



**Notes: At 5:30 p.m., a closed session will be held to discuss real estate pursuant to RSMo 610.021(2) and attorney-client matters pursuant to RSMo 610.021(1).**

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

**Next numbers: Bill No. 2846 / Ord. No. 2816**

**1. CALL TO ORDER**

- A. Roll Call
- B. Pledge of Allegiance

**2. CITIZEN INPUT**

**3. MAYOR'S REPORT**

- A. Approve Resolution No. 07-01-15 approving the reappointment of Jim Allen and the appointments of Bill Oliver and Jeff Blobaum to the Parkville Commons Community Improvement District Board of Directors through 2019

**4. CONSENT AGENDA**

- A. Approve the minutes for the June 16, 2015 regular meeting
- B. Receive and file the May 2015 sewer report
- C. Approve a retailer of malt liquor in the original package liquor license for Vino Pair, LLC located at 8500 River Park Drive, Suite 239
- D. Approve an intoxicating liquor by the drink for consumption on premises including Sunday sales liquor license for Mosaic Life Care at Parkville located at 6185 Jefferson Avenue
- E. Approve the purchase of a new Ford Taurus All Wheel Drive Police Interceptor Sedan vehicle from Joe Machens Ford to be used as a patrol vehicle
- F. Approve a contract with Insituform Technologies, Inc. for the 2015 Sanitary Sewer Repairs Phase 2
- G. Approve sign permits in the "B-4" Planned Business District for Royal Nail Spa
- H. Approve modifications to the approved final development plan for Park Village Apartments, 6133 NW Bell Rd. Case PZ15-24, Park Village Residences, LLC, owners
- I. Approve accounts payable from June 10 to July 1, 2015

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

**5. NON-ACTION AGENDA**

- A. Economic Development Updates
  - 1. Platte County Economic Development Council
  - 2. Parkville Economic Development Council

**6. ACTION AGENDA**

**7. STAFF UPDATES ON ACTIVITIES**

- A. Administration
  - 1. CORO KC Intern
- B. Police Department
  - 1. Fourth of July
- C. Community Development
  - 1. QuikTrip
- D. Public Works
  - 1. Crooked Road Stormwater Project

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

**9. ADJOURN**

General Agenda Notes:

This agenda closed at noon on Wednesday, July 1, 2015. With the exception of emergencies or other urgent matters, any item requested after the agenda was closed will be placed on the next board meeting agenda. Emergencies and urgent matters may be placed on an amended agenda only upon the vote of the Board of Aldermen.

## **CITY OF PARKVILLE**

### **Policy Report**

Date: Monday, June 22, 2015

Prepared By:  
Melissa McChesney  
City Clerk

Reviewed By:  
Lauren Palmer  
City Administrator

ISSUE:

Approve a resolution to approve appointments to the Parkville Commons Community Improvement District Board of Directors through 2019.

BACKGROUND:

A petition to establish the Parkville Commons (PC-I) Community Improvement District was approved on June 5, 2007, that includes requirements for membership of the Board of Directors, names of the six original members to serve as the directors, and explains how succession appointments are to be made which are approved by the Mayor with the consent of the Board of Aldermen. Dale Brouk submitted a slate of nominations to the City Administrator on June 16, 2015. The Board of Directors recommended the following with terms to expire in 2019:

- Reappointment of Jim Allen (owner representative)
- Appointment of Bill Oliver to replace Tony Borchers (owner representative)
- Appointment of Jeff Blobaum to replace Alan McKeever (operator representative)

BUDGET IMPACT:

There is no impact to the budget.

ALTERNATIVES:

1. Approve the appointments through 2019.
2. Reject the slate submitted and request in writing for an alternate slate with written reasons for rejection of the slate.
3. Postpone the item.

STAFF RECOMMENDATION:

Approve Resolution No. 07-01-15 to approve the reappointment of Jim Allen and the appointments of Bill Oliver and Jeff Blobaum to the Parkville Commons CID Board of Directors through 2019.

POLICY:

According to Ordinance No. 2345, the board of directors shall be appointed by the Mayor with consent of the Board of Aldermen by resolution according to a slate submitted to the City Clerk by the Board of Directors.

SUGGESTED MOTION:

I move to approve Resolution No. 07-01-15 approving the reappointment of James (Jim) S. Allen, Jr. and the appointments of Bill Oliver and Jeff Blobaum to the Parkville Commons Community Improvement District Board of Directors through 2019.

ATTACHMENTS:

1. Resolution No. 07-01-15
2. Slate of nominations
3. Section 6 of Ordinance No. 2345, Board of Directors



**CITY OF PARKVILLE, MO.  
RESOLUTION No. 07-01-15**

**A RESOLUTION NAMING APPOINTMENTS TO THE PARKVILLE COMMONS COMMUNITY  
IMPROVEMENT DISTRICT BOARD OF DIRECTORS.**

WHEREAS, Ordinance No. 2345 states that the District will be governed by a Board of Directors consisting of six directors who shall be either an owner of real property within the District or a legally authorized representative of the real property owner so long as there are less than five owners within the District, an owner of a business operating within the District, or a registered voter residing within the District; and

WHEREAS, Ordinance No. 2345 states that three appointees shall serve as owner representatives and three shall serve as operator representatives; and

WHEREAS, members of the Parkville Commons Community Improvement District Board of Directors serve for a term of four years beginning January 1 and ending December 31; and

WHEREAS, Ordinance No. 2345 states members shall be appointed by the Mayor with consent of the Board of Aldermen by resolution according to a slate of nominees from the Board of Directors submitted to the City Clerk; and

WHEREAS, the City Clerk received a slate of nominees from the Board of Directors on June 16, 2015; and

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

Section 1. The City of Parkville hereby reappoints James (Jim) S. Allen, Jr. as an owner representative to the Parkville Commons Community Improvement District Board of Directors through 2019.

Section 2. The City of Parkville hereby appoints Bill Oliver as an owner representative and Jeff Blobaum as an operator representative to the Parkville Commons Community Improvement District Board of Directors through 2019.

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this 7<sup>th</sup> day of July 2015.

\_\_\_\_\_  
Mayor Nanette K. Johnston

ATTESTED:

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

## Melissa McChesney

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**Subject:** CID changes Matter #461850

**From:** Dale Brouk [<mailto:daleb@fivestarlifestyles.com>]

**Sent:** Tuesday, June 16, 2015 10:21 PM

**To:** Lauren Palmer

**Cc:** 'Waters, David (LG)'; Heaven, Pete (LG)

**Subject:** CID changes Matter #461850

Lauren great talking to you this evening. I thought I would just forward to you the slate of Directors for the PC-I CID that we discussed this evening. Let me know if I need to present anything to the Board and I will be there. The slate we are asking approval is as follows:

Dale Brouk (2013-2017 current term)

Gary McKeever (2013-2017 current term)

Jed Harrison (2013-2017 current term)

Jim Allen (2011-2015 current term; needs to be re-upped)

Bill Oliver to replace Tony Borchers (Tony's term 2011-2015; needs to be re-upped with Bill Oliver – Bill is part owner of Nick & Jakes and operates the Parkville location)

Jeff Blobaum to replace Alan McKeever (Alan's term 2011-2015; needs to be re-upped with Jeff Blobaum – Jeff is the CFO of McKeever Enterprises)

Let me know if you need anything else.

Dale

## Ordinance No. 2345 – Section 6

### 6. Board of Directors.

- a. Number and Qualifications.** The District will be governed by a Board of Directors (the "Board") consisting of six (6) Directors. Each Director shall meet the following requirements: (i) be at least eighteen (18) years of age; and (ii) be and must declare to be either an owner of real property within the District or a legally authorized representative of the real property owner so long as there are less than five (5) owners within the District ("Owner"), an owner of a business ("Operator") operating within the District, or a registered voter residing within the District ("Resident"), as provided in the Act.
- b. Initial Directors.** The initial Directors to serve on the Board, their respective terms and classification as Owner, Owner Representative, Operator, Operator Representative or Resident shall be:

### 7. Term.

<u>NAME</u>	<u>TYPE</u>	<u>TERM</u>
James S. Allen, Jr.	Owner Rep	4 years
Tony Borchers	Owner Rep.	4 years
Dale Brouk	Owner Rep.	2 years
Alan McKeever	Operator Rep.	4 years
Gary McKeever	Operator Rep.	2 years
Jed Harrison	Operator Rep.	2 years

In order to ensure a fair representation of the District, and in addition to the qualifications described above, the Board representation shall meet the following requirements: (i) three of the Directors shall be an Owner or Owner Representative (each, an "Owner Representative"), and (ii) three of the Directors shall be an Operator or an Operator Representative (each, an "Operator Representative").

The Initial Directors named above shall serve for the terms set out opposite their names or until their successor is appointed in accordance with this Petition and their successors shall serve for four-year terms or until a successor is appointed in accordance with this Petition.

In the event for any reason a Director is not able to serve his or her full term ("Exiting Director"), any vacancy to the Board shall be filled by appointment of a Director ("Interim Director") in the following manner: (i) for any such vacancy caused by an exiting Director that is an Operator Representative, the Interim Director shall be selected by the remaining Directors that are Operator Representatives, and (ii) for any such vacancy caused by an Exiting Director that is an Owner Representative, the Interim Director shall be selected by the remaining Directors that are Owner Representatives. In the event all Owner Representative Directors or Operator Representative Directors exit or are otherwise unable to serve, the Owner shall appoint replacement Owner Representative Directors and the Operator shall appoint replacement Operator Representative Directors. Any Interim Director shall be of the same type as the Exiting Director, unless otherwise stated in the Bylaws adopted by the Board upon formation of the District, as the same may be amended from time to time.

### 8. Successor Directors.

Successor Directors, whether to serve a new term or to fill a vacancy on the Board, shall be appointed by the Mayor of the City with the consent of the Board of Aldermen by resolution according to a slate submitted to the City Clerk by the Board. Upon receipt of such slate from the Board, the City Clerk shall immediately deliver the slate to the Mayor and the Board of Aldermen. Not later than 30 days following the date the slate is submitted to the City Clerk:

## **Ordinance No. 2345 – Section 6**

- a) the Mayor shall appoint the successor Directors according to the slate submitted and the Board of Aldermen shall consent by resolution to the appointment; or
- b) the Mayor or the Board of Aldermen may reject the slate submitted and request in writing with written reasons for rejection of the slate that the Board submit an alternate slate. If no action is completed within the 30- day period, the successor Directors shall be deemed to have been appointed by the Mayor with the consent of the Board of Aldermen according to the slate submitted as of the expiration of the 30-day period.

If an alternate slate is requested, the Board shall within 10 days following receipt of the written request submit an alternate slate to the City Clerk. The City Clerk shall immediately deliver the alternate slate to the Mayor and the Board of Aldermen. Not later than 15 days following the date the alternate slate is submitted to the City Clerk:

- a) the Mayor shall appoint the successor Directors according to the alternate slate submitted and the Board of Aldermen shall consent by resolution to the appointment; or
- b) the Mayor or the Board of Aldermen may reject the alternate slate submitted and request in writing with written reasons for rejection of the alternate slate that the Board submit another alternate slate. If no action is completed within the 15-day period, the successor Directors shall be deemed to have been appointed by the Mayor with the consent of the Board of Aldermen according to the alternate slate submitted as of the expiration of the 15-day period.

The procedure described above shall continue until the successor Directors are appointed or deemed to be appointed by the Mayor with the consent of the Board of Aldermen; provided, however, the time period for action by the Mayor and the Board of Aldermen following the submission of each alternate slate shall be reduced to 10 days.

**1. CALL TO ORDER**

A regular meeting of the Board of Aldermen was convened at 7:01 p.m. on Tuesday, June 16, 2015, and was called to order by Mayor Nanette K. Johnston. City Clerk Melissa McChesney called the roll as follows:

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

A quorum of the Board of Aldermen was present.

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

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

**2. CITIZEN INPUT**

**3. MAYOR'S REPORT**

Mayor Johnston noted that the City received a generous donation from the Wassmer family of capstones for the Gresham Memorial Spirit Fountain and said they would be recognized for their donation on a future date.

**4. CONSENT AGENDA**

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

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

**5. ACTION AGENDA**

**A. Approve an ordinance to approve a professional services agreement with Williams & Campo, P.C. for special legal counsel services for economic development**

City Administrator Lauren Palmer said the item was related to economic development needs at the Brush Creek and Brink Meyer Neighborhood Improvement Districts (NID). The city attorney had a conflict of interest because they also represented the property owner and the special counsel was requested in order to research development options in the area. Chris Williams, Williams & Campo, P.C., was highly recommended by other communities and had economic development experience. The agreement was for a lump sum of \$2,600 for up to ten hours and an hourly fee of \$260 for additional services. Statutes required an ordinance to hire special counsel. The Finance Committee approved the agreement on June 8, 2015.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2842, AN ORDINANCE **AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH WILLIAMS & CAMPO, P.C. FOR SPECIAL LEGAL COUNSEL SERVICES FOR ECONOMIC DEVELOPMENT**, BE APPROVED FOR FIRST READING. ALL AYES, MOTION PASSED 8-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2842 BE APPROVED ON FIRST READING AND PASSED TO SECOND READING BY TITLE ONLY. ALL AYES, MOTION PASSED 8-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2842 BE APPROVED ON SECOND READING TO BECOME ORDINANCE NO. 2812. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WERNER, DRIVER, LAMER, RITTMAN, JONES AND SPORTSMAN. MOTION PASSED 8-0.

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

Assistant City Administrator/Community Development Director Sean Ackerson explained the request was for a modified development plan on Tract CC of the approved Community Unit Plan. The plan included three apartment buildings with 302 units, parking and other amenities. He stated when the property was annexed in 1999 it was rezoned to “R-5” Planned Multi-Family Residential District as part of the National’s approved Community Unit Plan and multiple plans have since been approved for the site. Staff reviewed the application against all applicable criteria and recommended approval subject to conditions. The Planning and Zoning Commission held a public hearing and recommended approval 8-0 subject to conditions listed in the policy report. Ackerson noted that no one spoke in opposition of the application. With approval by the Board of Aldermen, the final development plan would be submitted to the Commission and the Board for final approval.

Dale Brouk, J-3 Pandi, LLC, commented that the property was always zoned for multi-family residential. He spoke about the entrance on Highway 45 that was approved by the Missouri Department of Transportation (MoDOT) and the second entrance with limited access for emergency vehicles.

David Pence and Jeff Price, Jay Price Architecture, provided a review of the landscape plan and the preliminary development plan and spoke about the difficult grading of the property.

Steve Warger, Warger Associates, addressed the engineering, future development on Lot 2, right-of-way adjustments, storm sewers and the floodplain limit.

The Board further discussed the sewer system and the entrance from Highway 45. Alderman Jones commented that he received positive comments from the residents that the developer worked well with them throughout the process.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO ACCEPT THE PLANNING AND ZONING COMMISSION RECOMMENDATION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR BELLA VISTA AT THE NATIONAL SUBJECT TO CONDITIONS, AS RECOMMENDED. ALL AYES, MOTION PASSED 8-0.

**C. Approve an ordinance to amend Parkville Municipal Code Chapter 405 to rezone approximately 43.3 acres from County “AG” Agricultural District to City “R-3” Single-Family Residential District – Case PZ15-18; David Barth, Forest Park Development Company of Kansas City, LLC, applicant**

Assistant City Administrator/Community Development Director Sean Ackerson said the property was owned by Arville Meyers and was located south of Highway 45 near Brink Myer Road. The area was annexed in the early 2000s but the policy at the time was to rezone properties when a plan was brought forward, so it retained the County’s AG zoning. Ackerson added the primary considerations were the zoning of the surrounding properties and land use projects for the area. The Planning and Zoning Commission received written comments from the neighbors and recommended approval 7-0.

Ackerson explained the platting process was separate and the preliminary plat would go before the Commission for administrative approval but did not require Board approval. The final plat would go before the Commission and the Board for final acceptance of the right-of-way and easements.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2843, AN ORDINANCE AMENDING PARKVILLE MUNICIPAL CODE CHAPTER 405 TO REZONE 43.3 ACRES, MORE OR LESS, FROM COUNTY “AG” AGRICULTURAL DISTRICT TO “R-3” SINGLE-FAMILY RESIDENTIAL DISTRICT, BE APPROVED FOR FIRST READING. ALL AYES, MOTION PASSED 8-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2843 BE APPROVED ON FIRST READING AND PASSED TO SECOND READING BY TITLE ONLY. ALL AYES, MOTION PASSED 8-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2843 BE APPROVED ON SECOND READING TO BECOME ORDINANCE NO. 2813. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WERNER, DRIVER, LAMER, RITTMAN, JONES AND SPORTSMAN. MOTION PASSED 8-0.

**D. Approve an ordinance to amend Parkville Municipal Code Chapter 405 to rezone approximately 75.08 acres from County “AG” Agricultural District to City “R-1” Single-Family Residential District – Case PZ15-17; Stephen and Karla Hall, owners**

Assistant City Administrator/Community Development Director Sean Ackerson stated the property was located west of I-435 and south of Highway 45 and was vacant for several years. The property owners worked with MoDOT to provide a public street to access the property which was maintained by MoDOT. The Planning and Zoning Commission held a public hearing and recommended approval 6-0, subject to conditions listed in the policy report. Ackerson added that the owner would be required to record an acknowledgement of the zoning and land use projections for the abutting property so further owners would be aware of the same. This condition was not opposed by the applicant.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2844, AN ORDINANCE AMENDING PARKVILLE MUNICIPAL CODE CHAPTER 405 TO REZONE 75.08 ACRES, MORE OR LESS, FROM COUNTY “AG” AGRICULTURAL DISTRICT TO CITY “R-1” SINGLE-

**FAMILY RESIDENTIAL DISTRICT, SUBJECT TO CONDITIONS, BE APPROVED FOR FIRST READING. ALL AYES, MOTION PASSED 8-0.**

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2844 BE APPROVED ON FIRST READING AND PASSED TO SECOND READING BY TITLE ONLY. ALL AYES, MOTION PASSED 8-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2844 BE APPROVED ON SECOND READING TO BECOME ORDINANCE NO. 2814. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WERNER, DRIVER, LAMER, RITTMAN, JONES AND SPORTSMAN. MOTION PASSED 8-0.

**E. Approve an ordinance to amend Parkville Municipal Code Section 442.050 to clarify the regulation of architectural styles, design features and building materials and to clarify regulation of paint colors in the “OTD” Old Town District – Case PZ15-19**

Assistant City Administrator/Community Development Director Sean Ackerson stated that in the past the City had received several applications regarding paint color in the Old Town District but the Municipal Code gave little guidance which was hard to administer uniformly. To address the issue until the zoning and subdivision codes would be updated, the proposed ordinance included amendments regarding architectural styles and provided guidance for paint colors to preserve the history of downtown and limit painting of materials like stone and brick that were not intended to be painted. The Planning and Zoning Commission recommended approval 6-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2845, AN ORDINANCE AMENDING PARKVILLE MUNICIPAL CODE SECTION 442.050, DESIGN GUIDELINES, TO CLARIFY THE REGULATION OF ARCHITECTURAL STYLES, DESIGN FEATURES AND BUILDING MATERIALS AND TO CLARIFY REGULATION OF PAINT COLORS IN THE “OTD” OLD TOWN DISTRICT, BE APPROVED FOR FIRST READING. ALL AYES, MOTION PASSED 8-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2845 BE APPROVED ON FIRST READING AND PASSED TO SECOND READING BY TITLE ONLY. ALL AYES, MOTION PASSED 8-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2845 BE APPROVED ON SECOND READING TO BECOME ORDINANCE NO. 2815. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WERNER, DRIVER, LAMER, RITTMAN, JONES AND SPORTSMAN. MOTION PASSED 8-0.

**F. Approve a planned district development permit for exterior modifications to 303 Main Street in the Old Town District – Case PZ154-20; Joe Willhoite, C.U.E. Architecture**

Assistant City Administrator/Community Development Director Sean Ackerson stated the new owners of the building were interested in rehabilitating and expanding to make it more usable and to restore many historic elements. They proposed a patio area to the sidewalk to fill the empty space, a new entry and private deck on the north, and the inside would be brought to the commercial code and would be Americans with Disabilities Act (ADA) compliant for future reuse. The Planning and Zoning Commission recommended approval 6-0 to allow the modifications subject to major plan changes approved by the Commission and minor changes approved by staff.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO APPROVE THE APPLICATION FOR A PLANNED DISTRICT DEVELOPMENT PERMIT TO ALLOW MODIFICATION OF THE BUILDING AT 303 MAIN STREET SUBJECT TO MAJOR PLAN CHANGES BEING APPROVED BY THE

**PLANNING AND ZONING COMMISSION AND MINOR CHANGES BEING APPROVED ADMINISTRATIVELY BY STAFF. ALL AYES, MOTION PASSED 8-0.**

**6. STAFF UPDATES ON ACTIVITIES**

**A. Police Department**

Police Chief Kevin Chrisman provided an update to a recent drug case on Tenth Street, noting a resident shared his concerns about traffic near the residence. Captain Jon Jordan contacted the Platte County Drug Squad to set up surveillance and the Police Department and the Platte County Drug Squad made a felony narcotics arrest. Chief Chrisman thanked Platte County and his staff for their hard work on the case.

**B. Public Works**

Public Works Director Alysen Abel presented an update on resident complaints about the condition of their curbs in front of the driveway. The street crew reviewed the conditions and after inspection added each to the list for future fixes. Staff would evaluate the areas and determined which would be addressed each year. Abel said a temporary measure to prevent future deterioration was to place asphalt in the gaps, but as a result of citizen complaints the patching was stopped until a solution could be reached. The cost of curb replacement was \$35 per foot. Staff recommended reviewing complaints and prioritizing them for future street maintenance projects. City Administrator Lauren Palmer stated staff was looking for direction because there was a conflict between the maintenance strategy and aesthetics which was a policy decision.

Abel updated the Board on complaints received about flakes in the water in some areas of Riss Lake. She said staff reached out to Missouri American Water so they could fully evaluate the issues. It was determined the issue was most likely with the service line because the flakes would come from the PVC pipes or the home's equipment. Abel recommended residents contact Missouri American Water to determine the cause of the flakes.

Abel said the Board received a certification letter for the 5K course at English Landing Park and Platte Landing Park. She thanked Captain Jordan's son for his donation to the cost of the certification.

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

Alderman Plumb stated that River Jam was scheduled for Saturday, June 20 at English Landing Park.

**8. EXECUTIVE SESSION**

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

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO **ENTER INTO EXECUTIVE SESSION TO DISCUSS PERSONNEL MATTERS PURSUANT TO RSMO 610.021(3)**. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WERNER, DRIVER, LAMER, RITTMAN, JONES AND SPORTSMAN. MOTION PASSED 8-0.

The Board entered into the Executive Session at 9:15 p.m. At 9:53 p.m., the Board reconvened in open session.

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

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

**9. ADJOURN**

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO **ADJOURN THE JUNE 16, 2015, REGULAR BOARD MEETING AT 9:53 P.M. ALL AYES; MOTION PASSED 8-0.**

The minutes for Tuesday, June 16, 2015, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the seventh day of July 2015.

