



Note: Item 2A was added to the agenda.

BOARD OF ALDERMEN
AMENDED Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, January 18, 2022 7:00 PM
City Hall Board Room

Next numbers: Bill No. 3179 / Ord. No. 3111

1. CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance

2. CITIZEN INPUT

- A. Brett Krause regarding current events

3. CONSENT AGENDA

- A. Approve the minutes for the January 4, 2022, regular meeting
- B. Receive and file the December Municipal Court report
- C. Receive and file the financial report for the month ending December 31, 2021
- D. Receive and file the crime statistics for January through November 2021
- E. Receive and file the December Sewer Report
- F. Appoint Michael Pearl as the Ward 1 representative to the Ethics Commission through May 2024, as recommended by the Ethics Commission
- G. Approve a temporary resort liquor license with Sunday sales for KC Cattle Company, a new business located at 110 Main Street
- H. Approve accounts payable from December 30, 2021 to January 14, 2022

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

- A. Approve the second reading of an ordinance to accept the street and storm sewer public improvements and associated maintenance bonds for Thousand Oaks 23rd and 24th plats (Public Works)
- B. Approve Resolution No. 22-001 endorsing an application for the Platte County Parks and

Revised Posted Date & Time: 1/18/22; 12:17 p.m. By: MM
Posted Date & Time: 1/14/22; 4:31 p.m. By: MM

Recreation Outreach Grant Program for lighting improvements in English Landing Park (Public Works)

- C. Approve Resolution No. 22-002 endorsing an application for the Platte County Parks and Recreation Outreach Grant Program for the construction of a public restroom facility in downtown Parkville (Public Works)
- D. Approve the second reading of an ordinance to extend the city limits by voluntary annexation to include described real estate in unincorporated Platte County, generally located to the north of Walnut Creek Acres No. 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N. Crooked Road and S. National Drive - Case No. PZ 2021-49; Todd Kobayashi, Platte Land Partners, LLC, applicant (Community Development)
- E. Approve the second reading of an ordinance for an application to rezone an approximate 39.50 acre parcel of land, generally located to the north of Walnut Creek Acres No. 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N. Crooked Road and S. National Drive from Platte County “RMD” Residential Multiple Dwelling and “R-7” Single-Family High Density to Parkville City “R-4” Mixed-Density Residential and “R-2” Single-Family Residential - Case No. PZ 2021-13; Todd Kobayashi, Genesis Companies, applicant (Community Development)
- F. Approve the second reading of an ordinance to approve Platte 38 Final Plat, a residential development consisting of 27 lots for duplexes and nine lots for detached homes with access off of N. Crooked Road, generally located to the north of Walnut Creek Acres No. 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N. Crooked Road and S. National Drive in unincorporated Platte County - Case No. PZ 2021-49; Todd Kobayashi, Genesis Companies, applicant (Community Development)
- G. Approve the second reading of an ordinance to extend the city limits by voluntary annexation for Village on the Green, generally located south of Highway 45 and east of South National Drive - Case No. PZ 2021-53; Hoefer Welker, LLC, applicant (Community Development)
- H. Approve the second reading of an ordinance to rezone Village on the Green, a planned residential development generally located south of Highway 45 and east of S. National Drive - Case No. PZ 2021-53; Hoefer Welker, LLC, applicant (Community Development)
- I. Approve the second reading of an ordinance to vacate NW Lake Crest Lane south of Highway 45 - Case No. VC21-01; Hoefer Welker, LLC, applicant (Community Development)
- J. Approve the first reading of an ordinance to approve the final plat of Sanctuary At Riss Lake, a residential subdivision on approximately 16.18 acres, generally located at the southeast corner of the intersection of Route 9 and Lakeview Drive - Case No. PZ 2021-51; Don Julian, Don Julian Builders, Inc., applicant (Community Development)

5. STAFF UPDATES ON ACTIVITIES

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

General Agenda Notes:

The agenda closed at noon on January 13, 2022. With the exception of emergencies or other urgent matters, any item requested after the agenda was closed will be placed on the next Board meeting agenda. The deadline to submit your name for Citizen Input is noon on January 18, 2021.

ITEMS

7. ADJOURN

General Agenda Notes:

The agenda closed at noon on January 13, 2022. With the exception of emergencies or other urgent matters, any item requested after the agenda was closed will be placed on the next Board meeting agenda. The deadline to submit your name for Citizen Input is noon on January 18, 2021.

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:04 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on January 4, 2022 and was called to order by Acting President of the Board Marc Sportsman. City Clerk Melissa McChesney called the roll as follows:

Present:

Ward 1 Alderman Tina Welch - *via videoconference*

Ward 1 Alderman Philip Wassmer - *via videoconference*

Ward 2 Alderman Dave Rittman

Ward 2 Alderman Brian T. Whitley - *via videoconference*

Ward 3 Alderman Douglas Wylie

Ward 4 Alderman Marc Sportsman

Ward 4 Alderman Greg Plumb - *via videoconference*

Absent:

Mayor Nan Johnston

Ward 3 Alderman Robert Lock

A quorum of the Board of Aldermen was present.

The following staff was also present:

Joe Parente, City Administrator (via videoconference)

Kevin Chrisman, Police Chief (via videoconference)

Alysen Abel, Public Works Director

Stephen Lachky, Community Development Director (via videoconference)

Matthew Chapman, Finance/Human Resources Director (via videoconference)

Chris Ashley, Public Works Project Manager (via videoconference)

Jeffery Rhodes, Assistant to the City Administrator (via videoconference)

Chris Williams, City Attorney (via videoconference)

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

2. CITIZEN INPUT

A. Present Good Citizen Awards to Warren and Kristin Crouse

Acting President of the Board Sportsman stated that the Good Citizen awards would be presented at a future meeting.

Sportsman said that the City lost a valuable and significant contributor to City's success with the passing of long-time employee Alan Schank on December 29, 2021.

3. CONSENT AGENDA

A. Approve the minutes for the December 21, 2021, regular meeting

B. Approve accounts payable from December 16 to December 29, 2021

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED

BY ALDERMAN RITTMAN TO APPROVE THE CONSENT
AGENDA AND RECOMMENDED MOTIONS, AS PRESENTED.

RESULT: MOTION PASSED 7-0.

4. ACTION AGENDA

A. Approve the first reading of an ordinance to implement a three percent rate increase for the sewer utility

Public Works Director Alysén Abel said that the Sewer Fund was reviewed annually during the budget work sessions that included the sewer allocation. A rate increase of three percent was proposed to cover planned expenses in 2022, including paying for the debt service and maintaining 90 days of operating expenses. She noted a public hearing and the second reading would be held on February 15.

Discussion focused on the studies planned in 2022 and monitoring actual staff time spent on sewer-related activities that would be built into the sewer allocation model to determine if the estimates provided were the same or needed to be adjusted.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3172, AN ORDINANCE AMENDING SECTION 703.040 OF THE PARKVILLE MUNICIPAL CODE IMPLEMENTING A THREE PERCENT INCREASE TO THE SEWER BASE CHARGE, SEWER USAGE CHARGE AND SURCHARGE FOR CUSTOMERS OF THE PARKVILLE SEWER SYSTEM, ON FIRST READING AND POSTPONE THE SECOND READING TO FEBRUARY 15, 2022.

RESULT: MOTION PASSED 7-0.

Alderman Rittman stated that the proposed rate increase would not cover the inflation rate, which was 6.6 percent.

B. Approve the first reading of an ordinance to extend the city limits by voluntary annexation to include described real estate in unincorporated Platte County, generally located to the north of Walnut Creek Acres No. 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N. Crooked Road and S. National Drive - Case No. PZ 2021-49; Todd Kobayashi, Platte Land Partners, LLC, applicant

Community Development Director Stephen Lachky presented the items related to Platte 38; presentation attached as Exhibit A. He stated that Platte 38 was a 39 acre property located in unincorporated Platte County. The preliminary development plan was discussed by the Planning and Zoning Commission at four meetings in 2021. The original application proposed single four-story condominium buildings and 21 lots for duplexes. On September 7, 2021, the Board of Aldermen voted to return the application to the developer to make revisions. Lachky said the developer made the following changes: removed the condominium concept, changed zoning to R-4 and R-2 and revised it to 63 units, which was 60 percent less dense than the prior version.

Todd Kobayashi; applicant, provided an overview of the revised Platte 38, presentation

attached as Exhibit B. He said the revisions closely adhered to the Parkville 2040 Master Plan and Building Code, was not a senior development but he felt Parkville would have a need for it and that two homes would be impacted by the development.

Discussion focused on emergency access on the east side of the development, the price point for the duplexes and single-family homes, access to the development for snow removal, tree removal and what would happen if the developer moved the pool from the proposed location. Lachky responded that the Board could make a condition of approval that the pool amenity could not be located on lots 21, 24, 25 and 26.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3173, AN ORDINANCE **EXTENDING THE LIMITS OF THE CITY OF PARKVILLE BY VOLUNTARY ANNEXATION TO INCLUDE DESCRIBED REAL ESTATE IN UNINCORPORATED PLATTE COUNTY, MISSOURI, GENERALLY LOCATED TO THE NORTH OF WALNUT CREEK ACRES NO. 4 SUBDIVISION, TO THE SOUTH OF THE DEUCE AT THE NATIONAL GOLF CLUB OF KANSAS CITY, AND TO THE WEST OF THE NATIONAL 7TH SUBDIVISION BETWEEN N. CROOKED ROAD AND S. NATIONAL DRIVE - PLATTE COUNTY PARCEL NO. 20-8.0-27-100-002-006.000 (39.50 ACRES, MORE OR LESS), ON FIRST READING AND POSTPONE THE SECOND READING TO JANUARY 18, 2022.**

RESULT: MOTION PASSED 7-0.

- C. Approve the first reading of an ordinance for an application to rezone an approximate 39.50 acre parcel of land, generally located to the north of Walnut Creek Acres No. 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N. Crooked Road and S. National Drive from Platte County "RMD" Residential Multiple Dwelling and "R-7" Single-Family High Density to Parkville City "R-4" Mixed-Density Residential and "R-2" Single-Family Residential - Case No. PZ 2021-13; Todd Kobayashi, Genesis Companies, applicant

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3174, AN ORDINANCE **REZONING A PARCEL OF LAND (39.50 ACRES, MORE OR LESS), GENERALLY LOCATED TO THE NORTH OF WALNUT CREEK ACRES NO. 4 SUBDIVISION, TO THE SOUTH OF THE DEUCE AT THE NATIONAL GOLF CLUB OF KANSAS CITY, AND TO THE WEST OF THE NATIONAL 7TH SUBDIVISION BETWEEN N. CROOKED ROAD AND S. NATIONAL DRIVE IN UNINCORPORATED PLATTE COUNTY, MISSOURI FROM PLATTE COUNTY "RMD" RESIDENTIAL MULTIPLE DWELLING AND "R-7" SINGLE-FAMILY HIGH DENSITY TO PARKVILLE CITY "R-4" MIXED-DENSITY RESIDENTIAL AND "R-2" SINGLE-FAMILY RESIDENTIAL, ON**

FIRST READING AND POSTPONE THE SECOND READING TO JANUARY 18, 2022.

RESULT: MOTION PASSED 7-0.

- D. Approve the first reading of an ordinance to approve Platte 38 Final Plat, a residential development consisting of 27 lots for duplexes and nine lots for detached homes with access off of N. Crooked Road, generally located to the north of Walnut Creek Acres No. 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N. Crooked Road and S. National Drive in unincorporated Platte County - Case No. PZ 2021-49; Todd Kobayashi, Genesis Companies, applicant

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3175, AN ORDINANCE APPROVING THE FINAL PLAT, PLATTE 38, A SUBDIVISION IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI, WITH THE ADDITIONAL CONDITION THAT THE POOL WILL NOT BE BUILT ON LOTS 21, 24, 25 AND 26, ON FIRST READING AND POSTPONE THE SECOND READING TO JANUARY 18, 2022.

RESULT: MOTION PASSED 7-0.

- E. Approve the first reading of an ordinance to extend the city limits by voluntary annexation for Village on the Green, generally located south of Highway 45 and east of South National Drive - Case No. PZ 2021-53; Hoefer Welker, LLC, applicant

Community Development Planner Brad Stanton presented the items related to Village on the Green; presentation attached as Exhibit C. He said that the Board of Aldermen approved the preliminary development plan on November 16, 2021, for a residential development with 207 residential units and 30 townhome or cluster townhome buildings. A condition of approval for the final development plan was the annexation of seven parcels on Lake Crest Lane.

In regards to the rezoning application, Stanton said that 13 parcels would be rezoned; the future land use map in the Parkville 2040 Master Plan projected the eastern portion as high density residential and the west as residential and there would be a buffer between the development and Bell Road Industrial Park.

The third application was a request to vacate right-of-way that would be used for a utility easement.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3176, AN ORDINANCE EXTENDING THE LIMITS OF THE CITY OF PARKVILLE BY VOLUNTARY ANNEXATION TO INCLUDE DESCRIBED REAL ESTATE IN UNINCORPORATED PLATTE COUNTY, MISSOURI, GENERALLY LOCATED SOUTH OF HIGHWAY 45 AND EAST OF S. NATIONAL DRIVE, ON FIRST READING AND POSTPONE THE SECOND READING TO JANUARY

18, 2022.

RESULT: MOTION PASSED 7-0.

- F. **Approve the first reading of an ordinance to rezone Village on the Green, a planned residential development generally located south of Highway 45 and east of S. National Drive - Case No. PZ 2021-53; Hoefer Welker, LLC, applicant**

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3177, AN ORDINANCE **REZONING FOURTEEN PARCELS FROM PLATTE COUNTY "CH" HIGHWAY COMMERCIAL, PLATTE COUNTY "R25" SINGLE-FAMILY LARGE LOT, CITY "B-4-P" PLANNED BUSINESS DISTRICT, AND CITY "R-5" MULTI-FAMILY RESIDENTIAL TO PARKVILLE CITY "R-5-P" PLANNED MULTI-FAMILY RESIDENTIAL**, ON FIRST READING AND POSTPONE THE SECOND READING TO JANUARY 18, 2022.

RESULT: MOTION PASSED 6-1 (WHITLEY OPPOSED).

- G. **Approve the first reading of an ordinance to vacate NW Lake Crest Lane south of Highway 45 - Case No. VC21-01; Hoefer Welker, LLC, applicant**

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3178, AN ORDINANCE **VACATING NW LAKE CREST LANE**, ON FIRST READING AND POSTPONE THE SECOND READING TO JANUARY 18, 2021.

RESULT: MOTION PASSED 7-0.

5. STAFF UPDATES ON ACTIVITIES

A. Administration

1. City Hall Closed January 17 - Martin Luther King Jr. Day

Finance/Human Resources Director Matthew Chapman said that City Hall would be closed on January 17 in observance of Martin Luther King, Jr. Day.

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

Alderman Sportsman said that there were difficult snow conditions during the first snowfall and Public Works Director Alysén Abel responded that because of the drop in temperatures it was hard for the salt to activate properly, which made it difficult for crews to clear the snow. She added that residents should not park in the streets and the cul-de-sacs were a third tier priority and crews would take an initial pass and return as time permitted to clear them.

Alderman Whitley requested that staff look into the following: online dashboard for open records requests, live streaming all City meetings, providing aldermen with City-issued cell phones and

providing City e-mail accounts to all appointed members to City boards and Commissions. City Administrator Joe Parente said that staff would look into his requests.

Alderman Wassmer encouraged everyone to be safe during the pandemic.

Public Works Director Alysén Abel said the Platte Landing Park survey would be open until midnight on January 14 and approximately 700 surveys had been received.

7. ADJOURN

Acting President of the Board Sportsman declared the meeting adjourned at 8:38 p.m.

The minutes for January 4, 2022, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the eighteenth day of January 2022.

Submitted by:

City Clerk Melissa McChesney

December 28, 2021

I, Toni Rizzuti, hereby swear and confirm that all cases heard, tried and disposed of in the Parkville Municipal Court for the month of December 2021, are accurate and true to the best of my knowledge and beliefs.

A handwritten signature in cursive script, reading "Toni Rizzuti", is written over a horizontal line.

Toni Rizzuti
Court Clerk

From 12/01/2021 to 12/28/2021

Post Date Citation No. Docket No.

***** TOTAL FOR REPORT *****

Code	Payments	Refunds	Net	G/L Acct No.
CC 18	216.00	0	216.00	83 41606-00
SH 18	72.00	0	72.00	83 20503
CVC 18	128.34	0	128.34	83 20500
LET 18	36.00	0	36.00	83 41610-00
CVC2 18	6.66	0	6.66	83 41608-00
FINE 16	2,834.00	0	2,834.00	83 41601-00
POST 18	18.00	0	18.00	83 20501
RECOUP 1	100.50	0	100.50	83 41613-00
Total: 125	3,411.50	0	3,411.50	

Cash Payments....+	\$2,686.50	
Bond Forfeited...+	\$0.00	
Bond Applied.....+	\$725.00	
Payment Refunded.-	\$0.00	
Fees/Fines Paid..=		\$3,411.50

Cash (Payments)...+	\$2,686.50	
Cash (Bonds).....+	\$1,500.00	
Total Cash Trans.=		\$4,186.50

Cash Refunds.....-	\$0.00	
Net Cash Trans...=		\$4,186.50

Cash Refund/Cash :	\$0.00	
Cash Refund/Check:	\$0.00	
Cash Refund/X-AP :	\$0.00	
Tl. Cash Refunds..:		\$0.00

Cash Bond Posted..+	\$1,500.00	
Bond Forfeited....-	\$0.00	
Bond Applied.....-	\$725.00	
Bond Refunded.....-	\$775.00	
Net Change/Bond..=		\$0.00

Bond Refund/Cash :	\$0.00	
Bond Refund/Check:	\$775.00	
Bond Refund/X-AP :	\$0.00	
Tl. Bond Refunds..:		\$775.00

***** TOTAL FOR G/L *****

Total Revenue	\$3,411.50	* see above *
Cash Account		83 12100
Bond Cash Account		83 12101
Cash Refund Cash Account	\$0.00	83 12100
Bond Refund Cash Account	\$775.00	83 12101
Bond Escrow Account	\$0.00	83 20400
Cash Refund xfer to A/P	\$0.00	83 12100



FINANCIAL REPORT

For the Month Ended December 31, 2021

Unaudited Financial Reports

To Be Used for

Budgetary Management Purposes

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

10 -General Fund
FINANCIAL SUMMARY

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>REVENUE SUMMARY</u>						
TAXES	1,398,198	1,145.80	1,402,592.10	100.31 (	4,394.10)	1,342,809.81
LICENSES	62,700	1,435.00	70,583.45	112.57 (	7,883.45)	56,620.75
PERMITS	389,100	37,360.55	518,980.71	133.38 (	129,880.71)	504,097.59
FRANCHISE FEES	859,000	268,205.56	816,130.82	95.01	42,869.18	792,513.07
SALES TAXES	1,140,000	121,010.14	1,179,878.10	103.50 (	39,878.10)	1,027,169.68
OTHER REVENUE	34,194	235.00	30,884.88	90.32	3,309.12	15,188.06
COURT REVENUE	130,000	3,326.66	66,310.35	51.01	63,689.65	61,117.95
INTEREST INCOME	7,500	279.04	5,577.39	74.37	1,922.61	6,754.81
MISCELLANEOUS REVENUE	513,820	186,643.01	436,038.89	84.86	77,781.11	835,758.74
TRANSFERS IN	<u>1,016,200</u>	<u>56,250.03</u>	<u>566,200.00</u>	<u>55.72</u>	<u>450,000.00</u>	<u>289,220.92</u>
TOTAL REVENUES	<u>5,550,712</u>	<u>675,890.79</u>	<u>5,093,176.69</u>	<u>91.76</u>	<u>457,535.31</u>	<u>4,931,251.38</u>
<u>EXPENDITURE SUMMARY</u>						
ADMINISTRATION	1,747,686	132,888.53	1,791,290.21	102.49 (	43,604.21)	2,330,698.05
POLICE	1,660,412	109,198.29	1,441,790.00	86.83	218,622.00	1,334,468.71
MUNICIPAL COURT	172,700	9,808.64	127,780.61	73.99	44,919.39	150,061.02
PUBLIC WORKS	313,199	20,928.64	281,296.72	89.81	31,902.28	282,823.95
COMMUNITY DEVELOPMENT	359,311	27,484.51	343,366.40	95.56	15,944.60	301,397.74
STREET DEPARTMENT	486,779	35,206.42	492,086.54	101.09 (	5,307.54)	416,669.48
PARKS DEPARTMENT	450,654	30,574.00	424,244.06	94.14	26,409.94	423,475.50
NATURE SANCTUARY	61,898	4,181.05	58,624.97	94.71	3,273.03	51,679.34
CHANNEL 2 & WEBSITE	30,410	0.00	30,092.92	98.96	317.08	23,752.85
IT	60,745	458.00	49,953.64	82.23	10,791.36	63,049.09
CAPITAL OUTLAY	<u>323,975</u>	<u>59,187.12</u>	<u>159,281.08</u>	<u>49.16</u>	<u>164,693.92</u>	<u>366,549.50</u>
TOTAL EXPENDITURES	<u>5,667,769</u>	<u>429,915.20</u>	<u>5,199,807.15</u>	<u>91.74</u>	<u>467,961.85</u>	<u>5,744,625.23</u>
EXCESS REVENUES OVER/(UNDER) EXPENDITURE(	117,057)	245,975.59 (	106,630.46)	(	10,426.54)	(813,373.85)

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

10 -General Fund
FINANCIAL SUMMARY
REVENUES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
TAXES						
10-41001-00 Real & Personal Property Tax	1,192,698	735.82	1,194,935.10	100.19 (	2,237.10)	1,144,167.96
10-41002-00 Penalties	3,500	180.73	4,297.98	122.80 (	797.98)	3,540.28
10-41003-00 Corp Merchants & Manufacturi	170,000	0.00	172,306.34	101.36 (	2,306.34)	165,561.85
10-41004-00 Financial Institution Tax	2,500	0.00	2.52	0.10	2,497.48	0.49
10-41005-00 Vehicle Tax	29,500	229.25	31,050.16	105.25 (	1,550.16)	29,539.23
TOTAL TAXES	1,398,198	1,145.80	1,402,592.10	100.31 (	4,394.10)	1,342,809.81
LICENSES						
10-41101-00 Dog License (Tags)	2,000	80.00	2,285.00	114.25 (	285.00)	1,695.00
10-41102-00 Occupational License	38,000	1,325.00	49,518.95	130.31 (	11,518.95)	36,967.00
10-41103-00 Peddler's Licenses	1,500	0.00	1,450.00	96.67	50.00	150.00
10-41104-00 Liquor Licenses	18,500	0.00	14,509.50	78.43	3,990.50	14,538.75
10-41105-00 Golf Cart Registration Fees	2,700	30.00	2,820.00	104.44 (	120.00)	3,270.00
TOTAL LICENSES	62,700	1,435.00	70,583.45	112.57 (	7,883.45)	56,620.75
PERMITS						
10-41201-00 Building Permits	300,000	35,715.80	455,920.50	151.97 (	153,920.50)	443,575.03
10-41201-01 Occupancy Permit	2,000	0.00	2,175.00	108.75 (	175.00)	2,200.00
10-41202-00 Sign Permits	2,500	0.00	1,900.00	76.00	600.00	3,907.00
10-41205-00 Development Permits	1,500	0.00	2,925.00	195.00 (	1,425.00)	5,690.00
10-41205-01 Public Improvement Fees	25,000	1,494.75	34,908.58	139.63 (	9,908.58)	13,938.36
10-41205-03 Public Improv Fees-PW	50,000	0.00	12,941.63	25.88	37,058.37	26,457.20
10-41206-00 Rezoning Permits	600	0.00	300.00	50.00	300.00	300.00
10-41207-00 Subdivision Permit Fees	4,000	0.00	5,175.00	129.38 (	1,175.00)	5,455.00
10-41208-00 BZA-Application Fees	300	0.00	300.00	100.00	0.00	0.00
10-41209-00 Conditional Use Permits	700	0.00	300.00	42.86	400.00	300.00
10-41210-00 Grading/PW Use Permits	1,000	0.00	295.00	29.50	705.00	205.00
10-41210-01 Right of Way Permit Fees	1,500	150.00	1,840.00	122.67 (	340.00)	2,070.00
TOTAL PERMITS	389,100	37,360.55	518,980.71	133.38 (	129,880.71)	504,097.59
FRANCHISE FEES						
10-41301-00 Telecom Franchise	150,000	7,480.93	138,015.91	92.01	11,984.09	115,607.41
10-41302-00 Missouri Gas Energy	123,000	0.00	111,859.19	90.94	11,140.81	102,027.69
10-41303-00 Missouri American Water	110,000	0.00	91,945.11	83.59	18,054.89	118,735.30
10-41304-00 KC Power & Light	400,000	260,724.63	422,218.76	105.55 (	22,218.76)	383,992.40
10-41305-00 Martin Marietta Stone Royalt	1,000	0.00	0.00	0.00	1,000.00	571.62
10-41306-00 Cable/Video Service Franchis	75,000	0.00	52,091.85	69.46	22,908.15	71,578.65
TOTAL FRANCHISE FEES	859,000	268,205.56	816,130.82	95.01	42,869.18	792,513.07
SALES TAXES						
10-41401-00 Sales Tax-General Revenue	1,065,000	114,680.60	1,091,966.94	102.53 (	26,966.94)	948,749.41
10-41402-00 Motor Vehicle Sales Tax	50,000	4,266.15	60,395.08	120.79 (	10,395.08)	52,874.31
10-41403-00 Motor Vehicle Fee	25,000	2,063.39	27,516.08	110.06 (	2,516.08)	25,545.96
TOTAL SALES TAXES	1,140,000	121,010.14	1,179,878.10	103.50 (	39,878.10)	1,027,169.68

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

10 -General Fund
FINANCIAL SUMMARY
REVENUES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>OTHER REVENUE</u>						
10-41501-00 Farmers Market	1,194	0.00	1,229.88	103.01 (	35.88)	1,194.06
10-41504-00 Park Shelter Reservations	12,000	35.00	15,000.00	125.00 (	3,000.00)	7,849.00
10-41504-01 Sports Fields Reservations	11,000	100.00	2,840.00	25.82	8,160.00	4,220.00
10-41504-02 Special Event Reservations	10,000	100.00	11,815.00	118.15 (	1,815.00)	1,925.00
TOTAL OTHER REVENUE	34,194	235.00	30,884.88	90.32	3,309.12	15,188.06
<u>COURT REVENUE</u>						
10-41601-00 Fines	130,000	3,050.00	63,181.03	48.60	66,818.97	58,817.16
10-41602-00 CVC Reports	0	6.66	124.32	0.00 (	124.32)	155.79
10-41603-00 Police Reports	0	270.00	3,005.00	0.00 (	3,005.00)	2,145.00
TOTAL COURT REVENUE	130,000	3,326.66	66,310.35	51.01	63,689.65	61,117.95
<u>INTEREST INCOME</u>						
10-41701-00 Interest Income	6,000	202.30	4,669.83	77.83	1,330.17	5,947.01
10-41702-00 Marketplace CID Admin Fee	1,500	76.74	907.56	60.50	592.44	807.80
TOTAL INTEREST INCOME	7,500	279.04	5,577.39	74.37	1,922.61	6,754.81
<u>MISCELLANEOUS REVENUE</u>						
10-41801-00 Miscellaneous	50,000	25,808.01	109,980.45	219.96 (	59,980.45)	74,340.06
10-41801-02 Meeting Videos	0	0.00	0.00	0.00	0.00	1.00
10-41802-00 Leased/Owned Properties	55,000	2,868.80	70,551.24	128.27 (	15,531.24)	65,177.09
10-41803-99 FEMA Flood Reparations	0	157,966.20	157,966.20	0.00 (	157,966.20)	296,782.24
10-41804-05 Stormwater Grant	0	0.00	50,061.00	0.00 (	50,061.00)	0.00
10-41804-09 Other Grants	7,320	0.00	10,820.00	147.81 (	3,500.00)	0.00
10-41805-00 Sale of Vehicles/Equipment	0	0.00	36,660.00	0.00 (	36,660.00)	0.00
10-41807-01 Insurance Claim Reimb.	1,500	0.00	0.00	0.00	1,500.00	0.00
10-41809-01 Land Sales	400,000	0.00	0.00	0.00	400,000.00	399,458.35
TOTAL MISCELLANEOUS REVENUE	513,820	186,643.01	436,038.89	84.86	77,781.11	835,758.74
<u>TRANSFERS IN</u>						
10-41901-00 Transfer f Transportation Fu	275,000	14,583.37	175,000.00	63.64	100,000.00 (	30,779.04)
10-41903-00 Sewer Administration Fee	300,000	41,666.66	350,000.00	116.67 (	50,000.00)	279,999.96
10-41904-00 Transfer from Projects	400,000	0.00	0.00	0.00	400,000.00	0.00
10-41911-00 Tfr from Park Sales Tax Fund	41,200	0.00	41,200.00	100.00	0.00	40,000.00
TOTAL TRANSFERS IN	1,016,200	56,250.03	566,200.00	55.72	450,000.00	289,220.92
TOTAL REVENUE	5,550,712	675,890.79	5,093,176.69	91.76	457,535.31	4,931,251.38
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CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

10 -General Fund
ADMINISTRATION
EXPENDITURES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>PERSONNEL</u>						
10-501.01-01-00 Salaries	452,694	32,928.57	418,752.70	92.50	33,941.30	411,002.36
10-501.01-03-00 Overtime	0	0.00	68.54	0.00 (	68.54)	0.00
10-501.01-11-00 Mayor and Aldermen	57,600	4,430.90	57,601.70	100.00 (	1.70)	57,601.70
10-501.01-21-00 FICA & Medicare	39,037	2,644.46	34,067.75	87.27	4,969.25	33,976.05
10-501.01-22-00 Retirement	47,600	3,606.83	48,091.94	101.03 (	491.94)	43,247.90
10-501.01-33-00 Auto Allow-City Administ	1,800	150.00	1,800.00	100.00	0.00	1,800.00
10-501.01-40-00 Membership Fees & Dues -	4,000	0.00	1,234.70	30.87	2,765.30	6,067.70
10-501.01-41-00 Membership Fees & Dues -	3,100	0.00	2,721.70	87.80	378.30	2,925.95
10-501.01-41-02 Professional Dev - Staff	18,000	85.00	6,268.62	34.83	11,731.38	2,770.35
10-501.01-41-03 Professional Dev - Board	3,000	0.00	111.00	3.70	2,889.00	475.00
TOTAL PERSONNEL	626,831	43,845.76	570,718.65	91.05	56,112.35	559,867.01
<u>INSURANCE</u>						
10-501.02-01-00 Liability Insurance	126,708	0.00	120,908.17	95.42	5,799.83	120,674.44
10-501.02-01-01 Insurance Deductible	20,000	0.00	8,817.76	44.09	11,182.24	5,000.00
10-501.02-02-00 Health, Life & Dental	51,592	4,453.96	49,317.16	95.59	2,274.84	41,538.04
10-501.02-03-00 Workers Compensation	1,000	0.00	3,501.78	350.18 (	2,501.78)	915.45
10-501.02-04-00 Unemployment	0	0.00	2,406.05	0.00 (	2,406.05)	4,832.69
10-501.02-05-00 Property Insurance	17,895	0.00	20,386.67	113.92 (	2,491.67)	17,042.85
TOTAL INSURANCE	217,195	4,453.96	205,337.59	94.54	11,857.41	190,003.47
<u>UTILITIES</u>						
10-501.03-01-00 Telephone & Voicemail	7,200	0.00	4,500.75	62.51	2,699.25	6,699.62
10-501.03-02-00 Electricity	73,806	4,357.08	59,838.72	81.08	13,967.28	77,910.26
10-501.03-04-00 Water	5,000	157.65	5,695.05	113.90 (	695.05)	5,449.49
10-501.03-05-00 Mobile Phones & Pagers	850	60.00	233.70	27.49	616.30	876.84
10-501.03-08-00 Cable	2,820	503.46	2,330.15	82.63	489.85	3,020.49
10-501.03-09-00 Trash Hauling/Recycling	300	0.00	690.00	230.00 (	390.00)	375.00
TOTAL UTILITIES	89,976	5,078.19	73,288.37	81.45	16,687.63	94,331.70
<u>CAPITAL EXPENDITURES</u>						
10-501.04-22-00 Lease Purchase-Office Eq	624	165.00	495.00	79.33	129.00	624.00
10-501.04-51-00 Facility Improvements	0	0.00 (	100.00)	0.00	100.00	0.00
TOTAL CAPITAL EXPENDITURES	624	165.00	395.00	63.30	229.00	624.00
<u>OTHER PURCHASES</u>						
10-501.05-01-00 Office Supplies & Consum	5,000	750.11	3,433.35	68.67	1,566.65	5,913.52
10-501.05-02-00 Postage	1,500	0.00	1,156.00	77.07	344.00	1,546.50
10-501.05-04-00 Printing	500	0.00	817.30	163.46 (	317.30)	716.22
10-501.05-05-00 Publications	250	0.00	68.00	27.20	182.00	236.00
TOTAL OTHER PURCHASES	7,250	750.11	5,474.65	75.51	1,775.35	8,412.24
<u>MAINTENANCE</u>						
10-501.06-01-00 Building Maint & Repair	20,000	4,354.23	18,330.75	91.65	1,669.25	10,566.90
10-501.06-01-01 HVAC Maintenance & Repai	10,000	0.00	5,117.37	51.17	4,882.63	10,328.69
10-501.06-02-00 Janitorial Services/Supp	12,500	2,236.13	9,458.82	75.67	3,041.18	9,706.06
10-501.06-02-01 Carpet Cleaning & Rug Se	0	0.00	111.00	0.00 (	111.00)	0.00

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

10 -General Fund
ADMINISTRATION
EXPENDITURES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
10-501.06-11-00 Train Depot Maint	1,000	0.00	5,396.09	539.61 (	4,396.09)	225.00
10-501.06-34-00 Office Equipment Mainten	1,650	209.47	1,364.15	82.68	285.85	1,694.55
TOTAL MAINTENANCE	45,150	6,799.83	39,778.18	88.10	5,371.82	32,521.20
<u>CITY SERVICES</u>						
10-501.07-01-00 Elections	2,500 (	1,948.93)	10,496.70	419.87 (	7,996.70)	5,019.55
10-501.07-02-00 Advertising/Public Notic	1,000	0.00	1,968.96	196.90 (	968.96)	165.75
10-501.07-04-00 Credit Card Processing F	1,100	0.00	275.82	25.07	824.18	701.77
10-501.07-99-00 FOPAS - Animal Control	6,000	500.00	6,000.00	100.00	0.00	6,000.00
TOTAL CITY SERVICES	10,600 (	1,448.93)	18,741.48	176.81 (	8,141.48)	11,887.07
<u>PROFESSIONAL FEES</u>						
10-501.08-01-00 Attorney/Legal Fees	125,000	5,827.00	64,017.00	51.21	60,983.00	68,319.00
10-501.08-01-01 Litigation (New)	100,000	7,143.80	303,332.30	303.33 (	203,332.30)	111,684.00
10-501.08-02-00 Auditor Fees	19,740	0.00	18,800.00	95.24	940.00	18,880.00
10-501.08-02-02 Professional Services	125,500	56,389.25	114,066.21	90.89	11,433.79	139,996.78
TOTAL PROFESSIONAL FEES	370,240	69,360.05	500,215.51	135.11 (	129,975.51)	338,879.78
<u>OTHER EXPENDITURES</u>						
10-501.09-01-00 Festivals & Events	0	65.75	195.75	0.00 (	195.75)	0.00
10-501.09-04-00 Holiday Decorations	1,000	119.95	469.95	47.00	530.05	746.44
10-501.09-11-00 Cemetery Maintenance	4,000	377.00	5,655.00	141.38 (	1,655.00)	3,681.00
10-501.09-13-00 Hiring Expenses	500	0.00	523.25	104.65 (	23.25)	0.00
10-501.09-20-02 Meeting Food	2,000	925.80	1,941.93	97.10	58.07	993.41
10-501.09-20-07 Meeting Supplies	400	68.24	270.31	67.58	129.69	217.60
10-501.09-21-00 Misc-Other	10,000	698.82	7,066.78	70.67	2,933.22	4,907.61
10-501.09-21-03 Employee Appreciation	2,500	1,629.00	1,797.81	71.91	702.19	391.48
10-501.09-25-00 Flood Management	0	0.00	0.00	0.00	0.00	110,616.08
TOTAL OTHER EXPENDITURES	20,400	3,884.56	17,920.78	87.85	2,479.22	121,553.62
<u>TRANSFERS-OTHER SOURCES</u>						
10-501.20-20-00 Transfer to Emergency Re	0	0.00	0.00	0.00	0.00	99,999.96
10-501.20-22-00 Transfer to Projects Fun	0	0.00	0.00	0.00	0.00	449,796.00
10-501.20-26-00 Tfr to BC NID Bond Debt	112,357	0.00	112,357.00	100.00	0.00	140,000.00
10-501.20-27-00 Tfr to BM NID Bond Debt	247,063	0.00	247,063.00	100.00	0.00	282,822.00
TOTAL TRANSFERS-OTHER SOURCES	359,420	0.00	359,420.00	100.00	0.00	972,617.96
TOTAL ADMINISTRATION	1,747,686	132,888.53	1,791,290.21	102.49 (	43,604.21)	2,330,698.05

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

10 -General Fund
POLICE
EXPENDITURES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
PERSONNEL						
10-505.01-01-00 Salaries	1,029,980	71,443.54	927,585.16	90.06	102,394.84	866,384.98
10-505.01-03-00 Overtime	20,000	4,120.95	27,471.19	137.36 (	7,471.19)	12,658.69
10-505.01-21-00 FICA & Medicare	80,323	5,530.22	69,816.13	86.92	10,506.87	64,827.15
10-505.01-22-00 Retirement	143,847	9,764.70	125,650.80	87.35	18,196.20	111,948.59
10-505.01-41-03 Membership Fees & Dues	950	35.30	705.00	74.21	245.00	419.53
10-505.01-41-02 Professional Development	4,500	3,604.12	3,851.12	85.58	648.88	2,106.71
10-505.01-43-00 Tuition Reimbursement	4,500	375.00	2,625.00	58.33	1,875.00	2,775.00
TOTAL PERSONNEL	1,284,100	94,873.53	1,157,704.40	90.16	126,395.60	1,061,120.65
INSURANCE						
10-505.02-02-00 Health, Life & Dental	199,891	11,111.46	153,198.44	76.64	46,692.56	155,056.00
10-505.02-03-00 Workers Compensation	60,921	0.00	71,498.08	117.36 (	10,577.08)	58,020.12
10-505.02-04-00 Unemployment	1,500	0.00	0.00	0.00	1,500.00	1,026.27
TOTAL INSURANCE	262,312	11,111.46	224,696.52	85.66	37,615.48	214,102.39
UTILITIES						
10-505.03-01-00 Telephone & Voicemail	1,500	90.68	1,699.44	113.30 (	199.44)	2,091.88
10-505.03-05-00 Mobile Phone & Pagers	4,500	90.00	1,867.54	41.50	2,632.46	3,449.05
TOTAL UTILITIES	6,000	180.68	3,566.98	59.45	2,433.02	5,540.93
CAPITAL EXPENDITURES						
OTHER PURCHASES						
10-505.05-01-00 Office Supplies & Consum	2,800	1,026.00	2,304.40	82.30	495.60	2,135.84
10-505.05-02-00 Postage	250	0.00	99.57	39.83	150.43	120.15
10-505.05-04-00 Printing	500	25.00	50.00	10.00	450.00	90.00
10-505.05-20-00 Small Office Equipment	1,000	0.00	0.00	0.00	1,000.00	262.97
10-505.05-21-00 Equipment and Handtools	10,000	903.00	7,534.76	75.35	2,465.24	4,408.00
10-505.05-22-01 Terminal - Rejis	3,500	105.38	2,007.90	57.37	1,492.10	2,588.98
10-505.05-22-02 Terminal - Platue Co	2,600	0.00	2,265.72	87.14	334.28	2,251.20
10-505.05-31-00 Uniforms	7,000	9.96	3,042.19	43.46	3,957.81	2,894.77
10-505.05-99-00 Other Purchases	500	0.00	0.00	0.00	500.00	0.00
TOTAL OTHER PURCHASES	28,150	2,069.34	17,304.54	61.47	10,845.46	14,751.91
MAINTENANCE						
10-505.06-21-00 Vehicle Repair & Mainten	18,000	579.28	11,059.39	61.44	6,940.61	14,240.95
10-505.06-21-01 Equipment Repair & Maint	4,000	0.00	2,485.94	62.15	1,514.06	1,770.00
10-505.06-22-00 Vehicle Gas & Oil	45,000	0.00	20,229.90	44.96	24,770.10	19,532.55
10-505.06-32-02 Crimestar Maintenance	1,500	0.00	1,500.00	100.00	0.00	1,500.00
10-505.06-34-00 Office Equipment/Mainten	800	384.00	384.00	48.00	416.00	413.33
TOTAL MAINTENANCE	69,300	963.28	35,659.23	51.46	33,640.77	37,456.83
CITY SERVICES						
10-505.07-56-00 Hiring Expenses	3,500	0.00	1,129.00	32.26	2,371.00	636.00
10-505.07-57-00 Crime Commission	500	0.00	500.00	100.00	0.00	500.00
10-505.07-81-00 Lab Work	2,000	0.00	869.33	43.47	1,130.67	0.00
10-505.07-90-00 Contractual Service Agre	2,000	0.00	360.00	18.00	1,640.00	360.00

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

10 -General Fund

POLICE

EXPENDITURES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
10-505.07-99-00 Other City Services	700	0.00	0.00	0.00	700.00	0.00
TOTAL CITY SERVICES	8,700	0.00	2,858.33	32.85	5,841.67	1,496.00
<u>OTHER EXPENDITURES</u>						
10-505.09-21-00 Miscellaneous	350	0.00	0.00	0.00	350.00	0.00
10-505.09-21-04 Harvester Deer Donation	1,500	0.00	0.00	0.00	1,500.00	0.00
TOTAL OTHER EXPENDITURES	1,850	0.00	0.00	0.00	1,850.00	0.00
TOTAL POLICE	1,660,412	109,198.29	1,441,790.00	86.83	218,622.00	1,334,468.71

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

10 -General Fund
MUNICIPAL COURT
EXPENDITURES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>PERSONNEL</u>						
10-510.01-01-00 Salaries	69,461	3,677.16	48,803.08	70.26	20,657.92	67,299.78
10-510.01-03-00 Overtime	0	86.18	379.18	0.00 (	379.18)	0.00
10-510.01-11-00 Judge	18,000	1,384.62	18,000.06	100.00 (	0.06)	18,000.06
10-510.01-21-00 FICA & Medicare	6,691	424.93	5,386.15	80.50	1,304.85	6,626.48
10-510.01-22-00 Retirement	5,402	528.57	6,681.22	123.68 (	1,279.22)	5,397.95
10-510.01-32-00 Expense Allow - Judge	540	45.00	540.00	100.00	0.00	540.00
10-510.01-41-00 Memberships, Fees & Dues	550	0.00	0.00	0.00	550.00	0.00
10-510.01-41-02 Professional Development	5,500	0.00	1,596.88	29.03	3,903.12	784.00
10-510.01-42-00 Membership Fees	0	40.00	40.00	0.00 (	40.00)	100.00
10-510.01-51-00 Prosecutor/Assistant	15,000	1,250.00	15,000.00	100.00	0.00	15,000.00
10-510.01-51-02 Public Defender	7,200	600.00	7,200.00	100.00	0.00	7,200.00
TOTAL PERSONNEL	128,344	8,036.46	103,626.57	80.74	24,717.43	120,948.27
<u>INSURANCE</u>						
10-510.02-02-00 Health, Life & Dental	10,859	990.80	11,472.59	105.65 (	613.59)	9,174.95
10-510.02-03-00 Workers Compensation	7,977	0.00	881.15	11.05	7,095.85	7,596.88
TOTAL INSURANCE	18,836	990.80	12,353.74	65.59	6,482.26	16,771.83
<u>UTILITIES</u>						
10-510.03-05-00 Mobile Phone & Pagers	120	60.00	120.00	100.00	0.00	120.00
TOTAL UTILITIES	120	60.00	120.00	100.00	0.00	120.00
<u>CAPITAL EXPENDITURES</u>						
<u>OTHER PURCHASES</u>						
10-510.05-01-00 Office Supplies & Consum	1,000	0.00	73.23	7.32	926.77	201.30
10-510.05-02-00 Postage	500	0.00	115.31	23.06	384.69	568.95
10-510.05-04-00 Printing	3,000	0.00	1,387.94	46.26	1,612.06	638.15
10-510.05-05-00 Publications	500	0.00	477.74	95.55	22.26	0.00
TOTAL OTHER PURCHASES	5,000	0.00	2,054.22	41.08	2,945.78	1,408.40
<u>MAINTENANCE</u>						
10-510.06-33-00 Software Support Agreeeme	4,500	0.00	2,907.20	64.60	1,592.80	2,768.76
10-510.06-34-00 Office Equipment Mainten	250	86.70	424.95	169.98 (	174.95)	310.09
TOTAL MAINTENANCE	4,750	86.70	3,332.15	70.15	1,417.85	3,078.85
<u>CITY SERVICES</u>						
10-510.07-80-00 Boarding of Prisoners	7,000	0.00	0.00	0.00	7,000.00	3,597.94
10-510.07-82-00 Bailiff	7,500	634.68	5,761.43	76.82	1,738.57	3,976.09
10-510.07-82-01 Translator	650	0.00	277.50	42.69	372.50	0.00
TOTAL CITY SERVICES	15,150	634.68	6,038.93	39.86	9,111.07	7,574.03
<u>OTHER EXPENDITURES</u>						
10-510.09-21-00 Miscellaneous	500	0.00	255.00	51.00	245.00	159.64
TOTAL OTHER EXPENDITURES	500	0.00	255.00	51.00	245.00	159.64
TOTAL MUNICIPAL COURT	172,700	9,808.64	127,780.61	73.99	44,919.39	150,061.02

