BOARD OF ALDERMEN
Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, June 2, 2020 7:00 PM
City Hall Board Room

Bill No. 3088 / Ord. No. 3037

In light of public health orders from the Missouri Governor and Platte County related to the COVID-19 pandemic, and given the nature of the items to be considered at this particular meeting, the members of the Board of Aldermen will meet via telephone or video conference. Members of the public interested in this meeting are encouraged to listen in on the meeting via the following telephone number and access code – (312) 626 6799, Meeting ID: 816 6946 9843, Password: 492838 – rather than appear at City Hall (note: occupancy will be limited).

In addition, rather than appearing at City Hall to provide input at the meeting on action agenda items, members of the public may submit written testimony to the City Clerk in advance by noon on the day of the meeting and the testimony will be to be provided to the Mayor and Board of Aldermen and presented at the meeting and made part of the official record. **Next numbers:**

1. **CALL TO ORDER**
   A. Roll Call
   B. Pledge of Allegiance

2. **CITIZEN INPUT**
   A. Proclaim June 15, 2020, as World Elder Abuse Awareness Day

3. **CONSENT AGENDA**
   A. Approve the minutes for the May 5, 2020, regular meeting
   B. Receive and file the April sewer report
   C. Receive and file the 2019-2020 Annual Snow Report
   D. Accept right-of-way and easements from Kenneth and Sandra Kerns and Parkville Sod and remit payments associated with the Route 9 improvements from Highway 45 to Lakeview Drive
   E. Approve accounts payable from May 15 to May 28, 2020

   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 made by any alderman, followed by a second and a voice vote to "Approve the consent agenda and recommended motions for each item as presented."

4. **ACTION AGENDA**

Posted Date & Time: 5/29/20; 4:10 p.m. By: MM

A. Adopt an ordinance to authorize and direct the issuance, sale and delivery of taxable neighborhood improvement district limited general obligation refunding bonds (Brush Creek Drainage Neighborhood Improvement District) Series 2020A; prescribe the form and details of said bonds; and authorize certain other documents and actions in connection therewith (Administration)

B. Adopt an ordinance to authorize and direct the issuance, sale and delivery of taxable neighborhood improvement district limited general obligation refunding bonds (Brink Meyer Road Neighborhood Improvement District) Series 2020B; prescribe the form and details of said bonds; and authorize certain other documents and actions in connection therewith (Administration)

C. Approve the second reading of an ordinance to approve the final plat of The Woods At Creekside First Plat - Case No. PZ20-12; Parkville Development 140, LLC, applicant (Community Development)

D. Approve the first reading of an ordinance to install stop signs on McAfee Drive at the Main Street and East Street intersections (Public Works)

5. STAFF UPDATES ON ACTIVITIES

A. Community Development

1. Master Plan Update Public Engagement

6. MAYOR, BOARD OF ALDERMEN & COMMITTEE REPORTS & MISCELLANEOUS ITEMS

7. ADJOURN

Posted Date & Time: 5/29/20; 4:10 p.m. By: MM

PROCLAMATION

WORLD ELDER ABUSE AWARENESS DAY

Whereas, Older adults deserve to be treated with respect and dignity to enable them to serve as leaders, mentors, volunteers and vital participating members of our communities; and

Whereas, in 2006, the International Network for the Prevention of Elder Abuse, in support of the United Nations International Plan of Action, proclaimed a day to recognize the significance of elder abuse as a public health and human rights issue; and

Whereas, 2020 marks the 14th Annual World Elder Abuse Awareness Day and its recognition will promote a better understanding of abuse and neglect of older adults; and

Whereas, the National Center on Elder Abuse and the City of Parkville recognize the importance of taking action to raise awareness, prevent and address elder abuse; and

Whereas, as our population lives longer, we are presented with an opportunity to think about our collective needs and future as a nation; and

Whereas, ageism and social isolation are major causes of elder abuse in the United States; and

Whereas, recognizing that it is up to all of us to ensure that proper social structures exist so people can retain community and societal connections, reducing the likelihood of abuse; and

Whereas, preventing abuse of older adults through maintaining and improving social supports like senior centers, human services and transportation will allow everyone to continue to live as independently as possible and contribute to the life and vibrancy of our communities; and

Whereas, where there is justice there can be no abuse; therefore, NCEA urges all people to restore justice by honoring older adults.

NOW, THEREFORE, I, Nanette K. Johnston, Mayor of the City of Parkville, Missouri do hereby proclaim June 15, 2020, as World Elder Abuse Awareness Day and encourage our community to recognize and celebrate older adults and their ongoing contributions to the success and vitality of our country.

Signed and dated this 2nd day of June 2020.

____
Mayor Nanette K. Johnston

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:01 PM on May 19, 2020 and was called to order by Mayor Nanette K. Johnston. City Clerk Melissa McChesney called the roll as follows:

Ward 1 Alderman Tina Welch	- present via videoconferencing
Ward 1 Alderman Philip Wassmer	- present via videoconferencing
Ward 2 Alderman Brian T. Whitley	- present via videoconferencing
Ward 2 Alderman Dave Rittman	- present via videoconferencing
Ward 3 Alderman Robert Lock	- present via videoconferencing
Ward 3 Alderman Douglas Wylie	- present via videoconferencing
Ward 4 Alderman Marc Sportsman	- present via videoconferencing
Ward 4 Alderman Greg Plumb	- present via videoconferencing

A quorum of the Board of Aldermen was present via videoconferencing.

The following staff was also present via videoconference:
Joe Parente, City Administrator
Kevin Chrisman, Police Chief
Alysen Abel, Public Works Director
Stephen Lachky, Community Development Director
Matthew Chapman, Finance/Human Resources Director
Anna Mitchell, Assistant to the City Administrator
Chris Williams, City Attorney

2. CITIZEN INPUT

A. **Proclaim May 2020 as Older Americans Month**

Mayor Johnston presented the proclamation to Platte County Senior Fund Executive Director Debra Gwin.

B. **Proclaim May 17-23, 2020, as Public Works Week**

Mayor Johnston presented the proclamation to Public Works Director Alysen Abel.

3. CONSENT AGENDA

A. Approve the minutes for the May 5, 2020, regular meeting
B. Approve the minutes for the May 5, 2020, work session
C. Receive and file the financial report for the month ending April 30, 2020
D. Receive and file the crime statistics for January through March 2020
E. Reappoint Russ Downing to the Board of Zoning Adjustment through May 2025
F. Reappoint Neil Davidson and Susan Robb to the Community Land and Recreation Board through May 2023
G. Reappoint Lance Loewenstein and Tara Bennett to the Industrial Development Authority through May 2023
H. Reappoint Walt Lane and Allyson Berberich to the Planning and Zoning Commission through May 2024
I. Accept right-of-way and easements from Walnut Grove Cemetery and remit payments associated with the Route 9 improvements from Highway 45 to Lakeview Drive
J. Approve accounts payable from May 1 to May 14, 2020
K. Reappoint Michael Sobba to the Tax Increment Financing Commission through May 2024

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

4. ACTION AGENDA

A. Approve a subordination agreement with Academy Bank for Townhome Tract M25 for the real estate purchase agreement with Parkville Development 70, LLC, for the Meadows at Creekside Project

City Administrator Joe Parente stated that the purchase agreement was for Tract M25 and Academy Bank was the new lender. The City held the lien on the property called the second deed of trust and the City was in the same position as it was under the previous agreement with the previous lender. The same agreement was approved for Tract M1 through Tract M24 on November 5, 2019, but Tract 25 was accidentally left off the agreement.

IT WAS MOVED BY ALDERMAN MARC SPORTSMAN AND SECONDED BY ALDERMAN DAVE RITTMAN TO **APPROVE SUBORDINATION AGREEMENTS WITH ACADEMY BANK FOR TRACT M25 OF THE SECOND DEED OF TRUST WITH PARKVILLE DEVELOPMENT 70, LLC**. MOTION PASSED 8-0.

B. Authorize the mayor to execute a receipt, release and refunding agreement with UMB Bank to accept a donation from the Erik and Anna Andersen Interim Trust for the Parkville Nature Sanctuary

Assistant to the City Administrator Anna Mitchell said that a donation was being made to the Parkville Nature Sanctuary from Parkville residents who had passed away and left eight percent of their trust to the sanctuary. The funds would be deposited into the Nature Sanctuary Donation Fund and a memorial tree would be planted in the sanctuary to honor them for their donation.

IT WAS MOVED BY ALDERMAN MARC SPORTSMAN AND SECONDED BY ALDERMAN DAVE RITTMAN TO **AUTHORIZE THE MAYOR TO EXECUTE A RECEIPT, RELEASE AND REFUNDING AGREEMENT WITH UMB BANK ACCEPTING A DONATION FROM THE ERIK AND ANNA ANDERSEN INTERIM TRUST FOR THE PARKVILLE NATURE SANCTUARY IN THE AMOUNT OF $182,066**. MOTION PASSED 8-0.

C. Approve the first reading of an ordinance to approve the final plat of The Woods At Creekside First Plat - Case No. PZ20-12; Parkville Development 140, LLC, applicant

Community Development Director Stephen Lachky stated that the property was located in the northwest quadrant at the intersection of Interstate 435 and Highway 45. The preliminary development plan was approved on November 6, 2018, and it would be the first subdivision of single-family homes in the quadrant. The Planning and Zoning Commission recommended approve on May 5.

IT WAS MOVED BY ALDERMAN MARC SPORTSMAN AND SECONDED BY ALDERMAN DAVE RITTMAN TO APPROVE BILL NO. 3087, AN ORDINANCE **APPROVING THE FINAL PLAT OF THE WOODS AT CREEKSIDE, FIRST PLAT, A SUBDIVISION IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI**, ON FIRST READING AND POSTPONE THE SECOND READING TO JUNE 2, 2020. MOTION PASSED 8-0.

D. Approve a professional services agreement with George Butler Associates for survey, engineering design and appraisal services for the Six at Park Public Improvements Project

Public Works Director Alysen Abel provided an overview of the project, noting that the City received a Missouri Governor's Cost Share Grant for public improvements to Route 9 at Sixth Street associated with the Six at Park Development. The grant was for $400,000 with a City match of $400,000. A traffic study was completed before the development was approved. The City worked with George Butler Associates to the design and costs for the improvements. Abel noted that the cost for engineering would be separate from the City's match.

Bryan Blizzard, George Butler Associates provided an overview of the project; presentation attached as Exhibit A.

Discussion focused on what would happen to the existing retaining walls, matching the features of the improvements with those being made on Route 9 from Highway 45 to Lakeview Drive, the estimated cost compared to the actual cost for the improvements, who would be handling the easement acquisitions, the engineering fee compared to other similar projects and if there would be savings if the construction was combined with the work on Route 9 from Highway 45 to Lakeview Drive. Community Development Director Stephen Lachky said the Governor's Cost Share program was very specific in that matching portions have to be used for construction only, which was different than the Cost Share Program grant received for the first segment from Highway 45 to Lakeview Drive. Public Works Director Alysen Abel said that because it was a Missouri Department of Transportation project, it required competitive bidding and she was unsure if the same company could do both projects unless they were the low bidder on both projects.

IT WAS MOVED BY ALDERMAN MARC SPORTSMAN AND SECONDED BY ALDERMAN DAVE RITTMAN TO **APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH GEORGE BUTLER ASSOCIATES FOR SURVEY, ENGINEERING DESIGN AND APPRAISAL SERVICES FOR THE SIX AT PARK PUBLIC IMPROVEMENTS PROJECT IN THE AMOUNT OF $153,709, AND THE ADDITIONAL SUB CONSULTANTS FOR $18,500**. MOTION PASSED 8-0.

E. Approve Resolution No. 20-008 approving and endorsing an application for a Tree Resource Improvement and Maintenance Grant to the Missouri Department of Conservation for a tree inventory of the parks

Public Works Director Alysen Abel stated that a grant application was submitted annually and staff was requesting the maximum grant amount of $10,000. Previous grants were used to complete a tree inventory, remove or prune hazardous trees and plant new trees. The Community Land and Recreation Board recommended approval on May 8, 2020.

IT WAS MOVED BY ALDERMAN MARC SPORTSMAN AND SECONDED BY ALDERMAN DAVE RITTMAN TO **APPROVE RESOLUTION NO. 20-008 AND DIRECT STAFF TO SUBMIT THE TREE RESOURCE IMPROVEMENT AND MAINTENANCE GRANT APPLICATION TO REMOVE HAZARDOUS TREES IN THE PARKS**. MOTION PASSED 8-0.

F. Approve the second reading of an ordinance to accept public street, sanitary and storm improvements and the associated maintenance bond for the Reserve at Riss Lake

Mayor Johnston stated that the first reading was presented on May 5. No additional information was provided.

ACTION:	IT WAS MOVED BY ALDERMAN MARC SPORTSMAN AND SECONDED BY ALDERMAN DAVE RITTMAN TO **APPROVE BILL NO. 3086, AN ORDINANCE ACCEPTING PUBLIC STREET, SANITARY AND STORM IMPROVEMENTS AND ASSOCIATED MAINTENANCE BOND FOR THE RESERVE AT RISS LAKE**, ON SECOND READING TO BECOME ORDINANCE NO. 3036. MOTION PASSED 8-0.
AYES:	TINA WELCH, PHILIP WASSMER, DAVE RITTMAN, BRIAN T. WHITLEY, ROBERT LOCK, DOUGLAS WYLIE, MARC SPORTSMAN, GREG PLUMB
NOES:	NONE

5. STAFF UPDATES ON ACTIVITIES

A. Administration

1. COVID-19 Update

City Administrator Joe Parente stated that staff discussed the impacts of COVID-19 on City revenues at the May 11 Finance Committee meeting. They discussed options to address the impacts on revenue and recommended measures for the City to offset any losses. He noted that staff was waiting on the sales tax receipts from the Missouri Department of Revenue in July which would show the impact on sales taxes during March and April. A work session would be scheduled in July to review the status of the City's finances related to COVID-19.

Parente said that the electronics recycling and paper shredding events would be held on June 6 with additional safeguards from the vendors. He added that shelter reservations were being accepted, baseball practices resumed with stipulations including safety precautions and the glass was installed in the city hall lobby which would allow it to be be opened to the public the following week.

6. MAYOR, BOARD OF ALDERMEN & COMMITTEE REPORTS & MISCELLANEOUS ITEMS

Alderman Whitley requested information about rescheduling the spring cleanup. Public Works Director Alysen Abel said that she discussed it with the staff that worked the events and because the events would not be able to be held until the heat of the summer, staff recommended cancelling the spring cleanup and holding the fall cleanup and curbside pickup events in October.

Alderman Welch noted that the General Municipal Election was scheduled on June 2.

Alderman Sportsman said that at the May 11 Finance Committee meeting he mentioned that the restroom in Platte Landing Park needed to be cleaned out more often. Public Works Director Alysen Abel said that staff was working to find a vendor to clean it out more frequently. He also asked about artificial turf compared to mulch at the playgrounds in English Landing Park and Abel said that the parks superintendent was reaching out to other parks in the area to see what was used or recommended be used on playgrounds.

Alderman Plumb asked about the second neighborhood improvement district assessment payment to be received by Creekside developer Brian Mertz. City Administrator Joe Parente responded that the payment would not be received until the first 24-unit apartment was completed. The payment was due in August.

7. ADJOURN

Mayor Johnston declared the meeting adjourned at 8:13 p.m.

The minutes for May 19, 2020, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the second day of June 2020.

Submitted by:

____
City Clerk Melissa McChesney

OUR MISSION

We partner with communities to deliver the finest water and wastewater services available at a competitive price. We are committed to keeping water safe and clean while serving people and taking care of communities with improved technical operations, careful management and financial oversight, and ensured regulatory compliance.

Alliance Water Resources, Inc.

**206 S. Keene St.
Columbia, MO
65201**

(573)874-8080

Alliance WATER RESOURCES®
Professional Water and Wastewater Operations

OPERATIONS REPORT – PARKVILLE DIVISION

April 2020

Wastewater Treatment Plant Operations

- 4.34 inches of precipitation fell during the month.
- The plant performed well this month with 98.0% removal efficiency for B.O.D. and 94.8% for TSS.
- An average of 568,700 gallons of wastewater was treated each day.

Wastewater Laboratory Analysis

- Staff performed 450 recorded lab tests.
- The following samples were delivered to Keystone Labs for analysis: NH_3-N (4).
- Monthly and daily laboratory equipment maintenance and calibrations were performed according to manufacturer's guidelines.
- Staff performed QA/QC (Quality Assurance and Quality Control) on the laboratory analysis performed at the WWTF.

Wastewater Treatment Plant Maintenance

- Staff cleaned east and west clarifiers.
- LDO basins probes 1a, 1b, 2a, and 2b were cleaned.
- Routine preventative maintenance was performed in accordance with all manufacturers' recommendations and logged on the computer.
- Hi-G Enterprise started working on cleaning out the creek on the south side of the WWTP property.

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_2S at manhole B-16 on a weekly basis.
- Staff continues to monitor the pressure gauge on the force main at River Chase subdivision three times per week.

Collection System Maintenance

- Staff performed two new sewer inspections in Cider Mill Ridge.
- FTC performed annual preventative maintenance on the pumps at River Hills and Pinecrest Pump Station.
- Staff installed new signage at all of the pump stations.

OPERATIONS REPORT – PARKVILLE DIVISION

- H&H Septic made repairs to three different homeowner's sewer service lines in Riss Lake subdivision. Two on South Lake and one on Twilight place. All of these are on the city's side of curb stop.

Bio-solids
- Staff did not apply sludge during the month.

Safety
- April 28, 2020 Safety Meeting: Distracted Driving Prevention.

Recommendations
- Nothing at this time.

OPERATIONS REPORT – PARKVILLE DIVISION

Loading

Hydraulic	568,700 gallons per day
Organic	369 mg/L of BOD_5 per day

NPDES Effluent Permit Parameters

Parameter	Monthly Average	Permit Limit
pH	6.8Min. and 7.2 Max	6.5 - 9.0
TSS	7.2 mg/L	30 mg/L
BOD_5	3.1 mg/L	25 mg/L
NH_3-N	.10 mg/L	1.7 mg/L
E. coli Coliform	6.0 #/100 mL	206 #/100mL
O & G	Sample Not Required this Month	10.0 mg/L (quarterly)
T. Phosphorus	Sample Not Required this Month	Monitoring Only (quarterly)
T. Nitrogen	Sample Not Required this Month	Monitoring Only (quarterly)
SM1 T. Phosphorus	Sample Not Required this Month	Monitoring Only (quarterly)
SM1 T. Nitrogen	Sample Not Required this Month	Monitoring Only (quarterly)

Removal Efficiency

Parameter	Monthly Average	Permit Limit
Organic	98.0%	85 %
Solids	94.8 %	85 %

Biosolids

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

MISSOURI DEPARTMENT OF NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL QUALITY
Discharge Monitoring Report For Municipal Wastewater Treatment Plants

NAME OF FACILITY	LOCATION ADDRESS & CITY	COUNTY/REGION
Parkville Extended Aeration WWTF	12303 NW FF Highway, Parkville, MO 64152	Platte/ KCRO

MONTH/YEAR	PERMIT NUMBER	OUTFALL NUMBER	TYPE TREATMENT FACILITY
Apr-20	MO-0113085	#001	Extended Air-Activated Sludge

	INFLUENT				EFFLUENT								% Removal	
DATE	pH UNITS	BOD mg/L	TSS mg/L	TEMP °C	FLOW GPD	pH UNITS	BOD mg/L	TSS mg/L	Ammonia as N mg/l	DO mg/L	E. coli COLFRM #/100 ML	TEMP °C	BOD mg/L	TSS mg/L
1	7.3			13.8	503,000	6.8						14.7		
2	7.4	178.3	189	15.6	488,000	7.0	3.1	6		8.1	6.3	15.5	98.2	96.8
3	7.3			14.8	560,000	7.0						13.7		
4	7.3			14.7	594,000	7.0						13.8		
5	7.5			15.3	598,000	7.1						13.9		
6	7.3			16.7	569,000	7.1						15.2		
7	7.3			16.7	537,000	7.0			< .10			16		
8	7.3			14.3	534,000	7.1						15.5		
9	7.3	137.7	134	11.9	510,000	7.1	3.2	6		8.7	7	14.4	97.7	95.5
10	7.4			12.5	488,000	7.2						13.9		
11	7.3			16.3	497,000	7.0						15		
12	7.3			16.5	535,000	7.0						15.5		
13	7.5			12.5	761,000	7.1						13.1		
14	7.5			16.8	657,000	7.1			< .10			13.7		
15	7.3			9.8	594,000	7.1						13.7		
16	7.5	122.2	94	11.1	575,000	7.1	3.0	6		8.4	7	14.6	97.5	93.6
17	7.5			10.9	553,000	7.0						13.6		
18	7.4			10.8	690,000	7.0						13.8		
19	7.4			15.3	635,000	7.1						14.9		
20	7.3			14.6	588,000	7.1						14.1		
21	7.4			14.5	568,000	7.1			< .10			14.5		
22	7.4			15.4	513,000	7.1					2.4	15.6		
23	7.4	144.9	143	15.3	513,000	7.2	2.5	7		8.5		14.7	98.3	95.1
24	7.4			15.6	478,000	7.1						16		
25	7.1			15.8	554,000	7.2						15.1		
26	7.4			15	726,000	7.1						14.9		
27	7.4			15.2	590,000	7.1						15.9		
28	7.4			16.8	579,000	7.1			< .10			16.9		
29	7.3			17	545,000	7.1					10.7	15.4		
30	7.3	212	155	15.4	529,000	7.2	3.7	11		8.3		15.8	98.3	92.9
31														
Total	30	5	5	30	17,061,000	30	5	5	4	5	5	30		
Avg		159	143	15	568,700		3.1	7.2	0.1	8.4	6.0	14.8	98.0	94.8
Min	7.1	122	94	10	478,000	6.8	2.5	6.0	0.1	8.1	2.4	13.1	97.5	92.9
Max	7.5	212	189	17	761,000	7.2	3.7	11.0	0.1	8.7	10.7	16.9	98.3	96.8

QUARTERLY MONITORING					
DATE	Oil & Grease mg/L	Effluent T. Phosphorus µg/L	Effluent T. Nitrogen mg/L	SM1 T. Phosphorus mg/L	SM1 T. Nitrogen mg/L
1					
2					
3					
4					
5					
6					
7					
8					
9					
10		NON APPLICABLE			
11	QUARTERLY MONITORING				
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
Total	0	0	0	0	0
Avg	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Min					
Max					

OPERATIONAL CONTROLS/LABORATORY TEST REQUIRED FOR "ACTIVATED SLUDGE" PROCESSES

DATE	SLUDGE DRY TONS	#1 Aeration Basin MIXED LIQUOR pH UNITS	#1 DO mg/l	#1 MLSS mg/l	#1 Settleability 30 min ml	#1 Settleability Temp °C	#2 Aeration Basin MIXED LIQUOR pH UNITS	#2 DO mg/l	#2 MLSS mg/l	#2 Settleability 30 min ml	#2 Settleability Temp °C	Weather Conditions Temp °F	Weather	*RAIN inches	Time
1		6.72	0.4	5,140	910	15.3	6.7	4.09	4,950	890	15.2	46	C	0	7:00
2		6.65	0.3	5,220	920	15.3	6.63	3.77	5,220	930	15.5	59	O	0	7:00
3		6.65	0.4	5,000	920	15	6.63	4.03	5,010	900	14.8	32	O	0.5	7:00
4		6.66	0.3	4,920	960	14.9	6.63	3.22	4,860	940	14.6	30	O	0.3	7:30
5		6.8	0.5	4,980	930	15	6.84	5.03	4,910	910	15.2	41	C	0	7:30
6		6.8	0.5	5,020	940	15.7	6.77	4.77	5,140	950	15.8	56	O	0	7:00
7		6.69	0.4	4,970	940	16.2	6.78	3.71	5,000	930	16.4	63	C	0	7:00
8		6.76	0.4	4,920	870	15.9	6.75	4.33	4,850	860	15.6	54	O	0	7:00
9		6.79	0.5	5,000	890	16.6	6.75	4.65	5,160	860	16.3	40	C	0	7:00
10		6.79	0.4	4,940	880	15.1	6.82	4.59	4,870	900	15.5	30	C	0	7:00
11		6.68	0.3	4,960	900	16.2	6.72	3.25	4,930	920	16	51	PC	0	7:30
12		6.74	0.4	4,900	900	16.8	6.7	3.97	4,710	910	17.1	56	R	0.65	7:30
13		6.83	0.3	4,880	940	14.5	6.87	3.09	4,860	940	14.7	29	C	0.5	7:00
14		6.92	0.4	5,000	890	15.7	6.88	4.51	4,930	910	16.1	31	C	0	7:00
15		6.76	0.4	5,070	920	14.5	6.85	3.97	5,020	900	14.7	33	C	0	7:00
16		6.81	0.5	4,940	940	15.7	6.84	4.23	4,850	910	15.3	41	C	0	7:00
17		6.73	0.4	4,860	930	14.8	6.76	4.57	4,840	910	15.1	33	R	0.65	7:00
18		6.71	0.4	4,710	960	14.7	6.69	4.17	4,660	950	14.5	32	C	0	7:30
19		6.87	0.4	4,920	910	15.7	6.9	4.36	4,850	890	15.9	47	PC	0	7:30
20		6.85	0.4	4,970	920	14.8	6.88	3.86	4,870	920	15	44	PC	0	7:00
21		6.78	0.4	4,730	930	15.9	6.84	3.96	4,690	940	16.2	44	C	0	7:00
22		6.86	0.5	4,910	920	16.2	6.84	4.55	4,860	900	16	56	C	0	7:00
23		6.85	0.4	4,660	890	16.3	6.81	4.11	4,710	860	16.3	54	O	0.14	7:00
24		6.84	0.3	4,660	940	16.5	6.81	3.77	4,160	920	16.8	56	O	0.1	7:00
25		6.71	0.4	4,520	910	16	6.8	4.14	4,440	890	16.2	50	O	1.1	7:30
26		6.93	0.4	4,800	900	15.4	6.89	4.19	4,550	900	15.7	44	C	0.1	7:30
27		6.84	0.4	4,750	930	16.3	6.87	4.06	4,670	920	16.5	54	O	0.1	7:00
28		6.84	0.5	4,960	920	16.5	6.8	4.61	4,750	940	16.7	56	C	0	7:00
29		6.81	0.3	4,670	890	16.1	6.87	3.98	4,510	920	16.5	52	O	0.1	7:00
30		6.86	0.5	4,810	910	16.4	6.83	4.77	4,610	900	16.7	41	C	0.1	7:00
31															
Total	-											45.17		4.34	

COMMENTS:

TESTS PERFORMED BY (PRINT)	SIGNATURE	PHONE #	DATE
Michael Taylor	Michael Taylor	816-891-0003	05-13-20
REPORT APPROVED BY (PRINT)	SIGNATURE	PHONE #	DATE
Claude Wilson	Claude L Wilson	816-891-0003	5-13-2020

ANNUAL SNOW REPORT 2019-2020

Snow Fall Report from November 1, 2019 thru April 1, 2020:

- The City of Parkville had 17 snow / ice events.
- The Public Works staff worked 20 days for snow removal operations.
- Parkville received 22.5 inches of snow / ice precipitation.
- The Public Works staff worked 1,245 man hours among 10 snow operators.
- The City purchased 975 tons of salt and sand materials used to melt snow and to provide traction to the vehicles. The cost of salt and sand materials purchased was $66,873.88.
- The City used 978.99 tons of salt and sand materials during this winter season. The cost of salt and sand materials used was $68,614.30.
- The City purchased $5,675.00 of gasoline and diesel fuel for snow removal operations.
- There were one accident.
    - Snow plow truck and car incident at the intersection of Lewis & 63rd Streets.

SNOW EVENT COMPARISON:

	2014-2015 SNOW EVENTS	2015-2016 SNOW EVENTS	2016-2017 SNOW EVENTS	2017-2018 SNOW EVENTS	2018-2019 SNOW EVENTS	2019-2020 SNOW EVENTS
NUMBER OF SNOW EVENTS	12 Events	5 Events	3 Events	13 Events	24 Events	17 Events
DAYS WORKED	15 Days	6 Days	8 Days	14 Days	24 Days	20 Days
PRECIPITATION	20.5 Inches	6.5 Inches	5.0 Inches	11.5 Inches	35.5 Inches	22.5 Inches
MAN HOURS WORKED	732 Man hours	455 Man hours	577 Man hours	723 Man hours	1,503 Man hours	1,245 Man hours
NUMBER OF EMPLOYEES	9 Employees	9 Employees	10 Employees	10 Employees	10 Employees	10 Employees
SALT / SAND PURCHASED	595 Tons	465 Tons	548 Tons	678 Tons	766.77 Tons	975.00 Tons
SALT / SAND USED	530 Tons	265 Tons	385 Tons	795 Tons	1,035 Tons	978.99 Tons
TOTAL EXPENSE	$30,929.34	$18,563.23	$30,102.10	$35,667.05	$44,679.84	$68,614.30

***The Cost to restock salt/sand materials for next season is about $12,000. There is currently $17,494.15 in the 2020 budget.**

ITEM 3.D.
For 6/2/2020
Board of Aldermen Meeting

CITY OF PARKVILLE
Policy Report

Date: May 28, 2020

Prepared By:
Alysen Abel, Public Works Director

Reviewed By:
Melissa McChesney, City Clerk

ISSUE:
Accept right-of-way and easements from Kenneth and Sandra Kerns and Parkville Sod and remit payments associated with the Route 9 improvements from Highway 45 to Lakeview Drive

BACKGROUND:
City staff has been working with George Butler Associates on the design for improvements to Route 9 from Highway 45 to Lakeview Drive. After completion of the right-of-way plans, the City received a notice from the Missouri Department of Transportation that the acquisition for the Route 9 improvements could begin. With the completion of the final plans, the design engineer has determined the required right-of-way, drainage easements, wall easements, utility easements and temporary construction easements needed to construct the improvements.

On October 16, 2018, the Board of Aldermen approved an on-call appraisal services agreement with Bliss Associates. A work authorization for the real estate appraisal services and negotiation services for the Route 9 Improvements project was approved on April 2, 2019. A work authorization for the real estate negotiations was approved on May 7, 2019. On June 18, 2019, the Board of Aldermen approved a contract with Right of Way Associates for the third-party review services of the real estate appraisals, in accordance with grant funding requirements.

The real estate appraisals are for each of the properties along this Route 9 project area. The appraisals were reviewed and approved by the third party review and are based on fair market value of the property.

On September 17, 2019, the Board of Aldermen adopted an ordinance for acquiring property for public improvements; it also authorized the City Administrator or his designee to negotiate with the property owners.

The paperwork for the (1) Kenneth and Sandra Kerns and (2) Parkville Sod properties has been fully executed. The payment for the Temporary Construction Easement for (1) Kerns is $2,500 and (2) Parkville Sod is $3,400.

BUDGET IMPACT:
There will be a cost to record the easements with the Platte County Recorder of Deeds. There is capacity in the Projects Funds to cover the minimal cost for recording the easements.

ALTERNATIVES:

1. Approve the execution of the right-of-way and easements for the Route 9 Improvements.
2. Approve the execution of the right-of-way and easements, with changes as directed by the Board of Aldermen.
3. Do not approve the easements.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:
The item was not presented to the Finance Committee, but is being taken directly to the Board of Aldermen for consideration.

STAFF RECOMMENDATION:
Staff recommends the Board of Aldermen accept the right-of-way and easements associated with the Route 9 Improvements from Highway 45 to Lakeview Drive.

POLICY:
The Board of Aldermen must approve the sale, purchase, lease or acceptance of all public land.

SUGGESTED MOTION:
I move to accept right-of-way and easements from (1) Kenneth and Sandra Kerns and (2) Parkville Sod and remit payment in the amount of $2,500 and $3,400 respectively associated with the Route 9 improvements from Highway 45 to Lakeview Drive.

ATTACHMENTS:

1. Payment Letter Tract 11 (Kerns)
2. Temporary Construction Easement (Kerns)
3. Permanent Wall Easement (Kerns)
4. Payment Letter Tract 31 (Parkville Sod)
5. Temporary Construction Easement (Parkville Sod)

Payment Letter

MO Route 9 Improvements

May 19, 2020

Tract No.: 11

Owner:	Mr. Kenneth and Sandra Kerns
Property Address:	8600 NW 62nd Street
	Parkville, Missouri 64152
Mailing Address	8600 NW 62nd Street
	Parkville, Missouri 64152

Payment for:

2,245 sf Permanent Wall Easement	$841.00
1,321 sf Temporary Construction Easement	$159.00
Administrative Settlement	$1,500.00
TOTAL (rounded)	**$2,500.00**

Title of Document: Temporary Construction Easement

Date of Document: May 22, 2020

Grantors: Kenneth C. Kerns, Jr. and Sandra Dee Kerns

Grantee: Parkville, Missouri

Mailing Address (Grantee): 8880 Clark Avenue, Parkville, Missouri

Legal description:

Temporary Construction Easement over a tract of land in the Northeast Quarter of Section 26, Township 51 North, Range 34 West of the 5th P.M., in the City of Parkville, Platte County, Missouri, being more particularly described as follows:

COMMENCING at the Northwesterly corner of Lot 15, PINECREST AMENDED PLAT, a subdivision of land in said City, County and State, said point also being the Northerly corner of a tract of land recorded in a deed in Book 847 at Page 878 and said point also being on the Easterly Right-of-Way line Route 9, as now established; thence South 36°26'24" East, along the Southwesterly line of said Lot 15, a distance of 8.92 feet, to the POINT OF BEGINNING; thence continuing South 36°26'24" East, along said Southwesterly line, a distance of 36.11 feet; thence South 53°33'36" West, departing said Southwesterly line, a distance of 72.66 feet, to a point on a non-tangent curve; thence Northeasterly, along a curve to the right, whose initial tangent bearing is North 25°53'28" East, having a radius of 917.40 feet, and a central angle of 01°27'11", a distance of 23.26 feet, to a point of tangency; thence North 27°20'38" East, a distance of 57.87 feet, to the POINT OF BEGINNING, containing 1,321.45 square feet or 0.03 acres, more or less.

TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT, made this 22nd day of May, 2020 by and between, Kenneth C. Kerns, Jr. and Sandra Dee Kerns, husband and wife, owners of the property herein described, hereinafter known as the Grantors and parties of the first part, and Parkville, Missouri, a political subdivision of the state of Missouri, hereinafter known as the Grantee and party of the second part.

GRANTEE'S ADDRESS: 8800 Clark Avenue, Parkville, Missouri 64152

WITNESSETH: Grantors, in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION ($1.00 & O.V.C.), to be paid by the City of Parkville, the receipt of which is hereby acknowledged, do by these presents convey, remise, release and quitclaim unto said party of the second part, the following described temporary construction easement in real estate in the County of Platte, State of Missouri, to wit:

Temporary Construction Easement:

See attached Exhibits A and B

Grantors agrees not to obstruct or interfere with Grantee's use and enjoyment of the easement area granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance or access to the street, roadway, thoroughfare, storm sewers, underground pipe, manholes, catch basins, concrete drainage ways, open water ways, and all necessary appurtenances thereto, by erecting, or causing or allowing to be erected, any building or structure on said easement.

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns; the said parties of the first part hereby covenant that they are lawfully seized of an indefeasible estate in fee in the premises from which temporary easement is herein conveyed and that they have good right to convey the same.

Said right of entrance, occupation, construction, improvement and use of this easement area shall continue during construction and for six (6) months after completion and acceptance of the project but in no event shall this grant exceed a period of three (3) years from the start of construction.

IN WITNESS WHEREOF, the said Grantor executed the above the day and year first above written.

By: Kenneth C. Kerns Jr.

Kenneth C. Kerns, Jr.

By: Sandra Dee Kerns

Sandra Dee Kerns

ACKNOWLEDGMENT BY INDIVIDUALS

STATE OF MISSOURI)
)SS
COUNTY OF PLATTE)

On this 26th day of May, 2020, appeared Kenneth C. Kerns, Jr. and Sandra Dee Kerns, husband and wife, personally known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above.

Melissa McChesney
Notary Public

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

MELISSA MCCHESNEY
My Commission Expires
September 11, 2022
Clay County
Commission #14524621

My Commission Expires: 9-11-22

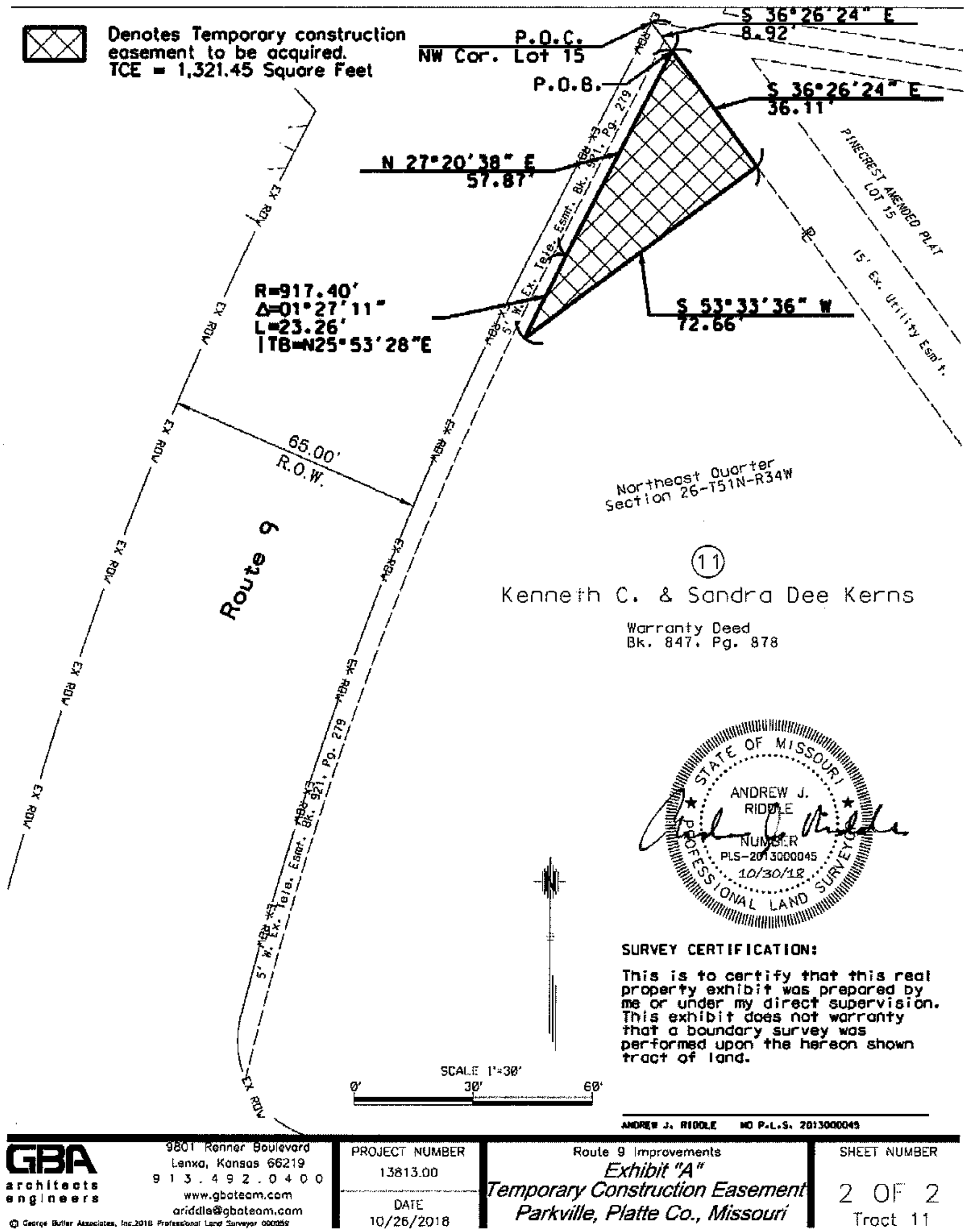
Exhibit A

Legal Description of Temporary Construction Easement

Temporary Construction Easement over a tract of land in the Northeast Quarter of Section 26, Township 51 North, Range 34 West of the 5th P.M., in the City of Parkville, Platte County, Missouri, being more particularly described as follows:

COMMENCING at the Northwesterly corner of Lot 15, PINECREST AMENDED PLAT, a subdivision of land in said City, County and State, said point also being the Northerly corner of a tract of land recorded in a deed in Book 847 at Page 878 and said point also being on the Easterly Right-of-Way line Route 9, as now established; thence South 36°26'24" East, along the Southwesterly line of said Lot 15, a distance of 8.92 feet, to the POINT OF BEGINNING; thence continuing South 36°26'24" East, along said Southwesterly line, a distance of 36.11 feet; thence South 53°33'36" West, departing said Southwesterly line, a distance of 72.66 feet, to a point on a non-tangent curve; thence Northeasterly, along a curve to the right, whose initial tangent bearing is North 25°53'28" East, having a radius of 917.40 feet, and a central angle of 01°27'11", a distance of 23.26 feet, to a point of tangency; thence North 27°20'38" East, a distance of 57.87 feet, to the POINT OF BEGINNING, containing 1,321.45 square feet or 0.03 acres, more or less.

Exhibit B
Map of Temporary Construction Easement



Title of Document: Permanent Wall Easement

Date of Document: May 22, 2020

Grantor: Kenneth C. Kerns, Jr. and Sandra Dee Kerns

Grantee: Parkville, Missouri

Mailing Address (Grantee): 8800 Clark Avenue, Parkville, MO 64152

Legal description:

Permanent Wall Easement over a tract of land in the Northeast Quarter of Section 26, Township 51 North, Range 34 West of the 5th P.M., in the City of Parkville, Platte County, Missouri, being more particularly described as follows:

BEGINNING at the Northwesterly corner of Lot 15, PINECREST AMENDED PLAT, a subdivision of land in said City, County and State, said point also being the Northerly corner of a tract of land recorded in a deed in Book 847 at Page 878 and said point also being on the Easterly Right-of-Way line of Route 9, as now established; thence South 36°26'24" East, along the Southwesterly line of said Lot 15, a distance of 8.92 feet; thence South 27°20'38" West, departing said Southwesterly line, a distance of 57.87 feet, to a point of curvature; thence Southwesterly, along a curve to the left, having a radius of 917.40 feet, and a central angle of 14°05'07", a distance of 225.53, to a point at the intersection of the Northerly Right-of-Way line of Northwest 62nd Street and the Easterly Right-of-Way line of Route 9, as both are now established, said point also being a point on a non-tangent curve; thence Northwesterly and Northerly, along a curve to the right and along said Easterly Right-of-Way line, whose initial tangent bearing is North 33°19'21" West, having a radius of 25.00 feet, and a central angle of 47°44'13", a distance of 20.83 feet, to a point of compound curvature; thence Northeasterly, continuing along said Easterly Right-of-Way line and along a curve to the right, whose initial tangent bearing is North 14°24'52" East, having a radius of 925.40 feet, and a central angle of 12°55'47", a distance of 208.83 feet, to a point of tangency; thence North 27°20'38" East, continuing along said Easterly Right-of-Way line, a distance of 61.81 feet, to the POINT OF BEGINNING, containing 2,244.49 square feet or 0.05 acres, more or less.

PERMANENT WALL EASEMENT

THIS AGREEMENT, made this 22nd day of May, 2020, by and between Kenneth C. Kerns, Jr. and Sandra Dee Kerns, having an address of 8600 NW 62nd Street, Parkville, Missouri, owners of the property herein described, hereinafter known as the Grantor, and Parkville, Missouri, a political subdivision of the state of Missouri, hereinafter known as the Grantee.

GRANTEE'S ADDRESS: 8800 Clark Avenue, Parkville, Missouri 64152

WITNESSETH: Grantor, in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION ($1.00 & O.V.C.), to be paid by the City of Parkville, the receipt of which is hereby acknowledged, does by these presents remise, release and quitclaim unto said party of the second part, the following described permanent wall easement in real estate in the County of Platte, State of Missouri, to wit:

> A permanent easement for construction, reconstruction, repair, and maintenance of public retaining walls, including but not limited to wall straps and all appurtenances in, over, on, under and through the land described in **Exhibit A** all of which is in the County of Platte, State of Missouri

Grantor agrees not to obstruct or interfere with **Grantee's** use and enjoyment of the Easement areas granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance or access to the street, roadway, thoroughfare, storm sewers, underground pipe, manholes, catch basins, concrete drainage ways, open water ways, and all necessary appurtenances thereto, by erecting, or causing or allowing to be erected, any building or structure on said Easement.

It is expressly agreed to by the **Grantor** that the **Grantee** may, in the **Grantee**'s absolute discretion, and without prior notification to the **Grantor**, assign or transfer any and all of its rights under this Easement. Such assignment or transfer shall not otherwise affect any rights granted by the **Grantor** pursuant to this Easement.

Grantor further states that it is lawfully seized of title to the land through which said Easement is granted and that it has good and lawful right to convey said easements to the **Grantee** herein.

THIS GRANT shall, at all times be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns of the **Grantor**.