Submitted by:

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City Clerk Melissa McChesney

**OPERATING  
DIVISIONS**

*MISSOURI*

Atchison County  
Wholesale Water  
Commission

Bonne Terre  
Boonville  
Bowling Green  
Buchanan County #1  
Cameron  
Cape Girardeau  
Craig  
Carroll County  
East Central Missouri  
Water & Sewer  
Authority

Elsberry  
Fayette

Franklin County #1  
Franklin County #3

Henry County  
Water Company

Henry County #3  
Lake Ozark/  
Osage Beach

Lincoln County #1  
Nevada  
Parkville

Phelps County #2  
Platte County #C-1  
Ralls County #1  
Russellville

St. Charles County #2  
Ste. Genevieve  
Sedalia  
Versailles

*IOWA*

Maquoketa  
Tipton

*TENNESSEE*

Dyersburg Welcome  
Center

**OPERATIONS REPORT – PARKVILLE DIVISION**

**May 2015 Report to the City of Parkville**

**Waste Water Treatment Plant Operations**

- 10.5” of precipitation fell during the month.
- The plant performed well this month with 97.6% removal efficiency for B.O.D. and 95.1% for TSS.
- An average of 678,516 gallons of wastewater was treated each day during the month.

**Waste Water Laboratory Analysis**

- Staff performed 284 recorded lab tests.
- The following samples were delivered to Keystone Labs for analysis: Oil & Grease (4), NH<sub>3</sub>-N (4).
- Monthly and daily laboratory equipment maintenance and calibrations were performed according to manufacturers’ guidelines.

**Waste Water Treatment Plant Maintenance**

- Staff cleaned east and west clarifier.
- LDO basins probes 1a, 1b, 2a, and 2b were cleaned.
- Routine P.M.s were done in accordance with all manufacturer recommendations.
- The power supply unit for the PLC, which sends info to the computer, went out. Capital Electric replaced the power supply unit.
- Absolute Comfort Technologies replaced the A-coil for the AC unit in the office at WWTF.

**Collection System Operations**

- Robin 4000 odor control chemical continues to be fed from the Riss Lake site at approximately 25 gallons per day.
- Staff continues to monitor for H<sub>2</sub>S at manhole B-16 on a weekly basis.
- Staff continues to monitor pressure gauge on force main at River Chase subdivision three times per week.
- Staff performed sewer inspection at 5888 S. Nationals Dr.

**Collection System Maintenance**

- Each pump station was checked on Mondays, Wednesdays, and Fridays. Maintenance notes recorded in the Antero program.
- Due to abnormal heavy rainfall and I & I, the amount of flow at the Eastside lift station was unusually heavy and continued to fill the wet well at a rapid rate. In order to prevent SSO’s, H&H Septic was called

## **OPERATIONS REPORT – PARKVILLE DIVISION**

to pump down the wet well on multiple occasions. Staff continues to monitor the wet well levels. This lift station will be decommissioned and sewage sent to Platte County Sewer District at the end of summer.

- Staff reported a **Sanitary Sewer Overflow** at 5523 Oakdale Pl. in Riss Lake due to a break in the service line on the city's side of curb stop. H&H was called and made repairs. An estimated volume of 300 gallons had overflowed onto the ground and was treated with lime. This event was reported to City and DNR in accordance with State reporting procedures.
- Two new pumps were installed by FTC at Pinecrest Pump Station and staff supplied contactor relays, etc. Three days after installation, a contactor burned out. FTC was called to check pumps and troubleshoot. FTC techs believed the problem to be with KCP&L. Capital Electric electrician was called for a second opinion and found the float relays were discovered to be at fault and they were replaced. The Lift station continues to operate trouble free since repairs were made.

### **Bio-solids**

- Staff did not apply sludge during the month of May.

### **Safety**

- 5/29/15: Electrical Safety.

### **Recommendations**

- Staff recommends power supply from KCP&L at Pinecrest Pump Station be upgraded from 240 B Phase to 480 Three Phase in the near future.

## OPERATIONS REPORT – PARKVILLE DIVISION

### Loading

Hydraulic	678,516 gallons per day
Organic	299 mg/L of BOD <sub>5</sub> per day

### NPDES Effluent Permit Parameters

Parameter	Monthly Average	Permit Limit
pH	6.6 Min. and 7.2 Max	6.5 - 9.0
TSS	6.75 mg/L	30 mg/L
BOD <sub>5</sub>	3 mg/L	25 mg/L
NH <sub>3</sub> -N	0.30 mg/L	3.5 mg/L
O & G	5.5 mg/L	10.0 mg/l
Fecal Coliform	3.66 #/100mL	400 #/100mL

### Removal Efficiency

Parameter	Monthly Average	Permit Limit
Organic	97.6%	85 %
Solids	95.1 %	85 %

### Biosolids

	Report Period	Year to Date
Quantity Applied	0 dry tons	16.6 dry tons
Acres Applied	0 acres	30 acres



OPERATIONAL CONTROL PARAMETERS												
DATE	AB #1					AB#2					SLUDGE DRY TONS	WEATHER
	PH UNITS	TEMP. °C	DO mg/l	MLSS mg/l	Settled Solids	PH UNITS	TEMP. °C	DO mg/l	MLSS mg/l	Settled Solids		
1	6.7	18.6	0.1	4510	0	6.6	18.4	0.6	4200	600		C
2												PC
3												O
4	6.7	18.4	0.1	5150	0	6.5	18.9	1.2	4350	740		PC
5	6.6	21.3	0.1	5020	0	6.5	19.6	0.9	4580	800		O
6	6.5	20.1	0.1	4690	950	6.3	20.7	1.4	4360	750		R
7	6.5	21.3	0.1	5070	950	6.5	20.6	1.5	4220	700		O
8	6.3	21.2	0.1	4650	950	6.5	20.6	1.8	4060	600		R
9												R
10												PC
11	6.8	18.6	0.1	4880	0	6.7	18.7	1.2	4130	680		C
12	6.8	18.5	0.1	4500	0	6.6	18.8	1.0	4170	625		C
13	6.7	19.6	0.1	4670	0	6.6	19.0	1.1	4340	650		C
14	6.7	18.5	0.1	5030	0	6.6	18.9	1.7	4350	600		R
15	6.8	19.0	0.1	4650	0	6.7	19.2	1.2	4280	700		O
16												O
17												PC
18	6.9	17.4	0.1	4040	0	6.8	18.4	1.2	3500	480		C
19	6.8	17.6	0.1	4826	0	6.8	18.0	1.1	4170	680		C
20	6.8	18.4	0.1	3650	700	6.6	18.6	2.0	3650	400		R
21	6.8	18.2	0.1	3930	950	6.7	18.0	1.5	3910	450		C
22	6.8	17.9	0.1	4110	780	6.7	18.4	1.1	3840	450		O
23												O
24												R
25	6.9	17.7	0.1	3110	350	6.8	17.8	1.1	3500	350		O
26	6.9	18.3	0.1	3270	400	6.8	18.0	1.2	3490	400		PC
27	6.9	18.4	0.1	3850	400	6.8	18.5	1.0	4140	400		C
28	6.9	18.6	0.1	4080	500	6.8	19.3	0.8	4050	420		R
29	6.8	18.8	0.1	4050	450	6.7	19.5	1.4	4020	400		R
30												R
31												O

1. Fill out one copy of report each month and mail in monthly for each treatment facility.
2. Mail one copy of report to the appropriate DNR regional office as noted in your permit and keep one copy in your files.
3. Reports must be signed by whoever performed tests and by an appropriate official.
4. In the weather column, use the following symbols: R-rain, S-snow, C-clear, P.C.-partly cloudy and O-overcast.
5. Use grab sample for pH, Temp. and D.O. Use grab samples for all operational control tests.
6. Use 24 hr. composite (proportional) samples for B.O.D. 5, and Suspended Solids tests unless NPDES permit indicates otherwise. Use "Standard Methods" or an approved equal for all parameters.
7. Treatment plant flow measurements may be made on either influent or effluent. Lagoon influent flow measurements need be only at the line of composite sampling of the influent. All tests must be performed in accordance with NPDES Permit Conditions and Operational Control Regulation 10 CSR 20-8.010. Review your permit for specific requirements.
8. Unusual conditions; significantly affecting operations must be reported immediately to the Department of Natural Resources.
9. Representative sludge samples should be taken either before entering digesters and/or holding tanks or after removal from digesters or holding tanks.

Tests Performed by: <i>Paul Naher</i>	Title: Maint. Worker	Phone #: 816-891-0003	Date: 6-17-15
Report Approved by: <i>C. Richard Wilson</i>	Title: Local Manager	Phone #: 816-891-0003	Date: 6-17-15

## **CITY OF PARKVILLE**

### **Policy Report**

Date: Tuesday, June 23, 2015

Prepared By:  
Melissa McChesney  
City Clerk

Reviewed By:  
Tim Blakeslee  
Assistant to the City Administrator

ISSUE:

Approve a retailer of malt liquor in the original package liquor license for Vino Pair, LLC located at 8500 River Park Drive, Suite 239.

BACKGROUND:

Per Parkville Municipal Code Chapter 600, all liquor license applications must be approved by the Board of Aldermen. On June 22, 2015, a liquor license application was submitted for Vino Pair, LLC which plans to have an e-commerce retail food and wine pairing business in the Parkville Commercial Underground. Per Parkville Municipal Code Section 600.070, Vino Pair, LLC qualifies for the retailer of malt liquor in the original package liquor license because the business will be packaging and selling wine not in excess of five percent by weight.

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

BUDGET IMPACT:

The fee for this type of liquor license is \$75 which will be due annually and will be coded as revenue in the General Fund.

ALTERNATIVES:

1. Approve the liquor license for Vino Pair, LLC.
2. Deny the liquor license.
3. Postpone the item.

STAFF RECOMMENDATION:

Staff recommends approving retailer of malt liquor in the original package liquor license for Vino Pair, LLC located at 8500 River Park Drive, Suite 239.

POLICY:

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

SUGGESTED MOTION:

I move to approve retailer of malt liquor in the original package liquor license for Vino Pair, LLC located at 8500 River Park Drive, Suite 239.

ATTACHMENT:

1. Liquor License Application



12,259

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

APPLICATION TO SELL LIQUOR IN PARKVILLE, MISSOURI

(Parkville Municipal Code Chapter 600)

For period June 1, 2015 to May 31, 2016

Date of Application: 06/19/2015

SECTION 1.

- 1. Name of Business: Vino Pair LLC
2. Type of Business: Ecommerce Retail Food and Wine Pairing
3. Street Address Where Liquor is to be sold: 8500 NW River Park Drive, Suite 239, Parkville, MO
4. Is this location within 300 feet of a church or school? Yes \_\_\_ No [checked]
5. Mailing Address: 8500 NW River Park Drive, Suite 239, Parkville, MO
6. Phone No. of Business: (816) 599-2973 Fax No. of Business:
7. Name of Managing Officer (principal applicant): Michael W Kearns
8. Name(s) of any partner(s) in this business (attach separate sheet if necessary): Mindy B Kearns
9. Name(s) and residence address(es) of any other person(s) having financial interest in this business or partnership (attach separate sheet if necessary):
10. If corporation, give name of corporation, date of incorporation, state in which incorporated, and names and addresses of all stockholders who hold ten percent (10%) or more of the capital stock (attach separate sheet if necessary):
11. Name(s) and residence address(es) of any other person(s) having financial interest in the building to be used for liquor sales:

APPLICATION TO SELL LIQUOR IN PARKVILLE

**SECTION 3. LICENSE FOR WHICH APPLICATION IS BEING MADE**

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

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

APPLICATION TO SELL LIQUOR IN PARKVILLE

**SECTION 4. AFFIDAVIT OF PRINCIPAL APPLICANT**

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

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

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

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

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

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

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

SIGNATURE OF PRINCIPAL APPLICANT: *Michael A. Williams* DATE: 06/19/15

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

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

Date: Tuesday, June 16, 2015

Prepared By:  
Melissa McChesney  
City Clerk

Reviewed By:  
Tim Blakeslee  
Assistant to the City Administrator

ISSUE:

Approve an intoxicating liquor by the drink for consumption on premises including Sunday sales liquor license for Mosaic Life Care at Parkville located at 6185 Jefferson Avenue.

BACKGROUND:

Per Parkville Municipal Code Chapter 600, all liquor license applications must be approved by the Board of Aldermen. On June 15, 2015, a liquor license application was submitted for Mosaic Life Care at Parkville which plans to hold cooking classes and catered events. During a conversation with Mosaic staff, it was mentioned the Shoal Creek location held a Missouri liquor license for services similar to what the Parkville location plans to offer. Staff confirmed with the Missouri Division of Alcohol and Tobacco Control that the Shoal Creek location has a Missouri liquor license as an exempt 501(c) organization and the Parkville location can have the same liquor license. Per RSMo 311.090 and Parkville Municipal Code Section 600.070, Mosaic Life Care at Parkville qualifies for the intoxicating liquor by the drink for consumption on premises including Sunday sales which is limited to 501(c) organizations.

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

BUDGET IMPACT:

There is no fee for this type of liquor license, so there is no impact to the budget.

ALTERNATIVES:

1. Approve the liquor license for Mosaic Life Care at Parkville.
2. Deny the liquor license.
3. Postpone the item.

STAFF RECOMMENDATION:

Staff recommends approving an intoxicating liquor by the drink for consumption on premises including Sunday sales liquor license for Mosaic Life Care at Parkville located at 6185 Jefferson Avenue.

POLICY:

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

SUGGESTED MOTION:

I move to approve an intoxicating liquor by the drink for consumption on premises, including Sunday sales liquor license for Mosaic Life Care at Parkville located at 6185 Jefferson Avenue.

ATTACHMENT:

1. Liquor License Application



APPLICATION TO SELL LIQUOR IN PARKVILLE, MISSOURI

(Parkville Municipal Code Chapter 600)

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

Date of Application: 06/08/2015

SECTION 1.

- 1. Name of Business: Mosaic Life Care at Parkville
2. Type of Business: Health Care
3. Street Address Where Liquor is to be sold: 6185 Jefferson Ave., Parkville, MO 64152
4. Is this location within 300 feet of a church or school?: Yes \_\_\_ No [checked]
5. Mailing Address: 6185 Jefferson Ave., Parkville, MO 64152
6. Phone No. of Business: (816) 651-9478 Fax No. of Business:
7. Name of Managing Officer (principal applicant): Paula M. Barba
8. Name(s) of any partner(s) in this business (attach separate sheet if necessary):
9. Name(s) and residence address(es) of any other person(s) having financial interest in this business or partnership (attach separate sheet if necessary):
10. If corporation, give name of corporation, date of incorporation, state in which incorporated, and names and addresses of all stockholders who hold ten percent (10%) or more of the capital stock (attach separate sheet if necessary):
11. Name(s) and residence address(es) of any other person(s) having financial interest in the building to be used for liquor sales:

APPLICATION TO SELL LIQUOR IN PARKVILLE

**SECTION 3. LICENSE FOR WHICH APPLICATION IS BEING MADE**

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

1. **Microbrewer: \$375**

*Based on annual production of at least 500 barrels, at a fee of \$7.50 per hundred barrels. If, at the end of the license year, the microbrewery has produced less than 500 barrels, the City shall refund \$7.50 for every hundred barrels under that number. A fraction of one hundred barrels produced shall be counted as one hundred barrels. It allows production of beer and malt liquor of no more than 10,000 barrels per year in Zones I-1, I-2 or I-3 only. Holder of this license must also have a resort liquor license (RSMo 311.195)*

2. **Retailer of malt liquor in the original package: \$75**

*Allows sale of malt liquor in original package for consumption off premises. LIMITED to drug stores, cigar/ tobacco stores, confectioneries, delicatessens, grocery or general merchandise stores with stock having at-cost value of at least \$1,000. (RSMo 311.200) Limit of one per every 2,000 residents.*

3. **Retailer of malt liquor by the drink: \$52.50**

*Allows sale of malt liquor/ light wine by drink for consumption on premises, sale of malt liquor/ light wine in original package for consumption off premises. (RSMo 311.200)*

4. **Retailer of intoxicating liquor in original package: \$150**

**Sunday Sales: additional \$300**

*Allows sale of intoxicating liquor, malt liquor in original package for consumption off premises. LIMITED to drug stores, cigar/ tobacco stores, confectioneries, delicatessens, grocery or general merchandise stores having at-cost value of at least \$1,000. (RSMo 311.200, 311.293). Limit two per every 1,000 residents.*

5. **Resort license (RSMo 311.095): \$450**

**Sunday Sales: additional \$300**

*Allows sale of intoxicating liquor by drink for consumption on premises of a "resort," sale of intoxicating liquor in original package for consumption off premises, sale of malt liquor by drink for consumption on premises, sale of malt liquor in original package for consumption off premises.*

5a. **Temporary resort license: \$93.75 for 3 months/ Sunday sales: additional \$75 for 3 months**

*Allows 3-month resort license, based on projection of sales. For all new restaurants.*

6. **Malt liquor/ light wine sale-by-drink permit (no more than 7 days): \$37.50**

*Allows sale of light wine and malt liquor for consumption off premises where sold between 10:00 a.m. and midnight (11:00 a.m. to midnight on Sundays) or requested date(s) of sale. LIMITED to church, school, civic, service, fraternal, veterans, political, or charitable club or organization for picnic, bazaar, fair, festival or similar gathering or event. (RSMo 311.482)*

7. **Boat or Vessel, Intoxicating liquor by drink for consumption: \$450**

*Authorizes sale of intoxicating liquor by the drink at retail for consumption on the premises of any boat or other vessel licensed by the United States Coast Guard to carry one hundred (100) or more passengers for hire on navigable waters in or adjacent to this State, which has a regular place or mooring in Parkville, Missouri. NOTE: Does not include riverboat gambling boats. (RSMo 311.090)*

8. **Intoxicating liquor by drink for consumption on premises- including Sunday Sales: No fee**

*Authorizes sale of liquor by drink at retail for consumption on premises. LIMITED to charitable, fraternal, religious, service or veterans' organization with 501(c) exemption. (RSMo 311.090)*

9. **Wholesaler: \$375 RSMo 311.180 (9)**

10. **Caterer: \$15 per day; requires separate caterer's permit.**

11. **Tasting Permit: \$37.50**

*Authorizes any winery, distiller, manufacturer, wholesaler or brewer or designated employee to provide distilled spirits, wine, or malt beverage samples off a licensed premises provided no sales transactions take place or on any temporary licensed retail premises. (RSMo 311.294)*

12. **Retailer intoxicating liquor by the drink limited to distillers: \$375**

*LIMITED to a distiller whose manufacturing establishment is located within the City and allows for the sale of intoxicating liquor by the drink at retail for consumption on the premises where sold provided the licensed premises is in close proximity to the distillery.*

APPLICATION TO SELL LIQUOR IN PARKVILLE

**SECTION 4. AFFIDAVIT OF PRINCIPAL APPLICANT**

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

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

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

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

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

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

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

SIGNATURE OF PRINCIPAL APPLICANT: \_\_\_\_\_

DATE: 06/08/15

**Attach:**

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

## **CITY OF PARKVILLE**

### **Policy Report**

Date: June 29, 2015

Prepared By:  
Jon Jordan  
Captain

Reviewed By:  
Kevin L. Chrisman  
Chief of Police

#### ISSUE:

Approve the purchase of a new Ford Taurus All Wheel Drive Police Interceptor Sedan vehicle to be used as a patrol vehicle from Joe Machens Ford of Columbia, Missouri.

#### BACKGROUND:

Ford Motor Company ceased producing the Crown Victoria Police Vehicle in 2012, and since then the City has purchased Ford Taurus All Wheel Drive police vehicles. The City has had a favorable experience with the last two Ford Taurus All Wheel Drive police vehicles purchased to replace patrol vehicles.

The request for sealed bid packet was posted on the City's website and email notifications of the request for sealed bids were also sent to four area Ford dealerships and to the State of Missouri contract holder for the Ford Police Interceptor Sedan, which is Joe Machens Ford in Columbia, Missouri. Bids were received from three of the five emailed Ford dealerships (see attached bid tabulation). Two of the emailed dealerships did not submit bids: Dennis Sneed Ford of Gower, Missouri and Gary Crossley Ford of Liberty, Missouri.

Three sealed bids were received by the deadline date of June 10, 2015, at 9:00 a.m. All three sealed bids were opened on June 10, 2015, at 9:30 a.m. by Parkville City Clerk Melissa McChesney and Captain Jordan. The lowest bid received was for \$26,334.00 from Joe Machens Ford in Columbia, Missouri, which includes free delivery to Parkville City Hall.

The department will auction one 2006 Ford Crown Victoria with just over 135,000 miles through KCI Auto Auction. This vehicle is currently being used as the detective's vehicle. A 2011 Ford Crown Victoria with approximately 105,000 miles will be removed from the patrol fleet and will have some equipment removed and be assigned as the detective's vehicle. The funds from the sale of the 2006 Ford Crown Victoria will be returned to the City's General Fund per policy.

#### BUDGET IMPACT:

The low bid received was \$26,334.00. The 2015 Capital Improvement Program (CIP) includes \$34,500 from the General Fund for the purchase of a new Ford police vehicle including required equipment, i.e., light bar, prisoner cage, video system, decals, etc., as deemed necessary, to make it patrol ready.

#### ALTERNATIVES:

1. Accept the low bid from Joe Machens Ford in the amount of \$26,334.
2. Do not approve the purchase and provide alternative direction to staff.
3. Postpone the purchase.

#### STAFF RECOMMENDATION:

Staff recommends the Board of Aldermen approve the vehicle purchase from Joe Machens Ford.

**FINANCE COMMITTEE RECOMMENDATION:**

On June 29, 2015, on a vote of 5-0, the Finance Committee recommended approval for the purchase from Joe Machens Ford of Columbia, Missouri.

**POLICY:**

The Purchasing Policy, Resolution No. 10-02-14, requires the Finance Committee to make recommendations to the Board of Aldermen for all purchases in excess of \$10,000.

**SUGGESTED MOTION:**

I move to approve the purchase of the new Ford Taurus Police Interceptor Sedan from Joe Machens Ford of Columbia, Missouri in the amount of \$26,334.00; and, upon delivery, to declare the 2006 Crown Victoria Police Sedan as surplus property for auction.