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

10 -General Fund
PUBLIC WORKS
EXPENDITURES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>PERSONNEL</u>						
10-515.01-01-00 Salaries	197,611	14,155.24	194,966.86	98.66	2,644.14	184,851.77
10-515.01-21-00 FICA & Medicare	15,117	1,006.04	13,947.01	92.26	1,169.99	13,391.62
10-515.01-22-00 Retirement	13,906	1,105.42	14,640.29	105.28 (	734.29)	12,868.25
10-515.01-33-00 Auto Allow-Public Wks Di	3,000	250.00	3,000.00	100.00	0.00	3,000.00
10-515.01-41-00 Membership Fees & Dues	820	0.00	430.00	52.44	390.00	818.00
10-515.01-41-02 Professional Development	4,500	0.00	2,652.18	58.94	1,847.82	597.85
10-515.01-42-00 Membership Fees	0	0.00	260.00	0.00 (	260.00)	0.00
TOTAL PERSONNEL	234,954	16,516.70	229,896.34	97.85	5,057.66	215,527.49
<u>INSURANCE</u>						
10-515.02-02-00 Health, Life & Dental	31,645	2,659.44	31,893.18	100.78 (	248.18)	26,564.14
10-515.02-03-00 Workers Compensation	500	0.00	1,754.69	350.94 (	1,254.69)	586.72
TOTAL INSURANCE	32,145	2,659.44	33,647.87	104.68 (	1,502.87)	27,150.86
<u>UTILITIES</u>						
10-515.03-01-00 Telephone & Voicemail	0	0.00	140.60	0.00 (	140.60)	0.00
10-515.03-05-00 Mobile Phones & Pagers	700	40.00	582.88	83.27	117.12	712.24
TOTAL UTILITIES	700	40.00	723.48	103.35 (	23.48)	712.24
<u>CAPITAL EXPENDITURES</u>						
<u>OTHER PURCHASES</u>						
10-515.05-01-00 Office Supplies & Consum	850	0.00	45.35	5.34	804.65	912.67
10-515.05-02-00 Postage	150	0.00	50.12	33.41	99.88	245.15
10-515.05-04-00 Printing	150	0.00	21.15	14.10	128.85	471.41
10-515.05-31-00 Uniforms	250	0.00	180.00	72.00	70.00	0.00
TOTAL OTHER PURCHASES	1,400	0.00	296.62	21.19	1,103.38	1,629.23
<u>MAINTENANCE</u>						
10-515.06-36-00 Tornado Siren	3,500	0.00	4,576.60	130.76 (	1,076.60)	5,944.80
TOTAL MAINTENANCE	3,500	0.00	4,576.60	130.76 (	1,076.60)	5,944.80
<u>PROFESSIONAL FEES</u>						
10-515.08-03-00 Engineer & Planning Fees	40,000	1,712.50	12,045.75	30.11	27,954.25	31,546.84
TOTAL PROFESSIONAL FEES	40,000	1,712.50	12,045.75	30.11	27,954.25	31,546.84
<u>OTHER EXPENDITURES</u>						
10-515.09-21-00 Miscellaneous	500	0.00	110.06	22.01	389.94	312.49
TOTAL OTHER EXPENDITURES	500	0.00	110.06	22.01	389.94	312.49
TOTAL PUBLIC WORKS	313,199	20,928.64	281,296.72	89.81	31,902.28	282,823.95

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

10 -General Fund
COMMUNITY DEVELOPMENT
EXPENDITURES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>PERSONNEL</u>						
10-518.01-01-00 Salaries	258,023	19,307.42	243,998.31	94.56	14,024.69	223,451.02
10-518.01-21-00 FICA & Medicare	19,739	1,420.67	17,971.93	91.05	1,767.07	16,954.12
10-518.01-22-00 Retirement	26,775	1,728.30	25,717.84	96.05	1,057.16	21,658.31
10-518.01-31-00 Auto Allowance - CD Dire	2,400	200.00	2,400.00	100.00	0.00	2,400.00
10-518.01-41-00 Membership Fees & Dues	950	698.00	1,159.00	122.00	209.00	1,004.00
10-518.01-41-02 Professional Development	10,400	0.00	475.00	4.57	9,925.00	655.41
TOTAL PERSONNEL	318,287	23,354.39	291,722.08	91.65	26,564.92	266,122.86
<u>INSURANCE</u>						
10-518.02-02-00 Health, Life & Dental	21,199	2,277.10	28,876.04	136.21	7,677.04	21,020.43
10-518.02-03-00 Workers Compensation	575	0.00	2,191.47	381.13	1,616.47	547.76
10-518.02-04-00 Unemployment	500	0.00	808.00	161.60	308.00	0.00
TOTAL INSURANCE	22,274	2,277.10	31,875.51	143.11	9,601.51	21,568.19
<u>UTILITIES</u>						
10-518.03-01-00 Telephone & Voicemail	0	0.00	354.71	0.00	354.71	0.00
10-518.03-05-00 Mobile Phones & Pagers	1,600	0.00	447.73	27.98	1,152.27	1,488.06
TOTAL UTILITIES	1,600	0.00	802.44	50.15	797.56	1,488.06
<u>CAPITAL EXPENDITURES</u>						
<u>OTHER PURCHASES</u>						
10-518.05-01-00 Office Supplies & Consum	1,000	31.49	183.32	18.33	816.68	4,263.86
10-518.05-02-00 Postage	2,000	0.00	895.16	44.76	1,104.84	1,011.20
10-518.05-04-00 Printing	200	0.00	44.80	22.40	155.20	120.67
10-518.05-05-00 Publications	0	0.00	0.00	0.00	0.00	160.75
10-518.05-21-00 Equipment & Handtools	250	0.00	35.56	14.22	214.44	78.16
10-518.05-31-00 Uniforms	200	0.00	0.00	0.00	200.00	535.47
TOTAL OTHER PURCHASES	3,650	31.49	1,158.84	31.75	2,491.16	6,170.11
<u>MAINTENANCE</u>						
10-518.06-21-00 Vehicle Repair & Mainten	500	0.00	640.12	128.02	140.12	227.08
10-518.06-22-00 Vehicle Gas & Oil	1,000	114.97	2,209.03	220.90	1,209.03	1,382.81
TOTAL MAINTENANCE	1,500	114.97	2,849.15	189.94	1,349.15	1,609.89
<u>CITY SERVICES</u>						
10-518.07-02-01 Public Notices	2,000	131.56	912.69	45.63	1,087.31	256.85
10-518.07-04-00 Code Enforcement	3,000	0.00	2,412.20	80.41	587.80	0.00
TOTAL CITY SERVICES	5,000	131.56	3,324.89	66.50	1,675.11	256.85
<u>PROFESSIONAL FEES</u>						
10-518.08-03-00 Engineering & Planning F	5,000	1,575.00	10,575.00	211.50	5,575.00	2,403.75
10-518.08-03-02 NPDES II / Arcview	1,700	0.00	250.00	14.71	1,450.00	1,337.09
TOTAL PROFESSIONAL FEES	6,700	1,575.00	10,825.00	161.57	4,125.00	3,740.84

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

10 -General Fund
COMMUNITY DEVELOPMENT
EXPENDITURES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>OTHER EXPENDITURES</u>						
10-518.09-20-00 Planning Com. Meeting Su	150	0.00	89.61	59.74	60.39	56.94
10-518.09-21-00 Miscellaneous	<u>150</u>	<u>0.00</u>	<u>718.88</u>	<u>479.25</u>	(<u>568.88</u>)	<u>384.00</u>
TOTAL OTHER EXPENDITURES	<u>300</u>	<u>0.00</u>	<u>808.49</u>	<u>269.50</u>	(<u>508.49</u>)	<u>440.94</u>
 TOTAL COMMUNITY DEVELOPMENT	 359,311	 27,484.51	 343,366.40	 95.56	 15,944.60	 301,397.74

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

10 -General Fund
STREET DEPARTMENT
EXPENDITURES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>PERSONNEL</u>						
10-520.01-01-00 Salaries	276,656	21,281.74	281,876.46	101.89 (	5,220.46)	247,179.62
10-520.01-03-00 Overtime	17,000	297.06	16,061.53	94.48	938.47	9,990.37
10-520.01-21-00 FICA & Medicare	22,465	1,564.23	21,727.14	96.72	737.86	19,037.58
10-520.01-22-00 Retirement	33,183	2,589.43	35,752.25	107.74 (	2,569.25)	26,977.99
10-520.01-41-02 Professional Development	500	0.00	0.00	0.00	500.00	0.00
TOTAL PERSONNEL	349,804	25,732.46	355,417.38	101.60 (	5,613.38)	303,185.56
<u>INSURANCE</u>						
10-520.02-02-00 Health, Life & Dental	46,910	4,873.70	58,422.16	124.54 (	11,512.16)	39,597.70
10-520.02-03-00 Workers Compensation	31,665	0.00	34,042.60	107.51 (	2,377.60)	30,156.76
10-520.02-04-00 Unemployment	1,500	0.00	0.00	0.00	1,500.00	0.00
TOTAL INSURANCE	80,075	4,873.70	92,464.76	115.47 (	12,389.76)	69,754.46
<u>UTILITIES</u>						
10-520.03-01-00 Telephone & Voicemail	1,800	146.15	1,765.64	98.09	34.36	2,758.02
10-520.03-02-00 Electricity	4,200	147.87	1,874.55	44.63	2,325.45	2,335.81
10-520.03-03-00 Gas	2,000	81.18	1,343.70	67.19	656.30	369.97
10-520.03-04-00 Water	5,000	732.84	3,716.02	74.32	1,283.98	4,492.65
10-520.03-05-00 Mobile Phones & Pagers	2,800	0.00	744.02	26.57	2,055.98	2,124.56
10-520.03-09-00 Trash Hauling	1,200	0.00	320.00	26.67	880.00	300.00
TOTAL UTILITIES	17,000	1,108.04	9,763.93	57.43	7,236.07	12,381.01
<u>CAPITAL EXPENDITURES</u>						
<u>OTHER PURCHASES</u>						
10-520.05-01-00 Office Supplies & Consum	1,000	0.00	239.89	23.99	760.11	564.81
10-520.05-20-00 Small Office Equipment	500	0.00	0.00	0.00	500.00	0.00
10-520.05-21-00 Shop Supplies & Material	6,500	724.12	5,600.03	86.15	899.97	6,693.97
10-520.05-31-00 Uniforms	3,000	0.00	1,960.00	65.33	1,040.00	2,602.27
TOTAL OTHER PURCHASES	11,000	724.12	7,799.92	70.91	3,200.08	9,861.05
<u>MAINTENANCE</u>						
10-520.06-01-00 Building Maint & Repair	0	0.00	127.50	0.00 (	127.50)	0.00
10-520.06-21-00 Vehicle Repair & Mainten	0	0.00	281.15	0.00 (	281.15)	0.00
TOTAL MAINTENANCE	0	0.00	408.65	0.00 (	408.65)	0.00
<u>CITY SERVICES</u>						
10-520.07-32-00 Storm Sewers-General Rep	0	0.00	200.00	0.00 (	200.00)	0.00
10-520.07-41-00 Street Lights-Electricit	0	103.10	1,136.07	0.00 (	1,136.07)	0.00
10-520.07-43-00 Cleanup & Recycling Expe	19,000	2,665.00	15,918.42	83.78	3,081.58	13,502.43
10-520.07-43-02 HHW Collection Event	8,000	0.00	7,435.43	92.94	564.57	7,435.43
10-520.07-51-00 Mosquito & Weed Control	1,800	0.00	1,541.98	85.67	258.02	549.54
10-520.07-55-00 Animal Control	100	0.00	0.00	0.00	100.00	0.00
TOTAL CITY SERVICES	28,900	2,768.10	26,231.90	90.77	2,668.10	21,487.40

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

10 -General Fund
STREET DEPARTMENT
EXPENDITURES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
PROFESSIONAL FEES						
OTHER EXPENDITURES						
TOTAL STREET DEPARTMENT	486,779	35,206.42	492,086.54	101.09 (	5,307.54)	416,669.48

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

10 -General Fund
PARKS DEPARTMENT
EXPENDITURES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>PERSONNEL</u>						
10-525.01-01-00 Salaries	137,124	10,548.50	142,112.98	103.64 (	4,988.98)	126,776.15
10-525.01-03-00 Overtime	10,000	0.00	7,805.67	78.06	2,194.33	7,602.74
10-525.01-05-00 Seasonal Landscape Maint	50,000	0.00	38,141.55	76.28	11,858.45	54,523.89
10-525.01-21-00 FICA & Medicare	15,080	756.57	13,781.98	91.39	1,298.02	14,139.10
10-525.01-22-00 Retirement	16,625	1,265.82	17,821.91	107.20 (	1,196.91)	15,964.94
10-525.01-41-02 Professional Development	500	0.00	0.00	0.00	500.00	15.57
TOTAL PERSONNEL	229,329	12,570.89	219,664.09	95.79	9,664.91	219,024.39
<u>INSURANCE</u>						
10-525.02-02-00 Health, Life & Dental	39,824	3,199.55	38,394.75	96.41	1,429.25	33,253.86
10-525.02-03-00 Workers Compensation	10,926	0.00	14,724.34	134.76 (	3,798.34)	10,405.70
10-525.02-04-00 Unemployment	1,000	0.00	0.00	0.00	1,000.00	90.58
TOTAL INSURANCE	51,750	3,199.55	53,119.09	102.65 (	1,369.09)	43,750.14
<u>UTILITIES</u>						
10-525.03-01-00 Telephone & Voicemail	3,500	262.25	2,103.08	60.09	1,396.92	3,942.17
10-525.03-02-00 Electricity	22,000	494.84	10,986.97	49.94	11,013.03	6,385.28
10-525.03-04-00 Water	6,000	307.35	3,091.16	51.52	2,908.84	13,234.32
10-525.03-05-00 Mobile Phones & Pagers	800	0.00	348.00	43.50	452.00	705.32
10-525.03-09-00 Trash Hauling	1,000	0.00	460.00	46.00	540.00	199.05
TOTAL UTILITIES	33,300	1,064.44	16,989.21	51.02	16,310.79	24,466.14
<u>CAPITAL EXPENDITURES</u>						
10-525.04-31-00 Equipment & Machinery	0	0.00	579.44	0.00 (	579.44)	0.00
TOTAL CAPITAL EXPENDITURES	0	0.00	579.44	0.00 (	579.44)	0.00
<u>OTHER PURCHASES</u>						
10-525.05-01-00 Office Supplies & Consum	500	125.80	346.85	69.37	153.15	443.24
10-525.05-02-00 Postage	75	0.00	1.20	1.60	73.80	1.15
10-525.05-04-00 Printing	500	104.70	637.57	131.51 (	157.57)	476.81
10-525.05-05-00 Publications	50	0.00	0.00	0.00	50.00	0.00
10-525.05-20-00 Small Office Equipment	250	0.00	0.00	0.00	250.00	149.99
10-525.05-21-00 Equipment & Handtools	6,500	115.17	5,810.39	89.39	689.61	7,194.22
10-525.05-31-00 Uniforms	2,000	0.00	153.50	7.68	1,846.50	2,333.74
10-525.05-41-01 Restroom Supplies	3,000	262.22	3,658.88	121.96 (	658.88)	2,846.35
10-525.05-41-02 Trash Bags	4,700	0.00	3,025.52	64.37	1,674.48	3,608.68
10-525.05-41-03 Park Enhancements	10,000	0.00	7,329.00	73.29	2,671.00	13,770.60
10-525.05-42-00 Grass Seed & Fertilizer	5,000	2,566.84	6,039.14	120.78 (	1,039.14)	3,460.85
10-525.05-99-00 Other Purchases	500	22.97	54.93	10.99	445.07	310.77
TOTAL OTHER PURCHASES	33,075	3,197.70	27,076.98	81.87	5,998.02	34,596.40
<u>MAINTENANCE</u>						
10-525.06-01-00 Buildings Maint & Repair	6,000	1,643.71	10,296.09	171.60 (	4,296.09)	19,579.29
10-525.06-03-00 Restrooms	8,000	500.00	6,694.62	83.68	1,305.38	4,037.37
10-525.06-05-01 Stage Maintenance	300	0.00	0.00	0.00	300.00	0.00
10-525.06-05-02 Ballfield Maintenance	6,000	979.55	1,795.57	29.93	4,204.43	12,171.76
10-525.06-05-03 Trail Maintenance	6,500	0.00	477.24	7.34	6,022.76	1,150.02

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

10 -General Fund
PARKS DEPARTMENT
EXPENDITURES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
10-525.06-12-00 Playground Equipment Rep	3,000	0.00	2,514.99	83.83	485.01	3,561.06
10-525.06-13-00 Spirit Fountain	2,500	0.00	1,507.82	60.31	992.18	2,590.96
10-525.06-21-00 Vehicle Repair & Mainten	5,000	664.00	5,125.24	102.50 (	125.24)	1,438.14
10-525.06-21-01 Equipment Repair & Maint	3,500	0.00	4,214.38	120.41 (	714.38)	3,074.01
10-525.06-21-02 Tractor Mowing Equipment	5,000	0.00	9,191.50	183.83 (	4,191.50)	4,198.46
10-525.06-22-00 Vehicle Gas & Oil	4,000	392.03	6,312.84	157.82 (	2,312.84)	2,599.23
10-525.06-22-01 Equipment Gas & Oil	3,200	70.18	3,396.26	106.13 (	196.26)	2,768.98
TOTAL MAINTENANCE	53,000	4,249.47	51,526.55	97.22	1,473.45	57,169.28
<u>CITY SERVICES</u>						
10-525.07-20-00 Rental of Portable Toile	8,000	2,357.70	8,945.20	111.82 (	945.20)	9,625.00
10-525.07-51-00 Mosquito & Weed Control	10,000	1,350.00	7,007.40	70.07	2,992.60	5,230.57
10-525.07-51-01 Landscaping	4,000	0.00	324.92	8.12	3,675.08	1,362.31
10-525.07-52-00 Tree Trimming & Removal	20,000	1,559.00	26,794.00	133.97 (	6,794.00)	22,945.00
10-525.07-53-00 Tree Planting	6,000	1,025.25	11,782.18	196.37 (	5,782.18)	4,473.69
10-525.07-60-00 Rental Equipment	1,200	0.00	435.00	36.25	765.00	611.50
TOTAL CITY SERVICES	49,200	6,291.95	55,288.70	112.38 (	6,088.70)	44,248.07
<u>OTHER EXPENDITURES</u>						
10-525.09-21-00 Miscellaneous	1,000	0.00	0.00	0.00	1,000.00	221.08
TOTAL OTHER EXPENDITURES	1,000	0.00	0.00	0.00	1,000.00	221.08
TOTAL PARKS DEPARTMENT	450,654	30,574.00	424,244.06	94.14	26,409.94	423,475.50

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

10 -General Fund
NATURE SANCTUARY
EXPENDITURES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>PERSONNEL</u>						
10-535.01-01-00 Salaries	38,781	2,930.89	40,743.58	105.06 (	1,962.58)	38,487.53
10-535.01-03-00 Overtime Pay	1,000	131.40	876.00	87.60	124.00	192.04
10-535.01-21-00 FICA & Medicare	3,043	233.71	3,177.21	104.41 (	134.21)	2,958.92
10-535.01-22-00 Retirement	2,986	259.65	3,031.84	101.54 (	45.84)	0.00
10-535.01-41-02 Professional Development	500	70.00	312.89	62.58	187.11	125.00
TOTAL PERSONNEL	46,310	3,625.65	48,141.52	103.95 (	1,831.52)	41,763.49
<u>INSURANCE</u>						
10-535.02-02-00 Health	5,273	334.37	3,973.15	75.35	1,299.85	2,244.24
TOTAL INSURANCE	5,273	334.37	3,973.15	75.35	1,299.85	2,244.24
<u>UTILITIES</u>						
<u>CAPITAL EXPENDITURES</u>						
<u>OTHER PURCHASES</u>						
10-535.05-01-00 Office Supplies & Consum	120	0.00	0.00	0.00	120.00	86.96
10-535.05-02-00 Postage	50	0.00	20.22	40.44	29.78	6.00
10-535.05-04-00 Printing	120	0.00	0.00	0.00	120.00	44.43
10-535.05-21-00 Equipment & Handtools	2,000	32.29	1,189.74	59.49	810.26	1,211.84
10-535.05-41-00 Materials	1,500	0.00	1,596.94	106.46 (	96.94)	1,135.75
10-535.05-42-00 Program Expenses	0	0.00	0.00	0.00	0.00	1,592.06
10-535.05-43-00 Volunteer Acknowledgement	600	57.25	397.05	66.18	202.95	539.89
TOTAL OTHER PURCHASES	4,390	89.54	3,203.95	72.98	1,186.05	4,616.93
<u>MAINTENANCE</u>						
10-535.06-01-00 Building Maintenance & R	550	0.00	5.98	1.09	544.02	32.17
10-535.06-05-03 Trail Maintenance	3,000	58.89	2,664.99	88.83	335.01	2,082.03
10-535.06-21-00 Vehicle Repair & Maint	700	33.12	300.23	42.89	399.77	40.13
10-535.06-21-01 Equipment Repair & Maint	1,000	0.00	1.98	0.20	998.02	592.11
10-535.06-22-00 Vehicle Gas & Oil	375	39.48	291.26	77.67	83.74	287.71
TOTAL MAINTENANCE	5,625	131.49	3,264.44	58.03	2,360.56	3,034.15
<u>CITY SERVICES</u>						
10-535.07-51-00 Mosquito & Weed Control	50	0.00	0.00	0.00	50.00	0.00
TOTAL CITY SERVICES	50	0.00	0.00	0.00	50.00	0.00
<u>OTHER EXPENDITURES</u>						
10-535.09-21-00 Miscellaneous	250	0.00	41.91	16.76	208.09	20.53
TOTAL OTHER EXPENDITURES	250	0.00	41.91	16.76	208.09	20.53
TOTAL NATURE SANCTUARY	61,898	4,181.05	58,624.97	94.71	3,273.03	51,679.34

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

10 -General Fund
CHANNEL 2 & WEBSITE
EXPENDITURES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>PERSONNEL</u>						
10-540.01-52-00 Technical Consultant/Int	10,200	0.00	8,500.00	83.33	1,700.00	10,200.00
10-540.01-53-00 Production Assistant/Int	2,750	0.00	1,125.00	40.91	1,625.00	500.00
TOTAL PERSONNEL	12,950	0.00	9,625.00	74.32	3,325.00	10,700.00
<u>CAPITAL EXPENDITURES</u>						
10-540.04-21-00 Office Equipment	100	0.00	0.00	0.00	100.00	115.00
TOTAL CAPITAL EXPENDITURES	100	0.00	0.00	0.00	100.00	115.00
<u>OTHER PURCHASES</u>						
10-540.05-03-00 Computer Equip/Access/Pr	200	0.00	328.71	164.36	(128.71)	88.29
10-540.05-05-00 Publications	3,100	0.00	4,262.62	137.50	(1,162.62)	0.00
TOTAL OTHER PURCHASES	3,300	0.00	4,591.33	139.13	(1,291.33)	88.29
<u>MAINTENANCE</u>						
10-540.06-31-00 Computer Maintenance	60	0.00	59.95	99.92	0.05	59.95
TOTAL MAINTENANCE	60	0.00	59.95	99.92	0.05	59.95
<u>OTHER EXPENDITURES</u>						
10-540.09-05-00 Newsletter/Website	14,000	0.00	15,816.64	112.98	(1,816.64)	12,789.61
TOTAL OTHER EXPENDITURES	14,000	0.00	15,816.64	112.98	(1,816.64)	12,789.61
TOTAL CHANNEL 2 & WEBSITE	30,410	0.00	30,092.92	98.96	317.08	23,752.85

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

PAGE: 18

10 -General Fund
TRANSFERS OUT
EXPENDITURES

100.00% OF FISCAL YEAR COMPLETED

ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
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TRANSFERS-OTHER SOURCES

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

10 -General Fund

IT

100.00% OF FISCAL YEAR COMPLETED

EXPENDITURES

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>PERSONNEL</u>						
10-555.01-52-00 Information Technology S	20,000	0.00	22,036.25	110.18	(2,036.25)	20,821.24
TOTAL PERSONNEL	20,000	0.00	22,036.25	110.18	(2,036.25)	20,821.24
<u>INSURANCE</u>						
10-555.02-01-00 Equipment	9,000	0.00	208.57	2.32	8,791.43	7,844.24
10-555.02-02-00 Software	27,609	423.00	24,456.82	88.58	3,152.18	30,731.61
10-555.02-04-00 Domain Registrations	1,304	35.00	1,801.00	138.11	(497.00)	750.00
TOTAL INSURANCE	37,913	458.00	26,466.39	69.81	11,446.61	39,325.85
<u>MAINTENANCE</u>						
10-555.06-01-00 Maintenance & Repair	2,832	0.00	1,451.00	51.24	1,381.00	2,902.00
TOTAL MAINTENANCE	2,832	0.00	1,451.00	51.24	1,381.00	2,902.00
TOTAL IT	60,745	458.00	49,953.64	82.23	10,791.36	63,049.09

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

10 -General Fund

CAPITAL OUTLAY
EXPENDITURES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>CAPITAL OUTLAY</u>						
10-560.50-10-00 Administration Capital O	46,000	0.00	7,750.00	16.85	38,250.00	51,986.29
10-560.50-50-00 Police Capital Outlay	<u>115,934</u>	<u>59,187.12</u>	<u>83,815.45</u>	<u>72.30</u>	<u>32,118.55</u>	<u>49,063.75</u>
TOTAL CAPITAL OUTLAY	161,934	59,187.12	91,565.45	56.54	70,368.55	101,052.04
<u>CAPITAL OUTLAY</u>						
10-560.51-00-00 Court Capital Outlay	19,000	0.00	0.00	0.00	19,000.00	0.00
10-560.51-50-00 Public Works Capital Out	32,041	0.00	22,041.00	68.79	10,000.00	22,041.00
10-560.51-80-00 Com Development Capital	<u>70,000</u>	<u>0.00</u>	<u>39,528.47</u>	<u>56.47</u>	<u>30,471.53</u>	<u>118,916.25</u>
TOTAL CAPITAL OUTLAY	121,041	0.00	61,569.47	50.87	59,471.53	140,957.25
<u>CAPITAL OUTLAY</u>						
10-560.52-00-00 Streets Capital Outlay	<u>35,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>35,000.00</u>	<u>96,856.70</u>
TOTAL CAPITAL OUTLAY	35,000	0.00	0.00	0.00	35,000.00	96,856.70
<u>CAPITAL OUTLAY</u>						
<u>CAPITAL OUTLAY</u>						
10-560.54-00-00 Public Info. Capital Out	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>21,736.01</u>
TOTAL CAPITAL OUTLAY	0	0.00	0.00	0.00	0.00	21,736.01
<u>CAPITAL OUTLAY</u>						
10-560.55-50-00 IT Capital Outlay	<u>6,000</u>	<u>0.00</u>	<u>6,146.16</u>	<u>102.44</u>	<u>(146.16)</u>	<u>5,947.50</u>
TOTAL CAPITAL OUTLAY	<u>6,000</u>	<u>0.00</u>	<u>6,146.16</u>	<u>102.44</u>	<u>(146.16)</u>	<u>5,947.50</u>
TOTAL CAPITAL OUTLAY	323,975	59,187.12	159,281.08	49.16	164,693.92	366,549.50
TOTAL EXPENDITURES	<u>5,667,769</u>	<u>429,915.20</u>	<u>5,199,807.15</u>	<u>91.74</u>	<u>467,961.85</u>	<u>5,744,625.23</u>
=====						
EXCESS REVENUES OVER/(UNDER) EXPENDITURE(	117,057)	245,975.59	(106,630.46)		0.00	(813,373.85)

C I T Y O F P A R K V I L L E
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

30 -Sewer Service Fund
FINANCIAL SUMMARY

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>REVENUE SUMMARY</u>						
OTHER REVENUE	1,579,050	169,276.49	1,608,464.37	101.86 (	29,414.37)	1,518,033.69
INTEREST INCOME	3,500	112.02	1,439.98	41.14	2,060.02	2,777.91
MISCELLANEOUS REVENUE	0	0.00	0.00	0.00	0.00	5,880.00
TRANSFERS IN	180,877	0.00	0.00	0.00	180,877.00	0.00
TOTAL REVENUES	1,763,427	169,388.51	1,609,904.35	91.29	153,522.65	1,526,691.60
	=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
ADMINISTRATIVE	1,711,220	95,657.95	1,493,026.67	87.25	218,193.33	1,887,195.22
TOTAL EXPENDITURES	1,711,220	95,657.95	1,493,026.67	87.25	218,193.33	1,887,195.22
	=====	=====	=====	=====	=====	=====
EXCESS REVENUES OVER/(UNDER) EXPENDITURES	52,207	73,730.56	116,877.68	(	64,670.68)	(360,503.62)

C I T Y O F P A R K V I L L E
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

30 -Sewer Service Fund
FINANCIAL SUMMARY
REVENUES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>OTHER REVENUE</u>						
30-41501-00 Sewer Charges	1,464,362	10,194.47	83,240.03	5.68	1,381,121.97	75,671.77
30-41501-01 Sewer Charges - Data Tech	0	154,895.32	1,465,802.64	0.00 (	1,465,802.64)	1,342,134.83
30-41502-00 Sewer Tap Fees	59,976	1,750.00	28,000.00	46.69	31,976.00	49,000.00
30-41502-01 Sewer Impact Fees	50,000	1,630.00	26,400.00	52.80	23,600.00	46,200.00
30-41503-00 Mo Am Bill Collection pymt	0	401.70	401.70	0.00 (	401.70)	407.09
30-41504-00 Grinder Pump Admin Fee	4,712	385.00	4,620.00	98.05	92.00	4,620.00
TOTAL OTHER REVENUE	1,579,050	169,276.49	1,608,464.37	101.86 (	29,414.37)	1,518,033.69
<u>INTEREST INCOME</u>						
30-41701-00 Interest Income	3,500	112.02	1,439.98	41.14	2,060.02	2,777.91
TOTAL INTEREST INCOME	3,500	112.02	1,439.98	41.14	2,060.02	2,777.91
<u>MISCELLANEOUS REVENUE</u>						
30-41802-00 Leased/Owned Properties	0	0.00	0.00	0.00	0.00	5,880.00
TOTAL MISCELLANEOUS REVENUE	0	0.00	0.00	0.00	0.00	5,880.00
<u>TRANSFERS IN</u>						
30-41901-00 Transfer from Sewer Fund	180,877	0.00	0.00	0.00	180,877.00	0.00
TOTAL TRANSFERS IN	180,877	0.00	0.00	0.00	180,877.00	0.00
TOTAL REVENUE	1,763,427	169,388.51	1,609,904.35	91.29	153,522.65	1,526,691.60
	=====	=====	=====	=====	=====	=====

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

30 -Sewer Service Fund
ADMINISTRATIVE
EXPENDITURES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>PERSONNEL</u>						
30-501.01-01-00 Salaries	29,137	2,753.45	37,044.38	127.14 (	7,907.38)	21,127.91
30-501.01-03-00 Overtime	0	0.00	177.29	0.00 (	177.29)	133.90
30-501.01-21-00 FICA & Medicare	2,229	208.27	2,819.03	126.47 (	590.03)	1,622.83
30-501.01-22-00 Retirement	3,292	0.00	0.00	0.00	3,292.00	0.00
30-501.01-41-00 Professional Development	500	0.00	0.00	0.00	500.00	0.00
TOTAL PERSONNEL	35,158	2,961.72	40,040.70	113.89 (	4,882.70)	22,884.64
<u>INSURANCE</u>						
30-501.02-02-00 Health	3,673	454.24	5,441.36	148.14 (	1,768.36)	3,130.85
TOTAL INSURANCE	3,673	454.24	5,441.36	148.14 (	1,768.36)	3,130.85
<u>UTILITIES</u>						
30-501.03-01-00 Telephone & Voicemail	0	156.32	1,556.50	0.00 (	1,556.50)	1,593.10
30-501.03-02-00 Electricity	46,000	4,009.57	43,174.34	93.86	2,825.66	43,225.68
30-501.03-04-00 Water	1,500	128.96	372.92	24.86	1,127.08	959.94
30-501.03-09-00 Trash Hauling	400	0.00	345.00	86.25	55.00	160.00
TOTAL UTILITIES	47,900	4,294.85	45,448.76	94.88	2,451.24	45,938.72
<u>CAPITAL EXPENDITURES</u>						
30-501.04-31-00 Equipment & Machinery	37,500	0.00	14,628.00	39.01	22,872.00	36,023.90
30-501.04-51-00 Sewer Plant Improvements	96,000	539.00	29,349.21	30.57	66,650.79	5,806.42
30-501.04-61-00 Pump Station Improvement	140,000	0.00	8,217.00	5.87	131,783.00	0.00
TOTAL CAPITAL EXPENDITURES	273,500	539.00	52,194.21	19.08	221,305.79	41,832.32
<u>OTHER PURCHASES</u>						
30-501.05-01-00 Office Supplies	150	39.20	39.20	26.13	110.80	235.55
30-501.05-02-00 Postage	7,000	0.00	6,082.48	86.89	917.52	5,837.85
30-501.05-04-00 Printing	2,000	0.00	424.69	21.23	1,575.31	1,392.76
30-501.05-06-00 Delinquencies	100	0.00	1,510.50	510.50 (	1,410.50)	313.50
TOTAL OTHER PURCHASES	9,250	39.20	8,056.87	87.10	1,193.13	7,779.66
<u>MAINTENANCE</u>						
30-501.06-01-00 Building Main & Repair	25,000	2,481.99	69,292.34	277.17 (	44,292.34)	32,786.44
30-501.06-12-00 Pump Stations Maintenance	25,000	1,571.18	23,942.82	95.77	1,057.18	13,961.83
30-501.06-21-00 Vehicle Repair & Mainten	250	0.00	1,677.60	671.04 (	1,427.60)	0.00
30-501.06-21-02 Tractor/Lawn Mowing Equi	1,000	0.00	10.98	1.10	989.02	700.85
30-501.06-22-00 Vehicle Gas & Oil	1,000	126.52	1,591.45	159.15 (	591.45)	750.30
30-501.06-22-01 Equipment Gas & Oil	1,500	0.00	23.94	1.60	1,476.06	785.65
30-501.06-33-00 Software Support Agreeeme	0	0.00	3,087.90	0.00 (	3,087.90)	2,924.14
30-501.06-42-00 Line Maintenance	300,300	15,231.00	324,437.72	108.04 (	24,137.72)	529,419.04
TOTAL MAINTENANCE	354,050	19,410.69	424,064.75	119.78 (	70,014.75)	581,328.25
<u>CITY SERVICES</u>						
30-501.07-34-00 Line Repairs	40,000	1,631.00	30,092.57	75.23	9,907.43	39,203.44
30-501.07-42-00 One Call Utility Locatin	2,500	283.75	2,800.46	112.02 (	300.46)	85.00
30-501.07-82-00 KC Water Depart	32,000	8,385.80	24,918.75	77.87	7,081.25	40,126.36
30-501.07-83-00 Platte Co Regional Sewer	17,600	0.00	13,318.98	75.68	4,281.02	17,758.64

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

30 -Sewer Service Fund
ADMINISTRATIVE
EXPENDITURES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
30-501.07-91-00 Odor Control	29,000	0.00	19,563.42	67.46	9,436.58	19,701.33
TOTAL CITY SERVICES	121,100	10,300.55	90,694.18	74.89	30,405.82	116,874.77
<u>PROFESSIONAL FEES</u>						
30-501.08-03-00 Engineering Fees	16,000	616.00	18,703.00	116.89	(2,703.00)	12,666.50
30-501.08-04-00 Management Contract	305,712	0.00	279,074.00	91.29	26,638.00	305,712.00
30-501.08-06-00 Administration Fee	350,000	41,666.66	350,000.00	100.00	0.00	279,999.96
30-501.08-07-00 Credit Card Fees	10,000	0.00	912.56	9.13	9,087.44	9,761.67
30-501.08-08-00 Sewer Billing Refunds	500	747.12	747.12	149.42	(247.12)	2,013.38
TOTAL PROFESSIONAL FEES	682,212	43,029.78	649,436.68	95.20	32,775.32	610,153.51
<u>OTHER EXPENDITURES</u>						
30-501.09-21-00 Miscellaneous	1,500	0.00	0.00	0.00	1,500.00	2,507.50
30-501.09-21-01 Depreciation/Amortizatio	0	0.00	0.00	0.00	0.00	275,824.00
30-501.09-22-00 DNR Fees	2,000	0.00	2,001.46	100.07	(1.46)	1,953.96
TOTAL OTHER EXPENDITURES	3,500	0.00	2,001.46	57.18	1,498.54	280,285.46
<u>BOND/LEASE PAYMENTS</u>						
<u>SYSTEM RENEWAL PROJECT</u>						
30-501.12-11-00 SRF Principal-Transfer t	160,000	13,750.00	165,877.92	103.67	(5,877.92)	139,999.96
30-501.12-11-01 SRF Interest-Transfer to	15,957	877.92	9,645.78	60.45	6,311.22	13,112.94
30-501.12-11-02 SRF Admin Fee-Transfer t	4,920	0.00	124.00	2.52	4,796.00	3,874.14
TOTAL SYSTEM RENEWAL PROJECT	180,877	14,627.92	175,647.70	97.11	5,229.30	176,987.04
<u>TRANSFERS-OTHER SOURCES</u>						
TOTAL ADMINISTRATIVE	1,711,220	95,657.95	1,493,026.67	87.25	218,193.33	1,887,195.22
TOTAL EXPENDITURES	1,711,220	95,657.95	1,493,026.67	87.25	218,193.33	1,887,195.22
EXCESS REVENUES OVER/(UNDER) EXPENDITURES	52,207	73,730.56	116,877.68		0.00	(360,503.62)

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

40 -Transportation Fund
FINANCIAL SUMMARY

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>REVENUE SUMMARY</u>						
TAXES	163,200	0.00	168,249.97	103.09 (	5,049.97)	160,066.32
LICENSES	0	0.00	0.00	0.00	0.00	79,700.00
SALES TAXES	865,866	76,247.14	867,883.06	100.23 (	2,017.06)	787,134.13
OTHER REVENUE	5,325	0.00	16,425.28	308.46 (	11,100.28)	0.00
MISCELLANEOUS REVENUE	26,914	0.00	1,363,016.57	64.34 (	1,336,102.57)	7,880.50
TRANSFERS IN	0	0.00	0.00	0.00	0.00	4,100.00
TRANSFERS	100,000	0.00	0.00	0.00	100,000.00	0.00
TOTAL REVENUES	1,161,305	76,247.14	2,415,574.88	208.01 (	1,254,269.88)	1,038,880.95
	=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
ADMINISTRATION	100,000	0.00	0.00	0.00	100,000.00	0.00
STREET DEPARTMENT	771,000	31,989.49	715,218.82	92.77	55,781.18	884,464.81
TRANSFERS	402,372	14,583.37	175,000.00	43.49	227,372.00	182,360.88
TOTAL EXPENDITURES	1,273,372	46,572.86	890,218.82	69.91	383,153.18	1,066,825.69
	=====	=====	=====	=====	=====	=====
EXCESS REVENUES OVER/(UNDER) EXPENDITURE (	112,067)	29,674.28	1,525,356.06	(	1,637,423.06)	(27,944.74)

CITY OF PARKVILLE
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

40 -Transportation Fund
FINANCIAL SUMMARY
REVENUES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>TAXES</u>						
40-41006-00 Parkville Special Rd Distric	163,200	0.00	168,249.97	103.09 (	5,049.97)	160,066.32
TOTAL TAXES	163,200	0.00	168,249.97	103.09 (	5,049.97)	160,066.32
<u>LICENSES</u>						
40-41101-00 Lease Proceeds	0	0.00	0.00	0.00	0.00	79,700.00
TOTAL LICENSES	0	0.00	0.00	0.00	0.00	79,700.00
<u>SALES TAXES</u>						
40-41404-00 City Transportation Sales Ta	490,501	52,165.75	513,894.28	104.77 (	23,393.28)	442,417.93
40-41405-00 Motor Fuel Tax	150,365	14,438.39	150,243.42	99.92	121.58	139,486.07
40-41406-00 County Trans Sales Tax	225,000	0.00	194,102.36	86.27	30,897.64	193,259.95
40-41407-00 Marketplace TIF Fund Tfr	0	9,643.00	9,643.00	0.00 (	9,643.00)	11,970.18
TOTAL SALES TAXES	865,866	76,247.14	867,893.06	100.23 (	2,017.06)	787,134.13
<u>OTHER REVENUE</u>						
40-41504-00 Project Cost Share	5,325	0.00	16,425.28	308.46 (	11,100.28)	0.00
TOTAL OTHER REVENUE	5,325	0.00	16,425.28	308.46 (	11,100.28)	0.00
<u>INTEREST INCOME</u>						
<u>MISCELLANEOUS REVENUE</u>						
40-41804-01 POTMCID Grants	0	0.00	1,292.40	0.00 (	1,292.40)	7,880.50
40-41805-02 City Capital Cost Payments	26,914	0.00	0.00	0.00	26,914.00	0.00
40-41806-00 Bond Proceeds	0	0.00	1,361,724.17	0.00 (	1,361,724.17)	0.00
TOTAL MISCELLANEOUS REVENUE	26,914	0.00	1,363,016.57	64.34 (	1,336,102.57)	7,880.50
<u>TRANSFERS IN</u>						
40-41901-00 Refunds and Other Revenue	0	0.00	0.00	0.00	0.00	4,100.00
TOTAL TRANSFERS IN	0	0.00	0.00	0.00	0.00	4,100.00
<u>TRANSFERS</u>						
40-42001-00 Transfers from Other Funds	100,000	0.00	0.00	0.00	100,000.00	0.00
TOTAL TRANSFERS	100,000	0.00	0.00	0.00	100,000.00	0.00
TOTAL REVENUE	1,161,305	76,247.14	2,415,574.88	208.01 (	1,254,269.88)	1,038,880.95

C I T Y O F P A R K V I L L E
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

40 -Transportation Fund
ADMINISTRATION
EXPENDITURES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>INSURANCE</u>						
40-501.02-03-00 Transfer to General Fund	100,000	0.00	0.00	0.00	100,000.00	0.00
TOTAL INSURANCE	100,000	0.00	0.00	0.00	100,000.00	0.00
<u>CAPITAL EXPENDITURES</u>						
<u>BOND/LEASE PAYMENTS</u>						
TOTAL ADMINISTRATION	100,000	0.00	0.00	0.00	100,000.00	0.00

C I T Y O F P A R K V I L L E
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

40 -Transportation Fund
STREET DEPARTMENT
EXPENDITURES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>CAPITAL EXPENDITURES</u>						
40-520.04-81-00 Crack Seal Project	10,000	0.00	0.00	0.00	10,000.00	4,193.53
40-520.04-83-00 Street Striping	10,000	0.00	1,756.80	17.57	8,243.20	18,024.00
40-520.04-85-00 Asphalt Overlay Program	250,000	0.00	222,454.78	88.98	27,545.22	321,245.00
40-520.04-85-01 Equipment	5,000	0.00	0.00	0.00	5,000.00	61,161.89
40-520.04-90-00 Curb & Sidewalk Program	50,000	0.00	69,576.39	139.15	(19,576.39)	50,231.20
TOTAL CAPITAL EXPENDITURES	325,000	0.00	293,787.97	90.40	31,212.03	454,855.62
<u>MAINTENANCE</u>						
40-520.06-01-00 Building Maintenance & R	5,000	0.00	1,959.09	39.18	3,040.91	1,844.90
40-520.06-21-00 Vehicle & Equipment Main	10,500	1,901.75	11,667.55	111.12	(1,167.55)	15,658.70
40-520.06-22-00 Vehicle & Equipment Gas	25,000	1,086.09	31,126.24	124.50	(6,126.24)	17,231.34
TOTAL MAINTENANCE	40,500	2,987.84	44,752.88	110.50	(4,252.88)	34,734.94
<u>CITY SERVICES</u>						
40-520.07-20-00 Emergency Snow Removal	50,000	6,469.92	49,746.06	99.49	253.94	50,409.46
40-520.07-32-00 Storm Sewers - General R	10,000	0.00	6,246.45	62.46	3,753.55	52,292.80
40-520.07-33-00 Street Repair Materials	15,000	114.70	7,714.34	51.43	7,285.66	4,580.34
40-520.07-41-00 Street Lights - Electric	290,000	22,417.03	295,541.11	101.91	(5,541.11)	260,916.12
40-520.07-44-00 Street Signs	10,000	0.00	2,387.76	23.88	7,612.24	8,402.08
40-520.07-45-00 Street Sweeping	20,000	0.00	8,796.25	43.98	11,203.75	17,440.50
40-520.07-52-00 Tree Trimming & Removal	7,500	0.00	6,045.00	80.60	1,455.00	600.00
40-520.07-60-00 Rental Equipment	2,000	0.00	126.00	6.30	1,874.00	232.95
TOTAL CITY SERVICES	404,500	29,001.65	376,602.97	93.10	27,897.03	394,874.25
<u>OTHER EXPENDITURES</u>						
40-520.09-21-00 Miscellaneous	1,000	0.00	75.00	7.50	925.00	0.00
TOTAL OTHER EXPENDITURES	1,000	0.00	75.00	7.50	925.00	0.00
TOTAL STREET DEPARTMENT	771,000	31,989.49	715,218.82	92.77	55,781.18	884,464.81

C I T Y O F P A R K V I L L E
REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2021

40 -Transportation Fund

TRANSFERS

EXPENDITURES

100.00% OF FISCAL YEAR COMPLETED

	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE	PRIOR FY YEAR TO DATE
<u>TRANSFERS-OTHER SOURCES</u>						
40-550.20-10-00 Transfer to General Fund	175,000	14,583.37	175,000.00	100.00	0.00 (	30,779.04)
40-550.20-11-00 Trans to Projects Fund	14,300	0.00	0.00	0.00	14,300.00	0.00
40-550.20-22-00 Tfr to Debt Svc Fund -20	213,072	0.00	0.00	0.00	213,072.00	213,139.92
TOTAL TRANSFERS-OTHER SOURCES	<u>402,372</u>	<u>14,583.37</u>	<u>175,000.00</u>	<u>43.49</u>	<u>227,372.00</u>	<u>182,360.88</u>
TOTAL TRANSFERS	402,372	14,583.37	175,000.00	43.49	227,372.00	182,360.88
TOTAL EXPENDITURES	<u>1,273,372</u>	<u>46,572.86</u>	<u>890,218.82</u>	<u>69.91</u>	<u>383,153.18</u>	<u>1,066,825.69</u>
EXCESS REVENUES OVER/(UNDER) EXPENDITURE(	112,067)	29,674.28	1,525,356.06		0.00 (	27,944.74)

AS OF: DECEMBER 31ST, 2021

10 -General Fund

ACCOUNT# TITLE

ASSETS

=====

10901	Petty Cash (Admin)	431.31
10911	Petty Cash (Court)	150.00
10952	Court Bnk Acct-Internet Pymts	100.00
12000	General Fund Claim on Cash	679,356.05
15000	Receivables - General	59,324.14
15004	Franchise Tax Receivables	113,247.54
15006	Sales Tax Receivables	112,111.41
15007	Motor Vehicle Tax Receivables	7,245.50
15008	Grants Receivable	137,908.00
18000	Prepaid Insurance	98,009.16
18001	Prepaid - Other	29,752.89
18008	Note Receivable	5,600,000.00
19402	Due from Major Projects Fund	67,279.15
		6,904,915.15

TOTAL ASSETS

6,904,915.15

=====

LIABILITIES

=====

20012	FICA W/H	(27.90)
20013	Medicare W/H	(6.52)
20015	FSA W/H	(625.64)
20022	Medical Ins W/H	(35,529.67)
20023	Dental W/H	1,738.46
20025	Principal W/H	152.88
20027	ALLSTATE W/H	41.04
20028	Vision Care Withholding	384.28
20031	Retirement W/H ING	(1,499.65)
20041	KC Earning Tax W/H	20.99
20070	Vol. Employee Fund W/H	1,350.75
21000	Deferred Revenue	204,853.66
22001	AP Pending (Due to Pooled)	(121.28)
22002	Wages Payable	86,524.22
22501	FLEX Plan Payable	9,596.51
22600	COBRA Liability	1,539.59
25000	Accounts Payable	1,420.65
25006	Deferred Inflow-Grant Rec	137,908.00
25007	Deferred Inflow-Note Rec	5,600,000.00

TOTAL LIABILITIES

6,007,720.37

EQUITY

=====

30001	Fund Balance	1,003,825.24
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TOTAL BEGINNING EQUITY

1,003,825.24

TOTAL REVENUE	5,093,176.69
---------------	--------------

TOTAL EXPENSES	5,199,807.15
----------------	--------------

TOTAL SURPLUS/(DEFICIT)	(106,630.46)
-------------------------	---------------

TOTAL EQUITY & SURPLUS/(DEFICIT)	897,194.78
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BALANCE SHEET

AS OF: DECEMBER 31ST, 2021

10 -General Fund

ACCOUNT# TITLE

EQUITY (CONT.)