TO HAVE AND TO HOLD THE SAME, together with all appurtenances and immunities thereunto belonging or in any way appertaining, unto the Parkville, Missouri, a Municipal Corporation, and to its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor executed the above on May 22, 2020.

By: Kenneth C. Kerns Jr.
Kenneth C. Kerns, Jr.

By: Sandra Dee Kerns
Sandra Dee Kerns

ACKNOWLEDGMENT BY INDIVIDUALS

STATE OF MISSOURI)
)SS
COUNTY OF PLATTE)

On this 26th day of May, 2020, appeared Kenneth C. Kerns and Sandra Dee Kerns, personally known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above.

Melissa McChesney
Notary Public

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

MELISSA MCCHESNEY
My Commission Expires
September 11, 2022
Clay County
Commission #14524621

My Commission Expires: 9-11-22

EXHIBIT A

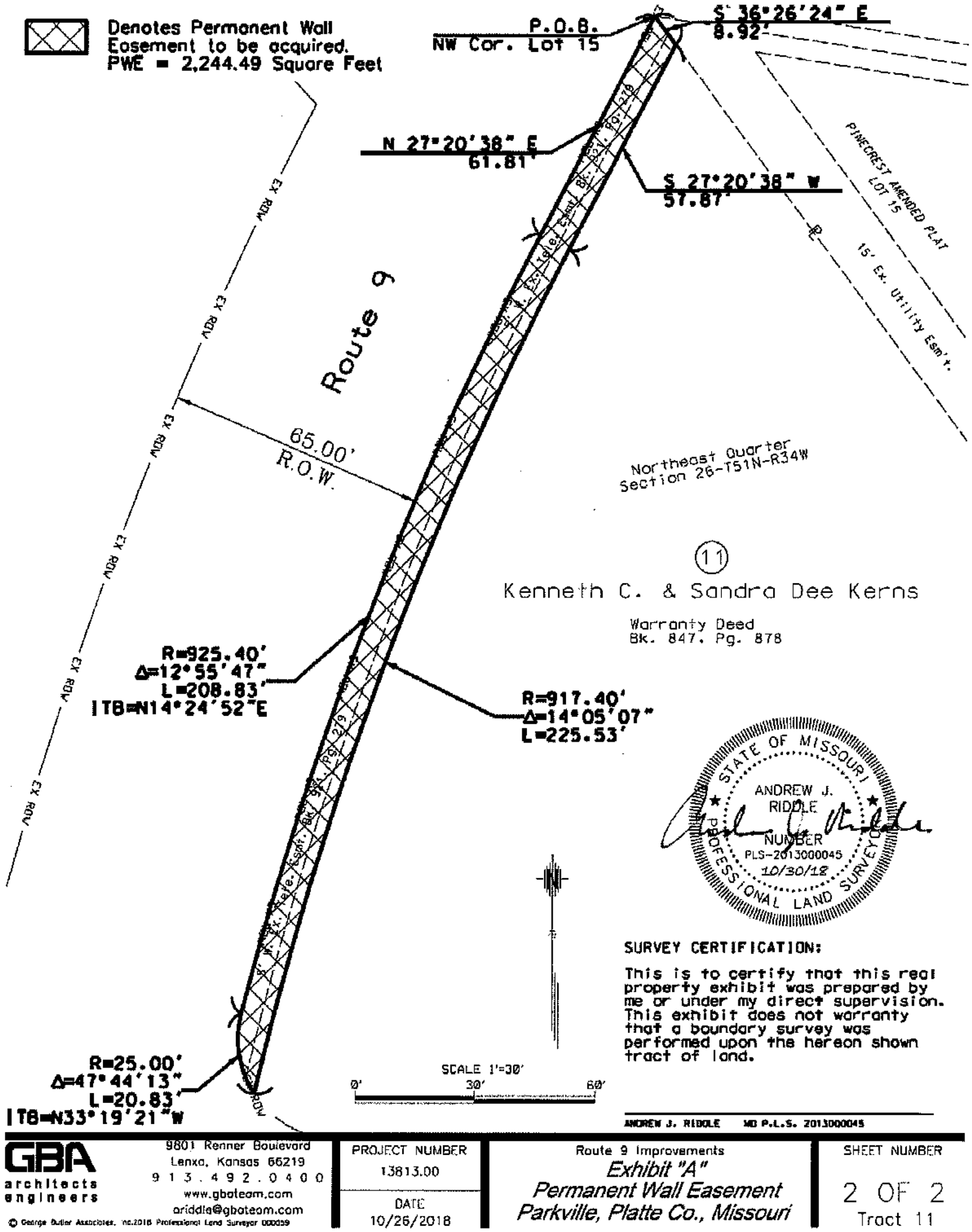
Legal Description of Permanent Wall Easement

Permanent Wall Easement over a tract of land in the Northeast Quarter of Section 26, Township 51 North, Range 34 West of the 5th P.M., in the City of Parkville, Platte County, Missouri, being more particularly described as follows:

BEGINNING at the Northwesterly corner of Lot 15, PINECREST AMENDED PLAT, a subdivision of land in said City, County and State, said point also being the Northerly corner of a tract of land recorded in a deed in Book 847 at Page 878 and said point also being on the Easterly Right-of-Way line of Route 9, as now established; thence South 36°26'24" East, along the Southwesterly line of said Lot 15, a distance of 8.92 feet; thence South 27°20'38" West, departing said Southwesterly line, a distance of 57.87 feet, to a point of curvature; thence Southwesterly, along a curve to the left, having a radius of 917.40 feet, and a central angle of 14°05'07", a distance of 225.53, to a point at the intersection of the Northerly Right-of-Way line of Northwest 62nd Street and the Easterly Right-of-Way line of Route 9, as both are now established, said point also being a point on a non-tangent curve; thence Northwesterly and Northerly, along a curve to the right and along said Easterly Right-of-Way line, whose initial tangent bearing is North 33°19'21" West, having a radius of 25.00 feet, and a central angle of 47°44'13", a distance of 20.83 feet, to a point of compound curvature; thence Northeasterly, continuing along said Easterly Right-of-Way line and along a curve to the right, whose initial tangent bearing is North 14°24'52" East, having a radius of 925.40 feet, and a central angle of 12°55'47", a distance of 208.83 feet, to a point of tangency; thence North 27°20'38" East, continuing along said Easterly Right-of-Way line, a distance of 61.81 feet, to the POINT OF BEGINNING, containing 2,244.49 square feet or 0.05 acres, more or less.

Exhibit B

Map of Permanent Wall Easement



<u>Payment Letter</u>

<u>MO Route 9 Improvements</u>

May 27, 2020

Tract No.: 31

Owner:	Parkville Sod, Lawn and Garden Center, Inc.
Property Address:	6000 N. MO-9 Highway
	Parkville, Missouri 64152
Mailing Address	6000 N. MO-9 Highway
	Parkville, Missouri 64152

Payment for:

583.50 sf Temporary Construction Easement	$400.00
Administrative Settlement	<u>$3,000.00</u>
TOTAL (rounded)	**$3,400.00**

Title of Document: Temporary Construction Easement

Date of Document: May 22, 2020

Grantor: Parkville Sod, Lawn and Garden Center, Inc.

Grantee: Parkville, Missouri

Mailing Address (Grantee): 8880 Clark Avenue, Parkville, Missouri

Legal description:

Temporary Construction Easement over part of Lot 2, PARKVILLE SOD, a subdivision of land, in the City of Parkville, Platte County, Missouri, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 2, said point also being on the West Right-of-Way line of Route 9, as now established, said point also being a point on a non-tangent curve; thence Southerly, along said West Right-of-Way line and along a curve to the right, whose initial tangent bearing is South 02°02'33" East, having a radius of 5,675.84 feet, and a central angle of 00°12'37", a distance of 20.82 feet; thence South 88°10'15" West, departing said West Right-of-way line, a distance of 27.18 feet; thence North 01°59'41" West, a distance of 22.09 feet, to a point on the North line of said Lot 2; thence South 89°09'21" East, along said North line, a distance of 27.24 feet, to the POINT OF BEGINNING, containing 583.50 square feet or 0.01 acres, more or less.

TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT, made this 20th day of April, 2020, by and between Parkville Sod, Lawn and Garden Center, Inc., having an address of 6000 N. MO-9 Highway, Parkville, Missouri, 64152, owner of the property herein described, hereinafter known as the Grantor and party of the first part, and Parkville, Missouri, a political subdivision of the state of Missouri, hereinafter known as the Grantee and party of the second part.

GRANTEE'S ADDRESS: 8800 Clark Avenue, Parkville, Missouri 64152

WITNESSETH: Grantor, in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION ($1.00 & O.V.C.), to be paid by the City of Parkville, the receipt of which is hereby acknowledged, does by these presents convey, remise, release and quitclaim unto said party of the second part, the following described temporary construction easement in real estate in the County of Platte, State of Missouri, to wit:

Temporary Construction Easement:

See attached Exhibits A and B

Grantor agrees not to obstruct or interfere with Grantee's use and enjoyment of the easement area granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance or access to the street, roadway, thoroughfare, storm sewers, underground pipe, manholes, catch basins, concrete drainage ways, open water ways, and all necessary appurtenances thereto, by erecting, or causing or allowing to be erected, any building or structure on said easement.

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns; the said party of the first part hereby covenants that it is lawfully seized of an indefeasible estate in fee in the premises from which temporary easement is herein conveyed and that it has good right to convey the same.

Said right of entrance, occupation, construction, improvement and use of this easement area shall continue during construction and for six (6) months after completion and acceptance of the project but in no event shall this grant exceed a period of three (3) years from the start of construction.

IN WITNESS WHEREOF, the said Grantor executed the above the day and year first above written.

By: ______________________________

Cory Miller

ACKNOWLEDGMENT BY CORPORATION

STATE OF MISSOURI)
)SS
COUNTY OF PLATTE)

On this 22nd day of May, 2020, appeared Cory Miller, President of Parkville Sod, Lawn and Garden Center, Inc., personally known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above.

Melissa McChesney
Notary Public

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

MELISSA MCCHESNEY
My Commission Expires
September 11, 2022
Clay County
Commission #14524621

My Commission Expires: 9-11-22

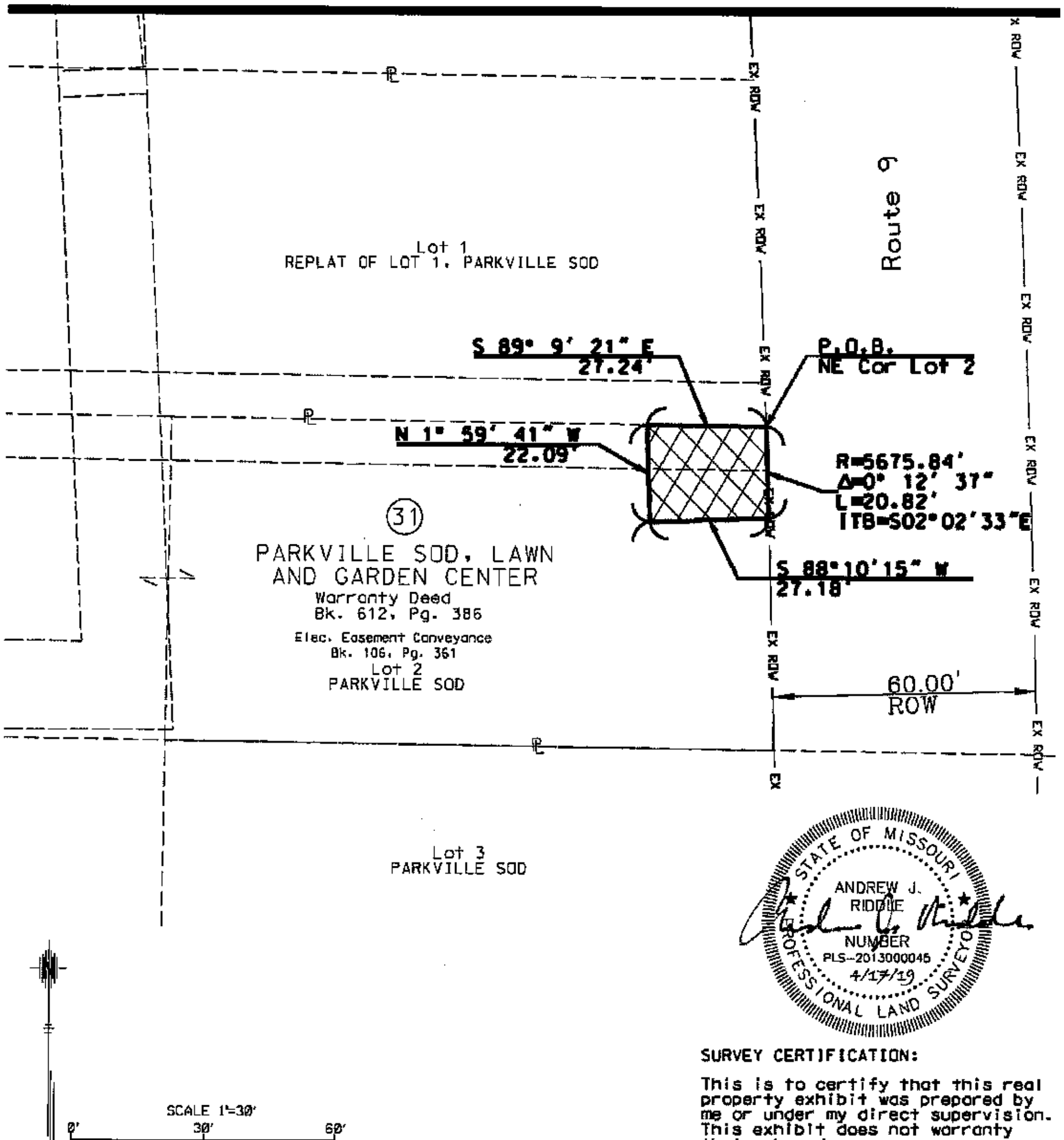
Exhibit A

Legal Description of Temporary Construction Easement

Temporary Construction Easement over part of Lot 2, PARKVILLE SOD, a subdivision of land, in the City of Parkville, Platte County, Missouri, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 2, said point also being on the West Right-of-Way line of Route 9, as now established, said point also being a point on a non-tangent curve; thence Southerly, along said West Right-of-Way line and along a curve to the right, whose initial tangent bearing is South 02°02'33" East, having a radius of 5,675.84 feet, and a central angle of 00°12'37", a distance of 20.82 feet; thence South 88°10'15" West, departing said West Right-of-way line, a distance of 27.18 feet; thence North 01°59'41" West, a distance of 22.09 feet, to a point on the North line of said Lot 2; thence South 89°09'21" East, along said North line, a distance of 27.24 feet, to the POINT OF BEGINNING, containing 583.50 square feet or 0.01 acres, more or less.

Exhibit B
Map of Temporary Construction Easement



SURVEY CERTIFICATION:

This is to certify that this real property exhibit was prepared by me or under my direct supervision. This exhibit does not warranty that a boundary survey was performed upon the hereon shown tract of land.

ANDREW J. RIDDLE MO P.L.S. 2013000045

Denotes Temporary Construction Easement to be acquired.
TCE = 583.50 Square Feet

GBA architects engineers	9801 Renner Boulevard Lenexa, Kansas 66219 913.492.0400 www.gbateam.com ariddle@gbateam.com	PROJECT NUMBER 13813.00 / DATE 03/19/2019	Route 9 Improvements *Exhibit "A"* *Temporary Construction Easement* *Parkville, Platte Co., Missouri*	SHEET NUMBER 2 OF 2 Tract 31

ITEM 3.E.
For 6/2/2020
Board of Aldermen Meeting

CITY OF PARKVILLE
Policy Report

Date: May 12, 2020

Prepared By:	Reviewed By:
Anna Mitchell, Asst. to the City Administrator	Matthew Chapman, Finance/Human Resources Director

ISSUE:
Approve accounts payable from May 15 to May 28, 2020

BACKGROUND:
Attached are the statements of approved payments, per the City's Purchasing Policy, for the period from May 15, 2020 through May 28, 2020. All disbursements must be reviewed and approved by the Board of Aldermen prior to the release of City funds.

BUDGET IMPACT:

Accounts Payable:	$228,788.67
Insurance Payments:	$65,100.31
1st of the Month:	
EFT Payments:	
Processing Fees:	
Payroll:	$61,564.28
TOTAL	$355,453.26

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.

FINANCE COMMITTEE RECOMMENDATION:
The item was not presented to the Finance Committee, but is being taken directly to the Board of Aldermen for consideration.

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

POLICY:
All disbursements must be reviewed and approved by the Board of Aldermen prior to the release of City funds.

SUGGESTED MOTION:
I move to appropriate $355,453.26 of City funds to pay salaries and accounts.

ATTACHMENTS:
1. AP Report

PACKET: 06993 EOM Benefits - May 2020

VENDOR SET: 01 **** CHECK LISTING ****

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-AFP202005084304	AFLAC PRETAX	R	5/27/2020		29.80CR	041317	
	I-AFP202005214305	AFLAC PRETAX	R	5/27/2020		29.80CR	041317	59.60
00136	State of Missouri							
	I-T2 202005084304	State Withholdings	R	5/27/2020		2,824.66CR	041318	
	I-T2 202005214305	State Withholdings	R	5/27/2020		2,931.66CR	041318	5,756.32
00137	Kansas City Life Insuranc							
	I-ADD202005084304	ADD on KC Life Bill	R	5/27/2020		18.48CR	041319	
	I-ADD202005214305	ADD on KC Life Bill	R	5/27/2020		18.48CR	041319	
	I-LIF202005084304	BC/BS Life Insurance	R	5/27/2020		213.71CR	041319	
	I-LIF202005214305	BC/BS Life Insurance	R	5/27/2020		213.71CR	041319	
	I-LTD202005084304	Long Term Disability	R	5/27/2020		173.90CR	041319	
	I-LTD202005214305	Long Term Disability	R	5/27/2020		173.90CR	041319	812.18
01807	City of Parkville/Flex Plan							
	I-FLX202005084304	Flex Plan	R	5/27/2020		685.10CR	041320	
	I-FLX202005214305	Flex Plan	R	5/27/2020		685.10CR	041320	1,370.20
02290	Colonial Life							
	I-COA202005084304	Colonial Life After Tax	R	5/27/2020		96.04CR	041321	
	I-COA202005214305	Colonial Life After Tax	R	5/27/2020		96.04CR	041321	
	I-COP202005084304	Colonial Life PreTax	R	5/27/2020		73.96CR	041321	
	I-COP202005214305	Colonial Life PreTax	R	5/27/2020		73.96CR	041321	340.00
Guardi	Guardian Life Insurance Company							
	I-GRD202005084304	Voluntary Insurance	R	5/27/2020		135.96CR	041322	
	I-GRD202005214305	Voluntary Insurance	R	5/27/2020		135.96CR	041322	271.92

PACKET: 06993 EOM Benefits - May 2020

VENDOR SET: 01 *** DRAFT/OTHER LISTING ***

BANK : PY Pooled Cash PY Related AP

VENDOR	NAME / I.D.	DESC	ITEM TYPE	ITEM DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
01711	BCBSKC							
	I-BCE202005084304	BCKSKC Insurance	D	5/27/2020		1,702.16CR	000603	
	I-BCE202005214305	BCKSKC Insurance	D	5/27/2020		1,702.16CR	000603	
	I-BCS202005084304	BCBS Insurance	D	5/27/2020		1,017.00CR	000603	
	I-BCS202005214305	BCBS Insurance	D	5/27/2020		1,017.00CR	000603	
	I-BVC202005084304	Vision w/h	D	5/27/2020		17.74CR	000603	
	I-BVC202005214305	Vision w/h	D	5/27/2020		17.74CR	000603	
	I-BVE202005084304	Vision w/h	D	5/27/2020		48.00CR	000603	
	I-BVE202005214305	Vision w/h	D	5/27/2020		48.00CR	000603	
	I-BVF202005084304	Vision w/h	D	5/27/2020		100.74CR	000603	
	I-BVF202005214305	Vision w/h	D	5/27/2020		100.74CR	000603	
	I-BVS202005084304	Vision w/h	D	5/27/2020		43.15CR	000603	
	I-BVS202005214305	Vision w/h	D	5/27/2020		43.15CR	000603	
	I-DNC202005084304	BCBS Dental Insurance	D	5/27/2020		164.00CR	000603	
	I-DNC202005214305	BCBS Dental Insurance	D	5/27/2020		164.00CR	000603	
	I-DNF202005084304	BCBS Dental Insurance	D	5/27/2020		410.20CR	000603	
	I-DNF202005214305	BCBS Dental Insurance	D	5/27/2020		410.20CR	000603	
	I-DNP202005084304	DENTAL PRETAX	D	5/27/2020		277.20CR	000603	
	I-DNP202005214305	DENTAL PRETAX	D	5/27/2020		277.20CR	000603	
	I-DNS202005084304	Delta Dental Insurance	D	5/27/2020		246.80CR	000603	
	I-DNS202005214305	Delta Dental Insurance	D	5/27/2020		246.80CR	000603	
	I-HDC202005084304	BCBS Insurance	D	5/27/2020		400.00CR	000603	
	I-HDC202005214305	BCBS Insurance	D	5/27/2020		400.00CR	000603	
	I-HDE202005084304	BCBS Insurance	D	5/27/2020		178.14CR	000603	
	I-HDE202005214305	BCBS Insurance	D	5/27/2020		178.14CR	000603	
	I-HDF202005084304	Health Insurance	D	5/27/2020		1,890.00CR	000603	
	I-HDF202005214305	Health Insurance	D	5/27/2020		1,890.00CR	000603	
	I-HDS202005084304	BCBS Insurance	D	5/27/2020		851.00CR	000603	
	I-HDS202005214305	BCBS Insurance	D	5/27/2020		851.00CR	000603	
	I-HSE202005084304	BCBS Insurance	D	5/27/2020		966.00CR	000603	
	I-HSE202005214305	BCBS Insurance	D	5/27/2020		966.00CR	000603	
	I-HSF202005084304	BCBS Insurance	D	5/27/2020		569.50CR	000603	
	I-HSF202005214305	BCBS Insurance	D	5/27/2020		569.50CR	000603	
	I-HSS202005084304	BCBS Insurance	D	5/27/2020		384.50CR	000603	
	I-HSS202005214305	BCBS Insurance	D	5/27/2020		384.50CR	000603	
	I-SPC202005084304	BCBS Insurance	D	5/27/2020		1,482.00CR	000603	
	I-SPC202005214305	BCBS Insurance	D	5/27/2020		1,482.00CR	000603	
	I-SPF202005084304	BCBS Insurance	D	5/27/2020		4,081.00CR	000603	
	I-SPF202005214305	BCBS Insurance	D	5/27/2020		4,081.00CR	000603	
	I-SPS202005084304	BCBS Insurance	D	5/27/2020		394.00CR	000603	
	I-SPS202005214305	BCBS Insurance	D	5/27/2020		394.00CR	000603	30,446.26

PACKET: 06993 EOM Benefits - May 2020

VENDOR SET: 01 *** DRAFT/OTHER LISTING ***

BANK : PY Pooled Cash PY Related AP

VENDOR	NAME / I.D.	DESC	ITEM TYPE	ITEM DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
01730	LAGERS							
	I-CSR202005084304	LAGERS RETIREMENT	D	5/27/2020		7,019.40CR	000604	
	I-CSR202005214305	LAGERS RETIREMENT	D	5/27/2020		7,298.95CR	000604	
	I-R%P202005084304	City/PD Ret Contribution	D	5/27/2020		5,396.05CR	000604	
	I-R%P202005214305	City/PD Ret Contribution	D	5/27/2020		5,387.43CR	000604	25,101.83
02517	NueSynergy, Inc							
	I-HSU202005084304	HSA Contribution	D	5/27/2020		471.00CR	000605	
	I-HSU202005214305	HSA Contribution	D	5/27/2020		471.00CR	000605	942.00

** TOTALS **	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	6	0.00	8,610.22	8,610.22
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	3	0.00	56,490.09	56,490.09
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	9	0.00	65,100.31	65,100.31

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

VENDOR	NAME / I.D.	DESC	ITEM TYPE	ITEM DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
10	5/2020	65,100.31CR
ALL		65,100.31CR

PACKET: 06991 Federal Withholdings - 5/22/20

VENDOR SET: 01 *** DRAFT/OTHER LISTING ***

BANK : PY Pooled Cash PY Related AP

VENDOR	NAME / I.D.	DESC	ITEM TYPE	ITEM DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
00044	Park Bank							
	I-T1 202005214305	Federal Withholding	D	5/22/2020		8,395.41CR	000602	
	I-T3 202005214305	FICA W/H	D	5/22/2020		10,405.12CR	000602	
	I-T4 202005214305	Medicare W/H	D	5/22/2020		2,433.44CR	000602	21,233.97

* * 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	21,233.97	21,233.97
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	21,233.97	21,233.97

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

PACKET: 06991 Federal Withholdings - 5/22/20

VENDOR SET: 01 *** DRAFT/OTHER LISTING ***

BANK : PY Pooled Cash PY Related AP

VENDOR	NAME / I.D.	DESC	ITEM TYPE	ITEM DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
10	5/2020	21,233.97CR
ALL		21,233.97CR

PACKET: 06994 Regular Payments - June 2
VENDOR SET: 01 **** CHECK LISTING ****
BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
02772	Advanced Turf Solutions							
	I-SO 831999	seed, fertilizer, weedkill	R	6/02/2020		536.00CR	041323	
	I-SO32966	Erosion control-sewer	R	6/02/2020		237.90CR	041323	773.90
02850	Beau-Gabriel Smith							
	I-5/23/2020	Shelter reimbursement	R	6/02/2020		70.00CR	041324	70.00
02623	CBC Parkville LLC							
	I-5/12/20	Reimbursable Expenses PMPCID	R	6/02/2020		15,786.70CR	041325	
	I-5/19	Reimbursable Expenses PMPCID#2	R	6/02/2020		14,093.89CR	041325	29,880.59
02531	City Wide Maintenance							
	I-42001002696	Face Masks	R	6/02/2020		400.00CR	041326	400.00
00156	Dave's Foreign Car Repair LLC							
	I-0000398	Oil change V600 PD	R	6/02/2020		45.00CR	041327	
	I-0000474	Oil Change V605 PD	R	6/02/2020		45.00CR	041327	90.00
00039	Downing Construction							
	I-21476	lime screenings	R	6/02/2020		120.00CR	041328	120.00
00042	Electronic Office Systems							
	I-447231	Voicemail to email set up	R	6/02/2020		87.50CR	041329	87.50
02175	eNet							
	I-6102	Sunshine 33	R	6/02/2020		63.75CR	041330	
	I-6114	February IT Services	R	6/02/2020		1,147.50CR	041330	
	I-6115	Sunshine 33	R	6/02/2020		233.75CR	041330	1,445.00
02527	FP Mailing Solutions							
	I-RI104482480	Postage Machine Rental	R	6/02/2020		156.00CR	041331	156.00
00519	Friends of Parkville Animal Shelter							
	I-70-6	June Payment	R	6/02/2020		500.00CR	041332	500.00
00238	G-W Trash Service							
	I-4/1/20-7/31/20	Trash Service	R	6/02/2020		620.00CR	041333	620.00
01552	Game Time Athletics							
	I-16076	Filed 3 Bleachers	R	6/02/2020		1,260.00CR	041334	1,260.00
00088	Heritage Landscape							
	I-37640	irrigation repair	R	6/02/2020		55.00CR	041335	55.00

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
02131	Heritage Tractor, Inc.							
	I-10730373	Filter for Mower	R	6/02/2020		67.61CR	041336	67.61
02448	Hi-G Excavating LLC							
	I-Inv #2002	Sewer Levee Repair	R	6/02/2020		1,775.00CR	041337	
	I-Inv# 2001	Repair of Sewer Levee	R	6/02/2020		15,695.00CR	041337	17,470.00
01514	Kansas City Fence & Guardrail Corporation							
	I-5469	dog park fence & HQ fix	R	6/02/2020		300.00CR	041338	300.00
02021	KAT Wholesale Outdoor							
	I-SI-186740	Mulch trees/plants	R	6/02/2020		82.50CR	041339	82.50
01348	Kaw Valley Sand & Gravel, Inc							
	I-131277	Volleyball Sand	R	6/02/2020		3,796.65CR	041340	3,796.65
02851	Kenneth and Sandra Kerns							
	I-Tract 11	Rt 9 Easement - Kerns	R	6/02/2020		2,500.00CR	041341	2,500.00
00232	Martin Marietta							
	I-28669459	Trail Material	R	6/02/2020		49.23CR	041342	
	I-28671937	lime screening	R	6/02/2020		376.46CR	041342	
	I-28700725	lime screenings	R	6/02/2020		362.81CR	041342	788.50
00084	McConnell & Associates Co							
	I-2005-019782	Paint for street Striping	R	6/02/2020		324.95CR	041343	324.95
02228	Metro Rolloff Container Services LLC							
	I-13190	20 yd container	R	6/02/2020		350.00CR	041344	
	I-13308	restroom rentals	R	6/02/2020		300.00CR	041344	
	I-13309	restroom rentals	R	6/02/2020		300.00CR	041344	
	I-13310	restroom rentals	R	6/02/2020		300.00CR	041344	1,250.00
02691	Mid-American Research Chemical							
	I-0697511-IN	insect repellant, trash cans	R	6/02/2020		109.20CR	041345	109.20
00159	Missouri American Water							
	I-June 8	210014245869	R	6/02/2020		9.23CR	041346	
	I-June 8 2235	210015542235	R	6/02/2020		9.68CR	041346	
	I-June 8 4314	210014154314	R	6/02/2020		9.68CR	041346	
	I-June 8 6841	210014656841	R	6/02/2020		10.99CR	041346	
	I-June 9 2187	210011742187	R	6/02/2020		9.68CR	041346	
	I-June 9 6623	210014546623	R	6/02/2020		120.58CR	041346	
	I-June 9 8321	210015818321	R	6/02/2020		56.27CR	041346	
	I-June 9 9321	210010329321	R	6/02/2020		29.41CR	041346	255.52

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
VOID	VOID CHECK		V	6/02/2020			041347	**VOID**
02789	Missouri American Water							
	I-June 9 1203	210010391203	R	6/02/2020		17.64CR	041348	
	I-June 9 2095	210011742095	R	6/02/2020		9.68CR	041348	
	I-June 9 2453	210011742453	R	6/02/2020		9.68CR	041348	
	I-June 9 2538	210011742538	R	6/02/2020		9.68CR	041348	
	I-June 9 3099	210011513099	R	6/02/2020		207.71CR	041348	
	I-June 9 3333	210011743333	R	6/02/2020		29.41CR	041348	
	I-June 9 6548	210014546548	R	6/02/2020		43.07CR	041348	
	I-June 9 8413	210015818413	R	6/02/2020		10.99CR	041348	337.86
VOID	VOID CHECK		V	6/02/2020			041349	**VOID**
01405	Platte County Recorder of Deeds							
	I-Rt 9 Easement - Ke	Rt 9 Easement - Kerns	R	6/02/2020		36.00CR	041350	36.00
02591	ProServ							
	I-213325	Small Admin Copier	R	6/02/2020		3.74CR	041351	3.74
01982	Rejis Commission							
	I-438581	May 2020 REJIS Bill PD	R	6/02/2020		130.38CR	041352	130.38
00577	Sarah E Recker, Law Offic							
	I-June Payment	June Payment	R	6/02/2020		600.00CR	041353	600.00
02852	SherGain LLC							
	I-1023	Dog Park Shade Structure	R	6/02/2020		15,960.00CR	041354	15,960.00
00154	T-Ray Specialties Inc.							
	I-39885	wipes and trash bands	R	6/02/2020		166.39CR	041355	
	I-39918	safety glasses	R	6/02/2020		91.68CR	041355	258.07
02560	Terry Snelling Construction, Inc.							
	I-Inv #1	2020 Curb & Sidewalk Program	R	6/02/2020		50,231.20CR	041356	50,231.20
01083	UMB Bank, N.A.							
	I-June Bond Interest	June 2004C Bond Interest	R	6/02/2020		1,042.38CR	041357	
	I-June Bond Principa	2004C Bond Principal	R	6/02/2020		13,333.33CR	041357	14,375.71
00150	Vance Bros Inc							
	I-5406	2 tons asphalt - patching	R	6/02/2020		123.00CR	041358	123.00

PACKET: 06994 Regular Payments - June 2

VENDOR SET: 01 **** CHECK LISTING ****

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
02438	Vireo							
	I-P17128.3-1	Pickleball Courts	R	6/02/2020		700.00CR	041359	
	I-P17128.5-1	Wetland Interpreetive Signage	R	6/02/2020		915.00CR	041359	1,615.00
02853	Walnut Grove Cemetery Association							
	I-Tract 34	Rt 9 Easement - Walnut Grove	R	6/02/2020		300.00CR	041360	300.00
02522	Wex Bank PO BOX 6293							
	I-65447194	Fleet Fuel	R	6/02/2020		949.81CR	041361	949.81
01407	Witt, Hicklin & Snider PC							
	I-June Payment	June Payment	R	6/02/2020		1,250.00CR	041362	1,250.00

PACKET: 06994 Regular Payments - June 2

VENDOR SET: 01 *** DRAFT/OTHER LISTING ***

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	ITEM TYPE	ITEM DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
01711	BCBSKC							
	I-201410004549	Health Ins Payment	D	6/02/2020		30,891.51CR	000606	30,891.51
02140	Commerce Bank - Commercial Cards							
	I-May 11, 2020	May 11, 2020	D	6/02/2020		4,321.33CR	000607	4,321.33
01614	KCPL/EVERGY							
	I-10719783894047	KCPL/EVERGY	D	6/02/2020		2,167.28CR	000608	
	I-12560115691190	KCPL/EVERGY	D	6/02/2020		21,385.34CR	000608	
	I-71813552489232	KCPL/EVERGY	D	6/02/2020		46.56CR	000608	23,599.18
00160	Spire							
	I-9958216827	Spire 4/8/2020	D	6/02/2020		168.99CR	000609	168.99

** TOTALS **	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	38	0.00	148,573.69	148,573.69
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	4	0.00	58,981.01	58,981.01
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:	44	0.00	207,554.70	207,554.70

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

PACKET: 06994 Regular Payments - June 2

VENDOR SET: 01 *** DRAFT/OTHER LISTING ***

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	ITEM TYPE	ITEM DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
10	6/2020	67,553.61CR
30	6/2020	16,658.55CR
40	6/2020	73,050.95CR
41	6/2020	17,575.00CR
75	6/2020	15,786.70CR
76	6/2020	14,093.89CR
95	6/2020	2,836.00CR
ALL		207,554.70CR

ITEM 4.A.
For 6/2/2020
Board of Aldermen Meeting

CITY OF PARKVILLE
Policy Report

Date: May 26, 2020

Prepared By:

Joe Parente, City Administrator

Reviewed By:

Matthew Chapman, Finance/Human Resources Director

ISSUE:

Adopt an ordinance to authorize and direct the issuance, sale and delivery of taxable neighborhood improvement district limited general obligation refunding bonds (Brush Creek Drainage Neighborhood Improvement District) Series 2020A; prescribe the form and details of said bonds; and authorize certain other documents and actions in connection therewith (Administration)

BACKGROUND:

In 2006, the Board of Aldermen created the Brush Creek Drainage Area Neighborhood Improvement District (NID) and ordered assessments against the benefiting properties in each District. The Brush Creek NID provided funding for the extension of sanitary sewer services within the boundaries of the District. Temporary Notes were issued to construct the improvements which were completed by 2011.

In 2014, the Board approved the issuance of the $5,375,000 Series 2014A - Neighborhood Improvement District - Limited General Obligation Bonds (Brush Creek Neighborhood Improvement Project), as permanent financing to replace the Temporary Notes. The Bond issuance has annual installment payments through March 1, 2034.

The City's Debt Management Policy calls for city staff and the city's financial advisor to monitor the municipal bond market for opportunities to obtain interest cost savings by refunding outstanding debt. An opportunity now exists to issue refunding bonds to reduce the interest costs for the remaining term of the financing. On April 14, 2020 the Board of Aldermen authorized staff and financial consultants to go to market for the refunding of the Series 2014A Bonds.

The principal amount of the limited general obligation bond issue is estimated at $4,265,000. The bond sale will occur on June 2, 2020, so final terms will not be available until such time and will be presented prior to the final acceptance by the Board of Alderman. The City's financial team (financial advisor and bond counsel) will be present at the June 2, 2020 Board of Aldermen meeting to present the results of the sale and field questions from the Board. The draft ordinance is attached.

BUDGET IMPACT:

There is no direct budget cost impact associated with this action. All bond refunding costs will be incorporated into the issuance of the new bonds. These costs, including the fees for the financial advisor, bond counsel, and the ratings agency is estimated to be $55,773.

It is estimated there will be a savings to the city as the result of reissuing the bonds at a lower interest rate. The final results of the bond sale will determine the annual savings and will be reported at the Board meeting. The lower interest costs will be applied to the annual interest payment schedule for properties in the NID District, thus reducing the amount of annual assessments. Because the city owns property within the NID District, it will directly benefit by any lower interest costs which will reduce the amount of annual transfers the city makes for NID Debt payments.

ALTERNATIVES:

1. Adopt an ordinance authorizing the issuance and delivery of limited general obligation bonds for the Brush Creek Drainage Area Neighborhood Improvement District.
2. Do not approve the ordinance and provide further direction to City Administration.

FINANCE COMMITTEE RECOMMENDATION:

The item was not presented to the Finance Committee, but is being taken directly to the Board of Aldermen for consideration.

STAFF RECOMMENDATION:

Adopt an ordinance authorizing the issuance of limited general obligation bonds for the Brush Creek Drainage Area Neighborhood Improvement District.

POLICY:

The Board of Aldermen must approve the issuance of all debt.

SUGGESTED MOTION:

I move to approve Bill No. 3088, an ordinance authorizing the issuance, sale and delivery of taxable neighborhood improvement district limited general obligation refunding bonds (Brush Creek Drainage Area Neighborhood Improvement District), Series 2020A, prescribing the form and details of said bonds and authorizing certain other documents and actions in connection therewith, on first reading.

I move to approve Bill No. 3088 on second reading by title only to become Ordinance No. ____.

ATTACHMENTS:

1. Ordinance

ORDINANCE

OF

CITY OF PARKVILLE, MISSOURI

ADOPTED

JUNE 2, 2020

AUTHORIZING

$3,995,000
TAXABLE NEIGHBORHOOD IMPROVEMENT DISTRICT LIMITED GENERAL OBLIGATION REFUNDING BONDS
(BRUSH CREEK DRAINAGE AREA NEIGHBORHOOD IMPROVEMENT PROJECT)
SERIES 2020A

ORDINANCE

BILL NO. ______ **ORDINANCE NO. _______**

AN ORDINANCE AUTHORIZING AND DIRECTING THE ISSUANCE, SALE AND DELIVERY OF TAXABLE NEIGHBORHOOD IMPROVEMENT DISTRICT LIMITED GENERAL OBLIGATION REFUNDING BONDS (BRUSH CREEK DRAINAGE AREA NEIGHBORHOOD IMPROVEMENT PROJECT), SERIES 2020A, OF THE CITY OF PARKVILLE, MISSOURI; PRESCRIBING THE FORM AND DETAILS OF SAID BONDS, AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.

WHEREAS, the City of Parkville, Missouri (the "City"), is a fourth class city and political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS, pursuant to Article III, Section 38(c) of the Constitution of Missouri, and Sections 67.453 to 67.475, inclusive, of the Revised Statutes of Missouri, named the Neighborhood Improvement District Act (the "Act"), and all other provisions of the laws of the State of Missouri applicable thereto, by proceedings duly had, the Board of Aldermen of the City has duly authorized and undertaken the Brush Creek Drainage Area Neighborhood Improvement Project (the "Project"), said Project consisting of constructing gravity sewers and interceptors, pump stations, sewage forcemains and other related appurtenances pertinent thereto; and

WHEREAS, the City has heretofore issued and has outstanding the following series of neighborhood improvement district limited general obligation bonds:

Series of Bonds	Date of Bonds
Neighborhood Improvement District Limited General Obligation Bonds (Brush Creek Drainage Area Neighborhood Improvement Project) Series 2014A (the "Series 2014A Bonds")	June 11, 2014

WHEREAS, the City desires to advance crossover refund the Series 2014A Bonds maturing in the years 2022 through 2034, inclusive, in the aggregate principal amount of $4,265,000 (the "Refunded Bonds"); and

WHEREAS, the City is authorized under the provisions of Article VI, Section 28 of the Constitution of Missouri, 1945, as amended, and Section 108.140 of the Revised Statutes of Missouri, as amended (the "Refunding Bond Law"), to refund, extend and unify the whole or part of its valid general obligation indebtedness and the Refunding Bond Law authorizes the issuance of Taxable Neighborhood Improvement District Limited General Obligation Refunding Bonds in an amount not to exceed the principal amount of the bonds to be refunded and the accrued interest thereon to the date of the refunding bonds; and

WHEREAS, the principal amount of the Bonds does not exceed the principal amount of the Refunded Bonds plus the accrued interest thereon to the date of the Bonds; and

WHEREAS, it is hereby found and determined that it is necessary and advisable and in the best interest of the City and of its inhabitants at this time to authorize the issuance and delivery of said bonds pursuant to the Refunding Bond Law and the Act (defined below) for the purposes aforesaid as herein provided;

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

ARTICLE I

DEFINITIONS

Section 101. Definitions of Words and Terms. In addition to words and terms defined elsewhere herein, the following words and terms as used in this Ordinance shall have the following meanings:

"Act" means Article III, Section 38(c) of the Constitution of Missouri, and Sections 67.453 to 67.475, inclusive, of the Revised Statutes of Missouri.

"Bond Counsel" means Armstrong Teasdale LLP, Kansas City, Missouri, or other attorneys or firm of attorneys with a nationally recognized standing in the field of municipal bond financing selected by the City.

"Bond Payment Date" means any date on which the principal of or interest on any Bond is payable.

"Bond Register" means the books for the registration, transfer and exchange of Bonds kept at the office of the Paying Agent.

"Bondowner," "Owner" or **"Registered Owner"** when used with respect to any Bond means the Person in whose name such Bond is registered on the Bond Register.

"Bonds" means the $3,995,000 Taxable Neighborhood Improvement District Limited General Obligation Refunding Bonds (Brush Creek Drainage Area Neighborhood Improvement Project), Series 2020A, authorized and issued by the City pursuant to this Ordinance.

"Business Day" means a day other than a Saturday, Sunday or holiday on which the Paying Agent is scheduled in the normal course of its operations to be open to the public for conduct of its banking operations.

"Cede & Co." means Cede & Co., as nominee name of The Depository Trust Company, New York, New York or any successor nominee of the Securities Depository with respect to the Bonds.

"Code" means the Internal Revenue Code of 1986, as amended.

"Continuing Disclosure Undertaking" means the Continuing Disclosure Undertaking executed by the City, in substantially the form attached hereto as **Exhibit D**.

"Debt Service Fund" means the fund by that name referred to in **Section 501** hereof.

"Defaulted Interest" means interest on any Bond that is payable but not paid on any Interest Payment Date.

"Defeasance Obligations" means any of the following obligations:

(a) United States Government Obligations that are not subject to redemption in advance of their maturity dates; or

(b) obligations of any state or political subdivision of any state, the interest on which is excluded from gross income for federal income tax purposes and which meet the following conditions:

(1) the obligations are (i) not subject to redemption prior to maturity or (ii) the trustee for such obligations has been given irrevocable instructions concerning their calling and redemption and the issuer of such obligations has covenanted not to redeem such obligations other than as set forth in such instructions;

(2) the obligations are secured by cash or United States Government Obligations that may be applied only to principal of, premium, if any, and interest payments on such obligations;

(3) such cash and the principal of and interest on such United States Government Obligations (plus any cash in the escrow fund) are sufficient to meet the liabilities of the obligations;

(4) such cash and United States Government Obligations serving as security for the obligations are held in an escrow fund by an escrow agent or a trustee irrevocably in trust;

(5) such cash and United States Government Obligations are not available to satisfy any other claims, including those against the trustee or escrow agent; and

(6) the obligations are rated in the highest rating category by Moody's Investors Service, Inc. (presently "Aaa") or Standard & Poor's Ratings Services (presently "AAA").

"City" means the City of Parkville, Missouri, and any successors or assigns.

"District" means the Brush Creek Drainage Area Neighborhood Improvement District formed by the City after a petition by owners of more than 2/3 by area of all real property located in the District were filed with the City as required by the Act

"Escrow Agent" means BOKF, N.A., Kansas City, Missouri, and any successors or assigns.

"Escrow Fund" means the fund by that name referred to in **Section 501** of this Ordinance.

"Escrow Agreement" means the Escrow Trust Agreement related to the refunding of the Refunded Bonds between the City and BOKF, N.A. as escrow agent.

"Interest Payment Date" means the Stated Maturity of an installment of interest on any Bond.

"Maturity" when used with respect to any Bond means the date on which the principal of such Bond becomes due and payable as therein and herein provided, whether at the Stated Maturity thereof or otherwise.

