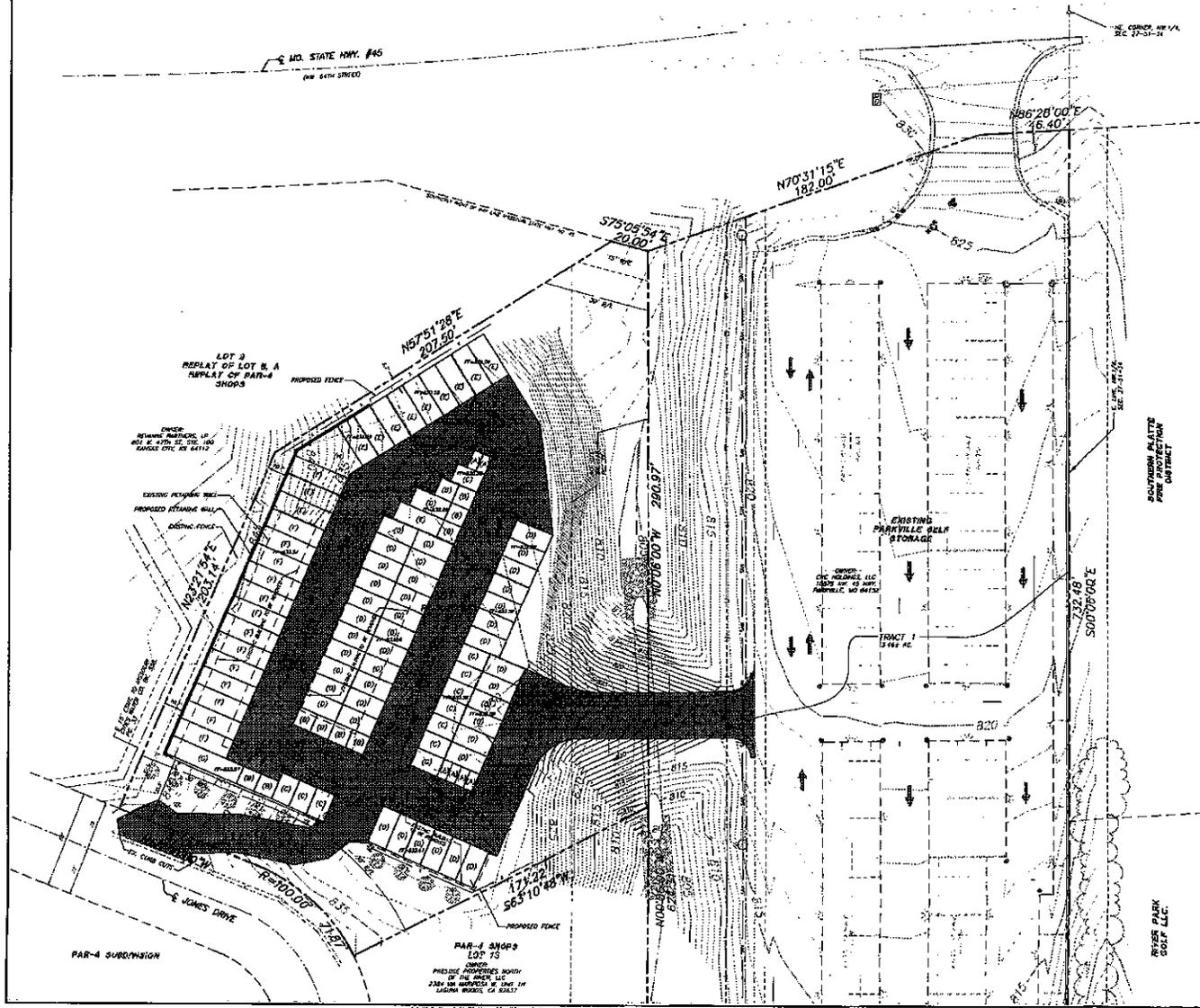
UNITS:	
SIZE	COUNTY
5' x 10'	4,04
10' x 10'	16 (9)
10' x 15'	11 (5)
10' x 20'	42 (9)
10' x 25'	19 (9)
10' x 30'	14 (7)
10' x 40'	1 (0)
IRREGULAR	1 (0)
TOTAL	97

GENERAL NOTES:
1. Proposed use of land is Self Storage.
2. Proposed site is shown based on an ASCE, a Surveyed Elevation Per FIM has the following data:
3. Contour Interval is 1'.
4. No signal is shown on this map.
5. No signal is shown on this map.
6. No signal is shown on this map.



SECTION 21-51-34
LOCATION MAP

<p>ATLETT SURVEY & ENGINEERING CO. LAND SURVEYING - CIVIL ENGINEERING - SURVEYING 100 N. 10th St. - Suite 100 - St. Louis, MO 63103 PHONE: 314-433-1111 FAX: 314-433-1112 WWW.ATLETT-SURVEY.COM</p>	<p style="text-align: center;">PARKVILLE SELF STORAGE PARKVILLE, PLATTE COUNTY, MISSOURI SITE DEVELOPMENT PLAN</p> <p style="text-align: center;">DESIGN PARTNER: CAC HOLDINGS, LLC 10075 JACOBSONWAY PARKVILLE, MO 64152 TEL: 816-242-9900</p> <p style="text-align: center;">CONTACT: parkville@cac.com</p>
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SOUTHERLY RIGHT OF WAY LINE MISSOURI STATE HWY. NO. 45



**LOT 2
REPLAT OF LOT B, A
REPLAT OF PAR-4
SHOPS**

OWNER:
REYANNE PARTNERS, LP
101 W. 47TH ST, STE. 100
KANSAS CITY, KS 64112

EXISTING RETAINING WALL
APPROX. 8' TALL

EXISTING FENCE

OWNER:
MISSOURI CO. BK. 508

OWNER:
PRESTIGE PROPERTIES N.
OF THE RIVER, LLC
2384 VIA MARIPOSA W. U.
LAGUNA WOODS, CA 926

VISION
EXISTING MANUAL GATE
TO BE USED FOR EMERGENCY
PURPOSES ONLY. IT WILL
REMAIN LOCKED 24 HRS. A DAY

PROPERTY DESCRIPTION
TRACT 1:

PROPOSED TREE
MIX OF DECIDUOUS
AND NON DECIDUOUS
REFER TO TYPICAL
LANDSCAPE BUFFER

BACK OF BUILDING TO BE
FOREST GREEN COLOR TO
MATCH BUILDING TRIM &
DOORS.

PROPOSED FENCE
TO MATCH EXISTING
FENCE IN FOREST
GREEN

PROPOSED RETAINING WALL
APPROX. 8' TALL

PROPOSED BOLLARD

**LOT 4
REPLAT OF
PAR-4
SHOPS**

PROPOSED LIGHT

**PAR-4 SHOP
LOT 13**

OWNER:
PRESTIGE PROPERTIES N.
OF THE RIVER, LLC
2384 VIA MARIPOSA W. U.
LAGUNA WOODS, CA 926

Parkville Self-Storage

10875 NW 45 Highway
Parkville, Missouri 64152
816-746-0800

Proposed Landscaping Materials

USDA Zone 5B-The National Gardening Association
Full sun and water wise

Color Code	Quantity	Description	Maximum Height & Width	Minimum Spacing
	9	Fountain Grass	4'x4'	4'
	8	Double Knock Out Roses	4'x4'	4'
	2	Holly Hedge	2'x3'	3'
	1	White Pine	75'x30'	30'
	8+	Daylily	12"x12"	18"
	1	Willow Oak	50'x30'	40'
	1	Red Bud	30'X35'	25'
	12	Burning Bush	6'x4'	4'

*Planting may not occur until late November 2014 and will limit varieties, colors and species available at that time.

**Parkville Self-Storage
Proposed Landscape Perennials**



Common Name: Fountain Grass
Botanical Name: *Pennisetum alopecuroides*



Double Knock Out Rose
Rosa radtko



Holly Hedge
Hogendorn



Common Name: White Pine
Botanical Name: *Pinus strobus*



Daylily
Hemerocallis



Willow Oak
Quercus phellos



Common Name: Red Bud
Botanical Name: *Cercis canadensis*



Burning Bush
Euonymus alatus

Parkville Self-Storage

10875 NW 45 Highway
Parkville, Missouri 64152
816-746-0800

Proposed Building Materials & Color Palette

- 1. Buildings Materials are 26 GA metal roof and wall systems with 25 year rust warranty.**
- 2. Colors will match existing buildings.**