=====

TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT

6,904,915.15

=====

BALANCE SHEET

AS OF: DECEMBER 31ST, 2021

21 -River Park Bond Retirement

ACCOUNT#	TITLE		
ASSETS			
=====			
11002 River Prk Dev Bank Acct-	1,255.41		
		1,255.41	
			1,255.41
TOTAL ASSETS			=====
LIABILITIES			
=====			
EQUITY			
=====			
TOTAL REVENUE	1,255.41		
TOTAL SURPLUS/(DEFICIT)	1,255.41		
TOTAL EQUITY & SURPLUS/(DEFICIT)		1,255.41	
TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT			1,255.41
			=====

BALANCE SHEET

AS OF: DECEMBER 31ST, 2021

22 -Capital Project Bonds

ACCOUNT# TITLE

ASSETS

=====

11002 Cash	152,460.70	
14010 Lease Revenue Fund	0.48	
14012 Reserve Fund	0.03	
		152,461.21

TOTAL ASSETS

152,461.21

LIABILITIES

=====

21000 Deferred Revenue	74,591.64	
		74,591.64

TOTAL LIABILITIES

74,591.64

EQUITY

=====

30001 Fund Balance	55,847.60	
		55,847.60
TOTAL BEGINNING EQUITY	55,847.60	
TOTAL REVENUE	452,072.10	
TOTAL EXPENSES	430,050.13	
		22,021.97
TOTAL SURPLUS/(DEFICIT)	22,021.97	
		77,869.57

TOTAL EQUITY & SURPLUS/(DEFICIT)

77,869.57

TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT

152,461.21

=====

BALANCE SHEET

AS OF: DECEMBER 31ST, 2021

23 -Brush Creek NID

ACCOUNT#	TITLE		
ASSETS			
=====			
12000	Claim on Cash	56,892.33	
14013	Escrow Agent	4,300,415.09	
15003	LT Receivables	2,290,499.57	
			6,647,806.99
			=====
TOTAL ASSETS			6,647,806.99
			=====
LIABILITIES			
=====			
21001	LT Deferred Revenue	2,326,279.00	
TOTAL LIABILITIES			2,326,279.00
			=====
EQUITY			
=====			
30001	Fund Balance	4,309,996.51	
30002	Fund Balance-Maintenance Fund	7,599.82	
TOTAL BEGINNING EQUITY			4,317,596.33
TOTAL REVENUE		348,179.79	
TOTAL EXPENSES		344,248.13	
TOTAL SURPLUS/(DEFICIT)			3,931.66
TOTAL EQUITY & SURPLUS/(DEFICIT)			4,321,527.99
			=====
TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT			6,647,806.99
			=====

BALANCE SHEET

AS OF: DECEMBER 31ST, 2021

24 -Brink Meyer Road NID

ACCOUNT# TITLE

ASSETS

=====

12000 Claim on Cash	5,701.93	
14013 Net Proceeds from Refinance	2,949,227.66	
		2,954,929.59

TOTAL ASSETS

2,954,929.59

LIABILITIES

=====

EQUITY

=====

30001 Fund Balance	2,949,525.64
30002 Fund Balance-Maintenance Fund	1,625.04

TOTAL BEGINNING EQUITY		2,951,150.68
------------------------	-------	--------------

TOTAL REVENUE	248,746.41
TOTAL EXPENSES	244,967.50

TOTAL SURPLUS/(DEFICIT)		3,778.91
-------------------------	-------	----------

TOTAL EQUITY & SURPLUS/(DEFICIT)		2,954,929.59
----------------------------------	-------	--------------

TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT		2,954,929.59
---	-------	--------------

=====

BALANCE SHEET

AS OF: DECEMBER 31ST, 2021

30 -Sewer Service Fund

ACCOUNT# TITLE

ASSETS

=====

11002 Sewer Fund Cash in Bank-	23,257.31	
11003 Cash	547,162.68	
11005 MM Bank Lit	224,749.21	
12000 Sewer Service Claim on Cash	72,050.96	
15000 Receivables	240,728.02	
17001 Property, Plant, Equipment	5,503,734.00	
17002 Land	59,975.00	
17003 Infrastructure	3,709,528.00	
17005 Accumulated Depreciation	(5,714,582.50)	
17014 Equipment	320,659.11	
		4,987,261.79

TOTAL ASSETS

4,987,261.79

LIABILITIES

=====

20023 Dental W/H	8.18	
20025 Principal W/H	4.72	
20028 Vision Care Withholding	5.76	
20041 KC Earning Tax W/H	569.90	
20070 Vol. Employee Fund	109.83	
22002 Wages Payable	1,305.60	
26000 Customer Deposits	13,485.00	
TOTAL LIABILITIES		15,488.99

EQUITY

=====

30001 Fund Balance	4,854,895.12	
TOTAL BEGINNING EQUITY	4,854,895.12	
TOTAL REVENUE	1,609,904.35	
TOTAL EXPENSES	1,493,026.67	
TOTAL SURPLUS/(DEFICIT)	116,877.68	
TOTAL EQUITY & SURPLUS/(DEFICIT)	4,971,772.80	
TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT		4,987,261.79

=====

BALANCE SHEET

AS OF: DECEMBER 31ST, 2021

34 -SRF Fund

ACCOUNT#	TITLE		
ASSETS			
=====			
12005	UMB Principal Payments Res Acc	151,261.01	
12006	UMB SRF Interest Payment Res A	4,397.73	
			155,658.74

TOTAL ASSETS			155,658.74
			=====
LIABILITIES			
=====			
24000	Long-Term Bonds Payable	535,000.00	
24001	Bond Issue Premium	23,756.00	
24012	Accrued Interest Payable	25,475.00	
TOTAL LIABILITIES			584,231.00

EQUITY			
=====			
30001	Fund Balance	(577,200.05)	
TOTAL BEGINNING EQUITY		(577,200.05)	
TOTAL REVENUE		160,914.92	
TOTAL EXPENSES		12,287.13	
TOTAL SURPLUS/(DEFICIT)		148,627.79	
TOTAL EQUITY & SURPLUS/(DEFICIT)		(428,572.26)	

TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT			155,658.74
			=====

BALANCE SHEET

AS OF: DECEMBER 31ST, 2021

40 -Transportation Fund

ACCOUNT# TITLE

ASSETS

=====

11001 Cash-Project Acct	1,361,724.17	
12000 Claim on Cash	184,906.62	
15000 Receivables - General	10,752.30	
15004 Receivables-Sales Tax	55,556.23	
		1,612,939.32

TOTAL ASSETS

1,612,939.32

=====

LIABILITIES

=====

EQUITY

=====

30001 Fund Balance	87,583.26	
TOTAL BEGINNING EQUITY		87,583.26
TOTAL REVENUE	2,415,574.88	
TOTAL EXPENSES	890,218.82	
TOTAL SURPLUS/(DEFICIT)		1,525,356.06
TOTAL EQUITY & SURPLUS/(DEFICIT)		1,612,939.32
TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT		1,612,939.32

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C I T Y O F P A R K V I L L E
RESERVED FUND SUMMARY
AS OF: DECEMBER 31ST, 2021

	Income	This Month Expenses	Income	Cumulative Expenses	Fund Balance
41 -Park Sales Tax Fund	73,306.52	47,842.40	636,410.85	290,116.84	657,492.07
45 -Fewson Project Fund	28.97	1,736.05	3,842.74	1,899.80	600,527.71
46 -Guest Room Tax Fund	325.50	0.00	6,409.91	1,000.00	8,946.11
50 -Emergency Reserve Fund	0.00	0.00	0.00	0.00	1,332,108.49
60 -Nature Sanctuary Fund	1,040.00	294.47	10,854.33	3,771.49	264,803.87
63 -Park Donations	0.00	0.00	0.00	0.00	15,107.08
80 -Court Recoupment Fees	100.50	0.00	(1,764.48)	680.46	38,876.45
81 -Police Training Fees-LET	(261.00)	0.00	(2,421.39)	0.00	35,086.95
91 -TIF Development Fund	280,737.06	559,383.54	559,408.11	559,383.54	12,540.99
95 -Capital Projects Fund	1,419,782.77	271,662.54	2,223,221.13	3,577,006.61	(443,674.09)
TOTAL	1,775,060.32	880,919.00	3,435,961.20	4,433,858.74	2,521,815.63

*** END OF REPORT ***

General Fund (10)

Last Updated 1/14/22

	2018	2019	2020	2020	2020	2021	2021	2021	2022	2023	2024	2025
	Actual	Actual	Budgeted	YTD	Projected	Budgeted	YTD	Projected	Projected	Projected	Projected	Projected
<i>Beginning Fund Balance</i>	1,598,030	1,747,951	1,801,183	1,801,183	1,801,183	1,268,485	1,268,485	1,268,485	651,428	(26,586)	(558,014)	(1,012,173)
Revenues												
Taxes	2,323,418	2,434,183	2,505,861	2,410,169	2,410,169	2,538,198	2,582,470	2,538,198	2,588,962	2,640,741	2,693,556	2,747,427
Licenses	57,943	61,510	59,000	56,621	56,621	62,700	70,583	62,700	63,300	61,206	61,818	62,436
Permits	425,574	509,382	344,600	503,898	503,898	389,100	518,981	389,100	395,420	401,863	408,432	415,129
Franchise Fees	890,574	803,146	884,000	776,531	776,531	859,000	816,131	859,000	876,170	893,683	911,547	929,767
Other Revenue	38,426	16,169	40,850	15,188	15,188	34,194	30,885	34,194	34,670	35,156	35,651	36,157
Court Revenue	154,101	130,597	150,000	61,118	61,118	130,000	66,310	130,000	131,950	133,929	135,938	137,977
Interest Income	7,919	7,121	8,000	6,558	6,558	7,500	5,577	7,500	6,120	6,242	6,367	6,495
Miscellaneous Revenue	106,695	671,716	1,125,212	627,751	850,662	506,500	375,158	506,500	514,150	516,870	519,660	518,971
Grant Revenue	6,101	430,406	9,250	-	9,250	7,320	60,881	7,320	9,250	9,250	9,250	7,320
Transfers	405,000	415,000	495,000	495,000	495,000	516,200	566,200	516,200	523,436	530,829	588,383	596,101
Total - General Fund Revenues:	4,415,750	5,479,230	5,621,772	4,952,833	5,184,994	5,050,712	5,093,177	5,050,712	5,143,428	5,229,769	5,370,603	5,457,781
Total Sources	6,013,780	7,227,181	7,422,956	6,754,016	6,986,177	6,319,197	6,361,661	6,319,197	5,794,855	5,203,183	4,812,588	4,445,608
Expenditures												
Administration	1,051,339	1,520,659	1,379,697	1,361,486	1,361,486	1,388,266	1,431,870	1,388,266	1,415,997	1,444,540	1,473,924	1,504,178
Police	1,119,196	1,286,838	1,482,563	1,344,740	1,344,740	1,660,412	1,441,790	1,660,412	1,698,648	1,737,939	1,778,319	1,819,824
Municipal Court	146,193	155,778	167,492	150,718	150,718	172,700	127,781	172,700	176,242	179,873	183,598	187,418
Public Works	221,013	277,370	317,942	284,874	284,874	313,199	281,297	313,199	319,575	326,111	332,813	339,684
Community Development	282,135	292,943	327,872	302,053	302,053	359,311	343,366	359,311	366,763	374,388	382,191	390,176
Streets	385,122	399,253	464,684	420,387	420,387	486,779	492,087	486,779	498,173	509,891	521,943	534,342
Parks	327,323	350,375	408,370	425,630	425,630	450,654	424,244	450,654	459,416	468,419	477,671	487,179
Nature Sanctuary	43,870	46,583	53,864	51,632	51,632	61,898	58,625	61,898	62,650	63,417	64,201	65,001
Information Technology	49,205	48,796	58,352	63,049	63,049	60,745	49,954	60,745	61,049	61,354	61,661	61,969
Public Information	15,370	19,602	21,210	23,753	23,753	30,410	30,093	30,410	30,562	30,715	30,868	31,023
Total Operating Expenses	3,640,766	4,398,198	4,682,046	4,428,321	4,428,321	4,984,374	4,681,106	4,984,374	5,089,075	5,196,648	5,307,189	5,420,795
Capital Outlay (CIP)	358,594	710,300	592,451	366,550	366,550	323,975	159,281	323,975	347,172	177,975	135,120	110,066
Transfers	317,500	317,500	922,822	922,822	922,822	359,420	359,420	359,420	385,195	386,575	382,452	387,795
Total - General Fund Expenditures:	4,316,860	5,425,997	6,197,319	5,717,693	5,717,693	5,667,769	5,199,807	5,667,769	5,821,442	5,761,197	5,824,761	5,918,656
Estimated Ending Balance (deficit) :	1,696,920	1,801,183	1,225,637	1,036,323	1,268,485	651,428	1,161,854	651,428	(26,586)	(558,014)	(1,012,173)	(1,473,048)

Emergency Reserve (50)

Last Updated 1/14/22

	2018 Actual	2019 Actual	2020 Budget	2020 YTD	2020 Projected	2021 YTD	2021 Projected	2022 Projected	2023 Projected	2024 Projected	2025 Projected
<i>Beginning Fund Balance</i>	\$1,446,615	\$1,338,079	\$1,232,108	\$1,232,108	1,232,108	1,232,108	\$1,332,108	\$1,432,108	\$1,532,108	\$1,632,108	\$1,732,108
Revenues											
Temporary Operating Levy							-	-	-	-	-
Transfer from General Fund	317,500	317,500	100,000	100,000	100,000	-	100,000	100,000	100,000	100,000	100,000
Emergency Reserve Revenues:	317,500	317,500	100,000	100,000	100,000	-	100,000	100,000	100,000	100,000	100,000
Total Sources:	1,764,115	1,655,579	1,332,108	1,332,108	1,332,108	1,232,108	1,432,108	1,532,108	1,632,108	1,732,108	1,832,108
Expenditures											
Brush Creek Sewer NID	140,696	140,423	-	-		-	-	-	-	-	-
Brink Meyer Road NID	285,340	283,048	-	-		-	-	-	-	-	-
Emergency Reserve Expenditures:	426,036	423,471	-	-	-	-	-	-	-	-	-
Estimated Ending Balance (deficit) :	1,338,079	1,232,108	1,332,108	1,332,108	1,332,108	1,232,108	1,432,108	1,532,108	1,632,108	1,732,108	1,832,108
TARGET (per reserve policy):	1,079,215	1,356,499	1,549,330	1,549,330	1,549,330	1,549,330	1,411,522	1,455,140	1,440,068	1,455,948	1,354,944

Sewer Fund (30)

Last Updated 1/14/22

	2017 Actual	2018 Actual	2019 Budget	2019 Actual	2020 Budget	2020 YTD	2020 Projected	2021 YTD	2021 Projected	2022 Projected	2023 Projected	2024 Projected	2025 Projected
<i>Beginning Fund Balance</i>	\$ 424,422	439,493	689,313	689,313	1,134,009	1,134,009	1,134,009	1,134,009	893,515	917,202	1,202,448	1,543,068	1,770,097
Revenues													
<i>Projected Rate Increase</i>	10.00%	10.00%	10.00%	10.00%	5.00%				3.00%	3.00%	3.00%	3.00%	3.00%
Sewer Charges	1,147,360	1,320,195	1,334,993	1,471,357	1,516,737	1,413,109	1,516,737	1,549,043	1,562,239	1,609,106	1,657,379	1,707,101	1,758,314
Sewer Tap Fees	28,405	41,850	30,000	36,500	30,000	49,000	43,750	28,000	30,450	30,907	31,370	31,841	32,319
Sewer Impact Fees	25,400	34,650	34,000	94,076	50,000	46,200	50,000	26,400	50,750	51,511	52,284	53,068	53,864
MOAW Bill Collection Payment	434	444	550	442	-	407	-	402	550	550	550	550	550
Grinder Pump Administrative Fee	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620
Interest Income	4,019	4,160	5,000	4,407	4,500	2,778	4,500	1,439	5,050	5,101	5,152	5,203	5,255
Transfer from Sewer CIP (33)	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	22,317	-	5,880	-	-	-	-	-	-	-
Sewer Fund Revenues:	1,210,237	1,405,918	1,409,163	1,633,719	1,605,857	1,521,994	1,619,607	1,609,903	1,653,659	1,701,795	1,751,355	1,802,383	1,854,922
Total Sources:	1,634,659	1,845,411	2,098,476	2,323,032	2,739,866	2,656,003	2,753,616	2,743,912	2,547,174	2,618,996	2,953,804	3,345,451	3,625,019
Expenditures													
Operating Expenses	555,672	540,078	579,117	548,409	571,539	563,535	571,539	940,747	582,222	593,113	604,215	615,532	627,069
Capital Expenses	301,706	244,753	393,400	229,426	826,700	561,087	826,700	376,632	573,300	333,300	300,700	439,000	2,050,000
Debt Service	187,788	181,267	181,862	181,187	181,862	173,341	181,862	175,648	179,450	180,135	180,821	180,821	180,821
Transfer to General Fund - Admin Fee	150,000	190,000	230,000	230,000	280,000	280,000	280,000	-	295,000	310,000	325,000	340,000	355,000
Other Transfers							-						
Sewer Fund Expenditures:	1,195,167	1,156,098	1,384,379	1,189,023	1,860,101	1,577,962	1,860,101	1,493,027	1,629,972	1,416,548	1,410,736	1,575,353	3,212,890
Estimated Working Capital (deficit) :	439,493	689,314	714,097	1,134,009	879,765	1,078,041	893,515	1,250,885	917,202	1,202,448	1,543,068	1,770,097	412,129
TARGET*	\$364,206	\$363,786	\$384,141	\$375,790	\$394,747				\$398,756	\$405,913	\$413,125	\$419,704	\$426,338

Transportation Fund (40)

Last Updated 1/14/22

	2017	2018	2019	2020	2020	2020	2021	2021	2022	2023	2024	2025
	Actual	Actual	Actual	Budget	YTD	Projected	YTD	Projected	Projected	Projected	Projected	Projected
<i>Beginning Fund Balance</i>	\$ 287,412	1,637,554	\$ 1,135,326	\$ 115,528	\$ 115,528	\$ 115,528	\$ (46,301)	\$ (189,043)	\$ (313,645)	\$ (430,475)	\$ (372,086)	\$ (303,643)
Revenues												
Parkville Special Road District	140,072	141,814	\$ 159,097	162,279	160,066	160,066	168,250	164,713	167,184	169,692	\$ 172,237	\$ 174,820
City Transportation Sales Tax	467,233	479,240	\$ 490,501	503,321	459,539	437,410	513,894	510,871	518,534	526,312	\$ 534,207	\$ 542,220
Motor Fuel Tax	150,020	149,072	\$ 150,365	150,000	140,962	136,840	150,243	152,250	154,534	156,852	\$ 159,205	\$ 161,593
County Transportation Sales Tax	211,237	231,017	\$ 229,619	234,212	193,260	171,258	194,102	237,725	241,291	244,910	\$ 248,584	\$ 252,312
Project Cost Share	2,642	30,000	\$ 7,550	-	-	-	16,425	5,304	5,304	5,304	\$ 5,304	\$ 5,304
Sale of Equipment	-	-	\$ -	-	-	-	-	7,500	7,500	7,500	\$ 7,500	\$ 7,500
City Capital Cost Payment				7,500	7,881	11,821	-	7,650	7,803	7,959	8,118	8,281
Transportation Grants		-		-	-	-	-					
Bond Proceeds	2,353,700	-	\$ -	-	-	-	-	-	-	-	\$ -	\$ -
MPR Safety Funds		-		-	11,970	-	9,643					
Leased Properties		5,880		-	-	-	1,361,724					
Grants		-		13,000	-	-	1,292					
Transfers from Other Funds		12,500		-	4,100	4,100	-					
Transportation Fund Revenues:	3,324,904	1,049,523	1,037,133	1,070,312	977,778	921,495	2,415,575	1,086,013	1,102,149	1,118,528	1,135,154	1,152,030
Total Sources:	3,612,316	2,687,077	2,172,459	1,185,839	1,093,306	1,037,023	2,369,274	896,970	788,504	688,053	763,068	848,386
Expenditures												
Streets - Capital	1,327,584	742,396	335,684	425,000	454,831	453,976	293,788	395,000	397,000	397,000	397,000	397,000
Streets - Operating	374,476	393,890	434,463	419,000	429,895	383,950	421,431	425,285	431,664	438,139	444,711	451,382
Transfers (including debt service)	272,701	415,465	1,286,784	388,140	388,140	388,140	175,000	390,330	390,314	225,000	225,000	225,000
Transportation Fund Expenditures:	1,974,762	1,551,751	2,056,931	1,232,140	1,272,866	1,226,066	890,219	1,210,615	1,218,979	1,060,139	1,066,711	1,073,382
Estimated Ending Balance (deficit) :	1,637,554	1,135,326	115,528	(46,301)	(179,560)	(189,043)	1,479,055	(313,645)	(430,475)	(372,086)	(303,643)	(224,996)

RETURN A - MONTHLY RETURN OF OFFENSES KNOWN TO THE POLICE

1	2	3	4	5	6
CLASSIFICATION OF OFFENSES	OFFENSES REPORTED OR KNOWN TO POLICE (INCLUDING "UNFOUNDED" AND ATTEMPTS)	UNFOUNDED, I.E. FALSE OR BASELESS COMPLAINTS	NUMBER OF ACTUAL OFFENSES (COLUMN 2 MINUS COLUMN 3) (INCLUDE ATTEMPTS)	TOTAL OFFENSES CLEARED BY ARREST OR EXCEPTIONAL MEANS (INCLUDES COL. 6)	NUMBER OF CLEARANCES INVOLVING ONLY PERSONS UNDER 18 YEARS OF AGE
			2021	2020	2019 2018
1. CRIMINAL HOMICIDE					
a. MURDER AND NONNEGLIGENT HOMICIDE (score attempts as aggravated assault if homicide reported, submit Supplemental Homicide Report)	11	1	1	0	1 0
b. MANSLAUGHTER BY NEGLIGENCE	12		0	0	0 0
2. RAPE TOTAL	20	2	2	1	0 3
a. Rape	21	2	2	2	
b. Attempts to Commit Rape	22				
c. Historical Rape	22				
3. ROBBERY TOTAL	30	2	2	0	3 1 2
a. Firearm	31	2	2	3	
b. Knife or Cutting Instrument	32				
c. Other Dangerous Weapon	33				
d. Strong-Arm (Hands, Fists, Feet, Etc.)	34				
4. ASSAULT TOTAL	40	23	23	25	21 14 17
a. Firearm	41	1	1		
b. Knife or Cutting Instrument	42				
c. Other Dangerous Weapon	43	1	1	1	
d. Hands, Fists, Feet, Etc. - Aggravated injury	44	8	8	8	
e. Other Assaults - Simple, Not Aggravated	45	13	13	12	
5. BURGLARY TOTAL	50	19	18	19	9 12 19
a. Forcible Entry	51	9	8	6	
b. Unlawful Entry - No Force	52	9	9	3	
c. Attempted Forcible Entry	53	1	1		
6. LARCENY - THEFT TOTAL (Except Motor Vehicle Theft)	60	66	64	103	9 97 82
7. MOTOR VEHICLE THEFT TOTAL	70	13	13	13	2 11 8
a. Autos	71	11	11	2	
b. Trucks and Buses	72	1	1		
c. Other Vehicles	73	1	1		
GRAND TOTAL	77	126	3	123	161 47 136 131

2021 2020 2019 2018

January 2021

Month and Year of Report

Mo0830100

Agency Identifier

7000.00

Population

January 3, 2022

Date

Craig Hubbell

Detective Sergeant

Prepared By

Title

Chief K. L. Chronin

Chief, Commissioner, Sheriff, or Superintendent

Parkville Police Department...

Agency and State

Page 56 of 242

PROPERTY STOLEN BY CLASSIFICATION

CLASSIFICATION		NUMBER OF ACTUAL OFFENSES (COLUMN 4 Return A)	Monetary Value of Property Stolen
1. MURDER AND NONNEGLIGENT MANSLAUGHTER	12	1	
2. RAPE (TOTAL)	20	2	
3. ROBBERY			
(a) HIGHWAY (Streets, alleys, etc.)	31		
(b) COMMERCIAL HOUSE (except c, d and f)	32		
(c) GAS OR SERVICE STATION	33	1	337
(d) CONVENIENCE STORE	34		
(e) RESIDENCE (anywhere on premises)	35		
(f) BANK	36		
(g) MISCELLANEOUS	37	1	1050
TOTAL ROBBERY	30	2	1387
5. BURGLARY - BREAKING AND ENTERING			
(a) RESIDENCE (dwelling)			
(1) NIGHT (6 p.m. - 6 a.m.)	51	6	4810
(2) DAY (6 a.m. - 6 p.m.)	52	3	10053
(3) UNKNOWN	53	3	1405
(b) NON-RESIDENCE (store, office, etc.)			
(1) NIGHT (6 p.m. - 6 a.m.)	54	5	2386
(2) DAY (6 a.m. - 6 p.m.)	55	1	3
(3) UNKNOWN	56		
TOTAL BURGLARY	50	18	18657
6. LARCENY - THEFT (Except Motor Vehicle Theft)			
(a) \$200 AND OVER	61	54	139965
(b) \$50 TO \$200	62	5	696
(c) UNDER \$50	63	5	108
TOTAL LARCENY (Same as Item 6X)	60	64	140769
7. MOTOR VEHICLE THEFT (Including Alleged Joy Riding)	70	13	217985
GRAND TOTAL - ALL ITEMS	77	100	136 122 114 378798
ADDITIONAL ANALYSIS OF LARCENY AND MOTOR VEHICLE THEFT			
6X. NATURE OF LARCENIES UNDER ITEM 6			
(a) POCKET-PICKING	81		
(b) PURSE SNATCHING	82	1	893
(c) SHOPLIFTING	83	9	39 48 48 3778
(d) FROM MOTOR VEHICLE (except e)	84	23	22514
(e) MOTOR VEHICLE PARTS AND ACCESSORIES	85	4	2422
(f) BICYCLES	86		
(g) FROM BUILDING (except c and h)	87	5	5 6 1 18491
(h) FROM ANY COIN-OPERATED MACHINES (parking meters etc.)	88		
(i) ALL OTHERS	89	22	92671
TOTAL LARCENIES (Same as Item 6)	80	64	103 97 82 140769
7X. MOTOR VEHICLES RECOVERED			
(a) STOLEN LOCALLY AND RECOVERED LOCALLY	91	3	2020 2019 2018
(b) STOLEN LOCALLY AND RECOVERED BY ANOTHER JURISDICTION	92	2	
(c) TOTAL LOCALLY STOLEN MOTOR VEHICLES RECOVERED (a & b)	90	5	
(d) STOLEN IN OTHER JURISDICTION AND RECOVERED LOCALLY	93	5	

January 1 through November 30, 2021

2021

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

OPERATIONS REPORT – PARKVILLE DIVISION

December 2021

Wastewater Treatment Plant Operations

- The Wastewater plant received 0.85 inches of precipitation.
- The plant removal efficiency for the month:
 - BOD 96.7% removal
 - TSS 83.5% removal
- An average of 408,871 gallons of wastewater was treated daily.

Wastewater Laboratory Analysis

- Staff performed 523 recorded lab tests.
- The following samples were delivered to Keystone Labs for analysis: NH₃-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.
- Missouri Water Environment Association Lab Practices Committee Meeting

Wastewater Treatment Plant Compliance

- EPA webinar, PFAS and Biosolids Update.
- EPA Risk Resilience and Emergency Response Plan Zoom Meeting.
- EPA webinar, What to Expect When Expecting an Inspection.

Wastewater Treatment Plant Maintenance

- RAS pump 23 failed. Excess solids building up in clarifiers. No redundancy. Pump 21 doesn't keep up.
- Routine preventative maintenance was performed in accordance with all manufacturers' recommendations.

Collection System Operations

- Received end of year order for Robin 4000.
- Responded to sewage leak near Riss Lake.
- Collections System Operator Exam, Class A passed by Local Manager.
- Staff conduct 5 sewer inspections.
- Robin 4000 odor control chemical continues to be fed at Riss Lake. Rate of feed is approximately 25 gallons per day.
- Staff continues to monitor the pressure gauge on force main at River Chase subdivision.
- Staff continues to monitor for H₂S at Manhole B-16 on a weekly basis.
- Staff completed a total of 190 locates for the month of December.

OPERATIONS REPORT – PARKVILLE DIVISION

Collection System Maintenance

- Staff ready to evaluate quotes for replacing fencing at Riss Lake odor control station.
- Staff removed grease from the National, Pinecrest, FF Hwy, 45 Hwy and River Hills Lift Stations.
- Staff performed normal maintenance monitoring.

Bio-solids

- Staff did not land apply biosolids in December.

Safety

- Staff Monthly Safety Meeting: Chainsaw Safety, Ladder Safety, Housekeeping Awareness, Handling Sodium Hypochlorite, Chlorine Safety for Wastewater and Water Operators.
- Tailgate topics: Safety Rules, Personal Protective Equipment, safety glasses, wastewater safety refresher, determining your why.
- Gas Monitor inspected and sensor replaced.
- Crane annual inspections completed.

Recommendations

- Evaluate generator needs at lift stations. Option for portable vs. stationary.
- Evaluate lighting needs at lift stations.

OPERATIONS REPORT – PARKVILLE DIVISION

Loading

Hydraulic	408,871 gallons per day
Organic	992 lbs. of BOD per day (30,761 lbs. per month)
Non-Organic	634 lbs. of TSS per day (19,662 lbs. per month)

NPDES Effluent Permit Parameters

Parameter	Monthly Average	Permit Limit
pH	6.63 Min. and 6.99 Max	6.5 - 9.0
TSS	53.5 mg/L	30 mg/L
BOD ₅	14.2 mg/L	25 mg/L
NH ₃ -N	0.14 mg/L	1.7 mg/L
E. coli Coliform	Sample not required this month	206 #/100 mL
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	96.7%	85 %
Non-Organic	83.5 %	85 %

Biosolids

	Report Period	Year to Date
Quantity Applied	0 dry tons	28 dry tons
Acres Applied	0 acres	20 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							
Dec-21		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	6.75			17.6	414,000	6.76						17.5		
2	7.25	243.5	164.5	17.2	425,000	6.85	5.6	7.5		5.67		17.9	97.7	95.4
3	7.14			17.6	405,000	6.76						17.8		
4					434,000									
5					428,000									
6	6.99			16.7	446,000	6.82						16.8		
7	7.17			14.0	400,000	6.83			<0.10			15.0		
8	7.16			16.3	390,000	6.77						16.4		
9	7.08	282.1	146.5	17.0	446,000	6.68	12.2	47.5		4.82		16.1	95.7	67.6
10	7.10			16.7	439,000	6.70						17.5		
11			179		389,000			17.5						90.2
12					455,000									
13	7.05			16.4	420,000	6.73						16.7		
14	7.18			16.6	395,000	6.78			<0.10			17.0		
15	7.10			18.1	407,000	6.70						18.5		
16	7.20	245	118	16.4	402,000	6.83	6.0	22		4.96		16.9	97.5	81.4
17	7.11			17.0	404,000	6.72						16.9		
18					409,000									
19					407,000									
20	7.05			15.7	440,000	6.76			<0.10			15.7		
21	7.09			16.2	412,000	6.97						16.1		
22	7.16			15.0	439,000	6.99						14.8		
23	7.06	330	243	16.1	439,000	6.63	14.2	53.5		5.9		16.5	95.7	78.0
24	7.17			16.7	425,000									
25					381,000									
26					293,000									
27	9.57			15.0	362,000	6.93			0.14			16.1		
28	7.15			15.6	388,000	6.87						16.6		
29	7.13	355.76	265	16.0	373,000	6.82	TMD	30.5		8.15		16.3		88.5
30	7.09			16.7	387,000	6.90						15.5		
31					421,000									
Total	22	5	6	22	12,675,000	21	4	6	1	5	0	21		
Avg		291	186	16.4	408,871		9.49	29.8	0.14	5.89	0.0	16.6	96.7	83.5
Min	6.75	244	118	14.0	293,000	6.63	5.56	7.50	0.1	4.82	0.0	14.8	95.7	67.6
Max	9.57	356	265	18.1	455,000	6.99	14.2	53.5	0.1	8.15	0.0	18.5	97.7	95.4

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					
11		NON APPLICABLE 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		#1 Aeration Basin					#2 Aeration Basin					Weather Conditions			
	SLUDGE DRY TONS	MIXED LIQUOR					MIXED LIQUOR					Temp ° F	Weather	*RAIN inches	Time
		pH	DO	MLSS	Settleability		pH	DO	MLSS	Settleability					
					30 min ml	Temp ° C				30 min ml	Temp ° C				
UNITS	mg/l	mg/l				UNITS	mg/l	mg/l							
1		6.65	0.35	4,090	940	17.7	6.64	4.58	4,260	890	18.4	39	O	0	7:02
2		6.74	0.26	4,430	960	18.5	6.76	4.76	4,320	930	18.5	49	C	0	7:00
3		6.63	0.46	4,620	950	18.2	6.61	4.86	3,240	910	18.5	48	O	0	7:00
4												37	C	0	7:00
5												52	O	0	8:00
6		6.68	0.17	4,220	940	17.8	6.67	4.55	4,130	950	17.8	29	O	0	7:00
7		6.64	0.38	4,340	950	17.3	6.66	4.49	5,630	860	17.7	28	O	0	7:00
8		6.64	0.53	4,440	900	17.7	6.62	4.19	4,360	850	17.7	28	O	0	7:00
9		6.54	0.25	4,260	940	16.7	6.56	4.65	4,330	880	17.9	42	O	0	7:00
10		6.57	0.46	4,280	960	17.9	6.58	4.89	4,190	920	18.1	44	O	0	7:00
11												34	C	0	9:05
12												41	C	0	9:05
13		6.60	0.71	3,990	960	17.3	6.61	4.62	3,930	860	17.6	37	O	0	7:00
14		6.62	0.40	4,100	940	17.3	6.66	4.96	4,100	900	17.6	46	O	0	7:00
15		6.57	0.76	4,450	960	18.7	6.60	4.24	4,400	860	18.7	67	O	0	7:00
16		6.68	0.32	4,380	970	17.8	6.68	4.34	4,620	900	17.9	32	PC	0.4	7:00
17		6.59	0.20	4,500	950	17.1	6.62	4.74	4,430	870	17.0	33	O	0	7:00
18												36	C	0	8:00
19												32	O	0	8:00
20		6.65	0.25	4,200	960	16.3	6.65	6.10	4,370	900	16.6	29	O	0	7:00
21		6.84	0.40	4,370	990	16.7	6.89	6.47	4,410	980	16.4	26	O	0	7:00
22		6.86	1.99	4,090	980	15.8	6.90	7.28	4,030	990	15.9	32	O	0	7:00
23		6.57	0.47	4,230	980	16.5	6.52	5.32	4,060	800	17.1	44	O	0	7:00
24			0.10			16.8		5.13			16.7	64	C	0	11:00
25			0.35			14.7		6.41			16.8	45	C	0	10:30
26												43	C	0	9:30
27		6.94		2,290	1000	16.2	6.85		2,030	1000	17.6	43	C	0	7:00
28		6.72	0.75	3,200	1000	17.2	6.81	7.35	2,580	1000	16.6	43	R	0.45	7:00
29		6.76	0.30	2,650	1000	16.4	6.73	8.35	2,650	1000	16.6	32	PC	0	7:00
30		6.77	0.41	2,570	1000	16.0	6.84	8.24	2,320	1000	15.5	40	O	0	7:00
31			0.40			16.8		7.56			16.6	50	PC	0	10:30
Total	-											40.2		0.85	

COMMENTS:

TESTS PERFORMED BY (PRINT)

Robert Heckroot

SIGNATURE

Wes Heckroot

PHONE #

816-891-0003

DATE

01/12/2022

REPORT APPROVED BY (PRINT)

Karla Pierce

SIGNATURE

Karla Pierce

PHONE #

816-891-0003

DATE

01/12/2022

**CITY OF PARKVILLE
Policy Report**

Date: January 14, 2022

Prepared By:

Melissa McChesney, City Clerk

Reviewed By:

Joe Parente, City Administrator

ISSUE:

Appoint Michael Pearl as the Ward 1 representative to the Ethics Commission through May 2024, as recommended by the Ethics Commission

BACKGROUND:

One vacancy exists on the Municipal Officials Ethics Commission for Ward 1. Per the Code of Ethics, the Commission consists of five members with the chair appointed by the mayor and one member from each ward appointed by the Board of Aldermen. There is not a process outlined in the Code of Ethics for filling vacancies.

On November 8, the Ethics Commission moved to recommend that the Board of Aldermen fill the vacancies. On November 16, the consensus of the Board of Aldermen was for the Ethics Commission chair to provide appointment recommendations and that staff post information on the City website and communicate with the Ethics Commission chair to request his assistance to identify appointees to fill the vacancies. Applications were forwarded to the Ethics Commission for their review.

At its meeting on December 15, the Ethics Commission voted unanimously to recommend the appointment of Abby Lackamp for the vacancy in Ward 4 and to recommend either Vince Carlisle or Corky McCaffrey for the vacancy in Ward 1. The Board of Aldermen approved the appointment of Abby Lackamp for Ward 4 on December 21 and requested that the Ethics Commission recommend one person to fill the Ward 1 vacancy. On January 13, the Ethics Commission recommended appointing Michael Pearl to serve as Ward 1 representative.

BUDGET IMPACT:

There is no impact on the budget with this item.

ALTERNATIVES:

1. Approve the appointment based on the Ethics Commission recommendations to fill the vacancy for Ward 1.
2. Do not approve the recommendation of the Ethics Commission and consider an alternative.
3. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

Appointments are not reviewed by the Finance Committee.

STAFF RECOMMENDATION:

Staff does not make recommendations on appointments.

POLICY:

Parkville Municipal Code Chapter 107, Section 107.110 states the Board of Aldermen shall appoint four members, one from each aldermanic district. The Mayor shall appoint one member, who shall be the Chairperson of the Commission.

SUGGESTED MOTION:

I move to approve the appointment of Michael Pearl to the Ethics Commission to fill the vacancy in Ward 1 through May 2023.

ATTACHMENTS:

1. Application & Biography



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

Application for Appointed Boards, Commissions and Committees

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

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

Name: Michael Pearl E-mail: michaelpearl@rocketmail.cc

Home Address (required): 1308 Walnut St. Parkville MO. 64152

Mailing Address (if different than above): _____

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

Phone (day): 816308899 Phone (evening): _____ Email: michaelpearl@rocketmail.cc

Current Employer: Farmer/Grower Title: Owner

How did you learn about Parkville boards and commissions?

☐ Internet ☐ Community Group/Organization ☒ Mayor/Alderman ☐ Other

Why are you interested in serving on a Parkville board?

Parkville

There seems to be an open position and its important that democracy with the context ou

Have you ever served on a Parkville board? ☐ Yes ☒ No
If yes, which ones? _____ Dates Served: _____

Do you belong to any community organizations or professional groups?

Platte County Univeristy of Missouri Extension, Council Member

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

*Please submit a resume or short biography
with your application.*

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

Applicant Signature: Michael Pearl Date: 11/15/2021

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

Michael Pearl Bio

Michael Pearl was born and raised in the Parkville area. His family has been in Platte County since the 1830's. He attended St. Therese Grade School and St. Pius X High School and is a member of St. Therese Church. As an All-State athlete in Football and Track and Field, Michael accepted a football scholarship to play for The University of Kansas and graduated with a degree in advertising. Shortly after graduation, Michael left for New York where he worked in Advertising and Marketing for American Express, IBM over 2 decades, receiving many industry awards.

After years in corporate management and executive positions, Michael now resides in Parkville and manages the family's historic 132 year old farm and is a grower for local restaurants and consumers, producing over 15 tons of food annually.

ITEM 3.G.

For 1/18/2022

Board of Aldermen Meeting

**CITY OF PARKVILLE
Policy Report**

Date: January 11, 2022

Prepared By:

Melissa McChesney, City Clerk

Reviewed By:

Joe Parente, City Administrator

ISSUE:

Approve a temporary resort liquor license with Sunday sales for KC Cattle Company, a new business located at 110 Main Street

BACKGROUND:

Per Parkville Municipal Code Chapter 600, all liquor license applications must be approved by the Board of Aldermen. On January 11, 2022, a liquor license application was submitted by KC Cattle Company, a new business located at 110 Main Street. Per Parkville Municipal Code Section 600.070, KC Cattle Company qualifies for a resort liquor license with Sunday sales. Since it will be a new business, a temporary resort license is required for the first three months.

Following approval by the Board and receipt of the license fee, the City Clerk will provide an approval letter to the business which will be submitted to the Missouri Division of Alcohol and Tobacco Control for its Missouri liquor license. A copy of the City's approval letter will be on file in the City Clerk's Office.

BUDGET IMPACT:

The fee for this type of liquor license is \$168.75 and will be coded as revenue in the General Fund

ALTERNATIVES:

1. Approve the temporary resort liquor license
2. Deny the temporary resort liquor license.
3. 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 approving a temporary resort liquor license with Sunday sales for KC Cattle Company located at 110 Main Street.

POLICY:

Parkville Municipal Code Section 600.030 states that the Board of Aldermen shall approve all new applications for a liquor license.

SUGGESTED MOTION:

I move to approve a temporary resort liquor license with Sunday sales for KC Cattle Company, a new business located at 110 Main Street.

ATTACHMENTS:

1. Application



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

APPLICATION TO SELL LIQUOR IN PARKVILLE, MISSOURI

(Parkville Municipal Code Chapter 600)

For period June 1, 2022 to May 31, 2023
Current year Next year

Date of Application: 01/11/2022

SECTION 1.

1. Name of Business: Kansas City Cattle Company
2. Type of Business: Retail Store
3. Street address where liquor is to be sold: 110 Main St.
4. Is this location within 300 feet of a church or school?: Yes ☐ No ☒
See Parkville Municipal Code Section 600.310 Notice and Consent
5. Mailing Address: 20630 Mt. Bethel Rd. Weston, MO, 64098
6. Phone No. of Business: (816) 929-6634 Fax No. of Business: _____
7. Name of Managing Officer (principal applicant): Patrick Montgomery
8. Name(s) of any partner(s) in this business (attach separate sheet if necessary):
Patrick R Montgomery
9. Name(s) and residence address(es) of any other person(s) having financial interest in this business or partnership (attach separate sheet if necessary):
20630 Mount Bethel Road Weston, MO, 64098
10. If corporation, give name of corporation, date of incorporation, state in which incorporated, and names and addresses of all stockholders who hold ten percent (10%) or more of the capital stock (attach separate sheet if necessary):
Kansas City Cattle Company, 08/03/2016, State of Missouri
20630 Mt. Bethel Rd. Weston, MO, 64098
11. Name(s) and residence address(es) of any other person(s) having financial interest in the building to be used for liquor sales:
Parkville Holdings LLC - 7607 NW John Anders Rd. Kansas City, MO, 64152

SECTION 3. LICENSE FOR WHICH APPLICATION IS BEING MADE

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

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

SECTION 4. AFFIDAVIT OF PRINCIPAL APPLICANT

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

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

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

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

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

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

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

SIGNATURE OF PRINCIPAL APPLICANT  DATE: 01 / 11 / 2022

Attach:

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

ITEM 3.H.*For 1/18/2022***Board of Aldermen Meeting****CITY OF PARKVILLE
Policy Report**Date: January 11, 2022Prepared By:

Jeffery Rhodes, Asst. to City Administrator

Reviewed By:

Matthew Chapman, Finance/HR Director

ISSUE:

Approve accounts payable from December 30, 2021 to January 14, 2022

BACKGROUND:

Attached are the statements of approved payments, per the City's Purchasing Policy, for the period from December 30, 2021 to January 14, 2022. All disbursements must be reviewed and approved by the Board of Aldermen prior to the release of City funds.