"Outstanding" means, when used with reference to Bonds, as of any particular date of determination, all Bonds theretofore authenticated and delivered hereunder, except the following Bonds:

(a) Bonds theretofore cancelled by the Paying Agent or delivered to the Paying Agent for cancellation;

(b) Bonds deemed to be paid in accordance with the provisions of **Section 701** hereof; and

(c) Bonds in exchange for or in lieu of which other Bonds have been authenticated and delivered hereunder.

"Participants" means those financial institutions for whom the Securities Depository effects book-entry transfers and pledges of securities deposited with the Securities Depository, as such listing of Participants exists at the time of such reference.

"Paying Agent" means BOKF, N.A., in Kansas City, Missouri, and any successors or assigns.

"Permitted Investments" means any of the following securities, if and to the extent the same are at the time legal for investment of the City's funds:

(a) United States Government Obligations;

(b) bonds, notes or other obligations of the State of Missouri, or any political subdivision of the State of Missouri, that at the time of their purchase are rated in either of the two highest rating categories by a nationally recognized rating service;

(c) repurchase agreements with any bank, bank holding company, savings and loan association, trust company, or other financial institution organized under the laws of the United States or any state, that are continuously and fully secured by any one or more of the securities described in clause (a) or (b) above and that have a market value, exclusive of accrued interest, at all times at least equal to the principal amount of such repurchase agreement and are held in a custodial or trust account for the benefit of the City;

(d) obligations of the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Financing Bank, the Federal Intermediate Credit Corporation, Federal Banks for Cooperatives, Federal Land Banks, Federal Home Loan Banks, Farmers Home Administration and Federal Home Loan Mortgage Corporation;

(e) certificates of deposit or time deposits, whether negotiable or nonnegotiable, issued by any bank or trust company organized under the laws of the United States or any state, provided that such certificates of deposit or time deposits shall be either (1) continuously and fully insured by the Federal Deposit Insurance Corporation, or (2) continuously and fully secured by such securities as are described above in clauses (a) through (c), inclusive, which shall have a market value, exclusive of accrued interest, at all times at least equal to the principal amount of such certificates of deposit or time deposits;

(f) money market mutual funds (1) that invest in Government Obligations or that are registered with the federal Securities and Exchange Commission (SEC), meeting the requirements of Rule 2a-7 under the Investment Company Act of 1940, and (2) that are rated in either of the two highest categories by a nationally recognized rating service; and

(g) any other securities or investments that are lawful for the investment of moneys held in such funds or accounts under the laws of the State of Missouri.

"Person" means any natural person, corporation, limited liability company, partnership, joint venture, association, firm, joint-stock company, trust, unincorporated organization, or government or any agency or political subdivision thereof or other public body.

"Purchaser" means Northland Securities, Inc., Minneapolis, Minnesota, as the initial purchaser of the Bonds.

"Record Date" for the interest payable on the Bonds on any Interest Payment Date means the 15th day (whether or not a Business Day) of the calendar month next preceding such Interest Payment Date.

"Redemption Date" when used with respect to any Bond to be redeemed means the date fixed for such redemption pursuant to the terms of this Ordinance.

"Redemption Price" when used with respect to any Bond to be redeemed means the price at which such Bond is to be redeemed pursuant to the terms of this Ordinance, including the applicable redemption premium, if any, but excluding installments of interest whose Stated Maturity is on or before the Redemption Date.

"Refunded Bond Ordinance" means the ordinance of the City authorizing the issuance of the Refunded Bonds.

"Refunded Bonds" means the bonds which are being refunded with a portion of the proceeds of the Bonds, all as more fully described in the recitals to this Ordinance.

"Refunding Bond Law" means Article VI, Section 28 of the Constitution of Missouri, 1945, as amended, and Section 108.140, of the Revised Statutes of Missouri, as amended.

"Replacement Bonds" means Bonds issued to the beneficial owners of the Bonds in accordance with **Section 213(b)** of this Ordinance.

"Ordinance" means this Ordinance adopted by the governing body of the City, authorizing the issuance of the Bonds, as amended from time to time in accordance with the terms hereof.

"Project" means the neighborhood improvement district project described in the recitals of this Ordinance.

"Securities Depository" means, initially, The Depository Trust Company, New York, New York, and its successors and assigns.

"Special Assessments" means the amounts paid pursuant to the Act by the property owners located within the District representing their allocable share of the costs of the Project**.**

"**Special Assessments Fund**" means the fund by that name referred to in **Section 501.**

"Special Record Date" means the date fixed by the Paying Agent pursuant to **Section 204** hereof for the payment of Defaulted Interest.

"Stated Maturity" when used with respect to any Bond or any installment of interest thereon means the date specified in such Bond and this Ordinance as the fixed date on which the principal of such Bond or such installment of interest is due and payable.

"United States Government Obligations" means bonds, notes, certificates of indebtedness, treasury bills or other securities constituting direct obligations of, or obligations the principal of and interest on which are fully and unconditionally guaranteed as to full and timely payment by, the United States of America, including evidences of a direct ownership interest in future interest or principal payments on obligations issued or guaranteed by the United States of America (including the interest component of obligations of the Ordinance Funding Corporation) or securities that represent an undivided interest in such obligations, which obligations are rated in the highest rating category by a nationally recognized rating service and such obligations are held in a custodial or trust account for the benefit of the City.

ARTICLE II

AUTHORIZATION OF BONDS

Section 201. Authorization of Bonds. There shall be issued and hereby are authorized and directed to be issued the City's Taxable Neighborhood Improvement District Limited General Obligation Refunding Bonds (Brush Creek Drainage Area Neighborhood Improvement Project), Series 2020A (the "Bonds"), in the original principal amount of $3,995,000, for the purpose of refunding the Refunded Bonds and paying costs related to the issuance of the Bonds and the refunding of the Refunded Bonds.

Section 202. Description of Bonds. The Bonds shall consist of fully registered bonds without coupons, numbered from 1 upward in order of issuance, in denominations of $5,000 or any integral multiple thereof. The Bonds, as originally issued or issued upon transfer, exchange or substitution, shall be substantially in the form set forth in **Exhibit A** attached hereto, and shall be subject to registration, transfer and exchange as provided in **Section 205** hereof.

All of the Bonds shall be dated the date of issuance and delivery thereof, shall become due in the amounts on the Stated Maturities, subject to redemption and payment prior to their Stated Maturities as provided in **Article III** hereof, and shall bear interest at the rates per annum, as follows:

SERIAL BONDS

Stated Maturity (March 1)	Principal Amount	Annual Rate of Interest
2022	$285,000.00	0.700%
2023	290,000.00	0.800%
2024	290,000.00	0.900%
2025	295,000.00	1.000%
2026	295,000.00	1.150%
2027	300,000.00	1.300%
2028	305,000.00	1.450%
2029	310,000.00	1.600%
2030	315,000.00	1.700%
2031	320,000.00	1.800%
2032	325,000.00	1.875%

TERM BONDS

Stated Maturity March 1	Principal Amount	Annual Rate of Interest
2034	$665,000	2.000%

The Bonds shall bear interest at the above-specified rates (computed on the basis of a 360-day year of twelve 30-day months) from the date thereof or from the most recent Interest Payment Date to which interest has been paid or duly provided for, payable semiannually on March 1 and September 1 in each year, beginning on March 1, 2021.

Section 203. Designation of Paying Agent. BOKF, N.A., Kansas City, Missouri, is hereby designated as the City's paying agent for the payment of principal of and interest on the Bonds and as bond registrar with respect to the registration, transfer and exchange of Bonds (the "Paying Agent").

The City will at all times maintain a Paying Agent meeting the qualifications herein described for the performance of the duties hereunder. The City reserves the right to appoint a successor Paying Agent by (i) filing with the Paying Agent then performing such function a certified copy of the proceedings giving notice of the termination of such Paying Agent and appointing a successor, and (ii) causing notice of the appointment of the successor Paying Agent to be given by first class mail to each Bondowner. The Paying Agent may resign upon giving written notice by first class mail to the City and the Bondowners not less than 60 days prior to the date such resignation is to take effect. No resignation or removal of the Paying Agent shall become effective until a successor acceptable to the City has been appointed and has accepted the duties of the Paying Agent.

Every Paying Agent appointed hereunder shall at all times be a commercial banking association or corporation or trust company located in the State of Missouri organized and doing business under the laws of the United States of America or of the State of Missouri, authorized under such laws to exercise trust powers and subject to supervision or examination by federal or state regulatory authority.

The Paying Agent shall be paid its fees and expenses for its services in connection with the Bonds.

Section 204. Method and Place of Payment of Bonds. The principal of and interest on the Bonds shall be payable in any coin or currency of the United States of America that, on the respective dates of payment thereof, is legal tender for the payment of public and private debts.

The principal of each Bond shall be paid at Maturity by check or draft to the Person in whose name such Bond is registered on the Bond Register at the Maturity thereof, upon presentation and surrender of such Bond at the payment office of the Paying Agent.

The interest payable on each Bond on any Interest Payment Date shall be paid to the Registered Owner of such Bond as shown on the Bond Register at the close of business on the Record Date for such interest (a) by check or draft mailed by the Paying Agent to the address of such Registered Owner shown on the Bond Register, or (b) in the case of an interest payment to (i) the Security Depository, or (ii) any Registered Owner of $500,000 or more in aggregate principal amount of Bonds, by electronic transfer to such Registered Owner upon written notice signed by such Registered Owner given to the Paying Agent by such Registered Owner, not less than 5 days prior to the Record Date for such interest, containing the electronic transfer instructions including the bank (which shall be in the continental United States), ABA routing number and account name and account number to which such Registered Owner wishes to have such transfer directed.

Notwithstanding the foregoing provisions of this Section, any Defaulted Interest with respect to any Bond shall cease to be payable to the Registered Owner of such Bond on the relevant Record Date and shall be payable to the Registered Owner in whose name such Bond is registered at the close of business on the Special Record Date for the payment of such Defaulted Interest, which Special Record Date shall be fixed as hereinafter specified in this paragraph. The City shall notify the Paying Agent in writing of the amount of Defaulted Interest proposed to be paid on each Bond and the date of the proposed payment (which date shall be at least 30 days after receipt of such notice by the Paying Agent) and shall deposit with the Paying Agent at the time of such notice an amount of money equal to the aggregate amount proposed to be paid in respect of such Defaulted Interest or shall make arrangements satisfactory to the Paying Agent for such deposit prior to the date of the proposed payment. Following receipt of such funds the Paying Agent shall fix a Special Record Date for the payment of such Defaulted Interest which shall be not more than 15 nor less than 10 days prior to the date of the proposed payment. The Paying Agent shall promptly notify the City of such Special Record Date and, in the name and at the expense of the City, shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, by first class mail, postage prepaid, to each Registered Owner of a Bond entitled to such notice at the address of such Registered Owner as it appears on the Bond Register not less than 10 days prior to such Special Record Date.

Section 205. Registration, Transfer and Exchange of Bonds. The City covenants that, as long as any of the Bonds remain Outstanding, it will cause the Bond Register to be kept at the office of the Paying Agent as herein provided. Each Bond when issued shall be registered in the name of the owner thereof on the Bond Register.

Bonds may be transferred and exchanged only on the Bond Register as provided in this Section. Upon surrender of any Bond at the payment office of the Paying Agent, the Paying Agent shall transfer or exchange such Bond for a new Bond or Bonds in any authorized denomination of the same Stated Maturity and in the same aggregate principal amount as the Bond that was presented for transfer or exchange. Bonds presented for transfer or exchange shall be accompanied by a written instrument or instruments of transfer or authorization for exchange, in a form and with guarantee of signature satisfactory to the Paying Agent, duly executed by the Registered Owner thereof or by the Registered Owner's duly authorized agent.

In all cases in which the privilege of transferring or exchanging Bonds is exercised, the Paying Agent shall authenticate and deliver Bonds in accordance with the provisions of this Ordinance. The City shall pay the fees and expenses of the Paying Agent for the registration, transfer and exchange of Bonds provided for by this Ordinance and the cost of printing a reasonable supply of registered bond blanks. Any additional costs or fees that might be incurred in the secondary market, other than fees and expenses of the Paying Agent, are the responsibility of the Registered Owners of the Bonds. If any Registered Owner fails to provide a correct taxpayer identification number to the Paying Agent, then the Paying Agent may make a charge against such Registered Owner sufficient to pay any governmental charge required to be paid as a result of such failure and, in compliance with Section 3406 of the Code, the charge may be deducted by the Paying Agent from amounts otherwise payable to such Registered Owner hereunder or under the Bonds.

The City and the Paying Agent shall not be required to register the transfer or exchange of any Bond during a period beginning at the opening of business on the day after receiving written notice from the City of its intent to pay Defaulted Interest and ending at the close of business on the date fixed for the payment of Defaulted Interest pursuant to **Section 204** of this Ordinance.

The City and the Paying Agent may deem and treat the Person in whose name any Bond is registered on the Bond Register as the absolute owner of such Bond, whether such Bond is overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on said Bond and for all other purposes. All payments so made to any such Registered Owner or upon the Registered Owner's order shall be valid and effective to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the City nor the Paying Agent shall be affected by any notice to the contrary.

At reasonable times and under reasonable regulations established by the Paying Agent, the Bond Register may be inspected and copied by the Registered Owners of 10% or more in principal amount of the Bonds then Outstanding or any designated representative of such Registered Owners whose authority is evidenced to the satisfaction of the Paying Agent.

Section 206. Execution, Registration, Authentication and Delivery of Bonds. Each of the Bonds, including any Bonds issued in exchange or as substitutions for the Bonds initially delivered, shall be signed by the manual or facsimile signature of the Mayor and attested by the manual or facsimile signature of the City Clerk. In case any officer whose signature appears on any Bonds ceases to be such officer before the delivery of such Bonds, such signature shall nevertheless be valid and sufficient for all purposes, as if such person had remained in office until delivery. Any Bond may be signed by such persons who at the actual time of the execution of such Bond are the proper officers to sign such Bond although at the date of such Bond such persons may not have been such officers.

The Mayor and City Clerk are hereby authorized and directed to prepare and execute the Bonds in the manner herein specified, and to cause the Bonds to be registered in the office of the State Auditor of Missouri as provided by law, and, when duly executed and registered, to deliver the Bonds to the Paying Agent for authentication.

The Bonds shall have endorsed thereon a certificate of authentication substantially in the form set forth in **Exhibit A** to this Ordinance, which shall be manually executed by an authorized officer or employee of the Paying Agent, but it shall not be necessary that the same officer or employee sign the certificate of authentication on all of the Bonds that may be issued hereunder at any one time. No Bond shall be entitled to any security or benefit under this Ordinance or be valid or obligatory for any purpose unless and until such certificate of authentication has been duly executed by the Paying Agent. Such executed certificate of authentication upon any Bond shall be conclusive evidence that such Bond has been duly authenticated and delivered under this Ordinance. Upon authentication, the Paying Agent shall deliver the Bonds to or upon the order of the Purchaser upon payment of the purchase price of the Bonds plus accrued interest thereon to the date of their delivery.

Section 207. Mutilated, Destroyed, Lost and Stolen Bonds. If (a) any mutilated Bond is surrendered to the Paying Agent or the Paying Agent receives evidence to its satisfaction of the destruction, loss or theft of any Bond, and (b) there is delivered to the Paying Agent such security or indemnity as may be required by the Paying Agent, then, in the absence of notice to the Paying Agent that such Bond has been acquired by a bona fide purchaser, the City shall execute and the Paying Agent shall authenticate and deliver, in exchange for or in lieu of any such mutilated, destroyed, lost or stolen Bond, a new Bond of the same Stated Maturity and of like tenor and principal amount.

If any such mutilated, destroyed, lost or stolen Bond has become or is about to become due and payable, the Paying Agent, in its discretion, may pay such Bond instead of issuing a new Bond.

Upon the issuance of any new Bond under this Section, the City and the Paying Agent may require the payment by the Registered Owner of a sum sufficient to cover any tax or other governmental charge that may be imposed in relation thereto and any other expenses (including the fees and expenses of the Paying Agent) connected therewith.

Every new Bond issued pursuant to this Section shall constitute a replacement of the prior obligation of the City, and shall be entitled to all the benefits of this Ordinance equally and ratably with all other Outstanding Bonds.

Section 208. Cancellation and Destruction of Bonds Upon Payment. All Bonds that have been paid or redeemed or that otherwise have been surrendered to the Paying Agent, either at or before Maturity, shall be cancelled by the Paying Agent immediately upon the payment, redemption and surrender thereof to the Paying Agent and subsequently destroyed in accordance with the customary practices of the Paying Agent. The Paying Agent shall execute a certificate describing the Bonds so cancelled and shall file an executed counterpart of such certificate with the City.

Section 209. Preliminary and Final Official Statement. The Preliminary Official Statement, in the form attached hereto as **Exhibit B**, is hereby ratified and approved, and the final Official Statement is hereby authorized and approved by supplementing, amending and completing the Preliminary Official Statement, with such changes and additions thereto as are necessary to conform to and describe the transaction. The Mayor is hereby authorized to execute the final Official Statement as so supplemented, amended and completed, and the use and public distribution of the final Official Statement by the Purchaser in connection with the reoffering of the Bonds is hereby authorized. The proper officials of the City are hereby authorized to execute and deliver a certificate pertaining to such Official Statement as prescribed therein, dated as of the date of payment for and delivery of the Bonds.

For the purpose of enabling the Purchaser to comply with the requirements of Rule 15c2-12(b)(1) of the Securities and Exchange Commission, the City hereby deems the information regarding the City contained in the Preliminary Official Statement to be "final" as of its date, except for the omission of such information as is permitted by Rule 15c2-12(b)(1), and the appropriate officers of the City are hereby authorized, if requested, to provide the Purchaser a letter or certification to such effect and to take such other actions or execute such other documents as such officers in their reasonable judgment deem necessary to enable the Purchaser to comply with the requirement of such Rule.

The City agrees to provide to the Purchaser within seven business days of the date of the sale of Bonds sufficient copies of the final Official Statement to enable the Purchaser to comply with the requirements of Rule 15c2-12(b)(4) of the Securities and Exchange Commission and with the requirements of Rule G-32 of the Municipal Securities Rulemaking Board.

Section 210. Sale of Bonds. The Bonds are being sold to the Purchaser at public sale and pursuant to the Notice of Sale circulated for the sale of the Bonds and attached hereto as **Exhibit C**. The Purchaser's bid as presented to the Board of Aldermen at this meeting, a copy of which will be filed in the records of the City, will result in the lowest "true interest cost" to the City of the bids received as provided in the Notice of Sale. Delivery of the Bonds shall be made to the Purchaser as soon as practicable after the adoption of this Ordinance upon payment of the purchase price in accordance with the terms of this Ordinance, and the Notice of Sale related to the Bonds. The Mayor is authorized to accept the Purchaser's winning bid for and on behalf of and as the act and deed of the City, such officer's signature thereon being conclusive evidence of such official's and the City's approval thereof.

Section 211. Authorization of Continuing Disclosure Undertaking. The City is hereby authorized to enter into the Continuing Disclosure Undertaking in substantially the form attached hereto as **Exhibit D**, and the Mayor is hereby authorized and directed to execute the Continuing Disclosure Undertaking with such changes therein as such official may deem appropriate, for and on behalf of and as the act and deed of the City.

Section 212. Authorization of Escrow Agreement. The City is hereby authorized to enter the Escrow Agreement in substantially the form in substantially the form attached hereto as **Exhibit E**, and the Mayor is hereby authorized and directed to execute the Escrow Agreement with such changes therein as such official may deem appropriate, for and on behalf of and as the act and deed of the City. The Escrow Agent is hereby authorized to carry out, on behalf of the City, the duties, terms and provisions of the Escrow Agreement.

Section 213. Book-Entry Bonds; Securities Depository.

(a) The Bonds shall initially be registered to Cede & Co., the nominee for the Securities Depository, and no beneficial owner will receive certificates representing their respective interest in the Bonds, except in the event the Paying Agent issues Replacement Bonds as provided in subsection (b) hereof. It is anticipated that during the term of the Bonds, the Securities Depository will make book-entry transfers among its Participants and receive and transmit payment of principal of, premium, if any, and interest on, the Bonds to the Participants until and unless the Paying Agent authenticates and delivers Replacement Bonds to the beneficial owners as described in subsection (b).

(b) (1) If the City determines, in accordance with the operational arrangements of the Securities Depository, (A) that the Securities Depository is unable to properly discharge its responsibilities, or (B) that the Securities Depository is no longer qualified to act as a securities depository and registered clearing agency under the Securities and Exchange Act of 1934, as amended, or (C) that the continuation of a book-entry system to the exclusion of any Bonds being issued to any Bondowner other than Cede & Co. is no longer in the best interests of the beneficial owners of the Bonds, or (2) if the Paying Agent receives written notice from Participants having interests in not less than 50% of the Bonds Outstanding, as shown on the records of the Securities Depository (and certified to such effect by the Securities Depository), that the continuation of a book-entry system to the exclusion of any Bonds being issued to any Bondowner other than Cede & Co. is no longer in the best interests of the beneficial owners of the Bonds, then the Paying Agent shall notify the Bondowners of such determination or such notice and of the availability of certificates to Owners requesting the same, and the Paying Agent shall register in the name of and authenticate and deliver Replacement Bonds to the beneficial owners or their nominees in principal amounts representing the interest of each, making such adjustments as it may find necessary or appropriate as to accrued interest and previous calls for redemption;

provided, that in the case of a determination under (1)(A) or (1)(B) of this subsection (b), the City, with the consent of the Paying Agent, may select a successor securities depository in accordance with **Section 213(c)** of this Ordinance to effect book-entry transfers. In such event, all references to the Securities Depository herein shall relate to the period of time when the Securities Depository is the registered owner of at least one Bond. Upon the issuance of Replacement Bonds, all references herein to obligations imposed upon or to be performed by the Securities Depository shall be deemed to be imposed upon and performed by the Paying Agent, to the extent applicable with respect to such Replacement Bonds. If the Securities Depository resigns and the City, the Paying Agent or Bondowners are unable to locate a qualified successor of the Securities Depository in accordance with **Section 213(c)** of this Ordinance, then the Paying Agent shall authenticate and cause delivery of Replacement Bonds to Bondowners, as provided herein. The Paying Agent may rely on information from the Securities Depository and its Participants as to the names and addresses of, and the principal amounts held by, the beneficial owners of the Bonds. The cost of mailing notices, printing, registration, authentication, and delivery of Replacement Bonds shall be paid for by the City.

(c) In the event the Securities Depository resigns, is unable to properly discharge its responsibilities, or is no longer qualified to act as a securities depository and registered clearing agency under the Securities and Exchange Act of 1934, as amended, the City may appoint a successor Securities Depository provided the Paying Agent receives written evidence satisfactory to the Paying Agent with respect to the ability of the successor Securities Depository to discharge its responsibilities. Any such successor Securities Depository shall be a securities depository which is a registered clearing agency under the Securities and Exchange Act of 1934, as amended, or other applicable statute or regulation that operates a securities depository upon reasonable and customary terms. The Paying Agent upon its receipt of a Bond or Bonds for cancellation shall cause the delivery of Bonds to the successor Securities Depository in appropriate denominations and form as provided herein.

ARTICLE III

REDEMPTION OF BONDS

Section 301. Redemption of Bonds.

(a) Optional Redemption. At the option of the City, Bonds may be called for redemption and payment prior to maturity on March 1, 2031 and thereafter, in whole or in part at any time at the redemption price of 100% of the principal amount thereof, plus accrued interest thereon to the redemption date.

(b) **Mandatory Sinking Fund Redemption**. The Bonds maturing on March 1, 2034 are subject to mandatory redemption and payment prior to maturity pursuant to the mandatory redemption requirements of this Ordinance on March 1 in each of the years and in the amounts set forth below, at 100% of the principal amount thereof plus accrued interest to the redemption date, without premium:

Term Bonds Maturing March 1, 2034

Year	Principal Amount
2033	$330,000
2034	335,000*

* Final Maturity

At its option, to be exercised on or before the 45th day next preceding any mandatory Redemption Date, the District may: (1) deliver to the Paying Agent for cancellation Bonds subject to mandatory redemption on said mandatory Redemption Date, in any aggregate principal amount desired; or (2) furnish the Paying Agent funds, together with appropriate instructions, for the purpose of purchasing any Bonds subject to mandatory redemption on said mandatory Redemption Date from any Registered Owner thereof, whereupon the Paying Agent shall expend such funds for such purpose to such extent as may be practical; or (3) receive a credit with respect to the mandatory redemption obligation of the District under this Section for any Bonds subject to mandatory redemption on said mandatory Redemption Date which, prior to such date, have been redeemed (other than through the operation of the mandatory redemption requirements of this subsection (b)) and cancelled by the Paying Agent and not theretofore applied as a credit against any redemption obligation under this subsection (b). Each Term Bond so delivered or previously purchased or redeemed shall be credited at 100% of the principal amount thereof on the obligation of the District to redeem Bonds of the same Stated Maturity on such mandatory Redemption Date, and any excess of such amount shall be credited on future mandatory redemption obligations for Bonds of the same Stated Maturity in chronological order, and the principal amount of Bonds of the same Stated Maturity to be redeemed by operation of the requirements of this Section shall be accordingly reduced. If the District intends to exercise any option granted by the provisions of clauses (1), (2) or (3) above, the District will, on or before the 45th day next preceding each mandatory Redemption Date, furnish the Paying Agent a written certificate indicating to what extent the provisions of said clauses (1), (2) and (3) are to be complied with respect to such mandatory redemption payment.

Section 302. Selection of Bonds to Be Redeemed.

(a) The Paying Agent shall call Bonds for redemption and payment and shall give notice of such redemption as herein provided upon receipt by the Paying Agent at least 45 days prior to the Redemption Date of written instructions of the City specifying the principal amount, Stated Maturities, Redemption Date and Redemption Prices of the Bonds to be called for redemption. If the Bonds are refunded more than 90 days in advance of such Redemption Date, any escrow agreement entered into by the City in connection with such refunding shall provide that such written instructions to the Paying Agent shall be given by the City or on behalf of the City not more than 90 days prior to the Redemption Date. The Paying Agent may in its discretion waive such notice period so long as the notice requirements set forth in **Section 303** are met. The foregoing provisions of this paragraph shall not apply to the mandatory redemption of Bonds hereunder, and Bonds shall be called by the Paying Agent for redemption pursuant to such mandatory redemption requirements without the necessity of any action by the City and whether or not the Paying Agent holds moneys available and sufficient to effect the required redemption.

(b) Bonds shall be redeemed only in the principal amount of $5,000 or any integral multiple thereof. When less than all of the Outstanding Bonds are to be redeemed, such Bonds shall be redeemed in such amounts for such Stated Maturities as selected by the City, and Bonds of less than a full Stated Maturity shall be selected by the Paying Agent in $5,000 units of principal amount in such equitable manner as the Paying Agent may determine.

(c) In the case of a partial redemption of Bonds by lot or such other method selected by the Paying Agent, when Bonds of denominations greater than $5,000 are then Outstanding, then for all purposes in connection with such redemption each $5,000 of face value shall be treated as though it were a separate Bond of the denomination of $5,000. If it is determined that one or more, but not all, of the $5,000 units of face value represented by any Bond are selected for redemption, then upon notice of intention to redeem such $5,000 unit or units, the Registered Owner of such Bond or the Registered Owner's duly authorized agent shall present and surrender such Bond to the Paying Agent (1) for payment of the Redemption Price and interest to the Redemption Date of such $5,000 unit or units of face value called for redemption, and (2) for exchange, without charge to the Registered Owner thereof, for a new Bond or Bonds of the aggregate principal amount of the unredeemed portion of the principal amount of such Bond. If the Registered Owner of any such Bond fails to present such Bond to the Paying Agent for payment and exchange as aforesaid, such Bond shall, nevertheless, become due and payable on the redemption date to the extent of the $5,000 unit or units of face value called for redemption (and to that extent only).

Section 303. Notice and Effect of Call for Redemption. Unless waived by any Registered Owner of Bonds to be redeemed, official notice of any redemption shall be given by the Paying Agent on behalf of the City by mailing a copy of an official redemption notice by first class mail at least 30 days prior to the Redemption Date to the State Auditor of Missouri, the Purchaser of the Bonds and each Registered Owner of the Bond or Bonds to be redeemed at the address shown on the Bond Register.

All official notices of redemption shall be dated and shall contain the following information:

(a) the Redemption Date;

(b) the Redemption Price;

(c) if less than all Outstanding Bonds of a maturity are to be redeemed, the identification number, stated maturity and, in the case of partial redemption of any Bonds, the respective principal amounts of the Bonds to be redeemed;

(d) a statement that on the Redemption Date the Redemption Price will become due and payable upon each such Bond or portion thereof called for redemption and that interest thereon shall cease to accrue from and after the Redemption Date; and

(e) the place where such Bonds are to be surrendered for payment of the Redemption Price, which shall be the principal payment office of the Paying Agent.

The failure of any Registered Owner to receive notice given as heretofore provided or a defect therein shall not invalidate any redemption.

Prior to any Redemption Date, the City shall deposit with the Paying Agent an amount of money sufficient to pay the Redemption Price of all the Bonds or portions of Bonds that are to be redeemed on that date.

Official notice of redemption having been given as aforesaid, the Bonds or portions of Bonds to be redeemed shall become due and payable on the Redemption Date, at the Redemption Price therein specified, and from and after the Redemption Date (unless the City defaults in the payment of the Redemption Price) such Bonds or portion of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with such notice, the Redemption Price of such Bonds shall be paid by the Paying Agent. Installments of interest due on or prior to the Redemption Date shall be payable as herein provided for payment of interest. Upon surrender for any partial redemption of any Bond, there shall be prepared for the Registered Owner a new Bond or Bonds of the same Stated Maturity in the amount of the unpaid principal as provided herein. All Bonds that have been surrendered for redemption shall be cancelled and destroyed by the Paying Agent as provided herein and shall not be reissued.

The Paying Agent is also directed to comply with any mandatory standards then in effect for processing redemptions of municipal securities established by the Securities and Exchange Commission. Failure to comply with such standards shall not affect or invalidate the redemption of any Bond.

For so long as the Securities Depository is effecting book-entry transfers of the Bonds, the Paying Agent shall provide the notices specified in this Section to the Securities Depository. It is expected that the Securities Depository shall, in turn, notify its Participants and that the Participants, in turn, will notify or cause to be notified the beneficial owners. Any failure on the part of the Securities Depository or a Participant, or failure on the part of a nominee of a beneficial owner of a Bond (having been mailed notice from the Paying Agent, the Securities Depository, a Participant or otherwise) to notify the beneficial owner of the Bond so affected, shall not affect the validity of the redemption of such Bond.

ARTICLE IV

SECURITY FOR AND PAYMENT OF BONDS

Section 401. Security for the Bonds. The Bonds and the interest thereon will constitute a valid and legally binding indebtedness of the City, payable both as to principal and interest from the Special Assessments to be assessed on real property within the District benefited by the Project and if not so paid, to the extent required, from the current income and revenues and surplus funds or other legally available funds of the City. The faith, credit and resources of the City are irrevocably pledged for the prompt payment of the principal of and interest on the Bonds as the same become due; provided that the City may not impose any new or increased ad valorem property tax to pay the principal of or interest on the Bonds without the voter approval required by the constitution and laws of the State of Missouri.

Section 402. Levy of Special Assessments. The unpaid Special Assessments for the Project financed by the issuance of the Bonds, together with interest thereon, shall be and are hereby levied and assessed upon the properties benefitted (to the extent that such properties are subject to Special Assessments) for the purpose of producing amounts for the payment of such principal and interest as the same become due and payable in each year.

Section 403. Collection of Special Assessments. The Special Assessments referred to above shall be levied and collected at the same time and in the same manner as the ad valorem taxes of the City are levied and collected. The proceeds derived from the Special Assessments shall be deposited in the Special Assessments Fund, shall be kept separate and apart from all other funds of the City and shall be used solely as described in **Article V** hereof.

If at any time the Special Assessments are not collected in time or in an amount to pay the principal of or interest on the Bonds when due, the City Administrator is hereby authorized and directed to pay said principal or interest out of the general funds of the City and to reimburse said general funds for money so expended when Special Assessments are collected to the extent such Special Assessments are available. Unpaid Special Assessments shall accrue interest at the rate of 7% per annum until paid.

ARTICLE V

ESTABLISHMENT OF FUNDS; DEPOSIT AND APPLICATION OF MONEYS

Section 501. Establishment of Funds. There have been or shall be established in the treasury of the City and shall be held and administered by the City the following separate funds:

(a) Special Assessments Fund.
(b) Debt Service Fund.

In addition to the funds described above, the Escrow Agreement establishes the Escrow Fund to be held and administered by the Escrow Agent in accordance with the provisions of the Escrow Agreement.

In addition to the funds described above, the Escrow Agreement establishes the Escrow Fund to be held and administered by the Escrow Agent in accordance with the provisions of the Escrow Agreement.

Section 502. Deposit of Bond Proceeds. The net proceeds received from the sale of the Bonds shall be deposited simultaneously with the delivery of the Bonds, as follows:

(a) The sum of $58,978.61 from the proceeds of the Bonds shall be paid to the City and deposited in the Debt Service Fund, and shall be disbursed by the City to pay costs of issuing the Bonds, including the fees of attorneys, financial consultants, accountants, rating agencies, printers and others employed to render professional services and other costs, fees and expenses incurred in connection with the issuance of the Bonds. Any of such money not used for such purpose by November 1, 2020, shall be applied in accordance with **Section 505** hereof; and

(b) The sum of $3,895,434.42 from the proceeds of the Bonds shall be paid and transferred to the Escrow Agent for deposit in the Escrow Fund together with certain other funds to be applied in accordance with the terms of the Escrow Agreement.

Section 503. Special Assessments Fund. The City covenants and agrees that from and after the delivery of the Bonds, and continuing as long as any of the Bonds remain Outstanding hereunder, all of the Special Assessments collected with respect to the Project shall as and when received be paid and deposited into the Special Assessments Fund. The Special Assessments shall be segregated and kept separate and apart from all other moneys, revenues, funds and accounts of the City and shall not be commingled with any other moneys, revenues, funds or accounts of the City. The Special Assessments Fund shall be administered and applied solely for the purposes and in the manner provided in this Ordinance. provided that moneys in the Special Assessments Fund shall be utilized, together with funds in the Escrow Fund, for payment of the Series 2014B Bonds through March 1, 2021.

Section 504. Application of Moneys in the Special Assessments Fund. Subsequent to March 1, 2021:

(a) 3 days prior to each Interest Payment Date, the City shall transfer from the Special Assessments Fund to the Debt Service Fund such amounts as are on deposit in the Special Assessments Fund, up to the Debt Service Requirements of the Bonds on said Interest Payment Date;

(b) After payments pursuant to subsection (a) to provide for the Debt Service Requirements on the Bonds on the next Interest Payment Date, any remaining moneys in the Special Assessments Fund shall be applied to the extent necessary for the purposes and in the amounts as follows:

First, for transfer to the Debt Service Fund, an amount sufficient for payment of any fees and expenses which are due and owing to the Paying Agent or the City, upon delivery to the City of an invoice for such amounts; and

Second, for transfer to the Debt Service Fund, an amount sufficient for the payment of the principal of and accrued interest on Bonds which are subject to redemption on a Redemption Date.

Section 505. Application of Moneys in Debt Service Fund. All amounts paid and credited to the Debt Service Fund shall be expended and used by the City for the sole purpose of paying the principal or Redemption Price of and interest on the Bonds as and when the same become due and the usual and customary fees and expenses of the Paying Agent. The City Administrator is authorized and directed to withdraw from the Debt Service Fund sums sufficient to pay both principal or Redemption Price of and interest on the Bonds and the fees and expenses of the Paying Agent as and when the same become due, and to forward such sums to the Paying Agent in a manner that ensures the Paying Agent will receive immediately available funds in such amounts on or before the Business Day immediately preceding the dates when such principal, interest and fees of the Paying Agent will become due. If, through the lapse of time or otherwise, the Registered Owners of Bonds are no longer entitled to enforce payment of the Bonds or the interest thereon, the Paying Agent shall return said funds to the City. All moneys deposited with the Paying Agent shall be deemed to be deposited in accordance with and subject to all of the provisions contained in this Ordinance and shall be held in trust by the Paying Agent for the benefit of the Registered Owners of the Bonds entitled to payment from such moneys.

Any moneys or investments remaining in the Debt Service Fund after the retirement of the Bonds and all other indebtedness of the City shall be transferred and paid into the general fund of the City.

Section 506. Deposits and Investment of Moneys. Moneys in each of the funds created by and referred to in this Ordinance shall be deposited in a bank or banks or other legally permitted financial institutions located in the State of Missouri that are members of the Federal Deposit Insurance Corporation. All such deposits shall be continuously and adequately secured by the financial institutions holding such deposits as provided by the laws of the State of Missouri. All moneys held in the funds created by this

Ordinance shall be kept separate and apart from all other funds of the City so that there shall be no commingling of such funds with any other funds of the City.

Moneys held in any fund referred to in this Ordinance may be invested in Permitted Investments in accordance with this Ordinance; provided, however, that no such investment shall be made for a period extending longer than to the date when the moneys invested may be needed for the purpose for which such fund was created. All earnings on any investments held in any fund shall accrue to and become a part of such fund.

Section 507. Nonpresentment of Bonds. If any Bond is not presented for payment when the principal thereof becomes due at Maturity, if funds sufficient to pay such Bond have been made available to the Paying Agent all liability of the City to the Registered Owner thereof for the payment of such Bond shall forthwith cease, determine and be completely discharged, and thereupon it shall be the duty of the Paying Agent to hold such funds, without liability for interest thereon, for the benefit of the Registered Owner of such Bond, who shall thereafter be restricted exclusively to such funds for any claim of whatever nature on his part under this Ordinance or on, or with respect to, said Bond. If any Bond is not presented for payment within one year following the date when such Bond becomes due at Maturity, the Paying Agent shall repay to the City without liability for interest thereon the funds theretofore held by it for payment of such Bond, and such Bond shall, subject to the defense of any applicable statute of limitation, thereafter be an unsecured obligation of the City, and the Registered Owner thereof shall be entitled to look only to the City for payment, and then only to the extent of the amount so repaid to it by the Paying Agent, and the City shall not be liable for any interest thereon and shall not be regarded as a trustee of such money.

Section 508. Payments Due on Days other than Business Days. In any case where a Bond Payment Date is not a Business Day, then payment of principal, Redemption Price or interest need not be made on such Bond Payment Date but may be made on the next succeeding Business Day with the same force and effect as if made on such Bond Payment Date, and no interest shall accrue for a period after such Bond Payment Date.

Section 509. Application of Moneys in the Escrow Fund. Under the Escrow Agreement, the Escrow Agent will apply moneys in the Escrow Fund in accordance with the Escrow Agreement. The moneys held in the Escrow Fund will be applied by the Escrow Agent to the payment of the principal of and interest on the Refunded Bonds when called for redemption as provided in the Escrow Agreement. All money deposited with the Escrow Agent shall be deposited in accordance with and subject to all of the provisions contained in the Refunded Bond Ordinance, this Ordinance and the Escrow Agreement.

Section 510. Redemption of Refunded Bonds. The Refunded Bonds are hereby called for redemption and payment prior to maturity on March 1, 2021. Said Refunded Bonds shall be redeemed at the office of the paying agent for such Refunded Bonds by the payment on the redemption date of the principal thereof together with accrued interest thereon to the redemption date. In accordance with the requirements of the Refunded Bond Ordinance, the Board of Aldermen hereby authorizes the paying agent for the Refunded Bonds to cause notice of the call for redemption and payment of the Refunded Bonds to be given in the manner provided in said Refunded Bond Ordinance. The officers of the City and the paying agent for the Refunded Bonds are hereby authorized and directed to take such other action as may be necessary in order to effect the redemption and payment of the Refunded Bonds as herein provided.

ARTICLE VI

REMEDIES

Section 601. Remedies. The provisions of this Ordinance, including the covenants and agreements herein contained, shall constitute a contract between the City and the Registered Owners of the Bonds, and the Registered Owner or Owners of not less than 10% in principal amount of the Bonds at the time Outstanding shall have the right for the equal benefit and protection of all Registered Owners of Bonds similarly situated:

(a) by mandamus or other suit, action or proceedings at law or in equity to enforce the rights of such Registered Owner or Owners against the City and its officers, agents and employees, and to require and compel duties and obligations required by the provisions of this Ordinance or by the constitution and laws of the State of Missouri;

(b) by suit, action or other proceedings in equity or at law to require the City, its officers, agents and employees to account as if they were the trustees of an express trust; and

(c) by suit, action or other proceedings in equity or at law to enjoin any acts or things which may be unlawful or in violation of the rights of the Registered Owners of the Bonds.

Section 602. Limitation on Rights of Bondowners. The covenants and agreements of the City contained herein and in the Bonds shall be for the equal benefit, protection and security of the legal owners of any or all of the Bonds. All of the Bonds shall be of equal rank and without preference or priority of one Bond over any other Bond in the application of the funds herein pledged to the payment of the principal of and the interest on the Bonds, or otherwise, except as to rate of interest or date of Maturity as provided in this Ordinance. No one or more Bondowners secured hereby shall have any right in any manner whatever by his or their action to affect, disturb or prejudice the security granted and provided for herein, or to enforce any right hereunder, except in the manner herein provided, and all proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all Registered Owners of such Outstanding Bonds.

Section 603. Remedies Cumulative. No remedy conferred herein upon the Bondowners is intended to be exclusive of any other remedy, but each such remedy shall be cumulative and in addition to every other remedy and may be exercised without exhausting and without regard to any other remedy conferred herein. No waiver of any default or breach of duty or contract by the Registered Owner of any Bond shall extend to or affect any subsequent default or breach of duty or contract or shall impair any rights or remedies consequent thereon. No delay or omission of any Bondowner to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or acquiescence therein. Every substantive right and every remedy conferred upon the Registered Owners of the Bonds by this Ordinance may be enforced and exercised from time to time and as often as may be deemed expedient. If any suit, action or proceedings taken by any Bondowner on account of any default or to enforce any right or exercise any remedy has been discontinued or abandoned for any reason, or has been determined adversely to such Bondowner, then, and in every such case, the City and the Registered Owners of the Bonds shall be restored to their former positions and rights hereunder, respectively, and all rights, remedies, powers and duties of the Bondowners shall continue as if no such suit, action or other proceedings had been brought or taken.

ARTICLE VII

DEFEASANCE

Section 701. Defeasance. When any or all of the Bonds or scheduled interest payments thereon have been paid and discharged, then the requirements contained in this Ordinance and the pledge of the City's faith and credit hereunder and all other rights granted hereby shall terminate with respect to the Bonds or scheduled interest payments thereon so paid and discharged. Bonds or scheduled interest payments thereon shall be deemed to have been paid and discharged within the meaning of this Ordinance if there has been deposited with the Paying Agent, or other commercial bank or trust company authorized to do business in the State of Missouri and having full trust powers, at or prior to the Stated Maturity of said Bonds or the interest payments thereon, in trust for and irrevocably appropriated thereto, moneys and/or Defeasance Obligations which, together with the interest to be earned on any such Defeasance Obligations, will be sufficient for the payment of the principal of said Bonds and/or interest accrued to the Stated Maturity or if default in such payment has occurred on such date, then to the date of the tender of such payments. Any money and Defeasance Obligations that at any time shall be deposited with the Paying Agent or other commercial bank or trust company by or on behalf of the City, for the purpose of paying and discharging any of the Bonds, shall be and are hereby assigned, transferred and set over to the Paying Agent or other bank or trust company in trust for the respective Registered Owners of the Bonds, and such moneys shall be and are hereby irrevocably appropriated to the payment and discharge thereof. All money and Defeasance Obligations deposited with the Paying Agent or other bank or trust company shall be deemed to be deposited in accordance with and subject to all of the provisions of this Ordinance.

ARTICLE VIII

MISCELLANEOUS PROVISIONS

Section 801. [Reserved].

Section 802. Annual Audit. Annually, promptly after the end of the fiscal year, the City will cause an audit to be made of its funds and accounts for the preceding fiscal year by a certified public accountant or firm of certified public accountants.

Within 30 days after the completion of each such audit, a copy thereof shall be filed in the office of the City Clerk, and a duplicate copy of the audit shall be mailed to the Purchaser. Such audits shall at all times during the usual business hours be open to the examination and inspection by any Registered Owner of any of the Bonds, or by anyone acting for or on behalf of such Registered Owner.

As soon as possible after the completion of the annual audit, the governing body of the City shall review such audit, and if the audit discloses that proper provision has not been made for all of the requirements of this Ordinance, the City shall promptly cure such deficiency.

A copy of each annual audit will be mailed to the Purchaser and, upon payment of the reasonable cost of preparing and mailing the same, a copy of any annual audit will, upon request, be sent to any Bondholder or prospective Bondholder.

Section 803. Amendments. The rights and duties of the City and the Bondowners, and the terms and provisions of the Bonds or of this Ordinance, may be amended or modified at any time in any respect by ordinance of the City with the written consent of the Registered Owners of not less than a majority in principal amount of the Bonds then Outstanding, such consent to be evidenced by an instrument or instruments executed by such Registered Owners and duly acknowledged or proved in the manner of a deed to be recorded, and such instrument or instruments shall be filed with the City Clerk, but no such modification or alteration shall:

(a) extend the maturity of any payment of principal or interest due upon any Bond;

(b) effect a reduction in the amount which the City is required to pay as principal of or interest on any Bond;

(c) permit preference or priority of any Bond over any other Bond; or

(d) reduce the percentage in principal amount of Bonds required for the written consent to any modification or alteration of the provisions of this Ordinance.