Doors and Trims: Fern Green Walls: Light Stone



- 3. Fencing will match existing: aluminum in Fern Green.**



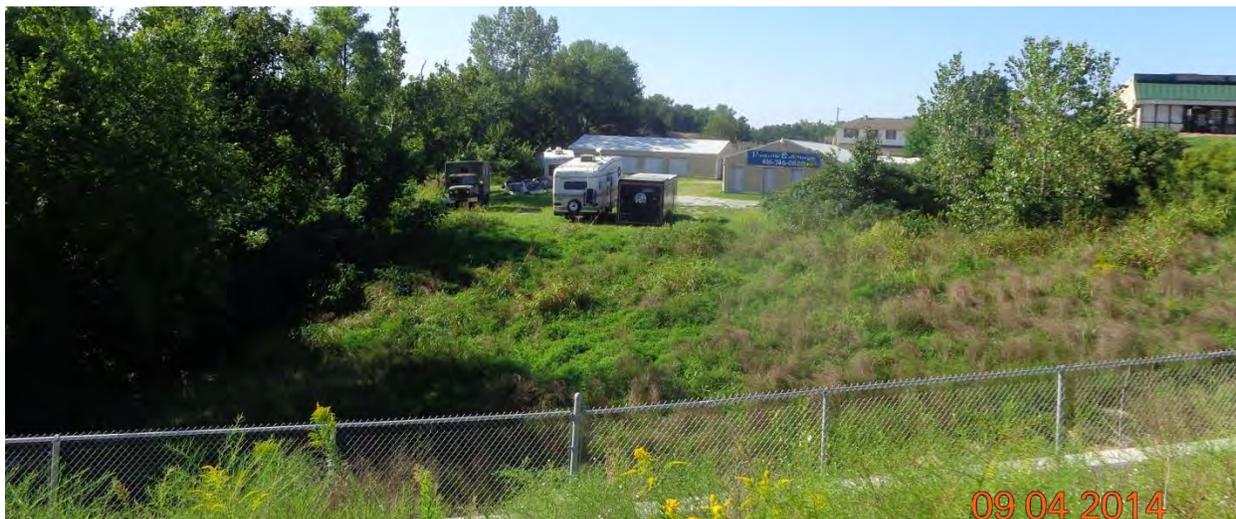
- 4. Lighting: LED outdoor wall packs in dark bronze finish.**



- 5. Landscaping- combination of Deciduous and Non-deciduous trees and bushes.**



Exhibit G
Site photos



View from westbound lanes of 45 Highway looking south into proposed redevelopment area. The trailer marks the approximately location of the northernmost improvements proposed and give some sense of height.



View from the NE corner of the parking lot in the Crestridge shopping center.



View from the SE corner of the front parking lot at Crestridge shopping center. Looking north toward 45 Highway. Existing vegetation along the 45 Highway frontage is to remain.



View of the site from the SE corner of the front parking lot at Crestridge shopping center. The buildings are proposed to be installed at approximately the same height but will have a green façade facing the shopping center. Landscaping is proposed to help screen the buildings.



Looking south east from Crestridge toward the abutting residential structures.



Existing building lighting. New lighting is to be recessed to reduce glare.



View of existing buildings to be replaced. Looking west toward Crestridge.



Looking east from the area to be redeveloped toward the newer storage buildings and the National Golf Course.



The existing gate at the Jones Drive entrance. The gate is proposed to be reused.



Separation between the existing storage unit and closest residential structure (to the SE).



The existing vegetation along the south property line (Jones Drive) is proposed to be saved.



View of the facility from Casper Drive to the south.



View of existing buildings. New buildings are proposed to be constructed the same.



Back of buildings facing the National. The same coloring is proposed to face Crestridge. In addition, landscaping is proposed along the Crestridge property line to help screening.



View of an existing building. Fencing proposed for the redevelopment is to match existing.

CITY OF PARKVILLE

Policy Report

Date: Thursday, September 11, 2014

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

Reviewed By:
Lauren Palmer
City Administrator

ISSUE:

Application for the Final Development Plan of Lot 1 Box Acres – K-Building Specialties LLC.
Case PZ14-25 JRMA Architects on behalf of K Development, LLC, owners.

BACKGROUND:

K Development, LLC owns 2.72 acres generally located on the west side of Crooked Rd, at 6520 N. Crooked Rd. north of 45 Highway (aka Tom Watson Parkway), west of the National Golf Course. The owners are proposing a final development plan for a 13,060 square foot building - 3,600 square feet of office and 10,000 square feet of accessory/storage/shop space. The final plan proposes several changes to the preliminary development plans approved by the Planning Commission and Board of Aldermen in 2012. Changes include an increased building area, reduced driveway and paved areas, reduced lot coverage, modified building façade, a lowered building elevation, additional landscaping, a modified storm water plan and drainage improvements and a resulting reduction in preserved vegetation at the entrance (see Exhibit 1 for a more detailed summary and Exhibits 3, 4 and 7 for the final plan and preliminary plan details).

On September 11, 2014, the Parkville Planning and Zoning Commission considered the application. The Commission discussed the merits of the project, proposed changes and potential impacts to the abutting single-family residential uses and how they may be mitigated. The Commission concluded: that with the exceptions noted above, the final development plan for Lot 1 Box Acres – K-Building Specialties LLC: conforms to the City's applicable zoning code and subdivision regulations and the minimum standards thereof; is substantially consistent with the intent of the previously approved development preliminary development plan for Lot 1 Box Acres; meets the conditions of prior approval; and adequately address other major issues or concerns previously expressed, all subject to the staff recommended conditions.

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 final development plan as recommended by the Commission.
2. Approve the final development plan subject to other stated conditions.
3. Postpone the item.

STAFF RECOMMENDATION:

Staff recommends approval of the final development plan for Lot 1 Box Acres – K-Building Specialties LLC subject to:

- final approval of the engineering plans by the City Engineer and compliance with any resulting conditions;

- final approval of the utility plans by the applicable service providers;
- use, general operation and hours as generally described in the applicants use summary, with hours, deliveries and trash collection no earlier than 6:00 am and no later than 10:00 pm, and with all equipment repairs restricted to the inside of the building with garage doors closed when noise generated would be louder than an average conversation;
- any future change in use or change in operation or hours that would increase impacts to the abutting or nearby residential properties, not being allowed without prior consideration by the Planning Commission and final approval by the Board of Aldermen;
- administrative approval of a development agreement to defer 10 parking spaces, land-bank an area adequate to accommodate the spaces, requiring construction as needed and disallowing any parking in the grass or other unimproved area in the interim;
- administrative approval of a development agreement to defer construction of the sidewalk required along Crooked Road until such time as abutting sidewalks are constructed on Crooked Road south of the proposed development;
- administrative approval of the final utility screening, with all above ground utilities to be screened from internal and external view;
- administrative approval of the final signage, with coverage up to 10 percent of the front façade, and with any additional signage requiring Board of Aldermen approval;
- all lighting fixtures being recessed and / or using cut offs or shields to direct lighting down and away from abutting properties;
- administrative approval of the final landscaping at the entrance on Crooked Road, with additional materials to be required at the entrance if determined necessary to adequately screen the property from Crooked Road; and
- any changes resulting from compliance with the conditions above that deviate from the intent of approval requiring reconsideration by the Planning and Zoning Commission and final approval by the Board of Aldermen.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission considered the application at the September 11, 2014, meeting and concurred with staff conclusions and recommendations. The Commission recommended approval of the final development plan for Lot 1 Box Acres – K-Building Specialties LLC subject to staff recommended conditions by a vote of 6 to 0.

POLICY:

Per Parkville Municipal Code Title IV, Zoning Code, Chapters 440, “B-4” Planned Business District Regulations, the plan requires approval from the Board of Aldermen, following the recommendation of the Planning and Zoning Commission.

SUGGESTED MOTION:

I move to approve the final development plan for Lot 1 Box Acres – K-Building Specialties LLC subject to staff recommended conditions.

ATTACHMENTS:

1. Staff report to Planning Commission
2. Application for Planned District Development permit
3. Final Development Plan set including sheets Z1, Z2 and L-1 submitted by JRMA Architects, Inc. and all dated 8-8-14
4. Building elevation renderings prepared by JRMA Architects, Inc. (undated), including front (east), north, rear (west) and south elevations
5. Aerial and site photos, submitted by staff

ITEM 5C
For 09-16-14
Board of Aldermen Meeting

6. October 9, 2012 staff report to the Planning and Zoning Commission for Agenda Item 6A, Preliminary Development Plan for Lot 1 Box Acres.
7. 2012 approved preliminary development plans
8. October 5, 2012 use summary submitted by Kirk Plumb, Owner / General Manager, K Building Specialties, Inc.
9. Property legal description
10. The Parkville Municipal Code including but not limited to Title IV, *Zoning Code*, Chapters 440, "*B-4*" *Planned Business District* and 459, *Large Scale Developments – The Community Unit Plan*, and 467, *Height, Area and Bulk Requirements* and 460, *Vehicle Parking* (by reference)
11. Minutes of the September 11, 2014 Planning and Zoning Commission meeting (by reference)



Staff Analysis

Agenda Item: 5.A

Proposal: Application for the Final Development Plan of Lot 1 Box Acres – K-Building Specialties LLC

Case No: PZ14-25

Applicant: James R. Marshall on behalf of Kirk Plumb, Owner / General Manager, K Development LLC

Owner: K Development LLC

Location: 6520 N. Crooked Rd. West side of Crooked Rd., west of the National Golf Course, north side of 45 Highway

Zoning: B-4 Planned Business District

Parcel #s: 20-5.0-21-400-002-023.000

Exhibits:

- A. This staff report
- B. Application for Planned District Development permit
- C. Final Development Plan set including sheets Z1, Z2 and L-1 submitted by JRMA Architects, Inc. and all dated 8-8-14
- D. Building elevation renderings prepared by JRMA Architects, Inc. (undated), including front (east), north, rear (west) and south elevations
- E. Aerial and site photos, submitted by staff
- F. October 9, 2012 staff report to the Planning and Zoning Commission for Agenda Item 6A, Preliminary Development Plan for Lot 1 Box Acres.
- G. 2012 approved preliminary development plans
- H. October 5, 2012 use summary submitted by Kirk Plumb, Owner / General Manager, K Building Specialties, Inc.
- I. Property legal description
- J. Additional exhibits as may be presented at the public hearing

By Reference: A. The Parkville Municipal Code including but not limited to Title IV, *Zoning Code*, Chapters 440, *"B-4" Planned Business District*, 467, *Height, Area and Bulk Requirements* and 460, *Vehicle Parking*.