BUDGET IMPACT:

Accounts Payable	\$967,220.70
Insurance Payments	
1 st of the Month	
EFT Payments	
Processing Fees	
Payroll	\$70,003.53
TOTAL:	\$1,037,254.20

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 \$1,037,254.20 of City funds to pay salaries and accounts.

ATTACHMENTS:

1. AP Report

VENDOR	NAME / I.D.	DESC	ITEM	PAID	DISCOUNT	AMOUNT	ITEM	ITEM
			TYPE	DATE			NO#	AMOUNT
00044	Park Bank							
	I-T1 202201134375	Federal Withholding	D	1/14/2022		9,580.80CR	000887	
	I-T3 202201134375	FICA W/H	D	1/14/2022		11,871.30CR	000887	
	I-T4 202201134375	Medicare W/H	D	1/14/2022		2,776.26CR	000887	24,228.36

* * 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	24,228.36	24,228.36
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	24,228.36	24,228.36

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

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

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT

10	1/2022	23,970.51CR
30	1/2022	257.85CR
=====		
ALL		24,228.36CR

1/14/2022 2:52 PM

A / P CHECK REGISTER

PAGE: 1

PACKET: 07413 FY21_Reg Payments_01/18/2022

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
00002	A & M Printing							
	I-45558	2021 Christmas Card Printing	R	1/18/2022		381.52CR	043540	381.52
02018	Ace ImageWear							
	I-1138498	Shop Towels / Supplies	R	1/18/2022		23.65CR	043541	
	I-1140484	Shop Towels/Supplies	R	1/18/2022		66.14CR	043541	89.79
00483	ADH Rental & Sales							
	I-143343	Kerosene Heaters - Parks	R	1/18/2022		40.00CR	043542	40.00
00593	Alliance Water Resources,							
	I-PS-INV103371	Dec2021_Sewer MGMT	R	1/18/2022		25,476.00CR	043543	
	I-PS-INV103424	Jan2022-Sewer MGMT	R	1/18/2022		25,993.00CR	043543	51,469.00
02980	American Fence Company LLC							
	I-KCINV0000380	Watkins Park Fence	R	1/18/2022		5,672.00CR	043544	5,672.00
02636	BBN Architects							
	I-INVOICE#1	Farmers Market Evaluation	R	1/18/2022		680.00CR	043545	680.00
02979	BKM Construction LLC							
	I-PAYAPP#1	Watkins Park Parking Lot	R	1/18/2022		25,851.00CR	043546	25,851.00
00797	Blue Valley Public Safety							
	I-16151	Jan-Mar2022-Tornado Maint.	R	1/18/2022		768.00CR	043547	768.00
01951	Brenntag Mid-South, Inc							
	I-BMS36399	Riss Lake Odor Control	R	1/18/2022		9,738.90CR	043548	9,738.90
00012	Carquest Auto Parts Store							
	I-2059-701720	Truck Fluids - Transpo	R	1/18/2022		20.84CR	043549	
	I-2059-701834	Truck Maintenance -Transpo	R	1/18/2022		192.76CR	043549	
	I-2059-703406	Truck Fluids - Parks	R	1/18/2022		51.67CR	043549	
	I-2059-704074	Oil & Filters - Transpo	R	1/18/2022		104.30CR	043549	
	I-2059-704643	Police Headlight Replace-PD	R	1/18/2022		30.78CR	043549	
	I-703089	Truck Fluids - Transpo	R	1/18/2022		6.69CR	043549	407.04
00258	Carter Waters Constructio							
	I-15198074-00	Street Repair Materails-Transp	R	1/18/2022		77.00CR	043550	
	I-15203158-00	Street Repair Materials-Transp	R	1/18/2022		89.50CR	043550	166.50
02981	CBC Parkville #2, LLC							
	I-Jan2022-StormH2O	Storm Water Pay-25 Year Lease	R	1/18/2022		250.00CR	043551	250.00

1/14/2022 2:52 PM

A / P CHECK REGISTER

PAGE: 2

PACKET: 07413 FY21_Reg Payments_01/18/2022

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
02982	CBC Parkville #3, LLC							
	I-Jan2022-StormH2O	Storm Water Pay-25 Year Lease	R	1/18/2022		250.00CR	043552	250.00
02983	CBC Parkville #4, LLC							
	I-Jan2022-StormH2O	Storm Water Pay-25 Year Lease	R	1/18/2022		250.00CR	043553	250.00
01633	CivicPlus							
	I-219538	2022 Annual Fee -Civic Clerk	R	1/18/2022		6,930.00CR	043554	6,930.00
00977	Curious Eye Productions							
	I-071-021	December 2021 Broadcasting	R	1/18/2022		1,050.00CR	043555	1,050.00
01990	Dale Brothers, Inc.							
	I-16734	Salt & Sand for Snow - Transpo	R	1/18/2022		6,950.00CR	043556	
	I-16738	Salt & Sand for Snow - Transpo	R	1/18/2022		1,807.00CR	043556	
	I-16739	Salt & Sand for Snow - Transpo	R	1/18/2022		1,737.50CR	043556	10,494.50
00156	Dave's Foreign Car Repair LLC							
	I-0145909	#V600 Repairs & Oil PD	R	1/18/2022		892.09CR	043557	
	I-0145927	Oil Change Chiefs Patrol PD	R	1/18/2022		45.00CR	043557	
	I-0145940	Truck Repair - PARKS	R	1/18/2022		616.68CR	043557	
	I-0145965	V603 Oil Change PD	R	1/18/2022		45.00CR	043557	1,598.77
01208	Drexel Technologies							
	I-SO46610	Truck Bid Assistance-Transpo	R	1/18/2022		35.00CR	043558	35.00
02175	eNet							
	I-6517	Trend Micro-WiFiUpgrade/Domain	R	1/18/2022		3,199.00CR	043559	
	I-6518	Microsoft Exchange Upgrade	R	1/18/2022		8,555.00CR	043559	
	I-6519	Enterprise Harddrive Replace	R	1/18/2022		5,382.00CR	043559	17,136.00
02935	Equipment Share.com, Inc							
	I-1358656-000	Street Repair Materials	R	1/18/2022		95.00CR	043560	95.00
00521	Fry & Associates, Inc.							
	I-32684	Watkins Park Playground Equip	R	1/18/2022		22,694.80CR	043561	22,694.80
00238	G-W Trash Service							
	I-Dec2021-INV100	Trash Service-Parks/Sewer/Stre	R	1/18/2022		465.00CR	043562	465.00
00051	Galls, Inc.							
	I-020077193	Uniforms - Wooldridge PD	R	1/18/2022		120.84CR	043563	
	I-020077234	Uniforms - Pence PD	R	1/18/2022		24.56CR	043563	
	I-020079834	Shotgun Stocks-New Cars PD	R	1/18/2022		291.60CR	043563	
	I-020093188	Kevlar Vests-Heckadon PD	R	1/18/2022		903.00CR	043563	
	I-020093202	Kevlar Vests Stone - PD	R	1/18/2022		903.00CR	043563	
	I-020101902	Uniforms - Pence PD	R	1/18/2022		64.90CR	043563	2,307.90

PACKET: 07413 FY21_Reg Payments_01/18/2022

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
01485	George Butler Associates							
	I-64001	Rt9 @6th St Engineering	R	1/18/2022		1,230.00CR	043564	
	I-64453	Platte 38 Traffic Study Review	R	1/18/2022		2,023.50CR	043564	
	I-65598	Rt9 @ 6th St Engineering	R	1/18/2022		701.00CR	043564	
	I-66363	Rt. 9 Construction Engineering	R	1/18/2022		20,099.00CR	043564	24,053.50
00052	Glen & Jim's Complete	Automotive Service						
	I-161535	Truck Repair - Transpo	R	1/18/2022		25.50CR	043565	25.50
00816	Gulf States Distributors							
	I-1407185-IN	Shotgun Training Ammo PD	R	1/18/2022		476.00CR	043566	476.00
02407	Gunter Construction Company							
	I-PAYAPP#10	Rt. 9 Construction	R	1/18/2022		151,676.12CR	043567	
	I-PAYAPP#9	Rt. 9 Construction	R	1/18/2022		498,399.13CR	043567	650,075.25
00055	H&H Septic Service, Inc.							
	I-51540	HWY45 Forcemain Repair	R	1/18/2022		2,950.00CR	043568	2,950.00
00501	Hinckley Springs							
	I-6913039122321	Water for Street Shop	R	1/18/2022		55.83CR	043569	55.83
02808	HK Hydro Klean							
	I-076373	2021 Sewer CCTV Program	R	1/18/2022		1,040.20CR	043570	1,040.20
02021	KAT Wholesale Outdoor							
	I-WB-7200	Tree Mulch_Parks	R	1/18/2022		60.00CR	043571	60.00
02342	Kaw Valley Engineering, INC.							
	I-C35231	Rt.9 Construction Mat. Testing	R	1/18/2022		5,019.60CR	043572	5,019.60
01888	Kevin Chrisman							
	I-Jan2022-MetroLunch	Jan2022 - Chiefs Metro LunchPD	R	1/18/2022		16.00CR	043573	16.00
00891	Kranz of Kansas City							
	I-KC22200166	Truck Repair - Parks	R	1/18/2022		350.96CR	043574	350.96
00079	MARC							
	I-SI-0011882	2022 HHW Program-Streets	R	1/18/2022		7,757.53CR	043575	7,757.53
00942	McKeever Enterprises dba Price Chopper							
	I-5799	2021 Senior Luncheon ExpPPCAP	R	1/18/2022		68.16CR	043576	
	I-6425	Staff Holiday Party Drinks	R	1/18/2022		56.51CR	043576	
	I-6426	2021 Senior Luncheon-PPCAP	R	1/18/2022		17.04CR	043576	
	I-6427	2021 Senior Luncheon-PPCAP	R	1/18/2022		40.99CR	043576	
	I-6429	Shop Supplies - Streets	R	1/18/2022		75.72CR	043576	
	I-6430	PD Cleaning Supplies	R	1/18/2022		23.95CR	043576	282.37

PACKET: 07413 FY21_Reg Payments_01/18/2022

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

**** CHECK LISTING ****

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
02228	Metro Rolloff Container Services LLC							
	I-21081	Monthly Restroom Rental_Parks	R	1/18/2022		100.45CR	043577	
	I-21082	Monthly Restroom Rental_Parks	R	1/18/2022		185.45CR	043577	
	I-21083	Monthly Restroom Rental_Parks	R	1/18/2022		100.45CR	043577	386.35
00950	Midwest Mobile Radio Service, Inc.							
	I-80053112	2022 Radio Maint. Contract PD	R	1/18/2022		2,040.00CR	043578	2,040.00
00723	Missouri One Call System							
	I-1120254	Locating Service - Sewer	R	1/18/2022		252.50CR	043579	252.50
00092	New Directions							
	I-INV-20447	Q1 2022-EAP Services	R	1/18/2022		408.24CR	043580	408.24
01163	North Hills Engineering, Inc							
	I-2112	Dec2021-On-Call Engineer	R	1/18/2022		2,772.00CR	043581	2,772.00
02517	NueSynergy, Inc							
	I-N45626	COBRA,FSA,HSA Fees	R	1/18/2022		199.25CR	043582	199.25
00107	Platte Rental & Supply							
	I-85554-1	Equipment Repair-Transpo	R	1/18/2022		104.00CR	043583	
	I-85651-1	Equipment Repair-Transpo	R	1/18/2022		3.54CR	043583	
	I-85698	Chain Saw/Weed Trimmer	R	1/18/2022		600.97CR	043583	
	I-W7069-1	Equipment Repair-Transpo	R	1/18/2022		108.69CR	043583	817.20
01739	Print Time							
	I-1266422-IN	PLP Survey Mailers_ParkCIP	R	1/18/2022		3,890.99CR	043584	3,890.99
02591	ProServ							
	I-235865	New Court Printer_2021	R	1/18/2022		1,295.00CR	043585	
	I-235867	2022 BW Copies - Court	R	1/18/2022		425.00CR	043585	1,720.00
01138	R.L. Buford & Associates, LLC							
	I-22033	Platte Landing Park Survey	R	1/18/2022		3,300.00CR	043586	3,300.00
02916	Renaissance Infrastructure Consulting							
	I-21-0970	Rt.9 Construcition Inspection	R	1/18/2022		19,323.50CR	043587	19,323.50
01390	Riss Lake Homes Association							
	I-Jan2022-Riss Lake	Jan2022-Grinder Pump Collect	R	1/18/2022		32,737.31CR	043588	32,737.31

PACKET: 07413 FY21_Reg Payments_01/18/2022

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
00577	Sarah E Recker, Law Offic							
	I-Jan2022-PubDef	Jan2022-Court Fee-PubDef	R	1/18/2022		600.00CR	043589	600.00
02556	Storey Kenworthy / Matt Parrott							
	I-PINV958431	Sewer Postcards(8250)	R	1/18/2022		1,292.18CR	043590	1,292.18
00154	T-Ray Specialties Inc.							
	I-41569	Restroom Supplies-Parks	R	1/18/2022		234.85CR	043591	234.85
02299	Tiffany Falstich							
	I-32691	Payroll Reissue-Aug82014	R	1/18/2022		649.39CR	043592	
	I-32756	Payroll Reissue-Aug222014	R	1/18/2022		124.17CR	043592	
	I-33318	Payroll Reissue-01202015	R	1/18/2022		12.29CR	043592	785.85
02253	TooBaRoo							
	I-Parkvillemo.gov100	Jan2022-Website Hosting	R	1/18/2022		35.00CR	043593	
	I-Parkvillemo.gov101	Website Work-Theme,Content	R	1/18/2022		1,000.00CR	043593	1,035.00
02950	Toshiba America Business Solutions							
	I-5688841	Dec21-Jan22 - Court Copier	R	1/18/2022		25.05CR	043594	25.05
00062	Tyler Techonologies, Inc							
	I-025-360927	INCODE Cash Collect/Printer	R	1/18/2022		2,483.21CR	043595	2,483.21
01083	UMB Bank, N.A.							
	I-Jan2022-Bond	Series 2004C Bond - SRF Sewer	R	1/18/2022		14,754.79CR	043596	14,754.79
02438	Vireo							
	I-P20098.2-3	Park Entry Sign Design-CIP	R	1/18/2022		1,459.00CR	043597	1,459.00
02926	VSM Engineering, LLC							
	I-989	Stormwater Study Review	R	1/18/2022		1,250.00CR	043598	1,250.00
00153	Westlake Ace Hardware							
	I-13904210	Wiper Blades Ford Ranger -PNS	R	1/18/2022		25.76CR	043599	
	I-13904212	Ratchet Straps - Streets	R	1/18/2022		31.34CR	043599	
	I-13904221	GFCI Outlet Replacment-Streets	R	1/18/2022		23.99CR	043599	
	I-13904231	Flashlights - Transpo	R	1/18/2022		64.94CR	043599	
	I-13904264	Shop Supplies - Streets	R	1/18/2022		32.99CR	043599	
	I-13904281	Shop Supplies - Streets	R	1/18/2022		23.76CR	043599	
	I-13904283	Shop Supplies - Streets	R	1/18/2022		13.99CR	043599	
	I-13904286	Memorial Tree Install - PNS	R	1/18/2022		24.86CR	043599	241.63

PACKET: 07413 FY21_Reg Payments_01/18/2022

VENDOR SET: 01

BANK : AP Pooled Cash Regular AP

**** CHECK LISTING ****

VENDOR	NAME / I.D.	DESC	CHECK	CHECK	DISCOUNT	AMOUNT	CHECK	CHECK
			TYPE	DATE			NO#	AMOUNT
VOID	VOID CHECK		V	1/18/2022			043600	**VOID**

* * T O T A L S * *					NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:					60	0.00	942,992.36	942,992.36
HANDWRITTEN CHECKS:					0	0.00	0.00	0.00
PRE-WRITE CHECKS:					0	0.00	0.00	0.00
DRAFTS:					0	0.00	0.00	0.00
VOID CHECKS:					1	0.00	0.00	0.00
NON CHECKS:					0	0.00	0.00	0.00
CORRECTIONS:					0	0.00	0.00	0.00
REGISTER TOTALS:					61	0.00	942,992.36	942,992.36
TOTAL ERRORS: 0 TOTAL WARNINGS: 0								

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

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT

10	1/2022	53,806.97CR
30	1/2022	116,930.88CR
40	1/2022	11,357.32CR
41	1/2022	63,547.79CR
60	1/2022	24.86CR
75	1/2022	750.00CR
84	1/2022	126.19CR
95	1/2022	696,448.35CR
=====		
ALL		942,992.36CR

**CITY OF PARKVILLE
Policy Report**

Date: December 28, 2021

Prepared By:

Alysen Abel, Public Works Director

Reviewed By:

Melissa McChesney, City Clerk

ISSUE:

Approve the second reading of an ordinance to accept the street and storm sewer public improvements and associated maintenance bonds for Thousand Oaks 23rd and 24th plats (Public Works)

BACKGROUND:

The public improvements for Thousand Oaks 23rd and 24th plats include public street and storm sewer. The plans for the street and storm sewer public improvements were approved in February 2021.

The public improvements were design and constructed in accordance with the American Public Works Association design standards and construction specifications. The Public Works Construction Inspector worked closely with the contractor during the construction phase. There were no issues during the construction of the public improvements. The contractor constructed the public improvements in accordance with the approved plans. Furthermore, the contractor has successfully completed all of the punchlist items.

In conjunction with the Thousand Oaks 23rd and 24th plats construction, the developer is required to make improvements to the storm sewer on River Road along the frontage of these plats. This construction includes two culvert crossings on River Road. With the approval of the first reading in August, the Board of Aldermen authorized release of 60 percent of the building permits. Since that time, the contractor has completed the construction associated with the storm sewer improvements. The construction was inspected and the punchlist items have been completed.

BUDGET IMPACT:

The acceptance of these public improvements will have no immediate budget impact. However, the acceptance of the public improvements will add to future street and storm sewer maintenance responsibilities.

ALTERNATIVES:

1. Approve the second reading of an ordinance to accept the public street and storm sewer improvements for Thousand Oaks 23rd and 24th plat.
2. Do not accept the public street and storm sewer improvements.
3. Postpone this 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 approval of the second reading of an ordinance to approve the public street and storm sewer improvements for Thousand Oaks 23rd and 24th plats.

POLICY:

Per Parkville Municipal Code Section 505.080, the Board of Aldermen must accept public improvements prior to the issuance of building permits. Per this section, the Board must also approve the maintenance bond in an amount equal to 50% of the cost of the improvements and guaranteeing against defects in the construction of streets for a period of two years.

SUGGESTED MOTION:

I move to approve Bill No. 3137, an ordinance accepting the street and storm sewer public improvements and associated bonds for Thousand Oaks 23rd and 24th plats, on second reading to become Ordinance No. ____.

ATTACHMENTS:

1. Ordinance
2. River Road Storm Sewer Bond
3. 23rd Plat Curb Bond
4. 23rd Plat Roadway Bond
5. 23rd Plat Storm Sewer Bond
6. 24th Plat Curb Bond
7. 24th Plat Roadway Bond
8. 24th Plat Storm Sewer Bond

BILL NO. 3137

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING PUBLIC STREET AND STORM SEWER IMPROVEMENTS AND ASSOCIATED MAINTENANCE BONDS FOR THOUSAND OAKS 23RD PLAT AND THOUSAND OAKS 24TH PLAT

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

Section 1. The plans titled Thousand Oaks 23rd and 24th plats Street and Storm Sewer Improvements were reviewed by Public Works staff and approved for construction in February 2021.

Section 2. Construction of the public street and storm sewer public improvements associated with Thousand Oaks 23rd and 24th plats were substantially completed.

Section 3. The design and construction of the improvements meet the City's adopted standards as set forth in the Parkville Municipal Code and the currently adopted edition of the Kansas City Metro Chapter of the American Public Works Association.

Section 4. Maintenance bonds were submitted to reflect the value of the public street and public storm sewer improvements.

Section 5. The acceptance date will initiate the beginning of the required two-year contractor maintenance bond period as outlined in Parkville Municipal Code Chapter 505, Section 505.080. Per this section, the applicant is responsible to correct defects or other issues apparent during that time.

Section 5. The public street and storm sewer improvements located within the right-of way and easements of Thousand Oaks 23rd and 24th plats are hereby accepted.

Section 6. This ordinance is effective upon its passage and approval.

PASSED and APPROVED this ____ day of _____ 2021.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney

MAINTENANCE BOND

Bond Number 09394176

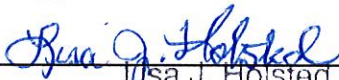
KNOW ALL MEN BY THESE PRESENTS: That **The Havens Construction Co., Inc.** (hereinafter called the Principal), and **Fidelity and Deposit Company of Maryland** a corporation of the State of **Illinois** (hereinafter called the Surety), are held and firmly bound unto the **City of Parkville, MO** (hereinafter called the Oblige), in the full and just sum of **One Hundred Eight Thousand Five Hundred Forty One and No/100 DOLLARS (\$108,541.00)** to the payment of which sum, well and truly be made, the Principal and Surety bind themselves, and each of their heirs, administrators, executors and assigns, jointly and severally firmly by these presents.

WHEREAS the said has been given permission by Permit No. _____ to construct **Thousand Oaks 24th Plat, River Road Improvements, Lines 10 & 11.**

NOW THEREFORE, the conditions of this bond are such that if the said shall construct or cause to be constructed and completed the entire improvement provided for in said Permit, and shall construct same in accordance with specifications used by the City for like improvements, and to the lines and grades given by the City Engineer, all to be done subject to the approval and acceptance of the **City of Parkville, MO** and shall construct said improvement with such materials and in such manner that the same shall endure without need of any repairs for a period of **Two (2)** year from and after completion of said improvement and acceptance thereof; and if said improvement shall endure without the need of repairs for the period of **Two(2)** year from and after the completion and acceptance thereof as aforesaid, then this obligation shall be void; otherwise to be in full force and effect.

Signed and sealed this **5th** day of **January**, **2022**.

Witness:



Lisa J. Holsted
Corporate Secretary

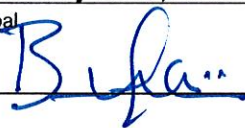
Witness:



Kellie A. Meyer, Witness

The Havens Construction Co., Inc.
9400 Liberty Drive, Liberty, MO 64068

Principal

By:  Bruce M. Laughlin
Senior Vice President

Fidelity and Deposit Company of Maryland
1299 Zurich Way, 5th Floor
Schaumburg, IL 60196-1056 (847) 605-6000

Surety

By:  Mary T. Flahigan, Attorney-in-Fact

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **Robert D. Murray, Vice President**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Debra J. SCARBOROUGH, Kellie A. MEYER, Christy M. BRAILE, Mary T. FLANIGAN, Tahitia M. FRY, Charissa D. LECUYER, Rebecca S. LEAL, C. STEPHENS GRIGGS, Lauren SCOTT, Veronica LAWVER, Hillary D. SHEPARD, Erin C. LAVIN, Patrick T. PRIBYL, Evan D. SIZEMORE, Jeffrey C. CAREY and Charles R. TETER, III**, all of **Kansas City, Missouri**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 5th day of October, A.D. 2021.



ATTEST:
**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

By: Robert D. Murray
Vice President

By: Dawn E. Brown
Secretary

**State of Maryland
County of Baltimore**

On this 5th day of October A.D. 2021, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Constance A. Dunn
Constance A. Dunn, Notary Public
My Commission Expires: July 9, 2023

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 5th day of January, 2022.



Mary Jean Pethick, Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
www.reportsfclaims@zurichna.com
800-626-4577

MAINTENANCE BOND

Bond Number 09394175

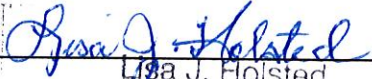
KNOW ALL MEN BY THESE PRESENTS: That **The Havens Construction Co., Inc.** (hereinafter called the Principal), and **Fidelity and Deposit Company of Maryland** a corporation of the State of **Illinois** (hereinafter called the Surety), are held and firmly bound unto the **City of Parkville, MO** (hereinafter called the Obligee), in the full and just sum of **Sixty Six Thousand Eleven and No/100 DOLLARS (\$66,011.00)** to the payment of which sum, well and truly be made, the Principal and Surety bind themselves, and each of their heirs, administrators, executors and assigns, jointly and severally firmly by these presents.

WHEREAS the said has been given permission by Permit No. _____ to construct **Thousand Oaks 23rd Plat, Concrete Curb & Gutter.**

NOW THEREFORE, the conditions of this bond are such that if the said shall construct or cause to be constructed and completed the entire improvement provided for in said Permit, and shall construct same in accordance with specifications used by the City for like improvements, and to the lines and grades given by the City Engineer, all to be done subject to the approval and acceptance of the **City of Parkville, MO** and shall construct said improvement with such materials and in such manner that the same shall endure without need of any repairs for a period of **Two (2)** year from and after completion of said improvement and acceptance thereof; and if said improvement shall endure without the need of repairs for the period of **Two(2)** year from and after the completion and acceptance thereof as aforesaid, then this obligation shall be void; otherwise to be in full force and effect.

Signed and sealed this **5th** day of **January**, **2022**.

Witness:



Lisa J. Holsted
Corporate Secretary

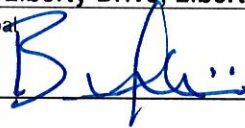
Witness:



Kellie A. Meyer, Witness

The Havens Construction Co., Inc.
9400 Liberty Drive, Liberty, MO 64068

Principal

By:  _____
Bruce M. Laughlin
Senior Vice President

Fidelity and Deposit Company of Maryland
1299 Zurich Way, 5th Floor
Schaumburg, IL 60196-1056 (847) 605-6000

Surety

By:  _____
Mary T. Flanigan, Attorney-in-Fact

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **Robert D. Murray, Vice President**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Debra J. SCARBOROUGH, Kellie A. MEYER, Christy M. BRAILE, Mary T. FLANIGAN, Tahitia M. FRY, Charissa D. LECUYER, Rebecca S. LEAL, C. STEPHENS GRIGGS, Lauren SCOTT, Veronica LAWVER, Hillary D. SHEPARD, Erin C. LAVIN, Patrick T. PRIBYL, Evan D. SIZEMORE, Jeffrey C. CAREY and Charles R. TETER, III, all of Kansas City, Missouri**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 5th day of October, A.D. 2021.



ATTEST:
**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

By: *Robert D. Murray*
Vice President

By: *Dawn E. Brown*
Secretary

**State of Maryland
County of Baltimore**

On this 5th day of October A.D. 2021, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Constance A. Dunn, Notary Public
My Commission Expires: July 9, 2023

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 5th day of January, 2022.



Mary Jean Pethick

Mary Jean Pethick, Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
www.reportsfclaims@zurichna.com
800-626-4577

**MAINTENANCE
BOND**

Travelers Casualty and Surety Company of America
Hartford, CT 06183

Bond No.: 107485484

KNOWN ALL BY THESE PRESENTS: That we Superior Bowen Asphalt Company, LLC,
as Principal, and Travelers Casualty and Surety Company of America, a corporation
organized and existing under the Laws of the State of Connecticut, as Surety, are held
and firmly bound unto City of Parkville, as Oblige, in the
total sum of Two Hundred Forty-six Thousand Four Hundred Ninety-six and 50/100 Dollars
U.S. Dollars (246,496.50) for the payment whereof said Principal and Surety bind
themselves, jointly and severally, as provided herein.

WHEREAS, the Principal entered into a contract with the Oblige dated _____ for
City of Parkville (Thousand Oaks 23rd Plat Project)
_____ ("Work").

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal
shall maintain and remedy said Work free from defects in materials and workmanship for a
period of One (1) year(s) commencing on the date of acceptance by Oblige (the
"Maintenance Period"), then this obligation shall be void; otherwise it shall remain in full force
and effect.

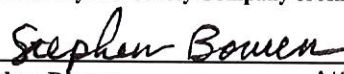
PROVIDED, HOWEVER, that any suit under this bond shall be commenced no later than one
(1) year from the expiration date of the Maintenance Period; provided, however, that if this
limitation is prohibited by any law controlling the construction hereof, such limitation shall be
deemed to be amended so as to be equal to the minimum period of limitation permitted by
such law, and said period of limitation shall be deemed to have accrued and shall commence
to run on the expiration date of the Maintenance Period.

SIGNED this _____ day of _____, _____.

Superior Bowen Asphalt Company, LLC
(Principal)

By: 

Travelers Casualty and Surety Company of America

By: 
Stephen Bowen, Attorney-in-Fact



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

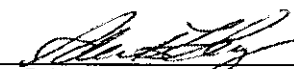
KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Stephen Bowen** of **Kansas City, Kansas**, their true and lawful Attorney-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **3rd** day of **February**, 2017.



State of Connecticut

City of Hartford ss.

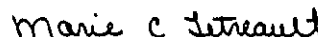
By: 
 Robert L. Raney, Senior Vice President

On this the **3rd** day of **February**, 2017, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, 2021




 Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this _____ day of _____




 Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney-in-Fact and the details of the bond to which the power is attached.



BRUSH CREEK PARTNERS

benefits • risk management • personal lines • retirement

520 West Pennway, Suite LL
Kansas City, MO 64108

AUTHORIZATION TO INSERT DATE OF CONTRACT ON BONDS AND POWER OF ATTORNEY

DATE: 01/05/2022

To: City of Parkville, Missouri

Contractor: Superior Bowen Asphalt Company

Project: Bond # 107485483, 107485484
Thousand Oaks 24th Plat Project & Thousand Oaks 23rd Plat
Project

Dear Sir or Madam:

The undersigned is an authorized representative of **Travelers Casualty and Surety Company of America**, the surety for **Superior Bowen Asphalt Company**, contractor for and during the entire period of construction of the project described above.

Authorization is hereby given by the surety to: **City of Parkville, Missouri** to insert the date of the execution of the contract on the bonds and the power of attorney.

Travelers Casualty and Surety Company of America


Stephen Bowen, Attorney-in-Fact

phone: (816)523-2323
fax: (816)523-2225

MAINTENANCE BOND

Bond Number 09372022

KNOW ALL MEN BY THESE PRESENTS: That The Havens Construction Co., Inc. (hereinafter called the Principal), and Fidelity and Deposit Company of Maryland a corporation of the State of Illinois (hereinafter called the Surety), are held and firmly bound unto the City of Parkville, MO (hereinafter called the Obligee), in the full and just sum of Seventy Eight Thousand Three Hundred Forty Four and No/100 DOLLARS (\$78,344.00) to the payment of which sum, well and truly be made, the Principal and Surety bind themselves, and each of their heirs, administrators, executors and assigns, jointly and severally firmly by these presents.

WHEREAS the said has been given permission by Permit No. _____ to construct Storm Sewer Thousand Oaks 23rd Plat.

NOW THEREFORE, the conditions of this bond are such that if the said shall construct or cause to be constructed and completed the entire improvement provided for in said Permit, and shall construct same in accordance with specifications used by the City for like improvements, and to the lines and grades given by the City Engineer, all to be done subject to the approval and acceptance of the City of Parkville, MO and shall construct said improvement with such materials and in such manner that the same shall endure without need of any repairs for a period of Two (2) year from and after completion of said improvement and acceptance thereof; and if said improvement shall endure without the need of repairs for the period of Two(2) year from and after the completion and acceptance thereof as aforesaid, then this obligation shall be void; otherwise to be in full force and effect.

Signed and sealed this 15th day of February, 2021.

Witness:

Patricia Newcomer

Witness:

Charissa D. Lecuyer
Charissa D. Lecuyer, Witness

The Havens Construction Co., Inc.
9400 Liberty Drive, Liberty, MO 64068

Principal

By:

B. M. Laughlin

Bruce M. Laughlin
Senior Vice President

Fidelity and Deposit Company of Maryland
1299 Zurich Way, 5th Floor
Schaumburg, IL 60196-1056 (847) 605-6000

Surety

By:

Mary T. Flahigan

Mary T. Flahigan, Attorney-in-Fact

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **Robert D. Murray**, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint, **Debra J. SCARBOROUGH, Kellie A. MEYER, Christy M. BRAILE, Mary T. FLANIGAN, Tahitia M. FRY, Charissa D. LECUYER, Rebecca S. LEAL, C. STEPHENS GRIGGS,** of Kansas City, Missouri, EACH, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed; any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons. The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 2nd day of September, A.D. 2020.



ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: *Robert D. Murray*
Vice President

By: *Dawn E. Brown*
Secretary

**State of Maryland
County of Baltimore**

On this 2nd day of September, A.D. 2020, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Constance A. Dunn, Notary Public
My Commission Expires: July 9, 2023

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 15th day of February, 2021.



Brian M. Hodges, Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
www.reportsfcliams@zurichna.com
800-626-4577

MAINTENANCE BOND

Bond Number 09394174

KNOW ALL MEN BY THESE PRESENTS: That The Havens Construction Co., Inc. (hereinafter called the Principal), and Fidelity and Deposit Company of Maryland a corporation of the State of Illinois (hereinafter called the Surety), are held and firmly bound unto the City of Parkville, MO (hereinafter called the Oblige), in the full and just sum of Seventy Four Thousand Seven Hundred Twenty Two and No/100 DOLLARS (\$74,722.00) to the payment of which sum, well and truly be made, the Principal and Surety bind themselves, and each of their heirs, administrators, executors and assigns, jointly and severally firmly by these presents.

WHEREAS the said has been given permission by Permit No. _____ to construct Thousand Oaks 24th Plat, Concrete Curb & Gutter.

NOW THEREFORE, the conditions of this bond are such that if the said shall construct or cause to be constructed and completed the entire improvement provided for in said Permit, and shall construct same in accordance with specifications used by the City for like improvements, and to the lines and grades given by the City Engineer, all to be done subject to the approval and acceptance of the City of Parkville, MO and shall construct said improvement with such materials and in such manner that the same shall endure without need of any repairs for a period of Two (2) year from and after completion of said improvement and acceptance thereof; and if said improvement shall endure without the need of repairs for the period of Two(2) year from and after the completion and acceptance thereof as aforesaid, then this obligation shall be void; otherwise to be in full force and effect.

Signed and sealed this 5th day of January, 2022.

Witness:

Lisa J. Holsted
Lisa J. Holsted
Corporate Secretary

Witness:

Kellie A. Meyer
Kellie A. Meyer, Witness

The Havens Construction Co., Inc.
9400 Liberty Drive, Liberty, MO 64068

Principal

By:

B. Laughlin
Bruce M. Laughlin
Senior Vice President

Fidelity and Deposit Company of Maryland
1299 Zurich Way, 5th Floor
Schaumburg, IL 60196-1056 (847) 605-6000

Surety

By:

Mary T. Flanagan
Mary T. Flanagan, Attorney-in-Fact

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **Robert D. Murray, Vice President**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Debra J. SCARBOROUGH, Kellie A. MEYER, Christy M. BRAILE, Mary T. FLANIGAN, Tahitia M. FRY, Charissa D. LECUYER, Rebecca S. LEAL, C. STEPHENS GRIGGS, Lauren SCOTT, Veronica LAWVER, Hillary D. SHEPARD, Erin C. LAVIN, Patrick T. PRIBYL, Evan D. SIZEMORE, Jeffrey C. CAREY and Charles R. TETER, III**, all of **Kansas City, Missouri**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 5th day of October, A.D. 2021.



ATTEST:
**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

By: *Robert D. Murray*
Vice President

By: *Dawn E. Brown*
Secretary

**State of Maryland
County of Baltimore**

On this 5th day of October A.D. 2021, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Constance A. Dunn, Notary Public
My Commission Expires: July 9, 2023

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 5th day of January, 2022.



Mary Jean Pethick, Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
www.reportsfclaims@zurichna.com
800-626-4577

**MAINTENANCE
BOND**

**Travelers Casualty and Surety Company of America
Hartford, CT 06183**

Bond No.: 107485483

KNOWN ALL BY THESE PRESENTS: That we Superior Bowen Asphalt Company, LLC,
as Principal, and Travelers Casualty and Surety Company of America, a corporation
organized and existing under the Laws of the State of Connecticut, as Surety, are held
and firmly bound unto City of Parkville, as Obligee, in the
total sum of Two-Hundred Eighty-Eight Thousand Six Hundred Sixty-eight and 90/100 Dollars
U.S. Dollars (288,668.90) for the payment whereof said Principal and Surety bind
themselves, jointly and severally, as provided herein.

WHEREAS, the Principal entered into a contract with the Obligee dated _____ for
City of Parkville (Thousand Oaks 24th Plat Project)
_____ ("Work").

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal
shall maintain and remedy said Work free from defects in materials and workmanship for a
period of One (1) year(s) commencing on the date of acceptance by Obligee (the
"Maintenance Period"), then this obligation shall be void; otherwise it shall remain in full force
and effect.

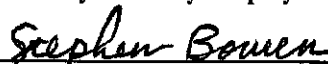
PROVIDED, HOWEVER, that any suit under this bond shall be commenced no later than one
(1) year from the expiration date of the Maintenance Period; provided, however, that if this
limitation is prohibited by any law controlling the construction hereof, such limitation shall be
deemed to be amended so as to be equal to the minimum period of limitation permitted by
such law, and said period of limitation shall be deemed to have accrued and shall commence
to run on the expiration date of the Maintenance Period.

SIGNED this _____ day of _____, _____.

Superior Bowen Asphalt Company, LLC
(Principal)

By: 

Travelers Casualty and Surety Company of America

By: 
Stephen Bowen, Attorney-in-Fact



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Stephen Bowen** of **Kansas City**

Kansas, their true and lawful Attorney-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **3rd** day of **February**, 2017.



State of Connecticut

City of Hartford ss.

By: 

Robert L. Raney, Senior Vice President

On this the **3rd** day of **February**, 2017, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, 2021




Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

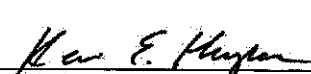
FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this

day of




Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney-in-Fact and the details of the bond to which the power is attached.



BRUSH CREEK PARTNERS

benefits • risk management • personal lines • retirement

520 West Pennway, Suite LL
Kansas City, MO 64108

AUTHORIZATION TO INSERT DATE OF CONTRACT ON BONDS AND POWER OF ATTORNEY

DATE: 01/05/2022

To: Forest Park Development, LLC

Contractor: Superior Bowen Asphalt Company

Project: Bond # 107485483, 107485484
Thousand Oaks 24th Plate Project & Thousand Oaks 23rd Plat
Project

Dear Sir or Madam:

The undersigned is an authorized representative of **Travelers Casualty and Surety Company of America**, the surety for **Superior Bowen Asphalt Company**, contractor for and during the entire period of construction of the project described above.

Authorization is hereby given by the surety to: **Forest Park Development, LLC** to insert the date of the execution of the contract on the bonds and the power of attorney.

Travelers Casualty and Surety Company of America


Stephen Bowen, Attorney-in-Fact

phone: (816)523-2323
fax: (816)523-2225

MAINTENANCE BOND

Bond Number 09372023

KNOW ALL MEN BY THESE PRESENTS: That The Havens Construction Co., Inc. (hereinafter called the Principal), and Fidelity and Deposit Company of Maryland a corporation of the State of Illinois (hereinafter called the Surety), are held and firmly bound unto the City of Parkville, MO (hereinafter called the Oblige), in the full and just sum of Eighty Five Thousand Four Hundred Eighty One and No/100 DOLLARS (\$85,481.00) to the payment of which sum, well and truly be made, the Principal and Surety bind themselves, and each of their heirs, administrators, executors and assigns, jointly and severally firmly by these presents.

WHEREAS the said has been given permission by Permit No. _____ to construct Storm Sewer Thousand Oaks 24th Plat.

NOW THEREFORE, the conditions of this bond are such that if the said shall construct or cause to be constructed and completed the entire improvement provided for in said Permit, and shall construct same in accordance with specifications used by the City for like improvements, and to the lines and grades given by the City Engineer, all to be done subject to the approval and acceptance of the City of Parkville, MO and shall construct said improvement with such materials and in such manner that the same shall endure without need of any repairs for a period of Two (2) year from and after completion of said improvement and acceptance thereof; and if said improvement shall endure without the need of repairs for the period of Two(2) year from and after the completion and acceptance thereof as aforesaid, then this obligation shall be void; otherwise to be in full force and effect.

Signed and sealed this 15th day of February, 2021.

Witness:

Patricia J. Furman

Witness:

Charissa D. Lecuyer
Charissa D. Lecuyer, Witness

The Havens Construction Co., Inc.
9400 Liberty Drive, Liberty, MO 64068

Principal

By:

B. Laughlin

Bruce M. Laughlin
Senior Vice President

Fidelity and Deposit Company of Maryland
1299 Zurich Way, 5th Floor
Schaumburg, IL 60196-1056 (847) 605-6000

Surety

By:

Mary T. Flanagan

Mary T. Flanagan, Attorney-in-Fact

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **Robert D. Murray**, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint, **Debra J. SCARBOROUGH, Kellie A. MEYER, Christy M. BRAILE, Mary T. FLANIGAN, Tahitia M. FRY, Charissa D. LECUYER, Rebecca S. LEAL, C. STEPHENS GRIGGS**, of Kansas City, Missouri, EACH, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons. The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 2nd day of September, A.D. 2020.



ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: *Robert D. Murray*
Vice President

By: *Dawn E. Brown*
Secretary

**State of Maryland
County of Baltimore**

On this 2nd day of September, A.D. 2020, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Constance A. Dunn, Notary Public
My Commission Expires: July 9, 2023

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 15th day of February, 2021.



Brian M. Hodges, Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
www.reportsfcliams@zurichna.com
800-626-4577

**CITY OF PARKVILLE
Policy Report**

Date: January 13, 2022

Prepared By:

Alysen Abel, Public Works Director

Reviewed By:

Melissa McChesney, City Clerk

ISSUE:

Approve Resolution No. 22-001 endorsing an application for the Platte County Parks and Recreation Outreach Grant Program for lighting improvements in English Landing Park (Public Works)

BACKGROUND:

In 2009, the voters of Platte County approved a 10-year, half-cent sales tax for parks, recreation and stormwater control. A portion of the sales tax proceeds are allocated to the Outreach Grant Program to promote the development of local parks, recreation facilities and programs. Approximately \$250,000 is available each year through this program. In 2020, the voters of Platte County approved the sales tax renewal, supporting parks at a quarter-cent sales tax.

The Platte County Commission developed the Outreach Grant Program to promote the development of local parks, recreation facilities and programs to enhance the quality of life for all residents. The program strengthens partnerships between the county, local governments and non-profit organizations to strategically meet our common goals. Applicants must be a local government, school district, or other public subdivision of the State of Missouri.

Groups who are awarded grants can use the funds for a number of purposes related to parks and recreation. Eligible projects include, but are not limited to, the development or improvement of recreational facilities such as playgrounds, ball fields, and trails. During previous meetings, the Community Land and Recreation Board (CLARB) discussed the 2022 Parks Capital Improvements Program (CIP)

In the CLARB meeting on January 12, 2022, staff presented five options for consideration by the Board. The potential list of projects included:

1. Replace the two first-come-first-serve shelters in English Landing Park, north of McAfee near Busch Drive.
2. Install a new shelter building in English Landing Park, between the West Shelter and McKeon Stage.
3. Install lamp posts along the trail in English Landing Park, between the A-Truss Bridge and the Lookout near Grigsby Field.
4. Purchase heavy duty round tables for the brick area near McKeon Stage, along with a concrete ping pong table.
5. Additional amenities for the Busch Drive improvements, such as benches, interpretive signs, drinking fountain, etc., to complement the planned improvements.

CLARB discussed the options presented and proposed a few additional projects to be considered by the group. The group determined that the lighting in English Landing Park would be the best candidate for this year's Outreach Grant Program. Staff will propose using the salvaged streetlight poles from the Reserve at Riss Lake. These poles will be installed west of the A-Truss Bridge to the lookout near Grigsby Field.

Instead of providing several options for the County to choose from, with the City typically only receiving one project each year, we have decided to only apply for one single grant in 2022.

BUDGET IMPACT:

Each year, the City programs funding for Parks projects in the maintenance and CIP budgets. The total estimated cost of this project is \$35,000 and the City will be requesting \$15,000 from Platte County.

ALTERNATIVES:

1. Approve Resolution No. 21-001 to endorse an application for the Platte County Parks and Recreation Grant Program for the lighting improvements in English Landing Park.
2. Approve Resolution No. 21-001, with changes recommended by the Board of Aldermen.
3. Do not submit an application for this grant cycle.
4. Postpone this 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 City submit an outreach grant application for the lighting improvements in English Landing Park.

COMMUNITY LAND AND RECREATION BOARD (CLARB) RECOMMENDATION:

At the meeting on January 12, 2022, CLARB voted 7-0 to recommend that the Board of Aldermen direct staff to prepare an Outreach Grant application for the lighting improvements in English Landing Park.

POLICY:

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

SUGGESTED MOTION:

I move to approve Resolution No. 22-001 endorsing an application for the Platte County Parks and Recreation Outreach Grant Program for the lighting improvements in English Landing Park.

ATTACHMENTS:

1. Resolution No. 22-001
2. Lighting Sample



***CITY OF PARKVILLE, MO.
RESOLUTION No. 20-012***

**A RESOLUTION APPROVING AND ENDORSING AN APPLICATION TO THE PLATTE
COUNTY COMMISSION FOR FUNDING UNDER THE PARKS AND RECREATION
OUTREACH GRANT PROGRAM, FUNDED BY THE COUNTY-WIDE DEDICATED PARKS
AND RECREATION QUARTER-CENT SALES TAX**

WHEREAS, the County of Platte and the City of Parkville deem it a high priority to improve quality of life for all citizens through parks and recreation programs; and

WHEREAS, the County Commission of the County of Platte seeks to support local parks and recreation efforts, create effective partnerships, and increase the level of cooperation between County government and cities, schools, and non-profit community service organizations within the county; and

WHEREAS; the citizens of Platte County in August 2020, approved a renewal of the-quarter cent sales tax for purposes related to parks and recreation; and

WHEREAS, the County Commission of the County of Platte has developed the *Parks and Recreation Outreach Grant Program*, funded by the citizen approved quarter-cent county-wide sales tax; and

WHEREAS, the City of Parkville wishes to make application to the County for consideration of specific projects for Outreach Grant Program funds; and

WHEREAS, the City of Parkville agrees to comply with all program guidelines and requirements of said Outreach Grant Program if such application shall be funded by the County Commission.