Any provision of the Bonds or of this Ordinance may, however, be amended or modified by ordinance duly adopted by the governing body of the City at any time in any legal respect with the written consent of the Registered Owners of all of the Bonds at the time Outstanding.

Without notice to or the consent of any Bondowners, the City may amend or supplement this Ordinance for the purpose of curing any formal defect, omission, inconsistency or ambiguity therein or in connection with any other change therein which is not materially adverse to the security of the Bondowners.

Every amendment or modification of the provisions of the Bonds or of this Ordinance, to which the written consent of the Bondowners is given, as above provided, shall be expressed in an ordinance adopted by the governing body of the City amending or supplementing the provisions of this Ordinance and shall be deemed to be a part of this Ordinance. A certified copy of every such amendatory or supplemental ordinance, if any, and a certified copy of this Ordinance shall always be kept on file in the office of the City Clerk and shall be made available for inspection by the Registered Owner of any Bond or a prospective purchaser or owner of any Bond authorized by this Ordinance, and upon payment of the reasonable cost of preparing the same, a certified copy of any such amendatory or supplemental ordinance or of this Ordinance will be sent by the City Clerk to any such Bondowner or prospective Bondowner.

Any and all modifications made in the manner hereinabove provided shall not become effective until there has been filed with the City Clerk a copy of the ordinance of the City hereinabove provided for, duly certified, as well as proof of any required consent to such modification by the Registered Owners of the Bonds then Outstanding. It shall not be necessary to note on any of the Outstanding Bonds any reference to such amendment or modification.

The City shall furnish to the Paying Agent a copy of any amendment to the Bonds or this Ordinance which affects the duties or obligations of the Paying Agent under this Ordinance.

Section 804. Notices, Consents and Other Instruments by Bondowners. Any notice, consent, request, direction, approval or other instrument required by this Ordinance to be signed and executed by the Bondowners may be in any number of concurrent writings of similar tenor and may be signed or executed by such Bondowners in person or by agent appointed in writing. Proof of the execution of any such instrument or of the writing appointing any such agent and of the ownership of Bonds, other than the Assignment of the ownership of the Bond, if made in the following manner, shall be sufficient for any of the purposes of this

Ordinance, and shall be conclusive in favor of the City and the Paying Agent with regard to any action taken, suffered or omitted under any such instrument, namely:

(a) The fact and date of the execution by any person of any such instrument may be proved by a certificate of any officer in any jurisdiction who by law has power to take acknowledgments within such jurisdiction that the person signing such instrument acknowledged before such officer the execution thereof, or by affidavit of any witness to such execution.

(b) The fact of ownership of Bonds, the amount or amounts, numbers and other identification of Bonds, and the date of holding the same shall be proved by the Bond Register.

In determining whether the Registered Owners of the requisite principal amount of Bonds Outstanding have given any request, demand, authorization, direction, notice, consent or waiver under this Ordinance, Bonds owned by the City shall be disregarded and deemed not to be Outstanding under this Ordinance, except that, in determining whether the Bondowners shall be protected in relying upon any such request, demand, authorization, direction, notice, consent or waiver, only Bonds which the Bondowners know to be so owned shall be so disregarded. Notwithstanding the foregoing, Bonds so owned which have been pledged in good faith shall not be disregarded as aforesaid if the pledgee establishes to the satisfaction of the Bondowners the pledgee's right so to act with respect to such Bonds and that the pledgee is not the City.

Section 805. Continuing Disclosure. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of a Continuing Disclosure Undertaking to be executed by the City and dated the date hereof, as originally executed and as it may be amended from time to time in accordance with the terms thereof. Upon the City's failure to comply with the Continuing Disclosure Undertaking, any Registered Owner may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Section.

Section 806. Further Authority. The officers of the City, including the Mayor, the City Administrator and City Clerk, are hereby authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Ordinance and to make ministerial alterations, changes or additions in the foregoing agreements, statements, instruments and other documents herein approved, authorized and confirmed which they may approve, and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

Section 807. Parties Interested Herein. Nothing in this Ordinance expressed or implied is intended or shall be construed to confer upon, or to give to, any person or entity, other than the City, the Paying Agent and the Registered Owners of the Bonds, any right, remedy or claim under or by reason of this Ordinance or any covenant, condition or stipulation thereof, and all covenants, stipulations, promises and agreements in this Ordinance contained by and on behalf of the City shall be for the sole and exclusive benefit of the City, the Paying Agent and the Registered Owners of the Bonds.

Section 808. Severability. If any section or other part of this Ordinance, whether large or small, is for any reason held invalid, the invalidity thereof shall not affect the validity of the other provisions of this Ordinance.

Section 809. Governing Law. This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 810. Tax-Exempt Financing Compliance Procedure. The form of Tax-Exempt Financing Compliance Procedure for the City previously adopted by the City is hereby ratified and confirmed.

Section 811. Effective Date. This Ordinance shall take effect and be in full force from and after its adoption by the Board of Aldermen.

Section 812. Electronic Transactions. The parties agree that the transaction described herein may be conducted and related documents may be stored by electronic means.

[Remainder of this page intentionally left blank]

ADOPTED by the Board of Aldermen of the City of Parkville, Missouri, this _____ day of ____________, 2020.

(SEAL)

____
Nanette Johnston, Mayor

ATTEST:

____
Melissa McChesney, City Clerk

EXHIBIT A
TO ORDINANCE

FORM OF BOND

EXCEPT AS OTHERWISE PROVIDED IN THE ORDINANCE (DESCRIBED HEREIN), THIS GLOBAL BOND MAY BE TRANSFERRED, IN WHOLE BUT NOT IN PART, ONLY TO ANOTHER NOMINEE OF THE SECURITIES DEPOSITORY (DESCRIBED HEREIN) OR TO A SUCCESSOR SECURITIES DEPOSITORY OR TO A NOMINEE OF A SUCCESSOR SECURITIES DEPOSITORY.

UNITED STATES OF AMERICA
STATE OF MISSOURI

Registered **Registered**
No. ______ **$_______**

CITY OF PARKVILLE, MISSOURI
TAXABLE NEIGHBORHOOD IMPROVEMENT DISTRICT LIMITED GENERAL OBLIGATION REFUNDING BONDS
(BRUSH CREEK DRAINAGE AREA NEIGHBORHOOD IMPROVEMENT PROJECT)
SERIES 2020A

Interest Rate	Maturity Date	Dated Date	CUSIP Number
	March 1, 20__	___________, 20___	

REGISTERED OWNER: **CEDE & CO.**

PRINCIPAL AMOUNT: ____ **DOLLARS**

THE CITY OF PARKVILLE, MISSOURI a fourth class City and political subdivision of the State of Missouri (the "City"), for value received, hereby acknowledges itself to be indebted and promises to pay to the registered owner shown above, or registered assigns, the principal amount shown above on the maturity date shown above and to pay interest thereon at the interest rate per annum shown above (computed on the basis of a 360-day year of twelve 30-day months) from the Dated Date shown above or from the most recent interest payment date to which interest has been paid or duly provided for, payable semiannually on March 1 and September 1 in each year, beginning on March 1, 2021, until said principal amount has been paid.

The principal of this Bond shall be paid at maturity by check or draft to the person in whose name this Bond is registered at the maturity date thereof, upon presentation and surrender of this Bond at the payment office of **BOKF, N.A.**, Kansas City, Missouri (the "Paying Agent"). The interest payable on this Bond on any interest payment date shall be paid to the person in whose name this Bond is registered on the registration books maintained by the Paying Agent at the close of business on the Record Date for such interest, which shall be the 15th day (whether or not a business day) of the calendar month next preceding the interest payment date. Such interest shall be payable (a) by check or draft mailed by the Paying Agent to the address of such Registered Owner shown on the Bond Register or (b) in the case of an interest payment to the Securities Depository or any Registered Owner of $500,000 or more in aggregate principal amount of Bonds, by electronic transfer to such Registered Owner upon written notice signed by such Registered Owner given to the Paying Agent by such Owner, not less than 5 days prior to the Record Date for such interest, containing the electronic transfer instructions including the bank (which shall be in the continental United States), ABA routing number and account name and account number to which such Registered Owner wishes to have such transfer directed. The principal of and interest on the Bonds shall be payable by check or draft in any coin or currency that, on the respective dates of payment thereof, is legal tender for the payment of public and private debts.

This Bond is one of an authorized series of bonds of the City designated "Taxable Neighborhood Improvement District Limited General Obligation Refunding Bonds (Brush Creek Neighborhood Improvement Project), Series 2020A," aggregating the principal amount of $3,995,000 (the "Bonds") issued by the City for the purpose of refunding outstanding general obligation bonds of the City under the authority of and in full compliance with the constitution and laws of the State of Missouri and a resolution duly adopted (the "Ordinance") and proceedings duly and legally had by the governing body of the City. Capitalized terms used herein and not otherwise defined herein shall have the meanings assigned to such terms in the Ordinance.

The Bonds and the interest thereon will constitute a valid and legally binding indebtedness of the City, payable both as to principal and interest from the Special Assessments to be assessed on real property within the District benefited by the Project and if not so paid, to the extent required, from the current income and revenues and surplus funds or other legally available funds of the City. The faith, credit and resources of the City are irrevocably pledged for the prompt payment of the principal of and interest on the Bonds as the same become due; provided that the City may not impose any new or increased ad valorem property tax to pay the principal of or interest on the Bonds without the voter approval required by the constitution and laws of the State of Missouri.

The Bonds are subject to optional redemption prior to maturity as provided in the Ordinance.

The Bonds with a stated maturity of March 1, 2034 are subject to mandatory redemption prior to maturity as provided in the Ordinance.

The Bonds are issuable in the form of fully registered Bonds without coupons in denominations of $5,000 or any integral multiple thereof.

The Bonds are being issued by means of a book-entry system with no physical distribution of bond certificates to be made except as provided in the Ordinance. One Bond certificate with respect to each date on which the Bonds are stated to mature or with respect to each form of Bonds, registered in the nominee name of the Securities Depository, is being issued. The book-entry system will evidence positions held in the Bonds by the Securities Depository's participants, beneficial ownership of the Bonds in authorized denominations pursuant to the Ordinance being evidenced in the records of such participants. Transfers of ownership shall be effected on the records of the Securities Depository and its participants pursuant to rules and procedures established by the Securities Depository and its participants. The City and the Paying Agent will recognize the Securities Depository nominee, while the registered owner of this Bond, as the owner of this Bond for all purposes, including (i) payments of principal of, and redemption premium, if any, and interest on, this Bond, (ii) notices and (iii) voting. Transfer of payments to participants of the Securities Depository, and transfer of payments to beneficial owners of the Bonds by participants of the Securities Depository will be the responsibility of such participants and other nominees of such beneficial owners. The City and the Paying Agent will not be responsible or liable for such transfers of payments or for maintaining, supervising or reviewing the records maintained by the Securities Depository, the Securities Depository nominee, its participants or persons acting through such participants. While the Securities Depository nominee is the owner of this Bond, notwithstanding the provision hereinabove contained, payments on this Bond shall be made in accordance with existing arrangements among the City, the Paying Agent and the Securities Depository.

EXCEPT AS OTHERWISE PROVIDED IN THE ORDINANCE, THIS BOND MAY BE TRANSFERRED, IN WHOLE BUT NOT IN PART, ONLY TO ANOTHER NOMINEE OF THE SECURITIES DEPOSITORY OR TO A SUCCESSOR SECURITIES DEPOSITORY OR TO A NOMINEE OF A SUCCESSOR SECURITIES DEPOSITORY. This Bond may be transferred or exchanged, as provided in the Ordinance, only on the Bond Register kept for that purpose at the payment office of the Paying Agent, upon surrender of this Bond together with a written instrument of transfer or authorization for exchange satisfactory to the Paying Agent duly executed by the Registered Owner or the Registered Owner's duly authorized agent, and thereupon a new Bond or Bonds in any authorized denomination of the same maturity and in the same aggregate principal amount shall be issued to the transferee in exchange therefor as provided in the Ordinance and upon payment of the charges therein prescribed. The City and the Paying Agent may deem and treat the person in whose name this Bond is registered on the Bond Register as the absolute owner hereof for the purpose of receiving payments due hereon and for all other purposes.

The proceedings relating to the issuance of the Bonds have been presented to and filed with the State Auditor of Missouri, who has examined the same and has issued a certificate that such proceedings comply with the laws of the State of Missouri and that the conditions of the Ordinance under which the Bonds were ordered to be issued have been complied with.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Ordinance until the Certificate of Authentication hereon has been executed by the Paying Agent.

IT IS HEREBY CERTIFIED AND DECLARED that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of the Bonds have existed, happened and been performed in due time, form and manner as required by law; and that the total indebtedness of the City, including this Bond and the series of which it is one, does not exceed any constitutional or statutory limitation.

IN WITNESS WHEREOF, THE CITY OF PARKVILLE, MISSOURI has caused this Bond to be executed by the manual or facsimile signature of its Mayor and attested by the manual or facsimile signature of its City Clerk and its official seal to be affixed or imprinted hereon.

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds of the issue described in the within-mentioned Ordinance.

Registration Date: ______________________

BOKF, N.A., Paying Agent

CITY OF PARKVILLE, MISSOURI

By: ________________________________
Mayor

(SEAL)

ATTEST:

By

Authorized Signatory

City Clerk

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto

____

Print or Type Name, Address and Social Security Number
or other Taxpayer Identification Number of Transferee

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints ________________________________ agent to transfer the within Bond on the Bond Register kept by the Paying Agent for the registration thereof, with full power of substitution in the premises.

Dated: ________________________

____

NOTICE: The signature to this assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Bond in every particular.

Signature Guaranteed By:

____

(Name of Eligible Guarantor Institution as defined by SEC Rule 17 Ad-15 (17 CFR 240.17 Ad-15))

By __________________________________
Title: __________________________________

EXHIBIT B
TO ORDINANCE

PRELIMINARY OFFICIAL STATEMENT

[On file in the office of the City Clerk]

EXHIBIT C
TO ORDINANCE

NOTICE OF SALE

[On file in the office of the City Clerk]

EXHIBIT D
TO ORDINANCE

CONTINUING DISCLOSURE UNDERTAKING

[On file in the office of the City Clerk]

EXHIBIT E
TO ORDINANCE

ESCROW AGREEMENT

[On file in the office of the City Clerk]

ITEM 4.B.

For 6/2/2020

Board of Aldermen Meeting

CITY OF PARKVILLE
Policy Report

Date: May 26, 2020

Prepared By:	Reviewed By:
Joe Parente, City Administrator	Matthew Chapman, Finance/Human Resources Director

ISSUE:
Adopt an ordinance to authorize and direct the issuance, sale and delivery of taxable neighborhood improvement district limited general obligation refunding bonds (Brink Meyer Road Neighborhood Improvement District) Series 2020B; prescribe the form and details of said bonds; and authorize certain other documents and actions in connection therewith (Administration)

BACKGROUND:
In 2006, the Board of Aldermen created the Brink Meyer Road Neighborhood Improvement District (NID) and ordered assessments against the benefitting properties in each District. The Brink Meyer Road NID provided the funding for the construction of road improvement within the District. Temporary Notes were issued to construct the improvements which were completed by 2011.

In 2014, the Board approved the issuance of the $3,960,000 Series 2014B - Neighborhood Improvement District - Limited General Obligation Bonds (Brink Meyer Road Neighborhood Improvement Project), as permanent financing to replace the Temporary Notes. The Bond issuance has annual installment payments through March 1, 2034.

The City's Debt Management Policy (Attachment 1) calls for city staff and the city's financial advisor to monitor the municipal bond market for opportunities to obtain interest cost savings by refunding outstanding debt. An opportunity now exists to issue refunding bonds to reduce the interest costs for the remaining term of the financing. On April 14, 2020 the Board of Aldermen authorized staff and financial consultants to go to market for the refunding of the Series 2014B Bonds.

The principal amount of the limited general obligation bond issue is estimated at $2,925,000. The bond sale will occur on June 2, 2020, so final terms will not be available until such time and will be presented prior to the final acceptance by the Board of Alderman. The City's financial team (financial advisor and bond counsel) will be present at the June 2, 2020 Board of Aldermen meeting to present the results of the sale and field questions from the Board. The draft ordinance is attached.

BUDGET IMPACT:
There is no direct budget cost impact associated with this action. All bond refunding costs will be incorporated into the issuance of the new bonds. These costs, including the fees for the financial advisor, bond counsel, and the ratings agency is estimated to be $46,797.

It is estimated there will be a savings to the city as the result of reissuing the bonds at a lower interest rate. The final results of the bond sale will determine the annual savings and will be reported at the Board meeting. The lower interest costs will be applied to the annual interest payment schedule for properties in the NID District, thus reducing the amount of annual assessments. Because the city previously foreclosed on most of the property in the NID District, the interest savings will mostly go toward reducing the amount of annual transfers the city makes from general revenues for NID Debt payments.

ALTERNATIVES:

1. Adopt an ordinance authorizing the issuance and delivery of limited general obligation bonds for the Brink Meyer Road Neighborhood Improvement District.
2. Do not adopt the ordinance and provide further direction to City Administration.

FINANCE COMMITTEE RECOMMENDATION:

The item was not presented to the Finance Committee, but is being taken directly to the Board of Aldermen for consideration.

STAFF RECOMMENDATION:

Adopt an ordinance authorizing the issuance of limited general obligation bonds for the Brink Meyer Road Neighborhood Improvement District.

POLICY:

The Board of Aldermen must approve the issuance of all debt.

SUGGESTED MOTION:

I move to approve Bill No. 3089, an ordinance authorizing the issuance, sale and delivery of taxable neighborhood improvement district limited general obligation refunding bonds (Brink Meyer Road Neighborhood Improvement District), Series 2020B, prescribing the form and details of said bonds, and authorizing certain other documents and actions in connection therewith, on first reading.

I move to approve Bill No. 3089 on second reading by title only to become Ordinance No. ____.

ATTACHMENTS:

1. Ordinance v. 2 (2020B Brink Meyer)

ORDINANCE

OF

CITY OF PARKVILLE, MISSOURI

ADOPTED

JUNE 2, 2020

AUTHORIZING

$2,730,000
TAXABLE NEIGHBORHOOD IMPROVEMENT DISTRICT LIMITED GENERAL OBLIGATION REFUNDING BONDS
(BRINK MEYER ROAD NEIGHBORHOOD IMPROVEMENT PROJECT)
SERIES 2020B

ORDINANCE

PAGE

BILL NO. ______ **ORDINANCE NO. _______**

AN ORDINANCE AUTHORIZING AND DIRECTING THE ISSUANCE, SALE AND DELIVERY OF TAXABLE NEIGHBORHOOD IMPROVEMENT DISTRICT LIMITED GENERAL OBLIGATION REFUNDING BONDS (BRINK MEYER ROAD NEIGHBORHOOD IMPROVEMENT PROJECT), SERIES 2020B, OF THE CITY OF PARKVILLE, MISSOURI; PRESCRIBING THE FORM AND DETAILS OF SAID BONDS, AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.

WHEREAS, the City of Parkville, Missouri (the "City"), is a fourth class city and political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS, pursuant to Article III, Section 38(c) of the Constitution of Missouri, and Sections 67.453 to 67.475, inclusive, of the Revised Statutes of Missouri, named the Neighborhood Improvement District Act (the "Act"), and all other provisions of the laws of the State of Missouri applicable thereto, by proceedings duly had, the Board of Aldermen of the City has duly authorized and undertaken the Brink Meyer Road Neighborhood Improvement Project (the "Project"), said Project consisting of construction of extension and partial realignment of Brink Meyer Road and the extension of water and electric utilities, together with related improvements; and

WHEREAS, the City has heretofore issued and has outstanding the following series of neighborhood improvement district limited general obligation bonds:

Series of Bonds	Date of Bonds
Neighborhood Improvement District Limited General Obligation Bonds (Brink Meyer Road Neighborhood Improvement Project) Series 2014B (the "Series 2014B Bonds")	June 11, 2014

WHEREAS, the City desires to advance crossover refund the Series 2014B Bonds maturing in the years 2022 through 2034, inclusive in the aggregate principal amount of $2,925,000 (the "Refunded Bonds"); and

WHEREAS, the City is authorized under the provisions of Article VI, Section 28 of the Constitution of Missouri, 1945, as amended, and Section 108.140 of the Revised Statutes of Missouri, as amended (the "Refunding Bond Law"), to refund, extend and unify the whole or part of its valid general obligation indebtedness and the Refunding Bond Law authorizes the issuance of Taxable Neighborhood Improvement District Limited General Obligation Refunding Bonds in an amount not to exceed the principal amount of the bonds to be refunded and the accrued interest thereon to the date of the refunding bonds; and

WHEREAS, the principal amount of the Bonds does not exceed the principal amount of the Refunded Bonds plus the accrued interest thereon to the date of the Bonds; and

WHEREAS, it is hereby found and determined that it is necessary and advisable and in the best interest of the City and of its inhabitants at this time to authorize the issuance and delivery of said bonds pursuant to the Refunding Bond Law and the Act (defined below) for the purposes aforesaid as herein provided;

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

ARTICLE I

DEFINITIONS

Section 101. Definitions of Words and Terms. In addition to words and terms defined elsewhere herein, the following words and terms as used in this Ordinance shall have the following meanings:

"Act" means Article III, Section 38(c) of the Constitution of Missouri, and Sections 67.453 to 67.475, inclusive, of the Revised Statutes of Missouri.

"Bond Counsel" means Armstrong Teasdale LLP, Kansas City, Missouri, or other attorneys or firm of attorneys with a nationally recognized standing in the field of municipal bond financing selected by the City.

"Bond Payment Date" means any date on which the principal of or interest on any Bond is payable.

"Bond Register" means the books for the registration, transfer and exchange of Bonds kept at the office of the Paying Agent.

"Bondowner," "Owner" or **"Registered Owner"** when used with respect to any Bond means the Person in whose name such Bond is registered on the Bond Register.

"Bonds" means the $2,730,000 Taxable Neighborhood Improvement District Limited General Obligation Refunding Bonds (Brink Meyer Road Neighborhood Improvement Project), Series 2020B, authorized and issued by the City pursuant to this Ordinance.

"Business Day" means a day other than a Saturday, Sunday or holiday on which the Paying Agent is scheduled in the normal course of its operations to be open to the public for conduct of its banking operations.

"Cede & Co." means Cede & Co., as nominee name of The Depository Trust Company, New York, New York or any successor nominee of the Securities Depository with respect to the Bonds.

"Code" means the Internal Revenue Code of 1986, as amended.

"Continuing Disclosure Undertaking" means the Continuing Disclosure Undertaking executed by the City, in substantially the form attached hereto as **Exhibit D**.

"Debt Service Fund" means the fund by that name referred to in **Section 501** hereof.

"Defaulted Interest" means interest on any Bond that is payable but not paid on any Interest Payment Date.

"Defeasance Obligations" means any of the following obligations:

(a) United States Government Obligations that are not subject to redemption in advance of their maturity dates; or

(b) obligations of any state or political subdivision of any state, the interest on which is excluded from gross income for federal income tax purposes and which meet the following conditions:

(1) the obligations are (i) not subject to redemption prior to maturity or (ii) the trustee for such obligations has been given irrevocable instructions concerning their calling and redemption and the issuer of such obligations has covenanted not to redeem such obligations other than as set forth in such instructions;

(2) the obligations are secured by cash or United States Government Obligations that may be applied only to principal of, premium, if any, and interest payments on such obligations;

(3) such cash and the principal of and interest on such United States Government Obligations (plus any cash in the escrow fund) are sufficient to meet the liabilities of the obligations;

(4) such cash and United States Government Obligations serving as security for the obligations are held in an escrow fund by an escrow agent or a trustee irrevocably in trust;

(5) such cash and United States Government Obligations are not available to satisfy any other claims, including those against the trustee or escrow agent; and

(6) the obligations are rated in the highest rating category by Moody's Investors Service, Inc. (presently "Aaa") or Standard & Poor's Ratings Services (presently "AAA").

"City" means the City of Parkville, Missouri, and any successors or assigns.

"District" means the Brink Meyer Road Neighborhood Improvement District formed by the City after a petition by owners of more than 2/3 by area of all real property located in the District were filed with the City as required by the Act

"Escrow Agent" means BOKF, N.A., Kansas City, Missouri, and any successors or assigns.

"Escrow Fund" means the fund by that name referred to in **Section 501** of this Ordinance.

"Escrow Agreement" means the Escrow Trust Agreement related to the refunding of the Refunded Bonds between the City and BOKF, N.A. as escrow agent.

"Interest Payment Date" means the Stated Maturity of an installment of interest on any Bond.

"Maturity" when used with respect to any Bond means the date on which the principal of such Bond becomes due and payable as therein and herein provided, whether at the Stated Maturity thereof or otherwise.

"Outstanding" means, when used with reference to Bonds, as of any particular date of determination, all Bonds theretofore authenticated and delivered hereunder, except the following Bonds:

(a) Bonds theretofore cancelled by the Paying Agent or delivered to the Paying Agent for cancellation;

(b) Bonds deemed to be paid in accordance with the provisions of **Section 701** hereof; and

(c) Bonds in exchange for or in lieu of which other Bonds have been authenticated and delivered hereunder.

"Participants" means those financial institutions for whom the Securities Depository effects book-entry transfers and pledges of securities deposited with the Securities Depository, as such listing of Participants exists at the time of such reference.

"Paying Agent" means BOKF, N.A., in Kansas City, Missouri, and any successors or assigns.

"Permitted Investments" means any of the following securities, if and to the extent the same are at the time legal for investment of the City's funds:

(a) United States Government Obligations;

(b) bonds, notes or other obligations of the State of Missouri, or any political subdivision of the State of Missouri, that at the time of their purchase are rated in either of the two highest rating categories by a nationally recognized rating service;

(c) repurchase agreements with any bank, bank holding company, savings and loan association, trust company, or other financial institution organized under the laws of the United States or any state, that are continuously and fully secured by any one or more of the securities described in clause (a) or (b) above and that have a market value, exclusive of accrued interest, at all times at least equal to the principal amount of such repurchase agreement and are held in a custodial or trust account for the benefit of the City;

(d) obligations of the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Financing Bank, the Federal Intermediate Credit Corporation, Federal Banks for Cooperatives, Federal Land Banks, Federal Home Loan Banks, Farmers Home Administration and Federal Home Loan Mortgage Corporation;

(e) certificates of deposit or time deposits, whether negotiable or nonnegotiable, issued by any bank or trust company organized under the laws of the United States or any state, provided that such certificates of deposit or time deposits shall be either (1) continuously and fully insured by the Federal Deposit Insurance Corporation, or (2) continuously and fully secured by such securities as are described above in clauses (a) through (c), inclusive, which shall have a market value, exclusive of accrued interest, at all times at least equal to the principal amount of such certificates of deposit or time deposits;

(f) money market mutual funds (1) that invest in Government Obligations or that are registered with the federal Securities and Exchange Commission (SEC), meeting the requirements of Rule 2a-7 under the Investment Company Act of 1940, and (2) that are rated in either of the two highest categories by a nationally recognized rating service; and

(g) any other securities or investments that are lawful for the investment of moneys held in such funds or accounts under the laws of the State of Missouri.

"Person" means any natural person, corporation, limited liability company, partnership, joint venture, association, firm, joint-stock company, trust, unincorporated organization, or government or any agency or political subdivision thereof or other public body.

"Purchaser" means Northland Securities, Inc., Minneapolis, Minnesota, as the initial purchaser of the Bonds.

"Record Date" for the interest payable on the Bonds on any Interest Payment Date means the 15th day (whether or not a Business Day) of the calendar month next preceding such Interest Payment Date.

"Redemption Date" when used with respect to any Bond to be redeemed means the date fixed for such redemption pursuant to the terms of this Ordinance.

"Redemption Price" when used with respect to any Bond to be redeemed means the price at which such Bond is to be redeemed pursuant to the terms of this Ordinance, including the applicable redemption premium, if any, but excluding installments of interest whose Stated Maturity is on or before the Redemption Date.

"Refunded Bond Ordinance" means the ordinance of the City authorizing the issuance of the Refunded Bonds.

"Refunded Bonds" means the bonds which are being refunded with a portion of the proceeds of the Bonds, all as more fully described in the recitals to this Ordinance.

"Refunding Bond Law" means Article VI, Section 28 of the Constitution of Missouri, 1945, as amended, and Section 108.140, of the Revised Statutes of Missouri, as amended.

"Replacement Bonds" means Bonds issued to the beneficial owners of the Bonds in accordance with **Section 213(b)** of this Ordinance.

"Ordinance" means this Ordinance adopted by the governing body of the City, authorizing the issuance of the Bonds, as amended from time to time in accordance with the terms hereof.

"Project" means the neighborhood improvement district project described in the recitals of this Ordinance.

"Securities Depository" means, initially, The Depository Trust Company, New York, New York, and its successors and assigns.

"Special Assessments" means the amounts paid pursuant to the Act by the property owners located within the District representing their allocable share of the costs of the Project**.**

"**Special Assessments Fund**" means the fund by that name referred to in **Section 501.**

"Special Record Date" means the date fixed by the Paying Agent pursuant to **Section 204** hereof for the payment of Defaulted Interest.

"Stated Maturity" when used with respect to any Bond or any installment of interest thereon means the date specified in such Bond and this Ordinance as the fixed date on which the principal of such Bond or such installment of interest is due and payable.

"United States Government Obligations" means bonds, notes, certificates of indebtedness, treasury bills or other securities constituting direct obligations of, or obligations the principal of and interest on which are fully and unconditionally guaranteed as to full and timely payment by, the United States of America, including evidences of a direct ownership interest in future interest or principal payments on obligations issued or guaranteed by the United States of America (including the interest component of obligations of the Ordinance Funding Corporation) or securities that represent an undivided interest in such obligations, which obligations are rated in the highest rating category by a nationally recognized rating service and such obligations are held in a custodial or trust account for the benefit of the City.

ARTICLE II

AUTHORIZATION OF BONDS

Section 201. Authorization of Bonds. There shall be issued and hereby are authorized and directed to be issued the City's Taxable Neighborhood Improvement District Limited General Obligation Refunding Bonds (Brink Meyer Road Neighborhood Improvement Project), Series 2020B (the "Bonds"), in the original principal amount of $2,730,000, for the purpose of refunding the Refunded Bonds and paying costs related to the issuance of the Bonds and the refunding of the Refunded Bonds.

Section 202. Description of Bonds. The Bonds shall consist of fully registered bonds without coupons, numbered from 1 upward in order of issuance, in denominations of $5,000 or any integral multiple thereof. The Bonds, as originally issued or issued upon transfer, exchange or substitution, shall be substantially in the form set forth in **Exhibit A** attached hereto, and shall be subject to registration, transfer and exchange as provided in **Section 205** hereof.

All of the Bonds shall be dated the date of issuance and delivery thereof, shall become due in the amounts on the Stated Maturities, subject to redemption and payment prior to their Stated Maturities as provided in **Article III** hereof, and shall bear interest at the rates per annum, as follows:

SERIAL BONDS

Stated Maturity (March 1)	Principal Amount	Annual Rate of Interest
2022	$195,000.00	0.700%
2023	195,000.00	0.800%
2024	195,000.00	0.900%
2025	200,000.00	1.000%
2026	205,000.00	1.150%
2027	205,000.00	1.300%
2028	210,000.00	1.450%
2029	210,000.00	1.600%
2030	215,000.00	1.700%
2031	220,000.00	1.800%
2032	220,000.00	1.875%

TERM BONDS

Stated Maturity March 1	Principal Amount	Annual Rate of Interest
2034	$460,000	2.000%

The Bonds shall bear interest at the above-specified rates (computed on the basis of a 360-day year of twelve 30-day months) from the date thereof or from the most recent Interest Payment Date to which interest has been paid or duly provided for, payable semiannually on March 1 and September 1 in each year, beginning on March 1, 2021.

Section 203. Designation of Paying Agent. BOKF, N.A., Kansas City, Missouri, is hereby designated as the City's paying agent for the payment of principal of and interest on the Bonds and as bond registrar with respect to the registration, transfer and exchange of Bonds (the "Paying Agent").

The City will at all times maintain a Paying Agent meeting the qualifications herein described for the performance of the duties hereunder. The City reserves the right to appoint a successor Paying Agent by (i) filing with the Paying Agent then performing such function a certified copy of the proceedings giving notice of the termination of such Paying Agent and appointing a successor, and (ii) causing notice of the appointment of the successor Paying Agent to be given by first class mail to each Bondowner. The Paying Agent may resign upon giving written notice by first class mail to the City and the Bondowners not less than 60 days prior to the date such resignation is to take effect. No resignation or removal of the Paying Agent shall become effective until a successor acceptable to the City has been appointed and has accepted the duties of the Paying Agent.

Every Paying Agent appointed hereunder shall at all times be a commercial banking association or corporation or trust company located in the State of Missouri organized and doing business under the laws of the United States of America or of the State of Missouri, authorized under such laws to exercise trust powers and subject to supervision or examination by federal or state regulatory authority.

The Paying Agent shall be paid its fees and expenses for its services in connection with the Bonds.

Section 204. Method and Place of Payment of Bonds. The principal of and interest on the Bonds shall be payable in any coin or currency of the United States of America that, on the respective dates of payment thereof, is legal tender for the payment of public and private debts.

The principal of each Bond shall be paid at Maturity by check or draft to the Person in whose name such Bond is registered on the Bond Register at the Maturity thereof, upon presentation and surrender of such Bond at the payment office of the Paying Agent.

The interest payable on each Bond on any Interest Payment Date shall be paid to the Registered Owner of such Bond as shown on the Bond Register at the close of business on the Record Date for such interest (a) by check or draft mailed by the Paying Agent to the address of such Registered Owner shown on the Bond Register, or (b) in the case of an interest payment to (i) the Security Depository, or (ii) any Registered Owner of $500,000 or more in aggregate principal amount of Bonds, by electronic transfer to such Registered Owner upon written notice signed by such Registered Owner given to the Paying Agent by such Registered Owner, not less than 5 days prior to the Record Date for such interest, containing the electronic transfer instructions including the bank (which shall be in the continental United States), ABA routing number and account name and account number to which such Registered Owner wishes to have such transfer directed.

Notwithstanding the foregoing provisions of this Section, any Defaulted Interest with respect to any Bond shall cease to be payable to the Registered Owner of such Bond on the relevant Record Date and shall be payable to the Registered Owner in whose name such Bond is registered at the close of business on the Special Record Date for the payment of such Defaulted Interest, which Special Record Date shall be fixed as hereinafter specified in this paragraph. The City shall notify the Paying Agent in writing of the amount of Defaulted Interest proposed to be paid on each Bond and the date of the proposed payment (which date shall be at least 30 days after receipt of such notice by the Paying Agent) and shall deposit with the Paying Agent at the time of such notice an amount of money equal to the aggregate amount proposed to be paid in respect of such Defaulted Interest or shall make arrangements satisfactory to the Paying Agent for such deposit prior to the date of the proposed payment. Following receipt of such funds the Paying Agent shall fix a Special Record Date for the payment of such Defaulted Interest which shall be not more than 15 nor less than 10 days prior to the date of the proposed payment. The Paying Agent shall promptly notify the City of such Special Record Date and, in the name and at the expense of the City, shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, by first class mail, postage prepaid, to each Registered Owner of a Bond entitled to such notice at the address of such Registered Owner as it appears on the Bond Register not less than 10 days prior to such Special Record Date.

Section 205. Registration, Transfer and Exchange of Bonds. The City covenants that, as long as any of the Bonds remain Outstanding, it will cause the Bond Register to be kept at the office of the Paying Agent as herein provided. Each Bond when issued shall be registered in the name of the owner thereof on the Bond Register.

Bonds may be transferred and exchanged only on the Bond Register as provided in this Section. Upon surrender of any Bond at the payment office of the Paying Agent, the Paying Agent shall transfer or exchange such Bond for a new Bond or Bonds in any authorized denomination of the same Stated Maturity and in the same aggregate principal amount as the Bond that was presented for transfer or exchange. Bonds presented for transfer or exchange shall be accompanied by a written instrument or instruments of transfer or authorization for exchange, in a form and with guarantee of signature satisfactory to the Paying Agent, duly executed by the Registered Owner thereof or by the Registered Owner's duly authorized agent.

In all cases in which the privilege of transferring or exchanging Bonds is exercised, the Paying Agent shall authenticate and deliver Bonds in accordance with the provisions of this Ordinance. The City shall pay the fees and expenses of the Paying Agent for the registration, transfer and exchange of Bonds provided for by this Ordinance and the cost of printing a reasonable supply of registered bond blanks. Any additional costs or fees that might be incurred in the secondary market, other than fees and expenses of the Paying Agent, are the responsibility of the Registered Owners of the Bonds. If any Registered Owner fails to provide a correct taxpayer identification number to the Paying Agent, then the Paying Agent may make a charge against such Registered Owner sufficient to pay any governmental charge required to be paid as a result of such failure and, in compliance with Section 3406 of the Code, the charge may be deducted by the Paying Agent from amounts otherwise payable to such Registered Owner hereunder or under the Bonds.

The City and the Paying Agent shall not be required to register the transfer or exchange of any Bond during a period beginning at the opening of business on the day after receiving written notice from the City of its intent to pay Defaulted Interest and ending at the close of business on the date fixed for the payment of Defaulted Interest pursuant to **Section 204** of this Ordinance.

The City and the Paying Agent may deem and treat the Person in whose name any Bond is registered on the Bond Register as the absolute owner of such Bond, whether such Bond is overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on said Bond and for all other purposes. All payments so made to any such Registered Owner or upon the Registered Owner's order shall be valid and effective to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the City nor the Paying Agent shall be affected by any notice to the contrary.

At reasonable times and under reasonable regulations established by the Paying Agent, the Bond Register may be inspected and copied by the Registered Owners of 10% or more in principal amount of the Bonds then Outstanding or any designated representative of such Registered Owners whose authority is evidenced to the satisfaction of the Paying Agent.

Section 206. Execution, Registration, Authentication and Delivery of Bonds. Each of the Bonds, including any Bonds issued in exchange or as substitutions for the Bonds initially delivered, shall be signed by the manual or facsimile signature of the Mayor and attested by the manual or facsimile signature of the City Clerk. In case any officer whose signature appears on any Bonds ceases to be such officer before the delivery of such Bonds, such signature shall nevertheless be valid and sufficient for all purposes, as if such person had remained in office until delivery. Any Bond may be signed by such persons who at the actual time of the execution of such Bond are the proper officers to sign such Bond although at the date of such Bond such persons may not have been such officers.

The Mayor and City Clerk are hereby authorized and directed to prepare and execute the Bonds in the manner herein specified, and to cause the Bonds to be registered in the office of the State Auditor of Missouri as provided by law, and, when duly executed and registered, to deliver the Bonds to the Paying Agent for authentication.

The Bonds shall have endorsed thereon a certificate of authentication substantially in the form set forth in **Exhibit A** to this Ordinance, which shall be manually executed by an authorized officer or employee of the Paying Agent, but it shall not be necessary that the same officer or employee sign the certificate of authentication on all of the Bonds that may be issued hereunder at any one time. No Bond shall be entitled to any security or benefit under this Ordinance or be valid or obligatory for any purpose unless and until such certificate of authentication has been duly executed by the Paying Agent. Such executed certificate of authentication upon any Bond shall be conclusive evidence that such Bond has been duly authenticated and delivered under this Ordinance. Upon authentication, the Paying Agent shall deliver the Bonds to or upon the order of the Purchaser upon payment of the purchase price of the Bonds plus accrued interest thereon to the date of their delivery.

Section 207. Mutilated, Destroyed, Lost and Stolen Bonds. If (a) any mutilated Bond is surrendered to the Paying Agent or the Paying Agent receives evidence to its satisfaction of the destruction, loss or theft of any Bond, and (b) there is delivered to the Paying Agent such security or indemnity as may be required by the Paying Agent, then, in the absence of notice to the Paying Agent that such Bond has been acquired by a bona fide purchaser, the City shall execute and the Paying Agent shall authenticate and deliver, in exchange for or in lieu of any such mutilated, destroyed, lost or stolen Bond, a new Bond of the same Stated Maturity and of like tenor and principal amount.

If any such mutilated, destroyed, lost or stolen Bond has become or is about to become due and payable, the Paying Agent, in its discretion, may pay such Bond instead of issuing a new Bond.

Upon the issuance of any new Bond under this Section, the City and the Paying Agent may require the payment by the Registered Owner of a sum sufficient to cover any tax or other governmental charge that may be imposed in relation thereto and any other expenses (including the fees and expenses of the Paying Agent) connected therewith.

Every new Bond issued pursuant to this Section shall constitute a replacement of the prior obligation of the City, and shall be entitled to all the benefits of this Ordinance equally and ratably with all other Outstanding Bonds.

Section 208. Cancellation and Destruction of Bonds Upon Payment. All Bonds that have been paid or redeemed or that otherwise have been surrendered to the Paying Agent, either at or before Maturity, shall be cancelled by the Paying Agent immediately upon the payment, redemption and surrender thereof to the Paying Agent and subsequently destroyed in accordance with the customary practices of the Paying Agent. The Paying Agent shall execute a certificate describing the Bonds so cancelled and shall file an executed counterpart of such certificate with the City.

Section 209. Preliminary and Final Official Statement. The Preliminary Official Statement, in the form attached hereto as **Exhibit B**, is hereby ratified and approved, and the final Official Statement is hereby authorized and approved by supplementing, amending and completing the Preliminary Official Statement, with such changes and additions thereto as are necessary to conform to and describe the transaction. The Mayor is hereby authorized to execute the final Official Statement as so supplemented, amended and completed, and the use and public distribution of the final Official Statement by the Purchaser in connection with the reoffering of the Bonds is hereby authorized. The proper officials of the City are hereby authorized to execute and deliver a certificate pertaining to such Official Statement as prescribed therein, dated as of the date of payment for and delivery of the Bonds.

For the purpose of enabling the Purchaser to comply with the requirements of Rule 15c2-12(b)(1) of the Securities and Exchange Commission, the City hereby deems the information regarding the City contained in the Preliminary Official Statement to be "final" as of its date, except for the omission of such information as is permitted by Rule 15c2-12(b)(1), and the appropriate officers of the City are hereby authorized, if requested, to provide the Purchaser a letter or certification to such effect and to take such other actions or execute such other documents as such officers in their reasonable judgment deem necessary to enable the Purchaser to comply with the requirement of such Rule.

The City agrees to provide to the Purchaser within seven business days of the date of the sale of Bonds sufficient copies of the final Official Statement to enable the Purchaser to comply with the requirements of Rule 15c2-12(b)(4) of the Securities and Exchange Commission and with the requirements of Rule G-32 of the Municipal Securities Rulemaking Board.

Section 210. Sale of Bonds. Section 210. Sale of Bonds. The Bonds are being sold to the Purchaser at public sale and pursuant to the Notice of Sale circulated for the sale of the Bonds and attached hereto as **Exhibit C**. The Purchaser's bid as presented to the Board of Aldermen at this meeting, a copy of which will be filed in the records of the City, will result in the lowest "true interest cost" to the City of the bids received as provided in the Notice of Sale. Delivery of the Bonds shall be made to the Purchaser as soon as practicable after the adoption of this Ordinance upon payment of the purchase price in accordance with the terms of this Ordinance, and the Notice of Sale related to the Bonds. The Mayor is authorized to accept the Purchaser's winning bid for and on behalf of and as the act and deed of the City, such officer's signature thereon being conclusive evidence of such official's and the City's approval thereof.

Section 211. Authorization of Continuing Disclosure Undertaking. The City is hereby authorized to enter into the Continuing Disclosure Undertaking in substantially the form attached hereto as **Exhibit D**, and the Mayor is hereby authorized and directed to execute the Continuing Disclosure Undertaking with such changes therein as such official may deem appropriate, for and on behalf of and as the act and deed of the City.

Section 212. Authorization of Escrow Agreement. The City is hereby authorized to enter the Escrow Agreement in substantially the form in substantially the form attached hereto as **Exhibit E**, and the Mayor is hereby authorized and directed to execute the Escrow Agreement with such changes therein as such official may deem appropriate, for and on behalf of and as the act and deed of the City. The Escrow Agent is hereby authorized to carry out, on behalf of the City, the duties, terms and provisions of the Escrow Agreement.

Section 213. Book-Entry Bonds; Securities Depository.

(a) The Bonds shall initially be registered to Cede & Co., the nominee for the Securities Depository, and no beneficial owner will receive certificates representing their respective interest in the Bonds, except in the event the Paying Agent issues Replacement Bonds as provided in subsection (b) hereof. It is anticipated that during the term of the Bonds, the Securities Depository will make book-entry transfers among its Participants and receive and transmit payment of principal of, premium, if any, and interest on, the Bonds to the Participants until and unless the Paying Agent authenticates and delivers Replacement Bonds to the beneficial owners as described in subsection (b).