**ATTACHMENT:**

1. Bid Tabulation
2. Purchase Order

## BID TABULATION

Ford Police Sedan (Taurus) Interceptor Vehicle  
Wednesday, June 10, 2015  
9:30 a.m. – Board Room

Bidder	TOTAL
Joe Machens Ford Columbia, Mo. (State contract)	\$26,334.00*
Dick Smith Ford Raytown, Mo. (Jackson County)	\$26,792.00
Thoroughbred Ford Kansas City, Mo. (Platte County)	\$26,837.08

(\* Recommended Award of Purchase

**PURCHASE ORDER**  
(Non-Construction)

**CITY OF PARKVILLE (PURCHASER)**

Date: July 7, 2015

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

**VENDOR Joe Machens Ford**

1911 W. Worley

Columbia, Missouri 65203

Phone: (573) 445-4411 Fax: (573) 445-8164

SHIP TO: Parkville City Hall, 8880 Clark Avenue, Parkville MO 64152

INVOICE TO: City of Parkville, Attn: Kevin Chrisman, Chief of Police, 8880 Clark Ave., Parkville, MO 64152

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

Vendor agrees to furnish the following goods in accordance with the terms and provisions of this Purchase Order Agreement consisting of five (5) pages including attachments A & B. Purchaser agrees to pay the total sum of twenty-six thousand, three hundred thirty-four dollars and no cents (\$26,334.00) for such materials, subject to any additions or deductions agreed upon in writing. **Freight charges are included in purchase price and sales taxes will not be charged to the Purchaser as a tax exempt entity. Purchaser will provide Vendor with a Tax Exemption Certificate upon request.** Payment is to be made within thirty (30) days after delivery of goods and receipt of invoice. This purchase order is only valid through \_\_\_\_\_.

ITEMS:

2015 Ford Taurus police interceptor vehicle (see attached detailed specifications)

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

SCHEDULE OF DELIVERY:

Timeline:

Parkville will order the vehicle approximately 7/1/2015 with the delivery/payment of vehicle expected on or before 8/1/2015.\*

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

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

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

**CITY OF PARKVILLE, MISSOURI.** ("Purchaser")

**JOE MACHENS FORD.** ("Vendor")

**By:** \_\_\_\_\_

**By:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Date:** \_\_\_\_\_

VEHICLE ORDER CONFIRMATION

==>

2015 TAURUS

Page: 1 of 2

Order No: Priority: F4 Ord FIN: QG175 Order Type: 5B Price Level: 520  
Ord Code: 500A Cust/Flt Name: PARKVILLE PO Number:

RETAIL

RETAIL

P2M AWD INTERCEPTOR \$28800 .TRK STORAGE VLT  
UA BLACK .GRILL LAMP WIRE  
R CLOTH/VINYL .ELECTRONIC TRAY  
W BLACK .DR LOCK PLUNGER  
500A EQUIP GRP .FRNT HDLAMP PKG  
.FLEX FUEL .TAIL LAMP PKG  
99K .3.7L TIVCT V6 NC .REAR LIGHT PKG  
44J .6-SPD AUTO TRAN NC .100W SIREN/SPKR  
13C DARK CAR LAMP  
FRT LICENSE BKT NC TOTAL BASE AND OPTIONS  
20P NOISE SUP BONDS TOTAL  
21L SPOT LAMP DR \*THIS IS NOT AN INVOICE\*  
43B KEYED ALIKE B  
67D PWR WND DISABLE \* MORE ORDER INFO NEXT PAGE \*  
856 ROAD READY PKG F8=Next

VEHICLE ORDER CONFIRMATION

==>

2015 TAURUS

Dealer:

Page: 2 of 2

Order No: Priority: F4 Ord FIN: QG175 Order Type: 5B Price Level: 520  
Ord Code: 500A Cust/Flt Name: PARKVILLE PO Number:

RETAIL

RETAIL

.RR CONSOLE PLAT  
.TRUNK FAN  
SP DLR ACCT ADJ  
SP FLT ACCT CR  
FUEL CHARGE  
B4A NET INV FLT OPT  
DEST AND DELIV

TOTAL BASE AND OPTIONS  
TOTAL  
\*THIS IS NOT AN INVOICE\*

## Attachment "A"

### TERMS AND CONDITIONS FOR CITY OF PARKVILLE PURCHASE ORDER

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

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

3. **Insurance.** Vendor shall maintain liability and other insurance as set forth on Attachment "B" in amounts, with coverage and in companies satisfactory to Purchaser.

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

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

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

completion of the construction project, termination of the Purchase Order, acceptance of work, or final payment to Vendor.

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

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

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

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

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

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

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

**Attachment "B"**  
**INSURANCE REQUIREMENTS FOR PURCHASE ORDER**

1. Vendor agrees to procure and carry, at its sole cost, until completion of this Purchase Order and all applicable warranty periods, all insurance, with identical limits of liability and scope of coverages, as set forth below; provided, however:
  - 1.1 All insurance is to be issued by companies and with liability limits acceptable to Purchaser.
  - 1.2 Purchaser reserves the right to review certified copies of any and all insurance policies to which this Purchase Order is applicable.
  - 1.3 Insurance certificates, written on a standard ACORD form, and **a copy of the additional insured endorsement**, must be received by Purchaser prior to any payment by Purchaser or delivery of goods.
2. Such insurance shall include the following terms and conditions:
  - 2.1 All coverages obtained by Vendor, except professional liability if applicable, shall be on an occurrence policy form and not on a claims made policy form.
  - 2.2 The cost of defense of claims shall not erode the limits of coverage furnished.
  - 2.3 Advance notice of cancellation. All insurance certificates will state that all coverages are in effect and will not be canceled without thirty (30) days' prior written notice to Purchaser and other required additional insureds (except for non-payment of premium, for which at least ten (10) days advance notice shall be given to Purchaser) of such insurance and shall contain an endorsement stating the insurers agreement to provide such notice, using CNA form G-140327-B (Ed. 07/11), Travelers Form IL T4 00 (12/09) or other equivalent carrier forms, such as ACORD forms. **A copy of the Notice of Cancellation Endorsement must be furnished to Purchaser prior to delivery of goods.**
  - 2.4 Severability of Interest. All insurance carried shall be endorsed to provide that, inasmuch as this policy is written to cover more than one insured, all terms, conditions, insuring agreements and endorsements, with the exception of limits of liability, shall operate in the same manner as if there were a separate policy covering each insured.
  - 2.5 Commercial General Liability Insurance. Vendor shall obtain and maintain Commercial General Liability Insurance, on an occurrence form for the hazards of contractual liability insuring the indemnities set forth in the Purchase Order, including personal injury, death and property damage.
  - 2.6 Excess Liability. Vendor shall maintain Excess Liability coverage on an umbrella form with minimum limits of \$1,000,000.00 per occurrence and \$1,000,000.00 aggregate.
  - 2.8 Waiver of Subrogation. All insurance policies supplied shall include a waiver of any right of subrogation of the insurers thereunder against Purchaser and all its assigns, subsidiaries, affiliates, employees, insurers and underwriters. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity has an insurable interest in the property damaged.
  - 2.9 Additional Insureds. Purchaser shall be included as additional insureds under Vendor's furnished insurance, for ongoing and completed operations, using ISO Additional Insured Endorsement (CG 20 10), edition date 11/85, or an equivalent (e.g., CG 20 10, edition date 10/93, plus CG 20 37, edition date 04/12), under the commercial general liability policy. Said insurance shall be written on an OCCURRENCE basis, and shall be PRIMARY and NON-CONTRIBUTING.
  - 2.10 Insurance Primary. All policies of insurance provided pursuant to this article shall be written as primary policies, and not in excess of the coverage of the indemnitee's insurance.
3. No Limitation of Liability. The required coverages referred to and set forth herein shall in no way affect, nor are they intended as a limitation on, Vendor's liability with respect to its performance of this Purchase Order.

## **CITY OF PARKVILLE**

### **Policy Report**

Date: June 29, 2015

Prepared By:  
Alysen Abel  
Public Works Director

Reviewed By:  
Tim Blakeslee  
Assistant to the City Administrator

ISSUE:

Request for approval to contract with Insituform Technologies for the 2015 Sanitary Sewer Repairs program (Phase 2).

BACKGROUND:

Since 2007, the City has accumulated data from the closed-circuit television (CCTV) evaluation of sanitary sewer lines. This data was reviewed by Jay Norco with North Hills Engineering (NHE). The deteriorated areas were prioritized based on the severity of the issues in the existing system determined by data review, field investigation, mapping, and smoke testing performed by NHE and Alliance Water Resources (AWR). Based on this evaluation, NHE prepared a sealed bid request for the Phase 2 scope of work for line repairs (Phase 1 was completed in 2009).

The Phase 2 project includes 5,800 feet of cured-in-place pipe lining in addition to traditional pipe repairs. The work is necessary to repair badly collapsed pipe systems. The repair areas are distributed throughout the City, as shown on the attached three maps (see Attachment 2). The project areas are highlighted in orange for the 2015 program (Phase 2).

On June 5, 2015, the City released a Request for Bids (RFB) with plans and specifications for the proposed project areas. The City requested unit prices based on the pipe sizes, as well as a total cost to complete the project. The bids were received on June 24, 2015, with three contractors responding to the bid request (see Attachment 1). The low bidder was Insituform Technologies at \$284,618.50. The City Engineer and the City of Parkville have prior positive work experience with Insituform Technologies. Insituform performed the 2009 Sewer Repairs Phase 1 project.

The City programmed \$300,000 in the 2015 Capital Improvement Program for this project. Of that amount, \$261,000 is available for the construction budget with the balance allocated to associated costs such as design, inspections, legal, easements, etc. Therefore, the low bid exceeds the budgeted amount by approximately \$24,000. The \$300,000 amount was budgeted based on funding capacity in the Sewer Fund and was not based on any specific amount of improvements. NHE reviewed the CCTV data and selected a package of the highest priority repairs to bid for Phase 2 with a goal of obtaining pricing within the construction budget. However, staff anticipated that there could be an overage due to the market demand.

There are few contractors that offer the cured-in-place pipe method, which is a specialized construction method. These specialty contractors have a backlog of six to eight months. The unit prices for the cured-in-place pipe method are comparable to the unit prices from 2009. The other pipe repairs were over the engineer's estimate. Despite the overage, staff recommends proceeding with the work at this time. This is the optimum time of the year to bid this project based on construction schedules. An option would be to reduce the scope of repairs through a deduct change order, but doing so would likely result in higher costs in the future due to the upward trend in market demand. The lower priority repairs to be removed from the scope would be the eight-inch lines, and the unit pricing for that work was lower than what was paid in 2009 for Phase 1 repairs.

**BUDGET IMPACT:**

The City programmed \$261,000 in the 2015 Capital Improvement Program (CIP) in the Sewer Fund for the construction contract for repair to existing sanitary sewer lines. The low bid of \$284,618.50 came in \$23,618.50 over budget. This overage can be covered by other line items in the Sewer fund.

- (1) The Bluffs project came in under budget, with a cost savings of \$4,200.
- (2) There is a construction contingency of \$13,500 built into the overall \$300,000 budget for the Phase 2 project.
- (3) The Eastside Pump Station Decommission came in under budget, with an overall cost savings of \$6,625.
- (4) The 2015 CCTV project was under budget by \$2,500.

The cost savings from the projects listed above are \$26,825, which more than covers the overage from the sanitary sewer repairs. In addition, the 2014 ending fund balance (2015 carryover) in the sewer fund was approximately \$90,000 higher than originally budgeted and 2015 revenues are pacing well with the budget for the year.

**ALTERNATIVES:**

1. Approve the contract with Insituform Technologies in the amount of \$284,618.50, with the unit prices as listed in the bid proposal.
2. Approve the contract with Insituform Technologies, but direct staff to negotiate and execute a deduct change order based on unit prices to reduce the scope of work to an amount of \$261,000.
3. Reject all bids and direct staff to rebid the project with a reduced scope of work.
4. Reject all bids and defer this work to 2016 with a goal to program additional funding (if available) in the 2016 CIP.
5. Postpone the item.

**STAFF RECOMMENDATION:**

Staff recommends the approval of the contract with Insituform Technologies for the 2015 Phase 2 Sanitary Sewer Repairs program in an amount of \$284,618.50, with the unit prices as listed in the bid proposal.

**FINANCE COMMITTEE RECOMMENDATION:**

At the meeting on June 29, 2015, the Finance Committee, by a vote of 5-0, recommended that the Board of Aldermen approve the contract with Insituform Technologies, Inc. for the 2015 Sanitary Sewer Repairs program in an amount of \$284,618.50, with the unit prices as listed in the bid proposal.

**POLICY:**

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

**SUGGESTED MOTION:**

I move to recommend the Board of Aldermen approve the contract with Insituform Technologies, Inc. for the 2015 Sanitary Sewer Repairs program in an amount of \$284,618.50, with the unit prices as listed in the bid proposal.

**ATTACHMENTS:**

1. Bid Tabulation
2. Project Maps
3. Proposed Agreement

## BID TABULATION

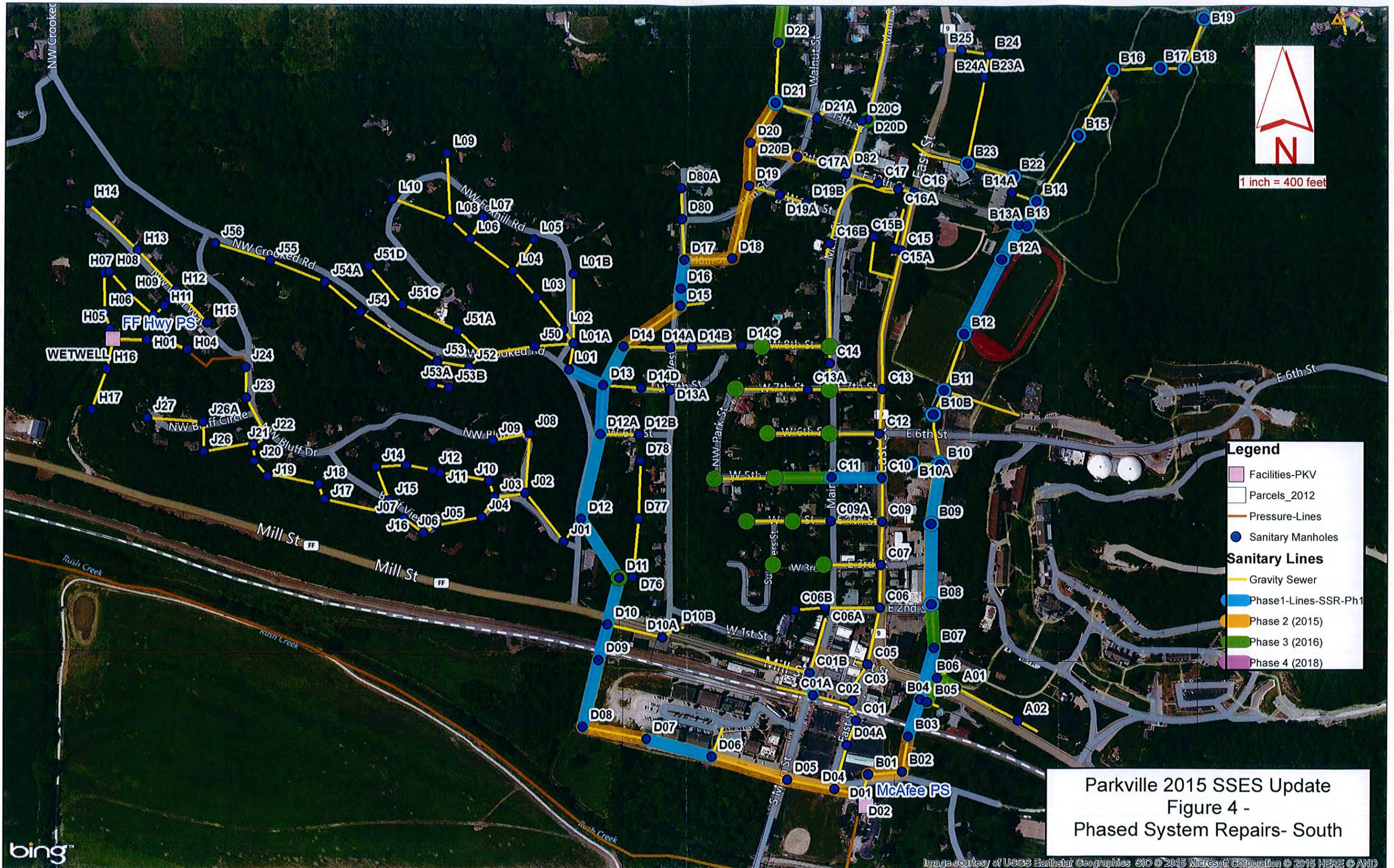
Sanitary Sewer Repairs Phase 2

June 24, 2015, 10:00 a.m.

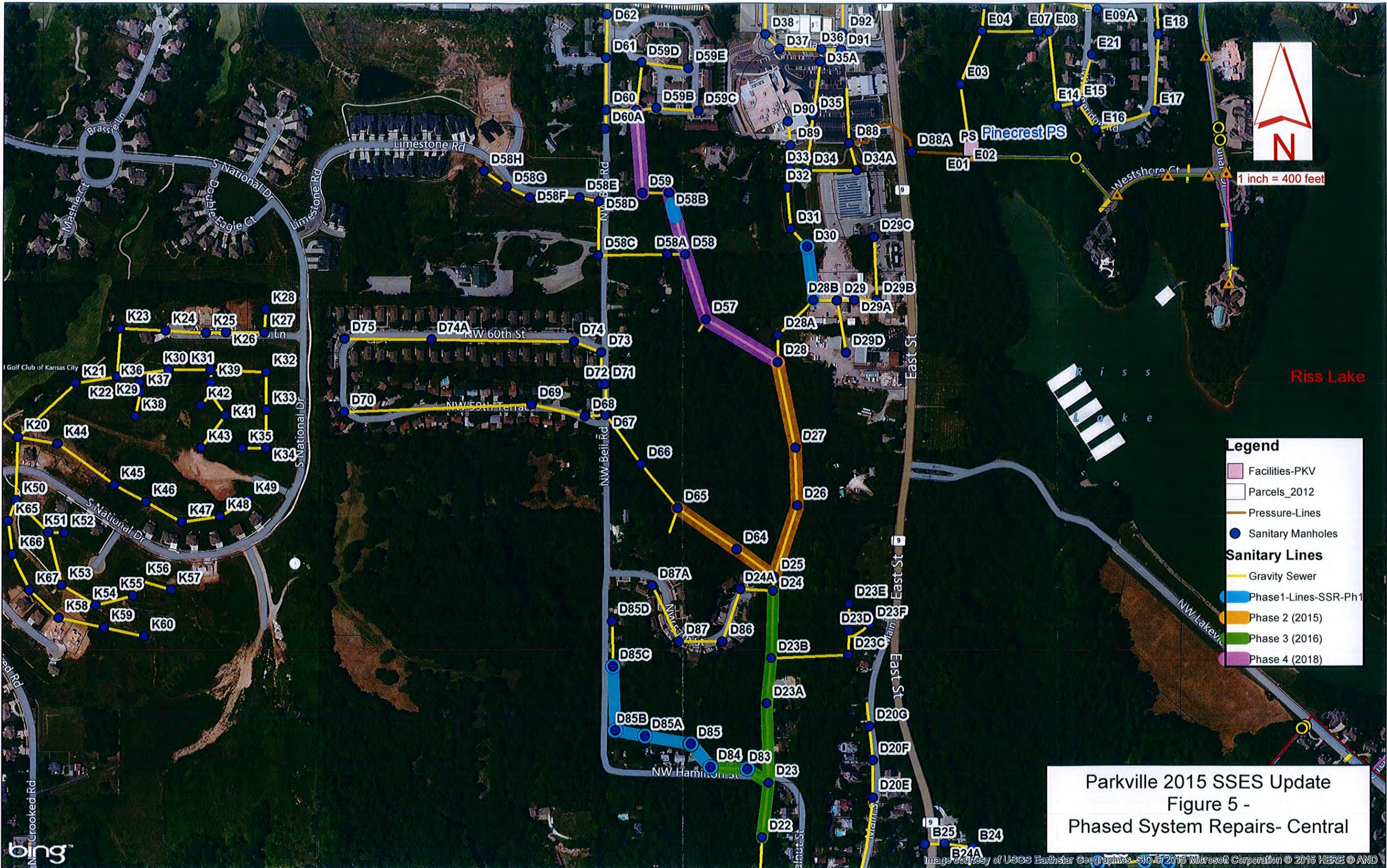
City Hall

Bidder	TOTAL
*Insituform Technologies USA, LLC 17988 Edison Avenue Chesterfield, MO 63005	\$284,617.50
SAK Construction, LLC 864 Hoff Road O'Fallon, MO 63366	\$289,406.50
Layne Inliner, LLC 7915 Cherrywood Loop Kiowa, CO 80117	\$329,999.00

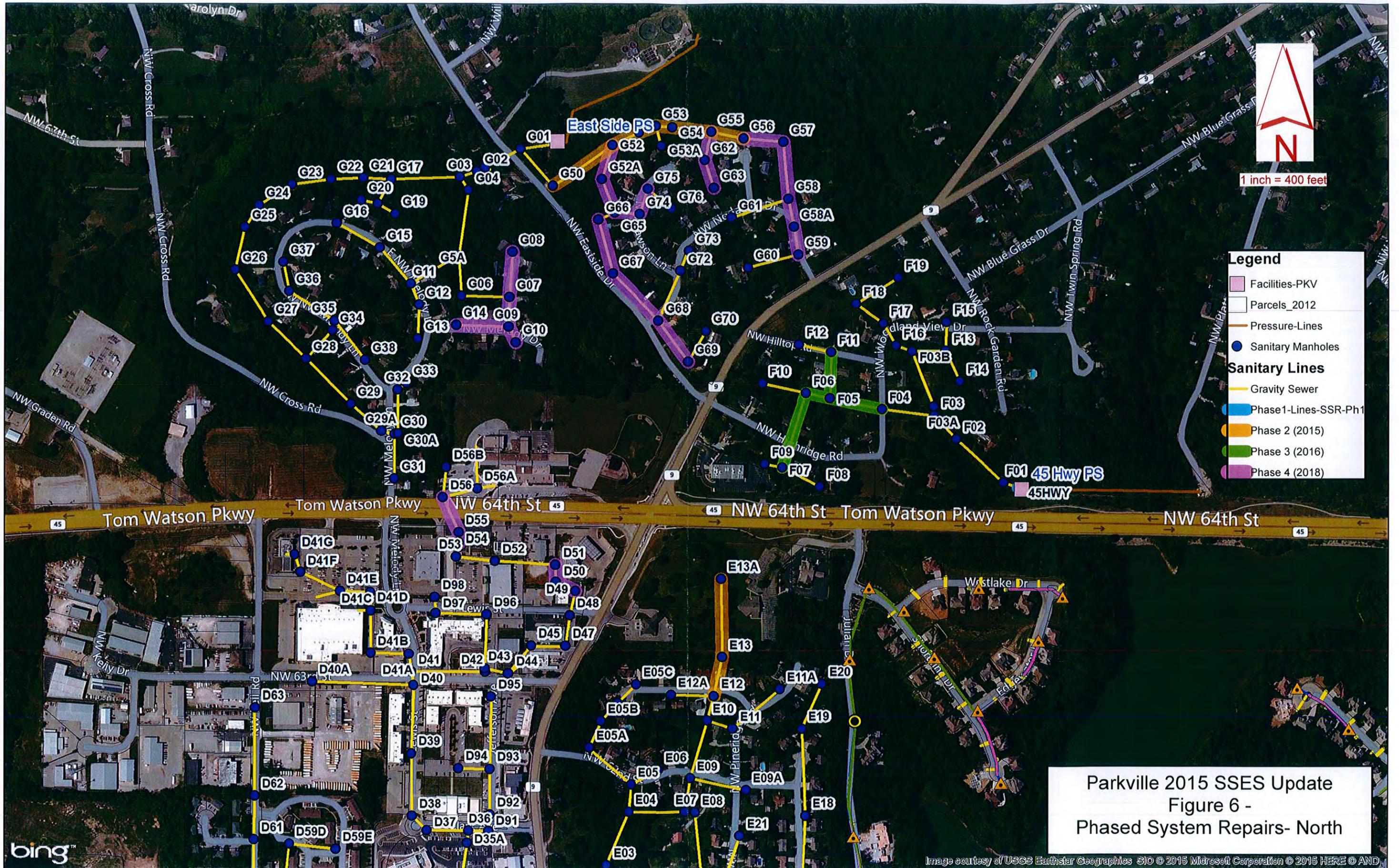
(\* ) Recommended Award of Purchase



Parkville 2015 SSES Update  
 Figure 4 -  
 Phased System Repairs- South



Parkville 2015 SSES Update  
 Figure 5 -  
 Phased System Repairs- Central



1 inch = 400 feet

- Legend**
- Facilities-PKV
  - Parcels\_2012
  - Pressure-Lines
  - Sanitary Manholes
- Sanitary Lines**
- Gravity Sewer
  - Phase 1-Lines-SSR-Ph1
  - Phase 2 (2015)
  - Phase 3 (2016)
  - Phase 4 (2018)

Parkville 2015 SSES Update  
 Figure 6 -  
 Phased System Repairs- North

**CITY OF PARKVILLE, MO**

**AGREEMENT BETWEEN CITY OF PARKVILLE  
AND CONTRACTOR  
FOR**

**PUBLIC IMPROVEMENT OF:** Sanitary Sewer Repairs Phase 2

This agreement is made and entered into this 7<sup>th</sup> day of July, 2015, by and between the City of Parkville, Missouri, (hereinafter the "City") and Insituform Technologies USA, LLC (hereinafter the "Contractor").