Overview

K Development, LLC owns 2.72 acres generally located on the west side of Crooked Rd, at 6520 N. Crooked Rd. north of 45 Highway (aka Tom Watson Parkway), west of the National Golf Course. The property was rezoned to "B-4" Planned Business District in 2008 in conjunction with approval of a preliminary development plan for two office buildings (the Fairways). In 2012, a different preliminary development plan, including a corporate office

building and an accessory equipment shop, was approved for K-Building Specialties, Inc. (Lot 1 Box Acres). The plan included 2,400 square feet of office, 1,400 square feet of office/ancillary space and an 8,600 square foot accessory shop. Specifically the plans were approved unanimously by the Planning and Zoning Commission and Board of Aldermen subject to the following conditions:

- Public Works Director approval of the proposed design and circulation;
- Public Works Director approval of a revised traffic study (if determined necessary);
- incorporating any improvements determined by the Public Works Director to be necessary;
- not changing the use or significant change in operation without prior approval by the Planning Commission and Board of Aldermen;
- preserving the land-banked, future parking area, constructing the future parking area as needed based on demand, and disallowing any parking in the grass or other unimproved area in the interim;
- adding additional landscaping near the building to screen the building and limit the views from neighboring properties and landscaping along the west property line to mitigate impacts to future development;
- locating the dumpster and exterior, above-ground utilities and detailing methods of screening on the final development plan; and
- including details for any proposed monument sign at the front entrance in the final development plan.

In July, the applicant submitted a final development plan. The plan proposes several changes to the approved preliminary development plan including an increased building area, reduced driveway and paved areas, reduced lot coverage, modified building façade, a lowered building elevation, additional landscaping, a modified storm water plan and drainage improvements and a resulting reduction in preserved vegetation at the entrance. The final plan proposes a 13,060 square foot building with 3,600 square foot office and 10,000 square foot accessory shop.

Per Parkville Municipal Code Title IV, Zoning Code, Chapters 440, “B-4” Planned Business District Regulations, no permit shall be issued without approval from the Board of Aldermen, following the recommendation of the Planning and Zoning Commission.

Review and Analysis

The application has been reviewed against the Parkville Municipal Codes, including applicable zoning and subdivision regulations, the previously approved preliminary development for Lot 1 Box Acres and surrounding land and site planning and engineering principles and standards. Primary considerations are consistent with the previously approved plans, the ability to meet minimum applicable standards, conditions of prior approval, and ability to address other issues or concerns previously expressed.

1. Consistent with previously approved plans: Primary considerations for the approval of the Preliminary Development Plan were use, compatibility, traffic, noise, lighting, parking, building design, landscaping and screening, dumpster and utility placement and signage. It was concluded that: the use was a permitted use in the district and did not constitute warehousing; the use as defined could be reasonably compatible with surrounding properties with limited hours, limited traffic and adequate screening; traffic would be minimal and would not have a significant impact on Crooked Road or 45 Highway; with limited hours, noise was of minimal concern; with the use of cutoffs and shields, lighting could be directed away from abutting properties; adequate parking could be provided; the building design was appropriate subject to additional landscaping to visually break up the building and limit the views from neighboring properties; and preservation of existing landscaping and additional plantings could provide adequate screening. The dumpster, utility and signage details were

deferred to the final development plan and the preliminary development plan was approved subject to the conditions listed above.

The final development plan proposes several minor changes to the preliminary development plan, including an increased building area, reduced driveway and paved areas, increase open space, modified building façade, a lowered building elevation, additional landscaping, a modified storm water plan and drainage improvements and a resulting reduction in preserved vegetation at the entrance. Specifically the building area is proposed to be increased from 12,400 square feet to 13,060 square feet. However, the open space has increased and impervious surface has decreased due to a reduction in the paved parking area (6 spaces now incorporated along the north side of the building), reduction in the paved driveway area (the driveway previously wrapped around the south end of the building, which is no longer necessary due to relocation of the garage doors to the west facade). As a result the open space has increased by over 6,600 square feet.

The proposed final building façade includes several changes from the previously approved plans. The office and accessory spaces have been redesigned, the roof line is changed, and the front south and west façades are significantly different. The building is modified to use minimal roof pitch with parapets facing south and east, instead of the higher pitched roof approved with the preliminary plans. The change reduced the building height down from 28' 4" to 24' 2" at the highest roof peak, a difference of 4' 2". The site has also been lowered reducing the finished floor elevation from 804.0 to 799.50, a 4' 6" reduction. The combined reduction lowers the building profile by 8' 8". The redesign also moved the building 10 feet further away from the closest abutting residence to the south.

The garage redesign allowed garage doors to be relocated from the south façade to the west façade, improving the building as viewed from the nearest residential properties. The front façade has been redesigned as a result of the building and roof modifications. The covered entry with masonry columns and horizontal glass windows have been replaced with masonry accents and vertical glass windows on each side of an elevated front entry. Landscaping has been added along the front of the building to improve the appearance.

The landscaping plan is substantially the same with the exception of a reduction in the amount of vegetation to be preserved at the entrance (due to necessary storm water improvements and related grading) and additional landscaping along the south building façade to better screen the building and visually break up the façade and significantly more ornamental landscaping along the front of the building. Where vegetation preservation has been reduced near the entrance from Crooked Road additional vegetation is proposed to improve screening.

These changes were previously summarized at the August 12, 2014 Commission work session.

2. Ability to meet minimum applicable standards: The property is zoned B-4. Although standards applicable to other commercial districts are used for a guide, the approved development plan constitutes the standards for the district. The plan has been reviewed against the applicable and comparable district standards. With the exception of any deviations that may be approved with the final grading, drainage and engineering plans (still under review) and the exclusion of sidewalks, the plans meet or exceed the minimum standards applicable to other districts, including height, lot area, setbacks, parking and landscaping standards. Sidewalks are required along the frontage of Crooked Road, but are not logical at this time as they would not connect now or at any time in the near future. Staff recommends approval of a development agreement deferring the sidewalk until such time as abutting sidewalks are constructed on Crooked Road south of the proposed development

(the most logical connection is to Greens at Crooked Road). In addition, any final development plan approval should be subject to final approval of the engineering plans and compliance with any resulting conditions, and final approval of the final utility plans by the applicable service provider.

3. Conditions of Preliminary Plan approval: The preliminary development plan was approved subject to the following conditions. The status of each is noted following each item.
- Design and circulation: The circulation has received preliminary approval from the City Engineer. Final engineering plans have been submitted and are under review. Any approval should be subject to final approval of the engineering plans and compliance with any resulting conditions.
 - Approval of a revised traffic study (if determined necessary): A 2006 traffic study concluded that all traffic impacts from the previously approved office development could be mitigated and was approved subject to improving the southbound lane of Crooked Road to accommodate separate right and left turning movements. These improvements were later made as part of the 45 Highway widening project. Although no revised traffic study was submitted, much less traffic is anticipated from the proposed use versus the previously approved office buildings. Primary considerations beyond off-site impacts were the ability to accommodate approved truck traffic at the entrance without impeding traffic on Crooked Road and the ability to meet minimum turning radius from Crooked Road to and throughout the site. The applicant's consultant previously submitted diagrams demonstrating that turning radiuses to and from Crooked Road are adequate as proposed, and the final development plan include adequate stacking between Crooked Road and the front gate, necessary to accommodate any single truck entering the site. It has been concluded that no revised traffic study is necessary. However, any approval should be subject to final approval of the engineering plans and compliance with any resulting conditions.
 - Restricting future changes in use: Due to potential impacts to surrounding property owners, the preliminary plan was approved with a condition that future uses or significant changes in operation not be approved without prior approval by the Planning Commission and Board of Aldermen. This should be a condition of final plan approval.
 - Future parking: Based on the applicant's proposed use, existing and projected employees, the preliminary development plan allowed 16 of the required parking spaces to be constructed at a future date, if needed. The plan included a design for the spaces to demonstrate that adequate land exists and engineering for the spaces would work. The final development plan has reduced the number of spaces to be land banked to 10 through redesign. Approval of the final development plan should be subject to a development agreement to land-bank the future parking area, constructing the future parking area as needed based on demand, and disallowing any parking in the grass or other unimproved area in the interim.
 - Additional landscaping / screening: The preliminary plans included large garage doors and minimal improvements along the south façade which would be partially visible to the abutting residential properties to the south. Additional landscaping along the south building façade was required to help screen the building and limit the views. The building has since been redesigned to eliminate the garage doors on the south façade. The redesigned façade is flat with little detail, so three vertical trees and three clusters of shrubs are proposed along the façade in addition to a row of evergreens along the south

property line. The plantings shown, meet the intent of this requirement. Due to the change in vegetation being preserved at the entrance to Crooked Road resulting from storm water / drainage improvements, staff recommends any approval be subject to administrative authority to require additional materials at the entrance if determined necessary to adequately screen the property from Crooked Road.