NOW, THEREFORE, BE IT RESOLVED that the Board of Aldermen approves and endorses an application for the Platte County Parks and Recreation Outreach Grant Program to help fund improvements to Watkins Park.

BE IT FURTHER RESOLVED that the Board of Aldermen directs City Administration to complete and submit the required grant application documents.

IN TESTIMONY WHEREOF, I have hereunto set my hand in the City of Parkville this 15th day of December 2020.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney



**CITY OF PARKVILLE
Policy Report**

Date: January 13, 2022

Prepared By:

Alysen Abel, Public Works Director

Reviewed By:

Melissa McChesney, City Clerk

ISSUE:

Approve Resolution No. 22-002 endorsing an application for the Platte County Parks and Recreation Outreach Grant Program for the construction of a public restroom facility in downtown Parkville (Public Works)

BACKGROUND:

In 2009, the voters of Platte County approved a 10-year, half-cent sales tax for parks, recreation and stormwater control. A portion of the sales tax proceeds are allocated for the Outreach Grant Program to promote the development of local parks, recreation facilities and programs. Approximately \$250,000 is available each year through this program. In 2020, the voters of Platte County approved the sales tax renewal, supporting parks at a quarter-cent sales tax.

The Platte County Commission developed the Outreach Grant Program to promote the development of local parks, recreation facilities, and programs to enhance the quality of life for all residents. The program strengthens partnerships between the County, local governments, and non-profit organizations to strategically meet our common goals. Applicants must be a local government, school district, or other public subdivision of the State of Missouri.

Groups who are awarded grants can use the funds for a number of purposes related to parks and recreation. Eligible projects include, but are not limited to, the development or improvement of recreational facilities such as playgrounds, ball fields and trails.

In 2021, members of the Main Street Parkville Association (MSPA) and Parkville Old Towne Market Community Improvement District (POTMCID) approached the City requesting a restroom facility in downtown Parkville. There currently is no public restroom facility for downtown customers; the closest restroom facility is located in English Landing Park..

The POTMCID board committed \$35,000 of their sales tax revenue to assist with the project. Two downtown property owners committed a total of \$10,000. Since the City does not have funding available, the project partners started looking for grants and other outside funding sources..

The Platte County Outreach Grant funding has been utilized in the past for downtown restroom improvements in other communities within Platte County. Representatives of MSPA, POTMCID and City staff have been working together to develop a plan for the restrooms and draft the grant application. Attachments include the site plan and building design for the proposed restroom facility.

The City owns the vacant property located on the east side of Main Street, north of the railroad tracks. Following a train derailment in the early 2000s, the building was demolished. The City

retained ownership of that property and currently maintains it as green space. The proposed restroom facility includes two unisex/family restrooms, which will be ADA-compliant.

Since the City will be applying for a separate Outreach Grant for English Landing Park, MSPA will be listed as the applicant. The application will need to include a letter of support from the POTMCID Board, as well as a resolution of support from the Board of Aldermen.

The initial construction costs for the building will be shared between the funding from the Outreach Grant, as well as the POTMCID contribution and property owner commitments. The City will contribute the value of the property, as well as site improvements such as sidewalks and landscaping following the building construction. These site improvements will be funded through existing budget line items. The City, as the property owner, will also be responsible for the project management.

The grant application requires a plan associated with maintenance and operations of the restroom facility. When staff presented the restroom facility to the Finance Committee, the Committee members were concerned about the use of City funds for the weekly cleaning and long-term maintenance of the restroom facility. The POTMCID collects 1% sales tax revenues from purchases in the downtown district. The Finance Committee members stated that the POTMCID revenue would be the ideal source of funding for the operations and maintenance of the restroom. As the property owner, the City would be responsible for contracting with a third party for the weekly cleaning, at an estimated cost of \$6,000 per year.

BUDGET IMPACT:

The 2022 Transportation Fund includes funding in the Curb & Sidewalk program for the installation of sidewalk around the restroom facility. The 2022 General Fund includes funding in the Parks maintenance budget that could be used to purchase a picnic table and landscape amenities for the open space near the restroom facility..

ALTERNATIVES:

1. Approve Resolution No. 22-002, a resolution of support endorsing an application for the construction of a public restroom in downtown Parkville.
2. Approve Resolution No. 22-002, with revisions as stated by the Board of Aldermen.
3. Do not submit an application for the downtown restroom facility.

FINANCE COMMITTEE RECOMMENDATION:

Although the expenses related to weekly cleaning and long-term maintenance were discussed informally with the Finance Committee, there was no formal action taken regarding this resolution at their meeting on January 10, 2022.

STAFF RECOMMENDATION:

Staff recommends the approval of resolution of support for the restroom project. This project should be a partnership between MSPA, POTMCID and the City. The maintenance and operations of the restroom needs to be determined prior to applying for the Outreach Grant.

POLICY:

The Outreach Grant requires a resolution of support approved by the Board of Aldermen to accompany the completed application.

SUGGESTED MOTION:

I move to approve Resolution No. 22-002 endorsing an application for the Platte County Parks and Recreation Outreach Grant Program for the construction of a public restroom facility in downtown Parkville.

ATTACHMENTS:

1. Resolution No. 22-002
2. Site Plan
3. Building Plans



***CITY OF PARKVILLE, MO.
RESOLUTION No. 22-002***

**A RESOLUTION APPROVING AND ENDORSING AN APPLICATION TO THE PLATTE
COUNTY COMMISSION FOR FUNDING UNDER THE PARKS AND RECREATION
OUTREACH GRANT PROGRAM, FUNDED BY THE COUNTY-WIDE DEDICATED PARKS
AND RECREATION QUARTER-CENT SALES TAX**

WHEREAS, the County of Platte and the City of Parkville deem it a high priority to improve quality of life for all citizens through parks and recreation programs; and

WHEREAS, the County Commission of the County of Platte seeks to support local parks and recreation efforts, create effective partnerships, and increase the level of cooperation between County government and cities, schools, and non-profit community service organizations within the county; and

WHEREAS, the County Commission of the County of Platte has developed the *Parks and Recreation Outreach Grant Program*, funded by the citizen approved quarter-cent county-wide sales tax; and

WHEREAS; the Main Street Parkville Association (MSPA), Parkville Old Towne Marketplace Community Improvement District (POTMCID) and City of Parkville created a partnership to construct a public restroom facility in downtown Parkville; and

WHEREAS, the Main Street Parkville Association (MSPA) wishes to make application to the County for consideration of specific projects for Outreach Grant Program funds; and

WHEREAS, the City of Parkville agrees to comply with all program guidelines and requirements of said Outreach Grant Program if such application shall be funded by the County Commission.

NOW, THEREFORE, BE IT RESOLVED that the Board of Aldermen approves and endorses an application for the Platte County Parks and Recreation Outreach Grant Program to assist with the construction of a public restroom facility in downtown Parkville.

BE IT FURTHER RESOLVED that the Board of Aldermen directs City Administration to complete and submit the required grant application documents.

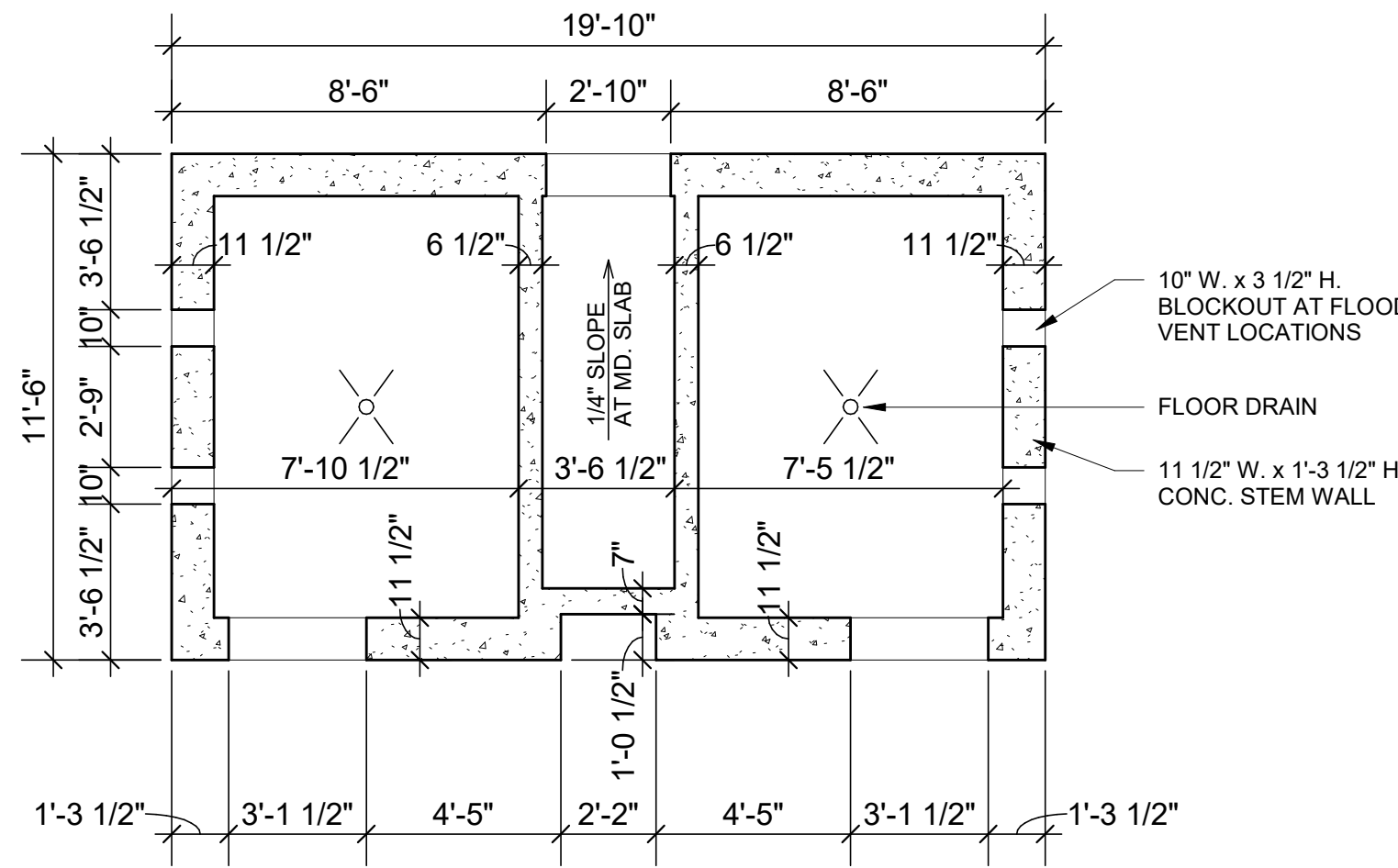
IN TESTIMONY WHEREOF, I have hereunto set my hand in the City of Parkville this 18th day of January 2022.

Mayor Nanette K. Johnston

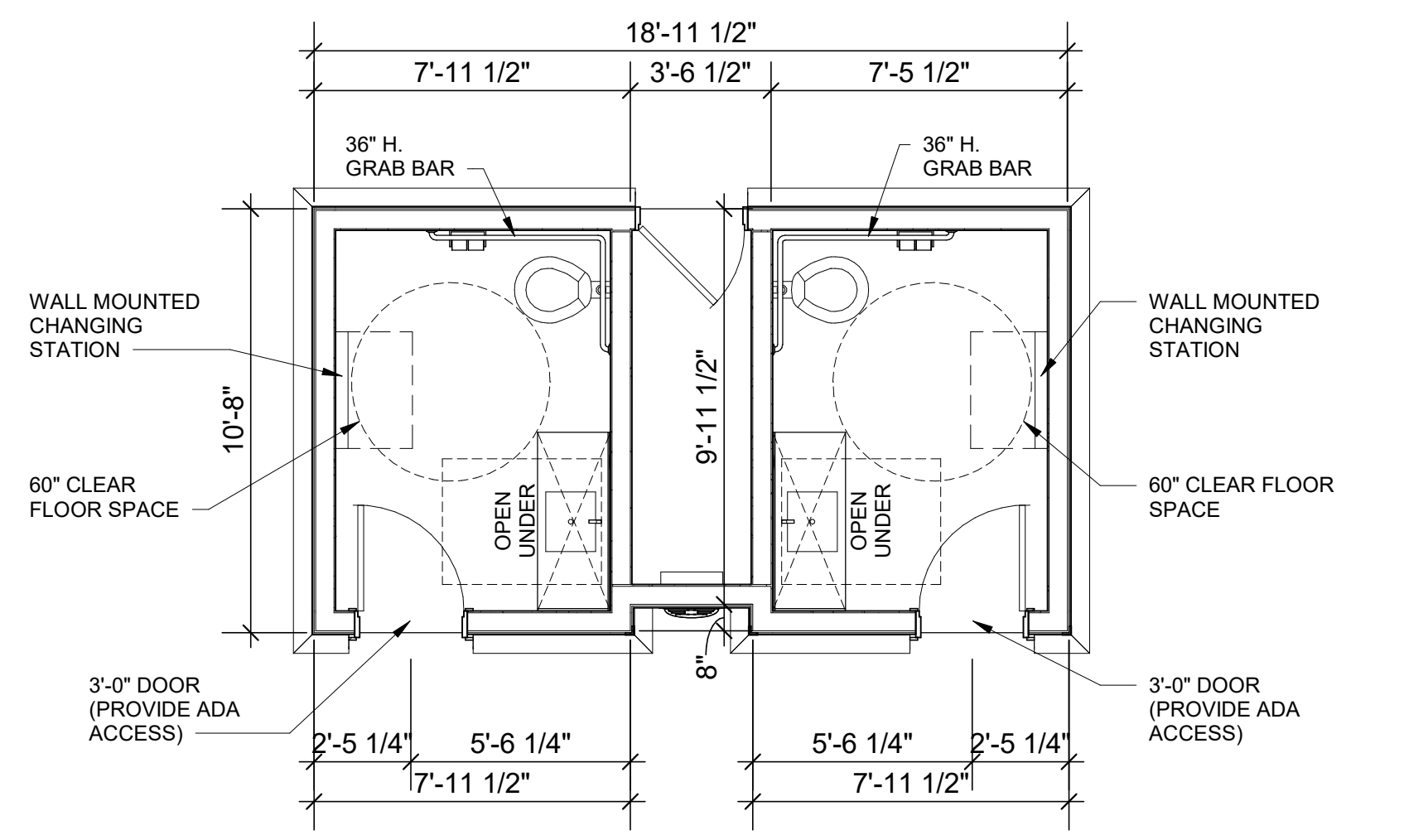
ATTESTED:

City Clerk Melissa McChesney

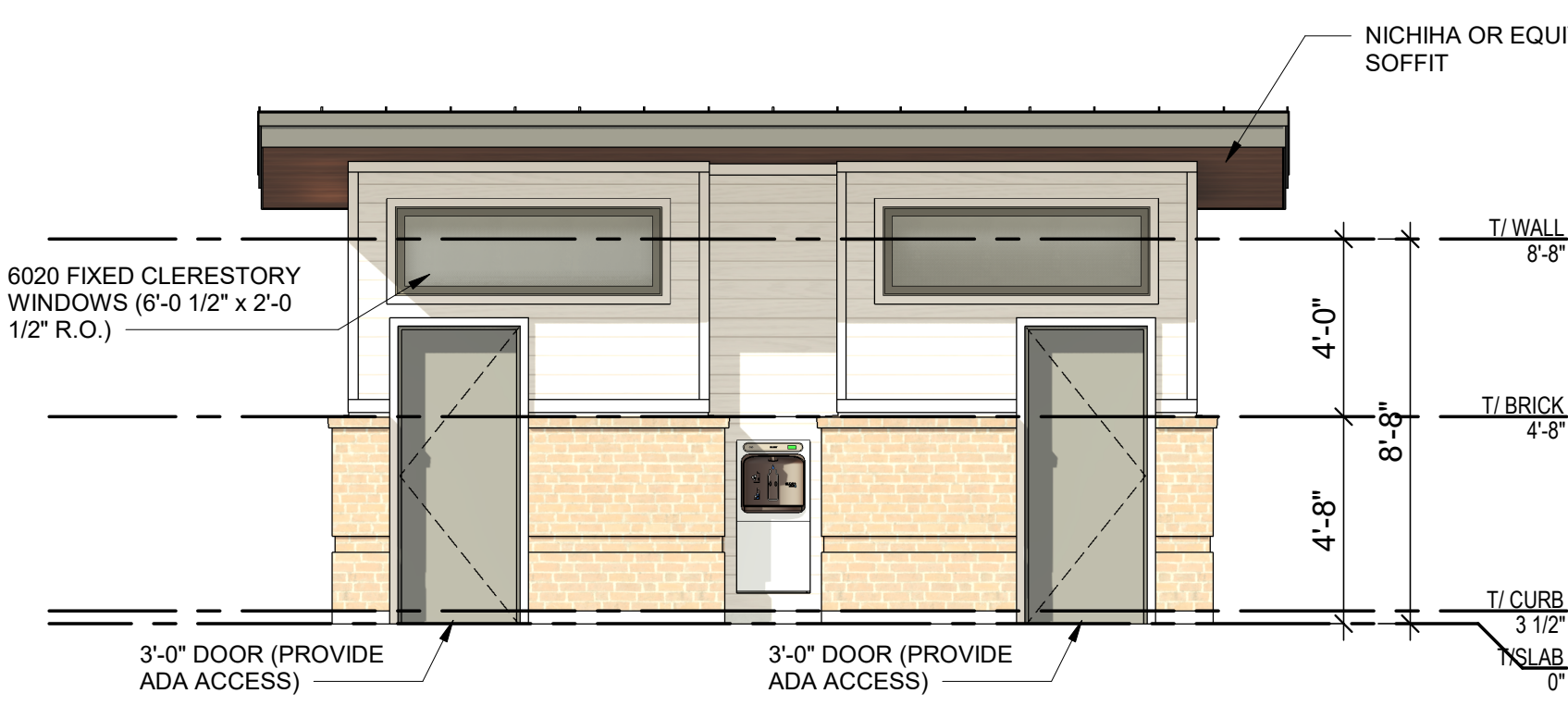
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11/23/2021 11:31:49 AM



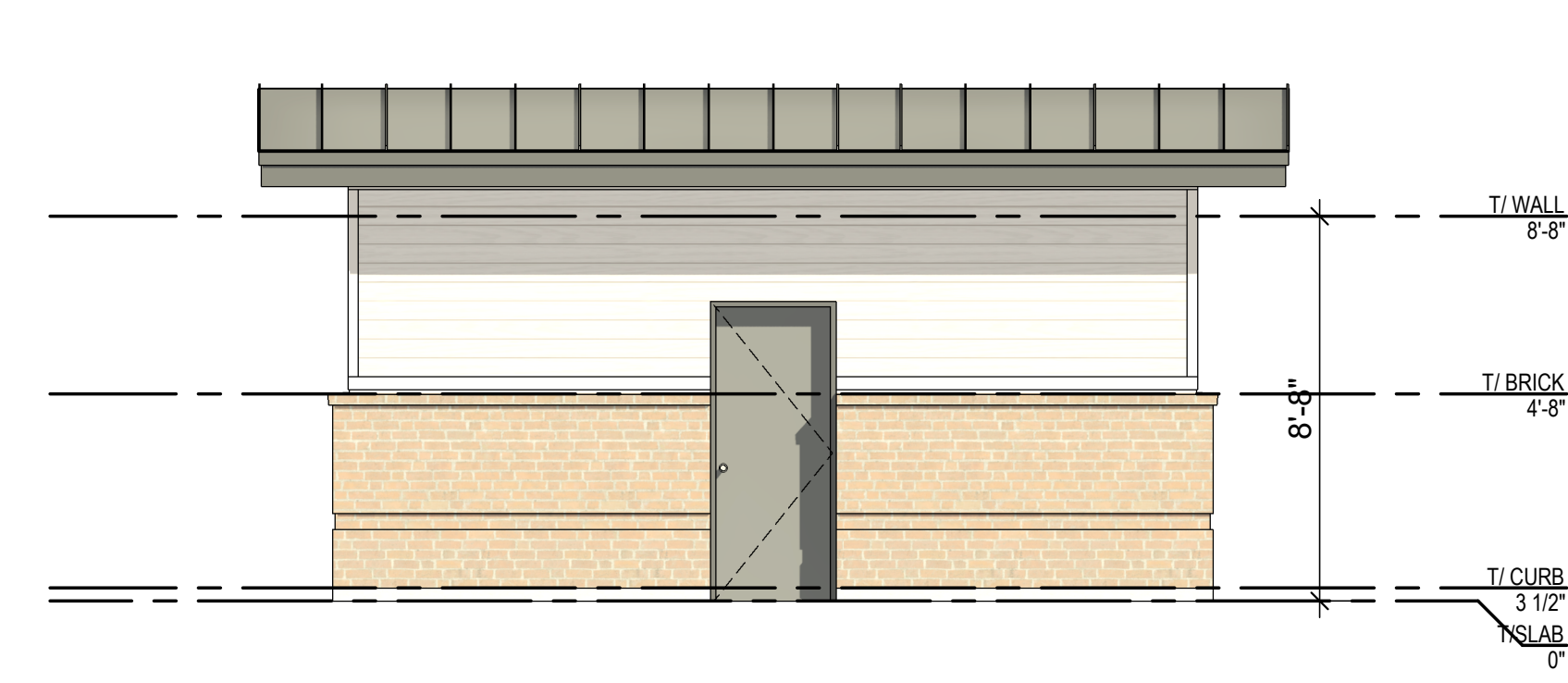
10 T/SLAB
1/4" = 1'-0"



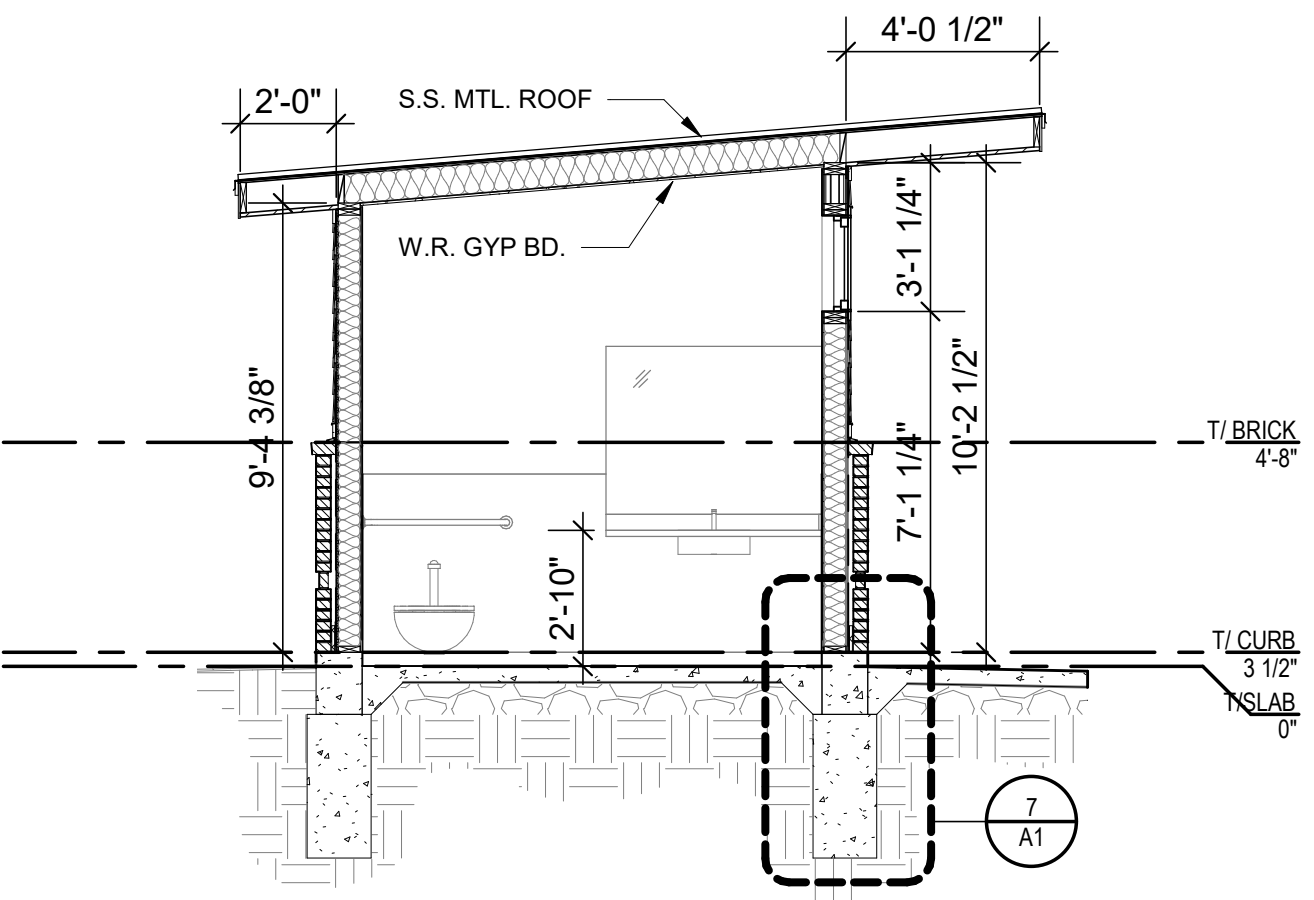
9 T/ CURB
1/4" = 1'-0"



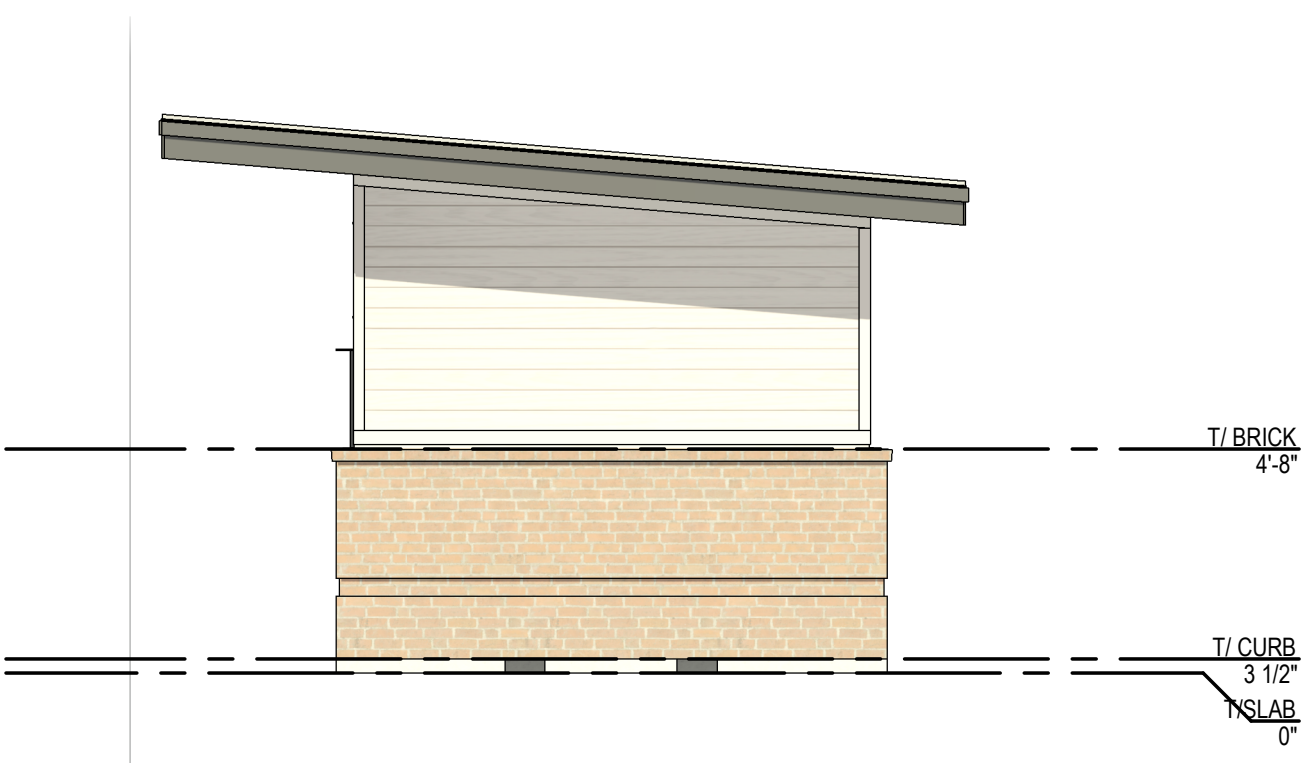
6 South
1/4" = 1'-0"



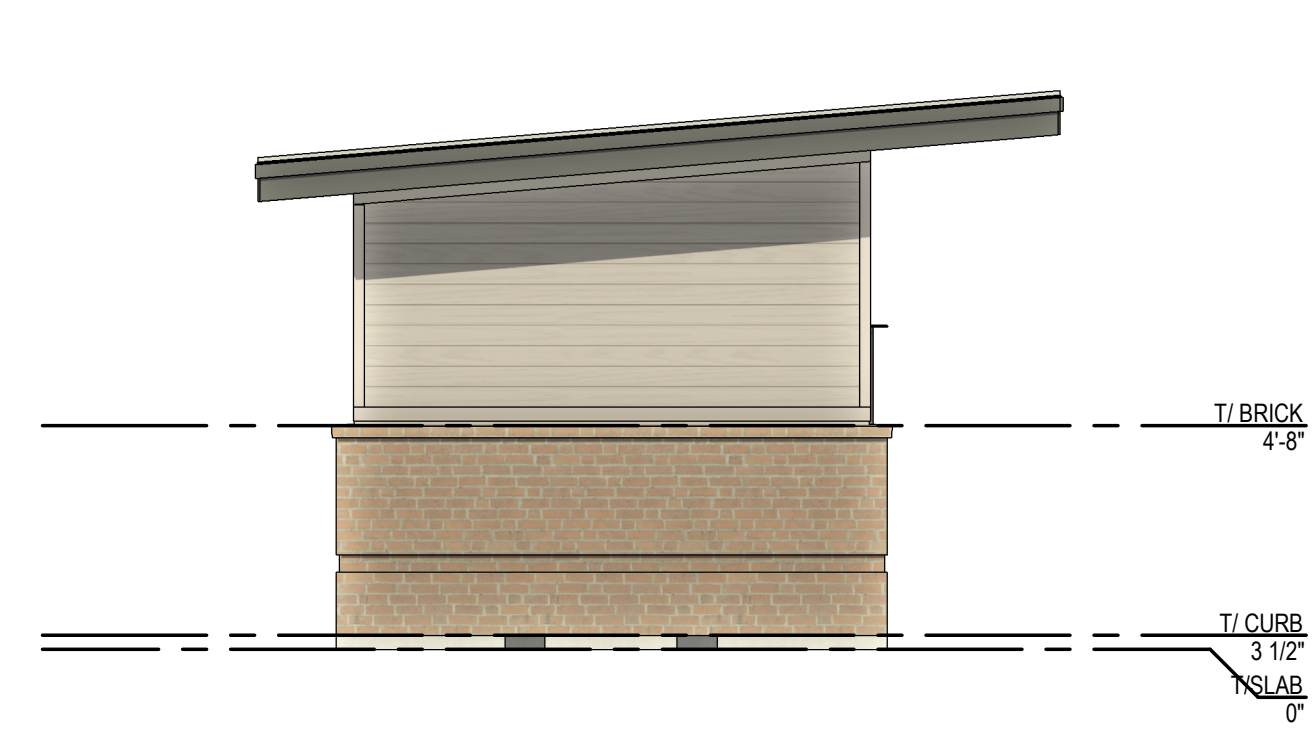
4 North
1/4" = 1'-0"



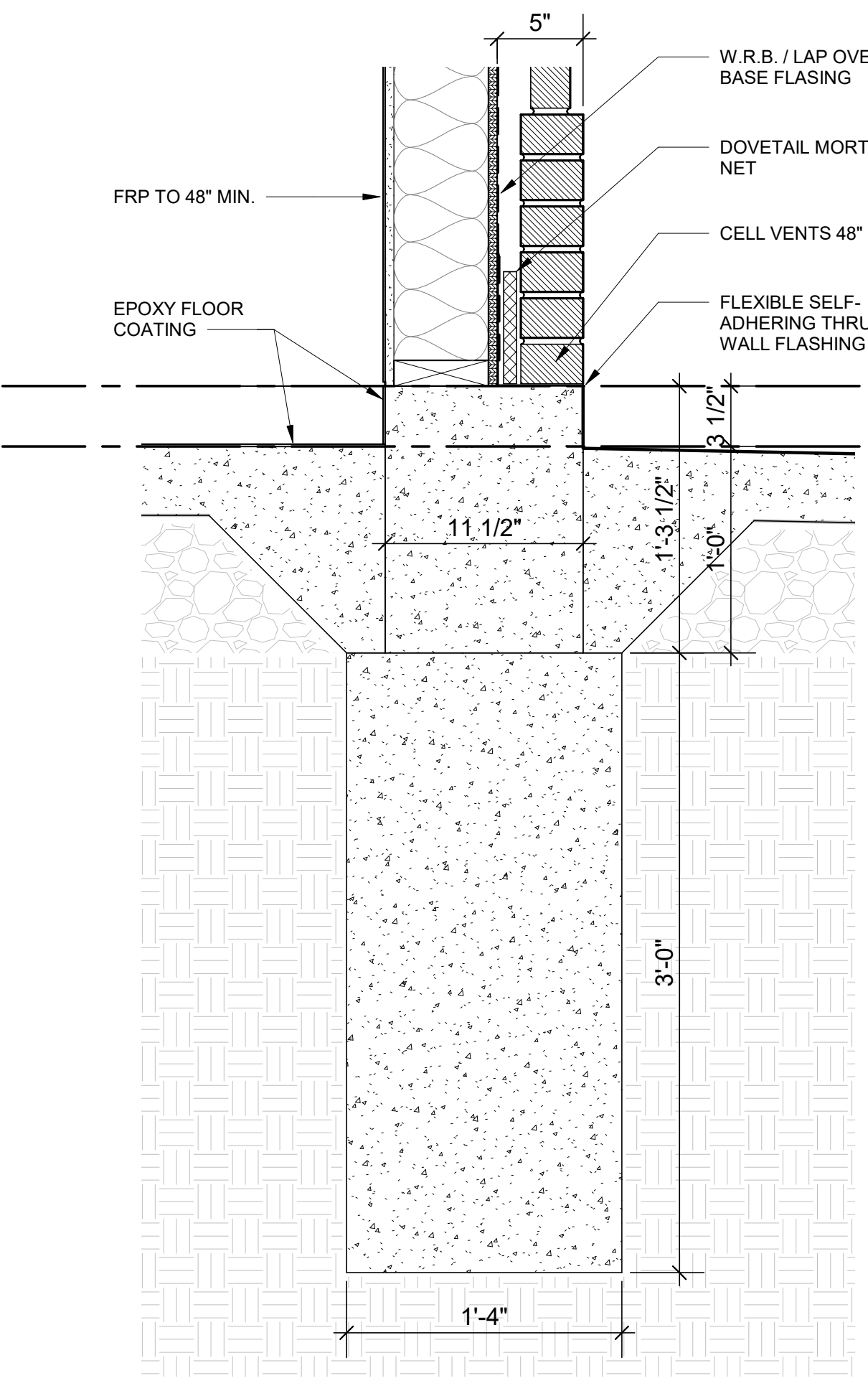
8 BLDG. SECTION
1/4" = 1'-0"



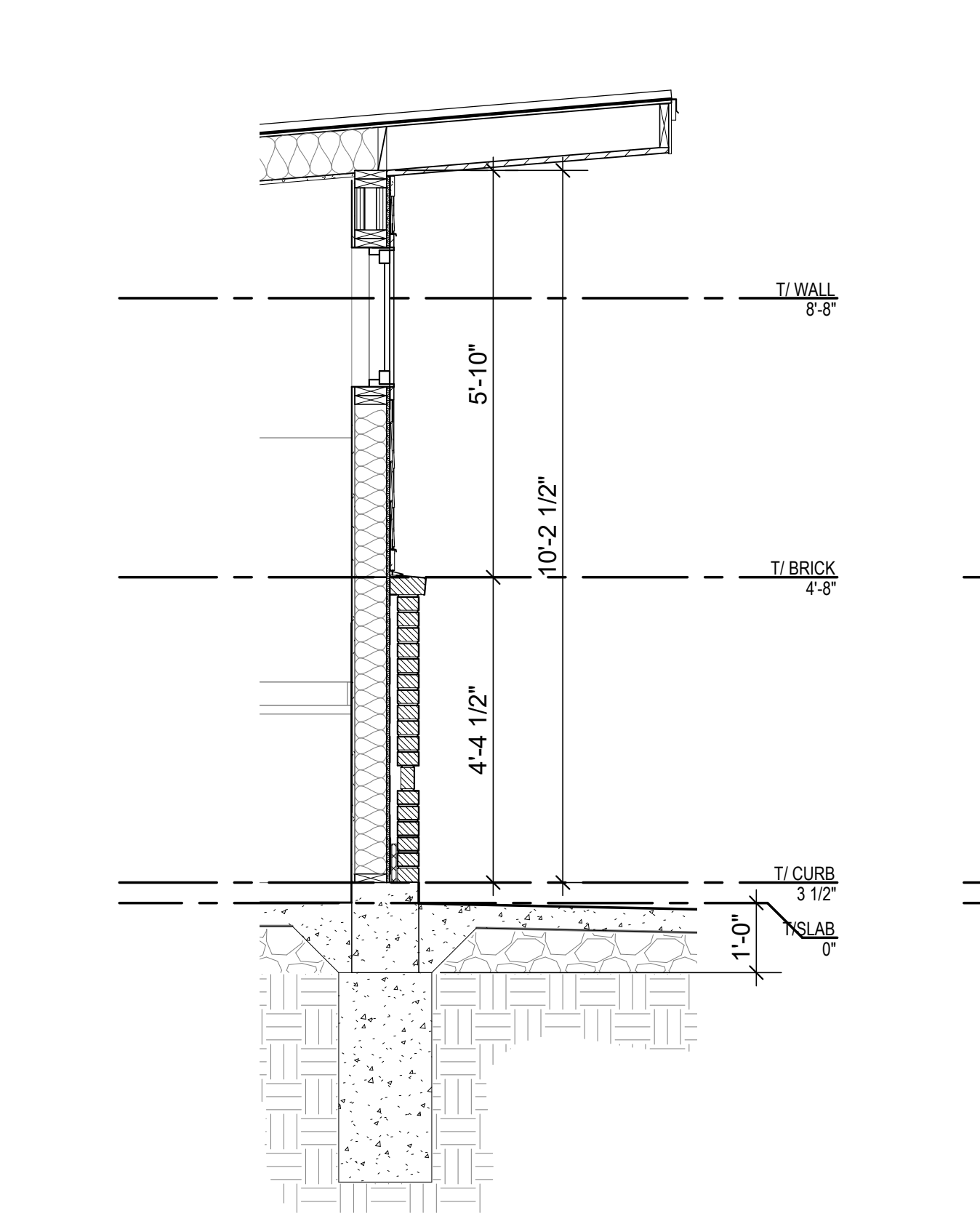
5 East
1/4" = 1'-0"



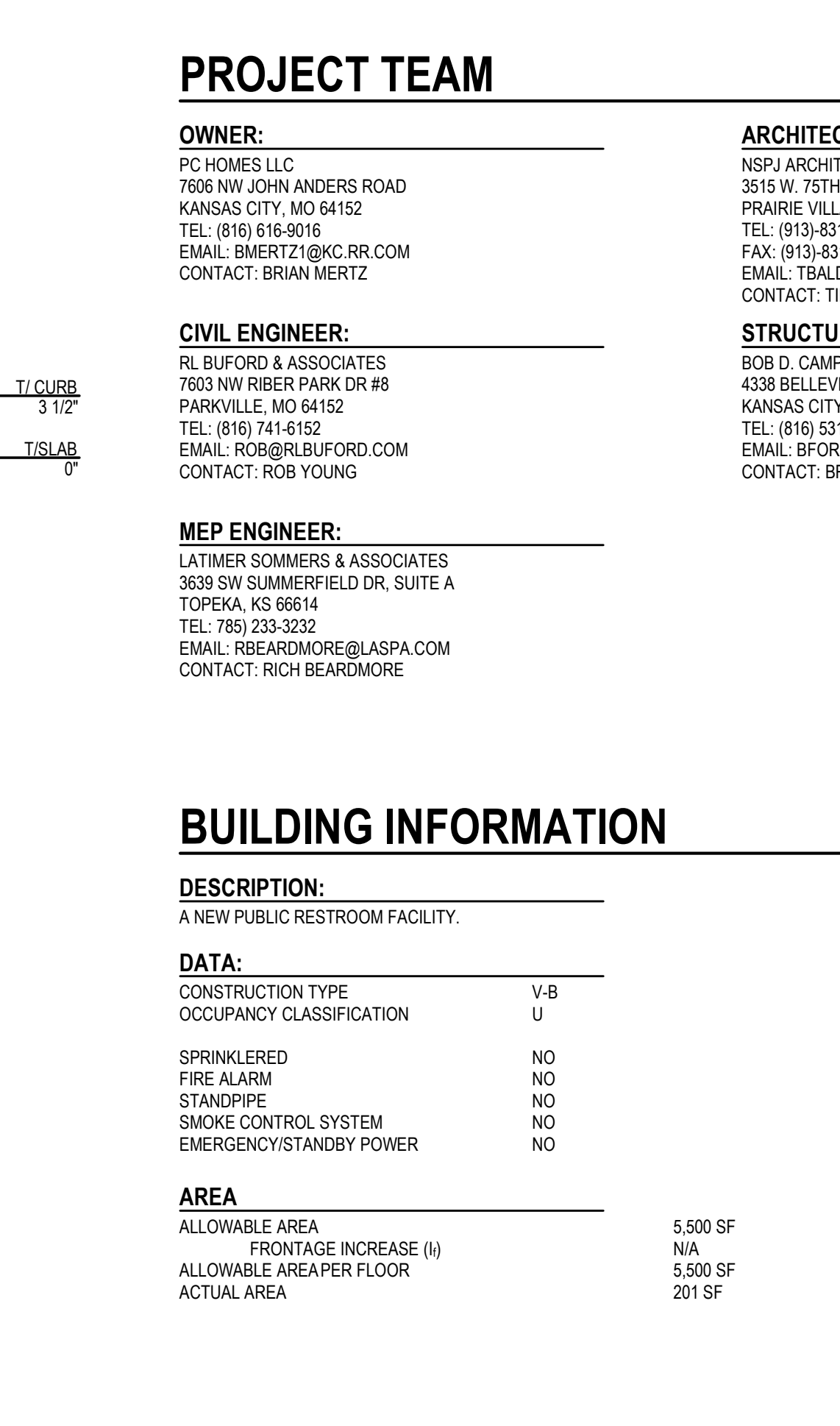
3 West
1/4" = 1'-0"



7 FOUNDATION DETAIL
1 1/2" = 1'-0"



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



1 WALL SECTION @ MD.
1/2" = 1'-0"

PARKVILLE PUBLIC RESTROOM

PROJECT TEAM

OWNER:
PC HOMES LLC
7606 NW JOHN ANDERS ROAD
KANSAS CITY, MO 64152
TEL: (816) 616-9016
EMAIL: BMERTZ1@KC.RR.COM
CONTACT: BRIAN MERTZ

CIVIL ENGINEER:
RL BUFORD & ASSOCIATES
7603 NW RIBER PARK DR #8
PARKVILLE, MO 64152
TEL: (816) 741-6152
EMAIL: ROB@RLBUFORD.COM
CONTACT: ROB YOUNG

MEP ENGINEER:
LATIMER SOMMERS & ASSOCIATES
3639 SW SUMMERFIELD DR, SUITE A
TOPEKA, KS 66614
TEL: 785/233-3232
EMAIL: RBEARDMORE@LASPA.COM
CONTACT: RICH BEARDMORE

ARCHITECT:
NSPJ ARCHITECTS, P.A.
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
TEL: (913) 831-1415
FAX: (913) 831-1563
EMAIL: TBALDRIDGE@NSPJARCH.COM
CONTACT: TIM BALDRIDGE

STRUCTURAL ENGINEER:
BOB D. CAMPBELL & CO
4338 BELLEVUE AVE.
KANSAS CITY, MO 64111
TEL: (816) 531-4144
EMAIL: BFORD@BDC-ENGRS.COM
CONTACT: BRANDON FORD

BUILDING INFORMATION

DESCRIPTION:
A NEW PUBLIC RESTROOM FACILITY.

DATA:	
CONSTRUCTION TYPE	V-B
OCCUPANCY CLASSIFICATION	U
SPRINKLERED	NO
FIRE ALARM	NO
STANDPIPE	NO
SMOKE CONTROL SYSTEM	NO
EMERGENCY/STANDBY POWER	NO

AREA	
ALLOWABLE AREA	5,500 SF
FRONTAGE INCREASE (I)	N/A
ALLOWABLE AREA PER FLOOR	5,500 SF
ACTUAL AREA	201 SF

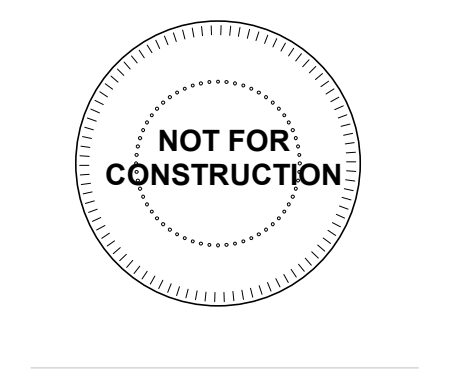
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
INTERIORS
ENERGY SERVICES

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ARCHITECTS^{PA}

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3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208



A New Public Restroom:

PARKVILLE PUBLIC RESTROOM

1 S MAIN ST. PARKVILLE, KS

DRAWING RELEASE LOG

REVISIONS:

DATE:
11/22/21
JOB NO.
693621
DRAWN BY:
BHALL
SHEET NO.