WITNESSETH:

WHEREAS, the City, in the manner prescribed by law, has publicly opened, examined and evaluated the Bids submitted, and as a result of this process has, in accordance with the law, determined and declared the Contractor to be the lowest and best responsible bidder for the construction of the public improvements, and has duly selected the Contractor for award of a contract therefor upon the terms and conditions set forth in this Agreement for the sum or sums stated below.

WHEREAS, the City has caused to be prepared, in accordance with the law, Notice to Bidders, Instructions to Bidders, Bid, this Agreement, General and Special Conditions, Plans, Specifications and other documents as identified below and as further defined in the General Conditions (collectively referred to as "the Contract Documents"), for the work therein described, and has approved and adopted these said Contract Documents and has caused to be published, in the manner and for the time required by law, an advertisement inviting sealed Bids for furnishing construction materials, labor, tools, equipment and transportation necessary for, and in connection with, the construction of public improvements in accordance with the terms of this Agreement; and

WHEREAS, the Contractor, in response to the advertisement, has submitted to the City, in the manner and at the time specified, a sealed Bid in accordance with the terms of this Agreement; and

WHEREAS, the City, in the manner prescribed by law, has publicly opened, examined and evaluated the Bids submitted, and as a result of this evaluation has, in accordance with the law, determined and declared the Contractor to be the lowest and best responsible bidder for the construction of the public improvements, and has duly selected the Contractor for award of a contract therefor upon the terms and conditions set forth in this Agreement for the sum or sums set forth below.

NOW, THEREFORE, in consideration of the compensation to be paid the Contractor, and of the mutual agreements herein contained, the parties hereto have agreed, and hereby agree, the City for itself and its successors and the Contractor for itself, its successors and assigns, as follows:

ARTICLE I. The Contractor will furnish at its own cost and expense all labor, tools, equipment, materials and transportation required to construct and complete the work designated, described and required by the Contract Documents, to wit:

In accordance with the Contract Documents, on file with the City Clerk of Parkville, Missouri, all of which are as fully a part hereof as if repeated verbatim herein; all work to be done in a good, substantial and workmanlike manner to the entire satisfaction of the City, and in accordance with the laws of the City, the State of Missouri and the United States of America. All terms used herein shall have the meanings ascribed to them in the General Conditions unless otherwise specified.

ARTICLE II. The City shall pay to the Contractor for the performance of the work embraced in this Contract, and the Contractor will accept in full compensation therefor, the sum of **Two Hundred Eighty-Four Thousand, Six Hundred Seventeen and 50/100 DOLLARS (\$284,617.50)** (subject to adjustment as provided by the Contract Documents) for all work covered by and included in the Contract award and designated in the foregoing Article I, payment thereof to be made in cash or its equivalent and in the manner provided in the Contract Documents.

ARTICLE III. The Contractor shall commence work upon the date stated in the Notice to Proceed and will be Substantially Complete with all work by March 1, 2016, and Finally Complete with all work by March 15, 2016. Time is of the essence. Accordingly, liquidated damages shall be assessed against Contractor, as stipulated liquidated damages and not as a penalty, in the amount of **\$200.00** for each and every calendar day the work remains incomplete past the date of Substantial Completion.

ARTICLE IV. This Agreement shall not become effective, nor shall Contractor commence any work hereunder, until the City has received, and approved, the Certificate of Insurance and Additional Insured- and Notice of Cancellation Endorsements, the fully executed Performance and Payment Bonds with Powers of Attorney, and the list of proposed Subcontractors/Suppliers from Contractor.

ARTICLE V. This Agreement is entered into, under and pursuant to, and is to be construed and enforceable in accordance with the laws of the State of Missouri.

ARTICLE VI: The following documents are made part of this agreement by reference:

Contractor's Bid Form and Schedule of Unit Prices	
Exhibit A	General Conditions of the Contract
Exhibit A-1	Special Conditions of the Contract
Exhibit B-1	Form of Performance Bond
Exhibit B-2	Form of Payment Bond
Exhibit C	Engineered Plans generally titled: Sanitary Sewer Repairs Phase 2, consisting of 11 sheets.
Exhibit D	Specifications
Exhibit F	Sales tax exemption documentation forms
Exhibit G	Contractor's Affidavit of Compliance with Non-Discrimination and Equal Employment Opportunity Laws
Exhibit H	Affidavit of Compliance with Safety Training Requirements (§292.675 R.S. Mo.)
Exhibit I	Affidavit of Compliance with R.S. Mo §285.530.6
Exhibit J-1	Applicable Missouri Prevailing Wage Rates (Wage Order 22)
Exhibit J-2	Prevailing Wage Rate Reporting Form
Exhibit J-3	Certification of Compliance with Prevailing Wage Requirements
Exhibit K	Insurance Requirements
Exhibit L	Form of Bill of Sale
Exhibit M	Form of Bailment Agreement
Exhibit N	Form of Conditional Partial Waiver of Lien and Release of Claims
Exhibit O	Form of Conditional Final Waiver of Lien and Release of Claims

WITNESS WHEREOF, the City of Parkville, Missouri, has caused this Agreement to be executed on its behalf, thereunto duly authorized, and the said Contractor has executed Four (4) counterparts of this contract in the prescribed form and manner, the day and year first above written.

CITY OF PARKVILLE, MISSOURI

\_\_\_\_\_  
By: Nanette K. Johnston

Title: Mayor

ATTEST:

\_\_\_\_\_  
Melissa McChesney, City Clerk

INSITUFORM TECHNOLOGIES USA, LLC

By \_\_\_\_\_

Title \_\_\_\_\_

(SEAL)

***(If the Contract is not executed by the President of the Corporation or general partner of the partnership, please provide documentation, which authorizes the signatory to bind the corporation or partnership. If a corporation, Contractor shall furnish the City a current certificate of good standing, dated within ten (10) days of the date of this Contract.)***

## **CITY OF PARKVILLE**

### **Policy Report**

Date: Tuesday, June 23, 2015

Prepared By:  
Zach Tusinger  
Planning Intern,  
Community Development

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

ISSUE:

Approve sign permits in the "B-4" Planned Business District for Royal Nail Spa; SPA15-05, Tony Hermelink, Art of Illumination, applicant.

BACKGROUND:

Royal Nail Spa is proposing to place a wall sign over their entryway. The property is zoned B-4 Planned Business District which requires Board approval of signage prior to installation. There are no standards for the B-4 district. However, staff has reviewed the sign against the regulations for the "B-1" and "B-2" commercial districts as a benchmark (Parkville Municipal Code Section 463.130).

The "B-1" and "B-2" commercial district standards allow wall signs to cover a maximum of 10% of the area of the wall to which they are fastened. The proposed wall sign for Royal Nail Spa meets this requirement and covers less than 10% of the of its respective building facade.

The sign is to be backlit with LED lights. Per Board policy, staff recommends permitting illumination between the hours of 5:00 am and midnight. Staff also recommends installing a timer or other automatic shut off to ensure that these hours are adhered to.

BUDGET IMPACT:

With the exception of application fees to be collected, there is no budget impact.

ALTERNATIVES:

1. Approve the sign, subject to staff recommended conditions.
2. Approve the sign with other specified conditions.
3. Postpone consideration.

STAFF RECOMMENDATION:

Staff concludes that the sign meets all applicable and comparable criteria. Staff recommends approving the sign as proposed, subject to maximum hours of illumination between 6:00 am and midnight, and installation of a timer or other automatic shutoff.

POLICY:

Per Parkville Municipal Code Section 463.140, Board of Aldermen approval is required prior to installation of any sign in a B-4 zoning district.

SUGGESTED MOTION:

I move to approve the sign permit for Royal Nail Spa subject to staff recommended conditions and to grant administrative authority for the Community Development Director to approve minor modifications and field changes, if necessary.

**ITEM 4G**  
*For 07-07-15*  
**Board of Aldermen Meeting**

ATTACHMENTS:

1. SPA15-05 – application for wall sign – Royal Nail Spa
2. Parkville Municipal Code Section 463.130 (by reference)



Date Submitted: 6-16-15  
 Application #: SPATS-08  
 Date Approved: \_\_\_\_\_  
 Permit #: \_\_\_\_\_

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

**Application for Sign Permit**

**1. Property Information**

Name of business/entity for which the sign is requested: Royal Nail Spa  
 Property Address and/or general location: 6325 Lewis Dr # 103  
Parkville MO 64152

Zoning District: B-4 Current Use: COMMERCIAL

Do any covenants and/or deed restrictions apply to this site:  Yes  No  
*Note: If yes, this application must be accompanied by signed approval of the association/entity enforcing such.*

**2. Contact Information**

**Applicant(s):**  
 Name: Tony Hermelink  
 Address: 9402 N Adrian Ave  
Kansas City MO 64154  
 Phone: 816 716 9229  
 Fax number: \_\_\_\_\_  
 Email: artofillumination@yahoo.com

**Property owner(s), if other than applicant:**  
 Name: KEVIN NORMAN HOLDING CO, LLC  
 Address: 6325 LEWIS ST, SUITE 112  
PARKVILLE, MO 64152  
 Phone: 816-505-4297  
 Fax number: 816-241-1462  
 Email: PAUL@FINESTARLIFESTYLES.COM

**Company designing the sign:**  
 Name: Art Of illumination  
 Address: 9402 N Adrian Ave  
Kansas City MO 64154  
 Phone: 816 716 9229  
 Fax number: \_\_\_\_\_  
 Email: artofillumination@yahoo.com

**Company installing the sign:**  
 Name: Art Of illumination  
 Address: 9402 N Adrian Ave  
Kansas City MO 64154  
 Phone: 816 716 9229  
 Fax number: \_\_\_\_\_  
 Email: artofillumination@yahoo.com

Contact(s) for correspondence:  applicant  owner  designer  installer  other \_\_\_\_\_

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 no sign shall hereafter be erected, re-erected, constructed, altered or maintained except in conformance with the Parkville City Code. We acknowledge that the design, materials, and methods of construction of signs, shall comply with the applicable sections of the International Building Code and Electrical Code as adopted by 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. We acknowledge that this permit is invalid if work is not completed within 180 days from the date of issuance, unless otherwise approved by the Community Development Director.

**Applicant's Signature** (Required) Tony Hermelink Date: 6-16-15  
**Property Owner's Signature** (Required) Kevin Norman Date: 6-16-15

Application #: SPALS-05

### 3. Sign Information

Sign Type: awning building directory door directional menu monument  
projecting sandwich board wall (painted) wall (mounted) window  
other: \_\_\_\_\_

Proposed location: North Elev over awning

Sign face dimensions/area: Height 4' Width 7.2' Projection 8" Area: 28.8 <sup>sq ft</sup> ✓

Sign face material: Plexiglass

Sign structure dimen./area: Height 4' Width 7.2' Projection 8" Area: 28.8 <sup>sq ft</sup> ✓

Sign structure material: Alum

Text height: 22" / 14" / 12"

If attached to or painted on a building: area of façade to which the sign is attached: 343 sq/ft

And percent of façade covered by sign: 8.4%

If attached to or painted on a window or door, area of such: NA

And percent of surface covered by sign: NA

If attached to or painted on a building, the sign height above grade: Top 13.9' Bottom 10'

Is the sign proposed to be lit? Yes No If yes, how? LEDs

If yes, business hours and hours of illumination? 6pm til Midnight ✓

### 4. Checklist of required submittals

- Completed application.
- A drawn elevation or photo of the building showing the proposed sign face and sign structure, with dimensions, text and graphics, lettering heights, colors, materials, and method of attachment and/or construction. If attached to or painted on a building (including window or door signs), show the façade with dimensions and sign location. If the sign is free standing, include a site plan showing the sign location, building footprint, property lines, and abutting street rights-of-way and centerlines.
- Authorization signature of the applicant and property owner.
- 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 A. CROSSLAND / ASSISTANT CITY MANAGER - 6-18-15  
Name / Title Date

Action Taken:  Approved  Approved with Conditions  Denied

Date of Action: \_\_\_\_\_ Name / Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Special conditions if any: MUST INCLUDE TIMER OR OTHER AUTOMATED SHUT OFF. RESTRICTED TO HOUR OF ILLUMINATION - 6:00 AM TO MIDNIGHT.

Permit Fee: \$60.00

Payment:  Check # \_\_\_\_\_  M.O. \_\_\_\_\_  Cash Amt. \_\_\_\_\_

86.5" total width

30"h  
top of crown  
to bottom of R





22.5'

7.2'

15.25'

4'

Royal  
Nail Spa

3PM-7PM

OPEN

WALK-INS WELCOME

STORE HOURS  
Mon-Fri 9:30-7:30  
Sat 9-6  
Sun 11-5

UD1-C7W

I'm Catholic & I VOTE

## **CITY OF PARKVILLE**

### **Policy Report**

DATE: Tuesday, June 30, 2015

PREPARED BY:

Sean Ackerson  
Assistant City Administrator /  
Community Development Director

REVIEWED BY:

Tim Blakeslee  
Assistant to the City Administrator

ISSUE:

Approve modifications to the approved final development plan for Park Village Apartments, 6133 NW Bell Rd. Case PZ15-24, Park Village Residences, LLC, owners.

BACKGROUND:

The Park Village Apartments are located on the east side of Bell Road south of the bus storage facility and are also commonly referred to as the Parkville Senior apartments. The owners are requesting approval of modifications to the approved final development plan to allow an addition to the existing office building and associated storm sewer improvements. The addition is a garage proposed to extend from the back of the existing office building. The garage is proposed to store grounds and building maintenance equipment used on site. The plans for the addition specify use of the same materials used on the existing building.

The property was zoned "R-5" Planned Multi-Family Residential District in 1996 and the final development plan was approved the same year. Per Parkville Municipal Code Section 426.070, A, any change in the approved final plan requires Board of Aldermen approval. This section also requires building permits and sign permits to be approved by the Board.

Staff reviewed the proposed building addition against the applicable sections of the Parkville Municipal Code, including the applicable "R-5" Planned Multi-Family Residential District and other zoning and subdivision regulations. Separately, the proposed storm sewer improvements were reviewed against the City's adopted improvement and stormwater standards, and the applicable American Public Works Association standard specifications (adopted by reference). Staff concludes that: 1) the proposed addition will be consistent with the character of the existing development, subject to recommended conditions; 2) the addition plans meet the requirements of the City's zoning and subdivision regulations, subject to noted conditions; and 3) the storm sewer improvements can meet the City's adopted engineering standards and conform to customary engineering standards used in the City, subject to conditions listed below.

Separately, the owners have been awarded funding through the Missouri Housing Development Commission to rehabilitate and remodel structures and residential units within the development. The planned improvements include interior and exterior maintenance and remodeling. All changes are expected to incorporate existing materials and be consistent with the character of the existing development. Staff requests that, in addition to approving the proposed garage addition and drainage improvements, the Board authorize staff to approve building permits and associated exterior modification that may be necessary.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

Per Parkville Municipal Code Section 426.070, B, only the initial plan is required to go before the Planning Commission for prior recommendation before consideration by the Board of Aldermen;

changes, building permits, sign permits, or any issues relating to “R-5” property other than the initial plan shall be submitted directly to and approved or denied by the Board of Aldermen.

**STAFF RECOMMENDATION:**

Staff recommends the Board approve the proposed addition and storm sewer improvements subject to the following conditions:

1. The garage door and additional entry door having a residential character matching or consistent with the residential details in the rest of the development;
2. Landscaping around the addition, to be approved by the Community Development Director; and
3. Public Works Director approval of the storm sewer improvements prior to issuance of a building permit.

Staff also recommends authorization to approve building permits for the proposed addition as well as building permits and exterior modifications for anticipated remodeling and rehabilitation of existing units.

**BUDGET IMPACT:**

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

**ALTERNATIVES:**

1. Approve the building addition and storm sewer improvements subject to conditions and authorize staff to approve future building permits and plan changes associated with additional rehabilitation and remodeling, as recommended.
2. Approve the modifications subject to other stated conditions.
3. Deny the applications.
4. Postpone consideration.

**POLICY:**

Per Parkville Municipal Code Section 426.070, plan changes, building permits, and sign permits in the “R-5” zoning district require Board of Aldermen approval.

**SUGGESTED MOTION:**

I move to approve the proposed changes to the Park Village apartments, subject to recommended conditions, and to authorize the Building Official to approve building permits and the Community Development Director to approve exterior modifications for anticipated remodeling and rehabilitation of structures within the development.

**ATTACHMENTS:**

1. Maintenance Addition plans, sheet A1.1, prepared by Krehbiel Architecture, dated 5-7-15
2. Storm Sewer Improvement plans, sheets 1 through 4, prepared by Kaw Valley Engineering, dated 6-15-15
3. June 24, 2015 review comments from Public Works Director Alysen Abel

**ADDITIONAL EXHIBITS BY REFERENCE:\***

1. “R-5” Planned Multi-Family Residential District Regulations - <http://www.ecycle360.com/27901260>
2. Parkville zoning code in its entirety - <http://www.ecycle360.com/PA3395-DIV-05>
3. Parkville Subdivision Regulations - <http://ecycle360.com/27903031>

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

**STRUCTURAL GENERAL NOTES:**

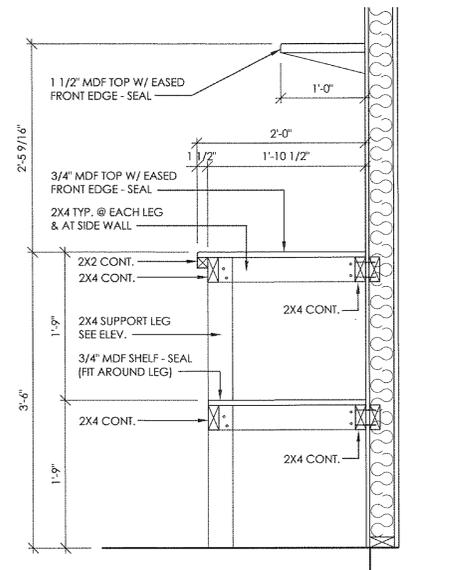
- DESIGN AND CONSTRUCTION SHALL CONFORM TO "INTERNATIONAL BUILDING CODE, 2012 EDITION".
- STRUCTURAL WOOD FRAMING NOTES:**
- ALL NOMINAL STRUCTURAL LUMBER SHALL BE NO. 2 OR BTR. S-DRY (MC19) WITH MIN. F<sub>b</sub>=1000 PSI (SINGLE USE) AND MIN. E<sub>x</sub>=1,400,000 PSI (TYPICAL UNLESS NOTED). EXTERIOR AND INTERIOR LOAD BEARING WALL STUDS SHALL BE NO. 2 & BTR. S-DRY (MC-19) OR APPROVED EQUAL. (TYPICAL UNLESS NOTED).
  - ALL MULTIPLE 2X UNITS TO HAVE EQUAL NUMBER OF 2X STUDS SUPPORTING. TYP. UNLESS NOTED [MATCH TYP. WALL STUD WIDTH] NAIL AND CLINCH SUPPORT STUDS AT 12" O.C. VERTICALLY (MAXIMUM)
- STRUCTURAL CONCRETE NOTES:**
- ALL STRUCTURAL REGULAR WT. CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS (TYPICAL UNLESS OTHERWISE NOTED). EXTERIOR SLABS ON GRADE TO HAVE A MIN. COMPRESSIVE STRENGTH OF 3500 PSI @ 28 DAYS. ALL CONCRETE SHALL BE IN CONFORMANCE WITH THE LATEST ACI 301 STANDARDS PUBLICATION.
  - ALL REINFORCING BARS SIZE #3 & #4 SHALL MEET ASTM A615 GRADE 40. ALL REINFORCING BARS #5 THRU #11 SHALL MEET ASTM A615 GRADE 60.
  - REINFORCEMENT SHALL BE CONTINUOUS & LAPPED 30 BAR DIAMETERS (2'-0" MIN.) EXCEPT AS NOTED & PROVIDE CORNER BARS OF THE SAME SIZE & SPACING.
  - CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE 3/4" CLEAR FOR SLABS, 2" CLEAR FOR FORMED SURFACES, & 3" CLEAR FOOTINGS (TYPICAL UNLESS OTHERWISE NOTED).
  - SLABS ON GRADE SHALL BE 4" THICK WITH 6x6-10/10 MESH AT CENTER OF SLAB THICKNESS, UNLESS OTHERWISE NOTED.
  - ALL MESH SHALL MEET ASTM A-185 LAP A MIN. OF 4" OR ONE FULL MESH, WHICHEVER IS GREATER.
- STRUCTURAL ROOF NOTES:**
- ROOF DECKING TO BE 7/16" OSB OR 1/2" APA RATED 4 PLY MIN. PLYWOOD SHEATHING, 32/16, EXPOSURE 1, MIN. 2 SPAN STAGGERED 4' X 8' SHEETS WITH 8d COMMON NAILS AT 6" CENTERS AT ALL SHEET ENDS/DISCONTINUOUS SIDES AND 12" CENTERS MAX. AT ALL INTERMEDIATE FRAMING MEMBERS (IN THE FIELD). USE PLYCLIPS AT MID SPAN.
  - DESIGN WOOD TRUSSES FOR LIVE LOAD AS STATED IN THE STRUCTURAL GENERAL NOTES PLUS A 17 PSF DEAD LOAD. TRUSS WEIGHT NOT INCLUDED (TOP CHORD - 10 PSF & BOTTOM CHORD - 7 PSF) TRUSSES ON 2'-0" O.C. MAX. SPACING. ROOF TRUSS MFR. SHALL BE RESPONSIBLE FOR THE TOTAL DESIGN OF TRUSSES INCLUDING LATERAL STABILITY BRACING.
  - ALL PREFABRICATED WOOD TRUSS ENDS SHALL BE ATTACHED TO BEARING PLATES WITH "SIMPSON" STRONG-TIE H2.5A FRAMING CONNECTORS AS REQUIRED OR APPROVED EQUAL.