- Screening for dumpster and exterior, above-ground utilities: The final development plans include details for the trash enclosure. The plans show the enclosure constructed with steel bollards and posts, metal studs covered and exterior panels matching the building wall material. The dumpster will be screened with evergreen trees to minimize views from Crooked Road and minimize noise from dumping and trash collection. As a condition of approval, trash collection should be limited to the residential collection hours of 6:00 am to 10:00 pm so as not to impact the surrounding residential properties.

The aboveground utilities are not specifically called out on the plan, but are indicated at the northeast corner and north façade of the building. As a condition of approval, any above ground utilities should be screened from view internal or externally.

- Signage details: It was previously contemplated that the development may include a monument sign at the entrance from Crooked Road. The final development plan does not include a monument sign. Instead, signage is proposed over the front entry (see Exhibit D). Staff recommends administrative approval of the final sign, with coverage up to 10 percent of the front façade (standard applied in other commercial districts). Any additional signage would require approval by the Board of Aldermen unless otherwise approved with the final development plan.

4. Previously expressed concerns: Public comment were taken with the 2007 rezoning and development plan approval and the 2012 approval of a new preliminary development plan. During those considerations concerns about views, noise and traffic were expressed. Staff had concluded that the final development plan adequately addressed those concerns.

- Views: Primary concerns for views were from the abutting property owners to the south who requested evergreen screening along the south property line. The approved preliminary development plan included a row of evergreens which are also included in the proposed final development plan. The building has also been lowered, further separated from the property to the south and additional landscaping has been added. See summaries above.
- Glare from lighting was also expressed as a concern. The lighting plan submitted with the final development plan demonstrates that lighting elevations at the property line will be at or near zero foot candles. Where not at zero, existing vegetation will minimize glare. To ensure minimal glare no open source lighting should be allowed and all fixtures should be recessed and / or use cut offs or shields to direct lighting down.
- Noise: The primary concerns for noise were related to use of the accessory building, deliveries and trash pickup. The accessory building is proposed to be used for storage, repairs and other operational uses with limited traffic and deliveries. As proposed hours are to be restricted to 6:30 am to 3:30 pm, with later hours on occasion as needed. It was previously determined that the proposed operation and hours were suitable and would not significantly impact the surrounding residential uses. As a condition of approval, all equipment repairs should be restricted to the inside of the building with

garage doors closed when noise generated would be louder than an average conversation. Trash pickup is discussed above.

- Traffic: Traffic is discussed above. It has previously been concluded that no significant impacts will be created.

Staff Conclusion and Recommendation

Staff concludes, that with the exceptions noted above, the final development plan for Lot 1 Box Acres – K-Building Specialties LLC: conforms to the City's applicable zoning code and subdivision regulations and the minimum standards thereof; is substantially consistent with the intent of the previously approved development preliminary development plan for Lot 1 Box Acres; meets the conditions of prior approval; and adequately address other major issues or concerns previously expressed, all subject to the staff recommended conditions below.

It was concluded with the approval of the preliminary development plan that: the plan conforms to or is compatible with the general projections, goals and objectives of the City's adopted Master Plan; the use is permitted and generally compatible with existing and projected development on the surrounding commercially zoned properties to the south and subject to screening and buffering, limited hours of operation and restrictions on the permitted use, compatible with surrounding residential uses; and the plan appears to conform with customary engineering standards used in the City. Staff concludes the same for the final development plan, so long as the conditions below can be met.

Staff recommends approval of the final development plan for Lot 1 Box Acres – K-Building Specialties LLC subject to:

- final approval of the engineering plans by the City Engineer and compliance with any resulting conditions;
- final approval of the utility plans by the applicable service providers;
- use, general operation and hours as generally described in the applicants use summary, with hours, deliveries and trash collection no earlier than 6:00 am and no later than 10:00 pm, and with all equipment repairs restricted to the inside of the building with garage doors closed when noise generated would be louder than an average conversation;
- any future change in use or change in operation or hours that would increase impacts to the abutting or nearby residential properties, not being allowed without prior consideration by the Planning Commission and final approval by the Board of Aldermen;
- administrative approval of a development agreement to defer 10 parking spaces, land-bank an area adequate to accommodate the spaces, requiring construction as needed and disallowing any parking in the grass or other unimproved area in the interim;
- administrative approval of a development agreement to defer construction of the sidewalk required along Crooked Road until such time as abutting sidewalks are constructed on Crooked Road south of the proposed development;
- administrative approval of the final utility screening, with all above ground utilities to be screened from internal and external view;
- administrative approval of the final signage, with coverage up to 10 percent of the front façade, and with any additional signage requiring Board of Aldermen approval;
- all lighting fixtures being recessed and / or using cut offs or shields to direct lighting down and away from abutting properties;
- administrative approval of the final landscaping at the entrance on Crooked Road, with additional materials to be required at the entrance if determined necessary to adequately screen the property from Crooked Road;

- any changes resulting from compliance with the conditions above that deviate from the intent of approval requiring reconsideration by the Planning and Zoning Commission and final approval by the Board of Aldermen; and
- any other conditions the Planning and Zoning Commission determines are necessary.

It should be noted that this recommendation is made without knowledge of facts and additional information which may be presented during the meeting. For that reason, the conclusions herein are subject to change as a result of evaluating additional information.

Necessary Action

Following consideration of the final development plan 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. Unless postponed, the Planning Commission's action will be forwarded to the Board of Aldermen on Tuesday, September 16, 2014 for final action.

End of Memorandum

	<u>9-9-14</u>
Sean Ackerson, AICP	Date
Assistant City Administrator /	
Community Development Director	



Case No: P214-25
Date Submitted: 7/21/14
Hearing Date: _____

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

Application for Planned District Development Permit

1. Applicant / Contact Information

Applicant(s)

Name: James R Marshall
Address: 5209 NW Crooked Rd
City, State: Parkville, Mo 64152
Phone: 816-505-3700 Fax: _____
E-mail: jmarshall@jrmaonline.com

Owner(s), if different from applicant

Name: K Development, LLC
Address: 12021 NW Crooked Rd
City, State: Parkville, Mo 64152
Phone: 816-410-6500 Fax: 816-410-6502
E-mail: kbuilding@hotmail.com

Engineer and/or surveyor(s) preparing plat

Name: Aylett Survey & Engineering
Address: 201 NW 72nd Street
City, State: Gladstone, Mo 64118
Phone: 816 436 0732 Fax: _____
E-mail: wil@sams-survey.com

Contact Person

Name: Kirk Plumb
Address: 12021 NW Crooked Rd
City, State: Parkville, Mo 64152
Phone: 816-410-6500 Fax: 816-410-6502
E-mail: kbuilding@hotmail.com

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that development 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 the retraction of this permit.

Applicant's Signature (Required) [Signature] Date: 07-10-14
Property Owner's Signature (Required) [Signature] Date: 07-10-14

2. Property Information

Planned zoning district: B-4 Planned Business
Address or location: 6520 N Crooked Rd 64152
If no address issued, submit legal
Proposed use(s): Corporate Offices and Accessory Use Building

Gross acreage: 2.72 Acres Net acreage: 2.69 Acres
Open space acreage: 2.4 acres Lot coverage (non-res): 10,060
Residential Lots: NA Residential density (units/acre): NA

Is proposal an alteration to an existing building or new construction? existing new

3. Public Improvements

Are any public improvements required for this project? None



Case No: P214-25
Date Submitted: 7/21/14
Hearing Date: _____

CITY OF PARKVILLE • 9880 Clark Avenue • Parkville, MO 64152 • (816) 741-7076 • FAX (816) 741-0013

Explain: _____

Please note below other comments or factors relating to the proposed development:
Previous presented to the planning commission on October 9, 2012; Case # PZ 12-11
20 feet of additional right of way is being dedicated for future N Crooked Road widening.

4. Checklist of required submittals

- Completed application.
- Nonrefundable application fee of \$300.00. (\$75.00 for minor modifications/improvements)
- Certified list of property owners within 185' of subject property
- Fifteen (15) copies 24" x 36" size, or larger, one (1) 11 x 17 size copy, and one (1) electronic copy (pdf format) of the development plan showing features associated with the site such as structures, parking, access, loading areas and signage. The site plan should also show the accurate dimensions of the property and any features.
- Fifteen (15) copies 24" x 36" size, or larger, one (1) 11 x 17 size copy, and one (1) electronic copy (pdf format) of the floor plan and elevation views of the structure (2 complete sets of sealed building plans must be submitted to the Building Safety Division of the Community Development Department and the South Platte Fire Protection District for code compliance review before construction can occur).
- Fifteen (15) paper copies and one (1), electronic copy (pdf format) of any supporting documentation desired for presentation to the Planning Commission. Please note: after approval by the Planning Commission, 30 (thirty) copies of the 11 X 17 plan and any supporting information will be required to submit to the Board of Aldermen.
- Authorization signature of the applicant and owner of record of the property.
- If subject to covenants and/or deed restrictions, signed approval of the association/entity enforcing such.