PERMIT SUBMITTAL

A1

**CITY OF PARKVILLE
Policy Report**

Date: January 10, 2022

Prepared By:

Stephen Lachky, Community Development
Director

Reviewed By:

Joe Parente, City Administrator

ISSUE:

Approve the second reading of an ordinance to extend the city limits by voluntary annexation to include described real estate in unincorporated Platte County, generally located to the north of Walnut Creek Acres No. 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N. Crooked Road and S. National Drive - Case No. PZ 2021-49; Todd Kobayashi, Platte Land Partners, LLC, applicant (Community Development)

BACKGROUND:

The applicant (Todd Kobayashi, Platte Land Partners, LLC) proposes voluntary annexation of one parcel of land - Platte County Parcel No. 20-8.0-27-100-002-006.000 (39.50 acres, more or less) - via a voluntary annexation petition in conjunction with an application for zoning map amendment and application for subdivision – final plat. The applicant proposes rezoning said parcel of land to Parkville City “R-4” Mixed-Density Residential and “R-2” Single-Family Residential (Case No. PZ 2021-13) in order to construct Platte 38, a residential development consisting of 27 lots for duplexes and nine lots for detached homes with access off of N. Crooked Road (Case No. PZ 2021-49).

Neither the Parkville Municipal Code nor Missouri Revised Statutes (RSMo) provide any guidance for considering proposed voluntary or involuntary annexations; however, the *Parkville 2040 Master Plan* contains policy recommendations for considering voluntary annexation petitions, specifically for protecting Parkville’s borders and preserving its character as the community grows; this includes:

- Continue to require new development to be fully served by adequate public infrastructure including paved streets, sidewalks, trails, water and sewer service.
- Discourage the development of private roads to serve new single-family subdivisions.
- Create an ordinance to preserve areas with significant tree cover.
- Support and encourage in-fill, redevelopment that is consistent with the adopted comprehensive master plan.
- Only approve rezoning and development proposals that are consistent with the adopted comprehensive master plan and future land use map.

These factors for consideration are addressed in the staff analysis reports for the preliminary plat, final plat, and zoning map amendment applications for Platte 38. In summary, all of the recommendations above can be met: The developer is providing adequate public infrastructure per the platting of the subject property; all roads will be public and maintained by the City; the developer is preserving 20.46 acres (more or less) of existing tree cover and natural vegetation per dedicated

private open space tracts; Low-Density Residential land use is projected for the subject property, which is consistent with the detached home and duplex uses in the accompanying final plat for Platte 38 (Case No. PZ 2021-49); and the proposed rezoning via the accompanying application for zoning map amendment (Case No. PZ 2021-13) is consistent with the *Parkville 2040 Master Plan* and its future land use map.

BUDGET IMPACT:

With the exception of application and permit fees collected, there is no immediate budget impact. Long-term impacts would be realized from changes in property taxes and sales taxes collected from the site and proposed development, and impacts to the same for area properties and other businesses.

ALTERNATIVES:

1. Approve the second reading of an ordinance approving the Voluntary Annexation Petition, as recommended by staff.
2. Approve the second reading of an ordinance approving the Voluntary Annexation Petition, subject to changes directed by the Board of Aldermen.
3. Deny the Voluntary Annexation Petition.
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 approve the first reading of an ordinance extending the limits of the City of Parkville by voluntary annexation to include described real estate in Unincorporated Platte County, Mo. generally located to the north of Walnut Creek Acres No 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N Crooked Rd and S National Dr. - Platte County parcel no. 20-8.0-27-100-002-006.000 (39.50 acres, more or less).

POLICY:

Per 71.012 RSMo, annexation must be approved by ordinance following Board determination that the property to be annexed is contiguous and compact to the existing corporate limits, that the annexation is reasonable and necessary to the proper development of the city and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time (see Attachment 3 by Reference).

Additionally Per 71.012 RSMo, once a request for voluntary annexation is received by the City, the governing body shall hold a public hearing concerning the matter not less than fourteen (14) nor more than sixty (60) days after the petition is received. Further, notice of the hearing shall be published in a newspaper of general circulation, and the hearing shall be held not less than seven (7) days after notice of the hearing is published (see Attachment 6 by Reference).

At the public hearing any interested person, corporation or political subdivision may present evidence regarding the proposed annexation. If, after holding the hearing, the governing body of the city determines that the annexation is reasonable and necessary to the proper development of the city,

and the city has the ability to furnish normal municipal services to the area to be annexed within a reasonable time, it may $\frac{3}{4}$ subject to the provisions of Section 71.012 - annex the territory by ordinance without further action.

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. 3173, an ordinance extending the limits of the City of Parkville by voluntary annexation to include described real estate in unincorporated Platte County, Missouri, generally located to the north of Walnut Creek Acres No. 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N. Crooked Road and S. National Drive - Platte County Parcel No. 20-8.0-27-100-002-006.000 (39.50 acres, more or less), on second reading to become Ordinance No. ____.

ATTACHMENTS:

None

**CITY OF PARKVILLE
Policy Report**

Date: January 10, 2022

Prepared By:

Stephen Lachky, Community Development
Director

Reviewed By:

Joe Parente, City Administrator

ISSUE:

Approve the second reading of an ordinance for an application to rezone an approximate 39.50 acre parcel of land, generally located to the north of Walnut Creek Acres No. 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N. Crooked Road and S. National Drive from Platte County “RMD” Residential Multiple Dwelling and “R-7” Single-Family High Density to Parkville City “R-4” Mixed-Density Residential and “R-2” Single-Family Residential - Case No. PZ 2021-13; Todd Kobayashi, Genesis Companies, applicant (Community Development)

BACKGROUND:

The applicant (Todd Kobayashi, Genesis Companies) proposes to rezone one parcel of land — Platte County Parcel No. 20-8.0-27-100-002-006.000 (39.50 acres, more or less) — from Platte County “RMD” Residential Multiple Dwelling and “R-7” Single-Family High Density to Parkville City “R-4” Mixed-Density Residential and “R-2” Single-Family Residential. This application accompanies a Voluntary Annexation Petition and an Application for Subdivision – Final Plat (Case No. PZ 2021-49), which proposes Platte 38, a residential development consisting of 27 lots for duplexes and 9 lots for detached homes with access off of N. Crooked Road.

The Board of Aldermen previously considered this application for zoning map amendment on September 7, 2021 — rezoning the subject property to “R-5-P” Multi-Family Residential and “R-4-P” Mixed-Density Residential in conjunction with an application for preliminary development plan consisting of a four-story condominium building (158 units) and 21 lots for duplexes (Case No. PZ 2021-14). The Board of Aldermen voted 5-3 to return the application to the Planning and Zoning Commission at their December 14, 2021, regular meeting in order to provide the applicant the opportunity to address comments by the Planning and Zoning Commission and revise their plan, including:

- Compliance with the Low-Density Residential future land use projection in the *Parkville 2040 Master Plan*
- Reducing the overall density of the development
- Reducing the height/scale of the condominium building
- Increasing buffering between the condominium building and the adjacent neighborhood in The South National.

Staff reviewed the Application for Zoning Map Amendment against the “R-4” and “R-2” district regulations, zoning map amendment review criteria (Section 403.030) and the adopted *Parkville*

2040 Master Plan. Staff concluded the proposed “R-4” district can be consistent with the future land use projections of the *Parkville 2040 Master Plan* and is appropriate and compatible to the character of the existing surrounding neighborhoods based on the proposed use of duplexes; and the proposed “R-2” district is consistent with future land use projections of the *Parkville 2040 Master Plan*, character of existing surrounding neighborhoods, and uses permit in said district. Staff also concluded the application complies with the requirements of the Title IV – Development Code as shown in the accompanying Platte 38 preliminary plat (Case No. PZ 2021-48) and final plat (Case No. PZ 2021-49); does not appear to significantly impact the ability of the City or governmental agencies to respond with public and emergency services (including police, fire and the ability to maintain the peace); would substantially increase the value of the subject property parcels if developed to the extent of the associated Platte 38 preliminary plat and final plat; and would allow for a variety of residential uses, all of which are currently permitted on the subject property via the existing Platte County “RMD” and “R-7” zoning designations.

PUBLIC COMMENTS:

A public hearing was held at the December 14, 2021, regular meeting of the Planning and Zoning Commission to consider the application for zoning map amendment. Blake Prior (6116 Persimmon Court) stated the newest plan for Platte 38 is a significant improvement over previous versions; it addresses many of the criticisms residents in his neighborhood had about the development and the combination of duplexes and single-family homes is a much better fit for the subject property. Blake then asked if the development would be phased or not and if there were any assurances to commit the applicant to constructing the duplexes and single-family homes where they say they will. Stephen Lachky said the property is proposed to be zoned “R-2” and “R-4” to allow for the layout and the areas zoned “R-2” only permit detached homes; therefore, the developer cannot build additional duplexes on those lots. Blake Prior noted the layout for Platte 38 - specifically the six lots on the north end of the development - are located further north than previous versions of the plan, exceeding the original property line and encroaching onto golf course land. Todd Kobayashi responded that Genesis Companies has purchased this additional portion of property from The National Golf Club of Kansas City. Blake Prior asked if the single-family lots abutting existing homes along Persimmon Court would have a similar landscape buffer area contained in previous versions of the plan. Lachky explained how previous versions of Platte 38 included a 100 foot buffer between the condominium building and adjacent property lines due to the incompatibility of the multi-family use to the existing neighborhood.

Derek Clark (6120 Persimmon Court) said he appreciated the newest version of the plan, but noted the cul-de-sac with duplexes located directly behind his house and stated concerns he has related to additional noise and lighting. He stated he enjoyed the woods behind his house for over 20 years and asked if the developer was implementing any measures to mitigate the impacts on houses that backed against the development. Todd Kobayashi responded about how his team listened to everyone’s comments and concerns during the previous public hearings and went to great lengths revising their plan to fit the *Parkville 2040 Master Plan* and applicable development code requirements. Todd also said their proposed layout with single-family homes backing up against other single-family homes is no different than other homes within The South National, including homes on the east side of Persimmon Court.

Dee Nelson (6124 Persimmon Court) asked when construction would start and how much the homes were going to cost. Todd Kobayashi said his development team would be responsible for grading the property, preparing lots and installing public infrastructure, and then would sell the individual lots to a selected builder or group of builders. He stated the cheapest lots would be priced at \$150,000 and

believed homes would be priced between \$500,000 and \$800,000.

Robert Davis (6118 Persimmon Court) stated his property abutted the proposed development, he enjoyed the current environment of the subject property and enjoyed how there was no noise in his backyard. Robert did not want Platte 38 shoehorned into the subject property, believed the development would not add a lot of value to the community and said that any additional buffer space would be appreciated.

Pam Maeger (6133 S. National Drive) asked if the development would have its own Homeowners Association (HOA). Todd Kobayashi responded that the plan was to create an HOA for Platte 38 which would be separate from The National's HOA.

BUDGET IMPACT:

There is no impact to the budget.

ALTERNATIVES:

1. Approve the second reading of the ordinance.
2. Approve the second reading of an ordinance, subject to changes directed by the Board of Aldermen.
3. Deny the application.
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.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission considered the application during a public hearing held on December 14, 2021. Barbara Wassmer noted the location of Tract C (which abuts adjacent properties to the east) and asked what the purpose would be. Todd Kobayashi explained how the tract would serve as a buffer for natural woods/vegetation. Michael Lee noted the 30 foot rear-yard setbacks and asked if existing trees would also be preserved in those areas. Todd Kobayashi responded that it would be up to individual property owners whether or not to preserve existing trees on their property within the setbacks. Allyson Berberich asked if it's possible to reconfigure the design of lots 19-21. Todd Kobayashi said his team looked at every scenario, but the layout ultimately came down to economics due to the reduction of units from 200 to 63. Following discussion, the Planning and Zoning Commission made a motion and recommended approval of the application for zoning map amendment (vote 6-0).

STAFF RECOMMENDATION:

Staff recommends the Board of Aldermen approve the first reading of an ordinance, subject to the following conditions:

- Submittal of a valid Voluntary Annexation Petition for the portion of property included in the associated preliminary development plan currently located outside of the existing City boundaries, and said property is thereafter annexed into the Parkville municipal limits via ordinance.

- The subject property be platted via an Application for Subdivision – Final Plat to allow for the zoning layout per the previously-approved Preliminary Plat.

POLICY:

Per Parkville Municipal Code, Title IV, Table 403-1, a public hearing is required (distinguished from a public meeting generally open to the public) to consider Zoning Map Amendment applications by the Planning and Zoning Commission review body, with the Board of Aldermen as the “decision making authority” for such applications following review and recommending authority by the Planning and Zoning Commission.

Per RSMo. 89.050 and Parkville Municipal Code Section 403.030, the Board of Aldermen shall not consider a request prior to the lapse of the 15 day protest period. Per Parkville Municipal Code Section 403.030, Subsection C, if a written protest against a proposed zoning change is filed in the office of the City Clerk within 15 days of the date of the conclusion of the Planning Commission public hearing, signed by the owners of record of 30 percent or more of any real property proposed to be rezoned, or by the owners of record of 30 percent or more of the total area required to be notified by this Code of the proposed rezoning of a specific property (excluding streets and public ways), the ordinance adopting such amendment shall not be passed except by at least a 2/3 vote of all of the members of the Board of Aldermen. Without a valid protest petition, the proposed rezoning may be approved by a simple majority of five votes.

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. 3174, an ordinance rezoning a parcel of land (39.50 acres, more or less), generally located to the north of Walnut Creek Acres No. 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N. Crooked Road and S. National Drive in unincorporated Platte County, Missouri from Platte County “RMD” Residential Multiple Dwelling and “R-7” Single-Family High Density to Parkville City “R-4” Mixed-Density Residential and “R-2” Single-Family Residential, on second reading to become Ordinance No. ____.

ATTACHMENTS:

None

**CITY OF PARKVILLE
Policy Report**

Date: January 10, 2022

Prepared By:

Stephen Lachky, Community Development
Director

Reviewed By:

Joe Parente, City Administrator

ISSUE:

Approve the second reading of an ordinance to approve Platte 38 Final Plat, a residential development consisting of 27 lots for duplexes and nine lots for detached homes with access off of N. Crooked Road, generally located to the north of Walnut Creek Acres No. 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N. Crooked Road and S. National Drive in unincorporated Platte County - Case No. PZ 2021-49; Todd Kobayashi, Genesis Companies, applicant (Community Development)

BACKGROUND:

The applicant (Todd Kobayashi, Genesis Companies) proposes a final plat for Platte 38, residential development consisting of 27 lots for duplexes and 9 lots for detached homes with access off of N Crooked Rd in Unincorporated Platte County, MO 64152 (see Attachments 4-5). This application is proposed in conjunction with a Voluntary Annexation Petition and an Application for Zoning Map Amendment to rezone one parcel of land — Platte County parcel #20-8.0-27-100-002-006.000 (39.50 acres, more or less) — from Platte County “RMD” Residential Multiple Dwelling and “R-7” Single-Family High Density to Parkville City “R-4” Mixed-Density Residential and “R-2” Single-Family Residential (Case No. PZ 2021-13).

The Board of Aldermen previously considered an application for preliminary development plan on September 7, 2021 — developing a planned residential development on the subject property consisting of a 4-story condominium building (158 units) and 21 lots for duplexes (Case No. PZ 2021-14) in conjunction with an application for zoning map amendment to rezone the property to “R-5-P” Multi-Family Residential and “R-4-P” Mixed-Density Residential. The Board of Aldermen voted 5-3 to return the application to the Planning and Zoning Commission at their December 14, 2021 regular meeting in order to provide the applicant an opportunity to address comments by the Planning and Zoning Commission (see Attachments 7.A-7.E) and revise their plan, including:

- Compliance with the Low-Density Residential future land use projection in the *Parkville 2040 Master Plan*
- Reducing the overall density of the development
- Reducing the height/scale of the condominium building
- Increasing buffering between the condominium building and adjacent neighborhood in The South National.

Staff reviewed the Application for Subdivision – Final Plat against the “R-4” and “R-2” district regulations and Parkville Development Code’s final plat review criteria (Section 403.020, Subsection

D. (see Attachment 6 and 8). Staff concluded the final plat is substantially consistent with the preliminary plat (Case No. PZ 2021-48); 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; there are no deviations from the preliminary plat; the final plat is in accordance with the *Parkville 2040 Master Plan*; and the final plat has been reviewed by professional staff from SPFPD.

PUBLIC COMMENTS:

A public hearing was held at the December 14, 2021 regular meeting of the Planning and Zoning Commission to consider the application for zoning map amendment. Blake Prior (6116 Persimmon Ct) stated the newest plan for Platte 38 is a significant improvement over previous versions, the plan addresses many of the criticisms residents in his neighborhood had about the development, and the combination of duplexes and single-family homes is a much better fit for the subject property. Blake then asked if the development would be phased or not, and if there are any assurances to commit the applicant to constructing the duplexes and single-family homes where they say they will. Stephen Lachky said the property is proposed to be zoned "R-2" and "R-4" to allow for the layout, and the areas zoned "R-2" only permit detached homes; therefore, the developer cannot build additional duplexes on those lots. Blake Prior noted the layout for Platte 38 $\frac{3}{4}$ specifically the six lots on the north end of the development $\frac{3}{4}$ are located further north than previous versions of the plan, exceeding the original property line and encroaching onto golf course land. Todd Kobayashi responded that Genesis Companies has purchased this additional portion of property from The National Golf Club of Kansas City. Blake Prior asked if the single-family lots abutting existing homes along Persimmon Ct would have a similar landscape buffer area contained in previous versions of the plan. Stephen Lachky explained how previous versions of Platte 38 included a 100 ft. buffer between the condominium building and adjacent property lines due to the incompatibility of the multi-family use to the existing neighborhood.

Derek Clark (6120 Persimmon Ct) said he appreciates the newest version of the plan, but noted the cul-de-sac with duplexes located directly behind his house and stated concerns he has related to additional noise and lighting. He stated he's enjoyed the woods behind his house for over 20 years, and asked if the developer is implementing any measures to mitigate the impacts to houses that back against the development. Todd Kobayashi responded how his team listened to everyone's comments and concerns during the previous public hearings and went to great lengths revising their plan to fit the *Parkville 2040 Master Plan* and applicable development code requirements. Todd also said their proposed layout with single-family homes backing up against other single-family homes is no different than other homes within The South National, including homes on the east side of Persimmon Ct.

Dee Nelson (6124 Persimmon Ct) asked when construction will start and how much the homes are going to cost. Todd Kobayashi said his development team will be responsible for grading the property, preparing lots and installing public infrastructure; and then will sell the individual lots to a selected builder or group of builders. He stated the cheapest lots will be priced at \$150,000 and believes homes will be priced between \$500,000 and \$800,000.

Robert Davis (6118 Persimmon Ct) stated his property abuts the proposed development, he enjoys the current environment of the subject property and enjoys how there's no noise in his backyard. Robert doesn't want Platte 38 shoehorned into the subject property, believes the development will not add a lot of value to the community and said that any additional buffer space would be appreciated.

Pam Maeger (6133 S National Drive) asked if the development would have its own Homeowner Association (HOA). Todd Kobayashi responded that the plan is to create an HOA for Platte 38 which would be separate from The National's HOA.

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 of Aldermen.
3. Deny the final plat.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

This item was not brought before the Finance Committee. Rather, the Planning and Zoning Commission considered the application during a public hearing held on December 14, 2021. Barbara Wassmer noted the location of Tract C (which abuts adjacent properties to the east) and asked what the purpose would be. Todd Kobayashi explained how the tract would serve as buffer with natural woods/vegetation. Michael Lee noted the 30 ft. rear-yard setbacks and asked if existing trees would also be preserved in those areas. Todd Kobayashi responded that it would be up to individual property owners whether or not to preserve existing trees on their property within the setbacks. Allyson Berberich asked if it's possible to reconfigure the design of lots 19-21. Todd Kobayashi said his team looked at every scenario, but the layout ultimately came down to economics due to the reduction of units from 200 to 63. Following discussion, the Planning and Zoning Commission made a motion and recommended approval of the application for subdivision – final plat (vote 5-1).

STAFF RECOMMENDATION:

Staff recommends that the Board of Aldermen approve the first reading of the ordinance, subject to the following conditions prior to the final plat being recorded:

- Submittal of a valid Voluntary Annexation Petition for the portion of property included in the associated final plat currently located outside of the existing City boundaries, and said property is thereafter annexed into City of Parkville municipal limits via ordinance.
- Submittal of street and storm sewer plans to the Public Works Department for review.
- The Public Works Department review the updated stormwater drainage study, and the applicant address comments/findings from the City's independent review (to be performed by VSM Engineering, LLC) for said updated stormwater drainage study.
- All requirements of the 2018 International Fire Code (IFC) be met per review of the preliminary plat by the Southern Platte Fire Protection District (SPFPD) — including but not limited to, the location of fire hydrants and standards within Appendix D, Section D107: One or Two Family residential developments.
- The Board of Aldermen acceptance of cash in lieu of park land dedication as allowed by Parkville Municipal Code, Section 404.020.

- The payment of public improvement fees as required by Parkville Municipal Code, Chapter 800 Fee 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.

Parkville Municipal Code, Section 404.020, Subsection H., requires subdivision plats to show dedication of land for park uses at locations designated in the comprehensive plan. The Board may also choose to accept payment of cash in lieu of park land dedication. The required area of the dedication shall be based on the number of dwelling units and the acres per person formula as follows: Detached Houses = Number of units x 3.7 persons per unit x 0.006 acres. When payment of cash in lieu of dedicating open space is approved, the applicant shall deposit with the City Treasurer a cash payment without recourse or the right of recovery prior to recording the subdivision plat. The amount shall be the required dedication multiplied by seven thousand dollars (\$7,000.00) per acre, less a credit that any land actually dedicated for park purposes.

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. 3175, an ordinance approving the Final Plat, Platte 38, a subdivision in the City of Parkville, Platte County, Missouri, on second reading to become Ordinance No. ____.

ATTACHMENTS:

1. Ordinance - Voluntary Annexation
2. Ordinance - Rezoning
3. Ordinance - Final Plat
4. Voluntary Annexation Petition
5. Application for Zoning Map Amendment
6. Application for Final Plat
7. Subject Property Area Map
8. Land Title Survey
9. Legal Description
10. Preliminary Plat
11. Final Plat
12. Staff Review Comments
13. Barbara Wassmer Comments
14. Dean Katerndahl Comments
15. John Delich Comments
16. Kathleen Leibrand Comments
17. Michael Wright Comments

18. Staff Analysis

AN ORDINANCE EXTENDING THE LIMITS OF THE CITY OF PARKVILLE BY VOLUNTARY ANNEXATION TO INCLUDE DESCRIBED REAL ESTATE IN UNINCORPORATED PLATTE COUNTY, MISSOURI, GENERALLY LOCATED TO THE NORTH OF WALNUT CREEK ACRES NO. 4 SUBDIVISION, TO THE SOUTH OF THE DEUCE AT THE NATIONAL GOLF CLUB OF KANSAS CITY, AND TO THE WEST OF THE NATIONAL 7TH SUBDIVISION BETWEEN N. CROOKED ROAD AND S. NATIONAL DRIVE — PLATTE COUNTY PARCEL NO. 20-8.0-27-100-002-006.000 (39.50 ACRES, MORE OR LESS)

WHEREAS, applicant Todd Kobayashi, Platte Land Partners, LLC, proposes voluntary annexation of one parcel of land — Platte County parcel no. 20-8.0-27-100-002-006.000 (39.50 acres, more or less) — via a voluntary annexation petition; and

WHEREAS, said parcel of land is currently located in unincorporated Platte County, Missouri generally located to the north of Walnut Creek Acres No 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N Crooked Rd and S National Dr., and is legally described in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, applicant Todd Kobayashi, Platte Land Partners, LLC has also submitted an application for zoning map amendment to rezone said parcel of land to Parkville City “R-4” Mixed-Density Residential and “R-2” Single-Family Residential (Case No. PZ 2021-13) in conjunction with said voluntary annexation petition; and

WHEREAS, applicant Todd Kobayashi, Platte Land Partners, LLC has also submitted an application for subdivision – final plat to subdivide land for Platte 38, a residential development consisting of 27 lots for duplexes and 9 lots for detached homes with access off of N Crooked Rd (Case No. PZ 2021-49) in conjunction with said voluntary annexation petition; and

WHEREAS, pursuant to Missouri Revised Statutes (RSMo) Section 71.012, annexation must be approved by ordinance following Board determination that the property to be annexed is contiguous and compact to the existing corporate limits, that the annexation is reasonable and necessary to the proper development of the city and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, pursuant to RSMo 71.012, a notice of public hearing was published in The Platte County Citizen newspaper on December 15, 2021 and copy of said notice is available for viewing upon request at Parkville City Hall; and

WHEREAS, pursuant to RSMo 71.012, a public hearing was held of the Governing Body (i.e., Board of Aldermen) on January 4, 2022; and

WHEREAS, at said public hearing all interested persons, corporations or political subdivisions were afforded the opportunity to present evidence regarding the proposed annexation; and

WHEREAS, no written objection to the proposed annexation was filed with the governing body of the City of Parkville within fourteen days of such public hearing; and

WHEREAS, all other prerequisites of RSMo Chapter 71 have been completed; and

WHEREAS, the Board of Aldermen concurs with staff recommendation; and
NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF
PARKVILLE, MISSOURI, AS FOLLOWS:

SECTION 1. The extension of the limits of the City of Parkville, Platte County, Missouri, over the unincorporated territory legally described in Exhibit A, said unincorporated territory being adjacent to the present limits of said city, is reasonable and necessary to the proper development of said city and will redound to the benefit of said city and to said unincorporated territory adjacent to said city.

SECTION 2. It is determined and declared that the City has the ability to furnish normal municipal services to the area to be annexed.

SECTION 3. The limits of the City shall be extended over unincorporated territory adjoining and adjacent to the present city limits, all lying, being and situated in Platte County and legally described in Exhibit A.

SECTION 4. The above described property is hereby annexed by the City of Parkville and it is the intention of the Board of Aldermen that this annexation shall be complete and final upon the filing by the City Clerk of Parkville of three certified copies of this ordinance with the Platte County Clerk.

PASSED and APPROVED this 18th day of January 2022.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney

AN ORDINANCE REZONING A PARCEL OF LAND (39.50 ACRES, MORE OR LESS), GENERALLY LOCATED TO THE NORTH OF WALNUT CREEK ACRES NO. 4 SUBDIVISION, TO THE SOUTH OF THE DEUCE AT THE NATIONAL GOLF CLUB OF KANSAS CITY, AND TO THE WEST OF THE NATIONAL 7TH SUBDIVISION BETWEEN N. CROOKED ROAD AND S. NATIONAL DRIVE FROM PLATTE COUNTY “RMD” RESIDENTIAL MULTIPLE DWELLING AND “R-7” SINGLE-FAMILY HIGH DENSITY TO PARKVILLE CITY “R-4” MIXED-DENSITY RESIDENTIAL AND “R-2” SINGLE-FAMILY RESIDENTIAL

WHEREAS, applicant Todd Kobayashi, Genesis Companies, proposes to rezone one parcel of land — Platte County Parcel No. 20-8.0-27-100-002-006.000 (39.50 acres, more or less) — via an application for zoning map amendment (Case No. PZ 2021-13); and

WHEREAS, said parcel of land is generally located to the north of Walnut Creek Acres No. 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N. Crooked Road and S. National Drive, and is legally described in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, said application for zoning map amendment proposes rezoning the subject parcel from Platte County “RMD” Residential Multiple Dwelling and “R-7” Single-Family High Density to Parkville City “R-4” Mixed-Density Residential and “R-2” Single-Family Residential per tract configurations and lot layouts of an associated application for subdivision – final plat (Case No. PZ 2021-49); and

WHEREAS, said application for subdivision – final plat proposes to subdivide land for Platte 38, a residential development consisting of 27 lots for duplexes and 9 lots for detached homes with access off of N. Crooked Road; and

WHEREAS, notice of a public hearing to be held before the Planning and Zoning Commission was published, mailed and posted in accordance with Parkville Municipal Code Title IV, Section 403.010; and

WHEREAS, all property owners within 185 feet of the subject property parcels were given proper notice and allowed their right to protest said rezoning; and

WHEREAS, City staff reviewed the application according to Parkville Municipal Code Title IV, Section 403.030 and determined their findings and conclusions; and

WHEREAS, on December 14, 2021 the Parkville Planning and Zoning Commission opened a public hearing to consider the application for Zoning Map Amendment and following discussion recommended approval of the application for zoning map amendment by a vote of 6-0; and

WHEREAS, the Board of Aldermen has reviewed and considered staff’s conclusions and recommendation, the information provided to the Planning and Zoning Commission, the Planning and Zoning Commission’s recommendation and information presented to the Board of Aldermen, and desires to approve the application.

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

SECTION 1. Approval of the rezoning of a parcel of land (39.50 acres, more or less), generally located to the north of Walnut Creek Acres No. 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N. Crooked Road and S. National Drive, from Platte County “RMD” Residential Multiple Dwelling and “R-7” Single-Family High Density to Parkville City “R-4” Mixed-Density Residential and “R-2” Single-Family Residential per tract configurations and lot layouts of an associated application for subdivision – final plat (Case No. PZ 2021-49), as depicted in Exhibit A, subject to conditions by the Board of Aldermen including:

- Submittal of a valid Voluntary Annexation Petition for the portion of property included in associated preliminary development plan currently located outside of the existing City boundaries, and said property is thereafter annexed into City of Parkville municipal limits via ordinance.
- The subject property be platted via an Application for Subdivision – Final Plat to allow for the zoning layout per the previously-approved Preliminary Plat.

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

PASSED and APPROVED this 18th day of January 2022.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney

AN ORDINANCE APPROVING THE FINAL PLAT, PLATTE 38, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI

WHEREAS, applicant Todd Kobayashi, Genesis Companies, proposes subdividing a parcel of land — Platte County Parcel No. 20-8.0-27-100-002-006.000 (39.50 acres, more or less) — via an Application for Subdivision – Final Plat (Case No. PZ 2021-49); and

WHEREAS, said parcel of land is generally located to the north of Walnut Creek Acres No. 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N. Crooked Road and S. National Drive; and

WHEREAS, on December 14, 2021, the Planning and Zoning Commission approved an Application for Subdivision – Preliminary Plat for Platte 38, Preliminary Plat, a residential development consisting of 27 lots for duplexes and 9 lots for detached homes with access off of N. Crooked Road in unincorporated Platte County (Case No. PZ 2021-48) by a vote of 5-1; and

WHEREAS, said Application for Subdivision – Preliminary Plat proposes re-platting the subject property and creating internal circulation, public streets and access off of N. Crooked Road to serve the development; and

WHEREAS, the Final Plat, Platte 38, was reviewed against the *Parkville 2040 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, Platte 38, was reviewed against the previously approved Platte 38, Preliminary Plat and following review, staff determined that the proposed subdivision is substantially consistent with the preliminary plat by having no deviations from the preliminary plat, provides for adequate utilities and public facilities, and is in compliance with the purposes and intent of Parkville Municipal Code Title IV – Development Code; and

WHEREAS, the Final Plat, Platte 38, was considered by the Planning and Zoning Commission at their December 14, 2021, regular meeting, and following discussion was recommended for approval by a vote of 5-1.

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 Final Plat, Platte 38, a subdivision in Parkville, Platte County, Missouri, attached hereto and incorporated herein by reference as Exhibit A, is hereby approved, subject to conditions by the Board of Aldermen including:

- Submittal of a valid Voluntary Annexation Petition for the portion of property included in the associated final plat currently located outside of the existing city boundaries, and said property is thereafter annexed into City of Parkville municipal limits via ordinance.
- Submittal of street and storm sewer plans to the Public Works Department for review.
- The Public Works Department review the updated stormwater drainage study and the applicant address comments/findings from the City's independent review (to be performed by VSM Engineering, LLC) for said updated stormwater drainage study.

- All requirements of the 2018 International Fire Code be met per review of the preliminary plat by the Southern Platte Fire Protection District — including but not limited to, the location of fire hydrants and standards within Appendix D, Section D107: One or Two Family residential developments.
- The Board of Aldermen acceptance of cash in lieu of park land dedication as allowed by Parkville Municipal Code Section 404.020.
- The payment of public improvement fees, as required by Parkville Municipal Code Chapter 800.

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 18th day of January 2022.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney



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

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

Voluntary Annexation Petition

1. Applicant / Contact Information

Owner(s)

Name: Platte Land Partners, LLC
Todd Kobayashi
Address: 4420 Madison Avenue
Kansas City, MO 64111
Phone: 804.221.8746
Fax number: _____
Email: toddtk@builtbygenesis.com

Contact, if different from petitioner

Name: Renaissance Infrastructure Consulting
Dustin Burton
Address: 400 E 17th Street
Kansas City, MO 64108
Phone: 913.832.5683
Fax number: _____
Email: dburton@ric-consult.com

2. Property Information

Property address and/ or general location: Between S. National Drive and Crooked Road

Area to be annexed in acres: 39.50 square feet: 1,720,570.05

3. Acknowledgement and Verification

We, the undersigned Petitioners, hereby petition the Board of Aldermen of the City of Parkville, Missouri, state and allege, as evidenced by our signatures below, that:

1. we are the owners of all fee interests of record in of the real estate in Platte County, Missouri, described on "Exhibit A" attached hereto;
2. we are of lawful age and are duly authorized to make said Petition;
3. said real estate is not now a part of any incorporated municipality;
4. said real estate is contiguous and compact to the existing corporate limits of the City of Parkville, Missouri;
5. we request said real estate be annexed to, and be included within the corporate limits of, the City of Parkville, Missouri, as authorized by provisions of Section 71.012, RSMo, as amended;
6. we have read said foregoing Petition and that the facts and matters stated in said Petition and all materials submitted with said Petition are true and correct according to our best knowledge, information, and belief; and
7. we request the Board of Aldermen of the City of Parkville, Missouri, to cause the required notice to be published and to conduct the public hearing required by law and to thereafter adopt an ordinance extending the limits of the City of Parkville to include the above described real estate.

Dated this 15th day of December, 20 21

Signature: Todd Kobayashi

Signature: Dustin Burton

Printed Name: Todd Kobayashi

Printed Name: Dustin Burton

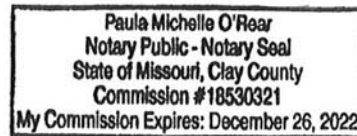
State of Missouri)
 County of Jackson) ss.

On this 16th day of December, 2021, before me, the undersigned notary public, personally appeared Todd Kobayashi, known to me to be the person(s) described in and who executed the foregoing instrument, who after being duly sworn upon his/her/their oath, deposed, stated and acknowledged the above, and executed the same as his/her/their free act and deed.

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

Paula Michelle O'Rear
 Notary Public

My Commission Expires: 12/26/2022



4. Checklist of required submittals

At the time of petition three (3) copies of the following items must be submitted for review and comment by the Community Development and Public Works Departments. Once reviewed, additional copies must be provided for presentation to the Board of Aldermen.

- ☒ Completed application including all information requested herein.
- ☒ A legal description of the area to be annexed.
- ☒ A certificate of survey or other scaled drawing showing the area to be annexed.
- ☒ Any other supporting materials necessary to clarify and justify the request.
- ☒ Authorization signature of the owner of record of the property.

5. Deadline

All materials must be submitted not less than fourteen (14) days nor more than sixty (60) days prior to the Board of Aldermen meeting at which annexation request is to be heard. Applicants are encouraged to submit this application and required materials prior to this deadline, as incomplete or incorrect applications will not be accepted.

For City Use Only

Application accepted as complete by:

Name / Title: _____ Date: _____

Signature: _____

Action taken by the Board of Aldermen: ☐ Approved ☐ Approved with Conditions ☐ Denied

Date: _____ Ordinance #: _____

Special conditions if any: _____

Date recorded by the Platte County Recorder of Deed's Office: _____

Book and page #s: _____



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

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Application for Zoning Map Amendment

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

1. Applicant / Contact Information

Applicant(s)

Name: Todd Kobayashi Genesis Companies

Address: 4420 Madison Ave, Ste 104

City, State: KCMO

Phone: 804-221-8746 Fax: _____

E-mail: ToddK@builtbygenesis.com

Engineer/Surveyor(s) preparing legal description

Name: Dustin Burton - RIC

Address: 1815 McGee, Ste 200

City, State: KCMO

Phone: 913.832.5683 Fax: _____

E-mail: dburton@ric-consult.com

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

Name: Parkville 38, LLC

Address: 4420 Madison Ave, Suite 104

City, State: Kansas City, MO

Phone: (816) 520-2233 Fax: _____

E-mail: toddK@builtbygenesis.com

Contact Person, if different from applicant(s)

Name: _____

Address: _____

City, State: _____

Phone: _____ Fax: _____

E-mail: _____

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

Applicant's Signature (Required) T. Kobayashi Date: 4-8-21

Property Owner's Signature (Required) Steven Brink Date: 4-7-21

2. Property Information

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

Property address / general location:

38 acres between Crooked Rd. and MO-45 highway, west of S. National Drive

Parcel ID Number: 002-006.000

Present zoning: RMD / R7

Proposed zoning: R-5-P

Present use of the property:

Undeveloped, wooded land

Length of use:

50+ years



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: Todd Kobayashi
Address: 4420 Madison Ave
City, State: Kansas City, MO
Phone: 904-221-5746 Fax: _____
E-mail: todd.k@builtbygenesis.com

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

Name: Dustin Burton, PE
Address: 1815 McGee, Ste 200
City, State: KCMO, 64113
Phone: 913.832.5683 Fax: _____
E-mail: dburton@ric-consult.com

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

Name: Platte Land Partners
Address: 4420 Madison Ave
City, State: Kansas City, MO
Phone: 816-520-2233 Fax: _____
E-mail: Philip@builtbygenesis.com

Contact Person, if different from applicant(s)

Name: Philip Goeth
Address: 4420 Madison Ave
City, State: Kansas City, MO
Phone: 816-520-2233 Fax: _____
E-mail: Philip@builtbygenesis.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) T. Kobayashi Date: 11-1-21

Property Owner's Signature (Required) Philip Goeth Date: 11-1-21

2. Property information

Name and phase of plat: Platte 38

Final plat in substantial conformance with approved preliminary plat? Yes

If not, explain:

Zoning district: R4/R2 Anticipated use: Single Family/Duplex

Acreage of this phase: 41.62 Ac Number of lots: 36 Lots (27 R4, 9 R2)

Minimum lot size: 13,502 Ac Density of development: 1.51 Du/Ac

3. Additional factors affecting the project

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

Development will annex in approximately 38 acres of new residential development.

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: TBD

(Date approved)

Length of new streets: _____

Surface material: Asphaltic Pavement Maximum grade: ~10%

Sanitary sewer: TBD

(Entity and date approved)

Missouri Department of Natural Resources (MDNR) approval: TBD

(Date approved)

Water: TBD

(Entity and date approved)

Erosion and sediment control as per NPDESII: TBD

(Date approved)

Floodplain development permit (if required): N/A

(Date approved)

5. Checklist of required submittals

- ☐ Completed application, including plat with all required details and supporting data.
- ☐ Nonrefundable application fee of \$300.00 plus \$5.00 per lot (minimum \$305.00).
- ☐ 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.
- ☐ 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: _____

6. Subdivision – Preliminary Plat checklist for staff review**1. Basic Information**

- a. Name of the plat, phase and/or number if applicable
- b. Name, address, contact information of person / registered surveyor or firm that prepared the plat
- c. Date plat was prepared, including any revision dates

2. Plat Information

- a. Full property/legal description
- b. Total land area in square feet and acres of property
- c. Boundary survey notes
- d. Dedication language for property to be subdivided
- e. Easement language for easements to be granted to utility companies franchised to operate in Parkville, Mo.
- f. Open space dedication if applicable

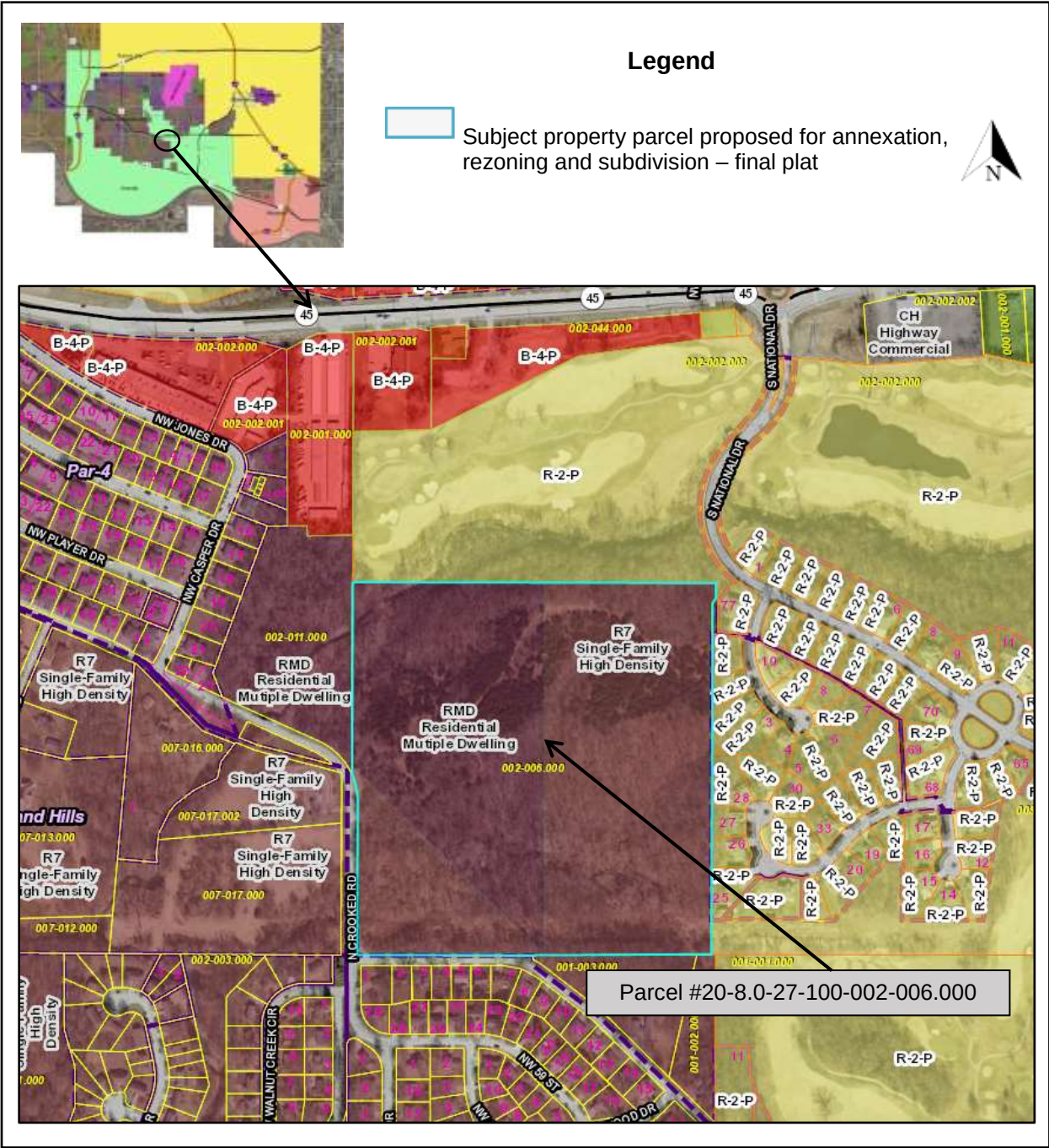
3. Plat Drawing

- a. Graphic, engineering scale
- b. North arrow
- c. Monumentation/symbology legend
- d. Vicinity map identifying boundaries and location of property in relation to City
- e. Property lines and lot dimensions with total land area in square feet and acres
- f. Numbering of all lots (Lot 1, Lot 2, Lot 3, etc.)
- g. Lettering of all tracts (Tract A, Tract B, Tract C, etc.)
- h. Watermark designation with labeling of any previously platted lots or tracts
- i. Proposed rights-of-way, public and/or private streets with dimensions, centerlines and names
- j. Proposed easements for access or utilities
- k. Dimensions of all radii, acres, points of tangency, central angles and lengths of curves
- l. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable

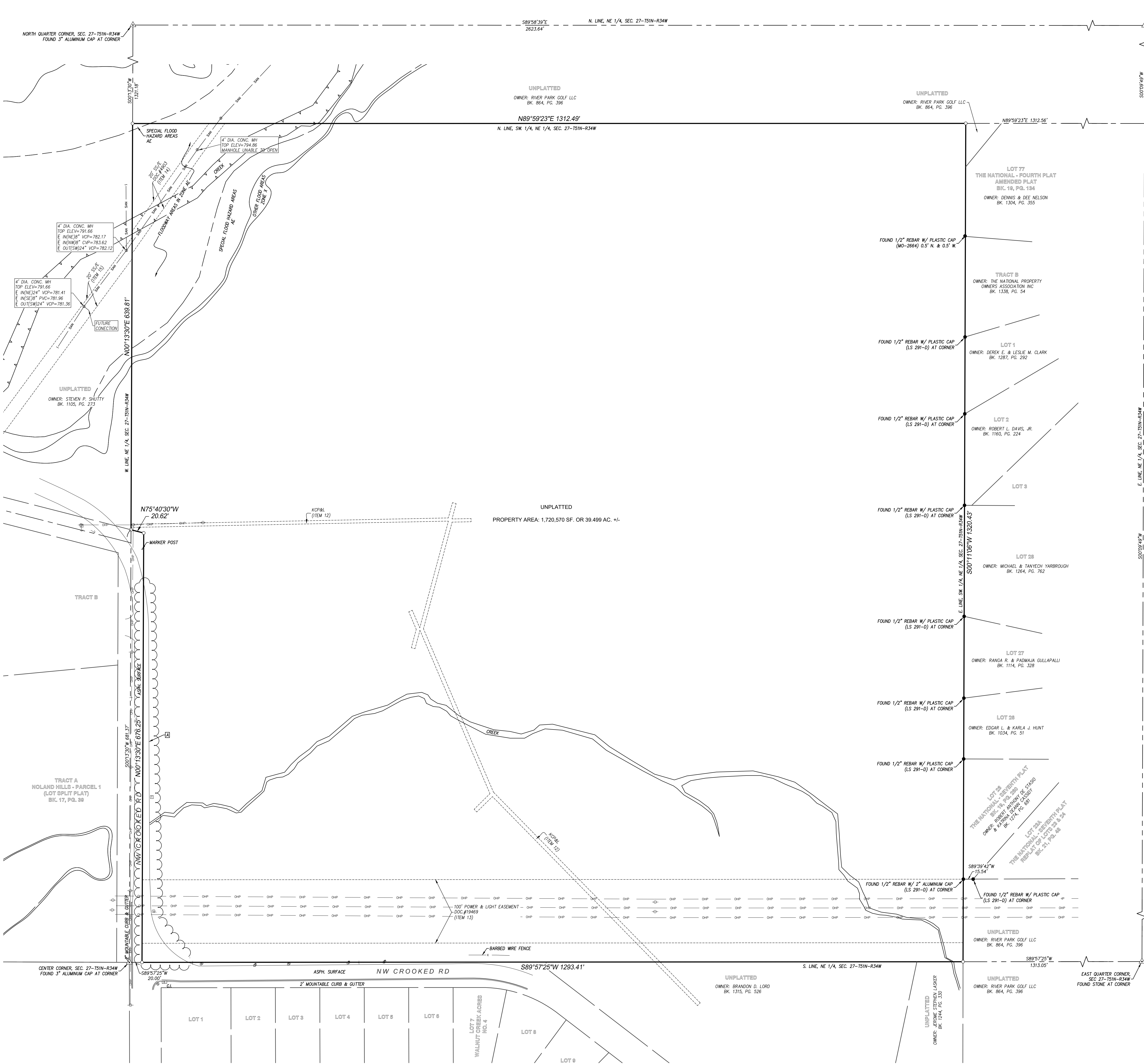
4. Signature Information

- a. Signature line with date for property owner(s) and notary public
- b. Signature line with date for Mayor (with full name), City Clerk (with full name), and Community Development Director (with full name) of the City of Parkville
- c. Ordinance number with date that the ordinance was passed by the Board of Aldermen
- d. Signature line with date for surveyor's certification (to be signed & stamped on all plat copies to be recorded)

Subject Property Area Map



*As of 12/2021 12:28pm, Z:\BIC Design\2021\12-01\07\MapSheet21-0107.dwg, Survey - ALTA.dwg



LEGEND:

- ▲ FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 12" X 24" REBAR WITH INC. MOCLS2011003572 KSCLS234 CAP
- SS/E SANITARY SEWER EASEMENT
- GUY ANCHOR
- POWER POLE
- OVERHEAD POWER
- MAILBOX
- SIGNS
- SANITARY MANHOLE
- SAN. SANITARY SEWER LINE
- STORM CURB INLET
- TELEPHONE BOX
- WATER VALVE

LOCATION MAP
SECTION 27-T51N-R34W
Scale 1" = 2000'

Project Location

North Arrow
NORTH

Scale
1" = 60'
0 30' 60'

FIRST AMERICAN TITLE INSURANCE COMPANY
Agent for: THOMSON-AFFINITY TITLE, LLC
Commitment No. 228030
Effective Date: February 3, 2021 at 8:00 AM
Schedule 'A'

5. The land referred to in this Commitment is described as follows:

The Southwest Quarter of the Northeast Quarter of Section 27, Township 51, Range 34, in Platte County, Missouri.