**DESIGN LOADS AND SOIL PRESSURES (IBC 2012)**

WIND 90 MPH (3 SECOND GUST) EXPOSURE "B" IMPORTANCE FACTOR 1, SEISMIC ZONE 2, SEISMIC DESIGN CATEGORY II, SEISMIC SITE CLASS D

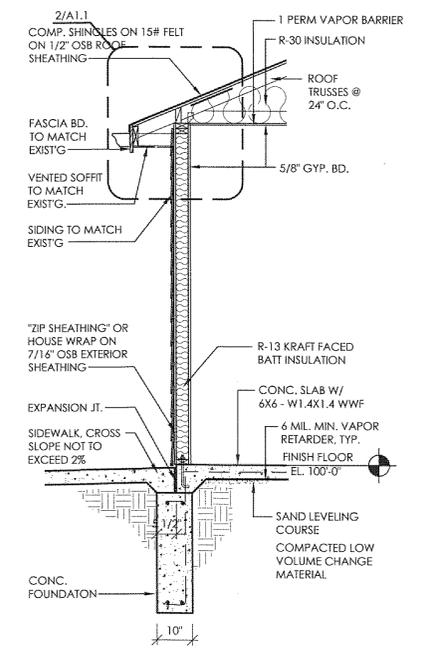
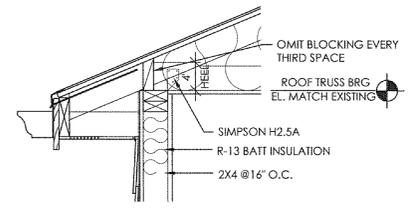
ROOF FLOOR	20 PSF
FLOOR	40 PSF
RESULTANT TOTAL LOAD SOIL BRG. PRESSURE	2,000 PSF

NOTE: FOOTINGS SHALL BEAR INTO UNDISTURBED NON-ORGANIC SOIL OR A CONTROLLED FILL. IF ACTUAL SITE CONDITIONS DO NOT SATISFY THESE REQUIREMENTS, COORDINATE ADJUSTMENTS WITH THE ARCHITECT/ENGINEER.

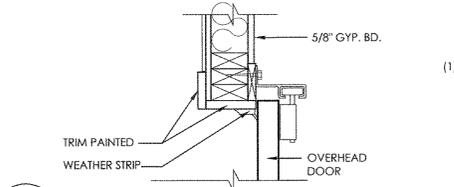


**5 SECTION THRU WORK BENCH**  
1"=1'-0"

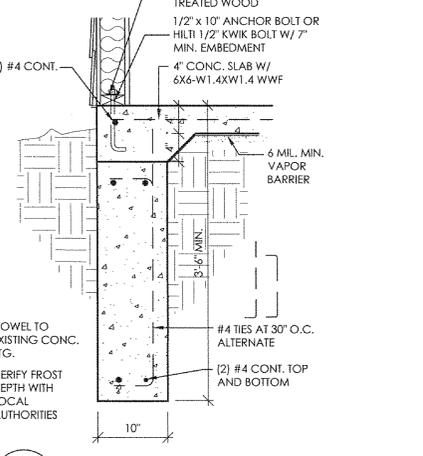
**2 TYP. EAVE DETAIL**  
1"=1'-0"



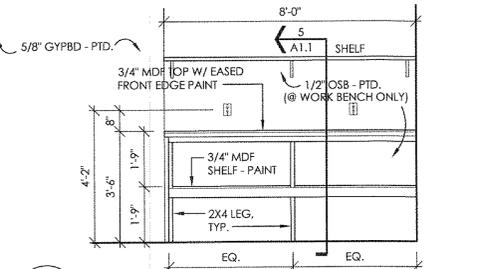
**D WALL SECTION**  
1/2"=1'-0"



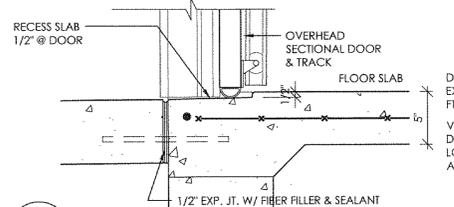
**4 OVERHEAD DOOR JAMB**  
1 1/2"=1'-0"



**1 TYP. FND. DETAIL**  
1"=1'-0"



**6 ELEVATION @ WORK BENCH**  
3/8"=1'-0"



**3 EXT. O.H. DOOR SILL**  
1 1/2"=1'-0"

# Parkville Apartments

## 6125 Bell Road

### Parkville, Missouri

#### SHEET INDEX

TITLE SHEET  
A1.1 PROJECT DATA, CODE INFORMATION, PLAN, ELEVATIONS, DETAILS

## PROJECT DATA

**SITE DATA**

ZONING: R5 - MULTIFAMILY RESIDENTIAL

**BUILDING DATA:**

BUILDING CODES: 2012 INTERNATIONAL EXISTING BUILDING CODE  
2012 INTERNATIONAL BUILDING CODE  
2012 INTERNATIONAL FIRE CODE  
2012 INTERNATIONAL MECHANICAL CODE  
2012 NATIONAL PLUMBING CODE  
2011 NATIONAL ELECTRIC CODE  
2009 ICC A117.1

OCCUPANCY GROUP: B-OFFICE AND S-1 REPAIR GARAGE (ACCESSORY OCCUPANCY)

TYP. OF CONSTRUCTION: 3B

BASIC ALLOWABLE AREA: 9,000 SQUARE FEET AND 2 STORY (TABLE 503)

EXISTING BUILDING AREA: 1,258 SQUARE FEET

PROPOSED ADDITION: 256 SQUARE FEET

TOTAL BUILDING AREA: 1,514 SQUARE FEET

NO INCREASE IN AREA REQUIRED.

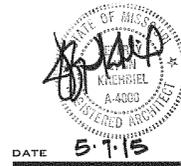
B TO S-1 OCCUPANCY SEPARATION: NO SEPARATION REQUIREMENT

DATE DRAWN  
3-26-15  
REVISIONS

PRINTS ISSUED  
3-27-15 OWNER REVIEW  
5-06-15 PERMIT



1300 E Lewis  
Wichita KS 67211  
316.247.8233  
316.247.8566 fax  
krehbielarchitecture.com



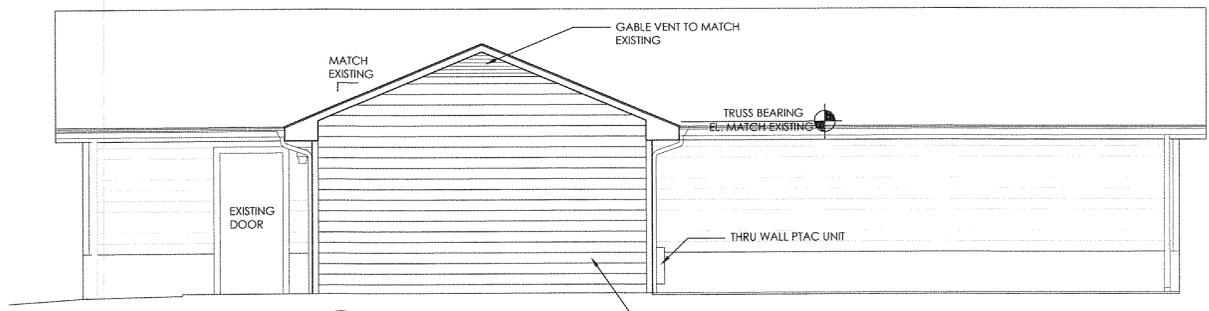
DATE 5.7.15

PARKVILLE APARTMENTS  
MAINTENANCE ADDITION  
6125 Bell Road  
Parkville, Missouri

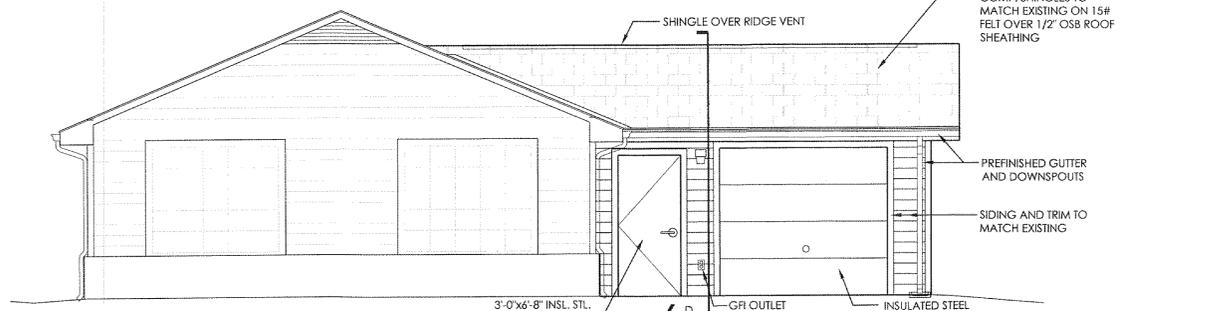
PROJECT NO.  
15011  
SHEET TITLE  
DATA, PLANS, DETAILS

SHEET NO.  
**A1.1**

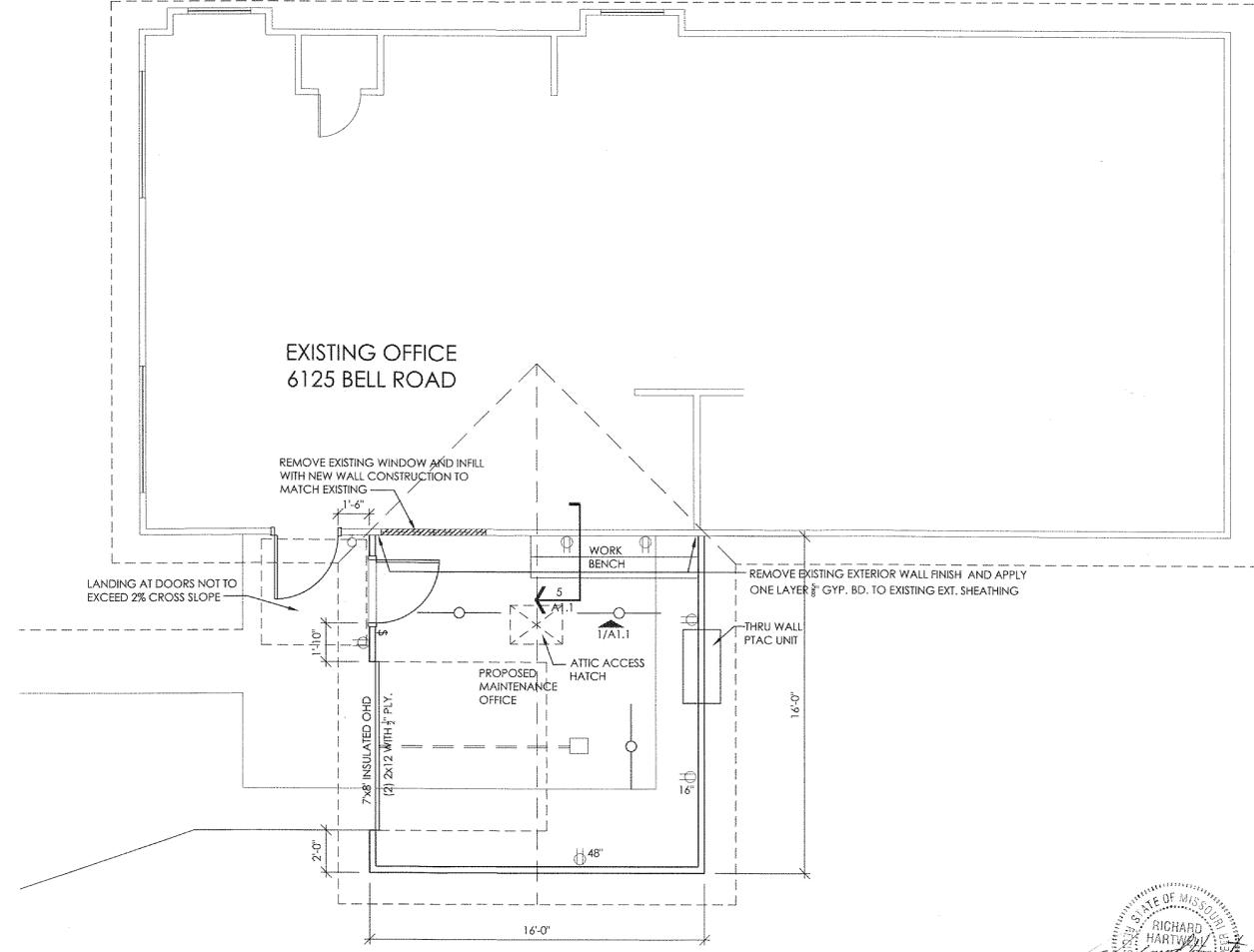
Copyright 2014 krehbiel Architecture



**C EAST ELEVATION**  
1/4"=1'-0"



**B SOUTH ELEVATION**  
1/4"=1'-0"

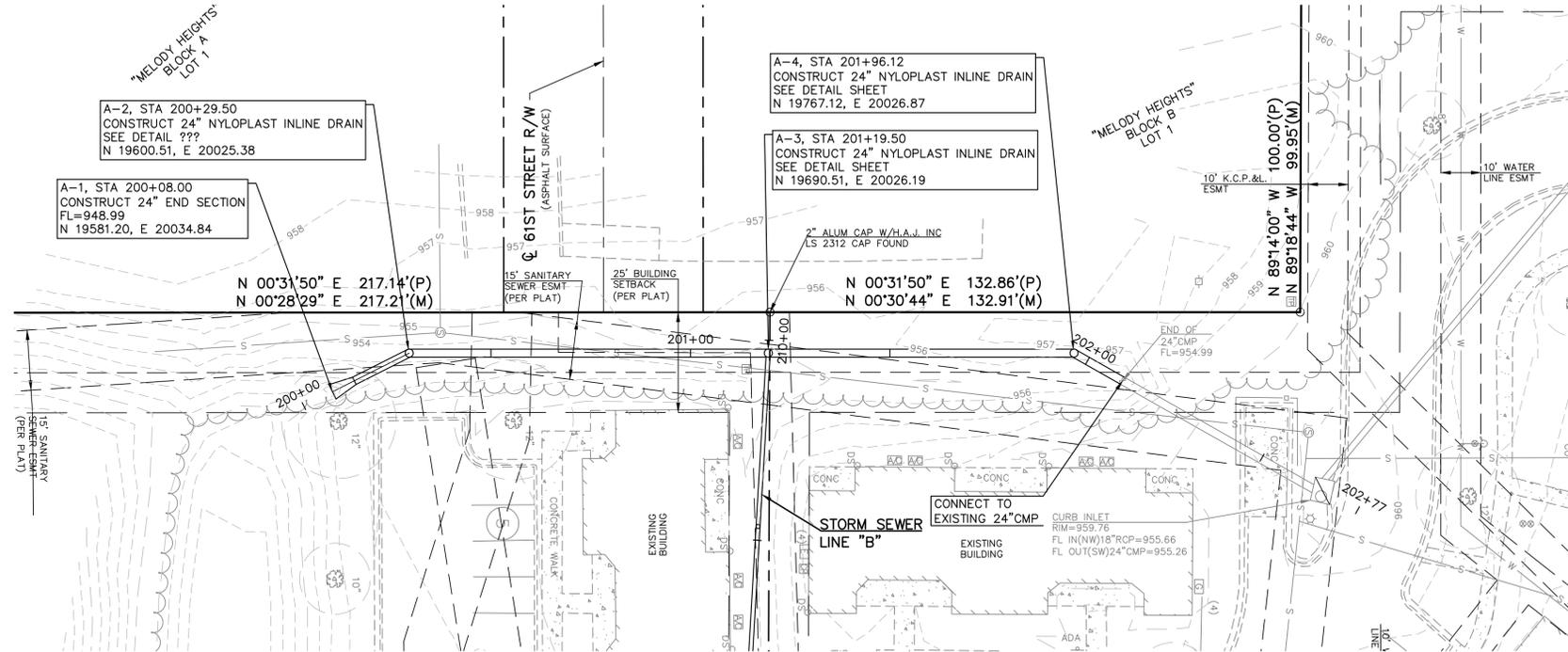


**A FLOOR PLAN**  
1/4"=1'-0"

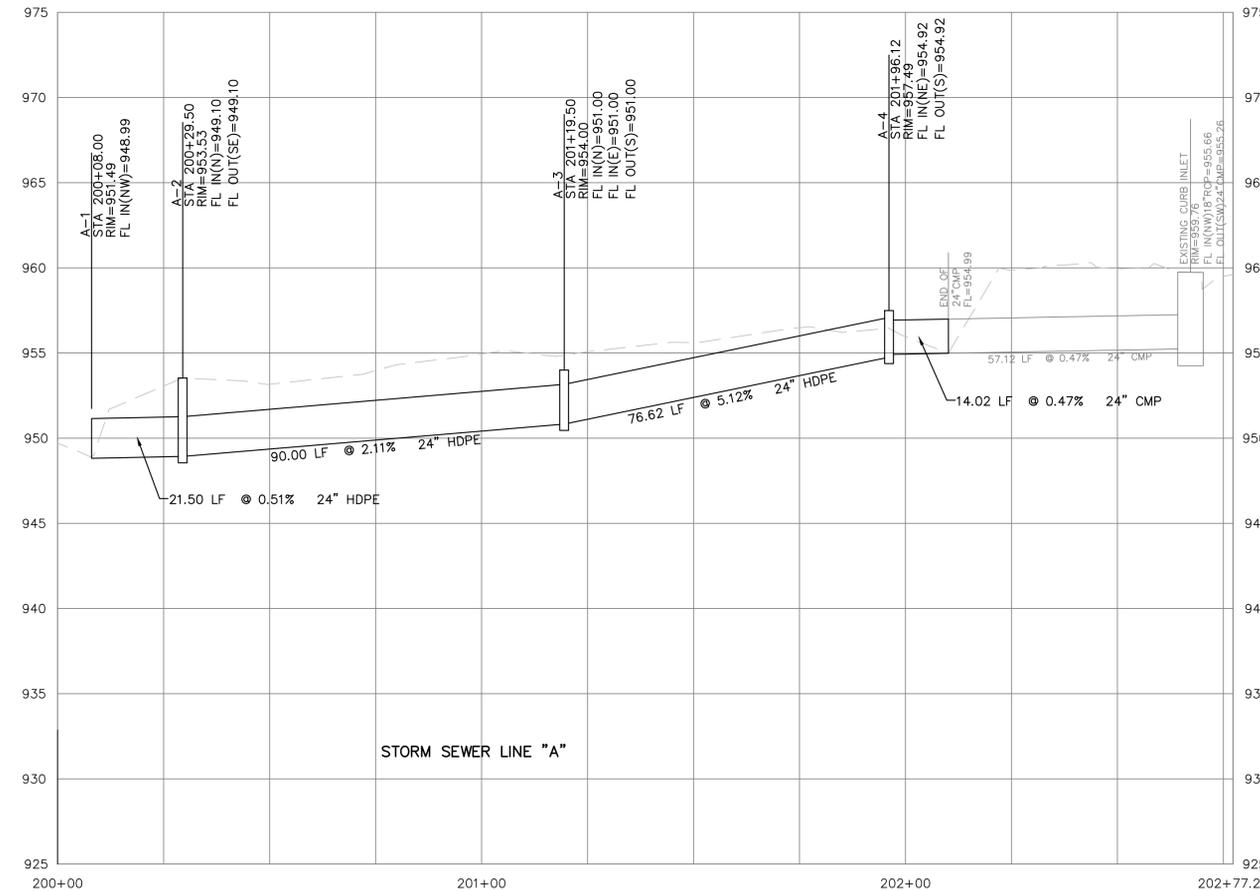


Stamped for Structural Only



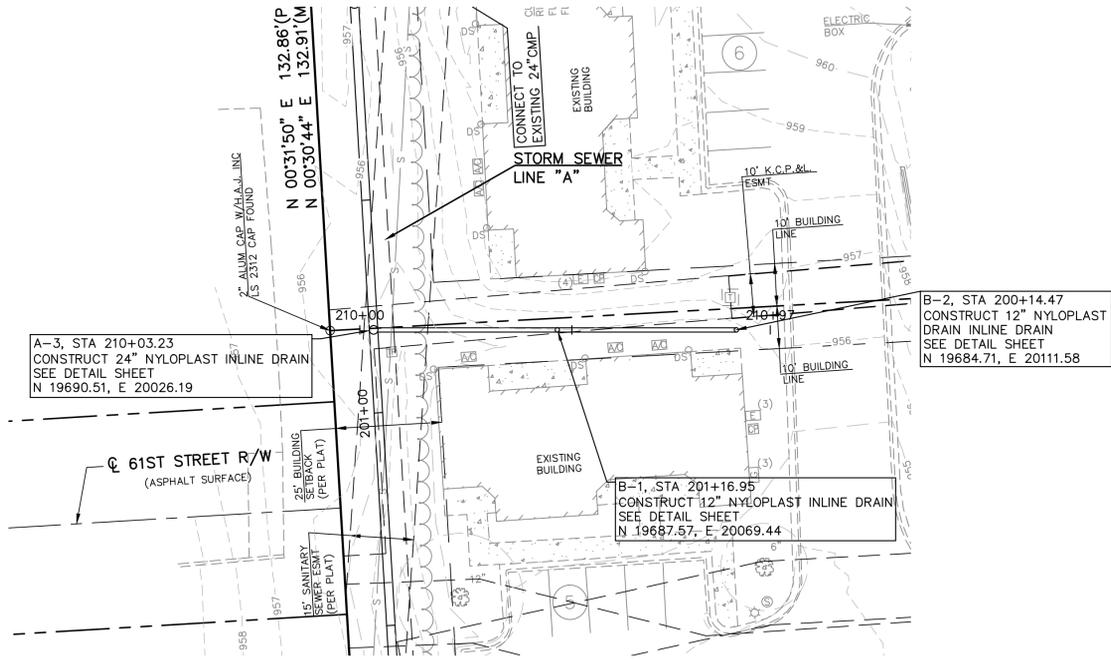


SCALE:  
 PLAN: 1"=20'  
 PROFILE: 1"=20' HORIZ.  
 1"=5' VERT.