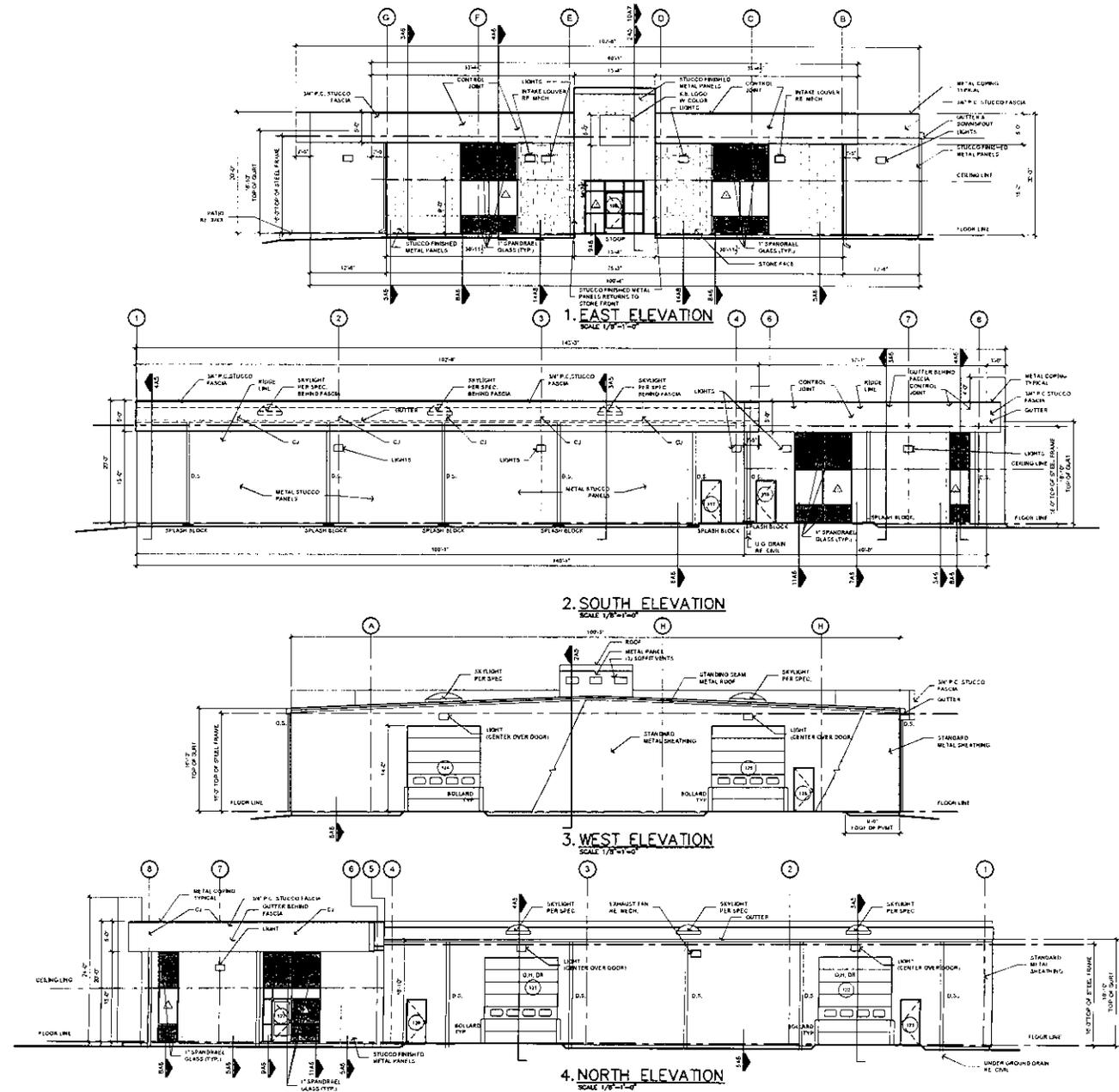
For City Use Only

Application accepted as complete by: Sean Ackerson 7/21/14
Name / Title Date
Application fee payment: Check # 2216 M.O. _____ Cash \$300.00 Key OTO 7/18/14

Final reimbursable costs payment (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: _____



James Robert Marshall, Architect
 Missouri License # 000319

Professional Engineer
 James R. Marshall, P.E.
 State License # 0000000000
 1111 W. Commerce Center Drive
 Parkville, MO 64152

Professional Engineer
 James R. Marshall, P.E.
 State License # 0000000000
 1111 W. Commerce Center Drive
 Parkville, MO 64152

FINAL DEVELOPMENT PLAN
 LOT 1 BOX ACRES - K-BUILDING SPECIALTIES LLC
 CORP. OFFICES & ACCESSORY BLDG.
 6520 N. CROOKED ROAD,
 PARKVILLE, MO 64152

Jama
 JAMA ARCHITECTS, INC.
 1111 W. COMMERCE CENTER DRIVE
 PARKVILLE, MISSOURI 64152
 PHONE: (816) 841-3100
 EMAIL: JAMA@JAMAARCHITECTS.COM

James H. Marshall, Architect
 Missouri License # 000319

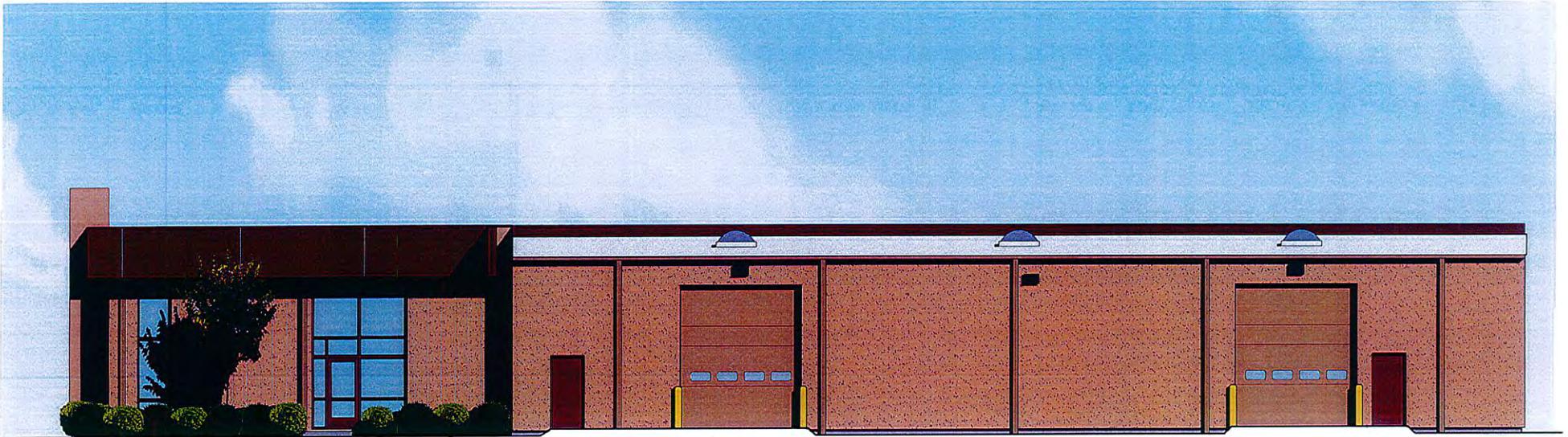
JAMA ARCHITECTS, INC.
 Missouri State Certified Architect
 License # 000319

PROJ. #	13014
DATE	08-08-14
REVISED	
No.	DATE

ELEVATIONS
72



FRONT ELEVATION



NORTH SIDE ELEVATION



REAR ELEVATION



SOUTH SIDE ELEVATION

jrma
architects, inc.

K Building Specialties

Parkville, MO.

Exhibit E
Aerial and Site Photos



(Source: Platte County GIS – photo circa 2012)



Looking north on Crooked Road toward the existing / proposed entrance



Looking west from Crooked Road into the site.
The tree row in the background is the western property line.



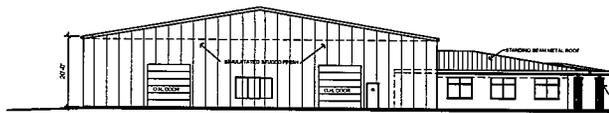
Looking south on Crooked Road past entrance toward
the Greens at Crooked Road and 45 Highway.



Looking south from the existing driveway toward the nearest homes in Colony Circle to the south.



View along the existing drive looking east toward Crooked Road.