(b) (1) If the City determines, in accordance with the operational arrangements of the Securities Depository, (A) that the Securities Depository is unable to properly discharge its responsibilities, or (B) that the Securities Depository is no longer qualified to act as a securities depository and registered clearing agency under the Securities and Exchange Act of 1934, as amended, or (C) that the continuation of a book-entry system to the exclusion of any Bonds being issued to any Bondowner other than Cede & Co. is no longer in the best interests of the beneficial owners of the Bonds, or (2) if the Paying Agent receives written notice from Participants having interests in not less than 50% of the Bonds Outstanding, as shown on the records of the Securities Depository (and certified to such effect by the Securities Depository), that the continuation of a book-entry system to the exclusion of any Bonds being issued to any Bondowner other than Cede & Co. is no longer in the best interests of the beneficial owners of the Bonds, then the Paying Agent shall notify the Bondowners of such determination or such notice and of the availability of certificates to Owners requesting the same, and the Paying Agent shall register in the name of and authenticate and deliver Replacement Bonds to the beneficial owners or their nominees in principal amounts representing the interest of each, making such adjustments as it may find necessary or appropriate as to accrued interest and previous calls for redemption;

provided, that in the case of a determination under (1)(A) or (1)(B) of this subsection (b), the City, with the consent of the Paying Agent, may select a successor securities depository in accordance with **Section 213(c)** of this Ordinance to effect book-entry transfers. In such event, all references to the Securities Depository herein shall relate to the period of time when the Securities Depository is the registered owner of at least one Bond. Upon the issuance of Replacement Bonds, all references herein to obligations imposed upon or to be performed by the Securities Depository shall be deemed to be imposed upon and performed by the Paying Agent, to the extent applicable with respect to such Replacement Bonds. If the Securities Depository resigns and the City, the Paying Agent or Bondowners are unable to locate a qualified successor of the Securities Depository in accordance with **Section 213(c)** of this Ordinance, then the Paying Agent shall authenticate and cause delivery of Replacement Bonds to Bondowners, as provided herein. The Paying Agent may rely on information from the Securities Depository and its Participants as to the names and addresses of, and the principal amounts held by, the beneficial owners of the Bonds. The cost of mailing notices, printing, registration, authentication, and delivery of Replacement Bonds shall be paid for by the City.

(c) In the event the Securities Depository resigns, is unable to properly discharge its responsibilities, or is no longer qualified to act as a securities depository and registered clearing agency under the Securities and Exchange Act of 1934, as amended, the City may appoint a successor Securities Depository provided the Paying Agent receives written evidence satisfactory to the Paying Agent with respect to the ability of the successor Securities Depository to discharge its responsibilities. Any such successor Securities Depository shall be a securities depository which is a registered clearing agency under the Securities and Exchange Act of 1934, as amended, or other applicable statute or regulation that operates a securities depository upon reasonable and customary terms. The Paying Agent upon its receipt of a Bond or Bonds for cancellation shall cause the delivery of Bonds to the successor Securities Depository in appropriate denominations and form as provided herein.

ARTICLE III

REDEMPTION OF BONDS

Section 301. Redemption of Bonds.

(a) Optional Redemption. At the option of the City, Bonds may be called for redemption and payment prior to maturity on March 1, 2031 and thereafter, in whole or in part at any time at the redemption price of 100% of the principal amount thereof, plus accrued interest thereon to the redemption date.

(b) **Mandatory Sinking Fund Redemption**. The Bonds maturing on March 1, 2034 are subject to mandatory redemption and payment prior to maturity pursuant to the mandatory redemption requirements of this Ordinance on March 1 in each of the years and in the amounts set forth below, at 100% of the principal amount thereof plus accrued interest to the redemption date, without premium:

Term Bonds Maturing March 1, 2034

Year	Principal Amount
2033	$230,000
2034	230,000*

* Final Maturity

At its option, to be exercised on or before the 45th day next preceding any mandatory Redemption Date, the District may: (1) deliver to the Paying Agent for cancellation Bonds subject to mandatory redemption on said mandatory Redemption Date, in any aggregate principal amount desired; or (2) furnish the Paying Agent funds, together with appropriate instructions, for the purpose of purchasing any Bonds subject to mandatory redemption on said mandatory Redemption Date from any Registered Owner thereof, whereupon the Paying Agent shall expend such funds for such purpose to such extent as may be practical; or (3) receive a credit with respect to the mandatory redemption obligation of the District under this Section for any Bonds subject to mandatory redemption on said mandatory Redemption Date which, prior to such date, have been redeemed (other than through the operation of the mandatory redemption requirements of this subsection (b)) and cancelled by the Paying Agent and not theretofore applied as a credit against any redemption obligation under this subsection (b). Each Term Bond so delivered or previously purchased or redeemed shall be credited at 100% of the principal amount thereof on the obligation of the District to redeem Bonds of the same Stated Maturity on such mandatory Redemption Date, and any excess of such amount shall be credited on future mandatory redemption obligations for Bonds of the same Stated Maturity in chronological order, and the principal amount of Bonds of the same Stated Maturity to be redeemed by operation of the requirements of this Section shall be accordingly reduced. If the District intends to exercise any option granted by the provisions of clauses (1), (2) or (3) above, the District will, on or before the 45th day next preceding each mandatory Redemption Date, furnish the Paying Agent a written certificate indicating to what extent the provisions of said clauses (1), (2) and (3) are to be complied with respect to such mandatory redemption payment.

Section 302. Selection of Bonds to Be Redeemed.

(a) The Paying Agent shall call Bonds for redemption and payment and shall give notice of such redemption as herein provided upon receipt by the Paying Agent at least 45 days prior to the Redemption Date of written instructions of the City specifying the principal amount, Stated Maturities, Redemption Date and Redemption Prices of the Bonds to be called for redemption. If the Bonds are refunded more than 90 days in advance of such Redemption Date, any escrow agreement entered into by the City in connection with such refunding shall provide that such written instructions to the Paying Agent shall be given by the City or on behalf of the City not more than 90 days prior to the Redemption Date. The Paying Agent may in its discretion waive such notice period so long as the notice requirements set forth in **Section 303** are met. The foregoing provisions of this paragraph shall not apply to the mandatory redemption of Bonds hereunder, and Bonds shall be called by the Paying Agent for redemption pursuant to such mandatory redemption requirements without the necessity of any action by the City and whether or not the Paying Agent holds moneys available and sufficient to effect the required redemption.

(b) Bonds shall be redeemed only in the principal amount of $5,000 or any integral multiple thereof. When less than all of the Outstanding Bonds are to be redeemed, such Bonds shall be redeemed in such amounts for such Stated Maturities as selected by the City, and Bonds of less than a full Stated Maturity shall be selected by the Paying Agent in $5,000 units of principal amount in such equitable manner as the Paying Agent may determine.

(c) In the case of a partial redemption of Bonds by lot or such other method selected by the Paying Agent, when Bonds of denominations greater than $5,000 are then Outstanding, then for all purposes in connection with such redemption each $5,000 of face value shall be treated as though it were a separate Bond of the denomination of $5,000. If it is determined that one or more, but not all, of the $5,000 units of face value represented by any Bond are selected for redemption, then upon notice of intention to redeem such $5,000 unit or units, the Registered Owner of such Bond or the Registered Owner's duly authorized agent shall present and surrender such Bond to the Paying Agent (1) for payment of the Redemption Price and interest to the Redemption Date of such $5,000 unit or units of face value called for redemption, and (2) for exchange, without charge to the Registered Owner thereof, for a new Bond or Bonds of the aggregate principal amount of the unredeemed portion of the principal amount of such Bond. If the Registered Owner of any such Bond fails to present such Bond to the Paying Agent for payment and exchange as aforesaid, such Bond shall, nevertheless, become due and payable on the redemption date to the extent of the $5,000 unit or units of face value called for redemption (and to that extent only).

Section 303. Notice and Effect of Call for Redemption. Unless waived by any Registered Owner of Bonds to be redeemed, official notice of any redemption shall be given by the Paying Agent on behalf of the City by mailing a copy of an official redemption notice by first class mail at least 30 days prior to the Redemption Date to the State Auditor of Missouri, the Purchaser of the Bonds and each Registered Owner of the Bond or Bonds to be redeemed at the address shown on the Bond Register.

All official notices of redemption shall be dated and shall contain the following information:

(a) the Redemption Date;

(b) the Redemption Price;

(c) if less than all Outstanding Bonds of a maturity are to be redeemed, the identification number, stated maturity and, in the case of partial redemption of any Bonds, the respective principal amounts of the Bonds to be redeemed;

(d) a statement that on the Redemption Date the Redemption Price will become due and payable upon each such Bond or portion thereof called for redemption and that interest thereon shall cease to accrue from and after the Redemption Date; and

(e) the place where such Bonds are to be surrendered for payment of the Redemption Price, which shall be the principal payment office of the Paying Agent.

The failure of any Registered Owner to receive notice given as heretofore provided or a defect therein shall not invalidate any redemption.

Prior to any Redemption Date, the City shall deposit with the Paying Agent an amount of money sufficient to pay the Redemption Price of all the Bonds or portions of Bonds that are to be redeemed on that date.

Official notice of redemption having been given as aforesaid, the Bonds or portions of Bonds to be redeemed shall become due and payable on the Redemption Date, at the Redemption Price therein specified, and from and after the Redemption Date (unless the City defaults in the payment of the Redemption Price) such Bonds or portion of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with such notice, the Redemption Price of such Bonds shall be paid by the Paying Agent. Installments of interest due on or prior to the Redemption Date shall be payable as herein provided for payment of interest. Upon surrender for any partial redemption of any Bond, there shall be prepared for the Registered Owner a new Bond or Bonds of the same Stated Maturity in the amount of the unpaid principal as provided herein. All Bonds that have been surrendered for redemption shall be cancelled and destroyed by the Paying Agent as provided herein and shall not be reissued.

The Paying Agent is also directed to comply with any mandatory standards then in effect for processing redemptions of municipal securities established by the Securities and Exchange Commission. Failure to comply with such standards shall not affect or invalidate the redemption of any Bond.

For so long as the Securities Depository is effecting book-entry transfers of the Bonds, the Paying Agent shall provide the notices specified in this Section to the Securities Depository. It is expected that the Securities Depository shall, in turn, notify its Participants and that the Participants, in turn, will notify or cause to be notified the beneficial owners. Any failure on the part of the Securities Depository or a Participant, or failure on the part of a nominee of a beneficial owner of a Bond (having been mailed notice from the Paying Agent, the Securities Depository, a Participant or otherwise) to notify the beneficial owner of the Bond so affected, shall not affect the validity of the redemption of such Bond.

ARTICLE IV

SECURITY FOR AND PAYMENT OF BONDS

Section 401. Security for the Bonds. The Bonds and the interest thereon will constitute a valid and legally binding indebtedness of the City, payable both as to principal and interest from the Special Assessments to be assessed on real property within the District benefited by the Project and if not so paid, to the extent required, from the current income and revenues and surplus funds or other legally available funds of the City. The faith, credit and resources of the City are irrevocably pledged for the prompt payment of the principal of and interest on the Bonds as the same become due; provided that the City may not impose any new or increased ad valorem property tax to pay the principal of or interest on the Bonds without the voter approval required by the constitution and laws of the State of Missouri.

Section 402. Levy of Special Assessments. The unpaid Special Assessments for the Project financed by the issuance of the Bonds, together with interest thereon, shall be and are hereby levied and assessed upon the properties benefitted (to the extent that such properties are subject to Special Assessments) for the purpose of producing amounts for the payment of such principal and interest as the same become due and payable in each year.

Section 403. Collection of Special Assessments. The Special Assessments referred to above shall be levied and collected at the same time and in the same manner as the ad valorem taxes of the City are levied and collected. The proceeds derived from the Special Assessments shall be deposited in the Special Assessments Fund, shall be kept separate and apart from all other funds of the City and shall be used solely as described in **Article V** hereof.

If at any time the Special Assessments are not collected in time or in an amount to pay the principal of or interest on the Bonds when due, the City Administrator is hereby authorized and directed to pay said principal or interest out of the general funds of the City and to reimburse said general funds for money so expended when Special Assessments are collected to the extent such Special Assessments are available. Unpaid Special Assessments shall accrue interest at the rate of 7% per annum until paid.

ARTICLE V

ESTABLISHMENT OF FUNDS; DEPOSIT AND APPLICATION OF MONEYS

Section 501. Establishment of Funds. There have been or shall be established in the treasury of the City and shall be held and administered by the City the following separate funds:

(a) Special Assessments Fund.
(b) Debt Service Fund.

In addition to the funds described above, the Escrow Agreement establishes the Escrow Fund to be held and administered by the Escrow Agent in accordance with the provisions of the Escrow Agreement.

In addition to the funds described above, the Escrow Agreement establishes the Escrow Fund to be held and administered by the Escrow Agent in accordance with the provisions of the Escrow Agreement.

Section 502. Deposit of Bond Proceeds. The net proceeds received from the sale of the Bonds shall be deposited simultaneously with the delivery of the Bonds, as follows:

(a) The sum of $47,323.12 from the proceeds of the Bonds shall be paid to the City and deposited in the Debt Service Fund, and shall be disbursed by the City to pay costs of issuing the Bonds, including the fees of attorneys, financial consultants, accountants, rating agencies, printers and others employed to render professional services and other costs, fees and expenses incurred in connection with the issuance of the Bonds. Any of such money not used for such purpose by November 1, 2020, shall be applied in accordance with **Section 505** hereof; and

(b) The sum of $2,654,011.88 from the proceeds of the Bonds shall be paid and transferred to the Escrow Agent for deposit in the Escrow Fund together with certain other funds to be applied in accordance with the terms of the Escrow Agreement.

Section 503. Special Assessments Fund. The City covenants and agrees that from and after the delivery of the Bonds, and continuing as long as any of the Bonds remain Outstanding hereunder, all of the Special Assessments collected with respect to the Project shall as and when received be paid and deposited into the Special Assessments Fund. The Special Assessments shall be segregated and kept separate and apart from all other moneys, revenues, funds and accounts of the City and shall not be commingled with any other moneys, revenues, funds or accounts of the City. The Special Assessments Fund shall be administered and applied solely for the purposes and in the manner provided in this Ordinance, provided that moneys in the Special Assessments Fund shall be utilized, together with funds in the Escrow Fund, for payment of the Series 2014B Bonds through March 1, 2021.

Section 504. Application of Moneys in the Special Assessments Fund. Subsequent to March 1, 2021:

(a) 3 days prior to each Interest Payment Date, the City shall transfer from the Special Assessments Fund to the Debt Service Fund such amounts as are on deposit in the Special Assessments Fund, up to the Debt Service Requirements of the Bonds on said Interest Payment Date;

(b) After payments pursuant to subsection (a) to provide for the Debt Service Requirements on the Bonds on the next Interest Payment Date, any remaining moneys in the Special Assessments Fund shall be applied to the extent necessary for the purposes and in the amounts as follows:

First, for transfer to the Debt Service Fund, an amount sufficient for payment of any fees and expenses which are due and owing to the Paying Agent or the City, upon delivery to the City of an invoice for such amounts; and

Second, for transfer to the Debt Service Fund, an amount sufficient for the payment of the principal of and accrued interest on Bonds which are subject to redemption on a Redemption Date.

Section 505. Application of Moneys in Debt Service Fund. All amounts paid and credited to the Debt Service Fund shall be expended and used by the City for the sole purpose of paying the principal or Redemption Price of and interest on the Bonds as and when the same become due and the usual and customary fees and expenses of the Paying Agent. The City Administrator is authorized and directed to withdraw from the Debt Service Fund sums sufficient to pay both principal or Redemption Price of and interest on the Bonds and the fees and expenses of the Paying Agent as and when the same become due, and to forward such sums to the Paying Agent in a manner that ensures the Paying Agent will receive immediately available funds in such amounts on or before the Business Day immediately preceding the dates when such principal, interest and fees of the Paying Agent will become due. If, through the lapse of time or otherwise, the Registered Owners of Bonds are no longer entitled to enforce payment of the Bonds or the interest thereon, the Paying Agent shall return said funds to the City. All moneys deposited with the Paying Agent shall be deemed to be deposited in accordance with and subject to all of the provisions contained in this Ordinance and shall be held in trust by the Paying Agent for the benefit of the Registered Owners of the Bonds entitled to payment from such moneys.

Any moneys or investments remaining in the Debt Service Fund after the retirement of the Bonds and all other indebtedness of the City shall be transferred and paid into the general fund of the City.

Section 506. Deposits and Investment of Moneys. Moneys in each of the funds created by and referred to in this Ordinance shall be deposited in a bank or banks or other legally permitted financial institutions located in the State of Missouri that are members of the Federal Deposit Insurance Corporation. All such deposits shall be continuously and adequately secured by the financial institutions holding such deposits as provided by the laws of the State of Missouri. All moneys held in the funds created by this Ordinance shall be kept separate and apart from all other funds of the City so that there shall be no commingling of such funds with any other funds of the City.

Moneys held in any fund referred to in this Ordinance may be invested in Permitted Investments in accordance with this Ordinance; provided, however, that no such investment shall be made for a period extending longer than to the date when the moneys invested may be needed for the purpose for which such fund was created. All earnings on any investments held in any fund shall accrue to and become a part of such fund.

Section 507. Nonpresentment of Bonds. If any Bond is not presented for payment when the principal thereof becomes due at Maturity, if funds sufficient to pay such Bond have been made available to the Paying Agent all liability of the City to the Registered Owner thereof for the payment of such Bond shall forthwith cease, determine and be completely discharged, and thereupon it shall be the duty of the

Paying Agent to hold such funds, without liability for interest thereon, for the benefit of the Registered Owner of such Bond, who shall thereafter be restricted exclusively to such funds for any claim of whatever nature on his part under this Ordinance or on, or with respect to, said Bond. If any Bond is not presented for payment within one year following the date when such Bond becomes due at Maturity, the Paying Agent shall repay to the City without liability for interest thereon the funds theretofore held by it for payment of such Bond, and such Bond shall, subject to the defense of any applicable statute of limitation, thereafter be an unsecured obligation of the City, and the Registered Owner thereof shall be entitled to look only to the City for payment, and then only to the extent of the amount so repaid to it by the Paying Agent, and the City shall not be liable for any interest thereon and shall not be regarded as a trustee of such money.

Section 508. Payments Due on Days other than Business Days. In any case where a Bond Payment Date is not a Business Day, then payment of principal, Redemption Price or interest need not be made on such Bond Payment Date but may be made on the next succeeding Business Day with the same force and effect as if made on such Bond Payment Date, and no interest shall accrue for a period after such Bond Payment Date.

Section 509. Application of Moneys in the Escrow Fund. Under the Escrow Agreement, the Escrow Agent will apply moneys in the Escrow Fund in accordance with the Escrow Agreement. The moneys held in the Escrow Fund will be applied by the Escrow Agent to the payment of the principal of and interest on the Refunded Bonds when called for redemption as provided in the Escrow Agreement. All money deposited with the Escrow Agent shall be deposited in accordance with and subject to all of the provisions contained in the Refunded Bond Ordinance, this Ordinance and the Escrow Agreement.

Section 510. Redemption of Refunded Bonds. The Refunded Bonds are hereby called for redemption and payment prior to maturity on March 1, 2021. Said Refunded Bonds shall be redeemed at the office of the paying agent for such Refunded Bonds by the payment on the redemption date of the principal thereof together with accrued interest thereon to the redemption date. In accordance with the requirements of the Refunded Bond Ordinance, the Board of Aldermen hereby authorizes the paying agent for the Refunded Bonds to cause notice of the call for redemption and payment of the Refunded Bonds to be given in the manner provided in said Refunded Bond Ordinance. The officers of the City and the paying agent for the Refunded Bonds are hereby authorized and directed to take such other action as may be necessary in order to effect the redemption and payment of the Refunded Bonds as herein provided.

ARTICLE VI

REMEDIES

Section 601. Remedies. The provisions of this Ordinance, including the covenants and agreements herein contained, shall constitute a contract between the City and the Registered Owners of the Bonds, and the Registered Owner or Owners of not less than 10% in principal amount of the Bonds at the time Outstanding shall have the right for the equal benefit and protection of all Registered Owners of Bonds similarly situated:

(a) by mandamus or other suit, action or proceedings at law or in equity to enforce the rights of such Registered Owner or Owners against the City and its officers, agents and employees, and to require and compel duties and obligations required by the provisions of this Ordinance or by the constitution and laws of the State of Missouri;

(b) by suit, action or other proceedings in equity or at law to require the City, its officers, agents and employees to account as if they were the trustees of an express trust; and

(c) by suit, action or other proceedings in equity or at law to enjoin any acts or things which may be unlawful or in violation of the rights of the Registered Owners of the Bonds.

Section 602. Limitation on Rights of Bondowners. The covenants and agreements of the City contained herein and in the Bonds shall be for the equal benefit, protection and security of the legal owners of any or all of the Bonds. All of the Bonds shall be of equal rank and without preference or priority of one Bond over any other Bond in the application of the funds herein pledged to the payment of the principal of and the interest on the Bonds, or otherwise, except as to rate of interest or date of Maturity as provided in this Ordinance. No one or more Bondowners secured hereby shall have any right in any manner whatever by his or their action to affect, disturb or prejudice the security granted and provided for herein, or to enforce any right hereunder, except in the manner herein provided, and all proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all Registered Owners of such Outstanding Bonds.

Section 603. Remedies Cumulative. No remedy conferred herein upon the Bondowners is intended to be exclusive of any other remedy, but each such remedy shall be cumulative and in addition to every other remedy and may be exercised without exhausting and without regard to any other remedy conferred herein. No waiver of any default or breach of duty or contract by the Registered Owner of any Bond shall extend to or affect any subsequent default or breach of duty or contract or shall impair any rights or remedies consequent thereon. No delay or omission of any Bondowner to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or acquiescence therein. Every substantive right and every remedy conferred upon the Registered Owners of the Bonds by this Ordinance may be enforced and exercised from time to time and as often as may be deemed expedient. If any suit, action or proceedings taken by any Bondowner on account of any default or to enforce any right or exercise any remedy has been discontinued or abandoned for any reason, or has been determined adversely to such Bondowner, then, and in every such case, the City and the Registered Owners of the Bonds shall be restored to their former positions and rights hereunder, respectively, and all rights, remedies, powers and duties of the Bondowners shall continue as if no such suit, action or other proceedings had been brought or taken.

ARTICLE VII

DEFEASANCE

Section 701. Defeasance. When any or all of the Bonds or scheduled interest payments thereon have been paid and discharged, then the requirements contained in this Ordinance and the pledge of the City's faith and credit hereunder and all other rights granted hereby shall terminate with respect to the Bonds or scheduled interest payments thereon so paid and discharged. Bonds or scheduled interest payments thereon shall be deemed to have been paid and discharged within the meaning of this Ordinance if there has been deposited with the Paying Agent, or other commercial bank or trust company authorized to do business in the State of Missouri and having full trust powers, at or prior to the Stated Maturity of said Bonds or the interest payments thereon, in trust for and irrevocably appropriated thereto, moneys and/or Defeasance Obligations which, together with the interest to be earned on any such Defeasance Obligations, will be sufficient for the payment of the principal of said Bonds and/or interest accrued to the Stated Maturity or if default in such payment has occurred on such date, then to the date of the tender of such payments. Any money and Defeasance Obligations that at any time shall be deposited with the Paying Agent or other commercial bank or trust company by or on behalf of the City, for the purpose of paying and discharging any of the Bonds, shall be and are hereby assigned, transferred and set over to the Paying Agent or other bank or trust company in trust for the respective Registered Owners of the Bonds, and such moneys shall be and are hereby irrevocably appropriated to the payment and discharge thereof. All money and Defeasance Obligations deposited with the Paying Agent or other bank or trust company shall be deemed to be deposited in accordance with and subject to all of the provisions of this Ordinance.

ARTICLE VIII

MISCELLANEOUS PROVISIONS

Section 801. [Reserved].

Section 802. Annual Audit. Annually, promptly after the end of the fiscal year, the City will cause an audit to be made of its funds and accounts for the preceding fiscal year by a certified public accountant or firm of certified public accountants.

Within 30 days after the completion of each such audit, a copy thereof shall be filed in the office of the City Clerk, and a duplicate copy of the audit shall be mailed to the Purchaser. Such audits shall at all times during the usual business hours be open to the examination and inspection by any Registered Owner of any of the Bonds, or by anyone acting for or on behalf of such Registered Owner.

As soon as possible after the completion of the annual audit, the governing body of the City shall review such audit, and if the audit discloses that proper provision has not been made for all of the requirements of this Ordinance, the City shall promptly cure such deficiency.

A copy of each annual audit will be mailed to the Purchaser and, upon payment of the reasonable cost of preparing and mailing the same, a copy of any annual audit will, upon request, be sent to any Bondholder or prospective Bondholder.

Section 803. Amendments. The rights and duties of the City and the Bondowners, and the terms and provisions of the Bonds or of this Ordinance, may be amended or modified at any time in any respect by ordinance of the City with the written consent of the Registered Owners of not less than a majority in principal amount of the Bonds then Outstanding, such consent to be evidenced by an instrument or instruments executed by such Registered Owners and duly acknowledged or proved in the manner of a deed to be recorded, and such instrument or instruments shall be filed with the City Clerk, but no such modification or alteration shall:

(a) extend the maturity of any payment of principal or interest due upon any Bond;

(b) effect a reduction in the amount which the City is required to pay as principal of or interest on any Bond;

(c) permit preference or priority of any Bond over any other Bond; or

(d) reduce the percentage in principal amount of Bonds required for the written consent to any modification or alteration of the provisions of this Ordinance.

Any provision of the Bonds or of this Ordinance may, however, be amended or modified by ordinance duly adopted by the governing body of the City at any time in any legal respect with the written consent of the Registered Owners of all of the Bonds at the time Outstanding.

Without notice to or the consent of any Bondowners, the City may amend or supplement this Ordinance for the purpose of curing any formal defect, omission, inconsistency or ambiguity therein or in connection with any other change therein which is not materially adverse to the security of the Bondowners.

Every amendment or modification of the provisions of the Bonds or of this Ordinance, to which the written consent of the Bondowners is given, as above provided, shall be expressed in an ordinance adopted by the governing body of the City amending or supplementing the provisions of this Ordinance and shall be deemed to be a part of this Ordinance. A certified copy of every such amendatory or supplemental ordinance, if any, and a certified copy of this Ordinance shall always be kept on file in the office of the City Clerk and shall be made available for inspection by the Registered Owner of any Bond or a prospective purchaser or owner of any Bond authorized by this Ordinance, and upon payment of the reasonable cost of preparing the same, a certified copy of any such amendatory or supplemental ordinance or of this Ordinance will be sent by the City Clerk to any such Bondowner or prospective Bondowner.

Any and all modifications made in the manner hereinabove provided shall not become effective until there has been filed with the City Clerk a copy of the ordinance of the City hereinabove provided for, duly certified, as well as proof of any required consent to such modification by the Registered Owners of the Bonds then Outstanding. It shall not be necessary to note on any of the Outstanding Bonds any reference to such amendment or modification.

The City shall furnish to the Paying Agent a copy of any amendment to the Bonds or this Ordinance which affects the duties or obligations of the Paying Agent under this Ordinance.

Section 804. Notices, Consents and Other Instruments by Bondowners. Any notice, consent, request, direction, approval or other instrument required by this Ordinance to be signed and executed by the Bondowners may be in any number of concurrent writings of similar tenor and may be signed or executed by such Bondowners in person or by agent appointed in writing. Proof of the execution of any such instrument or of the writing appointing any such agent and of the ownership of Bonds, other than the Assignment of the ownership of the Bond, if made in the following manner, shall be sufficient for any of the purposes of this Ordinance, and shall be conclusive in favor of the City and the Paying Agent with regard to any action taken, suffered or omitted under any such instrument, namely:

(a) The fact and date of the execution by any person of any such instrument may be proved by a certificate of any officer in any jurisdiction who by law has power to take acknowledgments within such jurisdiction that the person signing such instrument acknowledged before such officer the execution thereof, or by affidavit of any witness to such execution.

(b) The fact of ownership of Bonds, the amount or amounts, numbers and other identification of Bonds, and the date of holding the same shall be proved by the Bond Register.

In determining whether the Registered Owners of the requisite principal amount of Bonds Outstanding have given any request, demand, authorization, direction, notice, consent or waiver under this Ordinance, Bonds owned by the City shall be disregarded and deemed not to be Outstanding under this Ordinance, except that, in determining whether the Bondowners shall be protected in relying upon any such request, demand, authorization, direction, notice, consent or waiver, only Bonds which the Bondowners know to be so owned shall be so disregarded. Notwithstanding the foregoing, Bonds so owned which have been pledged in good faith shall not be disregarded as aforesaid if the pledgee establishes to the satisfaction of the Bondowners the pledgee's right so to act with respect to such Bonds and that the pledgee is not the City.

Section 805. Continuing Disclosure. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of a Continuing Disclosure Undertaking to be executed by the City and dated the date hereof, as originally executed and as it may be amended from time to time in accordance with the terms thereof. Upon the City's failure to comply with the Continuing Disclosure Undertaking, any Registered Owner may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Section.

Section 806. Further Authority. The officers of the City, including the Mayor, the City Administrator and City Clerk, are hereby authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Ordinance and to make ministerial alterations, changes or additions in the foregoing agreements, statements, instruments and other documents herein approved, authorized and confirmed which they may approve, and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

Section 807. Parties Interested Herein. Nothing in this Ordinance expressed or implied is intended or shall be construed to confer upon, or to give to, any person or entity, other than the City, the Paying Agent and the Registered Owners of the Bonds, any right, remedy or claim under or by reason of this Ordinance or any covenant, condition or stipulation thereof, and all covenants, stipulations, promises and agreements in this Ordinance contained by and on behalf of the City shall be for the sole and exclusive benefit of the City, the Paying Agent and the Registered Owners of the Bonds.

Section 808. Severability. If any section or other part of this Ordinance, whether large or small, is for any reason held invalid, the invalidity thereof shall not affect the validity of the other provisions of this Ordinance.

Section 809. Governing Law. This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 810. Tax-Exempt Financing Compliance Procedure. The form of Tax-Exempt Financing Compliance Procedure for the City previously adopted by the City is hereby ratified and confirmed.

Section 811. Effective Date. This Ordinance shall take effect and be in full force from and after its adoption by the Board of Aldermen.

Section 812. Electronic Transactions. The parties agree that the transaction described herein may be conducted and related documents may be stored by electronic means.

[Remainder of this page intentionally left blank]

ADOPTED by the Board of Aldermen of the City of Parkville, Missouri, this _____ day of ____________, 2020.

(SEAL)

____
Nanette Johnston, Mayor

ATTEST:

____
Melissa McChesney, City Clerk

EXHIBIT A
TO ORDINANCE

FORM OF BOND

EXCEPT AS OTHERWISE PROVIDED IN THE ORDINANCE (DESCRIBED HEREIN), THIS GLOBAL BOND MAY BE TRANSFERRED, IN WHOLE BUT NOT IN PART, ONLY TO ANOTHER NOMINEE OF THE SECURITIES DEPOSITORY (DESCRIBED HEREIN) OR TO A SUCCESSOR SECURITIES DEPOSITORY OR TO A NOMINEE OF A SUCCESSOR SECURITIES DEPOSITORY.

UNITED STATES OF AMERICA
STATE OF MISSOURI

Registered | **Registered**
No. ______ | **$_______**

CITY OF PARKVILLE, MISSOURI
TAXABLE NEIGHBORHOOD IMPROVEMENT DISTRICT LIMITED GENERAL OBLIGATION REFUNDING BONDS
(BRINK MEYER ROAD NEIGHBORHOOD IMPROVEMENT PROJECT)
SERIES 2020B

Interest Rate	Maturity Date	Dated Date	CUSIP Number
	March 1, 20__	June 17, 2020	

REGISTERED OWNER: **CEDE & CO.**

PRINCIPAL AMOUNT: ____ **DOLLARS**

THE CITY OF PARKVILLE, MISSOURI a fourth class City and political subdivision of the State of Missouri (the "City"), for value received, hereby acknowledges itself to be indebted and promises to pay to the registered owner shown above, or registered assigns, the principal amount shown above on the maturity date shown above and to pay interest thereon at the interest rate per annum shown above (computed on the basis of a 360-day year of twelve 30-day months) from the Dated Date shown above or from the most recent interest payment date to which interest has been paid or duly provided for, payable semiannually on March 1 and September 1 in each year, beginning on March 1, 2021, until said principal amount has been paid.

The principal of this Bond shall be paid at maturity by check or draft to the person in whose name this Bond is registered at the maturity date thereof, upon presentation and surrender of this Bond at the payment office of **BOKF, N.A.**, Kansas City, Missouri (the "Paying Agent"). The interest payable on this Bond on any interest payment date shall be paid to the person in whose name this Bond is registered on the registration books maintained by the Paying Agent at the close of business on the Record Date for such interest, which shall be the 15th day (whether or not a business day) of the calendar month next preceding the interest payment date. Such interest shall be payable (a) by check or draft mailed by the Paying Agent to the address of such Registered Owner shown on the Bond Register or (b) in the case of an interest payment to the Securities Depository or any Registered Owner of $500,000 or more in aggregate principal amount of Bonds, by electronic transfer to such Registered Owner upon written notice signed by such Registered Owner given to the Paying Agent by such Owner, not less than 5 days prior to the Record Date for such interest, containing the electronic transfer instructions including the bank (which shall be in the continental United States), ABA routing number and account name and account number to which such Registered Owner wishes to have such transfer directed. The principal of and interest on the Bonds shall be payable by check or draft in any coin or currency that, on the respective dates of payment thereof, is legal tender for the payment of public and private debts.

This Bond is one of an authorized series of bonds of the City designated "Taxable Neighborhood Improvement District Limited General Obligation Refunding Bonds, Series 2020B," aggregating the principal amount of $2,730,000 (the "Bonds") issued by the City for the purpose of refunding outstanding general obligation bonds of the City under the authority of and in full compliance with the constitution and laws of the State of Missouri and a resolution duly adopted (the "Ordinance") and proceedings duly and legally had by the governing body of the City. Capitalized terms used herein and not otherwise defined herein shall have the meanings assigned to such terms in the Ordinance.

The Bonds and the interest thereon will constitute a valid and legally binding indebtedness of the City, payable both as to principal and interest from the Special Assessments to be assessed on real property within the District benefited by the Project and if not so paid, to the extent required, from the current income and revenues and surplus funds or other legally available funds of the City. The faith, credit and resources of the City are irrevocably pledged for the prompt payment of the principal of and interest on the Bonds as the same become due; provided that the City may not impose any new or increased ad valorem property tax to pay the principal of or interest on the Bonds without the voter approval required by the constitution and laws of the State of Missouri.

The Bonds are subject to optional redemption prior to maturity as provided in the Ordinance.

The Bonds with a stated maturity of March 1, 2034 are subject to mandatory redemption prior to maturity as provided in the Ordinance.

The Bonds are issuable in the form of fully registered Bonds without coupons in denominations of $5,000 or any integral multiple thereof.

The Bonds are being issued by means of a book-entry system with no physical distribution of bond certificates to be made except as provided in the Ordinance. One Bond certificate with respect to each date on which the Bonds are stated to mature or with respect to each form of Bonds, registered in the nominee name of the Securities Depository, is being issued. The book-entry system will evidence positions held in the Bonds by the Securities Depository's participants, beneficial ownership of the Bonds in authorized denominations pursuant to the Ordinance being evidenced in the records of such participants. Transfers of ownership shall be effected on the records of the Securities Depository and its participants pursuant to rules and procedures established by the Securities Depository and its participants. The City and the Paying Agent will recognize the Securities Depository nominee, while the registered owner of this Bond, as the owner of this Bond for all purposes, including (i) payments of principal of, and redemption premium, if any, and interest on, this Bond, (ii) notices and (iii) voting. Transfer of payments to participants of the Securities Depository, and transfer of payments to beneficial owners of the Bonds by participants of the Securities Depository will be the responsibility of such participants and other nominees of such beneficial owners. The City and the Paying Agent will not be responsible or liable for such transfers of payments or for maintaining, supervising or reviewing the records maintained by the Securities Depository, the Securities Depository nominee, its participants or persons acting through such participants. While the Securities Depository nominee is the owner of this Bond, notwithstanding the provision hereinabove contained, payments on this Bond shall be made in accordance with existing arrangements among the City, the Paying Agent and the Securities Depository.

EXCEPT AS OTHERWISE PROVIDED IN THE ORDINANCE, THIS BOND MAY BE TRANSFERRED, IN WHOLE BUT NOT IN PART, ONLY TO ANOTHER NOMINEE OF THE SECURITIES DEPOSITORY OR TO A SUCCESSOR SECURITIES DEPOSITORY OR TO A NOMINEE OF A SUCCESSOR SECURITIES DEPOSITORY. This Bond may be transferred or exchanged, as provided in the Ordinance, only on the Bond Register kept for that purpose at the payment office of the Paying Agent, upon surrender of this Bond together with a written instrument of transfer or authorization for exchange satisfactory to the Paying Agent duly executed by the Registered Owner or the Registered Owner's duly authorized agent, and thereupon a new Bond or Bonds in any authorized denomination of the same maturity and in the same aggregate principal amount shall be issued to the transferee in exchange therefor as provided in the Ordinance and upon payment of the charges therein prescribed. The City and the Paying Agent may deem and treat the person in whose name this Bond is registered on the Bond Register as the absolute owner hereof for the purpose of receiving payments due hereon and for all other purposes.

The proceedings relating to the issuance of the Bonds have been presented to and filed with the State Auditor of Missouri, who has examined the same and has issued a certificate that such proceedings comply with the laws of the State of Missouri and that the conditions of the Ordinance under which the Bonds were ordered to be issued have been complied with.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Ordinance until the Certificate of Authentication hereon has been executed by the Paying Agent.

IT IS HEREBY CERTIFIED AND DECLARED that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of the Bonds have existed, happened and been performed in due time, form and manner as required by law; and that the total indebtedness of the City, including this Bond and the series of which it is one, does not exceed any constitutional or statutory limitation.

IN WITNESS WHEREOF, THE CITY OF PARKVILLE, MISSOURI has caused this Bond to be executed by the manual or facsimile signature of its Mayor and attested by the manual or facsimile signature of its City Clerk and its official seal to be affixed or imprinted hereon.

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds of the issue described in the within-mentioned Ordinance.

Registration Date: ______________________

BOKF, N.A., Paying Agent

By ______________________________
Authorized Signatory

CITY OF PARKVILLE, MISSOURI

By: ______________________________
Mayor

(SEAL)

ATTEST:

____
City Clerk

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto

____

Print or Type Name, Address and Social Security Number
or other Taxpayer Identification Number of Transferee

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints ________________________________ agent to transfer the within Bond on the Bond Register kept by the Paying Agent for the registration thereof, with full power of substitution in the premises.

Dated: ________________________

____

NOTICE: The signature to this assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Bond in every particular.

Signature Guaranteed By:

____

(Name of Eligible Guarantor Institution as defined by SEC Rule 17 Ad-15 (17 CFR 240.17 Ad-15))

By ________________________________
Title: ________________________________

EXHIBIT B
TO ORDINANCE

PRELIMINARY OFFICIAL STATEMENT

[On file in the office of the City Clerk]

EXHIBIT C
TO ORDINANCE

NOTICE OF SALE

[On file in the office of the City Clerk]

EXHIBIT D
TO ORDINANCE

CONTINUING DISCLOSURE UNDERTAKING

[On file in the office of the City Clerk]

EXHIBIT E
TO ORDINANCE

ESCROW AGREEMENT

[On file in the office of the City Clerk]

ITEM 4.C.

For 6/2/2020

Board of Aldermen Meeting

CITY OF PARKVILLE

Policy Report

Date: May 26, 2020

Prepared By:
Stephen Lachky, Community Development Director

Reviewed By:
Joe Parente, City Administrator

ISSUE:

Approve the second reading of an ordinance to approve the final plat of The Woods At Creekside First Plat - Case No. PZ20-12; Parkville Development 140, LLC, applicant (Community Development)

BACKGROUND:

In 2018 on September 11, October 9 and October 10, the Planning and Zoning Commission held public hearings to consider an Application for Preliminary Development Plan for The Woods At Creekside & Creekside Village planned residential development consisting of 118 single-family homes and 176 townhome units in 44 buildings on the northwest quadrant of I-435 and Highway 45. The plan proposes re-platting the subject property and creating internal circulation, public streets, and access off of Highway 45 to serve the development (see Attachment 3 by Reference). The Planning and Zoning Commission recommended approval by a vote of 9-0, subject to conditions; and on November 6, 2018, the Board of Aldermen approved the preliminary development plan via Ordinance No. 2971. The subject property was zoned “R-4-P” Mixed-Density Residential via Ordinance No. 2970 which permits single-family homes.

Applicant Brian Mertz of Parkville Development 140, LLC has submitted an application for subdivision – final plat for the Final Plat of The Woods At Creekside First Plat, a subdivision (5.27 acres, more or less) generally located on the northwest quadrant of the intersection of I-435 and Highway 45 (see Attachment 5). The subject area property of the final plat resides within Platte County parcel #20-4.0-18-000-000-010.003 (35.38 acres, more or less). The final plat proposes implementing the first phase of The Woods At Creekside by platting public right-of-way for Homer Parkway (major collector), Giorgia Street (local road) and Magnus Street (local road), as well as 25 lots for single-family homes (see Attachments 3-5).

Staff reviewed the application (Case No. PZ20-12) against the Parkville Master Plan; the Parkville Municipal Code and its applicable zoning code and subdivision regulations; adequate utilities, grading and drainage requirements, and stormwater management requirements (see Attachment 6). The application was also reviewed against the previously-approved The Woods At Creekside & Creekside Village preliminary development plan. Following review, staff determined the proposed subdivision is substantially consistent with the preliminary plat despite minor changes made to the street design, block and lot layout, and is in compliance with the purposes and intent of the City’s Development Code.

BUDGET IMPACT:

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

ALTERNATIVES:

1. Approve the second reading of the ordinance.
2. Approve the second reading of the ordinance, subject to changes directed by the Board.
3. Do not approve the item.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:
This item was not presented to the Finance Committee, but is being taken directly to the Board of Aldermen for consideration.

PLANNING COMMISSION RECOMMENDATION:
The Planning and Zoning Commission considered the application at their May 5, 2020 special meeting, and following discussion recommended approval of the final plat (by a vote of 6-0-1).

STAFF RECOMMENDATION:
Staff recommends that the Board of Aldermen approve the second reading of the ordinance.

POLICY:
Applications for Subdivision – Final Plat must be approved by the Board of Aldermen following review and recommendation by the Planning and Zoning Commission as outlined in Table 403-1: Procedures Summary of the Parkville Municipal Code. Per Section 403.020, E. if the Planning Commission recommends approval or conditionally approves the final plat, the plat shall be forwarded to the Board of Aldermen.

The Board of Aldermen must approve two readings of the ordinance to become effective. Rule 5, Agendas, of the Board's adopted Rules of Order, states "The first reading of an ordinance will be read on the action agenda and the second and final reading will be read the next subsequent meeting on the consent agenda, unless the item is a time-sensitive matter in which it may be approved during the same meeting."

SUGGESTED MOTION:
I move to approve Bill No. 3087, an ordinance approving the final plat of The Woods At Creekside, First Plat, a subdivision in the City of Parkville, Platte County, Missouri, on second reading to become Ordinance No. ____.

ATTACHMENTS:

1. Ordinance
2. Application
3. Subject Property Area Map
4. Woods At Creekside Final Development Plan
5. Woods At Creekside 1st Plat
6. Staff Analysis

BILL NO. 3087 ORDINANCE NO. ____

AN ORDINANCE APPROVING THE FINAL PLAT OF THE WOODS AT CREEKSIDE FIRST PLAT, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI

WHEREAS, on September 11, 2018, October 9, 2018, and October 10, 2018, the Planning and Zoning Commission held public hearings for an Application for Preliminary Development Plan for The Woods At Creekside & Creekside Village, a planned residential development consisting of 118 single-family homes and 176 townhome units in 44 buildings on the northwest quadrant of I-435 and Highway 45; and

WHEREAS, The Woods At Creekside & Creekside Village preliminary development plan contains a preliminary plat that proposes re-platting the subject property and creating internal circulation, public streets and access off of Highway 45 to serve the development; and

WHEREAS, on October 10, 2018, the Planning and Zoning Commission recommended approval of The Woods At Creekside & Creekside Village preliminary development plan by a vote of 9-0, subject to conditions; and

WHEREAS, on November 6, 2018, the Board of Aldermen approved The Woods At Creekside & Creekside Village preliminary development plan via Ordinance No. 2971; and

WHEREAS, applicant Brian Mertz of Parkville Development 140, LLC has submitted an application for subdivision – final plat for the Final Plat of The Woods At Creekside First Plat, a subdivision (5.27 acres, more or less) generally located on the northwest quadrant of the intersection of I-435 and Highway 45 in Parkville, Missouri; and

WHEREAS, the Final Plat of The Woods At Creekside First Plat proposes platting public right-of-way for Homer Parkway (major collector), Georgia Street (local road) and Magnus Street (local road), as well as 25 lots for single-family homes; and

WHEREAS, the Final Plat of The Woods At Creekside First Plat is part of the first phase of implementing the single-family home subdivisions of The Woods At Creekside & Creekside Village planned residential development consisting of Platte County Parcel No. 20-4.0-18-000-000-010.003 (35.38 acres, more or less); and

WHEREAS, the Final Plat of The Woods At Creekside First Plat was reviewed against the *Parkville Master Plan*, Parkville Municipal Code and its applicable zoning codes and subdivision regulations, adequate utilities, grading and drainage and stormwater management requirements; and

WHEREAS, the Final Plat of The Woods At Creekside First Plat was reviewed against the previously-approved The Woods At Creekside & Creekside Village preliminary development plan and following review, staff determined the proposed subdivision is substantially consistent with the preliminary plat despite minor changes made to the street design, block and lot layout, and is in compliance with the purposes and intent of the City’s Development Code; and

WHEREAS, the Final Plat of The Woods At Creekside First Plat was considered at the May 5, 2020 special meeting of the Planning and Zoning Commission, and was recommended for approval (by a vote of 6-0-1) by the Planning and Zoning Commission.