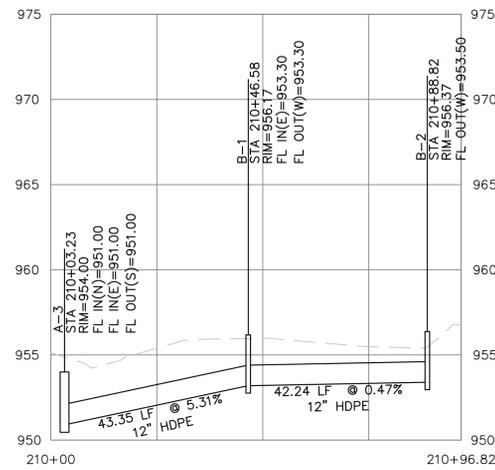


 <p>LEON D. OSBOURN        ENGINEER        MO # 021726</p>	<p>PROJ. NO. <b>A14-7192</b></p> <p>DESIGNER <b>LDO</b> DRAWN BY <b>BKR</b></p> <p>CFN <b>7192DPP</b></p> <p>SHEET <b>2 OF 4</b> REV <b>0</b></p>										
<p><b>PARKVILLE RESIDENTS</b>  <b>BELL ROAD AND 61ST STREET</b>  <b>PARKVILLE, MO</b></p>	<p><b>STORM SEWER LINE "A" - PLAN &amp; PROFILE</b></p>										
<p>2319 N. JACKSON   P.O. BOX 1304        JUNCTION CITY, KANSAS 66441        PH. (785) 762-5040   FAX (785) 762-7744        jdo@kveeng.com   www.kveeng.com</p> <p><b>KAW VALLEY ENGINEERING</b></p> <p>KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 00864E. EXPIRES 12/31/15</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">REV</td> <td style="width: 50%;">DESCRIPTION</td> </tr> <tr> <td style="text-align: center;">0</td> <td style="text-align: center;">6-15-15 INITIAL ISSUE</td> </tr> <tr> <td style="text-align: center;">LDO</td> <td style="text-align: center;">BKR</td> </tr> <tr> <td style="text-align: center;">DSN</td> <td style="text-align: center;">DWN</td> </tr> <tr> <td style="text-align: center;">CHK</td> <td style="text-align: center;">CHK</td> </tr> </table>	REV	DESCRIPTION	0	6-15-15 INITIAL ISSUE	LDO	BKR	DSN	DWN	CHK	CHK
REV	DESCRIPTION										
0	6-15-15 INITIAL ISSUE										
LDO	BKR										
DSN	DWN										
CHK	CHK										

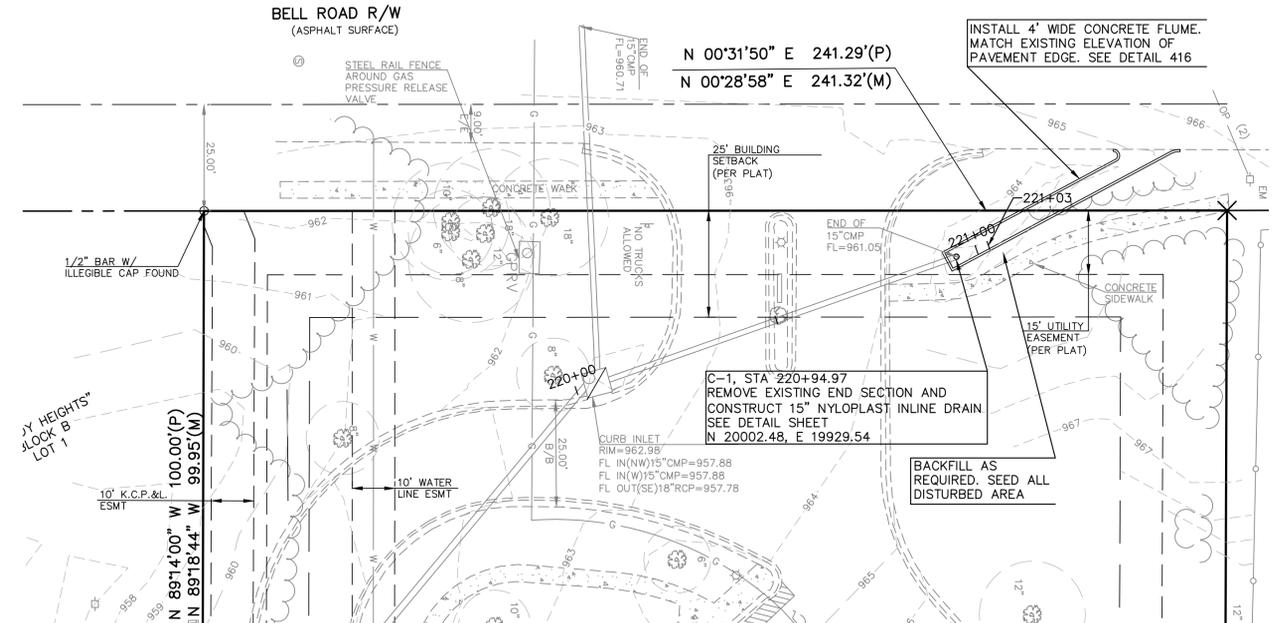
THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.



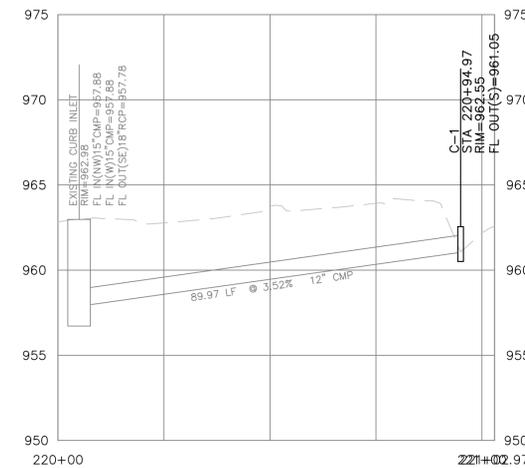
SCALE:  
 PLAN: 1"=20'  
 PROFILE: 1"=20' HORIZ.  
 1"=5' VERT.



STORM SEWER LINE "B"



SCALE:  
 PLAN: 1"=20'  
 PROFILE: 1"=20' HORIZ.  
 1"=5' VERT.



STORM SEWER LINE "C"

PROJ. NO. A14-7192	
DESIGNER LDO	DRAWN BY BKR
CFN 7192DPP	REV 0
SHEET 3 OF 4	REV 0

6-15-15	INITIAL ISSUE
	DESCRIPTION
	DSN
	BKR
	DWN
	CHK

LEON D. OSBOURN  
 ENGINEER  
 MO # 021726

2319 N. JACKSON I.P.O. BOX 1304  
 JUNCTION CITY, KANSAS 66441  
 PH. (785) 762-5040 | FAX (785) 762-7744  
 jdo@kveeng.com | www.kveeng.com

**KAW VALLEY ENGINEERING**

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 00864E. EXPIRES 12/31/15

**PARKVILLE RESIDENTS,  
 BELL ROAD AND 61ST STREET  
 PARKVILLE, MO**

**STORM SEWER LINE "B" & "C" - PLAN & PROFILE**



**CITY OF PARKVILLE  
INTRACITY COMMUNICATION**

JUNE 24, 2015

TO: SEAN ACKERSON  
FROM: ALYSEN ABEL

RE: PLAN REVIEW COMMENTS – JULY 7<sup>TH</sup> BOARD MEETING

**PARKVILLE SENIOR LIVING ADDITION**  
**PUBLIC WORKS COMMENTS**

**Stormwater**

The developer's engineer submitted conceptual plans for the storm sewer improvements associated with the proposed building addition. Based on flooding concerns for the existing building, the developer's engineer suggests installing additional storm drains in an effort to reduce flooding.

Additional engineering information will be required prior to building permit approval. The required information will include General Layout, General Notes, Drainage Calculations, Drainage Map, Erosion & Sediment Control Plans, and Standard Details.

In addition to the required engineering plans, a Stormwater Management Study will need to be submitted concurrent with/to the engineering plans and permit application. The stormwater study shall include calculations associated with the existing detention basin, to ensure there is adequate volume in the existing detention basin to handle the proposed improvements. The stormwater study shall be approved prior to permit issuance.

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

- a. The applicant's engineer shall submit detailed drawings and engineering calculations associated with the storm sewer improvements. The plans shall be approved prior to issuance of a Building Permit.
- b. The applicant's engineer shall submit a Stormwater Management Study that includes stormwater detention calculations associated with the existing pond. The stormwater study shall be approved prior to issuance of a Building Permit.

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

Date: July 1, 2015

Prepared By:  
Tim Blakeslee  
Assistant to the City Administrator

Reviewed By:  
Lauren Palmer  
City Administrator

ISSUE:

Approval of Accounts Payable Invoices, Insurance Payments, 1<sup>st</sup> of the Month Checks, Electronic Funds Transfer (EFT) Payments, Credit and Debit Card Processing Fees, and Payroll Expenditures from 6/10/2015 – 7/1/2015.

BACKGROUND:

Attached are the statements of approved payments, per the City's Purchasing Policy, for the period from June 10, 2015, through July 1, 2015. All disbursements must be reviewed and approved by the Board of Aldermen prior to the release of city funds.

BUDGET IMPACT:

Accounts Payable	\$273,823.67
Insurance Payments	\$44,633.18
1 <sup>st</sup> of the Month	\$0.00
EFT Payments	\$0.00
Processing Fees	\$0.00
Payroll	\$107,332.18
<b>TOTAL</b>	<b>\$425,789.03</b>

ALTERNATIVES:

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

STAFF RECOMMENDATION:

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

SUGGESTED MOTION:

I move to appropriate \$425,789.03 of city funds to pay salaries and accounts.

ATTACHMENTS:

1. Accounts Payable
2. Insurance Payments
3. Payroll
4. Credit Card Purchases
5. P&G Purchases
6. Price Chopper Purchases

PACKET: 05212 Federal Withholdings - 6/12/15  
VENDOR SET: 01  
BANK : PY Pooled Cash PY Related AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00044	Park Bank							
	I-T1 201506114099	Federal Withholding	D	6/12/2015		7,585.09CR	000000	
	I-T3 201506114099	FICA W/H	D	6/12/2015		8,708.72CR	000000	
	I-T4 201506114099	Medicare W/H	D	6/12/2015		2,036.68CR	000000	18,330.49

\* \* 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	18,330.49	18,330.49
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	18,330.49	18,330.49

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

PACKET: 05214 Regular Payments 6/12/15

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
01221	Andrew Coulson							
	I-Exp Report 4/8/15	Exp Report 4/8/15	R	6/16/2015		284.48CR	033939	284.48
02136	Kevin D. Humiston							
	I-Exp Report 4/8/15	Exp Report 4/8/15	R	6/16/2015		284.48CR	033940	284.48

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	2	0.00	568.96	568.96
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	2	0.00	568.96	568.96

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

PACKET: 05216 Regular Payments 6/12/15  
VENDOR SET: 01  
BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00718	Notary Public Underwriter Agency Inc I-6/5/15	Notary Bond and Supplies-PW	R	6/16/2015		63.00CR	033941	63.00

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	1	0.00	63.00	63.00
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	63.00	63.00

TOTAL ERRORS: 0                    TOTAL WARNINGS: 0

PACKET: 05221 Regular Payments 6/16/15

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
01390	Riss Lake Homes Association							
	I-June 2015	Grinder Pump Transfer-SW	R	6/16/2015		20,568.11CR	033943	20,568.11

* * T O T A L S * *		NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:		1	0.00	20,568.11	20,568.11
HANDWRITTEN CHECKS:		0	0.00	0.00	0.00
PRE-WRITE CHECKS:		0	0.00	0.00	0.00
DRAFTS:		0	0.00	0.00	0.00
VOID CHECKS:		0	0.00	0.00	0.00
NON CHECKS:		0	0.00	0.00	0.00
CORRECTIONS:		0	0.00	0.00	0.00
REGISTER TOTALS:		1	0.00	20,568.11	20,568.11

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

PACKET: 05226 Federal Withholdings - 6/26/15

VENDOR SET: 01

BANK : PY Pooled Cash PY Related AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00044	Park Bank							
	I-T1 201506254100	Federal Withholding	D	6/26/2015		8,466.99CR	000000	
	I-T3 201506254100	FICA W/H	D	6/26/2015		9,380.10CR	000000	
	I-T4 201506254100	Medicare W/H	D	6/26/2015		2,193.82CR	000000	20,040.91

## \* \* T O T A L S \* \*

	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	1	0.00	20,040.91	20,040.91
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	1	0.00	20,040.91	20,040.91

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

PACKET: 05231 Regular Payments 6/29/15

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00274	Ricoh USA, Inc. I-5036422683	Police Printing-PD	D	6/30/2015		95.06CR	000000	95.06
00314	Pitney Bowes-Purchase Power I-Stmt 6/4/15	Stmt 6/4/15	D	6/30/2015		800.00CR	000000	800.00
01614	KCPL I-Due 7/2/15 I-Due 7/6/15	Due 7/2/15 Due 7/6/15	D	6/30/2015		3,338.82CR 76.02CR	000000 000000	3,414.84
00002	A & M Printing I-30882 I-30912	Expo Brochures and Posters-46 Expo Popup Banners-46	R	6/30/2015		107.90CR 464.00CR	033944 033944	571.90
02018	Ace ImageWear I-0420090	Shop Rags-PK	R	6/30/2015		29.00CR	033945	29.00
00006	Alamar Uniforms I-482481	Uniform-PD	R	6/30/2015		403.00CR	033946	403.00
00174	Bernie Electric Wholesale, Inc. I-s100031319.001	GFCI Outlets-PK	R	6/30/2015		115.50CR	033947	115.50
00014	Chucks Parkville Garage I-34292	Tire Repair-TP	R	6/30/2015		20.00CR	033948	20.00
00156	Dave's Foreign Car Repair LLC I-132,016 I-132,038 I-132,207 I-132,257	Oil Change-PD Axel Repair-PD Oil Change-PD Oil Change-PD	R	6/30/2015		43.59CR 577.43CR 35.00CR 35.00CR	033949 033949 033949 033949	691.02
02175	eNet I-4206	Server Backup-IT	R	6/30/2015		177.00CR	033950	177.00
00521	Fry & Associates, Inc. I-27879 I-27880	Cozy Cocoon-PK Tire for tire swing-PK	R	6/30/2015		1,999.00CR 159.22CR	033951 033951	2,158.22
00238	G-W Trash Service I-Jan-April	Trash Hauling-PK,ST	R	6/30/2015		500.00CR	033952	500.00

PACKET: 05231 Regular Payments 6/29/15

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
01552	Game Time Athletics I-9425	Turnface-PK	R	6/30/2015		220.00CR	033953	220.00
01977	Gilmore & Bell, P.C. I-6/19/15	Arbitrage Invoice-SW	R	6/30/2015		124.00CR	033954	124.00
00053	Grass Pad Warehouse I-403634	Grass Seed-PK	R	6/30/2015		156.85CR	033955	156.85
00496	Gunter Pest Management, Inc. I-1138014	Pest Control-AD	R	6/30/2015		50.00CR	033956	50.00
00277	Guth Laboratories I-1553674-IN	Testing Supplies-80	R	6/30/2015		53.24CR	033957	53.24
02131	Heritage Tractor, Inc. I-1462009	Thermostat-PK	R	6/30/2015		30.23CR	033958	30.23
02248	Hi-Genes Janitorial Service I-45793	Janitorial Service-AD	R	6/30/2015		757.50CR	033959	757.50
01349	K & R's GT Muffler & Brake LLC I-13787	Brakes, Rotors, Calipers-PK	R	6/30/2015		969.79CR	033960	969.79
02021	KAT Nurseries I-3074 I-3830 I-4351 I-4384 I-4479	Mulch for new Trees-PK Trees-PK 2 Trees-PK Trees-PK Tree-PK	R R R R R	6/30/2015 6/30/2015 6/30/2015 6/30/2015 6/30/2015		70.00CR 393.00CR 425.00CR 358.50CR 220.50CR	033961 033961 033961 033961 033961	1,467.00
02342	Kaw Valley Engineering, INC. I-C24614	Const. Materials Testing-PW	R	6/30/2015		1,370.08CR	033962	1,370.08
02344	Lollipop Divas Tween Spa I-49513	Business License Refund-AD	R	6/30/2015		50.00CR	033963	50.00
02347	Louis Joline I-KS15022LJ	5K Certification-PK	R	6/30/2015		150.00CR	033964	150.00
02345	Marsha Broomfield I-6/13/15	Shelter Refund-AD	R	6/30/2015		35.00CR	033965	35.00

PACKET: 05231 Regular Payments 6/29/15

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
02054	Matthew Chapman							
	I-Exp Report 6/25/15	Exp Report 6/25/15	R	6/30/2015		39.00CR	033966	39.00
00942	McKeeever's Price Chopper							
	I-Stmt6/4/15	Stmt 6/4/15	R	6/30/2015		704.87CR	033967	704.87
01250	Metro Asphalt							
	I-1	Mill and Overlay Program-TP	R	6/30/2015		138,853.10CR	033968	138,853.10
02346	Michelle Head							
	I-6/13/15	Shelter Refund-AD	R	6/30/2015		70.00CR	033969	70.00
00088	Miller's Heritage Landscape							
	I-13267	Backflow-PK	R	6/30/2015		70.00CR	033970	
	I-13619	Backflow-AD	R	6/30/2015		314.17CR	033970	384.17
00159	Missouri American Water							
	I-Due 7/6/15	Due 7/6/15	R	6/30/2015		16.47CR	033971	
	I-Due 7/7/15	Due 7/7/15	R	6/30/2015		35.25CR	033971	
	I-Due 7/8/15	Due 7/8/15	R	6/30/2015		635.44CR	033971	687.16
00530	Missouri Municipal League							
	I-300004264	Membership Palmer-AD	R	6/30/2015		75.00CR	033972	
	I-300004313	Blakeslee Membership-AD	R	6/30/2015		40.00CR	033972	115.00
02343	MTS Contracting							
	I-15-9186	Repairs to Fountain-PK	R	6/30/2015		3,210.00CR	033973	3,210.00
00097	P & G Hardware							
	I-Stmt 6/16/15	Stmt 6/16/15	R	6/30/2015		209.87CR	033974	209.87
01873	Parkville Economic Development Council							
	I-10	2015 Investment-AD	R	6/30/2015		20,000.00CR	033975	20,000.00
02271	Payless Office Products, Inc.							
	I-2625758-0	Copy Paper-AD	R	6/30/2015		147.45CR	033976	147.45
02243	Pest Management Supply							
	I-ORD0162508	Weed Killer-ST	R	6/30/2015		210.16CR	033977	210.16
00107	Platte Rental & Supply							
	I-18911	Weed Eater String-ST	R	6/30/2015		15.99CR	033978	
	I-18975	Oil-TP	R	6/30/2015		22.80CR	033978	
	I-W2231	Repair-TP	R	6/30/2015		66.83CR	033978	105.62

PACKET: 05231 Regular Payments 6/29/15

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
01982	Rejis Commission							
	I-INV0042577	REJIS VPB-PD	R	6/30/2015		513.00CR	033979	
	I-INV0042578	Terminal Rejis-PD	R	6/30/2015		65.07CR	033979	578.07
00395	River City T's							
	I-E48225	Shirts-AD,46	R	6/30/2015		115.70CR	033980	115.70
00389	Superior Bowen Asphalt Co							
	I-4879	Patching Material-TP	R	6/30/2015		397.85CR	033981	397.85
00838	The Work Zone, Inc.							
	I-38855	Street Signs-TP	R	6/30/2015		36.26CR	033982	36.26
02071	TranSystems Corporation							
	I-0002805726	Bidding Services-95	R	6/30/2015		1,277.50CR	033983	1,277.50
00062	Tyler Technologies, Inc							
	I-025-127167	Court Mangement Soft-CT	R	6/30/2015		2,277.86CR	033984	2,277.86
02317	UMB Bank, N.A.							
	I-143530	HSA Fees-AD,ST,PK,PD	R	6/30/2015		15.00CR	033985	15.00
00160	Missouri Gas Energy							
	I-Due 7/17/15	Missouri Gas Energy	D	7/07/2015		80.13CR	000000	80.13
01087	Stinson Leonard Street LLP							
	I-30106029	Legal Services-AD	D	7/07/2015		3,825.00CR	000000	3,825.00
01614	KCPL							
	I-Due 7/8/15	Due 7/8/15	D	7/07/2015		2,863.09CR	000000	2,863.09
02140	Commerce Bank - Commercial Cards							
	I-Due 7/8/15	Due 7/8/15	D	7/07/2015		6,846.82CR	000000	6,846.82
00274	Ricoh USA, Inc.							
	I-5036532139	Police Printing-PD	D	7/27/2015		95.06CR	000000	95.06

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	42	0.00	179,533.97	179,533.97
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	8	0.00	18,020.00	18,020.00
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:	50	0.00	197,553.97	197,553.97

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
02018	Ace ImageWear I-0422855	Shop Rags-ST	R	7/07/2015		58.96CR	033998	58.96
00483	ADH Rental & Sales I-105029	Auger-PK	R	7/07/2015		111.63CR	033999	111.63
00014	Chucks Parkville Garage I-34395	Tire Repair-NS	R	7/07/2015		38.37CR	034000	38.37
00055	H&H Septic Service, Inc. I-36362 I-36407 I-36408	Eastside-SW Pinecrest-SW Curb Stop Repair-SW	R	7/07/2015		570.00CR 200.00CR 832.00CR	034001 034001 034001	1,602.00
00066	JCI Industries Inc. I-8106020	Spare Pump River Hills-SW	R	7/07/2015		13,210.00CR	034002	13,210.00
02021	KAT Nurseries I-3340	Mulch-PK	R	7/07/2015		105.00CR	034003	105.00
00232	Martin Marietta I-TK:1344046 I-TK:1344050	Rock-TP Rock-TP	R	7/07/2015		53.16CR 54.36CR	034004 034004	107.52
00092	New Directions I-213337	EAP Services-AD	R	7/07/2015		298.24CR	034005	298.24
00107	Platte Rental & Supply I-19352 I-19420	Chain Sharpen-PK Chain-PK	R	7/07/2015		8.00CR 35.98CR	034006 034006	43.98
00154	T-Ray Specialties Inc. I-27048 I-27049 I-27097	Tash Bags-PK Restroom Supplies-PK Trash Bags-ST	R	7/07/2015		239.88CR 366.74CR 179.91CR	034007 034007 034007	786.53
00150	Vance Bros Inc I-121865 I-121928	Asphalt-TP Asphalt-TP	R	7/07/2015		168.00CR 168.00CR	034008 034008	336.00

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	11	0.00	16,698.23	16,698.23
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:	11	0.00	16,698.23	16,698.23