3 PRELIMINARY SOUTH ELEVATION
SCALE: 1/8"=1'-0"



4 PRELIMINARY EAST ELEVATION
SCALE: 1/8"=1'-0"



5. SITE LOCATION MAP
NOT TO SCALE

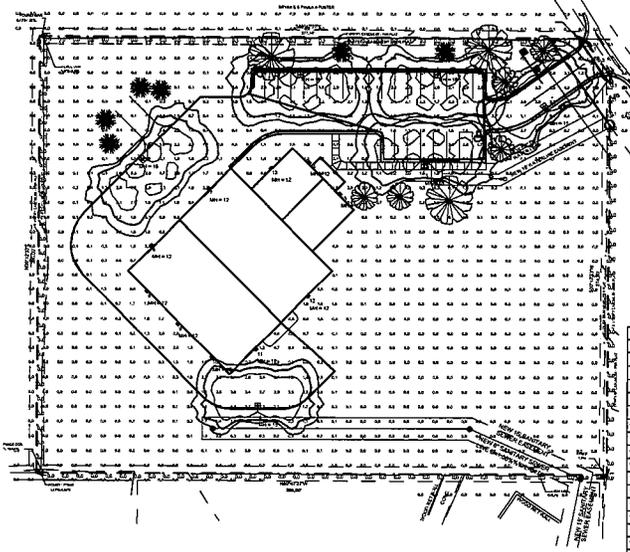


SITE DATA - ORIGINAL DEVELOPMENT PLAN

ACRES: 118,271.72 SF (2.72 ACRES)
 NET ACRES: 117,247.17 SF (2.68 ACRES) AFTER ROW DEDICATION
 OPEN SPACE: 95,511.72 SF (2.22 ACRES) LAND AREA LESS BUILDING COVERAGE
 95,487.47 SF (2.19 ACRES) AFTER ROW DEDICATION
 LOT COVERAGE: 21,760.0 SF (.49 ACRES) TOTAL BUILDING COVERAGE
 GRYN SPACE: 40,104.08 SF (0.92 ACRES) (54% OF GROSS AREA)
 39,904.08 SF (0.91 ACRES) (57% OF NET AREA) AFTER ROW DEDICATION
 PARKING: 68 CARS @ 4:1 RATIO

SITE DATA - PROPOSED AMENDED DEVELOPMENT PLAN

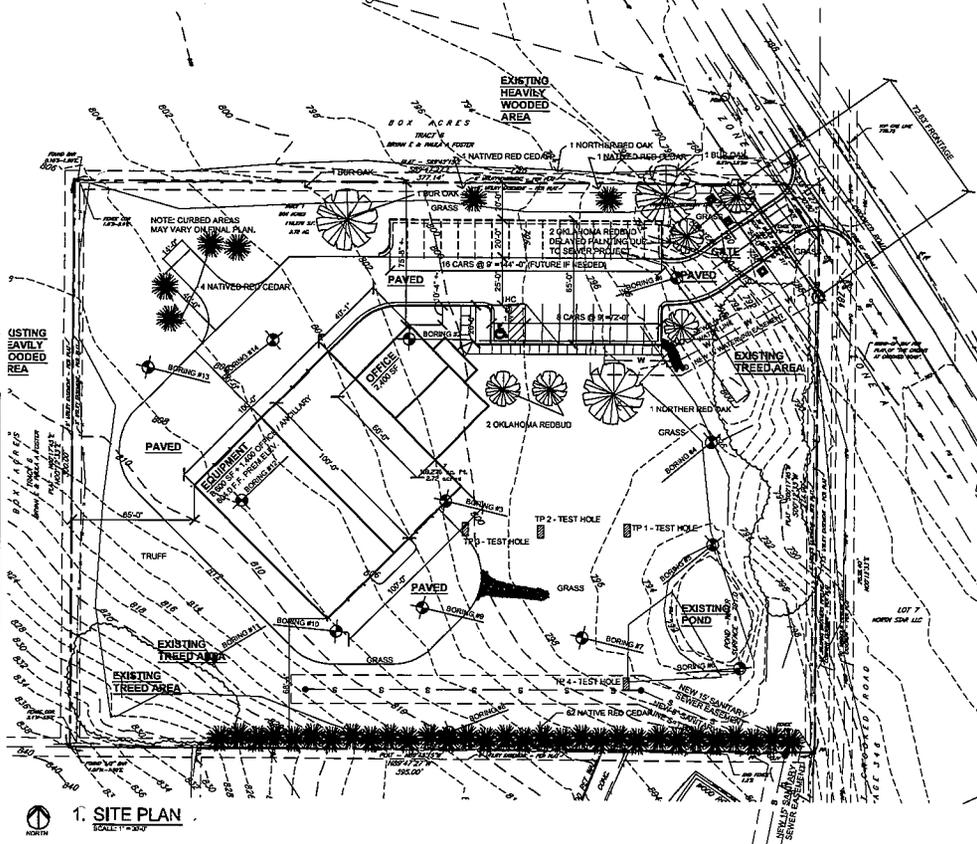
ORIGINAL ACRES: 118,271.72 SF (2.72 ACRES)
 NET ACRES: 115,247.17 SF (2.62 ACRES) AFTER ROW DEDICATION
 OPEN SPACE: 104,817.17 SF (2.4 ACRES) LAND AREA LESS BUILDING COVERAGE
 LOT COVERAGE: 12,400 SF (.28 ACRES) TOTAL BUILDING COVERAGE
 ORIGINAL GREEN SPACE: 95,511.72 SF (2.22 ACRES) (57% OF GROSS AREA)
 PROPOSED GREEN SPACE: 78,847 SF (1.81 ACRES) (57% OF NET AREA) (18% INCREASE)
 PARKING: 24 CARS TOTAL - 175% REDUCTION FROM ORIGINAL PLAN.



Symbol	Label	Qty	Description	Footcandle	Total Watts	Lumens/Lambert	LED	LED	SP	LLF
1	1	1	LOCAL LIGHT	100	300	0.800	0.800	1.000	0.800	0.800
2	2	1	RECURRING LIGHT	100	1000	0.800	0.800	1.000	0.800	0.800

NOT A CONSTRUCTION DOCUMENT - FOR DESIGN PURPOSES ONLY

2 SITE LIGHTING PLAN
NO SCALE



1. SITE PLAN
SCALE: 1"=20'

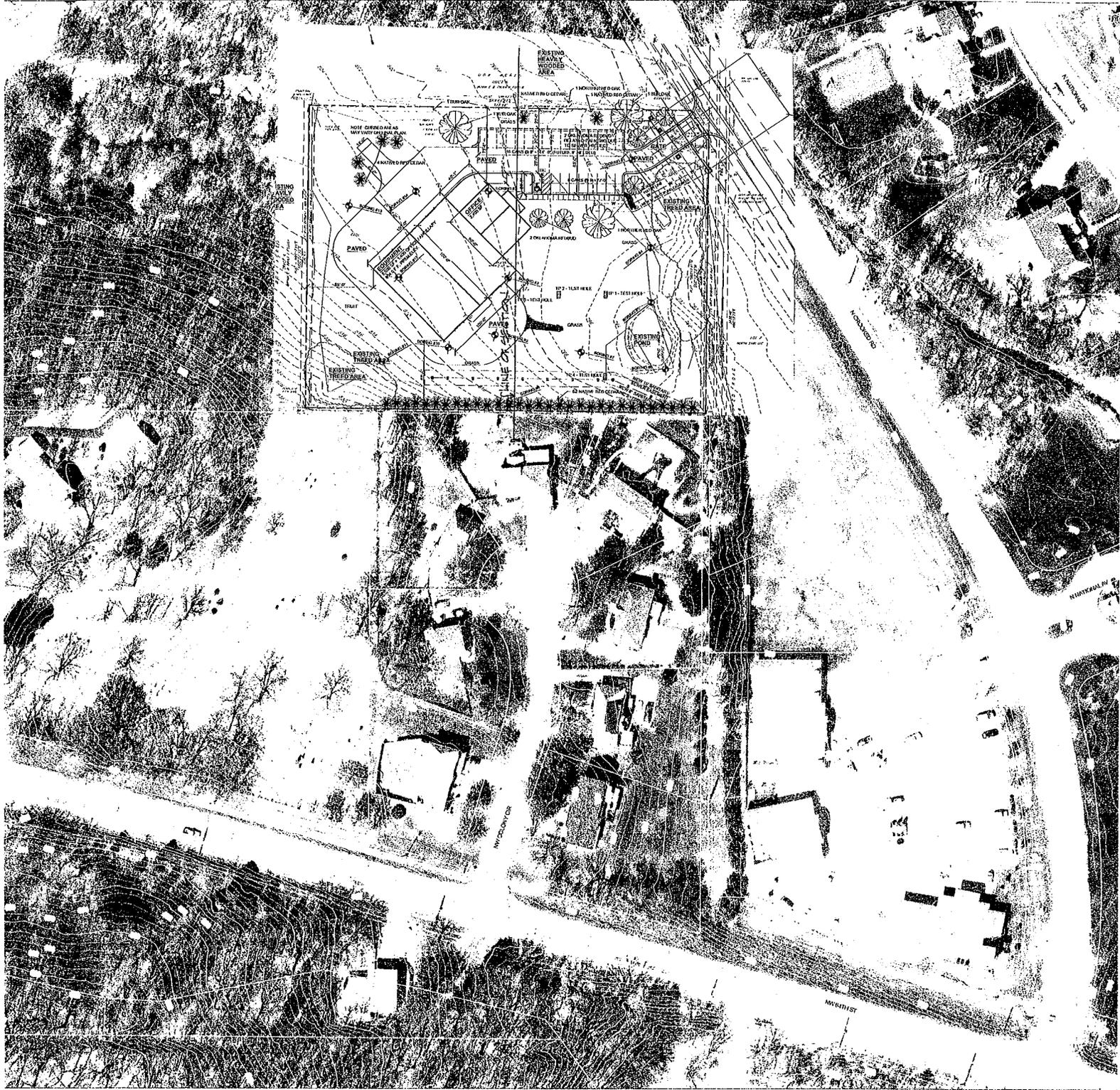
AMENDED DEVELOPMENT PLAN
 LOT 1 BOX ACRES
 NORTH CROOKED ROAD
 PARKVILLE, MO.