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

SECTION 1. The Application for Subdivision – Final Plat of The Woods At Creekside First Plat, a subdivision in Parkville, Platte County, Missouri, attached hereto and incorporated herein by reference as Exhibit A, is hereby approved.

SECTION 2. The City hereby accepts and agrees to maintain City improvements in easements and public rights-of-ways, which are designated on the plat.

SECTION 3. The applicant, once all conditions by the Board of Aldermen have been met and acknowledged by the City of Parkville, is hereby directed to have the plat recorded in the office of the Platte County Recorder of Deeds following execution and is responsible for paying all recording fees.

SECTION 4. This ordinance shall be effective immediately upon its passage.

PASSED and APPROVED this 2nd day of June 2020.

____
Mayor Nanette K. Johnston

ATTESTED:

____
City Clerk Melissa McChesney

Parkville
Missouri

Application #: ______________
Date Submitted: ______________
Public Hearing: ______________
Date Approved: ______________

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

Application for Subdivision – Final Plat

Pre-application meeting required per Parkville Municipal Code Title IV, Section 403.010, Subsection C.

1. Applicant/Contact Information

Applicant(s)

Name: Parkville Development 140, LLC
Address: 7607 NW John Anders Rd.
City, State: Kansas City, MO
Phone: (816) 616-9016 Fax: ______
E-mail: bmertz1@kc.rr.com

Engineer and/or surveyor(s) preparing plat & legal desc.

Name: R.L. Buford & Associates, LLC
Address: P.O. Box 14069
City, State: Parkville, MO
Phone: (816) 741-6152 Fax: ______
E-mail: rob@rlbuford.com

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

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

Contact Person, if different from applicant(s)

Name: Patricia Jensen
Address: 4510 Belleview Ave., Suite 300
City, State: Kansas City, MO
Phone: (816) 502-4723 Fax: ______
E-mail: pjensen@rousepc.com

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

Applicant's Signature (Required) Brian Mertz [signature] Date: 4/30/2020

Property Owner's Signature (Required) Brian Mertz [signature] Date: 4/30/2020

2. Property information

Name and phase of plat: The Woods at Creekside First Plat

Final plat in substantial conformance with approved preliminary plat? Yes, conforms to approved preliminary development plan

If not, explain:

Zoning district: R-4-P
Acreage of this phase: 5.27
Minimum lot size: See attached plat

Anticipated uses: Single-Family Homes
Number of lots: 25
Density of development: See approved preliminary development plan

3. Additional factors affecting the project

Please include other comments or factors relating to the proposed subdivision in an attached narrative.

Last modified January 2020

Application #: ____________________

4. Public Improvements

All public improvements must be designed to city standards and require approval, guarantees and permits prior to installation.

Improvement plans submitted and approved for:

Streets and access: City Approved - ____________________
(Date approved)

Length of new streets: See attached. ____________________

Surface material: asphalt ________ Maximum grade: See attached. ________

Sanitary sewer: Platte County Regional Sewer District, Approved - ____________________
(Entity and date approved)

Missouri Department of Natural Resources (MDNR) approval: 01/22/2020 ____________________
(Date approved)

Water: Water District No. 1, 08/01/2019 ____________________
(Entity and date approved)

Erosion and sediment control as per NPDESII: City Approved - ____________________
(Date approved)

Floodplain development permit (if required): ____________________
(Date approved)

5. Checklist of required submittals

- [x] Completed application, including plat with all required details and supporting data.
- [x] Nonrefundable application fee of $300.00 plus $5.00 per lot (minimum $305.00). $425.00
- [x] Submit five (5) copies of the final plat (24" x 36" or larger) and one electronic copy (PDF format) containing the requirements outlined in Section 403.020 Subsection E. of the Development Code for initial staff and entity review. Additional large size copies may be requested following review by staff.
- [x] Authorization signature of the owner of record of the property to be platted.
- [ ] Copy of any covenants and/or deed restrictions to be recorded with the Plat.
- [ ] Executed deed of release for any right-of-way dedicated to the city.
- [ ] Guarantees in the form of performance bonds or other city approved instrument ensuring the satisfactory completion of public improvements. The maintenance period for public improvements is two (2) years.

For City Use Only

Application accepted as complete by: ____________________ ________
Name/Title Date

Application fee payment: Check #__________ Amount $________

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

Planning Commission Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: ________
Conditions if any: ____________________

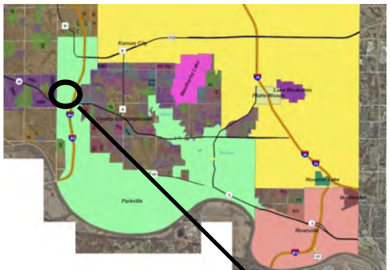
____

Board of Aldermen Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: ________
Conditions if any: ____________________

____

____

Subject Property Area Map

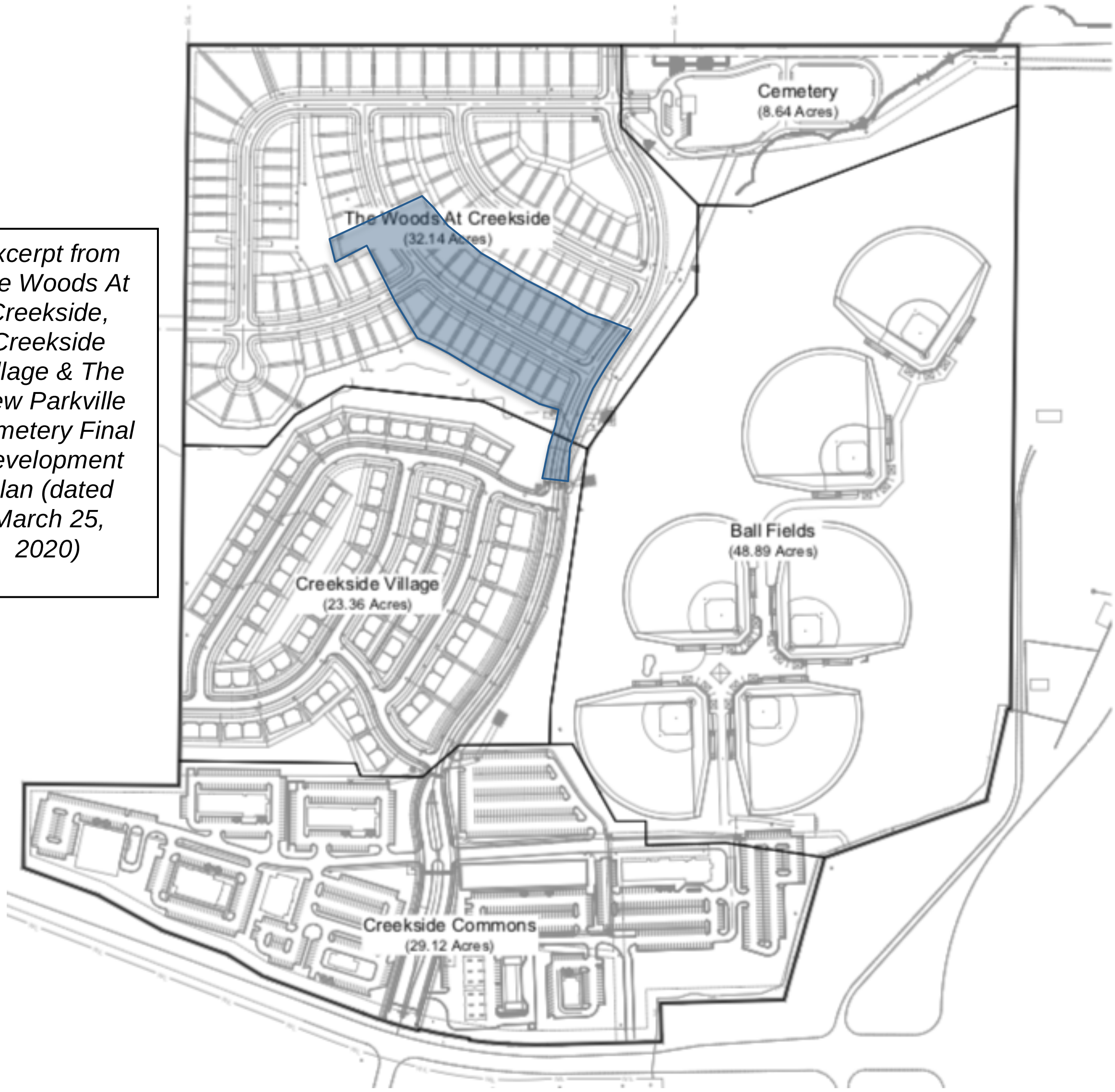


Legend

N

The Woods At Creekside planned residential development for single-family homes

Excerpt from The Woods At Creekside, Creekside Village & The New Parkville Cemetery Final Development Plan (dated March 25, 2020)



Area shaded in blue is approximate location of the Final Plat for
The Woods At Creekside First Plat

THE WOODS AT CREEKSIDE, CREEKSIDE VILLAGE & THE NEW PARKVILLE CEMETERY at CREEKSIDE

A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI

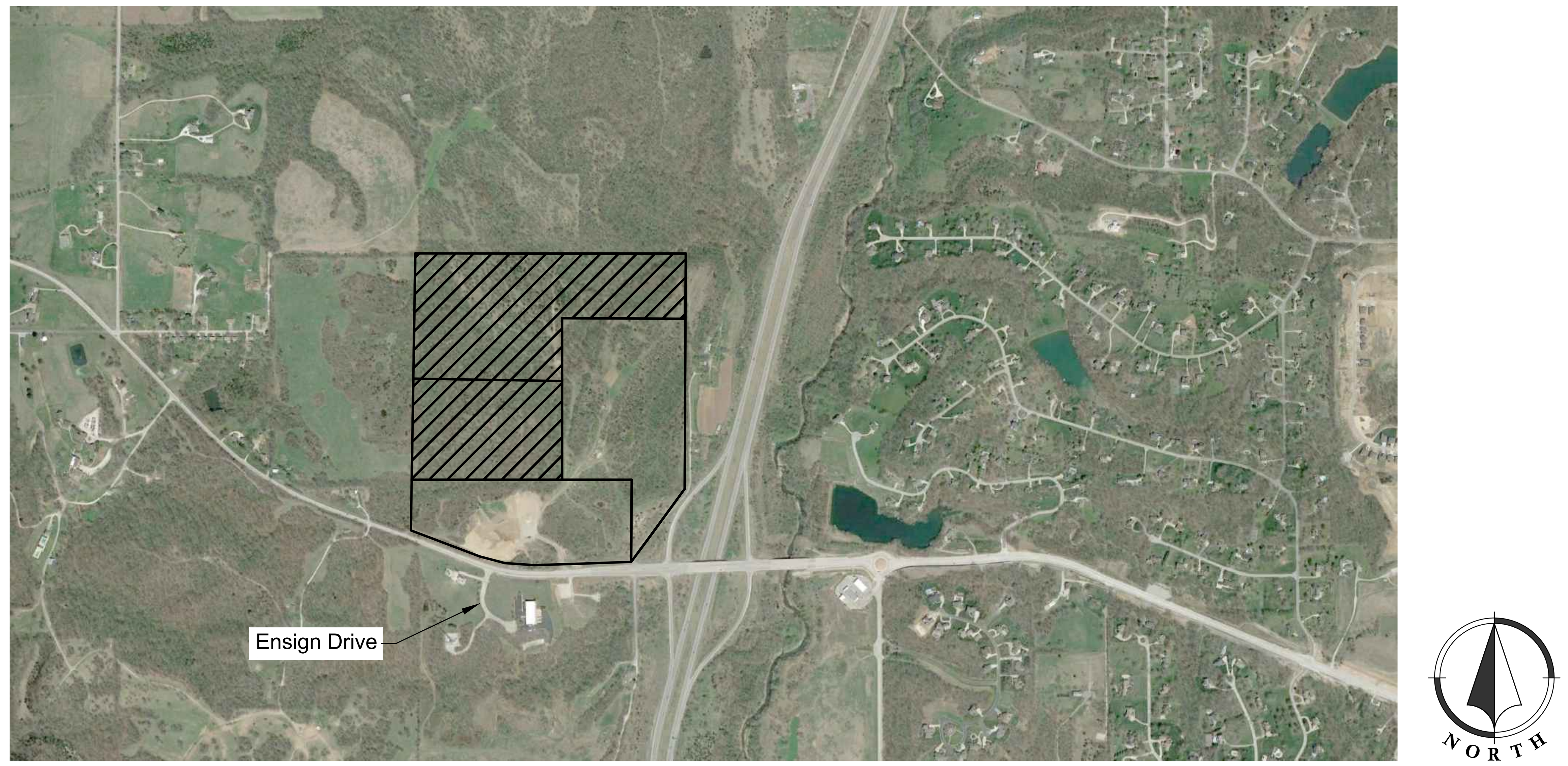
FINAL DEVELOPMENT PLAN

TOTAL AREA: 64.14 ACRES

PROPERTY DESCRIPTION:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 51 NORTH, RANGE 34 WEST, IN PARKVILLE, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE S89°56'10"E ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1208.69 FEET; THENCE S34°57'35"E, A DISTANCE OF 419.38 FEET; THENCE EASTERLY, SOUTHERLY, AND WESTERLY, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N53°10'15"E, A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 177.09 FEET; THENCE S13°53'54"E, A DISTANCE OF 123.55 FEET; THENCE S64°06'19"W, A DISTANCE OF 111.49 FEET; THENCE S54°52'37"W, A DISTANCE OF 88.08 FEET; THENCE S77°31'45"W, A DISTANCE OF 68.53 FEET; THENCE S13°51'13"E, A DISTANCE OF 189.31 FEET; THENCE S01°55'58"W, A DISTANCE OF 46.53 FEET; THENCE S11°22'42"W, A DISTANCE OF 111.41 FEET; THENCE S23°36'25"W, A DISTANCE OF 484.04 FEET; THENCE S00°10'28"E, A DISTANCE OF 365.24 FEET; THENCE S89°49'32"W, A DISTANCE OF 221.50 FEET; THENCE S49°01'15"W, A DISTANCE OF 185.58 FEET; THENCE S61°43'34"W, A DISTANCE OF 196.44 FEET; THENCE N89°14'45"W, A DISTANCE OF 602.53 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE N00°45'15"E, ALONG SAID LINE, A DISTANCE OF 2023.69 FEET TO THE POINT OF BEGINNING.

AND ALL OF LOT 4 FINAL PLAT CREEKSIDE VILLAGE, A SUBDIVISION OF GROUND IN PARKVILLE, PLATTE COUNTY, MISSOURI.



VICINITY MAP
(Scale 1"=1000')

INDEX OF SHEETS

DEVELOPER:

Parkville Development 140, LLC
C/O: Brian Mertz
7607 NW John Anders Rd.
Kansas City, MO 64152

ENGINEER:

Renaissance Infrastructure Consulting, LLC
5015 NW Canal Street, Suite 100
Riverside, MO. 64150
(816) 800-0950

SURVEYOR:

R.L. Buford & Associates, LLC
P.O. BOX 14069
PARKVILLE, MO. 64152
(816) 741-6152

SUMMARY TABLE

Single Family Units	115
Townhome Units	172 (43 Buildings)
Cemetery	2900 plots

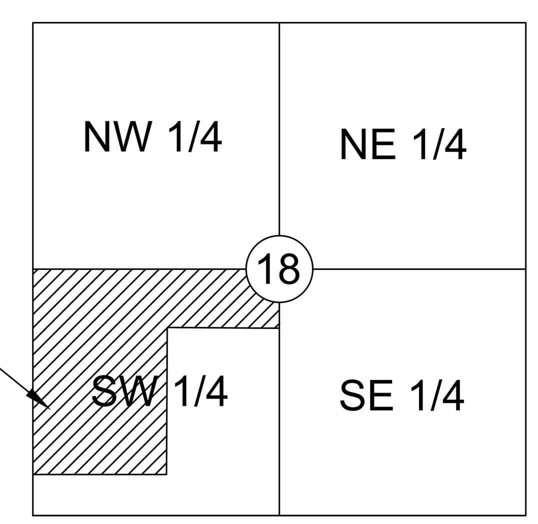
ADDRESS NOTE:

The New Parkville Cemetery at Creekside street address shall be 16000 James Court.

UTILITY CONTACTS

City of Parkville	(816)741-7676
CPWSD #1 of Platte County	(816) 891-3457
Platte County Regional Sewer District	(816) 858-2052
Missouri Gas Energy	(800) 562-0000
Kansas City Power & Light	(800) 544-4852
Platte Clay Electric	(816) 807-7502
Century Link	(816) 243-5642
Unite Private Networks	(816) 903-9400
Time Warner Cable	(816) 431-5818
Missouri One Call	(800) DIG-RITE
AT&T	(800) 464-7928
Comcast	(913) 891-3457
Missouri State Highway Department	(816) 622-6500
Park Hill School District	(816) 359-5000

Project Location



SECTION MAP
SEC. 18 TW. 51 RNG. 34

LEGEND

Existing Section Line	Proposed Right-of-Way
Existing Right-of-Way Line	Proposed Property Line
Existing Lot Line	Proposed Lot Line
Existing Easement Line	Proposed Easement
Existing Curb & Gutter	Proposed Curb & Gutter
Existing Sidewalk	Proposed Sidewalk
Existing Storm Sewer	Proposed Storm Sewer
Existing Storm Structure	Proposed Storm Structure
Existing Waterline	Proposed Fire Hydrant
Existing Gas Main	Proposed Waterline
Existing Sanitary Sewer	Proposed Sanitary Sewer
Existing Sanitary Manhole	Proposed Sanitary Manhole
Existing Contour Major	Proposed Contour Major
Existing Contour Minor	Proposed Contour Minor
Existing Section Line	Future Curb & Gutter

Know what's below. Call before you dig.

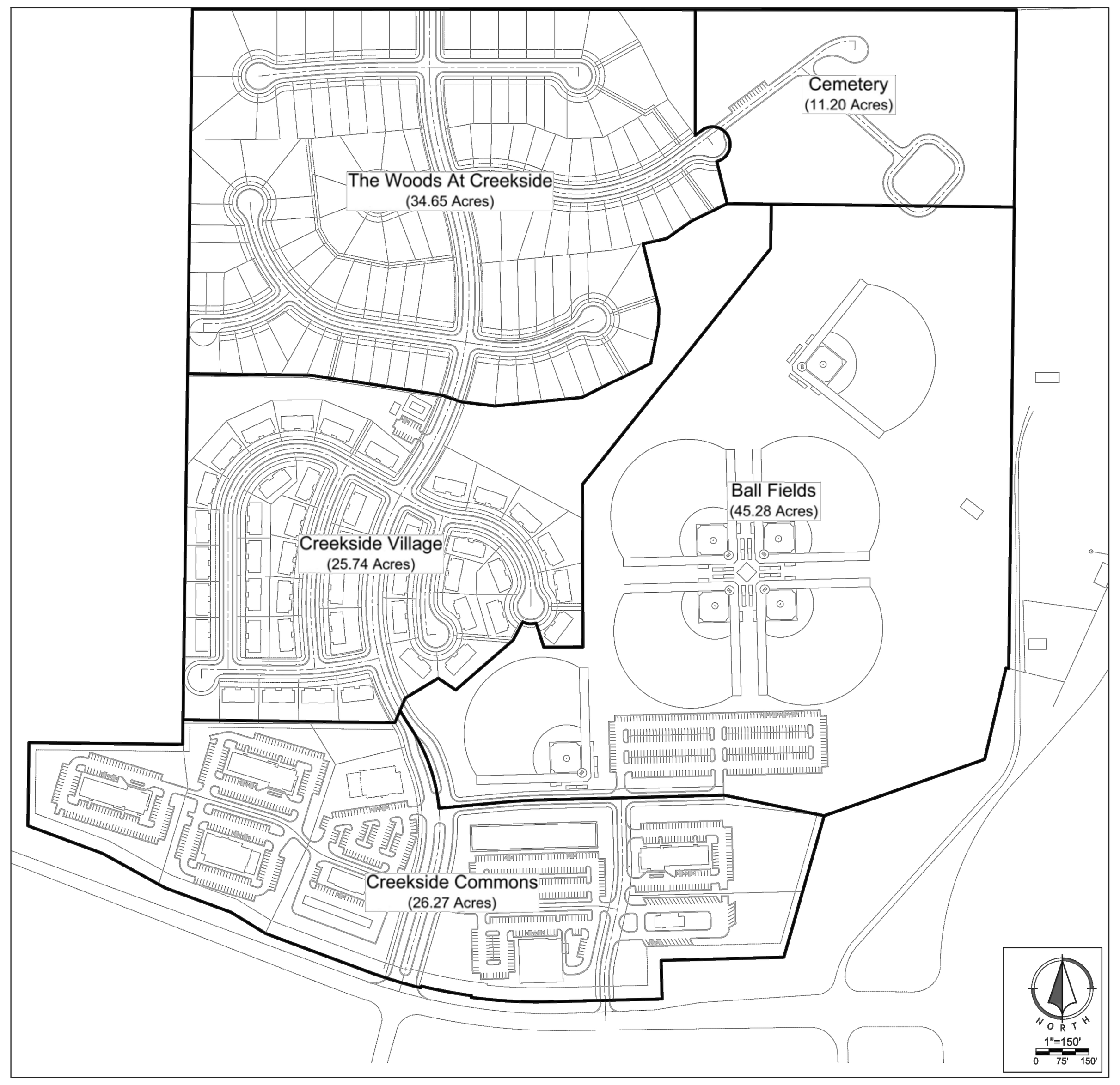
Sheet C01

Final Development Plan
18-0218
The Woods at Creekside, Creekside Village & The New Parkville Cemetery at Creekside

Cover Sheet

NO.	BY	QD	DATE	REVISION
4	JMM	BAC	03/25/2020	LAYOUT REVISION
3	JMM	SMW	11/22/19	PER CITY COMMENTS
2	JMM	SMW	11/06/19	PER CITY COMMENTS
1	JMM	SMW	10/11/19	PER CITY COMMENTS
--	JMM	SMW	04/22/19	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
WWW.RIC-CONSULT.COM



Approved PDP

Revised Layout

Sheet

C02

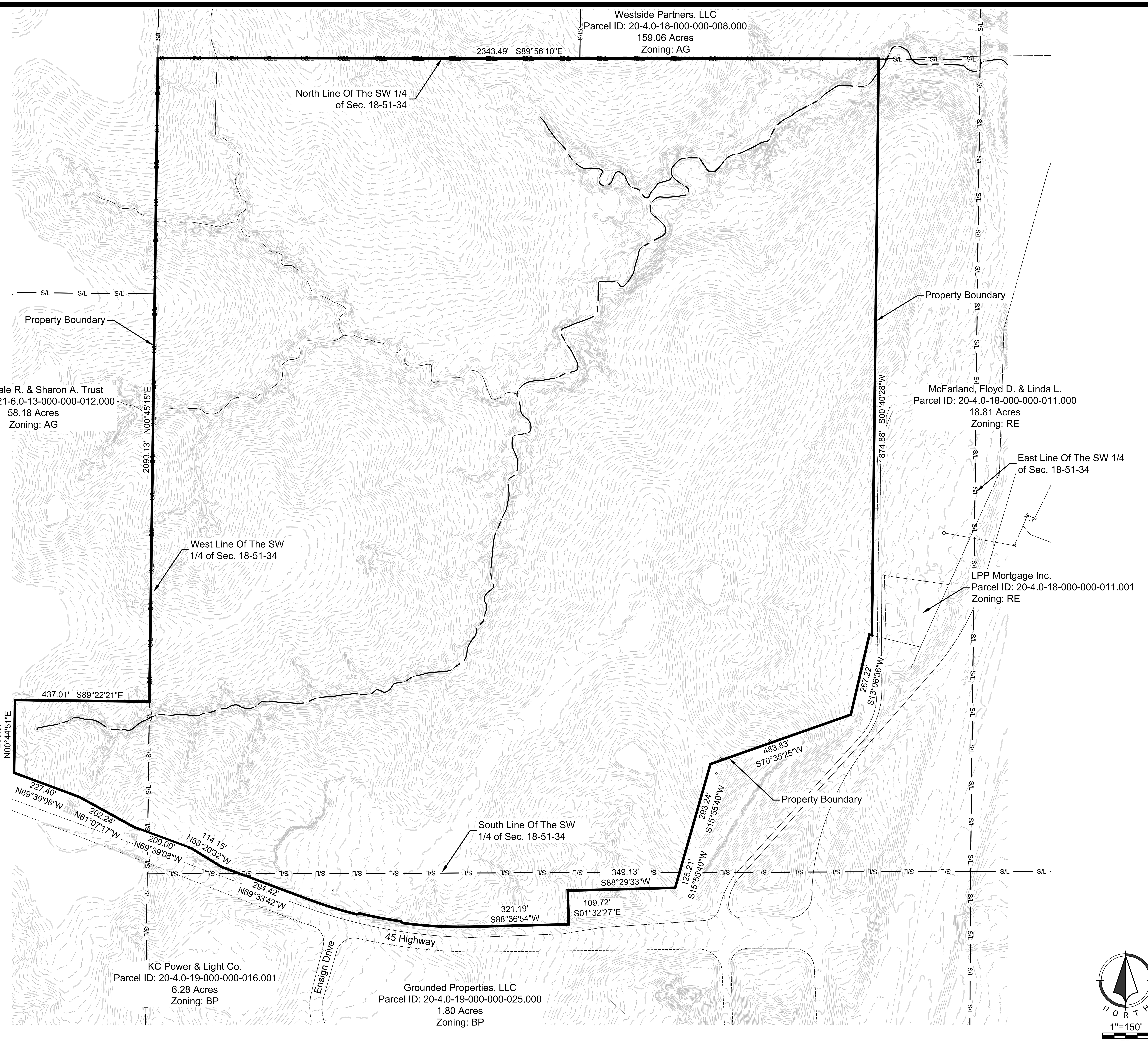
Final Development Plan

18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

Property
Subdivision Plan

NO.	BY	QD	DATE	REVISION
4	JMM	BAC	03/25/2020	LAYOUT REVISION
3	JMM	SMW	11/22/19	PER CITY COMMENTS
2	JMM	SMW	11/06/19	PER CITY COMMENTS
1	JMM	SMW	10/11/19	PER CITY COMMENTS
--	JMM	SMW	04/22/19	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
www.ric-consult.com



Sheet

C03

Final Development Plan

18-0218

The Woods at Creekside, Creekside Village & The New Parkville Cemetery at Creekside

Existing Conditions

NO.	BY	CKD	DATE	REVISION
4	JMM	BAC	03/25/2020	LAYOUT REVISION
3	JMM	SMW	11/22/19	PER CITY COMMENTS
2	JMM	SMW	11/06/19	PER CITY COMMENTS
1	JMM	SMW	10/11/19	PER CITY COMMENTS
-	JMM	SMW	04/22/19	ORIGINAL SUBMITTAL

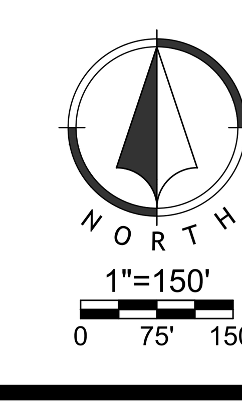
Renaissance Infrastructure Consulting

5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
www.RIC-Consult.com

Mar 25, 2020-8:09pm
Z:\RIC Design\2018\18-0218 Lakeside Single Family\Dwg\18-0218 Final Development Plan.dwg

LEGEND

CID AREAS



Sheet
C04

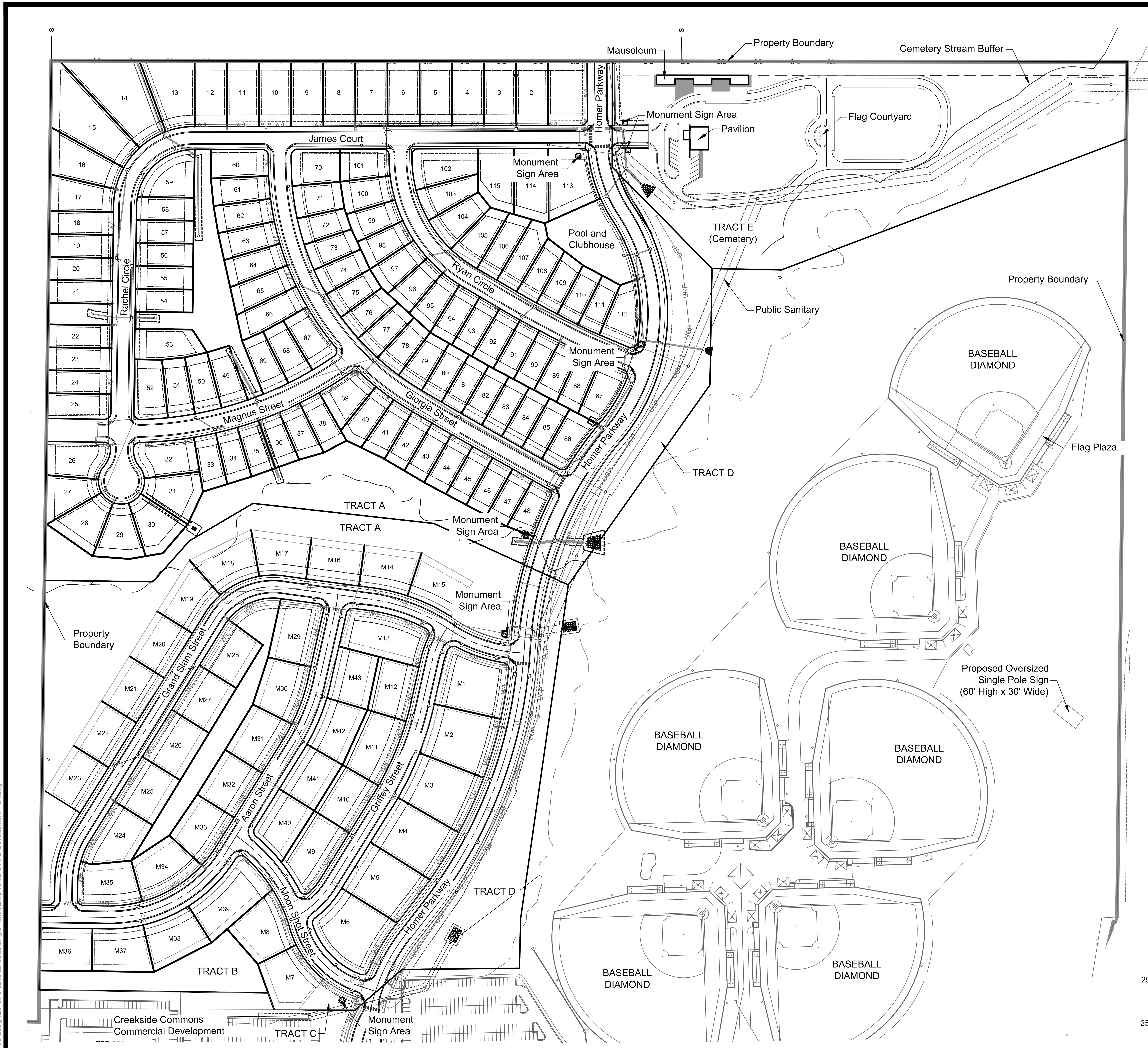
Final Development Plan
18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

Property
Subdivision Plan

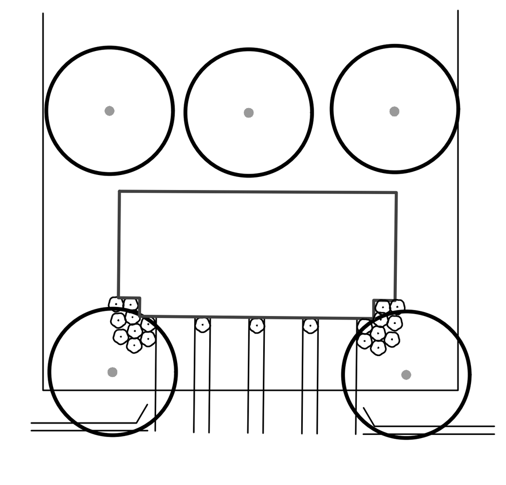
NO.	BY	QD	DATE	REVISION
4	JMM	BAC	03/25/2020	LAYOUT REVISION
3	JMM	SMW	11/22/19	PER CITY COMMENTS
2	JMM	SMW	11/06/19	PER CITY COMMENTS
1	JMM	SMW	10/11/19	PER CITY COMMENTS
--	JMM	SMW	04/22/19	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
WWW.RIC-CONSULT.COM

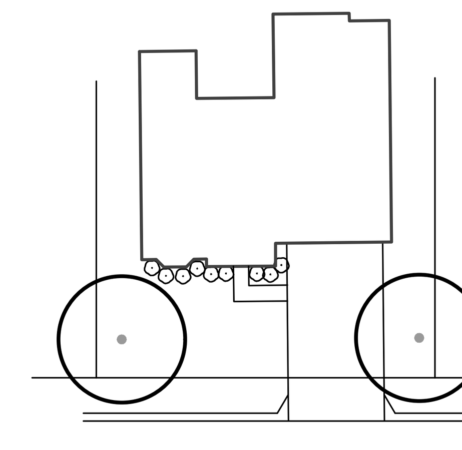
Mar 25, 2020-9:05pm
Z:\RIC Design\2018\18-0218 Lakeside Single Family\Dwg\18-0218 Final Development Plan.dwg



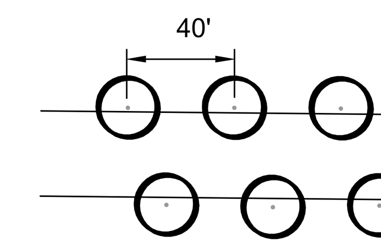
PRESERVATION OF EXISTING CANOPY:
Existing vegetation and contiguous canopy determined to be in good quality shall be preserved where possible and practical. See Vegetation Preservation Plan Sheet C-13



TYPICAL TOWNHOME LANDSCAPE
not to scale
-Per Parkville Code Section 407.020

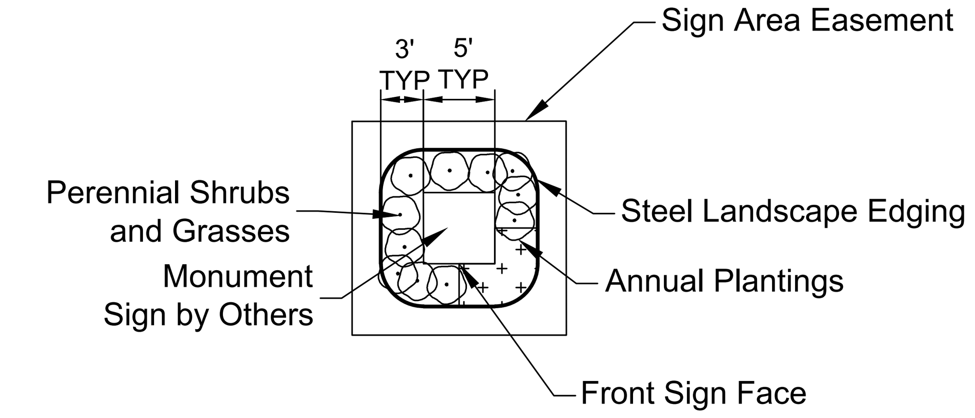


TYPICAL SINGLE FAMILY RESIDENTIAL LANDSCAPE
not to scale
-Per Parkville Code Section 407.020



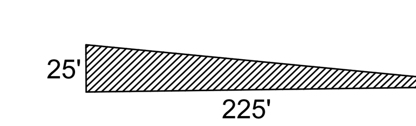
TYPICAL STREET TREE
not to scale
-Per Parkville Code Section 407.1

STREET TREE NOTE:
Street trees and individual town home and single family home landscaping shall be provided per Parkville Code Section 407.1 and 407.020 upon construction of individual lots.
Series of 3-4 trees of a single tree species shall be planted in a configuration so that no one species exceeds 30% of total trees within development. Trees may be selected from the following:
Acer rubrum 'October Glory'
Gleditsia triacanthos 'Skyline'
Nyssa sylvatica 'Wildfire'
Tilia cordata 'Greenspire'
Ulmus americana 'Valley Forge'

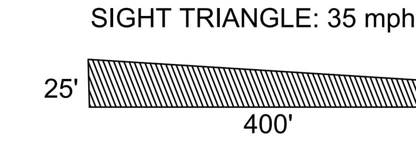


TYPICAL FOUNDATION SIGN PLANTINGS
not to scale
-Per SIGN LOCATION PLAN

FOUNDATION PLANTING NOTE:
Plantings are to be a combination of perennial grasses, shrubs, and annual/seasonal plants of the owner's choice. Perennial plants may be selected from the following:
Aronia melanocarpa 'Morton'
Calamagrostis x acutiflora 'Karl Foerster'
Hemerocallis x 'Stella de Oro'
Hypericum frondosum 'Sunburst'
Juniperus chinensis 'Gold Lace'
Juniperus chinensis 'Sea Green'
Panicum virgatum 'Haense Herms'
Rhus aromatica 'Gro-Low'



SIGHT TRIANGLE: 35 mph



SIGHT TRIANGLE: 45 mph

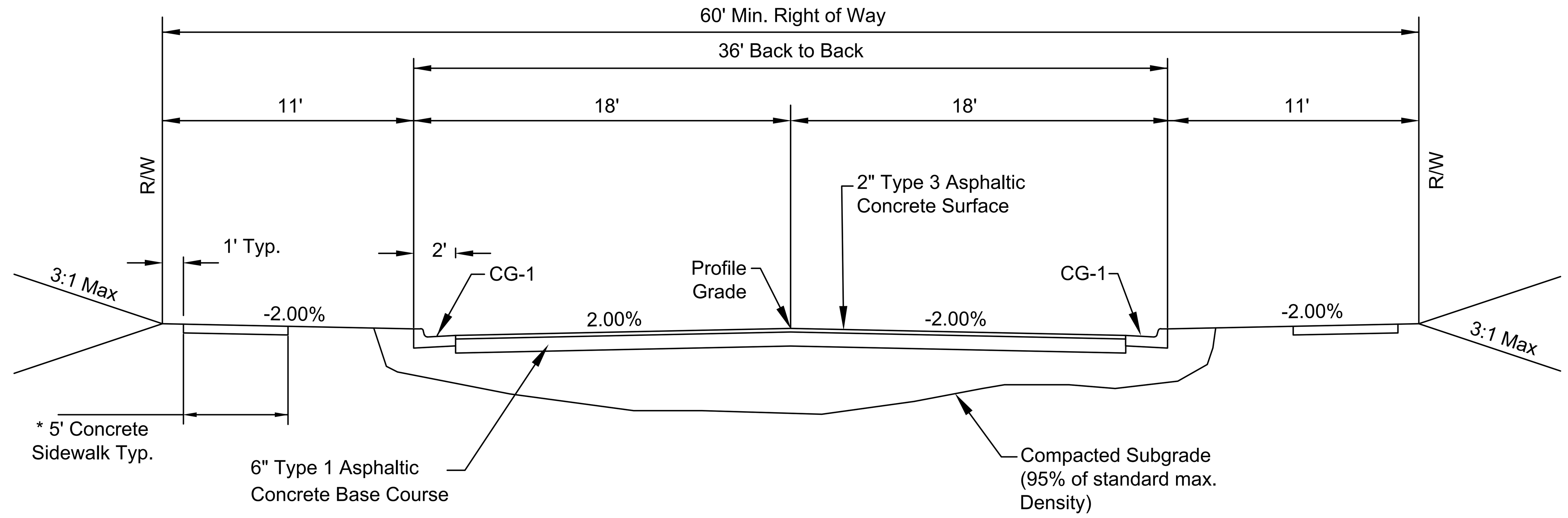
Final Development Plan
18-0218
The Woods at Creekside, Creekside Village & The New Parkville Cemetery at Creekside

Development Plan

NO.	BY	CD	DATE	REVISION
4	JMM	BAC	03/25/2020	LAYOUT REVISION
3	JMM	SMW	11/22/19	PER CITY COMMENTS
2	JMM	SMW	11/06/19	PER CITY COMMENTS
1	JMM	SMW	10/11/19	PER CITY COMMENTS
-	JMM	SMW	04/22/19	ORIGINAL SUBMITTAL

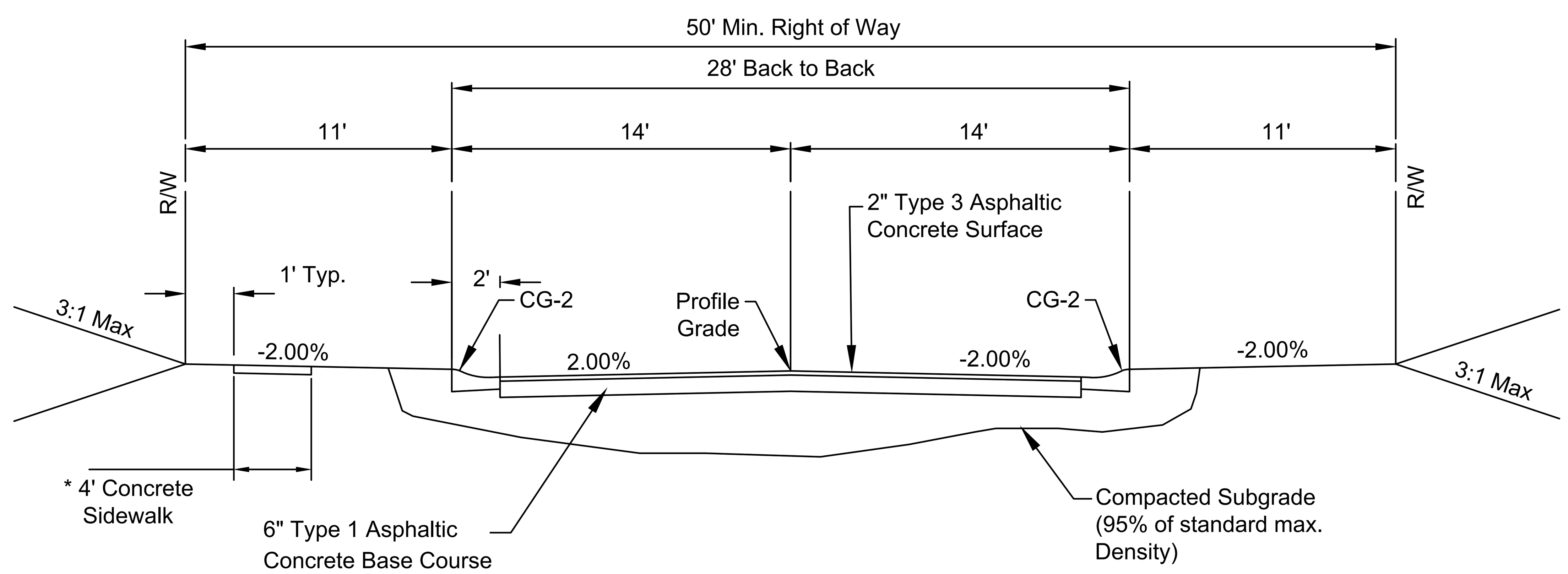
Renaissance Infrastructure Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
www.ric-consult.com

Mar 25, 2020-9:17pm
Z:\RIC Design\2018\18-0218 Lakeside Single Family\Dwg\18-0218 Final Development Plan.dwg



RESIDENTIAL COLLECTOR STREET

(HOMER PARKWAY)



LOCAL RESIDENTIAL STREET

(MOON SHOT STREET)
(AARON STREET)
(GRIFFEY STREET)
(RACHEL CIRCLE)
(GIORGIA STREET)
(RYAN CIRCLE)
(JAMES STREET)
(MAGNUS COURT)

Sheet
C06

Final Development Plan

18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

Typical Street Sections

NO.	BY	QD	DATE	REVISION
4	JMM	BAC	03/25/2020	LAYOUT REVISION
3	JMM	SMW	11/22/19	PER CITY COMMENTS
2	JMM	SMW	11/06/19	PER CITY COMMENTS
1	JMM	SMW	10/11/19	PER CITY COMMENTS
--	JMM	SMW	04/22/19	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
www.ric-consult.com