TOTAL ERRORS: 0                      TOTAL WARNINGS: 0

PACKET: 05227 EOM Benefits - 6/26/15

VENDOR SET: 01

BANK : PY Pooled Cash PY Related AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00005	AFLAC							
	I-AFL201506114099	AFLAC after Tx	R	6/30/2015		56.90CR	033986	
	I-AFL201506254100	AFLAC after Tx	R	6/30/2015		56.90CR	033986	
	I-AFF201506114099	AFLAC PRETAX	R	6/30/2015		176.32CR	033986	
	I-AFF201506254100	AFLAC PRETAX	R	6/30/2015		163.06CR	033986	453.18
00136	State of Missouri							
	I-T2 201506114099	State Withholdings	R	6/30/2015		2,352.66CR	033987	
	I-T2 201506254100	State Withholdings	R	6/30/2015		2,607.66CR	033987	4,960.32
00794	Delta Dental							
	I-DNC201506114099	Delta Dental Insurance	R	6/30/2015		256.70CR	033988	
	I-DNC201506254100	Delta Dental Insurance	R	6/30/2015		256.70CR	033988	
	I-DNF201506114099	Delta Dental Insurance	R	6/30/2015		222.42CR	033988	
	I-DNF201506254100	Delta Dental Insurance	R	6/30/2015		222.42CR	033988	
	I-DNP201506114099	DENTAL PRETAX	R	6/30/2015		508.64CR	033988	
	I-DNP201506254100	DENTAL PRETAX	R	6/30/2015		531.76CR	033988	
	I-DNS201506114099	Delta Dental Insurance	R	6/30/2015		231.30CR	033988	
	I-DNS201506254100	Delta Dental Insurance	R	6/30/2015		231.30CR	033988	2,461.24
01322	Richard V. Fink, Trustee							
	I-GSC201506114099	S. Coleman 14-50465-can-13	R	6/30/2015		150.00CR	033989	
	I-GSC201506254100	S. Coleman 14-50465-can-13	R	6/30/2015		150.00CR	033989	300.00
01711	BCBSKC							
	I-ADD201506114099	ADD on BCBS Bill	R	6/30/2015		28.70CR	033990	
	I-ADD201506254100	ADD on BCBS Bill	R	6/30/2015		29.40CR	033990	
	I-BCC201506114099	BCBS Insurance	R	6/30/2015		1,176.00CR	033990	
	I-BCC201506254100	BCBS Insurance	R	6/30/2015		1,176.00CR	033990	
	I-BCE201506114099	BCKSKC Insurance	R	6/30/2015		2,472.00CR	033990	
	I-BCE201506254100	BCKSKC Insurance	R	6/30/2015		2,678.00CR	033990	
	I-BCF201506114099	BCBS Insurance	R	6/30/2015		1,278.00CR	033990	
	I-BCF201506254100	BCBS Insurance	R	6/30/2015		1,278.00CR	033990	
	I-BCS201506114099	BCBS Insurance	R	6/30/2015		866.00CR	033990	
	I-BCS201506254100	BCBS Insurance	R	6/30/2015		866.00CR	033990	
	I-HDB201506114099	BCBS Insurance	R	6/30/2015		370.00CR	033990	
	I-HDB201506254100	BCBS Insurance	R	6/30/2015		370.00CR	033990	
	I-HDC201506114099	BCBS Insurance	R	6/30/2015		1,005.00CR	033990	
	I-HDC201506254100	BCBS Insurance	R	6/30/2015		1,005.00CR	033990	
	I-HDE201506114099	BCBS Insurance	R	6/30/2015		528.00CR	033990	
	I-HDE201506254100	BCBS Insurance	R	6/30/2015		528.00CR	033990	
	I-HDF201506114099	BCBS Insurance	R	6/30/2015		1,092.00CR	033990	
	I-HDF201506254100	BCBS Insurance	R	6/30/2015		1,092.00CR	033990	
	I-HDS201506114099	BCBS Insurance	R	6/30/2015		370.00CR	033990	
	I-HDS201506254100	BCBS Insurance	R	6/30/2015		370.00CR	033990	
	I-HSC201506114099	BCBS Insurance	R	6/30/2015		331.00CR	033990	
	I-HSC201506254100	BCBS Insurance	R	6/30/2015		331.00CR	033990	
	I-HSE201506114099	BCBS Insurance	R	6/30/2015		870.00CR	033990	
	I-HSE201506254100	BCBS Insurance	R	6/30/2015		870.00CR	033990	
	I-HSF201506114099	BCBS Insurance	R	6/30/2015		538.00CR	033990	
	I-HSF201506254100	BCBS Insurance	R	6/30/2015		538.00CR	033990	
	I-LID201506114099	BC/BS Dependent Life Ins	R	6/30/2015		12.16CR	033990	

PACKET: 05227 EOM Benefits - 6/26/15  
 VENDOR SET: 01  
 BANK : PY Pooled Cash PY Related AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
	I-LID201506254100	BC/BS Dependent Life Ins	R	6/30/2015		12.54CR	033990	
	I-LIF201506114099	BC/BS Life Insurance	R	6/30/2015		177.35CR	033990	
	I-LIF201506254100	BC/BS Life Insurance	R	6/30/2015		181.73CR	033990	22,439.88
*VOID*	VOID CHECK		V	6/30/2015			033991	**VOID**
*VOID*	VOID CHECK		V	6/30/2015			033992	**VOID**
01718	VSP							
	I-VSP201506114099	Vision Care Employee Premiums	R	6/30/2015		120.08CR	033993	
	I-VSP201506254100	Vision Care Employee Premiums	R	6/30/2015		126.50CR	033993	246.58
01719	Prudential							
	I-LTD201506114099	Long Term Disability	R	6/30/2015		396.74CR	033994	
	I-LTD201506254100	Long Term Disability	R	6/30/2015		385.51CR	033994	782.25
01730	LAGERS							
	I-CSR201506114099	LAGERS RETIREMENT	R	6/30/2015		3,372.93CR	033995	
	I-CSR201506254100	LAGERS RETIREMENT	R	6/30/2015		3,337.67CR	033995	
	I-R&P201506114099	City/PD Ret Contribution	R	6/30/2015		2,353.99CR	033995	
	I-R&P201506254100	City/PD Ret Contribution	R	6/30/2015		2,727.27CR	033995	11,791.86
01807	City of Parkville/Flex Plan							
	I-FLX201506114099	Flex Plan	R	6/30/2015		269.69CR	033996	
	I-FLX201506254100	Flex Plan	R	6/30/2015		290.52CR	033996	560.21
02290	Colonial Life							
	I-COA201506114099	Colonial Life After Tax	R	6/30/2015		140.08CR	033997	
	I-COA201506254100	Colonial Life After Tax	R	6/30/2015		140.08CR	033997	
	I-COP201506114099	Colonial Life PreTax	R	6/30/2015		178.75CR	033997	
	I-COP201506254100	Colonial Life PreTax	R	6/30/2015		178.75CR	033997	637.66

* * T O T A L S * *		NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	10	0.00	44,633.18	44,633.18	
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:	2	0.00	0.00	0.00	
NON CHECKS:	0	0.00	0.00	0.00	
CORRECTIONS:	0	0.00	0.00	0.00	
REGISTER TOTALS:	12	0.00	44,633.18	44,633.18	

TOTAL ERRORS: 0                      TOTAL WARNINGS: 0

VENDOR SET: 01 City of Parkville  
 BANK: AP Pooled Cash Regular AP  
 DATE RANGE: 6/15/2015 THRU 99/99/9999

VENDOR I.D.	NAME	CHECK STATUS	DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
02140	Commerce Bank - Commercial Car							
	I-Due 7/8/15		D 7/07/2015			000000		
10	518.09-21-00	Miscellaneous	Google Charge-CD	10.00				
10	510.01-41-02	Professional Development	Conf Hotel Rizzuti-C	427.88				
10	510.01-41-02	Professional Development	Conf Hotel Exkerle-C	427.88				
10	501.05-01-00	Office Supplies & Consumables	Office Supplies-AD	18.23				
10	515.05-01-00	Office Supplies & Consumables	Office Supplies-PW	64.90				
10	510.05-01-00	Office Supplies & Consumables	Office Supplies-CT	51.98				
10	505.05-01-00	Office Supplies & Consumables	Office Supplies-PD	4.19				
10	510.01-41-02	Professional Development	Conf Hotel Coulson-C	197.76				
10	510.01-41-02	Professional Development	Conf Hotel Humiston-	197.76				
10	501.01-41-02	Professional Dev - Staff	ICMA Reg Palmer-AD	675.00				
10	501.01-41-02	Professional Dev - Staff	ICMA Reg Blakeslee-A	375.00				
30	501.03-09-00	Trash Hauling	Trash Service-SW	29.71				
30	501.09-21-00	Miscellaneous	Google Email-SW	5.00				
10	520.03-01-00	Telephone & Voicemail	ATT Uverse-ST	47.00				
10	501.09-21-00	Misc-Other	Coffee Pot-AD	63.92				
10	525.03-04-00	Water	Water-PK	26.80				
10	525.03-05-00	Mobile Phones & Pagers	Sprint-PK	82.19				
10	518.03-05-00	Mobile Phones & Pagers	Sprint-CD	131.90				
10	520.03-05-00	Mobile Phones & Pagers	Sprint-ST	199.51				
10	505.03-05-00	Mobile Phone & Pagers	Sprint-PD	246.56				
10	515.03-05-00	Mobile Phones & Pagers	Sprint-FW	20.55				
30	501.03-06-00	Wi-Fi	Sprint-SW	39.99				
10	520.03-04-00	Water	Water-ST	140.03				
10	515.05-01-00	Office Supplies & Consumables	Frames-PW	23.96				
10	501.05-01-00	Office Supplies & Consumables	Thermal Paper-AD	32.99				
10	525.06-21-01	Equipment Repair & Maintenance	Weedeater Repair-NS	35.75				
10	535.05-42-00	Program Expenses	Camp Materials-NS	50.64				
10	535.05-42-00	Program Expenses	Camp Materials-NS	72.22				
10	525.05-21-00	Equipment & Handtools	Sprayer-PK	21.57				
10	518.06-22-00	Vehicle Gas & Oil	Gas for Taurus w/o c	20.05				
10	501.01-41-02	Professional Dev - Staff	Parking-AD	5.00				
10	535.05-42-00	Program Expenses	Camp Materials-NS	23.48				
10	535.09-21-00	Miscellaneous	Drug Screen-NS	36.00				
10	520.09-21-00	Miscellaneous	Drug Screen-ST	159.00				
10	505.07-56-00	Hiring/Substance Screening	Drug Screen-PD	36.00				
10	501.09-20-02	Exec Session Meeting Supplies	Meeting Food-AD	106.00				
10	501.03-01-00	Telephone & Voicemail	City Hall Phone-AD	497.19				
30	501.07-42-00	One Call Utility Locating	One Call Pagers-SW	44.04				
10	501.06-01-00	Building Maint & Repair	Tables-AD	426.98				
30	501.03-09-00	Trash Hauling	Trash Hauling-SW	29.71				
10	501.09-21-00	Misc-Other	MSPA Brick-AD	45.00				
10	501.03-08-00	Cable	Cable-AD	174.85				
10	505.03-01-00	Telephone & Voicemail	ATT-PD	158.24				
10	525.03-01-00	Telephone & Voicemail	ATT-PK	164.04				
10	520.03-01-00	Telephone & Voicemail	ATT-ST	96.99				
30	501.03-01-00	Telephone & Voicemail	ATT-SW	303.68				

VENDOR SET: 01 City of Parkville  
 BANK: AP Pooled Cash Regular AP  
 DATE RANGE: 6/15/2015 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
02140	Commerce Bank - CommerCONT							
	I-Due 7/8/15							
	Due 7/8/15	D	7/07/2015			000000		
10	501.06-01-00		Building Maint & Repair	48.75				
10	525.06-01-00		Buildings Maint & Repair	6.49				
10	501.09-21-00		Misc-Other	335.00				
10	535.05-42-00		Program Expenses	8.90				
10	525.01-41-02		Professional Development	25.56				
10	501.01-41-00		Membership Fees & Dues - StaffIPMA HR Membership-A	175.00				
10	505.01-41-00		Membership Fees & Dues	200.00				6,846.82

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0	0.00	0.00	0.00
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	1	6,846.82	0.00	6,846.82
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	0.00

TOTAL ERRORS: 0

\*\* G/L ACCOUNT TOTALS \*\*

G/L ACCOUNT	NAME	AMOUNT
10 501.01-41-00	Membership Fees & Dues - Staff	175.00
10 501.01-41-02	Professional Dev - Staff	1,055.00
10 501.03-01-00	Telephone & Voicemail	497.19
10 501.03-08-00	Cable	174.85
10 501.05-01-00	Office Supplies & Consumables	51.22
10 501.06-01-00	Building Maint & Repair	475.73
10 501.09-20-02	Exec Session Meeting Supplies	106.00
10 501.09-21-00	Misc-Other	443.92
10 505.01-41-00	Membership Fees & Dues	200.00
10 505.03-01-00	Telephone & Voicemail	158.24
10 505.03-05-00	Mobile Phone & Pagers	246.56
10 505.05-01-00	Office Supplies & Consumables	4.19
10 505.07-56-00	Hiring/Substance Screening	36.00
10 510.01-41-02	Professional Development	1,251.28
10 510.05-01-00	Office Supplies & Consumables	51.98
10 515.03-05-00	Mobile Phones & Pagers	20.55
10 515.05-01-00	Office Supplies & Consumables	88.86
10 518.03-05-00	Mobile Phones & Pagers	131.90
10 518.06-22-00	Vehicle Gas & Oil	20.05

VENDOR SET: 01 City of Parkville  
 BANK: AP Pooled Cash Regular AP  
 DATE RANGE: 6/15/2015 THRU 99/99/9999

\*\* G/L ACCOUNT TOTALS \*\*

G/L ACCOUNT	NAME	AMOUNT
10 518.09-21-00	Miscellaneous	10.00
10 520.03-01-00	Telephone & Voicemail	143.99
10 520.03-04-00	Water	140.03
10 520.03-05-00	Mobile Phones & Pagers	199.51
10 520.09-21-00	Miscellaneous	159.00
10 525.01-41-02	Professional Development	25.56
10 525.03-01-00	Telephone & Voicemail	164.04
10 525.03-04-00	Water	26.80
10 525.03-05-00	Mobile Phones & Pagers	82.19
10 525.05-21-00	Equipment & Handtools	21.57
10 525.06-01-00	Buildings Maint & Repair	6.49
10 525.06-21-01	Equipment Repair & Maintenance	35.75
10 535.05-42-00	Program Expenses	155.24
10 535.09-21-00	Miscellaneous	36.00
	*** FUND TOTAL ***	6,394.69
30 501.03-01-00	Telephone & Voicemail	303.68
30 501.03-06-00	Wi-Fi	39.99
30 501.03-09-00	Trash Hauling	59.42
30 501.07-42-00	One Call Utility Locating	44.04
30 501.09-21-00	Miscellaneous	5.00
	*** FUND TOTAL ***	452.13

VENDOR SET: 01	BANK: AP	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			1	6,846.82	0.00	6,846.82
BANK: AP		TOTALS:	1	6,846.82	0.00	6,846.82
REPORT TOTALS:			1	6,846.82	0.00	6,846.82

VENDOR SET: 01 City of Parkville  
 BANK: AP Pooled Cash Regular AP  
 DATE RANGE: 6/15/2015 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00097	P & G Hardware							
	I- Stmt 6/16/15		R 6/30/2015			033974		
10	535.05-21-00		Equipment & Handtools	37.36				
10	501.06-01-00		Building Maint & Repair	17.37				
10	520.05-21-00		Handtools	49.09				
10	525.05-21-00		Equipment & Handtools	8.48				
10	525.06-12-00		Playground Equipment Repair	30.06				
10	525.06-21-01		Equipment Repair & Maintenance	35.96				
10	525.05-21-00		Equipment & Handtools	31.55				209.87

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	1	209.87	0.00	209.87
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS 0.00		
		VOID CREDITS 0.00	0.00	0.00

TOTAL ERRORS: 0

\*\* G/L ACCOUNT TOTALS \*\*

G/L ACCOUNT	NAME	AMOUNT
10 501.06-01-00	Building Maint & Repair	17.37
10 520.05-21-00	Handtools	49.09
10 525.05-21-00	Equipment & Handtools	40.03
10 525.06-12-00	Playground Equipment Repair	30.06
10 525.06-21-01	Equipment Repair & Maintenance	35.96
10 535.05-21-00	Equipment & Handtools	37.36
	*** FUND TOTAL ***	209.87

VENDOR SET: 01	BANK: AP	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			1	209.87	0.00	209.87
BANK: AP	TOTALS:		1	209.87	0.00	209.87
REPORT TOTALS:			1	209.87	0.00	209.87

VENDOR SET: 01 City of Parkville  
 BANK: AP Pooled Cash Regular AP  
 DATE RANGE: 6/22/2015 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00942	McKeever's Price Chopper							
	I-Stmt6/4/15		R 6/30/2015			033967		
10	501.09-20-02	Exec Session Meeting Supplies	Meeting Food-AD	13.64				
10	501.09-21-00	Misc-Other	Supplies for BBQ-AD	28.74				
10	510.09-21-00	Miscellaneous	Retirement Party-CT	79.13				
10	520.05-21-00	Handtools	Coffee, Supplies-ST	19.96				
10	501.09-21-00	Misc-Other	Staff BBQ Supplies-A	563.40				704.87

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	1	704.87	0.00	704.87
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS 0.00		
		VOID CREDITS 0.00	0.00	0.00

TOTAL ERRORS: 0

\*\* G/L ACCOUNT TOTALS \*\*

G/L ACCOUNT	NAME	AMOUNT
10 501.09-20-02	Exec Session Meeting Supplies	13.64
10 501.09-21-00	Misc-Other	592.14
10 510.09-21-00	Miscellaneous	79.13
10 520.05-21-00	Handtools	19.96
	*** FUND TOTAL ***	704.87

VENDOR SET: 01	BANK: AP	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			1	704.87	0.00	704.87
BANK: AP		TOTALS:	1	704.87	0.00	704.87
REPORT TOTALS:			1	704.87	0.00	704.87

## **CITY OF PARKVILLE**

### **Policy Report**

Date: Thursday, July 2, 2015

Prepared By:  
Lauren Palmer  
City Administrator

Reviewed By:  
Melissa McChesney  
City Clerk

ISSUE:

Receive updates from the Platte County Economic Development Council and Parkville Economic Development Council.

BACKGROUND:

The City is a gold level investor in the Platte County Economic Development Council (PCEDC). Because the annual investment sum (\$2,000) is within the City Administrator's purchasing authority, and this is a budgeted item, the Mayor renewed the contract with the Platte County on May 28, 2015, for the 2015 year (July 1, 2015, to June 30, 2016). Executive Director Alicia Stephens requested an opportunity to present to the Board of Aldermen and provide an update on economic development activities in Platte County and work being done to promote economic growth in Parkville.

On May 5, 2015, the Board of Aldermen approved a Public Services Agreement with the Parkville Economic Development Council (PEDC) and renewed its annual \$20,000 investment for the 2015 calendar year. The agreement requires the PEDC to make quarterly updates to the Mayor and Board of Aldermen. PEDC recently hired a new Executive Director, Mike Kellam, who will introduce himself to the Board and make the first quarterly report under the new agreement.

BUDGET IMPACT:

There is no budget impact associated with this action.

ALTERNATIVES:

1. Receive updates from the PCEDC and PEDC.
2. Postpone the item.

STAFF RECOMMENDATION:

Staff recommends that the Board of Aldermen receive updates from the Platte County Economic Development Council and Parkville Economic Development Council.

POLICY:

Section 3 of the Public Services Agreement with the Parkville Economic Development Council requires the EDC Executive Director to make quarterly updates regarding the Scope of Services to the Mayor and Board of Aldermen.

SUGGESTED MOTION:

As this is a non-action item, no motion is necessary.

ATTACHMENTS:

1. 2015 Contract - Platte County Economic Development Council
2. Public Services Agreement with the Parkville Economic Development Council
3. Parkville Economic Development Council marketing brochure

**CONTRACT**

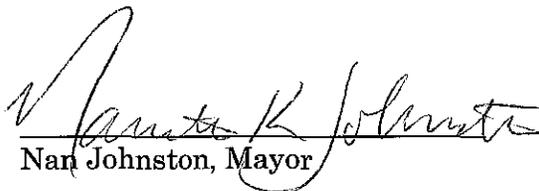
THIS CONTRACT, entered into on the 28th day of May, 2015, by and between the CITY OF PARKVILLE, MISSOURI ("CITY") and the PLATTE COUNTY ECONOMIC DEVELOPMENT COUNCIL ("EDC").

IN CONSIDERATION of the mutual covenants and agreements set forth herein, the parties agree to the following:

1. The EDC shall provide economic development services for the CITY for the year 2015 pursuant to the terms of this Contract.
2. The CITY shall pay the EDC the sum of Two Thousand and No/100 Dollars (\$2,000.00) for economic development services at the Gold Investment Level for the year 2015.
3. That the economic development services provided by the EDC shall include activities reasonably designed for the purpose of promoting and developing economic growth within the CITY, including, but not limited to, reasonably assisting the CITY in developing goals and strategies related to business expansion and retention for existing businesses and economic and industrial development for the CITY.

In Witness Whereof, the parties have executed this agreement the day and year first above written.

**CITY OF PARKVILLE, MISSOURI**

  
Nan Johnston, Mayor

**ATTEST:**



  
Melissa McChesney, City Clerk

**PLATTE COUNTY ECONOMIC DEVELOPMENT COUNCIL**

  
Brett Daffron  
Chairman of the Board

PUBLIC SERVICES AGREEMENT BY AND BETWEEN  
THE PARKVILLE EDC AND THE CITY OF PARKVILLE, MISSOURI

This Agreement, made and entered into this 5<sup>th</sup> day of May, 2015, is by and between the Parkville Economic Development Council (the "EDC"), a Missouri non-profit corporation, and the City of Parkville, Missouri, (the "City").

WITNESSETH:

WHEREAS, on September 21, 2010, by Resolution No. 09-01-10, the City adopted the Parkville Plan for Progress, an economic development strategic plan, and authorized a three-year funding commitment for the economic development organization proposed in the Plan for Progress; and

WHEREAS, the EDC was created, in part, to fulfill the recommendation of the Parkville Plan for Progress to create a public-private economic development partnership to assist the City in expanding and diversifying the economic base of Parkville; and

WHEREAS, the EDC works to achieve the goals outlined in the Parkville Plan for Progress through the attraction and retention of business and industry, and the EDC has demonstrated its ability to attract and retain business in the City; and

WHEREAS, the City's initial three-year funding commitment for the EDC expired in 2013, and the Board of Aldermen appropriated funding in 2014 to continue its annual investment; and

WHEREAS, EDC leadership continues to contribute to the City's economic environment with participation in development discussions, community asset advocacy, and economic development strategies; and

WHEREAS, the City desires to renew its investment in the EDC in 2015 and has appropriated funding for the same; and

WHEREAS, the parties determined that it is in the best interest of the City, and important to the promotion of the general economic welfare of the City, to contract for the performance of economic development services as set forth in this Agreement.