JMA
 JMA ARCHITECTS, INC.
 218 CALLEMAN ST., SUITE 108
 PARKVILLE, MO 64150
 PHONE: (816) 265-5700
 FAX: (816) 265-5700
 EMAIL: jma@jmaarch.com

PROJECT #:	
DATE:	Sept 14, 2012
REVISION	
No.	DATE:
	OCT. 6, 2012

ALL RIGHTS RESERVED
 JMA ARCHITECTS, INC.

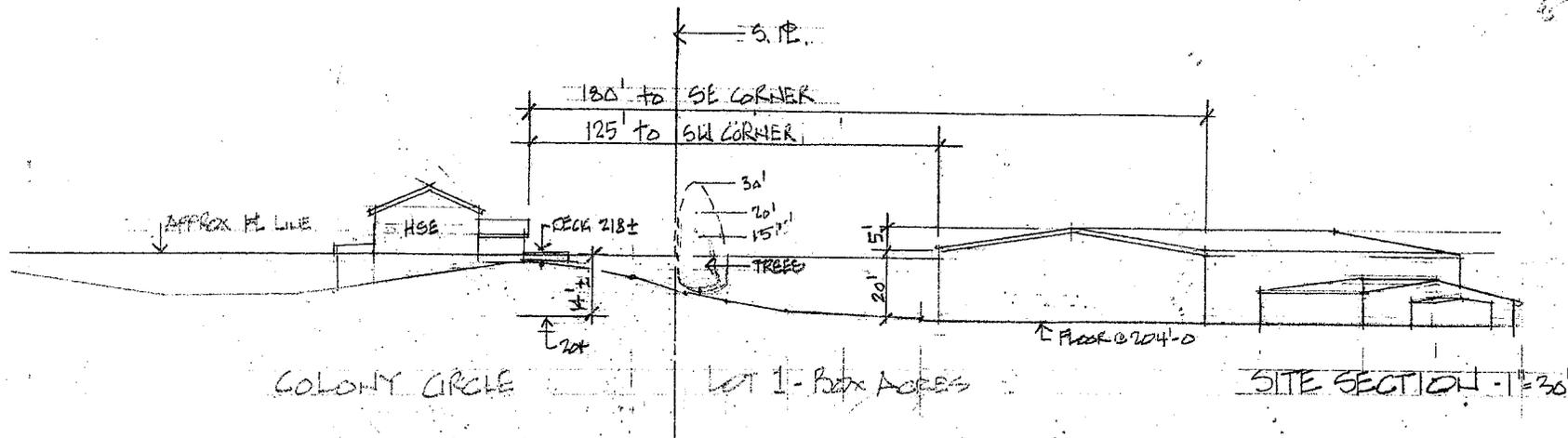
Z1



**Platte County
Location Map**

1 inch = 50 feet





K Building Specialties, Inc.

October 5, 2012

Sean Ackerson, AICP
Assistant City Administrator/Community Development Director
City of Parkville

Dear Sean:

K Building Specialties is a specialty commercial subcontractor. We focus on products that are spray applied and require extensive equipment and skilled applicators. Structural steel fireproofing, thermal and acoustical cellulose insulation, spray polyurethane foam insulation, and air/vapor barriers make up our product offerings.

With corporate offices in Kansas City and a small shop located off of Bell Road in Parkville, 60 percent of our business is within a 75 mile radius of downtown Kansas City, MO. The remaining 40 percent comes from Wichita, Springfield, Columbia, and Iowa/Nebraska.

Customers are both general contractors and framing/drywall contractors. Our scope of work is generally found on large construction projects---hotels, high rise office buildings, hospitals, stadiums.

K Building currently has 7 office employees. All of these are family members. Field employees fluctuate from 12 to 20 depending on work volume. Field employees would not work from the proposed office.

Office hours are generally 8:00 AM to 5:00 PM. Key employees may occupy their offices as early as 7:00 AM and as late as 6:00 PM.

The shop is managed by a full time employee. Equipment and tools not in use are stored here. The shop is not a distribution location. Materials for large projects are delivered to the site. The shop houses small amounts of commonly used products. All equipment and product is stored inside. Equipment is maintained and repaired in this facility. Excessive or loud noise is not associated with these activities. Shop hours are 6:30 AM to 3:30 PM.

A typical week would see our truck and trailer mounted equipment coming and going 2 to 3 times. Trucks are no larger than 1 ton vehicles. The shop manager delivers supplies, parts for repairs and small equipment to jobsites. He may come and go several times per day.

On average, we receive 10 to 15 deliveries per month. Most are by UPS or Fed Ex. Two to three deliveries per month would be by tractor trailer.

Respectfully submitted,
K Building Specialties, Inc.

Kirk Plumb, Owner/General Manager

EXHIBIT "A"
LEGAL DESCRIPTION

PROPERTY DESCRIPTION TRACT 1:

All of Tract 1, BOX ACRES, a subdivision of land of the the East 45 acres of the South Half of the Southeast Quarter of Section 21, Township 51, Range 34 lying North of the Missouri State Highway No. 45, in Platte County, Missouri, except that portion being used of road right of way, being more particularly described as follows:

Commencing at the Southeast corner of Section 21; thence North 00 degrees 12 minutes 33 seconds East along the East line of said Southeast Quarter 621.40 feet (Plat-North 00 degrees 17 minutes 45 seconds East, 620.05 feet) to the Southeast corner of said Tract 1 and the True Point of Beginning of the tract herein to be described; thence North 89 degrees 47 minutes 27 seconds West, 395.00 feet (Plat-North 89 degrees 42 minutes 15 seconds 395.00 feet) to the Southwest corner of said Tract 1; thence North 00 degrees 12 minutes 33 seconds East, 330.00 feet (Plat-North 00 degrees 17 minutes 45 seconds East 330.00 feet) to the Northwest corner of said Tract 1; thence South 89 degrees 47 minutes 27 seconds East along the North line of said Tract 1, 377.14 feet (Plat-South 89 degrees 42 minutes 15 seconds East) to the West line of Crooked Road, as established by said Box Acres; thence South 36 degrees 13 minutes 27 seconds East along said West line, 30.80 feet to the East line of said Tract 1; thence South 00 degrees 12 minutes 33 seconds West 274.90 feet (Plat-South 00 degrees 17 minutes 45 seconds West) to the True Point of Beginning.
Containing 118,276 square feet and 2.72 acres, more or less.

CITY OF PARKVILLE

Policy Report

Date: Thursday, September 11, 2014

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

Reviewed By:
Lauren Palmer
City Administrator

ISSUE:

Application for a Planned District Development permit for exterior modifications to 5 Main Street in the Old Town District. Case PZ14-28; Lynn & Mark Gould, owners, Barefoot Beach Bums.

BACKGROUND:

The applicants, Lynn & Mark Gould, owners of Barefoot Beach Bums, are proposing exterior modifications to 5 Main Street, including replacing an existing awning, adding an additional awning, changing the building color and adding outdoor speakers for ambient sound. The site is zoned "OTD" Old Town District. The primary considerations are the ability of the proposed exterior changes to meet the OTD design guidelines and the goals and objectives from Vision Downtown Parkville.

The 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 September 11, 2014 meeting and concluded that the awnings are consistent and compatible with other improvements in the Old Town District; consistent with prior awnings on the building; and are consistent with the adopted OTD guidelines. However, the Commission discussed the need for additional input and coordination prior to acting on the proposed building color and exterior speakers. The Commission specifically requested input from the abutting and nearby business owners as well as Main Street Parkville Association on behalf of downtown business owners. The Commission discussed the desire for input from downtown business and property owners and concerns about the ability to regulate and enforce the music level if approved. They acknowledged a history of other bright and colorful building in downtown, but concluded that it was appropriate to seek additional input before acting on the application.

BUDGET IMPACT:

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

ALTERNATIVES:

1. Approve the awnings as recommended by the Planning and Zoning Commission.
2. Deny the application.
3. Postpone consideration.

STAFF RECOMMENDATION:

Staff recommends approving the awnings as recommended by the Planning and Zoning Commission.

PLANNING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission considered the application at the September 11, 2014, meeting and concurred with staff conclusions and recommendation regarding the proposed awning, but concluded that additional consideration and input from others in downtown was warranted before further consideration of the proposed paint colors and exterior speakers. The Commission recommended approval of the awnings as submitted by a vote of 6 to 0. Consideration of the proposed building color changes and exterior speakers was postponed with direction to seek additional input from others in downtown.

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 awnings for 5 Main Street as proposed.