Mar 25 , 2020-8:02pm
Z:\RIC Design\2018\18-0218 Lakeside Single Family\Dwg\18-0218 Final Development Plan.dwg

Sheet
C07

Final Development Plan
18-0218
The Woods at Creekside, Creekside Village & The New Parkville Cemetery at Creekside

Building Setback Plan
North

NO.	BY	QD	DATE	REVISION
4	JMM	BAC	03/25/2020	LAYOUT REVISION
3	JMM	SMW	11/22/19	PER CITY COMMENTS
2	JMM	SMW	11/06/19	PER CITY COMMENTS
1	JMM	SMW	10/11/19	PER CITY COMMENTS
--	JMM	SMW	04/22/19	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
WWW.RIC-CONSULT.COM

Mar 25, 2020-8:23pm
Z:\RIC Design\2018\18-0218 Lakeside Single Family\Dwg\18-0218 Final Development Plan.dwg

Sheet
C08

Final Development Plan

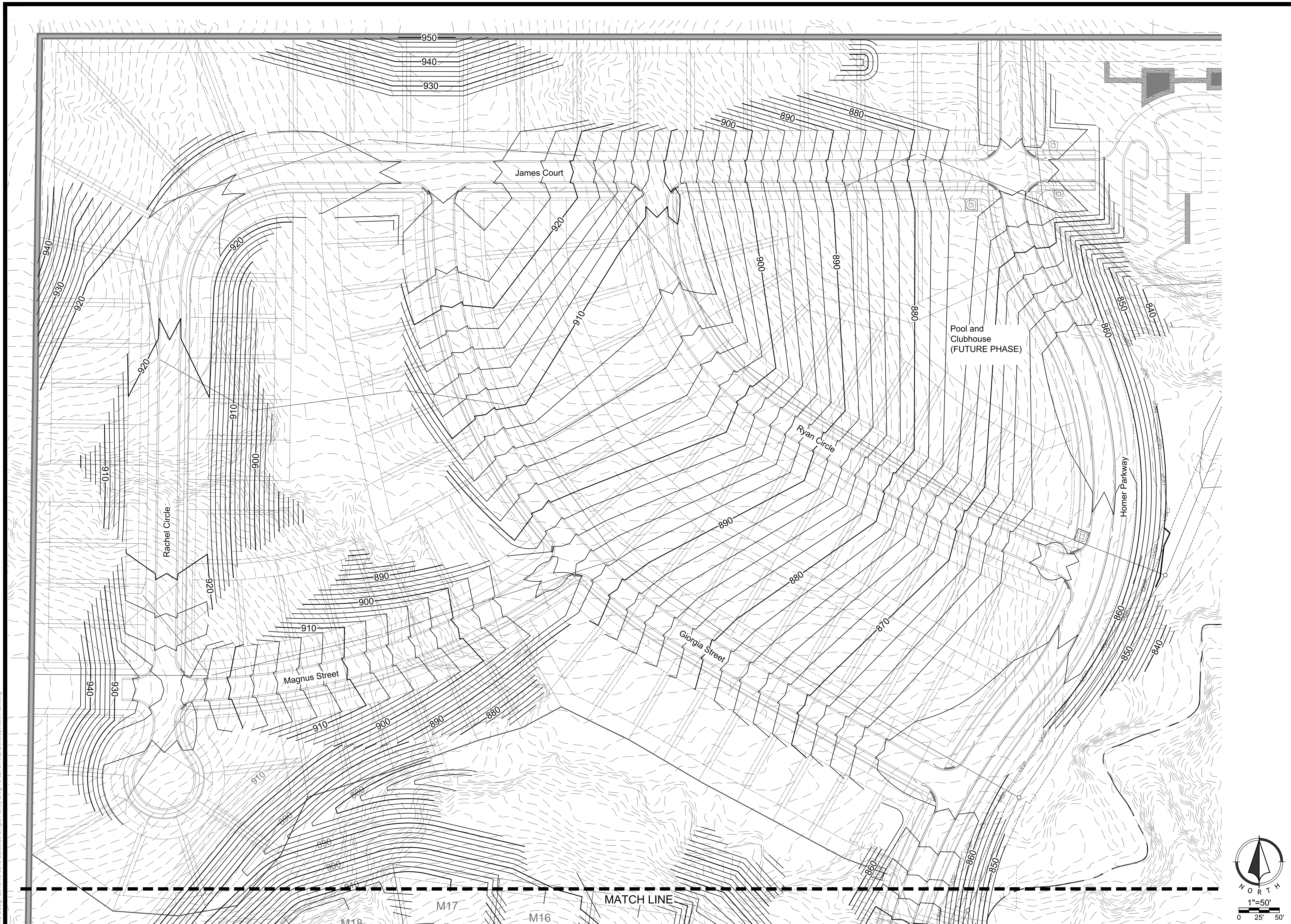
18-0218
The Woods at Creekside, Creekside Village & The New Parkville Cemetery at Creekside

Building Setback Plan North

NO.	BY	CD	DATE	REVISION
4	JMM	BAC	03/25/2020	LAYOUT REVISION
3	JMM	SMW	11/22/19	PER CITY COMMENTS
2	JMM	SMW	11/06/19	PER CITY COMMENTS
1	JMM	SMW	10/11/19	PER CITY COMMENTS
-	JMM	SMW	04/22/19	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
www.ric-consult.com

Mar 25, 2020-8:20pm
Z:\RIC Design\2018\18-0218 Lakeside Single Family\Dwg\18-0218 Final Development Plan.dwg



Sheet

C09

Final Development Plan

18-0218

The Woods at Creekside, Creekside Village & The New Parkville Cemetery at Creekside

Grading Plan North

NO.	BY	CD	DATE	REVISION
4	JMM	BAC	03/25/2020	LAYOUT REVISION
3	JMM	SMW	11/22/19	PER CITY COMMENTS
2	JMM	SMW	11/06/19	PER CITY COMMENTS
1	JMM	SMW	10/11/19	PER CITY COMMENTS
-	JMM	SMW	04/22/19	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting

5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
www.ric-consult.com

Mar 25, 2020-8:14pm
Z:\RIC Design\2018\18-0218 Lakeside Single Family\Dwg\18-0218 Final Development Plan.dwg

Sheet
C10

Final Development Plan
18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

Grading Plan South

NO.	BY	CD	DATE	REVISION
4	JMM	BAC	03/25/2020	LAYOUT REVISION
3	JMM	SMW	11/22/19	PER CITY COMMENTS
2	JMM	SMW	11/06/19	PER CITY COMMENTS
1	JMM	SMW	10/11/19	PER CITY COMMENTS
-	JMM	SMW	04/22/19	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
www.ric-consult.com

Mar 25, 2020-7:52pm
Z:\RIC Design\2018\18-0218 Lakeside Single Family\Dwg\18-0218 Final Development Plan.dwg

Land Area 64.14

SINGLE FAMILY	
Residential areas	
Areas and density	
Gross area	32.14
Area of right of way	6.25
Net area	25.89
Number of units Lots	115
Density in Units per acre	3.58

Lots All shown are minimums	
Front lot width at Building line	50
Depth of lot	100
Square footage of lot	5500
Front Yard Setback	25
Side Yard Setback	5 6
Corner lot side yard setback	7
Rear Yard setback	20

Parking	Per unit
On site	2
Off site	0
Total Parking	230
Streets Public	
Width of Right of way*	60 50
Width of street	28
Sidewalk width	4
Street horizontal radius	150
culdesac radius	
Right of way	50
Back of curb	39
Design speed	25 mph

Homer Pkwy ROW = 60', Sidewalk = 5'

TOWNHOMES	
Residential areas	
Areas and density	
Gross area	23.36
Area of right of way	5.24
Net area	18.12
Number of units	172
Density in Units per acre	7.36

Lots All shown are minimums	
Front lot width at Building line	100
Depth of lot	50
Square footage of lot	9500
Front Yard Setback	25
Side Yard Setback	5
Corner lot side yard setback	7
Rear Yard setback	15

Parking	Per unit
On site with garage	2
Off site	0
Total Parking	404
Streets Public	
Width of Right of way*	60 50
Width of street	28
Sidewalk width	4
Street horizontal radius	150
culdesac radius	
Right of way	50
Back of curb	39
Design speed	25 mph

CEMETERY	
Areas	
Areas and density	
Gross area	8.64
Area of right of way	0.07
Net area	8.57
Number of units	0
Density in Units per acre	0.00

Lots All shown are minimums	
Front lot width at Building line	N/A
Depth of lot	N/A
Square footage of lot	N/A
Front Yard Setback	N/A
Side Yard Setback	N/A
Corner lot side yard setback	N/A
Rear Yard setback	N/A

Parking	Per unit
Marked Parking	10
Drive Side Parallel Parking	98
Total Parking	108
Streets Public	
Width of Right of way*	60
Width of street	N/A
Sidewalk width	N/A
Street horizontal radius	N/A
culdesac radius	
Right of way	N/A
Back of curb	N/A
Design speed	N/A

Sheet C11

Final Development Plan

18-0218

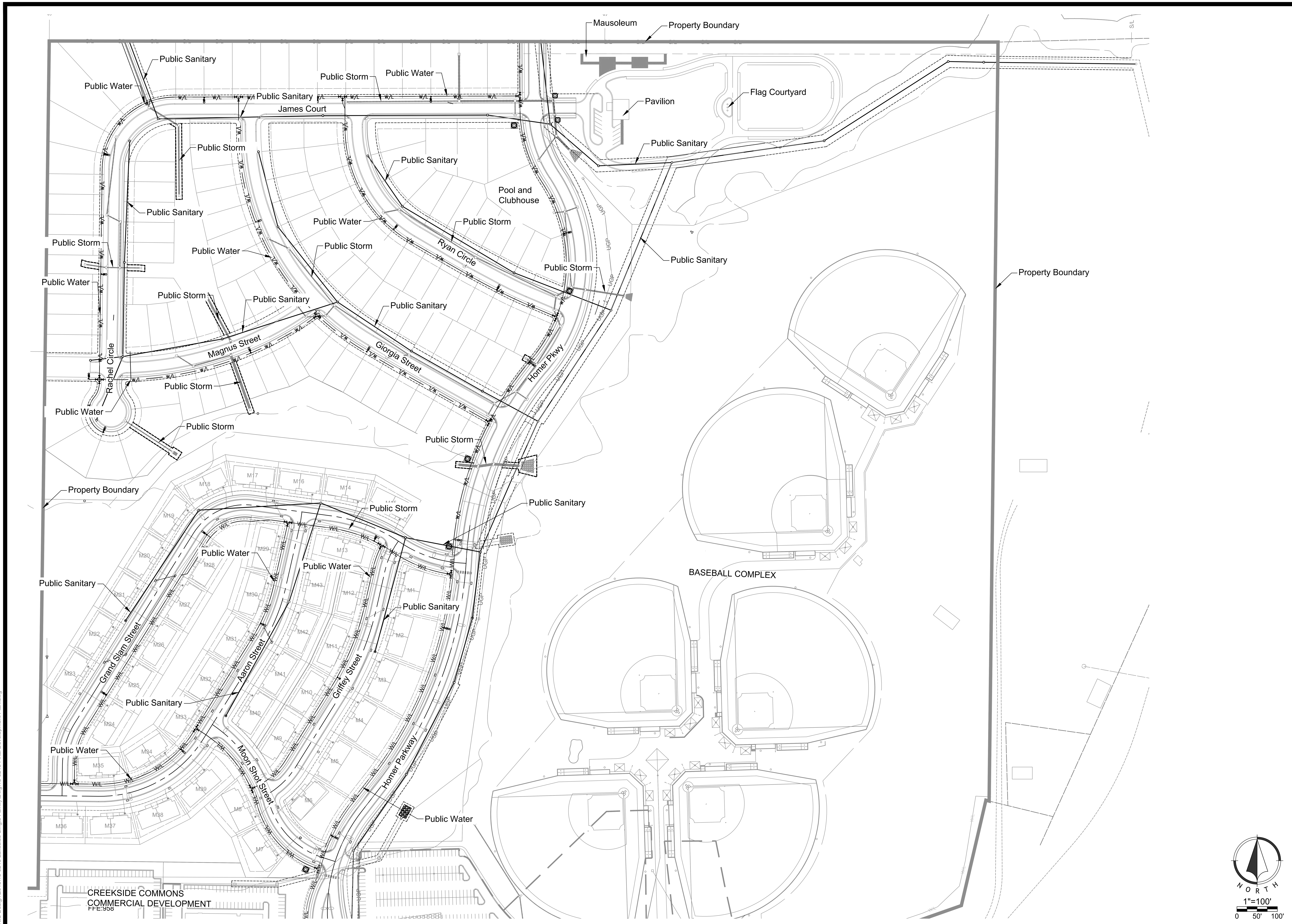
The Woods at Creekside, Creekside Village & The New Parkville Cemetery at Creekside

Site Data

NO.	BY	CD	DATE	REVISION
4	JMM	BAC	03/25/2020	LAYOUT REVISION
3	JMM	SMW	11/22/19	PER CITY COMMENTS
2	JMM	SMW	11/06/19	PER CITY COMMENTS
1	JMM	SMW	10/11/19	PER CITY COMMENTS
-	JMM	SMW	04/22/19	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
5015 NW Canal Street, Suite 100 816.800.0950
Riverside, Missouri 64150 WWW.RIC-CONSULT.COM

Mar 25, 2020-7:51pm
Z:\RIC Design\2018\18-0218 Lakeside Single Family\Dwg\18-0218 Final Development Plan.dwg



Sheet
C12

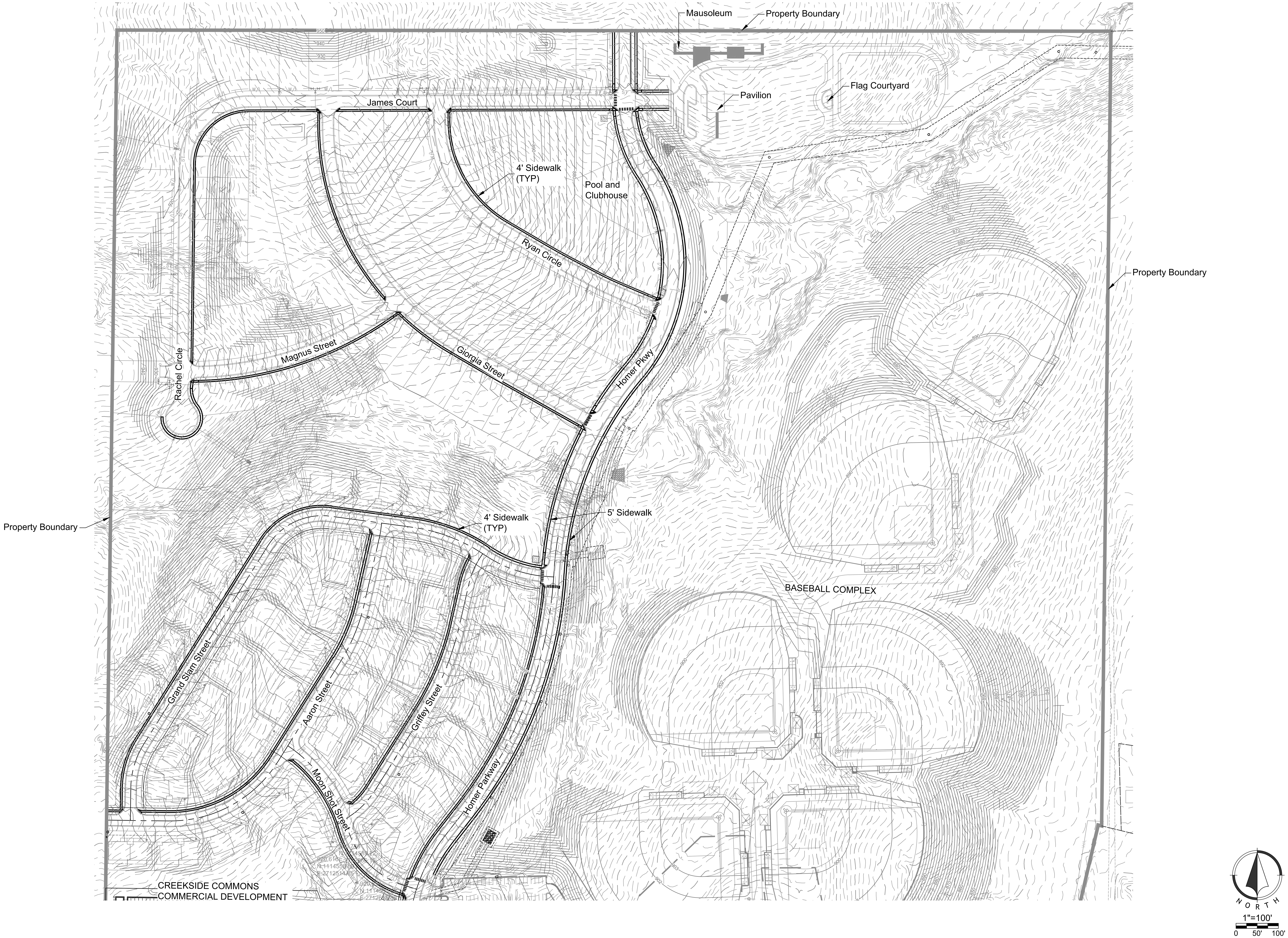
Final Development Plan
18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

Site Utility Plan

NO.	BY	QD	DATE	REVISION
4	JMM	BAC	03/25/2020	LAYOUT REVISION
3	JMM	SMW	11/22/19	PER CITY COMMENTS
2	JMM	SMW	11/06/19	PER CITY COMMENTS
1	JMM	SMW	10/11/19	PER CITY COMMENTS
--	JMM	SMW	04/22/19	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
WWW.RIC-CONSULT.COM

Mar 25, 2020-7:38pm
Z:\RIC Design\2018\18-0218 Lakeside Single Family\Dwg\18-0218 Final Development Plan.dwg



Sheet

C13

Final Development Plan

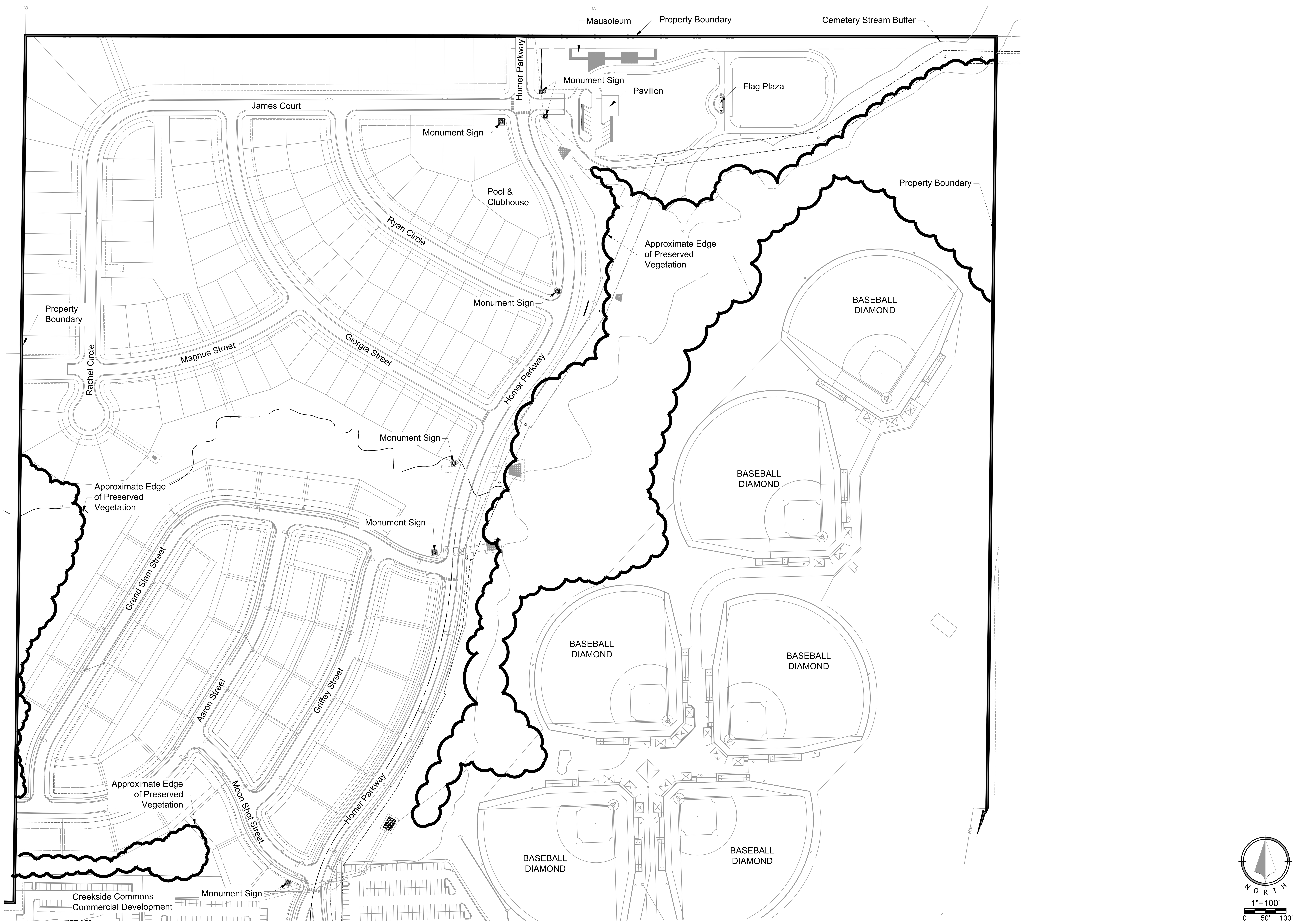
18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

Pedestrian Linkage
Plan

NO.	BY	QD	DATE	REVISION
4	JMM	BAC	03/25/2020	LAYOUT REVISION
3	JMM	SMW	11/22/19	PER CITY COMMENTS
2	JMM	SMW	11/06/19	PER CITY COMMENTS
1	JMM	SMW	10/11/19	PER CITY COMMENTS
--	JMM	SMW	04/22/19	ORIGINAL SUBMITTAL

Renaissance
Infrastructure
Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
WWW.RIC-CONSULT.COM

Mar 25, 2020-8:12pm
Z:\RIC Design\2018\18-0218 Lakeside Single Family\Dwg\18-0218 Final Development Plan.dwg



Sheet
C14

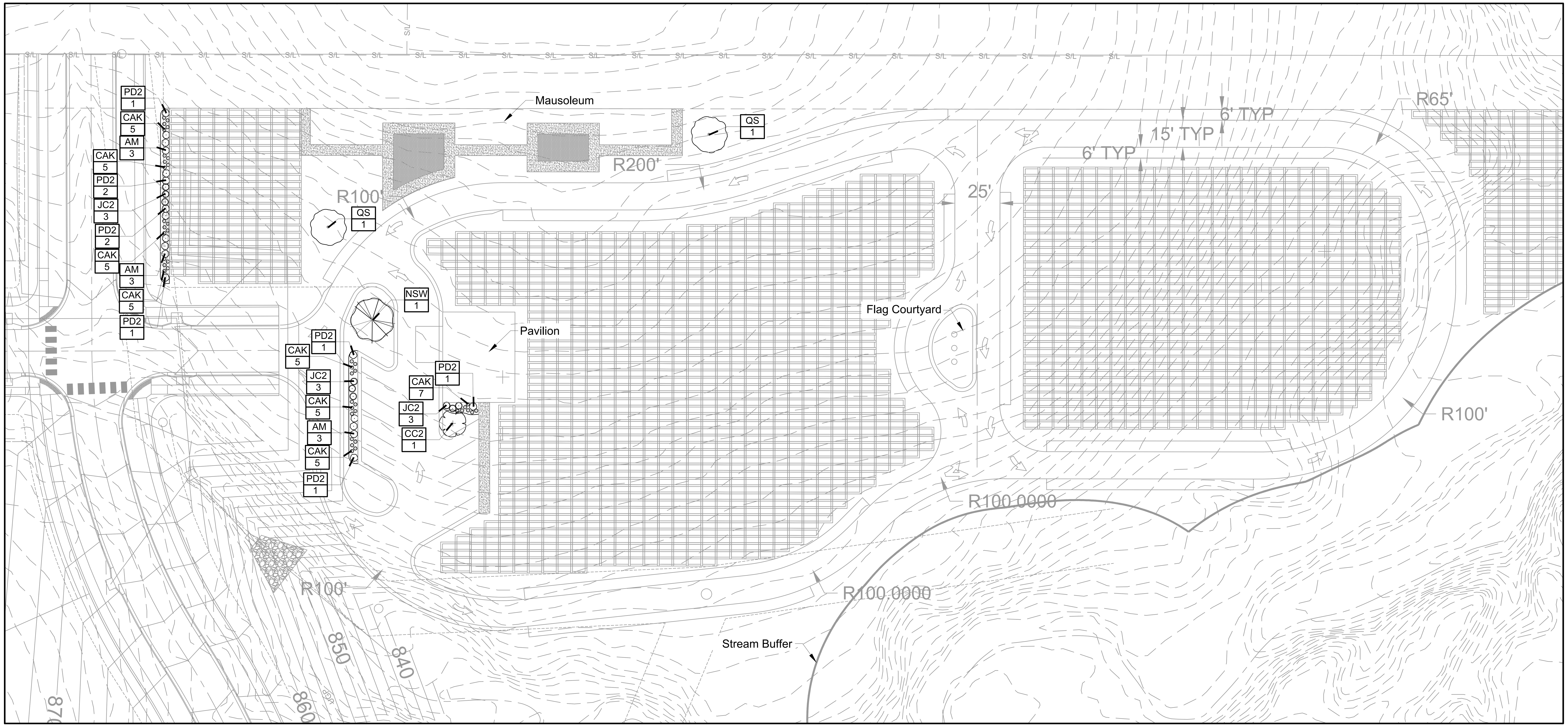
Final Development Plan
18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

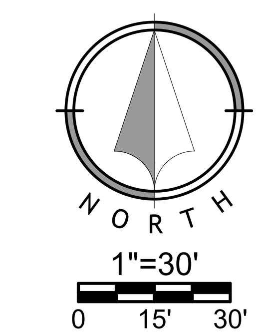
Vegetation
Preservation Plan

NO.	BY	QD	DATE	REVISION
4	JMM	BAC	03/25/2020	LAYOUT REVISION
3	JMM	SMW	11/22/19	PER CITY COMMENTS
2	JMM	SMW	11/06/19	PER CITY COMMENTS
1	JMM	SMW	10/11/19	PER CITY COMMENTS
--	JMM	SMW	04/22/19	ORIGINAL SUBMITTAL

Renaissance
Infrastructure
Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
WWW.RIC-CONSULT.COM

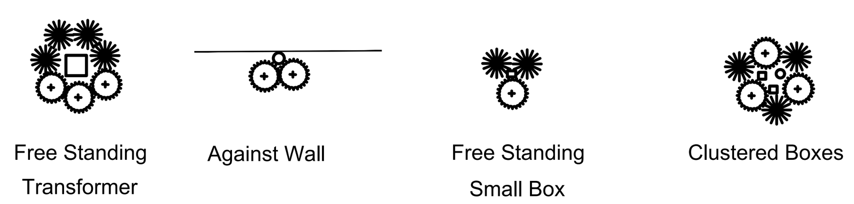
Mar 25 , 2020-8:10pm
Z:\RIC Design\2018\18-0218 Lakeside Single Family\Dwg\18-0218 Final Development Plan.dwg





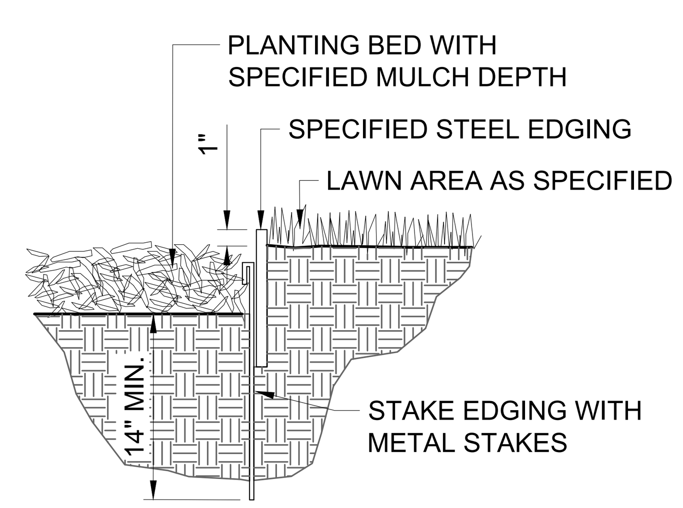
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
CC2	Cercis canadensis `Forest Pansy` TM / Forest Pansy Redbud	B&B	2" Cal.	1
NSW	Nyssa sylvatica `Wildfire` / Black Gum	B&B	2.5"	1
QS	Quercus shumardii / Shumard Red Oak	B&B		2
SHRUBS	**BOTANICAL / COMMON NAME**	**CONT**		**QTY**
AM	Aronia melanocarpa `Morton` TM / Iroquis Beauty Black Chokeberry	5 Gal.		9
CAK	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	5 Gal.		42
JC2	Juniperus chinensis `Gold Lace` / Gold Lace Juniper	5 Gal.		9
PD2	Physocarpus opulifolius `Diablo` / Diablo Ninebark	1 Gal.		9



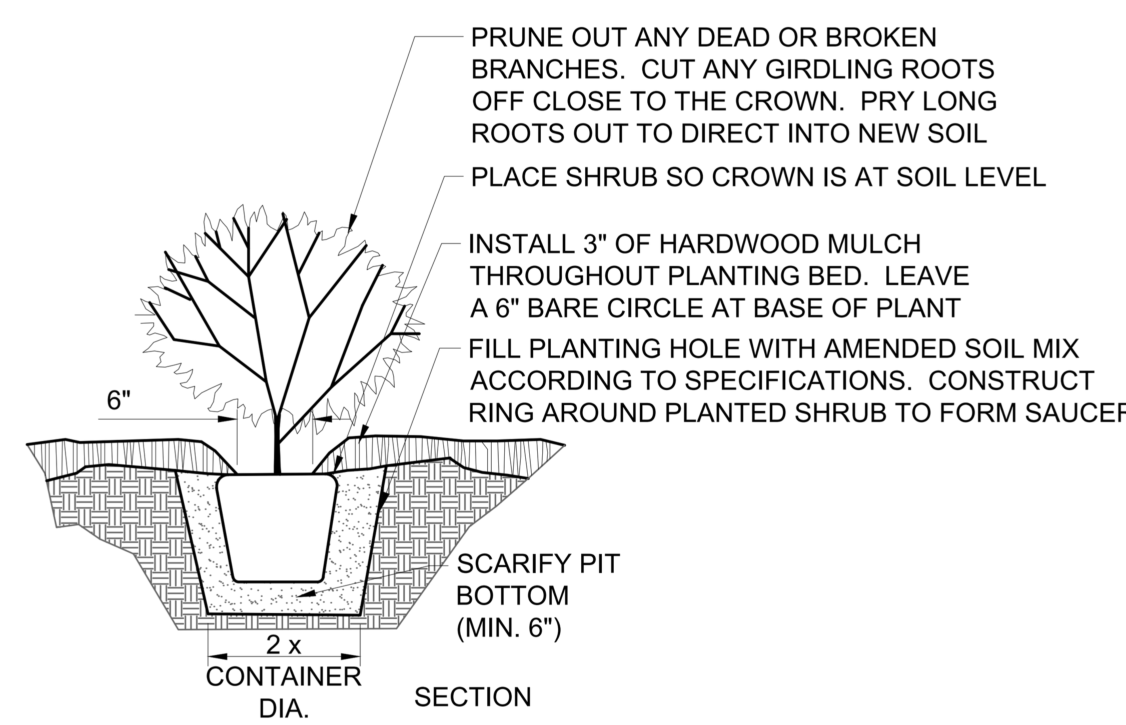
UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

TYPICAL UTILITY BOX SCREENING DETAILS - NTS



NOTES:
1. EDGING PER SPECIFICATION L03 2.07 A. SET ALL EDGING 1" ABOVE FINISH GRADE (TURF) SURFACE AS SHOWN.
2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH WITH TOP OF CONCRETE.
3. ALL JOINTS SHALL BE SECURELY STAKED.
4. FINISH SHALL BE POWDER COAT; COLOR: GREEN. CONTRACTOR SHALL SUBMIT COLOR SAMPLE TO OWNERS REPRESENTATIVE PRIOR TO PURCHASE.
5. CONTRACTOR SHALL LOCATE AND MARK ALL PLANT BED LOCATIONS PRIOR TO INSTALLATION OF STEEL FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

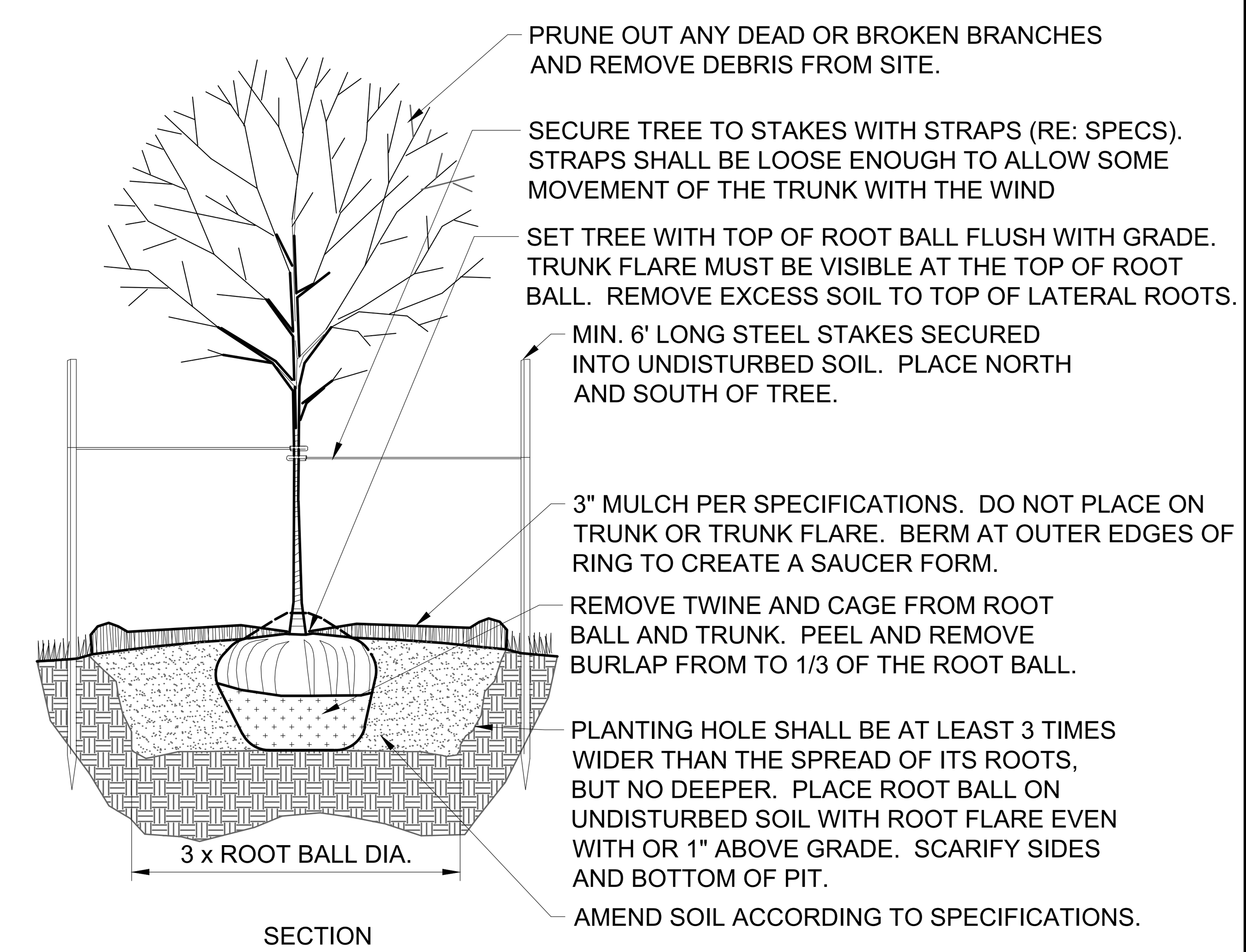
STEEL EDGING DETAIL - NTS



NOTES:
1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS

SHRUB PLANTING DETAIL - NTS

NOTES:
1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
2. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



DECIDUOUS TREE PLANTING DETAIL - NTS

Sheet
L01

Final Development Plan
18-0218
The Woods at Creekside, Creekside Village & The New Parkville Cemetery at Creekside

Cemetery Landscape Plan

NO.	BY	QD	DATE	REVISION
4	JMM	BAC	03/25/2020	LAYOUT REVISION
3	JMM	SMW	11/22/19	PER CITY COMMENTS
2	JMM	SMW	11/06/19	PER CITY COMMENTS
1	JMM	SMW	10/11/19	PER CITY COMMENTS
–	JMM	SMW	04/22/19	ORIGINAL SUBMITTAL

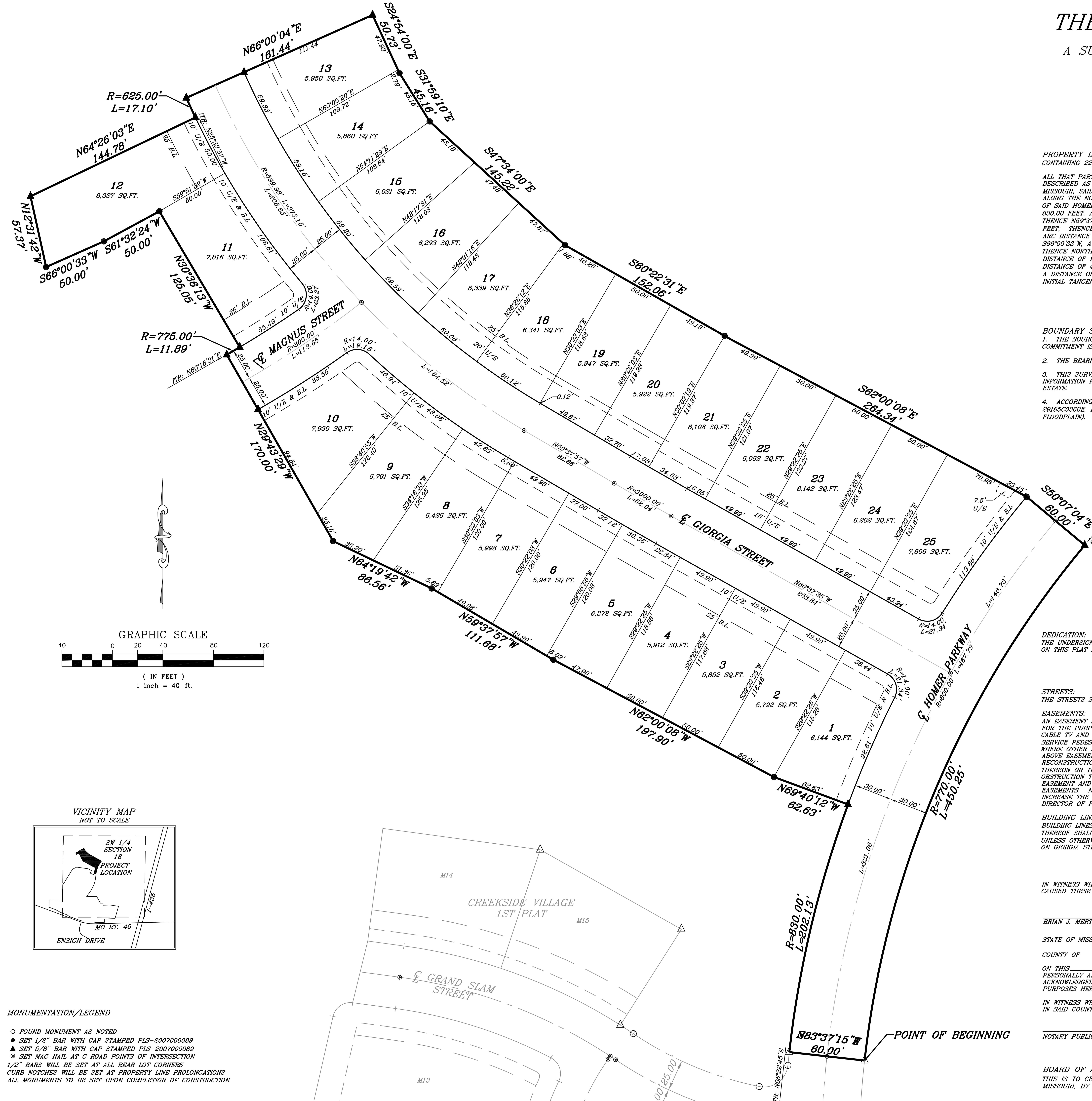
Renaissance Infrastructure Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
www.ric-consult.com

Mar 25, 2020-7:04pm
Z:\RIC Design\2018\18-0218 Lakeside Single Family\Dwg\18-0218 Cemetery LND.dwg

FINAL PLAT

THE WOODS AT CREEKSIDE FIRST PLAT

A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 51 NORTH, RANGE 34 WEST
PARKVILLE, PLATTE COUNTY, MISSOURI



MONUMENTATION/LEGEND

- ○ FOUND MONUMENT AS NOTED
- ● SET 1/2" BAR WITH CAP STAMPED PLS-2007000089
- ▲ SET 5/8" BAR WITH CAP STAMPED PLS-2007000089
- ⊛ SET MAG NAIL AT C ROAD POINTS OF INTERSECTION

1/2" BARS WILL BE SET AT ALL REAR LOT CORNERS
CURB NOTCHES WILL BE SET AT PROPERTY LINE PROLONGATIONS
ALL MONUMENTS TO BE SET UPON COMPLETION OF CONSTRUCTION

PROPERTY DESCRIPTION

CONTAINING 229,561 SQUARE FEET OR 5.27 ACRES

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 51 NORTH, RANGE 34 WEST, PARKVILLE, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF CREEKSIDE VILLAGE FIRST PLAT, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF HOMER PARKWAY AS ESTABLISHED ON SAID PLAT; THENCE N83°37'15"W, ALONG THE NORTHERLY LINE OF SAID RIGHT OF WAY AND SAID PLAT, A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID HOMER PARKWAY; THENCE NORTHERLY, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N06°22'45"E, A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 202.13 FEET; THENCE N69°40'12"W, A DISTANCE OF 62.63 FEET; THENCE N62°00'08"W, A DISTANCE OF 197.90 FEET; THENCE N59°37'57"W, A DISTANCE OF 111.68 FEET; THENCE N64°19'42"W, A DISTANCE OF 86.56 FEET; THENCE N29°43'29"W, A DISTANCE OF 170.00 FEET; THENCE NORTHEASTERLY, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N60°16'31"E, A RADIUS OF 775.00 FEET, AN ARC DISTANCE OF 11.89 FEET; THENCE N30°36'13"W, A DISTANCE OF 125.05 FEET; THENCE S61°32'24"W, A DISTANCE OF 50.00 FEET; THENCE S66°00'33"W, A DISTANCE OF 50.00 FEET; THENCE N12°31'42"W, A DISTANCE OF 57.37 FEET; THENCE N64°26'03"E, A DISTANCE OF 144.78 FEET; THENCE NORTHERLY, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N25°33'57"W, A RADIUS OF 625.00 FEET, AN ARC DISTANCE OF 17.10 FEET; THENCE N66°00'04"E, A DISTANCE OF 161.44 FEET; THENCE S24°54'00"E, A DISTANCE OF 50.73 FEET; THENCE S31°59'10"E, A DISTANCE OF 45.16 FEET; THENCE S47°34'00"E, A DISTANCE OF 145.22 FEET; THENCE S60°22'31"E, A DISTANCE OF 152.06 FEET; THENCE S62°00'08"E, A DISTANCE OF 264.34 FEET; THENCE S50°07'04"E, A DISTANCE OF 60.00 FEET; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S39°52'56"W, A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 450.25 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES:

1. THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM THE PARENT TRACT DESCRIPTION AS SHOWN IN A TITLE COMMITMENT ISSUED BY STEWARD TITLE COMPANY, COMMITMENT NUMBER 409204, DATED APRIL 10, 2019 AT 8:00 AM.

2. THE BEARINGS SHOWN HEREON ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM (NAD 83) WEST ZONE UTILIZING STATION PL-28.

3. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.

4. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 383 OF 425, MAP NUMBER 29165C0360E, MAP DATE: APRIL 2, 2015, THE SUBJECT PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS:

THE WOODS AT CREEKSIDE FIRST PLAT
PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 51 NORTH,
RANGE 34 WEST PARKVILLE, PLATTE COUNTY, MISSOURI

STREETS:

THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

EASEMENTS:

AN EASEMENT IS HEREBY GRANTED TO PARKVILLE, MISSOURI, AND TO THE UTILITY COMPANIES FRANCHISED TO OPERATE IN PARKVILLE, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED "UTILITY EASEMENT" OR "U/E". WHERE OTHER EASEMENTS ARE DESIGNED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL THE ABOVE EASEMENT SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF PARKVILLE, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENTS. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS TO UTILITY EASEMENTS.