- Schedule 'B' - Section II Exceptions:**
- Easement to Kansas City Power & Light Company, established by the document recorded August 27, 1929 as Document No. 1974 in Book 106 at Page 87, as more fully set forth therein. (Affects surveyed property, blanket in nature)
 - Easement to Kansas City Power & Light Company, established by the document recorded November 10, 1935 in Book 112 at Page 478, as more fully set forth therein. (Affects surveyed property as shown)
 - Right-of-Way Easement to Kansas City Power & Light Company established by the Report of Commissioners recorded April 18, 1968 as Document No. 19469 in Book 309 at Page 527, as more fully set forth therein. (Affects surveyed property as shown)
 - Sewer Line Easement to Platte County Regional Sewer District established by the document recorded April 15, 1997 as Document No. 0004903 in Book 861 at Page 229, as more fully set forth therein. (Affects surveyed property as shown)
 - Easement to Platte County Regional Sewer District established by the Report of Commissioners recorded September 25, 1997 as Document No. 0013226 in Book 869 at Page 496, as more fully set forth therein. (Does not affect surveyed property, as shown)
 - Terms and provisions of the Oil & Gas Lease granted to Clarence O. Fell, as more fully set forth in the document recorded December 7, 1950 in Book 166 at Page 214, as more fully contained therein. (Affects surveyed property, blanket in nature)
 - Rights of the public, State of Missouri, County of Platte, and the Municipality in and to that part of the Land, taken or used for Crooked Road. (No document provided)

- Notes:**
- Bearings shown hereon are Grid Bearings based on the Missouri Coordinate System of 1983, West Zone and tied to Control Monument "BUFORD", 1999 Adjustment (N: 336130.785, E: 831728.080) of the Missouri Geographic Reference System, using the VRS network, with a Grid factor of 0.9999082.
 - All bearings and distances shown on this survey are measured unless otherwise noted.
 - Floodplain Note (Table A item #3): According to the F.E.M.A. Flood Insurance Rate Map Number 29165C0379D, revised April 2, 2015, this tract graphically lies in:
 - OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
 - SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE, defined as Base Flood Elevations determined.
 - OTHER FLOOD AREAS, ZONE X, defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
 - FLOODWAY AREAS IN ZONE AE, defined as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
 - Current Zoning (Table A item #6): No zoning report or letter provided.
 - No buildings observed on the subject property. (Table A item #7)
 - Parking on-site (Table A item #9): 0 regular stalls and 0 handicap stalls.
 - No distance to the nearest intersecting street specified by the client. (Table A item #14)
 - This company did not observe evidence of recent earth moving work, building construction, or building additions in the process of conducting the fieldwork. (Table A item #16)
 - There are no proposed changes in street right of way lines, nor evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. (Table A item #17)
 - Utilities shown on this survey are located per above ground appurtenances and utility marking company locales. No attempt has been made by the surveyor to estimate the location of any unmarked or unmapped utility lines. (No utility marking found at the time of the survey) (Table A item #11)
 - Creeks as shown on this survey are plotted from local GIS data.

Statement of Potential Encroachments:
A. NW Crooked Road potentially encroaches onto the surveyed property without benefit of record right-of-way.

Certification:
To: PLATTE LAND PARTNERS, LLC, a Missouri limited liability company, GENESIS REALTY ACQUISITIONS LLC, a Missouri limited liability company, THOMSON-AFFINITY TITLE, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 7(a), 8, 9, 11, 13, 14, 16, 18 and 19 of Table A thereof. The field work was completed March 22, 2021. I further certify that this ALTA survey is based upon an actual field survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, urban type property, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and the Department of Agriculture Land Survey Program of the State of Missouri.

Date of Plat or Map:

Jed A.M. Baughman, Missouri PLS-2014020708
RIC MO CLS-2011003572
jbaughman@ric-consult.com

Sheet 1 of 1
Project #: 21-0107

ALTA/NSPS LAND TITLE SURVEY
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51, RANGE 34, IN PLATTE COUNTY, MISSOURI

Prepared For:
Todd Kobayashi
Genesis Companies
4420 Madison Ave., Ste. 104
Kansas City, MO 64111

NO.	DATE	REVISION/PER COMMENTS
1	04/13/2021	Original Preparation
2	04/13/2021	Original Preparation
3	04/13/2021	Original Preparation
4	04/13/2021	Original Preparation
5	04/13/2021	Original Preparation
6	04/13/2021	Original Preparation
7	04/13/2021	Original Preparation
8	04/13/2021	Original Preparation
9	04/13/2021	Original Preparation
10	04/13/2021	Original Preparation
11	04/13/2021	Original Preparation
12	04/13/2021	Original Preparation
13	04/13/2021	Original Preparation
14	04/13/2021	Original Preparation
15	04/13/2021	Original Preparation
16	04/13/2021	Original Preparation
17	04/13/2021	Original Preparation
18	04/13/2021	Original Preparation
19	04/13/2021	Original Preparation
20	04/13/2021	Original Preparation

Renaissance Infrastructure Consulting

102 Ables Avenue
Kansas City, Kansas 66103

www.ri-consult.com

FIRST AMERICAN TITLE INSURANCE COMPANY
Agent for: THOMSON-AFFINITY TITLE, LLC
Commitment No. 228030
Effective Date: February 3, 2021 at 8:00 AM
Schedule 'A'

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17. Rights of the public, State of Missouri, County of Platte, and the Municipality in and to that part of the Land, taken or used for Crooked Road. (No document provided)

Notes:

1. Bearings shown hereon are Grid Bearings based on the Missouri Coordinate System of 1983, West Zone and tied to Control Monument "BUFORD", 1999 Adjustment (N: 336130.785, E: 831728.080) of the Missouri Geographic Reference System, using the VRS network, with a Grid factor of 0.9999082.
2. All bearings and distances shown on this survey are measured unless otherwise noted.
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 - OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE, defined as Base Flood Elevations determined.

- OTHER FLOOD AREAS, ZONE X, defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

- FLOODWAY AREAS IN ZONE AE, defined as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

4. Current Zoning (Table A item #6): No zoning report or letter provided.

5. No buildings observed on the subject property. (Table A item #7)

6. Parking on-site (Table A item #9): 0 regular stalls and 0 handicap stalls.

7. No distance to the nearest intersecting street specified by the client. (Table A Item #14)

8. This company did not observe evidence of recent earth moving work, building construction, or building additions in the process of conducting the fieldwork. (Table A item #16)

9. There are no proposed changes in street right of way lines, nor evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. (Table A item #17)

10. Utilities shown on this survey are located per above ground appurtenances and utility marking company locates. No attempt has been made by the surveyor to estimate the location of any unmarked or unmapped utility lines. (No utility marking found at the time of the survey) (Table A item #11)

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This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 7(a), 8, 9, 11, 13, 14, 16, 18 and 19 of Table A thereof. The field work was completed March 22, 2021.

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Date of Plat or Map:

Platte 38

City Of Parkville, Platte County, MO
Section 27, Township 51N, Range 34W

Preliminary Plat

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
Utility Easement	Future Curb and Gutter
Sanitary Sewer Easement	Across Easement
Drainage Easement	Temporary Easement

All that part of the Northeast Quarter of Section 27, Township 51 North, Range 34 West of the Fifth Principal Meridian in Platte County, Missouri, being more particularly described by and A.M. Baughman, P.L.S. #2014020708 of Renaissance Infrastructure Consulting, Inc. as follows:

Commencing at the Northwest Corner of said Northeast Quarter;

Thence South 00°15'23" West, along the West line of said Northeast Quarter, a distance of 132.38 feet to the Northwest corner of the Southwest Quarter of said Northeast Quarter, said point being the Point of Beginning;

Thence leaving said West line and along the North line of said Southwest Quarter, North 89°59'23" East, a distance of 435.69 feet;

Thence leaving said North line, North 44°53'49" East, a distance of 332.22 feet;

Thence North 80°59'53" East, a distance of 766.54 feet to a point on the West line of Tract B, AMENDED PLAT, THE NATIONAL FOURTH PLAT;

Thence Southwesterly along said West line, on a curve to the left having a radius of 335.00 feet, with a chord bearing South 11°17'23" East and a chord distance of 58.66 feet, an arc distance of 59.74 feet to a point on the East line of the Northeast Quarter of said Northeast Quarter;

Thence South 50°13'06" West, along said East line, a distance of 57.86 feet to the Southeast Corner of said Northeast Quarter;

Thence South 00°15'23" West, along the East line of said Southwest Quarter, a distance of 1320.43 feet to the Southeast Corner of said Southwest Quarter;

Thence South 89°57'23" West, along the South line of said Southwest Quarter, a distance of 1393.41 feet to a point on the East right-of-way line of Crooked Road, as now established;

Thence along said East right-of-way line, North 00°13'30" East, a distance of 676.25 feet;

Thence continuing along said East right-of-way line, North 75°40'30" West, a distance of 208.2 feet to a point on the West line of said Northeast Quarter;

Thence leaving said East right-of-way line and along said West line, North 00°13'30" East, a distance of 619.43 feet to the Point of Beginning, containing 1,823.59 square feet, or 42.43 acres, more or less.

FLOOD PLAIN NOTE

According to the F.E.M.A. Flood Insurance Rate Map Number 28165CG179D, revised April 2, 2015, the tract graphically lies in:

- OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain

- SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE, defined as Base Flood Elevations determined.

OTHER FLOOD AREAS, ZONE X, defined as areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.

- FLOODWAY AREAS IN ZONE AE, defined as the channels of a stream or any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

The information concerning locations of underground utilities shown herein which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by the company. These locations are not to be constructed as accurate or exact.



Summary Table:

Description:
Planned residential development with internal circulation, public streets, private drives, duplex lots and single family lots with access off of N Crooked Rd and S National Dr.

Zoning:
Current zoning: Platte County RMD-Residential Multiple Dwelling and 1-7 Single-Family High Density.

Lot Purpose/Use:
Lots 1-23: 33-36: Duplex residential buildings.
Lot 24-32: Single Family residential buildings

UTILITY CONTACTS

City of Parkville
CPWSD #1 of Platte County
Platte County Regional Sewer District
Spine Energy
Evergy
Platte Clay Electric
Century Link
United Private Networks
Time Warner Cable
Missouri One Call
AT&T
Comcast
Missouri State Highway Department
Park Hill School District

(816) 441-7676
(816) 891-3457
(816) 858-2052
(800) 562-2000
(800) 544-4552
(816) 807-7502
(816) 243-5642
(816) 903-9400
(816) 431-5818
(800) 364-4176
(800) 464-7928
(816) 891-3457
(816) 332-6500
(816) 359-5000



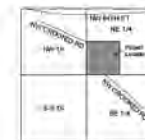
Sheet Number	Sheet Title
001	Title Sheet
002	Preliminary Plat
003	Existing Conditions
004	Development Plan
005	Grading Plan
006	Utility Plan

Consultant/Applicant:

Renaissance Infrastructure Consulting
1615 McGee Street
Kansas City, MO 64108

Applicant:

Genesis Properties
Todd Rudolph
4401 Madison Ave. Ste 138
Kansas City, MO 64111
todd@genesiskc.com



LOCATION MAP
SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST
DATE: 7-1-2020



Preliminary Plat

21-0107

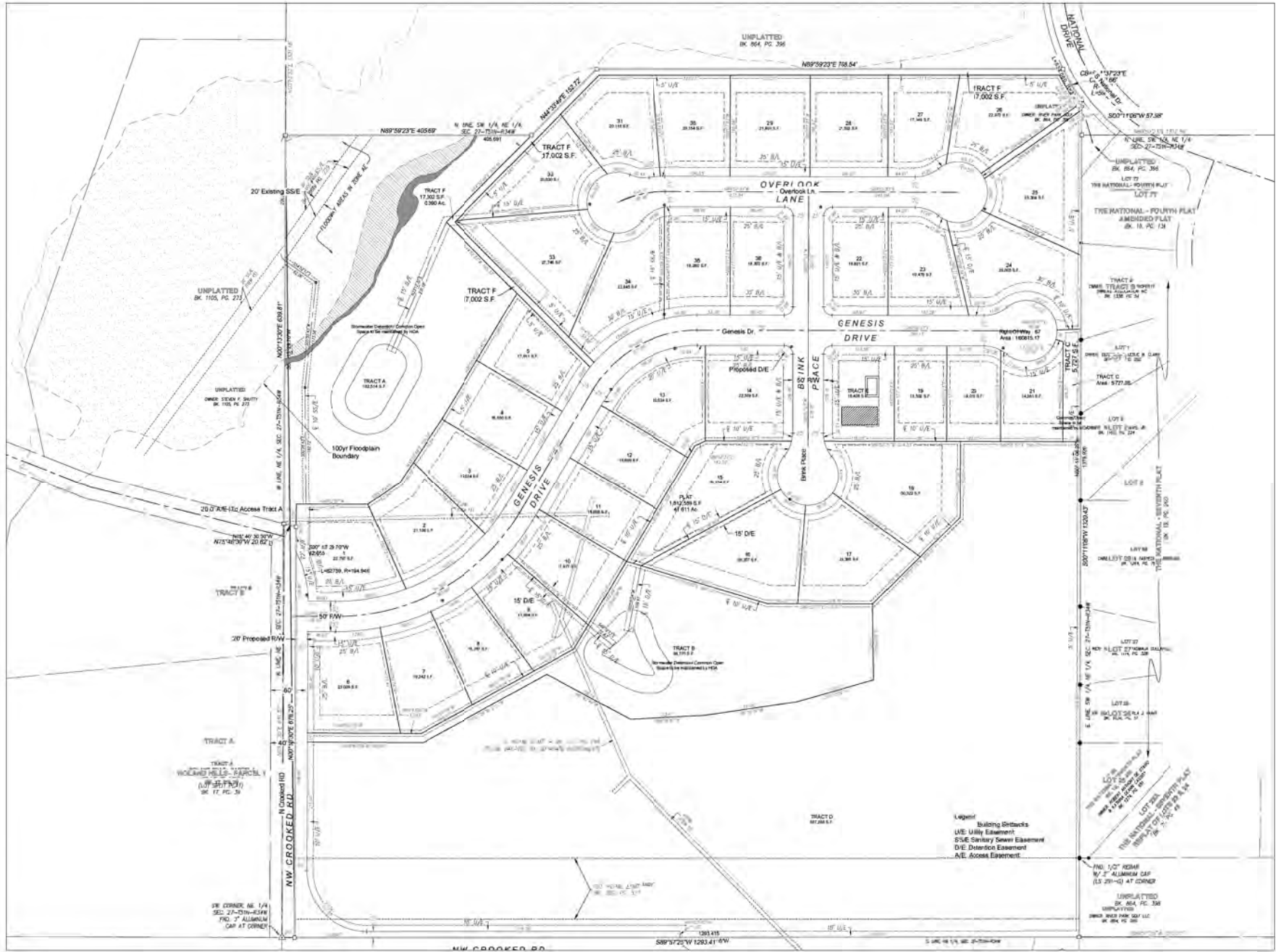
Platte 38

City Of Parkville, Platte County, MO

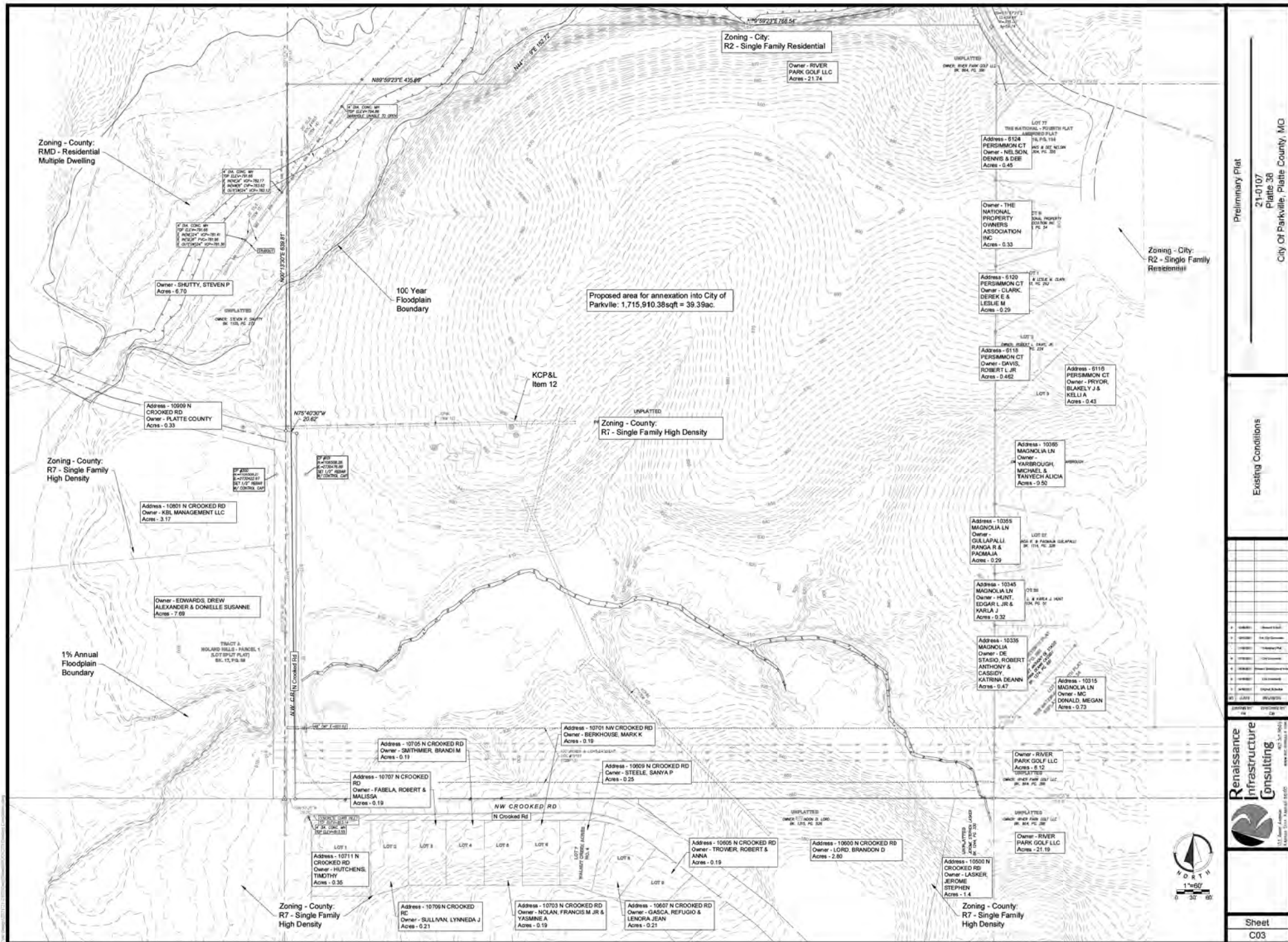
Title Sheet

Renaissance
Infrastructure
Consulting
1615 McGee Street
Kansas City, MO 64108
www.ri-consulting.com

Sheet
C01



Preliminary Plat 21-0107 Plate 36 City Of Parkville, Platte County, MO	
Preliminary Plat	
Legend Building Footprints Utility Easement Sub-Century Sewer Easement D/E Distention Easement A/E Access Easement	Sheet C02



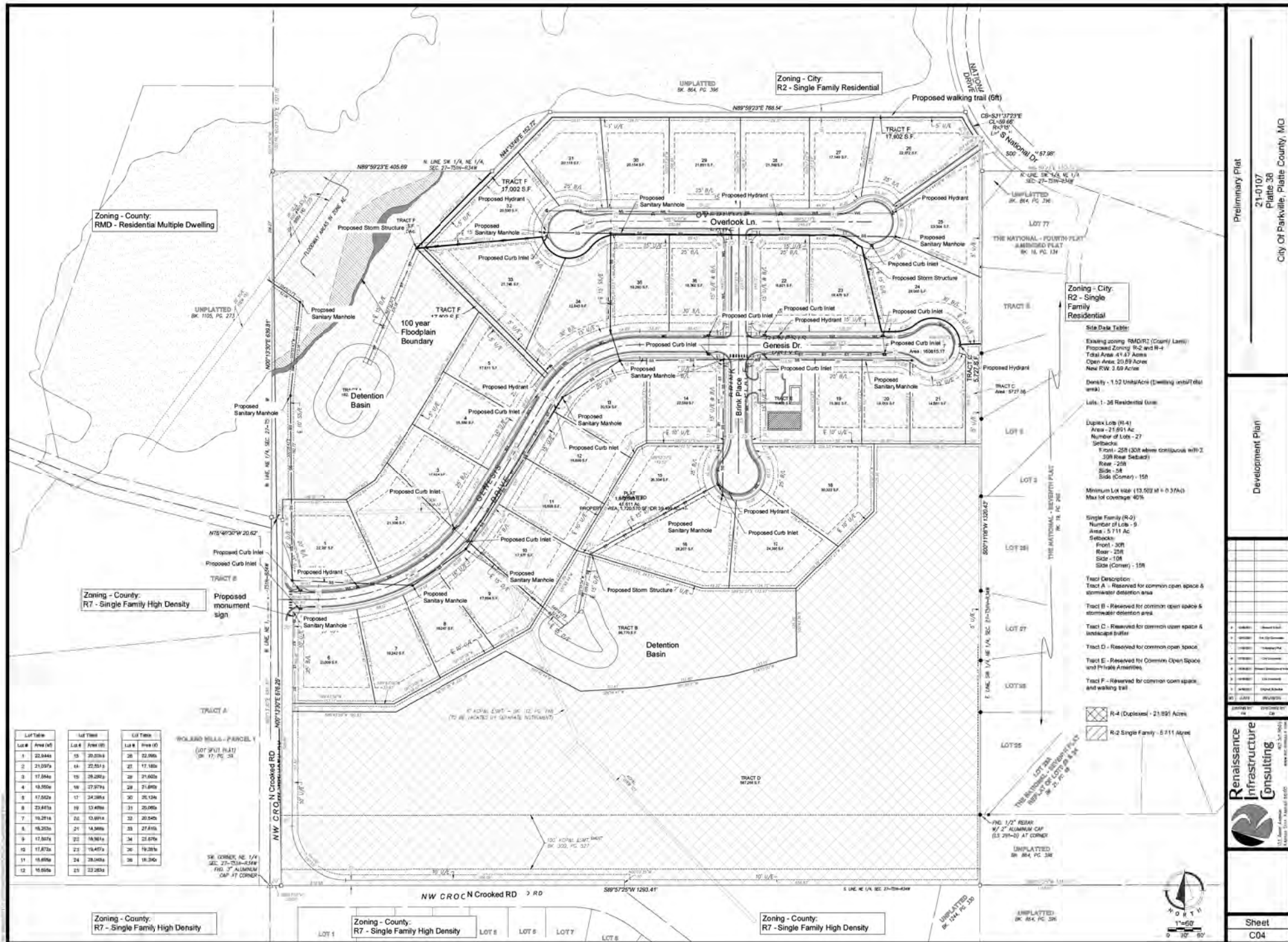
Preliminary Plat

21-0107
Platte 38
City of Parkville, Platte County, MO

Existing Conditions



Sheet
C03



Lot Table		Lot Table		Lot Table	
Lot #	Area (sq ft)	Lot #	Area (sq ft)	Lot #	Area (sq ft)
1	22,944	15	20,039	29	22,069
2	21,097	16	22,551	30	17,189
3	17,844	17	29,282	31	21,829
4	18,950	18	27,979	32	21,889
5	17,562	19	24,385	33	35,124
6	23,413	20	13,478	34	20,069
7	16,214	21	14,389	35	27,810
8	16,203	22	16,961	36	23,679
9	17,567	23	18,457		
10	17,873	24	28,049		
11	16,896	25	22,283		
12	16,896				

Zoning - City:
R2 - Single Family Residential

Side Data Table

Existing zoning: RMD (County) / R2 (City)
Proposed Zoning: R2 and R-4
Total Area: 41.47 Acres
Open Area: 20.89 Acres
New F.W.: 3.69 Acres

Density: 1.52 Units/Acre (Excluding wetland area)

Lots: 1-36 Residential Units

Duplex Lots (R-4)
Area: 21.991 Ac
Number of Lots: 27
Setbacks:
Front: 30ft
Rear: 25ft
Side: 10ft
Side (Corner): 15ft

Single Family (R-2)
Number of Lots: 9
Area: 5.711 Ac
Setbacks:
Front: 30ft
Rear: 25ft
Side: 10ft
Side (Corner): 15ft

Tract Description
Tract A - Reserved for common open space & stormwater detention area
Tract B - Reserved for common open space & stormwater detention area
Tract C - Reserved for common open space & landscape buffer
Tract D - Reserved for common open space
Tract E - Reserved for Common Open Space and Private Amenities
Tract F - Reserved for common open space and walking trail

Legend
R-4 (Duplex) - 21.991 Acres
R-2 Single Family - 5.711 Acres

Note:
 "For Title IV -
 Development Code, Section 407.050,
 Subsection A, a Macro Storm Water
 Drainage
 Study for Platte 38, City of Parkville,
 Missouri (prepared by Renaissance
 Infrastructure
 Consulting, dated April 2021) has been
 submitted to the City of Parkville's
 Public Works
 Department for review and approval."

Zoning - County:
 RMD - Residential Multiple Dwelling

Zoning - County:
 R7 - Single Family High Density

Zoning - County:
 R7 - Single Family High Density

Zoning - County:
 R7 - Single Family High Density

Zoning - County:
 R7 - Single Family High Density

Zoning - City:
 R2 - Single
 Family
 Residential

Existing Major Contour
 Existing Minor Contour
 Proposed Major Contour
 Proposed Minor Contour

Preliminary Plat

21-0107

Platte 38

City of Parkville, Platte County, MO

Grading Plan

Renaissance
 Infrastructure
 Consulting



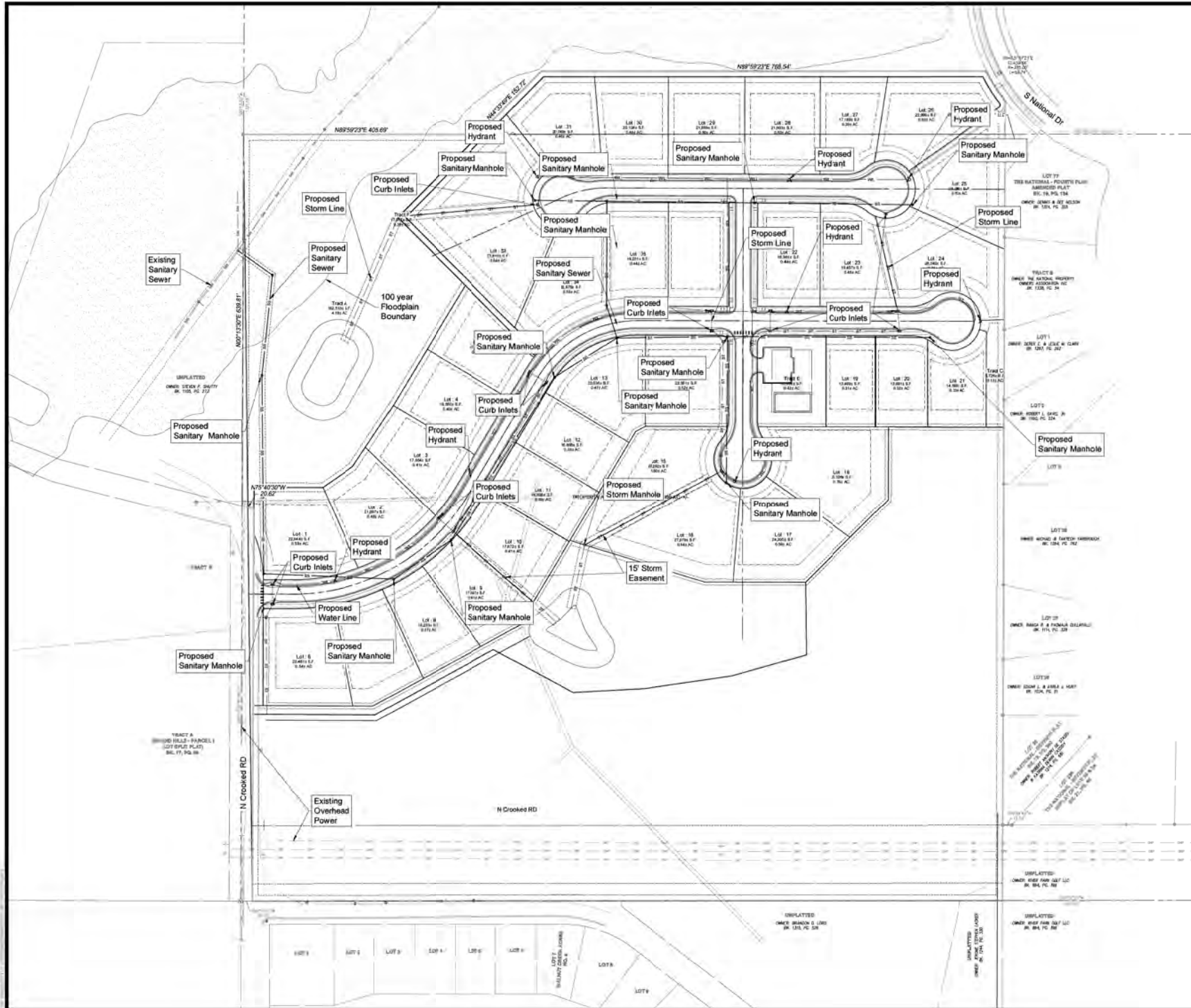
1111 South Linn
 Kansas City, MO 64108
 816.455.1111
 www.ri-consulting.com

Prepared by: JLB
 Checked by: JLB
 Date: 04/21/2021

Scale: 1" = 50'

North Arrow

Sheet
 C05



Preliminary Plat

21-0107
Platte 38
City Of Parkville, Platte County, MO

Utility Plan

1	OWNER	RENAISSANCE INFRASTRUCTURE CONSULTING
2	DATE	10/1/2021
3	PROJECT	21-0107
4	LOCATION	PLATTE 38
5	SCALE	1"=30'
6	BY	RENAISSANCE INFRASTRUCTURE CONSULTING
7	CHECKED	RENAISSANCE INFRASTRUCTURE CONSULTING
8	APPROVED	RENAISSANCE INFRASTRUCTURE CONSULTING
9	DATE	10/1/2021
10	PROJECT	21-0107
11	LOCATION	PLATTE 38
12	SCALE	1"=30'
13	BY	RENAISSANCE INFRASTRUCTURE CONSULTING
14	CHECKED	RENAISSANCE INFRASTRUCTURE CONSULTING
15	APPROVED	RENAISSANCE INFRASTRUCTURE CONSULTING
16	DATE	10/1/2021
17	PROJECT	21-0107
18	LOCATION	PLATTE 38
19	SCALE	1"=30'
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22	APPROVED	RENAISSANCE INFRASTRUCTURE CONSULTING
23	DATE	10/1/2021
24	PROJECT	21-0107
25	LOCATION	PLATTE 38
26	SCALE	1"=30'
27	BY	RENAISSANCE INFRASTRUCTURE CONSULTING
28	CHECKED	RENAISSANCE INFRASTRUCTURE CONSULTING
29	APPROVED	RENAISSANCE INFRASTRUCTURE CONSULTING
30	DATE	10/1/2021

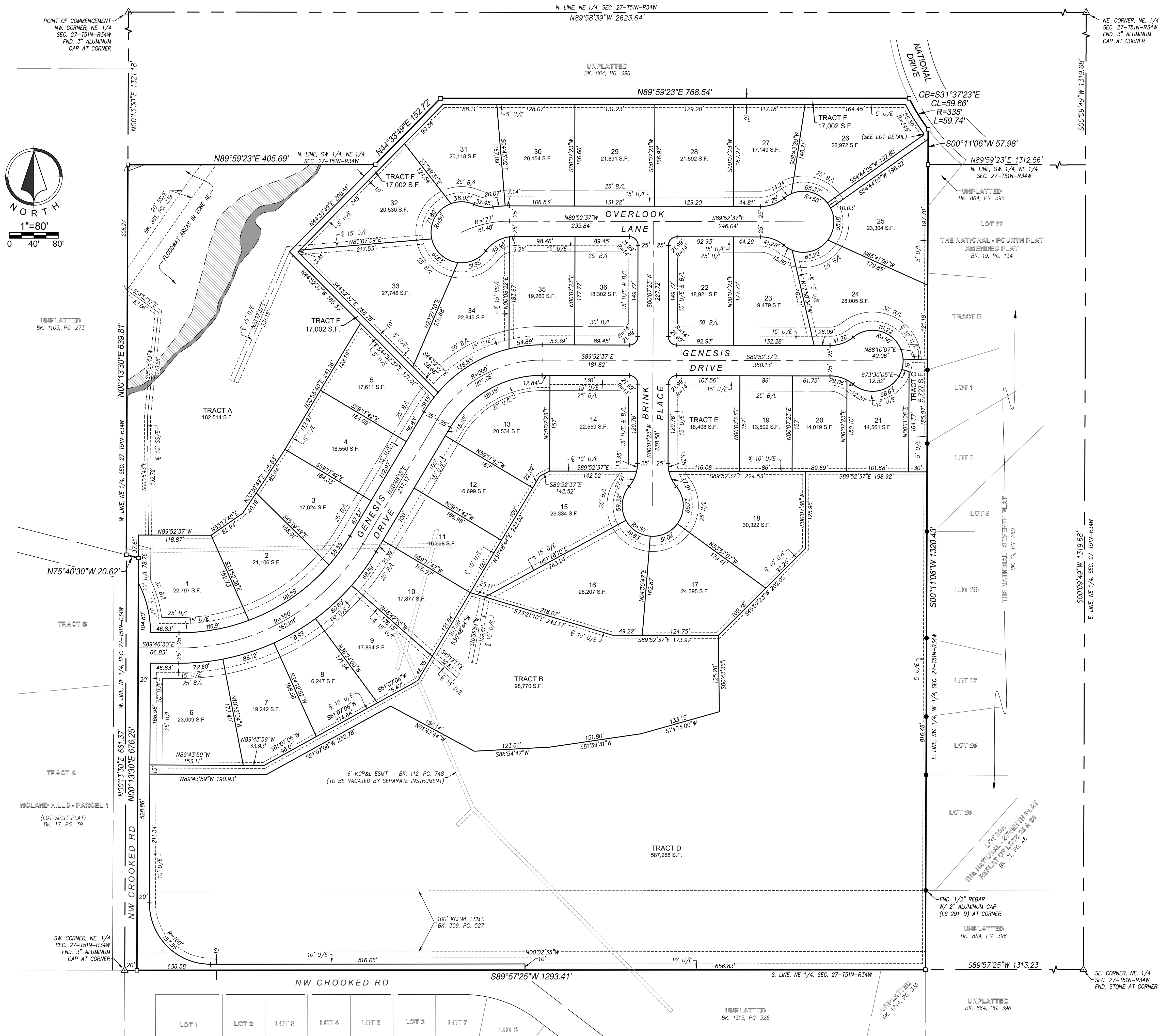
RENAISSANCE
INFRASTRUCTURE
CONSULTING



Sheet
C06

FINAL PLAT PLATTE 38

PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST,
IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI



DESCRIPTION

All that part of the Northeast Quarter of Section 27, Township 51 North, Range 34 West of the Fifth Principal Meridian in Platte County, Missouri, being more particularly described by Jed A.M. Baughman, PLS #2014020708 of Renaissance Infrastructure Consulting, Inc. as follows:

Commencing at the Northwest Corner of said Northeast Quarter;

thence South 00°13'30" West, along the West line of said Northeast Quarter, a distance of 1321.18 feet to the Northwest corner of the Southwest Quarter of said Northeast Quarter, said point being the Point of Beginning;

thence leaving said West line and along the North line of said Southwest Quarter, North 89°59'23" East, a distance of 405.69 feet;

thence leaving said North line, North 44°33'49" East, a distance of 152.72 feet;

thence North 89°59'23" East, a distance of 768.54 feet to a point on the West line of Tract B, AMENDED PLAT, THE NATIONAL-FOURTH PLAT;

thence Southeasterly along said West line, on a curve to the left having a radius of 335.00 feet, with a chord bearing South 31°37'23" East and a chord distance of 59.66 feet, an arc distance of 59.74 feet to a point on the East line of the Northwest Quarter of said Northeast Quarter;

thence South 00°11'06" West, along said East line, a distance of 57.98 feet to the Southeast Corner of said Northwest Quarter;

thence South 00°11'06" West, along the East line of said Southwest Quarter, a distance of 1320.43 feet to the Southeast Corner of said Southwest Quarter;

thence South 89°57'25" West, along the South line of said Southwest Quarter, a distance of 1293.41 feet to a point on the East right-of-way line of Crooked Road, as now established;

thence along said East right-of-way line, North 00°13'30" East, a distance of 676.25 feet;

thence continuing along said East right-of-way line, North 75°40'30" West, a distance of 20.62 feet to a point on the West line of said Northeast Quarter;

thence leaving said East right-of-way line and along said West line, North 00°13'30" East, a distance of 639.81 feet to the Point of Beginning, containing 1,812,559 square feet, or 41.611 acres, more or less.

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter known as "MEADOWS AT CREEKSIDE, 1ST PLAT".

EASEMENT DEDICATION: 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 easements 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.

DRAINAGE EASEMENT: An easement is hereby granted to Parkville, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for stormwater drainage including, but not limited to, underground pipes and conduits, any or all of them upon, over, under and along the strips of land designated "Drainage Easement" or "D/E".

SANITARY SEWER EASEMENT: An easement or license is hereby granted to Platte County Regional Sewer District to locate, construct and maintain or authorize the location, construction and maintenance and use of sanitary sewer mains under and along the strips designated "Sanitary Sewer Easement" or "S/S/E".

STREET DEDICATION: Streets and Right of Ways shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

BUILDING LINES: Building lines 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.

RESTRICTIONS: Covenants and restrictions have been filed simultaneously with this plat.

MAINTENANCE OF TRACTS:

Tracts A and B are hereby reserved as Open Space and Drainage Easement (D/E), and shall be maintained by the PLATTE 38 Homes Association.

Tract C is hereby reserved as Open Space and Landscape Buffer, and shall be maintained by the PLATTE 38 Homes Association.

Tract D is hereby reserved as Open Space and shall be maintained by the PLATTE 38 Homes Association.

Tract E is hereby reserved as Open Space and Private Amenities, and shall be maintained by the PLATTE 38 Homes Association.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this ____ day of _____, 20__.

Platte Land Partners, LLC
By: Genesis Realty & Development, its Manager

Philip Goforth, Manager

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED, that on this ____ day of _____, 20__, before me a Notary Public in and for said County and State, came Philip Goforth, Managing Member of Genesis Realty & Development, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said limited liability company, and he duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public My Appointment Expires: _____

CITY OF PARKVILLE, MISSOURI

This is to certify that the within plat was duly submitted to, reviewed and approved by the Community Development Director of Parkville, Missouri on _____.

Nanette K. Johnson, Mayor Melissa McChesney, City Clerk

Stephen Lachky, Community Development Director

NOTES:

- Bearings shown hereon are Grid Bearings based on the Missouri Coordinate System of 1983, West Zone and tied to Control Monument "BUDFORD", 1999 Adjustment (N: 336130.785, E: 831728.080) of the Missouri Geographic Reference System, using the VRS network, with a Grid factor of 0.99999082.
- All bearings and distances shown on this survey are measured unless otherwise noted.
- Plat corners will be set upon completion of site grading construction.
- The reference source of the subject property is by Trustee's Special Warranty Deed, recorded in Book 1359, Page 291 of Platte County, Missouri records.
- Platted right-of-way contains 160,815 square feet or 3.692 acres, more or less.

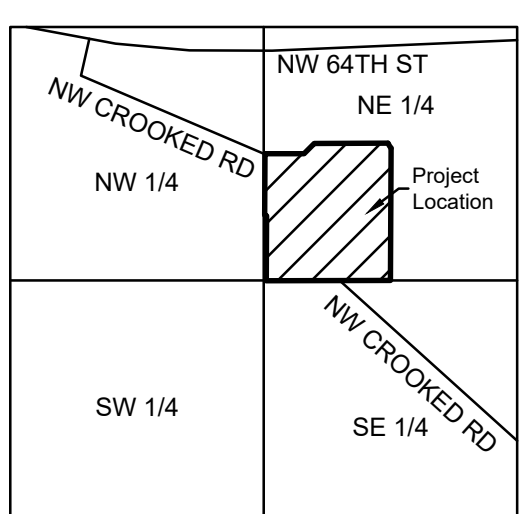
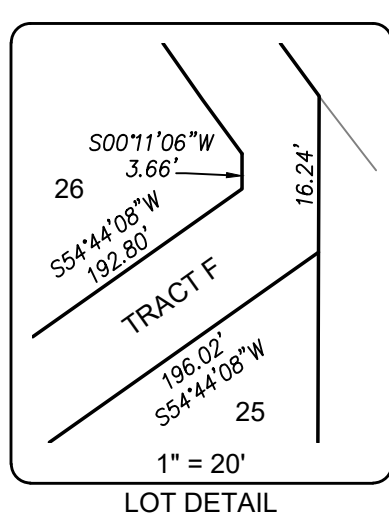
- OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE, defined as Base Flood Elevations determined.
- OTHER FLOOD AREAS, ZONE X, defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- FLOODWAY AREAS IN ZONE AE, defined as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

I hereby certify that this Subdivision Plat is based upon an actual field survey performed by me or under my direct supervision during March 2021, and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, urban type property, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and the Department of Agriculture Land Survey Program of the State of Missouri.