ATTACHMENTS:

1. Staff report to the Planning and Zoning Commission
2. Development Plan Application
3. Photos of existing structure, proposed modifications, historic references and proposed building colors.
4. Minutes of the September 11, 2014 Planning and Zoning Commission meeting (by reference)
5. The Parkville Municipal Code including Title IV, Zoning Code, including but not limited to Chapters 442, "OTD" Old Town District Regulations (by reference)
6. The adopted Vision Downtown Parkville (by reference)
7. A Preliminary Commercial Rehabilitation Design Guideline advisory study (by reference)

Staff Analysis

Agenda Item: 5.B

Application: Application for a Planned District Development permit for exterior modifications in the Old Town District

Case No: PZ14-28

Applicant: Mark Gould, owner, Barefoot Beach Bums

Location: 5 Main Street in downtown Parkville

Property owner: Tinsley Investments LLC & Dever Investments LLC

Zoning: "OTD" Old Town District

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

Exhibits:

- A. This staff report
- B. Development Plan Application
- C. Photos of existing structure, proposed modifications, historic references and proposed building colors.
- D. 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
- B. The adopted Vision Downtown Parkville
- C. A Preliminary Commercial Rehabilitation Design Guideline (advisory study)

Overview

The applicant is proposing minor exterior modifications to 5 Main Street, including replacing an existing awning, adding an additional awning, changing the building color and adding outdoor speakers for ambient sound. The site is zoned "OTD" Old Town District. The primary considerations are the ability of the proposed exterior changes to meet the OTD design guidelines and the goals and objectives from Vision Downtown Parkville.



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*.

The applicant proposes exterior modifications to 5 Main Street, including replacing an existing awning, adding an additional awning, changing the building color and adding outdoor speakers for ambient sound. 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:

3. *A building must incorporate architectural styles, design features, building materials and colors complimentary to those used in surrounding buildings.*
4. *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 greater than one (1) story should clearly delineate the boundary between each floor of the structure through belt courses, cornice lines or similar architectural detailing.*
7. *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.*
8. *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.*
9. *Facades visible from the public right-of-way should be architecturally emphasized through the arrangement of windows, entrance treatments and details.*
10. *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.*

Following is summary of each of the proposed modifications:

1. **Awnings** – An existing black awning is located over the southernmost windows and doors facing Main Street. The northernmost windows and doors do not have an awning, although one has historically existed. The application proposes to add a matching awning frame over

the northernmost windows and doors and add new turquoise awning canvas to both. The business name and logo are proposed to be added to both (requires separate sign permits to be approved by staff). The awnings help meet the intent of several of the OTD guidelines, adding interest at the front of the building, breaking up the façade and matching the character of surrounding buildings and the historic building façade. See Exhibit C.

2. **Paint Color** – The building needs to be repainted. The paint is peeling or cracked in some locations and is showing other signs of age. The existing color scheme is gray with black, burgundy and cream accents. The existing brick and other architectural elements have previously been painted over. The applicants propose to paint the main portion of the building cream, lightening up the façade color. The awnings, doors, window trim, medallions and other accents are proposed to be shades of turquoise. See Exhibit C.

Both the OTD guidelines and Vision Downtown Parkville give some guidance with regard to building color. The OTD guidelines call for colors to be “complimentary to those used in surrounding buildings” and Vision Downtown Parkville calls for development of more specific guidelines that address building character including color to require “colors that match the style of the buildings and the historic feel.” A separate advisory report prepared during the development of Vision Downtown Parkville suggested that infill [and presumably modifications] match the color, material, massing and height of adjacent buildings and generally promotes replacement of materials with matching materials. At this time no specific standards, color pallets or other definitive standards are adopted, making it difficult to evaluate whether the proposed paint colors meet these objectives. Color palates are often specific to the period and type of architecture. In several historic districts, blue-greens and gray-greens similar to the shades proposed are allowed.

Although the proposed colors do not match the existing colors or closely resemble the colors of the immediately abutting buildings, they are similar to other colors used throughout downtown. Many of the existing buildings are painted with similarly light or bright colors, using similar schemes of primary and accent colors. Since the applicant is not proposing to paint over previously unpainted elements staff has less concern for the impact of the proposed modification. Staff concludes that the proposed colors meet the general objectives by breaking up the façade, creating visual interest and are generally compatible with other colors and color schemes used throughout downtown.

3. **Exterior speakers** – The applicant proposes to add speakers under the new awnings to add soft background music along the storefront. The Old Town District guidelines do not give any guidance regarding outdoor speakers, use of background music or other ambient noise. It is common to find background music or ambient noises used in outdoor shopping areas or gathering places. Many shopping centers use the outdoor background music, nature sounds and other ambient noise to attract patrons, improve shopper experience and boost sales. The primary consideration should be volume and impact to abutting businesses. The Parkville Municipal Code regulates disturbance of the peace including loud noises. However, the applicable sections do not establish a decibel or other measurable standard. As an alternative, an average conversation level is often used as a gauge with background noises limited to levels that do not exceed or impair the ability to carry on a conversation at average levels. Staff does not oppose allowing the proposed outdoor speakers and background music / ambient noise so long as the noise does not exceed or impair the ability to carry on a conversation at average levels with the City reserving the right to require reduced volumes if determined necessary.

Staff Conclusion and Recommendation

Staff concludes: that the proposed exterior modifications are generally consistent and compatible with other improvements in the Old Town District; and are consistent with the adopted OTD guidelines. Staff recommends approval as submitted subject to background music / ambient noise being limited to levels that will not exceed or impair the ability to carry on a conversation at average levels and with the City reserving the right to require reduced volumes if determined necessary.

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. Unless postponed, the Planning Commission's action will be forwarded to the Board of Aldermen on Tuesday, September 16, 2014 for final action.

Sean Ackerson, AICP
Assistant City Administrator /
Community Development Director

9-8-14
Date

Exhibit C

Photos of existing structure, proposed modifications and historic references



The applicant proposes to replace the existing awning over the southernmost windows and install a new matching awning over the northernmost windows.



Proposed awnings with conceptual signage (to be approved by staff separately).



A 2004 photo shows existing canopy frames over both sets of windows.



The awning canvas was removed after the relocation of La-De-Da's.

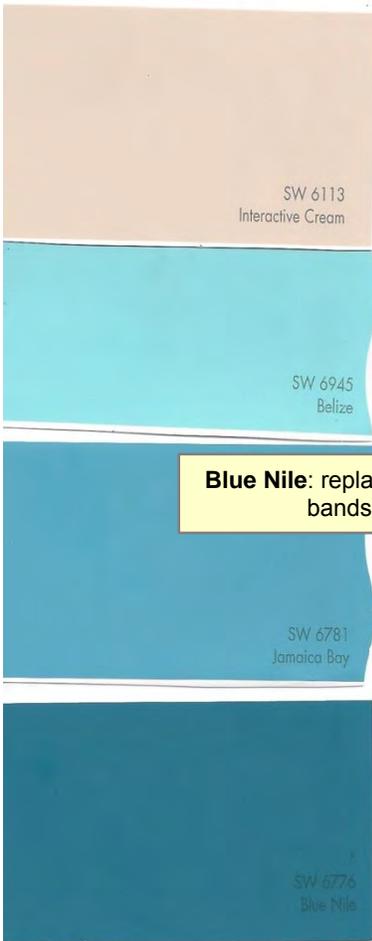


A photo of the 1903 flood shows the building had retractable awnings in a similar location.

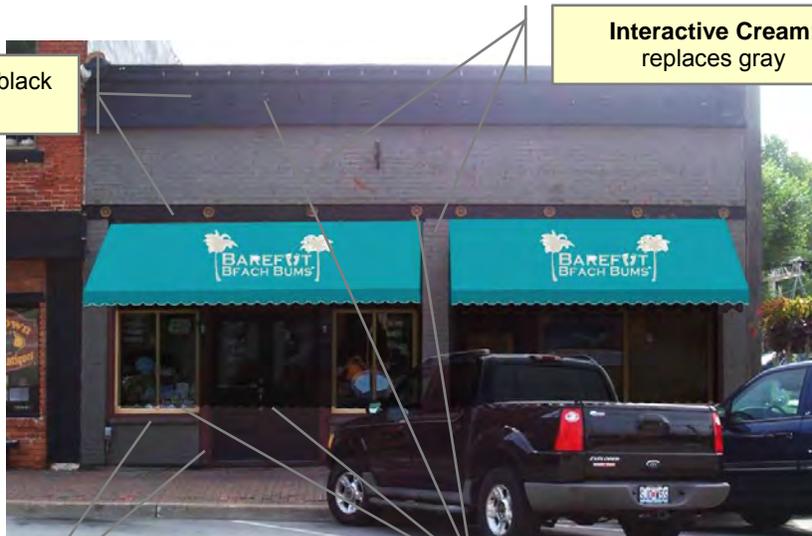


Photos of other awnings on Main Street. Size and color vary throughout downtown.

Proposed paint colors



The existing paint is starting to peel and show other signs of age and the applicant is proposing to repaint the building with a new brighter color scheme. The building is currently gray, with black bands over the windows and along the top of the front façade. The window trim and other accents are burgundy and cream. The applicant proposes to replace the gray with the “Interactive Cream.” The black will become “Blue Nile.” The medallions and square accents and main door become “Belize.” The burgundy window and door trim and southernmost doors become “Jamaica Bay” with “Belize” accents.



Jamaica Bay: awnings and replaces burgundy trim

Belize: The main doors, medallions, and accent colors around windows