NOW THEREFORE, in consideration of the mutual undertakings and mutual benefits from the services set forth herein, the EDC and City agree as follows:

**1. SCOPE OF SERVICES**

The EDC shall perform economic development services for the benefit of the community as outlined in the Scope of Services, attached hereto as Exhibit A and incorporated by reference. EDC will work independently and collaboratively with City staff, as necessary, to accomplish the Scope of Services.

**2. TERM OF AGREEMENT**

The term of this Agreement shall be from January 1, 2015, to December 31, 2015. On or before October 1, 2015, the EDC shall provide the City Administrator with a copy of the then current fiscal year budget, projected year-end expenses and revenues, and its request for renewal of the public service agreement, if applicable. It is contemplated that the parties may enter into a similar agreement for the 2016 fiscal year.

### **3. PERFORMANCE REVIEW**

During the term of this Agreement, review of EDC performance under the terms of this Agreement shall occur through a quarterly update by the EDC Executive Director and/or Board Chair to the Mayor and Board of Aldermen regarding progress on the Scope of Services. To the extent possible, quarterly updates shall include specific and quantifiable measures of performance. It is understood by both parties that the Scope of Services represents an ongoing work plan and some objectives may have more or less progress in any given year.

### **4. COMPENSATION AND METHOD OF PAYMENT**

For Fiscal Year 2015, the City hereby agrees to compensate the EDC for the Services, in the amount of Twenty Thousand Dollars and No Cents (\$20,000.00) within 30 days of receipt of an invoice from the EDC. The City's funding commitment is contingent upon the EDC annually securing private sector or other funding in a minimum amount of Forty Thousand Dollars (\$40,000).

### **5. AUDIT, INSPECTION OF RECORDS, AND PERFORMANCE REVIEW**

Upon notice of not less than forty-eight (48) hours, the EDC shall permit an authorized representative of the City to inspect and audit all data and records of the EDC related to its performance under this Agreement.

EDC shall be required to complete a detailed annual budget that is approved by the EDC Board of Directors on or before the start of the EDC's fiscal year.

EDC shall submit an accounting of all funds spent by EDC for the preceding fiscal year on or before January 31.

### **6. SUBCONTRACTS**

The EDC and City hereby agree that this Agreement shall not be assigned, transferred, conveyed or otherwise disposed of without the prior written consent of the other party to the Agreement.

### **7. REPRESENTATION ON BOARD**

It is agreed that the EDC's Board of Directors is the governing body of the EDC and as such it oversees the operation of the EDC. The City is entitled to name one voting member of the Board of Directors. The City will possess three non-voting positions on the Board of Directors, one of which is an ex-officio position for the Mayor of the City. All of the City's four representatives to the Board of Directors will concurrently serve on the EDC Executive Committee, but only the voting director will have a vote in matters before the EDC Executive Committee.

## **8. NON-DISCRIMINATION PROVISIONS**

The EDC will not discriminate against any employee or applicant for employment because of race, color, creed, religion, ancestry, national origin, sex, disability or other handicap, or age. EDC will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, religion, ancestry, national origin, sex, disability or other handicap, or age. Such action shall include, but not be limited to, employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training. EDC will, in all solicitation or advertisements for employees placed by or on behalf of Professional, state that all qualified applicants will receive consideration for employment without regard to race, color, creed, religion, ancestry, national origin, sex, disability or other handicap, or age.

## **9. COMPLIANCE WITH THE LAW**

Both parties shall comply with all applicable federal, state and local laws, ordinances, codes and regulations.

## **10. CONFLICT OF INTEREST/POLITICAL ACTIVITY**

The elected officials, public officials, employees and agents of the City shall comply with all applicable laws and regulations relating to conflicts of interest, including Chapter 107 of the Parkville Municipal Code (Code of Ethics), with regard to the work and compensation covered by the Agreement.

The EDC shall not use the compensation paid through the Agreement to advocate, support, or oppose any ballot measure or candidate for public office. This section shall not be construed to prohibit the EDC from engaging in legislative or policy advocacy at the local, state, or federal level.

## **11. INDEPENDENT CONTRACTOR**

Neither party is authorized or empowered to make any commitments or incur any obligation on behalf of the other party. The EDC will provide the Services outlined herein as an independent contractor.

## **12. CANCELLATION, TERMINATION OR SUSPENSION**

This Agreement may be terminated at any time by written, mutual agreement of the parties. The City may terminate the Agreement immediately if funds are not appropriated for the Services described herein. Both parties shall have the right to terminate this Agreement in the event that the other party is in default or violation of the terms or provisions of this Agreement and fails to cure such default or violation in the manner specified in subsection below.

In the event of such default or violation by either the City or the EDC, the other party shall send by hand delivery or certified mail a Notice Demand to Cure Default, explaining the specific nature and extent of the default or violation. The party receiving Notice shall cure or remedy said violation or default within forty-five (45) working days after receipt of said Notice, unless a longer time is agreed upon by both parties in writing. In case the default is not cured or remedied within forty-five (45) working days or longer time if agreed upon, the party that issued the Notice may exercise its option to terminate this Agreement upon forty-five (45) days of written notice thereafter.

### **13. NOTICE**

Any notice required by this Agreement is deemed to be given if it is hand-delivered or mailed by United States certified mail, postage prepaid, and is addressed as hereinafter specified.

Notice to the City shall be addressed to:

City Administrator  
City of Parkville  
8880 Clark Ave.  
Parkville, MO 64152

Notice to EDC shall be addressed to:

Executive Director  
Parkville Economic Development Council  
8880 Clark Ave., Suite 218  
Parkville, MO 64152

### **14. GOVERNING LAW**

This Agreement shall be governed and construed in accordance with the laws of the State of Missouri.

### **15. MEDIA ANNOUNCEMENTS**

Neither party shall not be authorized to make statements to the media or otherwise on behalf of the other party without express direction and consent of the other party.

### **16. AUTHORIZED EMPLOYEES**

EDC acknowledges that Section 285.530, RSMo, prohibits any business entity or employer from knowingly employing, hiring for employment, or continuing to employ an unauthorized alien to perform work within the State of Missouri. EDC therefore covenants that it will not knowingly be in violation of subsection 1 of Section 285.530, RSMo, and that it will not knowingly employ, hire for employment, or continue to employ any unauthorized aliens to perform Services related to this Agreement, and that its employees are lawfully allowed to work in the United States.

### **17. INTEREST OF MEMBERS OF THE CITY**

No member of the governing body of the City and no other officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the planning and carrying out of this Agreement, shall have any personal financial interest, direct or indirect, in this Agreement and related economic development activities, and EDC shall take appropriate steps to assure compliance.

### **18. INTEREST OF EDC AND EMPLOYEES**

EDC covenants that its employees presently have no interest and shall not acquire interest, direct or indirect, in the scope of work associated with this Agreement or any other non-disclosed interest which would conflict in any manner or degree with the performance of services hereunder. EDC further covenants that in the performance of this Agreement, no person having any such interest shall be employed by the EDC.

#### **19. SEVERABILITY**

If any part, term or provision of this Agreement, or any attachments or amendments hereto, is declared invalid, void, or enforceable, all remaining parts, terms, and provisions shall remain in full force and effect.

#### **20. WAIVER**

The failure of either party to require performance of this Agreement shall not affect such party's right to enforce the same. A waiver by either party of any provision of breach of this Agreement shall be in writing. A written waiver shall not affect the waiving party's rights with respect to any other provision or breach.

#### **21. THIRD PARTIES**

The Services to be performed by the EDC are intended solely for the benefit for the City. Nothing contained herein shall create a contractual relationship with, or any rights in favor of, any person or entity not a signatory to this Agreement.

#### **22. ENTIRE AGREEMENT**

This Agreement represents the entire Agreement and understanding between the parties, and this Agreement supersedes any prior negotiations, proposals, or agreements. Unless otherwise provided in this Agreement, any amendment to this Agreement shall be in writing and shall be signed by the City and EDC, and attached hereto.

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

CITY OF PARKVILLE, MISSOURI

By: *Nanette K. Johnston*

Nanette K. Johnston, Mayor

ATTEST:

*Melissa McChesney*  
Melissa McChesney, City Clerk



PARKVILLE ECONOMIC DEVELOPMENT COUNCIL

By: *Roxsen Koch*

Roxsen Koch  
Chair

## EXHIBIT A

### Parkville EDC Public Service Agreement

#### Scope of Services

*(subject to review and revision on an annual basis)*

#### **Economic Development Sustainability**

1. Parkville EDC will work with Platte County EDC, Missouri Partnership, Missouri Department of Economic Development, and the Kansas City Area Development Council to identify and respond to leads for business investment in Parkville (i.e. projects).
2. Parkville EDC will be the lead local agency to field economic development inquiries and act as liaison between the private sector and the city with regard to projects. Parkville EDC will devote primary resources to projects that (a) attract high value, high growth business investment, (b) demonstrate an overall positive impact on the community, and (b) increase tax revenues to support increasing city services for a growing community.
3. Parkville EDC will track state and federal legislative activity and stay abreast of issues that may impact EDC goals. Regular updates will be provided to stakeholders along with recommended advocacy action as needed.

#### **Business Retention and Expansion**

4. The City will collect data on existing businesses via licenses, permits, etc. and share with Parkville EDC.
5. Parkville EDC will develop and implement a business retention strategy for existing industry in Parkville and utilize the synchronist technology (Platte County EDC) to catalog and evaluate industry information for trends and identify concerns and opportunities. The Parkville EDC will outline and implement business visits each month.

#### **Community Marketing**

6. Parkville EDC will create and implement a marketing plan to promote Parkville to targeted industries. The marketing plan will include frequent edits and updates to the EDC website and social media platforms. Parkville EDC will market Parkville through interaction with realtors, developers and site location consultants.
7. Parkville EDC will maintain a visible and active presence with local partner agencies including, but not limited to, the Platte County EDC, Main Street Parkville Association, Parkville Area Chamber of Commerce, and the Northland Regional Chamber of Commerce.

### **Residential Growth**

8. Parkville EDC will work to grow and maintain a mix of housing types that appeal to multi generations. Strategies may include, but not be limited to, (a) developing a program to assist in the sale/resale of homes; (b) encouraging “green” development incentives for residential growth; and (c) developing an executive recruitment initiative.

### **Development Process and Incentives**

9. Parkville EDC will initially vet requests for public economic development incentives in accordance with the City’s adopted Economic Development Incentive Policy. Parkville EDC will make recommendation(s) to the City regarding uses of public incentives on a project-by-project basis. Parkville EDC will coordinate discussions with taxing districts and advise on striking a balance between public and private interests.
10. Parkville EDC will communicate and advocate for Parkville economic development needs and priorities of the City to local, state, and federal officials and other taxing districts with jurisdiction in Parkville. However, the EDC will not advocate, support or oppose any specific ballot measure with compensation for services paid by the City of Parkville.
11. Parkville EDC will evaluate the existing Economic Development Incentive Policy and recommend any desired changes to the City.
12. Parkville EDC will publish, understand and communicate the Incentive Policy as revised.

### **Downtown Sustainability**

13. Parkville EDC will actively promote new business opportunities for downtown Parkville that strengthen the connectivity of downtown to surrounding neighborhoods and support a diverse retail base with a focus on unique and specialty businesses.
14. Parkville EDC will encourage policies and programs that continue to assist in maintaining downtown as the city center of Parkville.

### **Employment Growth**

15. Parkville EDC will work with Platte County EDC to maintain current listings of available land and building space in the LocationOne data base.
16. Parkville EDC will partner with area workforce organizations, including educational institutions, when applicable to enhance the opportunity for employment growth.

# *Vision to Reality*

Parkville's future is brighter than ever and we can't wait to partner with you. New opportunities for development are abundant in numerous locations throughout the community.

Parkville has the "can't miss" combination of a strong workforce, a high quality of life, and a business-friendly government. This adds up to a great place to bring your development vision to reality.

## *Envision the Possibilities*

Parkville offers a centralized location within minutes of Kansas City International Airport, downtown Kansas City, and Fort Leavenworth. Our ever-growing population and nationally recognized education system make Parkville the ideal city for businesses looking for a qualified, educated, and well trained workforce.

Envision the possibilities of working, growing, and thriving in Parkville.

## *Working for You*

The Parkville EDC is a private 501c6 organization that works to support private investment in Parkville. The EDC understands the desires of businesses and developers and coordinates with the city to meet those needs.

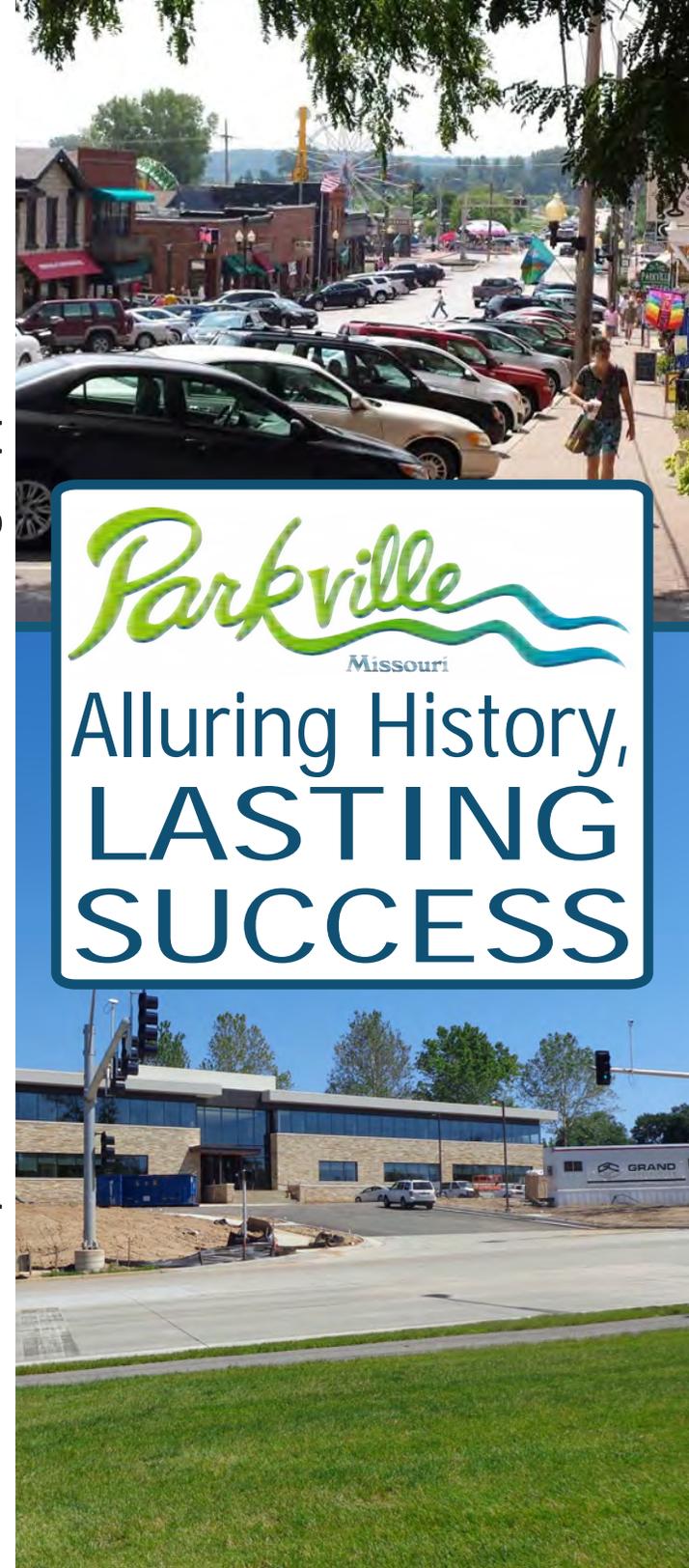
The EDC can be at the center of a partnership to assist in your success.

**CONTACT US:  
816-268-5006**



Parkville Economic Development Council  
8880 Clark Ave.  
Parkville, Missouri 64152

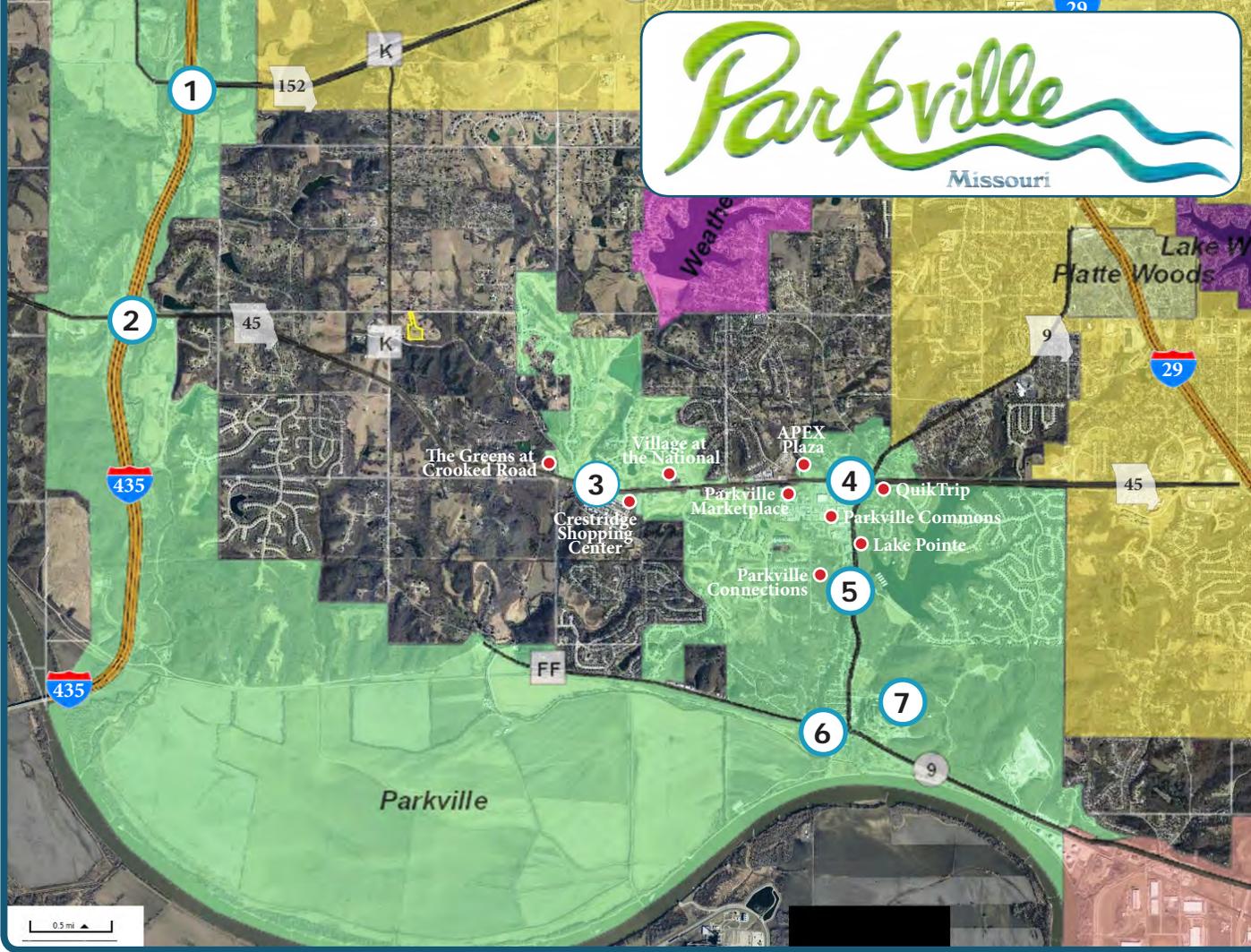
Don't see what you're looking for? Contact the Parkville Economic Development Council for other exciting opportunities!



*Parkville*  
Missouri  
**Alluring History,  
LASTING  
SUCCESS**

# Commercial

- ① **I-435 & 152 HWY:** Projected for a major retail and mixed-use center surrounded by business park and residential uses. Large undeveloped properties with quick access to the airport, state highway and interstate.
- ② **I-435 & 45 HWY:** Projected for a mix of business park, retail, office & residential uses. Sewer available with capacity. To be served by a four-lane divided highway (45 HWY) from I-435 to I-29 (final phase in 2016). Includes sites previously approved for 485 residential units, and over 85,000 SF of office, 127,000 SF of warehouse and 6,000 SF of retail space.
- ③ **45 HWY:** Numerous areas for development along the 45 HWY corridor including; **APEX Plaza (pictured below)**, **Parkville Market Place**, **Village at the National**, **The Greens at Crooked Road**, and **Crestridge Shopping Center**. Opportunities for immediate lease and site development. Includes properties approved for multiple office and commercial buildings.
- ④ **45 HWY & 9 HWY:** **QuikTrip** Construction on new store in summer 2015. QT has agreed to participate in a financing district to help fund planned improvements to the 9 Hwy and 45 Hwy corridors. **Parkville Commons (pictured below)**.
- ⑤ **9 HWY:** **Parkville Connections** 37 acres mixed use development with preliminary approval for 281 residential units and 116,000 sf of office/retail space. **Lake Pointe** is 5.02 acres zoned B-4 Planned Business District (commercial/office uses).
- ⑥ **Downtown Parkville:** Opportunities for immediate lease, purchase, infill, tenant finishes, and redevelopment throughout district. Transportation enhancement project on Route 9 will enhance the gateway to downtown (fall 2015). Additional improvements being planned as part of a 9 Highway Corridor study (2015-2016).
- ⑦ **Parkville Commercial Underground:** 250,000 SF of finished space 98% leased. 5,000 SF immediately available. 250,000 SF additional unfinished space. Competitive lease and utility rates.



# Residential

Over the past two years Parkville has seen a 40% increase in housing permits garnering new, high-quality roof top expansion in both single family and multi-family markets. In 2014, 70 new single-family homes were built with an average valuation of over \$257,000 each, and the city is on track to exceed this amount again in 2015.

Parkville also has an inventory of available lots. In 2015, the city has approved over 50 new single-family lots and 300 new luxury multifamily units which are projected to be under construction in 2015 and 2016. Additionally, Parkville provides immediate access to a population that earns a median household income of over \$102K per year and a per capita income of \$56K per year both of which are significantly above the state averages.

**CONTACT US:**  
[ParkvilleEDC.com](http://ParkvilleEDC.com)



③ **45 HWY & Bell Road:** **APEX Plaza** Undeveloped tract approved for office, service and retail uses, with access at Bell Road signal and a right-in, right-out on 45. Previously approved commercial service center building; 3-story 33,352 SF office/retail building; 4,400 SF bank.



④ **45 HWY & 9 HWY:** **Parkville Commons** Development and leasing opportunities are available. Two additional office buildings approved - 3-story, 19,316 SF building and 2-story, 13,055 SF building.