BUILDING LINES:

BUILDING LINES (B.L.) OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO. INTERIOR SIDE YARD SETBACKS ARE HEREBY SET AT 5.00' UNLESS OTHERWISE NOTED. REAR YARD SETBACKS ARE HEREBY SET AT 20.00' UNLESS OTHERWISE NOTED. LOTS 1, 12, AND 25 ARE TO FRONT ON GIORGIA STREET. LOT 11 IS TO FRONT ON MAGNUS STREET.

IN WITNESS WHEREOF: BRIAN J. MERTZ, MANAGING MEMBER OF PARKVILLE DEVELOPMENT 140, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS________ DAY OF____________________ 2020.

____
BRIAN J. MERTZ, MANAGING MEMBER

STATE OF MISSOURI {
{SS
COUNTY OF {

ON THIS________ DAY OF ___________________, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED THE ABOVE NAMED OWNER, WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED FOR THE PURPOSES HEREIN STATED.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST WRITTEN ABOVE.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES: ______________________

BOARD OF ALDERMAN

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE BOARD OF ALDERMAN OF PARKVILLE, MISSOURI, BY ORDINANCE NO. ______________________________DULY AUTHENTICATED THIS______DAY OF____________________, 2019.

OWNER/DEVELOPER:
PARKVILLE DEVELOPMENT 140, LLC
7607 NW JOHN ANDERS ROAD
KANSAS CITY, MO 64152

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ROBERT G. YOUNG, PLS-2007000089

04/13/2020
DATE

R.L. Buford & Associates, LLC
LAND SURVEYING • DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC – MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977
rlb@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

SEC.-TWP.-RGE.	COUNTY	JOB NO.
18-51-34	PLATTE	P-20044
DATE	FIELD BOOK	DRAWN BY
04/13/2020		R.G.Y.

FOR PARKVILLE DEVELOPMENT 140

PLAT

E:\\-PLATTE COUNTY\P-20044 WOODS AT CREEKSIDE\dwg\P-20044 WOODS AT CREEKSIDE PLAT.dwg 4/13/2020 3:47:27 PM CDT

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

Staff Analysis

Agenda Item:	6.A
Proposal:	Application for Subdivision – Final Plat for The Woods At Creekside First Plat, a subdivision (5.27 acres, more or less) generally located on the northwest quadrant of the intersection of I-435 and Hwy 45 in Parkville, Mo.
Staff Recommendation:	Approval
Case No:	PZ20-12
Applicant:	Brian Mertz, Parkville Development 140, LLC
Owners:	Parkville, Development 140, LLC
Location:	Generally located on the northwest quadrant of the intersection of I-435 and Hwy 45 in Parkville, Missouri
Zoning:	“R-4-P” Mixed-Density Residential
Parcel #s:	Platte County parcel #20-4.0-18-000-000-010.003

Exhibits:

A. This Staff Analysis
B. Application for Subdivision – Final Plat
C. Subject Area Property Map
D. The Woods At Creekside & Creekside Village, A Subdivision in Parkville, Platte County, Missouri, Preliminary Development Plan – Conditional Use (prepared by Renaissance Infrastructure Consulting; dated September 5, 2018; see Agenda Item 4J)
    1. Sheet 1 of 17 (Cover Sheet)
    2. Sheet 2 of 17 (Existing Conditions)
    3. Sheet 3 of 17 (Property Subdivision Plan)
    4. Sheet 4 of 17 (Development Plan)
    5. Sheet 5 of 17 (Typical Street Sections)
    6. Sheet 6 of 17 (Building Setback Plan North)
    7. Sheet 7 of 17 (Building Setback Plan North)
    8. Sheet 8 of 17 (Site Data)
    9. Sheet 9 of 17 (Site Utility Plan)
    10. Sheet 10 of 17 (Pedestrian Linkage Plan)
    11. Sheet 11 of 17 (Preliminary Plat)
    12. Sheet 12 of 17 (Visionaire Lighting Photometric Study Pg. 1)
    13. Sheet 13 of 17 (Visionaire Lighting Photometric Study Pg. 2)
    14. Sheet 14 of 17 (Visionaire Lighting Photometric Study Pg. 3)

15. Sheet 15 of 17 (Visionaire Lighting Photometric Study Pg. 4)
16. Sheet 16 of 17 (Visionaire Lighting Photometric Study Pg. 5)
17. Sheet 17 of 17 (Visionaire Lighting Photometric Study Pg. 6)

E. The Woods At Creekside, Creekside Village & The New Parkville Cemetery At Creekside, A Subdivision in Parkville, Platte County, Missouri, Final Development Plan (prepared by Renaissance Infrastructure Consulting; dated March 25, 2020)
   1. Sheet 1 of 15 (Cover Sheet)
   2. Sheet 2 of 15 (Property Subdivision Plan)
   3. Sheet 3 of 15 (Existing Conditions)
   4. Sheet 4 of 15 (Property Subdivision Plan)
   5. Sheet 5 of 15 (Development Plan)
   6. Sheet 6 of 15 (Typical Street Sections)
   7. Sheet 7 of 15 (Building Setback Plan North)
   8. Sheet 8 of 15 (Building Setback Plan North)
   9. Sheet 9 of 15 (Grading Plan North)
   10. Sheet 10 of 15 (Grading Plan South)
   11. Sheet 11 of 15 (Site Data)
   12. Sheet 12 of 15 (Site Utility Plan)
   13. Sheet 13 of 15 (Pedestrian Linkage Plan)
   14. Sheet 14 of 15 (Vegetation Preservation Plan)
   15. Sheet 15 of 15 (Cemetery Landscape Plan)

F. Final Plat of Creekside Village First Plat (prepared by R.L. Buford & Associates, LLC; dated April 13, 2020)

G. Additional exhibits as may be presented during the regular meeting

By Reference:

A. Parkville Municipal Code, Title IV – Development Code in its entirety (https://parkvillemo.gov/download/Ord2884.pdf)
   1. Section 403.020, E. Final Plat
   2. Section 403.040 Master Planned Development
   3. Chapter 404 Subdivision Regulations
   4. Section 405.010 Zoning Districts Established
   5. Section 405.020 Districts & Uses
   6. Section 405.030 Standards Applicable to All Districts

B. Parkville Master Plan (http://parkvillemo.gov/departments/community-development-department/master-plan/)

B. Highway 45 Corridor Plan (http://parkvillemo.gov/download/Highway45CorridorPlan.pdf)

C. City of Parkville staff review comments (dated August 21, 2018)

D. City Engineer review comments (dated August 9, 2018)

E. On-Call City Engineer review comments (dated September 5, 2018)

F. Utility Provider Verification Correspondence
   a. Platte County Regional Sewer District (PCRSD; dated August 21, 2018)
   b. Missouri Gas Energy (dba Spire Energy; dated August 24, 2018)
   c. Consolidated Public Water Supply District No. 1 of Platte County (dated August 27, 2018)
   d. Missouri Department of Transportation (MoDOT; dated August 22, 2018)
   e. Platte County Planning and Zoning Department (dated August 28, 2018)
   f. Park Hill School District (PHSD; dated August 21, 2018)

G. Public Comments provided for Case No. PZ18-17A, PZ18-17B, and PZ18-17C
H. Creekside Development Applicant Presentation (provided at September 11, 2018 public hearing; prepared by Parkville Development 70, LLC; Parkville Development 38, LLC; Parkville Development 140, LLC; Parkville Development 50, LLC)
I. Aerial Imagery of I-435 Corridor
J. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property.
K. Hearing notice published in The Platte County Citizen newspaper on August 22, 2018.
L. Hearing notice published on the Parkville City webpage (https://parkvillemo.gov/download/CreeksideHearingSummary.pdf)
M. Preliminary Macro-Stormwater Drainage Study Lakeside, Brush Creek Watershed (prepared by Renaissance Infrastructure Consulting; dated August 3, 2018)
N. Case No. PZ18-17A – The Woods At Creekside - Zoning Map Amendment
O. Case No. PZ18-17B – The Woods At Creekside - Preliminary Development Plan
P. Case No. PZ18-17C – The Woods At Creekside - Conditional Use Permit
Q. Professional Resume – Stephen Lachky, Community Development Director
R. Professional Resume – Alysen Abel, Public Works Director
S. Professional Resume – Nathan Hladky, City On-Call Engineer, Phelps Engineering, Inc.
T. Staff analyses, exhibits and comments presented at the September 11, 2018 Planning and Zoning Commission public hearing (https://vimeo.com/289405189; https://vimeo.com/289404155; https://vimeo.com/289404863) and meeting minutes
U. Staff analyses, exhibits and comments presented at the October 9, 2018 Planning and Zoning Commission public hearing (https://vimeo.com/294291017; https://vimeo.com/294291196; https://vimeo.com/294292249; https://vimeo.com/294293144) and meeting minutes
V. Staff analyses, exhibits and comments presented at the October 10, 2019 Planning and Zoning Commission public hearing (https://vimeo.com/294490853; https://vimeo.com/294491598) and meeting minutes
W. Staff analyses, exhibits and comments presented at the October 30, 2018 Board of Aldermen meeting (https://vimeo.com/298093890) and meeting minutes
X. Staff analyses, exhibits and comments presented at the November 6, 2018 Board of Aldermen meeting (https://vimeo.com/299350151) and meeting minutes
Y. Summary of comments provided at September 11, 2018; October 9, 2018; and October 10, 2018 Planning and Zoning Commission public hearings; and October 30, 2018 and November 6, 2018 Board of Aldermen meetings
Z. Ordinance No. 2970 – Rezoning a portion of one parcel of land (approximately 60.4 acres of total approximate 128.77 acres), generally located on the northwest quadrant of the intersection of I-435 and Highway 45, from Platte County "R-7" Single-Family High Density

District, Platte County “RMD” Residential Multiple Dwelling District and Platte County “RE” Rural Estates District to Parkville City “R-4-P” Mixed-Density Residential

AA. Ordinance No. 2971 – Approving a preliminary development plan for The Woods at Creekside & Creekside Village, a planned residential development consisting of single-family homes and townhomes on 34.65 acres and 25.74 acres respectively; generally located on the northwest quadrant of the intersection of I-435 and Highway 45

BB. Ordinance No. 2972 – Approving a conditional use permit for The Woods at Creekside & Creekside Village, a planned residential development consisting of single-family homes and townhomes on 34.65 acres and 25.74 acres respectively, generally located on the northwest quadrant of the intersection of I-435 and Highway 45

Overview

The applicant proposes a final plat for The Woods At Creekside First Plat, a subdivision (5.27 acres, more or less) generally located on the northwest quadrant of the intersection of I-432 and Hwy 45 in Parkville, Mo. The final plat (see Exhibit F) is the first phase of implementing The Woods At Creekside (32.14 acres total, more or less) which is part of The Woods At Creekside & Creekside Village planned residential development (see Exhibits D and E); and proposes 25 lots for single-family homes.

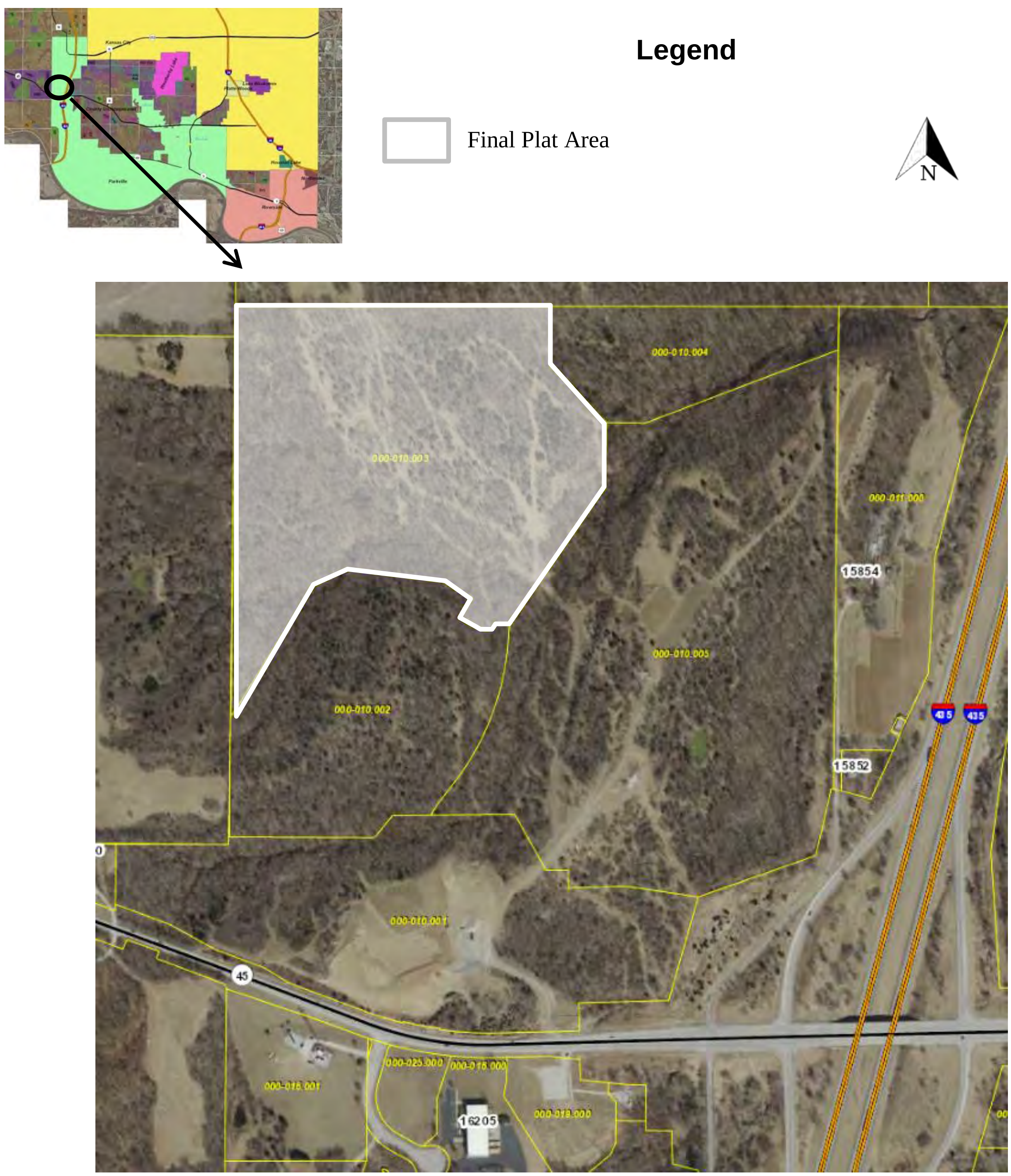


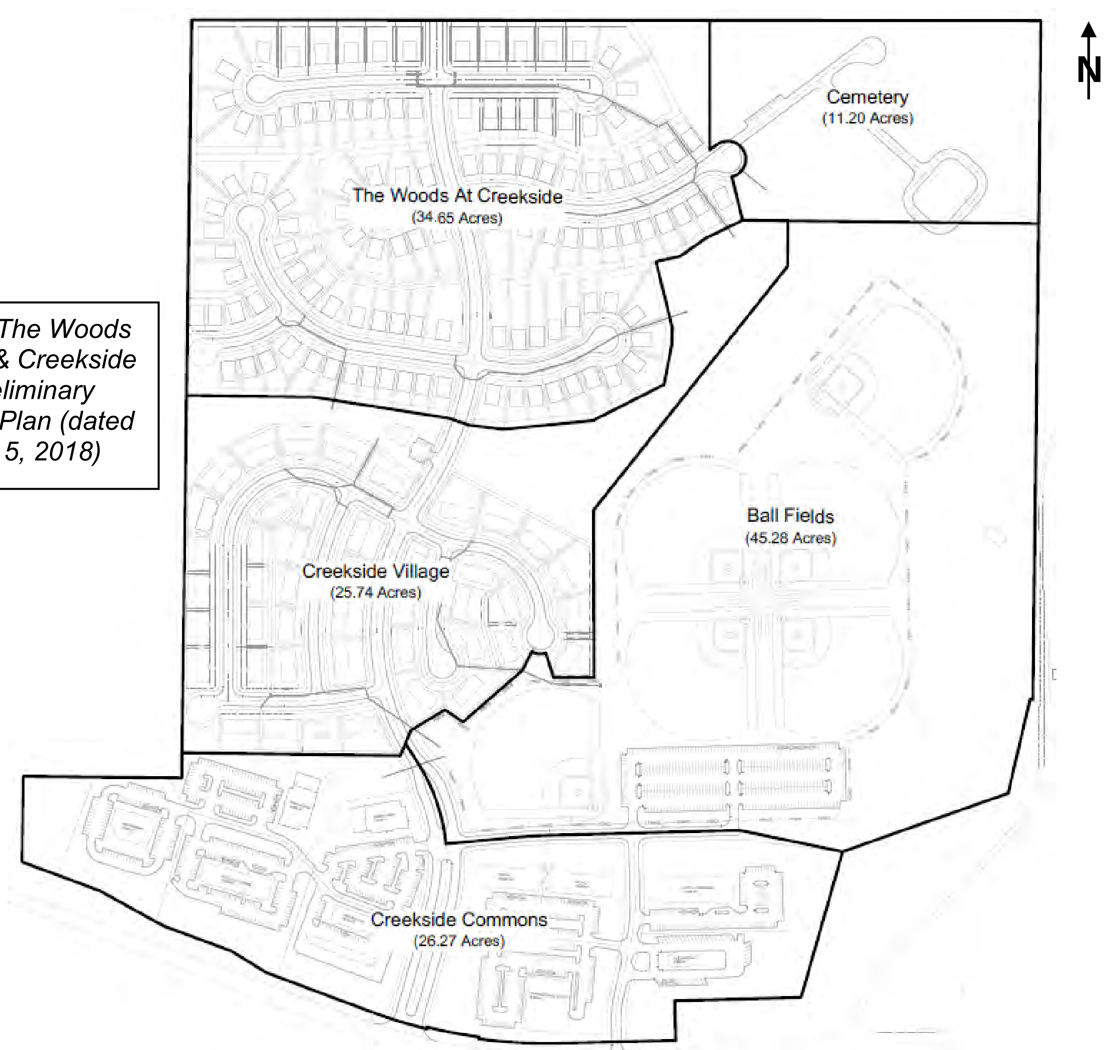
Exhibit C: Subject Area Property Map

The subject area property under consideration is generally located at the northwest quadrant of the intersection of I-432 and Hwy 45 in Parkville, MO 64152; and the subject property is part of The Woods At Creekside & Creekside Village planned residential development (approved on November 6, 2018 via ordinance no. 2971). The approved preliminary development plan consists of 118 single-family homes and 176 townhome units in 44 buildings (34.65 acres, more or less). This development resides on Platte County parcel #20-4.0-18-000-000-010.003 (35.38 acres, more or less). The plat itself totals 5.27 acres.

Background

On September 11, 2018, October 9, 2018 and October 10, 2018, the Planning and Zoning Commission held public hearings to consider an Application for Preliminary Development Plan for The Woods At Creekside & Creekside Village planned residential development. The plan proposes re-platting the subject property and creating internal circulation, public streets, and access off via MO-Hwy 45 to serve the development (see reference map below). The Planning and Zoning Commission recommended approval by a vote of 9-0, subject to conditions; and on November 6, 2018 the Board of Aldermen approved the preliminary development plan via Ordinance No. 2971. The subject property was zoned “R-4-P” Mixed-Density Residential via ordinance no. 2970 which permits single-family homes; and received a Conditional Use Permit via ordinance no. 2972 to permit townhome units as well.

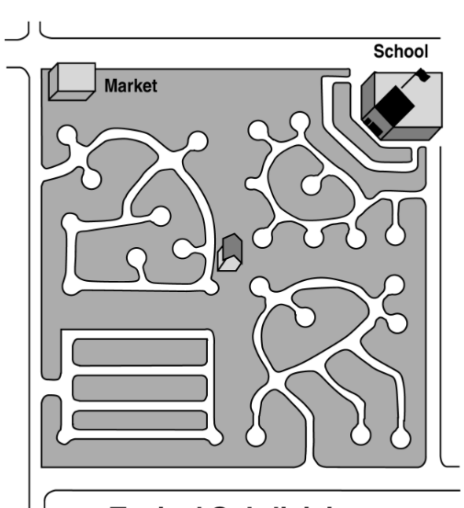
Excerpt from The Woods At Creekside & Creekside Village Preliminary Development Plan (dated September 5, 2018)



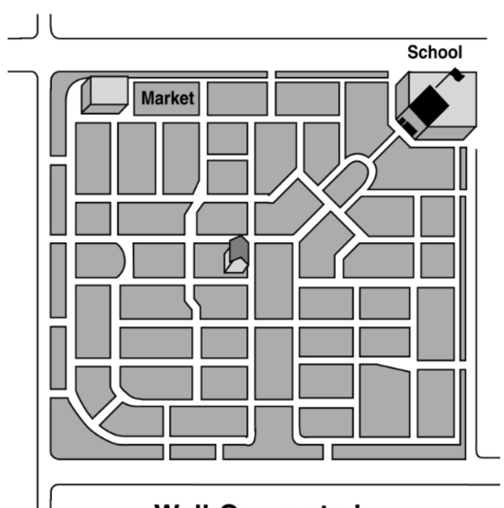
Review and Analysis
Plat applications are required to establish or alter the legal boundaries of property, and to account for public facilities, infrastructure, development patterns, public realm design or other long-range growth and development considerations prior to potential fracturing of ownership. Preliminary plats are larger division of land that enable new ownership and development patterns; or which impact public facilities or land, and are proposed in a preliminary or conceptual format to prepare for detailed engineering and design facilities.

Parkville Municipal Code, Section 403.040, Subsection A. states, *"The planned development process involves at least two steps — the preliminary development plan, and the final development plan. In many cases land will need to be subdivided in order to carry out a development plan. The subdivision process is a separate process and may run concurrently with or following the planned development process."* Section 403.020, Subsection E. provides criteria for how the Planning and Zoning Commission shall determine if a final plat is appropriate. The following are staff's findings and conclusions for the final plat application (Case No. PZ20-12).

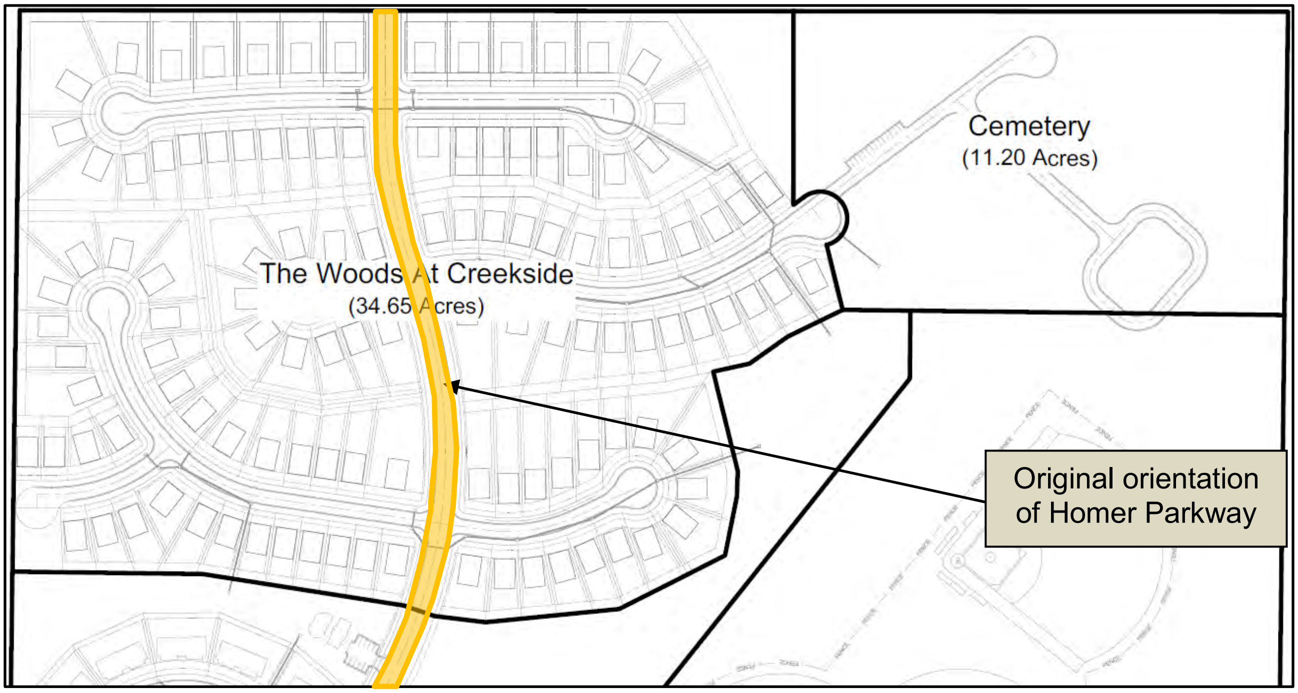
1. **The layout and design of the final plat is substantially consistent with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.**
   Changes have been made to the layout and design of the final plat based on the previously approved preliminary plat (Case No. PZ18-17B). Due to the presence of an existing creek east of Homer Parkway and west of the baseball fields part of the Creekside Commons planned commercial development, the developer desires to revise the orientation by shifting Homer Parkway to run adjacent along Brush Creek; thus, removing all local streets and single-family home lots to the east of Homer Parkway from the final plat, providing open space instead. The applicant has also revised the orientation of local streets west of Homer Parkway to provide a better-connected street network and reduce the number of cul-de-sacs. In addition to providing multiple evacuation routes and ways for emergency response vehicles to access a particular location, this connected street system also encourages slow, cautions driving since drivers encounter cross traffic at frequent intervals.



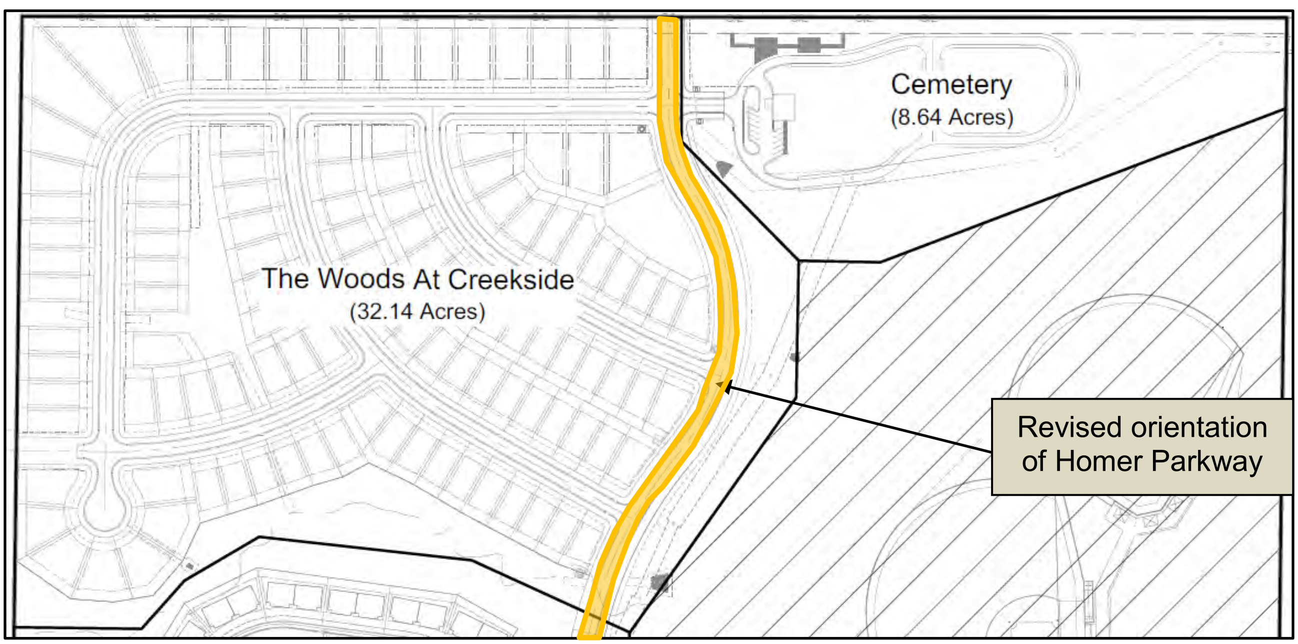
Typical Subdivision
Cul-de-Sacs



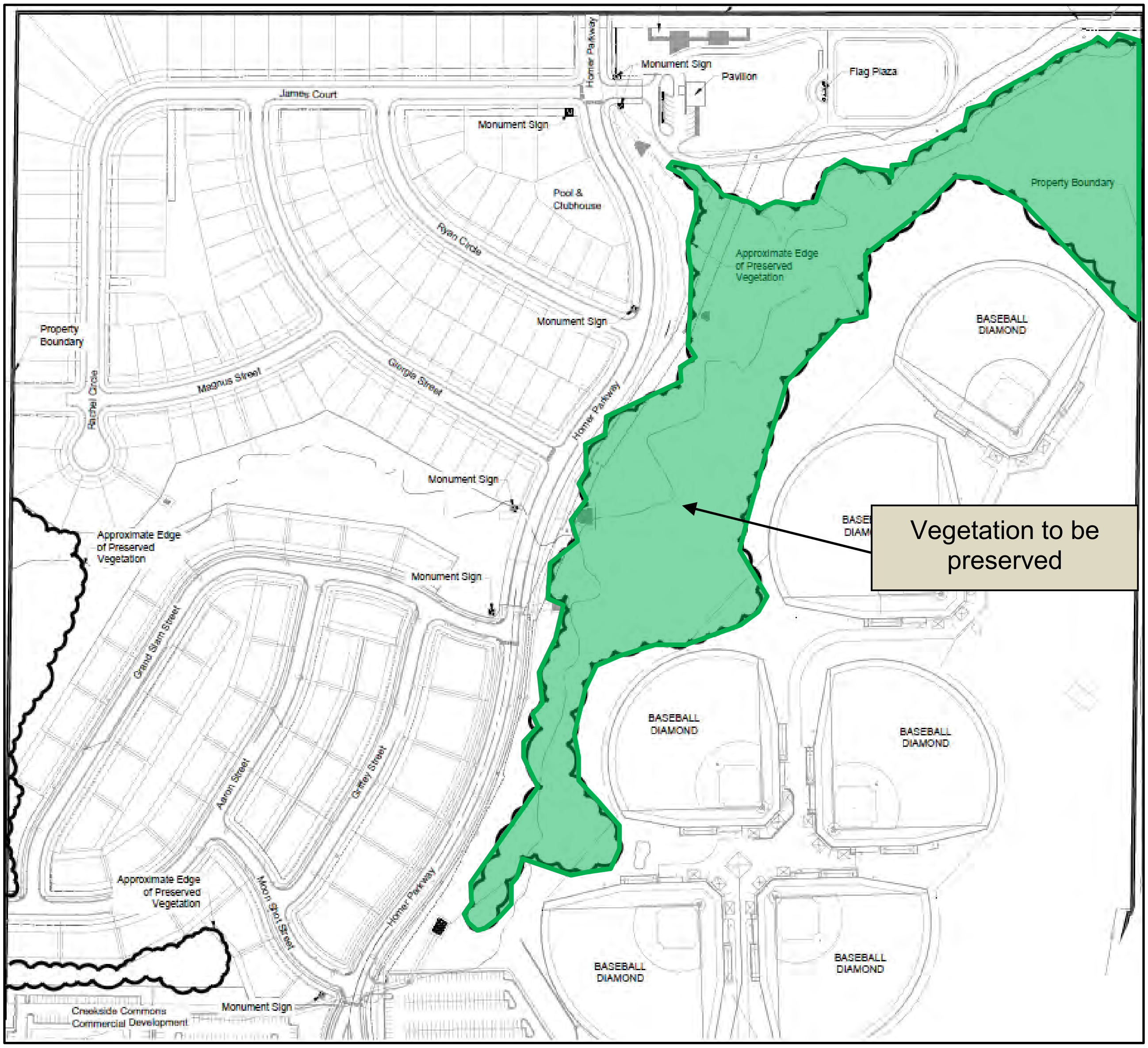
Well-Connected
Street Network



Original layout of The Woods At Creekside residential development (dated September 5, 2018)



Revised layout of The Woods At Creekside residential development (dated March 25, 2020)



Revised layout of The Woods At Creekside residential development (dated March 25, 2020)

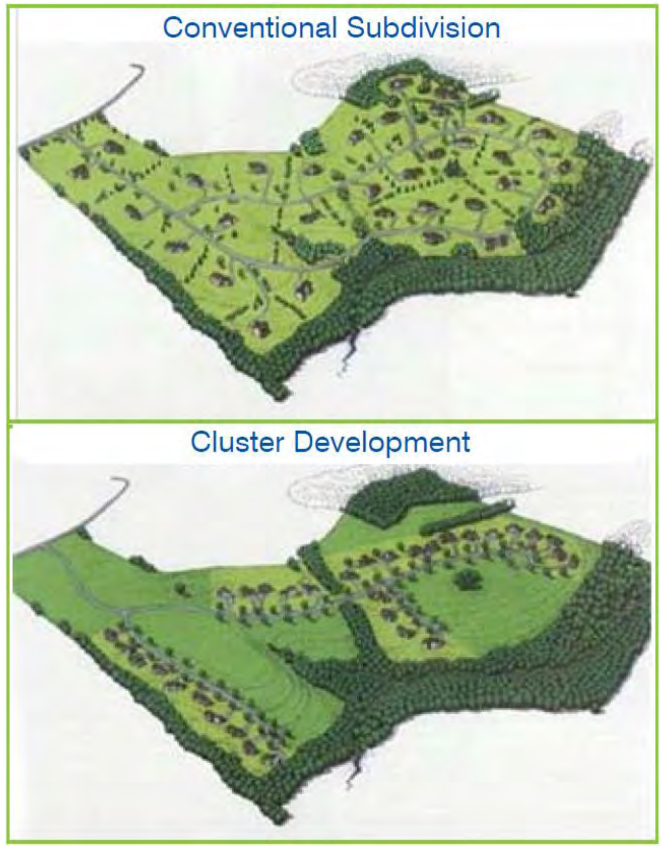
By revising the orientation of Homer Parkway to run more adjacent along Brush Creek, and remove single-family home development to the east of Homer Parkway, the layout of The Woods At Creekside will be altered; but this wouldn't substantially reduce the number of lots or parcels to the overall The Woods At Creekside development, reducing the number from the preliminary development plan (total of 118 single-family lots) to the final development plan (total of 115 single-family lots) by a total of three lots. An additional lot for a dedicated pool and clubhouse will also be added. Finally, an additional tract of dedicated open space will also be added between Magnus Street and Rachel Circle for the purposes of stormwater management. The Woods At Creekside First Plat will be the first subdivision for The Woods At Creekside planned residential development and will include a total of 25 lots for single-family homes.

In terms of street design and access, Homer Parkway would be slightly more curved to the east; however, the final plat maintains the cross section specifications of 60 ft. of right-of-way for collector streets (i.e., Homer Parkway) and 50 ft. of right-of-way for local streets (i.e., Giorgia Street and Magnus Street). It should be noted that the name of the local streets shown in the preliminary development plan (Dylan Street and Giorgia Street) have been revised on the final development plan and final plat to be Giorgia Street and Magnus Street. Although there have been modifications made in terms of block layout, street design and access, and the open space systems and civic design elements; after reviewing the requirements of Development Code, Section 403.020 Platting with the City's legal counsel, staff finds the Final Plat of The Woods At Creekside First Plat to be overall substantially consistent with the approved preliminary plat.

2. **The construction plans for any utilities, infrastructure or public facilities meet all technical specifications.**
   Staff has reviewed the specifications of the proposed streets and easements on the final plat and determined they meet the City's standards.

3. **The phasing and timing of public improvements ensures construction and performance guarantees.**
   The Public Works Department has reviewed and provided comments for the public street & stormwater plans for The Woods At Creekside & Creekside Village planned residential development. In addition, the Public Works Department has reviewed and approved land disturbance & grading permits for The Woods At Creekside & Creekside Village; this includes erosion control plans. Per Parkville Municipal Code, Section 404.040, subsection H., before acceptance by the City of streets or sewers, the owner shall post a maintenance bond, cash or irrevocable letter of credit satisfactory to the Board of Aldermen and in accordance with City policies and Public Works procedures. The purpose of this requirement is to guarantee against defects in construction for a period of two years. The City's Public Works Construction Inspector will work closely with the developer to ensure public improvements are constructed in accordance with the approved plans and Section 404.040.

4. **Any deviation in the final plat from the preliminary plat brings the application in further compliance with the Master Plan and the purposes and intent of this code.** Although there is deviation from the approved preliminary plat in terms of block layout, street design and access, and the open space systems and civic design elements; there are no other deviations from the preliminary plat (Case No. PZ18-17B). Although the intent isn't to bring the final plat in further compliance with the *Parkville Master Plan* (the intent is to preserve area around Brush Creek), such action does compliment the *Parkville Master Plan*'s goals of environmental stewardship (e.g., preservation of open space and areas of environmental significance, protecting the City's watersheds, and cluster development) as the final plat preserves a large amount of vegetation and open space west of Homer Parkway around Brush Creek.



Cluster Development
Clustering is a form of planned development that concentrates buildings on part of the site (the cluster area) to allow the remaining land (the open space) to be used for recreation, common open space or preservation of environmentally sensitive areas. The open space may be owned by either a private or public entity.

Excerpt from Ch. 4: Environmental Stewardship of the Parkville Master Plan (2009)

Lastly, per staff's review of both the previously approved preliminary development plan for The Woods At Creekside & Creekside Village planned residential development, and this Application for Final Plat for The Woods At Creekside First Plat, against the requirements of Section 403.020, Subsection D. and Section 403.040, Subsection B., it was determined the final plat application is in accordance with the *Parkville Master Plan*'s projection of Mixed Use Residential Neighborhood and Moderate Density Residential Mix future land uses, purposes and intent of the Development Code.

5. **The recommendations of professional staff, or any other public entity asked to officially review the plat.**
   Staff consulted with Jay Norco, City Engineer regarding Platte County Regional Sewer District (PCRSD) existing infrastructure and easements; and Dean Cull, Fire Marshall with the Southern Platte Fire Protection District (SPFPD) during review of the associated application for subdivision – preliminary plat. It was determined that all existing easements were drawn and labeled correctly. It was also determined that the width of the streets (measured front-of-curb to front-of-curb) were wide enough to support turning movements for their standard Pierce Fire Truck (duel axle; 110 ft. ladder).

Staff Conclusion and Recommendation

Staff concludes that with the exceptions noted above, the proposed final plat application: Is substantially consistent with the approved preliminary plat despite changes made to the street design, block and lot layout based on review with the City's legal counsel; the construction plans for any utilities, infrastructure or public facilities meets all technical specifications; the phasing and timing of public improvements ensures construction and performance guarantees; deviations between the preliminary plat and final plat bring the application in further compliance with the *Parkville Master Plan* and purposes and intent of the Development Code; and the final plat has been reviewed by professional staff.

Staff recommends approval of the Application for Subdivision – Final Plat for The Woods At Creekside First Plat based on the merits of the application and the findings and conclusions in the report. It should be noted that the recommendation contained in this report is made without knowledge of facts, comments or any additional information which may be presented during the meeting. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Subdivision – Final Plat, supporting information, associated exhibits, factors discussed above and any testimony presented at the meeting, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will be forwarded to the Board of Aldermen on May 19, 2020 for first action.

End of Memorandum

04-24-2020

Stephen Lachky, AICP, CPM, CFM — Date

ITEM 4.D.
For 6/2/2020
Board of Aldermen Meeting

CITY OF PARKVILLE
Policy Report

Date: May 28, 2020

Prepared By:
Alysen Abel, Public Works Director

Reviewed By:
Melissa McChesney, City Clerk

ISSUE:
Approve the first reading of an ordinance to install stop signs on McAfee Drive at the Main Street and East Street intersections (Public Works)

BACKGROUND:
McAfee Drive currently has two Yield signs at the intersections of Main and East Streets. At the intersection of McAfee and Main Streets there is an existing yield sign for northbound traffic. At the intersection of McAfee and East streets, there is an existing yield sign for eastbound traffic.

Over the past few years, staff has seen issues with the configuration of these signs. First, there are more people using the riverfront parks. Second, there is increased vehicular traffic on McAfee Drive.

The Public Works staff worked with the Police Department to determine the best way to control traffic at these intersections. Yield signs do not provide adequate protection at these intersections. There is no enforcement related to the violation of a Yield sign.

The proposal includes the installation of stop signs instead of yield signs. At the McAfee and East streets intersection, the recommendation is to change the existing yield sign to a stop sign. At the McAfee and Main streets intersection, the recommendation is to change the configuration to stop control signs on the minor legs of the intersection for westbound and eastbound traffic.

BUDGET IMPACT:
There is a minor budget impact associated with this item, which includes the cost associated with the purchase and installation of the traffic control signs.

ALTERNATIVES:
1. Approve the first reading of an ordinance to install the stop signs on McAfee Drive at the intersections of Main and East streets.
2. Provide alternative direction to staff.
3. Do not approve the first reading of the ordinance.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:
The item was not presented to the Finance Committee, but is being taken directly to the Board of Aldermen for consideration.

STAFF RECOMMENDATION:
Staff recommends that the Board of Aldermen approve the installation of stop signs on McAfee Drive at the Main and East Street intersections, which allows enforcement of the City's traffic ordinances for violation of the signs.

POLICY:
Parkville Municipal Code Section 315.010 states that “the Board of Aldermen shall authorize the placement and maintenance of traffic control signs, signals and devices which would make effective the provision of the traffic ordinances.”

SUGGESTED MOTION:
I move to approve Bill No. 3090, an ordinance approving the installation of stop signs on McAfee Drive at the Main Street and East Street intersections, on first reading and postpone the second reading until June 16, 2020.

ATTACHMENTS:
1. Ordinance
2. Proposed Sign Locations

BILL NO. 3090 ORDINANCE NO. ____

AN ORDINANCE APPROVING THE INSTALLATION OF STOP SIGNS ON MCAFEE DRIVE AT THE MAIN STREET AND EAST STREET INTERSECTIONS

WHEREAS, RSMo 300.130 grants the City traffic engineer the authority to place and maintain traffic control devices in a municipality; and

WHEREAS, the riverfront parks continue to see increased patronage as amenities are constructed; and

WHEREAS, there is an increase in traffic through downtown and along the truck route; and

WHEREAS, the City traffic engineer reviewed the traffic at the two intersections along McAfee Drive; and

WHEREAS, the City traffic engineer reviewed the placement of a stop condition for eastbound traffic on McAfee Drive at East Street, and determined that the sign is warranted; and

WHEREAS, the City traffic engineer reviewed the placement of a stop condition for westbound and eastbound traffic on McAfee Drive at Main Street, and determined that the sign is warranted; and

WHEREAS, Parkville Municipal Code Section 315.010 designates authority to the Board of Aldermen for the placement and maintenance of traffic control signs, signals and devices.

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

Section 1. A stop sign will be added for eastbound traffic on McAfee Drive at the intersection of East Street.

Section 2. A stop sign will be added for westbound and eastbound traffic on McAfee Drive at the intersection of Main Street.

Section 3. This ordinance is effective upon the placement of the sign as authorized.

PASSED and APPROVED this 16th day of June 2020.

____
Mayor Nanette K. Johnston

ATTESTED:

____
City Clerk Melissa McChesney

Proposed Stop Sign Locations
McAfee Drive at Main / East Streets

PARKVILLE MASTER PLAN

Project Schedule		February 2020	March 2020	April 2020	May 2020	June 2020	July 2020	August 2020	September 2020	October 2020	November 2020	December 2020	January 2020	February 2020	March 2020
Task 1 Project Kick-Off															
	Kick-Off Meeting (SC Meeting #1)		*Mon, Feb 24th*												
Task 2 Information Gathering + Review															
	Analysis Review Workshop (SC Meeting #2)					*Mon, June 15th (via video conf?)*									
Task 3 Public Outreach + Vision															
	Project Website or Social Pinpoint Site?					*go-live, Wed, June 17th*									
	Online Community Survey					*go-live, Wed, June 17th*									
	Key Stakeholder Interviews							*meetings via video conf - week of Aug 3rd*							
	Special Event Booths (3 events)										*TBD*				
	Youth Workshop and/or Box City Event										*TBD*				
	Public Workshops (3 events) (online events?)					*#1 - Wed, June 17th*			*#2 - Wed, Oct 7th*		*#3 - Wed, Nov 11th*				
Task 4 Scenario Analysis + Refined Options															
	Analysis Review Meeting (SC Meeting #3)									*Mon, Sept 28th*					
Task 5 Draft Master Plan Evaluation + Public Comment															
	Draft Plan Review Sessions (SC Meetings #4 & #5)									*Mon, Nov 2nd*	*Mon, Nov 16th*				
	Draft Plan Public Presentation Open House											*Thurs, Dec 10th*			
	Draft Plan Review Joint Work Session											*Tues, Dec 15th (before Board meeting)*			
	Public Review and Comment Period														
Task 6 Master Plan Hearings + Adoption															
	Planning Commission Hearing													*Tues, Feb 9th*	
	Board of Aldermen Hearing													*Tues, March 2nd*	
Task 7 Master Plan Project Delivery															