Jed A.M. Baughman, Missouri PLS-2014020708
RIC MO CLS-2011003572
jbaughman@ric-consult.com

LEGEND:

- ▲ FOUND SECTION CORNER AS NOTED
- FOUND 1/2" REBAR W/ PLASTIC CAP (LS 291-D) AT CORNER - UNLESS OTHERWISE NOTED
- SET 58" X 24" REBAR WITH 2" ALUMINUM RIG MOCLS 2011003572 KSCLS 234 CAP
- B/L BUILDING SETBACK LINE
- D/E DRAINAGE EASEMENT
- SS/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT
- Special Flood Hazard Area - Zone AE
- Other Flood Hazard Areas - Zone X



PLATTE 38

Prepared For:
Genesis Companies
Todd Kobayashi
4420 Mabady Ave, Ste 104
Kansas City, MO 64111
toddk@builtbygenesis.com

Date of Preparation: November 4, 2021
Revised: December 8, 2021

Renaissance
Infrastructure
Consulting

132 Abbie Avenue
Kansas City, Kansas 66103
913.317.9500
www.ri-consult.com

From: Stephen Lachky
Sent: Wednesday, November 17, 2021 4:31 PM
To: Todd Kobayashi <todd@builtbygenesis.com>; 'Dustin Burton' <dburton@ric-consult.com>
Cc: Brad Stanton <BStanton@parkvillemo.gov>; Alysén Abel <AAbel@parkvillemo.gov>; 'Dean Cull' <DCull@spfpd.com>
Subject: Platte 38 - Staff Review Meeting Follow-Up

Todd and Dustin,

Thank you for participating in our staff review meeting this afternoon for Platte 38 — Application for Zoning Map Amendment, Application for Subdivision – Preliminary Plat, and Application for Subdivision – Final Plat. Per our discussion this afternoon:

- Please submit a completed Application for Subdivision – Preliminary Plat and Application for Subdivision – Final Plat (see attached PDFs) to staff for review, along with copies of the final plat sheet, by Wednesday, December 1, 2021.
- Please revise the summary table on the Title Sheet (Sheet C01) to reflect the correct number of Duplex and Detached Home residential buildings.
- Please update the Macro Storm Water Drainage Study based on the revised development layout. Our Public Works Director will review the study.
- Please be aware of the City's parkland dedication requirements ([Section 404.020, Subsection H.](#)), which include the dedication of area for City parkland purposes or cash in lieu of dedicating open space.
- Per the City's adopted 2018 International Fire Code, Appendix D, Section D107: One or Two Family residential developments: D 107.1: One or two family dwelling residential development:
 - *"Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads."*
 - *"Exceptions: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required."*
 - *"The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official."*
 - *"D107.2: Remoteness: Where two fire apparatus access roads are required, they shall be placed a distance apart equal to no less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses."*

That said, please coordinate with Dean Cull, Fire Marshall with the Southern Platte Fire Protection District (SPFPD) regarding compliance with the adopted Fire Code. Let me know if you have any questions. Thank you.

Stephen Lachky, AICP, CPM, CFM
Community Development Director | City of Parkville
8880 Clark Ave. | Parkville, MO 64152
t. 816.741.7676 | slachky@parkvillemo.gov



My concern is that we need to remain as close to the master plan as possible and stop allowing exceptions to building height standards because doing this sets bad precedent. People repeatedly state they like and want the small town feel of Parkville not to change. This needs to be a standard that we and the developers respect.

This project, as is, will dominate the ridge and it appears it will loom over adjacent homes. Therefore, I feel it should be no more than three stories with underground parking. If it is not reconfigured on the site, there needs to be a LOT more landscaping so the residents don't see it in the winter.

Barbara

Sent from my iPhone

Stephen, I think we should use the same process for assembling PC concerns about the Platte 38 project and share with the developer before they resubmit in December. I would suggest asking the PC members to send you their concerns in the next week. Following are mine.

- The multistory building is too tall and too massive
- Multistory building's location adjacent to the single family homes is a deal killer for me
- Maybe should consider a new approach with more clustered housing such as was proposed for the Village on the Green
- Need to meet with residents before resubmitting to the PC
- Might consider some amenities for the undeveloped portion of the property

--

Dean

Dean Katerndahl
913-449-5340
deankaterndahl@gmail.com

John Delich

CURRENT ISSUES:

DENSITY: As stated previously allowable densities are based on ideal maximum to be allowed under a zoning classification. When, as is usually the case in Parkville, the site conditions preclude that utilization factor a reduction-adjustment is necessary to avoid “cramming” the site.

DEFINITIONS: Definitions of floors are to include above grade parking and height of roofs and retaining walls. Total height of all these has to be considered in some fashion.

BOARD OF ALDERMEN: I’m still not sure of the their objections in detail. I am still in favor of the project if it doesn’t outrageously disagree with our zoning criteria. The question of requested density versus R.O.E. potentials bears more study by qualified experts.

I was not at the last meeting but viewed the meeting video. Although I am in favor of having a senior development in Parkville I believe we should honor the master plan.
If the conditions of the master plan could be met I would be much more inclined to give this project consideration.

-Kathleen Leibrand

Stephen and Brad,

My biggest concern about the Platte 38 development is the sheer size of the building that faces the north/golf course. As proposed it will be a very intimidating facade. I also wish this developer would be more forthcoming with heights of the building measured from grade...I'd certainly like to see that when it comes back through. The way Chris Cline presented info for the Sanctuary was clear and easy to understand...maybe this can be a "city standard" way of communicating building height in the future.

I think this developer has done a lot to make this project more palatable and I'm personally not against the project, so long as it's responsive to the applicable zoning/zoning requests and neighborhood concerns, along with addressing the size/scale/image of the condo building.

Michael Wright

Sent from my iPhone



Staff Analysis

<u>Agenda Item:</u>	6.A, 6.B, and 6.C
<u>Proposal:</u>	Application for Zoning Map Amendment, Application for Subdivision – Preliminary Plat, and Application for Subdivision – Final Plat for Platte 38, a planned residential development consisting of 27 lots for duplexes and 9 lots for detached homes on 38.24 acres, more or less, generally located to the north of Walnut Creek Acres No 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7 th subdivision between N Crooked Rd and S National Dr. in Unincorporated Platte County, MO 64152.
<u>Staff Recommendation:</u>	Approval (with conditions)
<u>Case No:</u>	PZ 2021-13; PZ 2021-48; PZ 2021-49
<u>Applicant:</u>	Todd Kobayashi, Genesis Companies
<u>Owners:</u>	Platte Land Partners, LLC
<u>Location:</u>	Generally located to the north of Walnut Creek Acres No 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7 th subdivision between N Crooked Rd and S National Dr. in Unincorporated Platte County, MO 64152.
<u>Zoning:</u>	Existing: Platte County “RMD” Residential Multiple Dwelling and “R-7” Single-Family High Density Proposed: City of Parkville “R-4” Mixed-Density Residential and “R-2” Single-Family Residential
<u>Parcel #s:</u>	A portion of Platte County parcel #20-8.0-27-100-002-006.000 (38.24 acres, more or less)
<u>Exhibits:</u>	A. This Staff Analysis B. Applications 1. Application for Zoning Map Amendment (Case No. PZ 2021-13) 2. Application for Subdivision – Preliminary Plat (Case No. PZ 2021-48) 3. Application for Subdivision – Final Plat (Case No. PZ 2021-49) C. Subject Area Property Map D. Platte 38, Preliminary Plat (prepared by Renaissance Infrastructure Consulting; dated December 8, 2021)

1. Sheet 1 (Title Sheet)
 2. Sheet 2 (Preliminary Plat)
 3. Sheet 3 (Existing Conditions)
 4. Sheet 4 (Development Plan)
 5. Sheet 5 (Grading Plan)
 6. Sheet 6 (Utility Plan)
- E. Final Plat, Platte 38 (prepared by Renaissance Infrastructure Consulting; dated December 8, 2021)
 - F. City of Parkville staff review comments (prepared by Stephen Lachky; dated November 17, 2021)
 - G. Case No. PZ 2021-14 (Platte 38 – Preliminary Development Plan) review comments from the Planning and Zoning Commission
 1. Barbara Wassmer comments
 2. Dean Katerndahl comments
 3. John Delich comments
 4. Kathleen Leibrand comments
 5. Michael Wright comments
 - H. Additional exhibits as may be presented at the public hearing

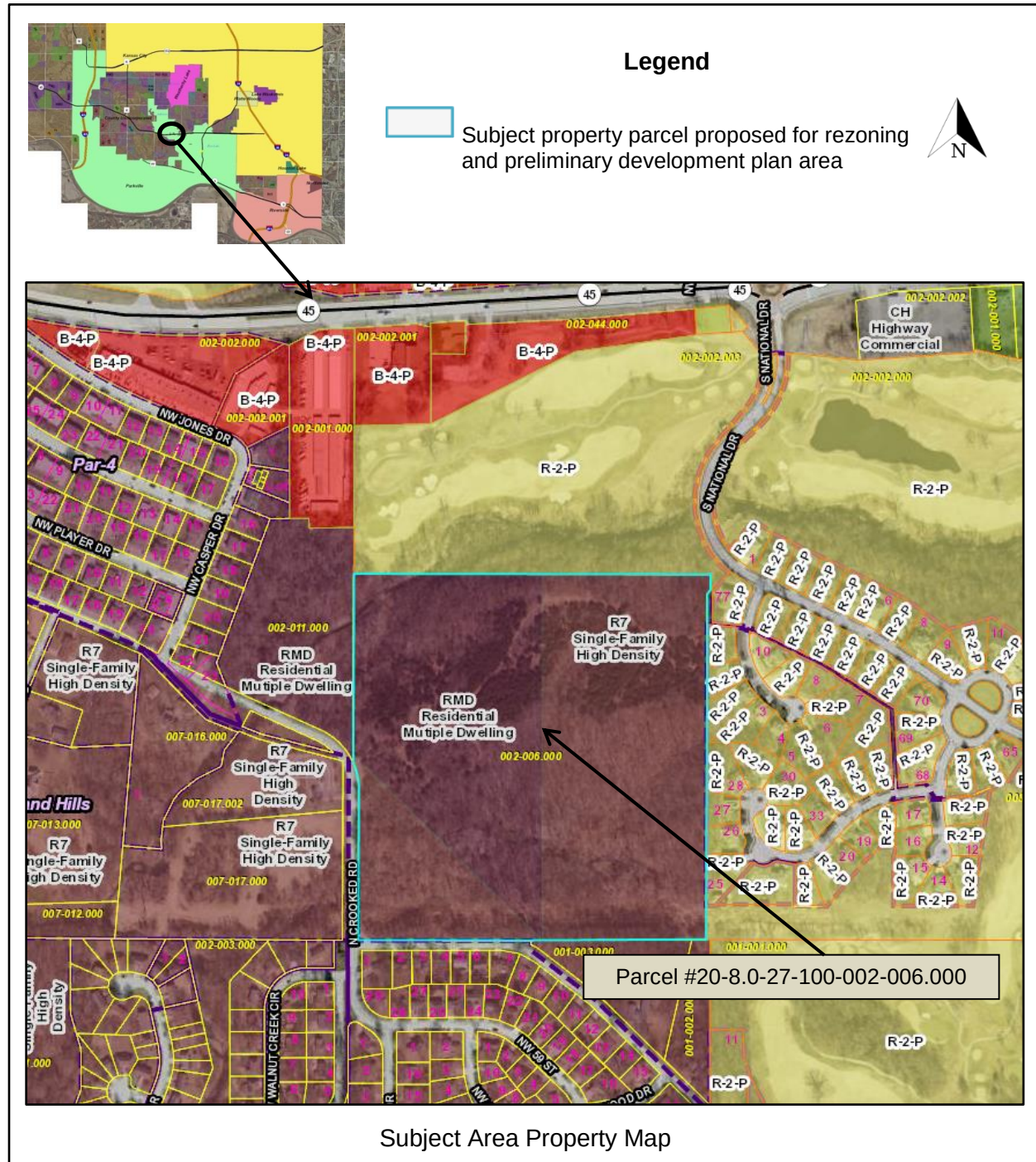
By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://www.ecode360.com/PA3395-DIV-05>)
 1. Section 403.030 Zoning Map Amendment
 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
 7. Appendix B. Great Trees for the Kansas City Region
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
- C. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property
- D. Hearing notice published in The Platte County Citizen newspaper on November 24, 2021
- E. Hearing notice published on the Parkville City webpage (<http://parkvillemo.gov/government/public-hearings/>)
- F. Planning and Zoning Commission (February 9, 2021) Special Workshop Agenda
- G. Planning and Zoning Commission (February 9, 2021) Special Workshop Video Recording (<https://vimeo.com/532352965>)
- H. Macro Storm Water Drainage Study, Platte 38, City of Parkville, Missouri (prepared by Renaissance Infrastructure Consulting; dated April 2021)
- I. Macro Storm Water Drainage Study, Platte 38, City of Parkville, Missouri (prepared by Renaissance Infrastructure Consulting; dated December 2021)
- J. Platte 38 Traffic Impact Study Report – On-Call Traffic Engineering Review (prepared by David J. Mennenga, P.E., PTOE, George Butler Associates, Inc.; dated April 28, 2021)

- K. E-mail correspondence – RE: Updated Traffic Study (prepared by David J. Mennenga, P.E., PTOE, George Butler Associates, Inc.; dated August 3, 2021)
- L. Traffic Impact Study, Parkville Multifamily (prepared by Janelle Clayton, PE, PTOE, Merge Midwest Engineering; dated April 7, 2021)
- M. Parkville Multifamily Traffic Impact Study Alternate Access (Inbound Only at S National Drive) Parkville, MO (prepared by Janelle Clayton, PE, PTOE, Merge Midwest Engineering; dated May 10, 2021)
- N. Preliminary Review for Platte 38 Site (prepared by Sarah Beers, P.E., VSM Engineering, LLC; dated April 29, 2021)
- O. South National Crime Stats (prepared by Kevin Chrisman, Chief of Police, Parkville Police Department; dated April 26, 2021)
- P. Utility Provider Verification Correspondence
 - 1. Spire Energy (Chris Collins, Area-Manager, Construction Engineering; dated April 16, 2021)
 - 2. Platte County Regional Sewer District (Dan Koch, Executive Director; dated April 20, 2021)
 - 3. Missouri American Water (Roger Sparks, Project Manager; dated April 21, 2021)
 - 4. Platte County Planning and Zoning (Jason Halterman, Assistant Director; dated April 29, 2021)
 - 5. Missouri Department of Transportation (Melissa Roberts, Traffic Specialist; dated May 5, 2021)
 - 6. Parkville Special Road District (Brett A. Cox, P.E., Project Manager, Renaissance Infrastructure Consulting; dated May 7, 2021)
 - 7. Evergy (Melissa Feltes, General Design Technician; dated June 10, 2021)
- Q. Professional Resume – Stephen Lachky, Community Development Director
- R. Professional Resume – Brad Stanton, Planner
- S. Professional Resume – Alysén Abel, Public Works Director
- T. Case No. PZ 2021-14 Platte 38 – Preliminary Development Plan
- U. Public comments associated with Case No. PZ 2021-14

Overview

The applications propose voluntary annexation of the subject property into the City of Parkville municipal limits, and rezoning Platte County parcel #20-8.0-27-100-002-006.000 (38.24 acres, more or less) from Platte County "RMD" Residential Multiple Dwelling and "R7" Single-Family High Density to Parkville City "R-4" Mixed-Density Residential and "R-2" Single-Family Residential in conjunction with a preliminary plat and final plat for Platte 38, a residential development consisting of 27 lots for duplexes and 9 lots for detached homes with access off of N Crooked Rd in Unincorporated Platte County, MO 64152. The subject property is currently undeveloped.



Background

The Application for Zoning Map Amendment (Case No. PZ 2021-13) previously went before the Planning and Zoning Commission on May 11, 2021; June 8, 2021; July 13, 2021 and August 10, 2021 in conjunction with an Application for Preliminary Development Plan for Platte 38. The applications previously proposed rezoning the subject property to City of Parkville “R-5-P” Multi-Family Residential and “R-4-P” Mixed-Density Residential in conjunction with a preliminary development plan consisting of a 4-story condominium building (158 units) and 21 lots for duplexes; however, the applications were recommended denial (vote 6-0) by the Planning and Zoning Commission. On September 7, 2021 the Board of Aldermen recommended (vote 5-3) to return the applications to the Planning and Zoning Commission at their December 14, 2021 regular meeting in order to provide the applicant an opportunity to make revisions to address review comments and concerns raised by the Commission and its recommendation for denial (see Exhibit G).

Public Notifications

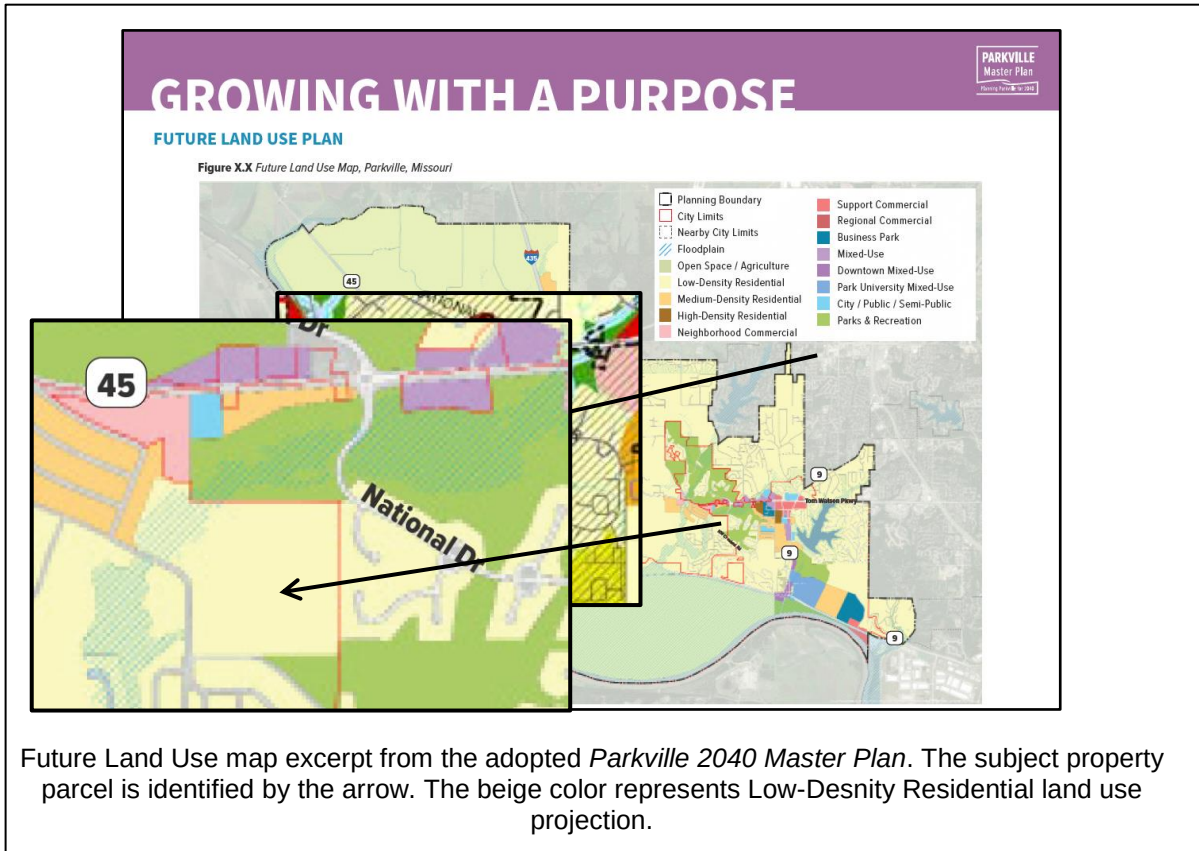
These applications have been reviewed against the City of Parkville’s Development Code, including the applicable general requirements in Table 403-1, Section 403.010, Section 403.030, Section 403.040, and Section 403.050. Per these requirements, notice of the public hearing has been published in a newspaper in general circulation in the City, The Platte County Citizen newspaper on November 24, 2021; a sign announcing the time, place and nature of the public hearing was placed on the subject property within view from public right of way; and mailed notice via certified mail was provided to all property owners within 185 ft. of the subject properties. Furthermore, at each public hearing when the Planning and Zoning Commission’s action was recommendation of postponement of both applications to the next regular meeting of the Planning and Zoning Commission, the date & time of said continued hearing was announced.

Zoning Map Amendment – Review and Analysis

The application (Case No. PZ 2021-13) has been reviewed against the Parkville Municipal Code, including the applicable “R-4” and “R-2” zoning district regulations, the adopted *Parkville 2040 Master Plan (2021)* and its Future Land Use Map. Parkville Municipal Code, Section 403.030, Subsection B. provides review criteria for how the Planning and Zoning Commission shall determine if a zoning map amendment is appropriate. The following are staff’s findings and conclusions.

- 1. The application is consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan, and in particular the relationship of land uses within the proposed district and relationship with uses existing or anticipated in surrounding districts.**

The *Parkville 2040 Master Plan* projects Low-Density Residential land use for the subject property. This use is primarily comprised of single-family residential detached, single-family residential bi-attached, single-family residential +1 accessory dwelling unit, civic uses, schools and churches. The *Parkville 2040 Master Plan* finds that one (1) to five (5) dwelling units per acre is appropriate for this typology.



It's important to understand that Future Land Use Map within the *Parkville 2040 Master Plan* is but one means of conveying future development projections; and are not intended to function alone or be the sole determinant for deciding whether or not a specific zoning district is appropriate or not. Table 405-1 of the Title IV – Development Code also states, “*Nothing in the table or plan would preclude the finding that a different application of the zoning districts is also consistent with the Future Land Use element of the Master Plan, or other more specific plans if the context of a specific application, and the goals, policies and strategies of the plan support that finding.*” For example, sections of the *Parkville 2040 Master Plan* state the importance of considering housing choice and diversity in land use decisions:

Parkville 2040 Master Plan (2021)

“Parkville’s housing stock today is primarily composed of single-family detached residential homes and neighborhoods... By diversifying the housing stock in Parkville, the community will be able to welcome more residents young and old who may not desire or be ready for home ownership. It will increase the availability of housing for Park University students. New families or households moving to Parkville will be able to find temporary transitional housing while they search for their permanent home. Likewise, housing choice will provide realistic options for lower-income households.”

“Housing choice helps build resiliency, especially in suburban communities. Typically, multifamily housing is a tax positive for communities compared to the service cost to benefit ratio of single-family, low density housing alone. It provides

options for people from all backgrounds, ages, and income levels. The quality of multifamily housing can be managed through the use of design standards that call for high quality building materials, durability and quality site design.”

2. The character of the neighborhood, including the design of streets, civic spaces and other open spaces; the scale, pattern and design of buildings; the zoning of property and compatibility of potential future uses; and the operation and uses of land and buildings.

To the north of the subject property is golf course hole #8 of The Deuce at The National Golf Club of Kansas City. To the south of the subject property (across from N Crooked Rd) is the Walnut Creek Acres No. 4 subdivision in Unincorporated Platte County (zoned Platte County “R-7” Single-Family High Density) and consisting of single-family detached homes. Immediately adjacent to the east are single-family detached homes in The National 7th subdivision (zoned City of Parkville “R-2-P” Single-Family Residential). And to the west (across from N Crooked Rd) is the Talented Tots Learning Center (10801 N Crooked Rd) and The Links At Parkville multi-family apartments in the Par-4 subdivision in Unincorporated Platte County (zoned Platte County “RMD” Residential Multiple Dwelling). Based on the character of existing uses and their proximity to the subject property area — including existing topography, vegetation, and property size — staff finds:

- The proposed “R-4” Mixed-Density Residential district is appropriate and compatible to the character of the surrounding neighborhoods.
- The proposed “R-2” Single-Family Residential district is appropriate and compatible to the character of the surrounding neighborhoods.

3. The application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts, and in particular the building form, site design, and other development patterns and urban design aspects of the proposed project in furthering the intent.

In conjunction with the proposed preliminary plat (Case No. PZ 2021-48) and final plat (Case No. PZ 2021-49), the application for zoning map amendment furthers the intent of accommodating residential development consisting of 27 lots for duplex and 9 lots for detached home uses. Specifically, the rezoning would support the Platte 38 development.

4. Compliance of any proposed development with the requirements of the development code, and the intent or design objectives associated with any specific standards.

The application for zoning map amendment is proposed in conjunction with a preliminary plat (Case No. PZ 2021-48) and final plat (Case No. PZ 2021-49). The “R-4” Mixed-Density Residential district provides residential living in a medium-density neighborhood setting and compact, walkable character. The district provides primarily detached houses and integrates a range of small-scale, civic and multi-unit building types at strategic locations. This district should have strong connections to a broad range of amenities, retail needs and support services to promote walkable patterns. The “R-2” Single-Family Residential district provides residential living in a low-density neighborhood setting and open character, with access to supporting uses such as schools, churches, parks and other public facilities which reinforce residential neighborhoods.

5. The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.

The proposed rezoning does not appear to significantly impact the ability for the City or other governmental agencies to respond with public and emergency services; this includes police, fire and the ability to maintain the peace. Staff reached out to local utility providers — electricity, natural gas, water, sanitary sewer — as well as the Southern Platte Fire Protection District (SPFPD), Missouri Department of Transportation (MoDOT) and Park Hill School District (PHSD), Platte County Planning and Zoning Department, and Parkville Special Roads District. See Exhibits P.1-P.7 by Reference for more information. Additionally, staff coordinated with Dean Cull, SPFPD Fire Marshall, who has reviewed the preliminary plat and final plat to determine if adequate fire protection can be provided.

6. The effect of approval on the condition or value of property in the city or in the vicinity including the likelihood of surrounding areas to be developed in accordance with the Master Plan.

Currently the total assessed valuation of the 38.24 acre (more or less) subject property is \$1,035. Per Platte County Collector's Office tax records, Platte County collected a total of \$80.22 in taxes for the year 2020. Approval of the zoning map amendment would substantially increase the value of the subject property parcels, as the parcels would be rezoned to a City of Parkville district and be permitted for the variety of residential uses allowed by the City's Title IV – Development Code. In turn, the rezoning would increase taxable assessments on the subject property once developed to the extent of the associated preliminary development plans.

7. The consistency of the application with other adopted policies of the City, including any other relevant implications of the change beyond any specific proposed project.

The application has been reviewed against the Parkville Municipal Code, including the applicable "R-4" and "R-2" zoning district regulations; as well as the adopted *Parkville 2040 Master Plan* and its Future Land Use Map. The "R-4" district can be consistent with both master plan's future land use projections, character of the existing surrounding neighborhoods, and uses permitted in said district based on the proposed use of duplexes; and the "R-2" district is consistent with the master plan's future land use projections, character of existing surrounding neighborhoods, and uses permit in said district.

8. The recommendations of professional staff or other technical reviews associated with the application.

Aside from staff's analysis and recommendations contained within the *Parkville 2040 Master Plan*, staff received technical assistance from the Parkville Police Department after receiving concerns from residents and adjacent property owners regarding existing crime in The South National neighborhoods and frequency of motor vehicle crashes already along S National Dr., as well as potential crime and motor vehicle crashes that would result from proposed development on the subject property.

Crime Statistics

The Parkville Police Department provided crime statistics for The South National neighborhoods from January 1, 2020 – April 26, 2021 (see Exhibit O by Reference). In summary, there was a total of three (3) thefts from automobiles and four (4) burglaries. Our Chief of Police, Kevin Chrisman, stated that all of them would have been prevented

if 1) residents closed their garage doors at night; and 2) locked their cars while unattended.

Motor Vehicle Crashes

The Parkville Police Department also provided motor vehicle crash statistics for The South National neighborhoods from January 1, 2020 – April 26, 2021 (see Exhibit O by Reference). In summary, there were no Property Damage Only, Minor Injury, Serious Injury, or Fatality incidents in The South National neighborhoods; rather, there was one (1) injury crash but it occurred within the N National Dr. / MO-Hwy 45 roundabout.

Subdivision – Preliminary Plat – 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 403.020, Subsection D. provides criteria for how the Planning and Zoning Commission shall determine if a preliminary plat is appropriate. The following are staff's findings and conclusions for the preliminary plat application (Case No. PZ 2021-48).

1. The application is in accordance with the Master Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.

The preliminary plat proposes 27 lots for duplex uses and 9 lots for single-family homes which is in accordance with the *Parkville Master Plan's* projection of Low-Density Residential future land use. The preliminary plat has a main point of access off of N Crooked Road, does not contain any dead end streets, and contains circulation and streets connecting to each lot. Genesis Dr. serves as the main public thoroughfare through the development, and is bisected by Brink Place which provides access to Overlook Lane to the north; and a total of four cul-de-sacs are utilized. Utility easements are provided on all lots for utility service purposes, and are accessible from the public right-of-way for each block.

The proposed layout meets the City's guidance for block size and street design types as detailed in Section 404.010 Street Networks and Design. Dean Cull, Southern Platte Fire Protection District (SPFPD) Fire Marshall, has also reviewed the preliminary plat layout against the requirements of the 2018 International Fire Code and determined additional requirements need to be met as a result of the development having more than 30 dwelling units on a single public or private fire apparatus access road (see Exhibit F).

In terms of civic and open space, the subject area resembles the "Suburban" planning context (i.e., areas removed from walkable centers, commercial corridors or large scale projects arranged around a campus). Section 404.020 prefers Park, Trail/Greenway, or Green open space typologies for this planning context. The preliminary plat proposes three large tracts of common open space for stormwater detention and buffer space — specifically Tract C against the adjacent The National 7th subdivision to the east. Additionally, the preliminary plat includes natural area to the south to preserve vegetation around an existing creek.

2. Compliance with the requirements of the Development Code, and in particular the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.

The preliminary plat meets the requirements of the Development Code for blocks and lot standards (i.e., height, area and bulk standards). Block sizes are between 300-750 ft., which fits the planning context of a “Suburban” area — areas removed from walkable centers, commercial corridors or large scale projects arranged around a campus. “R-4” district standards require a minimum area (5,000-8,000 sq. ft.), width (50 ft.) and building coverage (40%) requirements to be met; and “R-2” district standards require a minimum area (7,500 sq. ft.), width (75 ft.) and depth (100 ft.) requirements to be met. The preliminary plat meets all of these standards.

3. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.

Following a special workshop with the Planning and Zoning Commission on February 9, 2021, the applicant made contact with Dale Brouk of Homeowner Association (HOA) of The National Golf Club of Kansas City. The development concept was then shared with the HOA’s Board and discussed at a subsequent HOA meeting to become a part of the HOA. Concerns raised by the Board during their meeting included:

- Traffic onto S National Dr. (and the preference of not having a thru-street connection between S National Dr. and N Crooked Rd.)
- The development needs to have its own amenities
- The development must become part of the City of Parkville
- More discussing to be forthcoming and shared with the Board

On April 21, 2021 the applicant, Todd Kobayashi, met with residents of The South National neighborhoods and HOA members to hear their concerns and address them if possible. The biggest concerns revolved around cut-thru traffic, and if there was a way for the development to address it, including a one-way (entrance-only) off of S National Dr. or eliminating all access off of S National Dr. The proposed version of the preliminary plat contains a single point of access off of N Crooked Road. The applicant proposes to complete the development in one phase.

4. Any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.

All proposed and required improvements (e.g., streets, sidewalks) will need to meet American Public Works Association (APWA) Standards Specifications and Design Criteria, the City’s storm drainage standards per Section 404.040, and stormwater management best management practices per Section 407.050. The applicant had previously submitted a Macro Storm Water Drainage Study for a previous project on the subject property containing a 4-story condominium building (158 units) and 21 lots for duplexes (see Exhibit H by Reference), which contains an assessment outlining the stormwater management needs for the site, detailing the proposed stormwater management infrastructure and rationale for why it’s being used. As a result of the revised development layout per the proposed preliminary plat, our Public Works Director has requested an update to the study. The applicant has since revised their stormwater

drainage study via submittal of Stormwater Management Study (see Exhibit I by Reference).

5. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Master Plan.

This application does not deter any existing or future development on the adjacent properties from meeting the goals and policies of the Master Plan. To the north of the subject property is golf course hole #8 of The Deuce at The National Golf Club of Kansas City. To the south of the subject property (across from N Crooked Rd) is the Walnut Creek Acres No. 4 subdivision in Unincorporated Platte County (zoned Platte County “R-7” Single-Family High Density) and consisting of single-family detached homes. Immediately adjacent to the east are single-family detached homes in The National 7th subdivision (zoned City of Parkville “R-2-P” Single-Family Residential). And to the west (across from N Crooked Rd) is the Talented Tots Learning Center (10801 N Crooked Rd) and The Links At Parkville multi-family apartments in the Par-4 subdivision in Unincorporated Platte County (zoned Platte County “RMD” Residential Multiple Dwelling). Based on the character of existing uses and their proximity to the subject property area — including existing topography, vegetation, and property size — any impacts on adjacent property from the proposed preliminary plat are expected to be minimal, if any.

6. The design does not impede the construction of anticipated or planned future public infrastructure within the area.

The design and layout of the preliminary plat for Platte 38 does not impede the construction of anticipated or planned future public infrastructure in the general area as indicated by utility provider correspondence (see Exhibits P.1-P.7 by Reference). Staff reached out to local utility providers — electricity, natural gas, water, sanitary sewer — as well as the Southern Platte Fire Protection District (SPFPD), Missouri Department of Transportation (MoDOT) and Park Hill School District (PHSD), Platte County Planning and Zoning Department, and Parkville Special Roads District.

7. The recommendations of professional staff, or any other public entity asked to officially review the plat.

When reviewing development applications (including platting applications), City staff consults with Dean Cull, Fire Marshal with the Southern Platte Fire Protection District (SPFPD). He concluded that the width of the streets (measured front-of-curb to front-of-curb) and radius of the cul-de-sacs were wide enough to support turning movements for their standard Pierce Fire Truck (duel axle; 110 ft. ladder). SPFPD also reviewed the preliminary plat layout against the requirements of the 2018 International Fire Code and determined additional requirements need to be met as a result of the development having more than 30 dwelling units on a single public or private fire apparatus access road (see Exhibit F).

Subdivision – Final Plat – 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 403.020, Subsection D. 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 preliminary plat application (Case No. PZ 2021-49).

- 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.**

The layout and design of the final plant does not deviate any from the preliminary plat application (Case No. PZ 2021-48) with regards to 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.

- 2. The construction plans for any utilities, infrastructure or public facilities meet all technical specifications.**

The applicant will be required to submit street and storm sewer plans for review by the Public Works Department, as well as an updated Macro Storm Water Drainage Study (see Application for Subdivision – Preliminary Plat review criteria #4 above). The City's Public Works Director, Alysén Abel, will be reviewing the street and storm sewer plans per APWA Standards Specifications and Design Criteria, the City's storm drainage standards per Section 404.040, and stormwater management best management practices per Section 407.050. The City's on-call stormwater hydrology engineer, VSM Engineering, LLC, will conduct an independent review of the updated stormwater drainage study (see Exhibit I by Reference).

- 3. The phasing and timing of public improvements ensures construction and performance guarantees.**

The applicant proposes to complete the development in one phase. Completion of public improvements (e.g., sidewalks, streets) will be required prior to the issuance of building permits for the lots. Per Parkville Municipal Code, Section 505.080, the Board of Aldermen must accept public improvements prior to the issuance of building permits. Per this Section, the Board must also approve the maintenance bond in an amount equal to 50% of the cost of the improvements and guaranteeing against defects in the construction of streets for a period of 2 years. The applicant will be required to design and construct public improvements in accordance with American Public Works Association (APWA) design standards and construction specifications. Furthermore, 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.

- 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.** The final plat application does not deviate any from the preliminary plat application (Case No. PZ 2021-48). Per staff's review of the application for subdivision – preliminary plat against the requirements of Section 403.020, Subsection D, it is determined that the application is in accordance with the *Parkville Master Plan* and purposes and intent of the Development Code.

- 5. The recommendations of professional staff, or any other public entity asked to officially review the plat.**

When reviewing development applications (including platting applications), City staff consults with Dean Cull, Fire Marshall with the Southern Platte Fire Protection District (SPFPD). He concluded that the width of the streets (measured front-of-curb to front-of-curb) and radius of the cul-de-sacs were wide enough to support turning movements for their standard Pierce Fire Truck (duel axle; 110 ft. ladder). SPFPD also reviewed the preliminary plat layout against the requirements of the 2018 International Fire Code and determined additional requirements need to be met as a result of the development having more than 30 dwelling units on a single public or private fire apparatus access road (see Exhibit F).

Staff Conclusions and Recommendations

Zoning Map Amendment

Staff concludes that: The proposed “R-4” district can be consistent with the future land use projections of the *Parkville 2040 Master Plan*, and is appropriate and compatible to the character of the existing surrounding neighborhoods based on the proposed use of duplexes; and the proposed “R-2” district is consistent with the future land use projections of the *Parkville 2040 Master Plan*, character of existing surrounding neighborhoods, and uses permit in said district. The Application for Zoning Map Amendment complies with the requirements of the Title IV – Development Code as shown in the accompanying Platte 38 preliminary plat (Case No. PZ 2021-48) and final plat (Case No. PZ 2021-49); does not appear to significantly impact the ability for the City or governmental agencies to respond with public and emergency services (including police, fire and the ability to maintain the peace); would substantially increase the value of the subject property parcels if developed to the extent of the associated Platte 38 preliminary plat and final plat; and would allow for a variety of residential uses, all of which are currently permitted on the subject property via the existing Platte County “RMD” and “R-7” zoning designations.

Preliminary Plat

Staff concludes that: The proposed preliminary plat is in accordance with the *Parkville 2040 Master Plan* in terms of physical patterns, arrangement of streets, blocks, lots and open spaces; said blocks and lots are compliant with the building type, lot size and building standards of the Title IV – Development Code for the proposed “R-4” and “R-2” zoning districts; the applicant has coordinated with The National Golf Club of Kansas City, specifically the President HOA regarding possibilities for integration and connection with existing neighborhoods; the Public Works Department will review all proposed and required improvements (e.g., streets, sidewalks) per APWA standards, and will require the updated stormwater drainage study to be reviewed against the City’s storm drainage standards and stormwater management best practices; the preliminary plat does not deter any existing or future development on adjacent property from meeting the goals and policies of the *Parkville 2040 Master Plan*; nor will the design and layout of the preliminary plat impede the construction of anticipated or planned future public infrastructure within the area; and the preliminary plat has been reviewed by professional staff from SPFPD.

Final Plat

Staff concludes that: The proposed final plat is substantially consistent with the preliminary plat (Case No. PZ 2021-48); 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; there are no deviations from the preliminary plat; the final plat is in accordance with the *Parkville 2040 Master Plan*; and the final plat has been reviewed by professional staff from SPFPD.

Following review, staff recommends approval of the Application for Zoning Map Amendment (Case No. PZ 2021-13), Application for Subdivision – Preliminary Plat (Case No. PZ 2021-48), and Application for Subdivision – Final Plat (Case No. PZ 2021-49). Staff bases this decision on the merits of the applications and findings and conclusions in this staff analysis report, subject to the following conditions:

Zoning Map Amendment

- Submittal of a valid Voluntary Annexation Petition for the portion of property included in associated preliminary development plan currently located outside of the existing City boundaries, and said property is thereafter annexed into City of Parkville municipal limits via ordinance.
- The subject property be platted via an Application for Subdivision – Final Plat to allow for the zoning layout per the Preliminary Development Plan.

Preliminary Plat

- Submittal of a valid Voluntary Annexation Petition for the portion of property included in the associated preliminary plat currently located outside of the existing City boundaries, and said property is thereafter annexed into City of Parkville municipal limits via ordinance.
- The subject property be platted via an Application for Subdivision – Final Plat — prior to construction permits being issued — in order to accommodate the lots and tracts for the proposed preliminary plat.
- Submittal of street and storm sewer plans to the Public Works Department for review.
- The Public Works Department review the updated stormwater drainage study, and the applicant address comments/findings from the City's independent review (to be performed by VSM Engineering, LLC) for said updated stormwater drainage study.
- All requirements of the 2018 International Fire Code (IFC) be met per review of the preliminary plat by the Southern Platte Fire Protection District (SPFPD) — including but not limited to, the location of fire hydrants and standards within Appendix D, Section D107: One or Two Family residential developments.
- Any other conditions the Planning and Zoning Commission determines are necessary.

Final Plat

- Submittal of a valid Voluntary Annexation Petition for the portion of property included in the associated final plat currently located outside of the existing City boundaries, and said property is thereafter annexed into City of Parkville municipal limits via ordinance.
- Submittal of street and storm sewer plans to the Public Works Department for review.
- The Public Works Department review the updated stormwater drainage study, and the applicant address comments/findings from the City's independent review (to be performed by VSM Engineering, LLC) for said updated stormwater drainage study.
- All requirements of the 2018 International Fire Code (IFC) be met per review of the preliminary plat by the Southern Platte Fire Protection District (SPFPD) — including but not limited to, the location of fire hydrants and standards within Appendix D, Section D107: One or Two Family residential developments.
- The Board of Aldermen acceptance of cash in lieu of park land dedication as allowed by Parkville Municipal Code, Section 404.020.
- The payment of public improvement fees as required by Parkville Municipal Code, Chapter 800 Fee Ordinance.
- Any other conditions the Planning and Zoning Commission determines are necessary.

It should be noted that the recommendation contained in this report is made without knowledge of facts, public comments or any additional information which may be presented during the public hearing. 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 Zoning Map Amendment, Application for Subdivision – Preliminary Plat, and Application for Subdivision – Final Plat, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, 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 for the Application for Zoning Map Amendment and Application for Subdivision – Final Plat will be forwarded to the Board of Aldermen on January 4, 2022 for first action.

End of Memorandum



12-03-2021

Stephen Lachky, AICP, CPM, CFM

Date

**CITY OF PARKVILLE
Policy Report**

Date: January 10, 2022

Prepared By:

Brad Stanton, Planner

Reviewed By:

Stephen Lachky, Community Development
Director

ISSUE:

Approve the second reading of an ordinance to extend the city limits by voluntary annexation for Village on the Green, generally located south of Highway 45 and east of South National Drive - Case No. PZ 2021-53; Hoefer Welker, LLC, applicant (Community Development)

BACKGROUND:

The applicant (Hoefer Welker, LLC) proposes voluntary annexation of eight parcels of land - Platte County Parcel Nos. 20-8.0-27-100-002-002.002, 20-8.0-27-100-002-001.000, 20-8.0-27-100-002-001.001, 20-7.0-26-200-002-004.000, 20-7.0-26-200-002-016.000, 20-7.0-26-200-002-015.000, 20-7.0-26-200-002-006.000 and the NW Lake Crest Lane road right-of-way - via a voluntary annexation petition in conjunction with an application for zoning map amendment and application for final development plan. The applicant proposes rezoning the described parcels of land to Parkville City "R-5-P" Multi-Family Residential (Case No. PZ21-53) in accordance with the previously approved preliminary development plan for Village on the Green, a planned residential development consisting of twenty-three (23) 1-2-story 5-7 unit cluster townhomes (145 units total), seven (7) 1-3-story townhomes (80 units total) and related amenities (5,000+/- sq. ft.) on 25.76 acres, more or less, generally located south of Highway 45 and east of South National Drive (Ord. 3103).

Neither the Parkville Municipal Code nor Missouri Revised Statutes (RSMo) provide any guidance for considering proposed voluntary or involuntary annexations; however, the *Parkville 2040 Master Plan* contains policy recommendations for considering voluntary annexation petitions, specifically for protecting Parkville's borders and preserving its character as the community grows; this includes:

- Continue to require new development to be fully served by adequate public infrastructure including paved streets, sidewalks, trails, water and sewer service.
- Discourage the development of private roads to serve new single-family subdivisions.
- Create an ordinance to preserve areas with significant tree cover.
- Support and encourage in-fill, redevelopment that is consistent with the adopted comprehensive master plan.
- Only approve rezoning and development proposals that are consistent with the adopted comprehensive master plan and future land use map.

The *Parkville 2040 Master Plan* notes the importance of infill development along 45 Highway in order to better connect the community as a whole. The Master Plan also calls for a diversification of the housing stock by allowing for multi-family housing choice in strategically placed locations and mixed-use developments.

BUDGET IMPACT:

With the exception of application and permit fees collected, there is no immediate budget impact. Long-term impacts would be realized from changes in property taxes and sales taxes collected from the site and proposed development, and impacts to the same for area properties and other businesses.

ALTERNATIVES:

1. Approve the second reading of an ordinance approving the annexation, as recommended by staff.
2. Approve the second reading of an ordinance, subject to changes directed by the Board of Aldermen.
3. Deny the Voluntary Annexation Petition.
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 approve the first reading of an ordinance extending the limits of the City of Parkville by voluntary annexation.

POLICY:

Per 71.012 RSMo, annexation must be approved by ordinance following Board determination that the property to be annexed is contiguous and compact to the existing corporate limits, that the annexation is reasonable and necessary to the proper development of the city and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time (see Attachment 3 by Reference).

Additionally Per 71.012 RSMo, once a request for voluntary annexation is received by the City, the governing body shall hold a public hearing concerning the matter not less than fourteen (14) nor more than sixty (60) days after the petition is received. Further, notice of the hearing shall be published in a newspaper of general circulation, and the hearing shall be held not less than seven (7) days after notice of the hearing is published (see Attachment 6 by Reference).

At the public hearing any interested person, corporation or political subdivision may present evidence regarding the proposed annexation. If, after holding the hearing, the governing body of the city determines that the annexation is reasonable and necessary to the proper development of the city, and the city has the ability to furnish normal municipal services to the area to be annexed within a reasonable time, it may $\frac{3}{4}$ subject to the provisions of Section 71.012 - annex the territory by ordinance without further action.

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. 3176, an ordinance extending the limits of the City of Parkville by voluntary annexation to include described real estate in unincorporated Platte County, Missouri, generally located south of Highway 45 and east of S. National Drive, on second reading to become Ordinance No. ____.

ATTACHMENTS:

None

**CITY OF PARKVILLE
Policy Report**

Date: January 10, 2022

Prepared By:

Brad Stanton, Planner

Reviewed By:

Stephen Lachky, Community Development
Director

ISSUE:

Approve the second reading of an ordinance to rezone Village on the Green, a planned residential development generally located south of Highway 45 and east of S. National Drive - Case No. PZ 2021-53; Hoefer Welker, LLC, applicant (Community Development)

BACKGROUND:

The applicant (Hoefer Welker, LLC) proposes to rezone fourteen (14) parcels of land from County "CH" Highway Commercial, County "R25" Single-Family Large Lot, City "B-4-P" Planned Business District, and City "R-5" Multi-Family Residential to Parkville City "R-5-P" Planned Multi-Family Residential. This application is in conjunction with a Voluntary Annexation Petition and a previously approved preliminary development plan (Ord. 3103) for Village on the Green.

Staff reviewed the Application for Zoning Map Amendment against the "R-5" district regulations, zoning map amendment review criteria (Section 403.030) and the adopted *Parkville 2040 Master Plan*. The Master Plan projects High Density Residential, Medium Density Residential, and Commercial uses for this property; as well as calls out the subject area as a strategic opportunity for infill development. Staff finds the proposed multi-family residential zoning district is compatible with the surrounding uses as it provides a step-down in intensity from the industrial uses and arterial roadway to the north and east to the golf course and farther residential neighborhoods to the south and west.

BUDGET IMPACT:

There is no impact to the budget.

ALTERNATIVES:

1. Approve the second reading of the ordinance.
2. Approve the second reading of an ordinance, subject to changes directed by the Board of Aldermen.
3. Deny the application.
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.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission considered the application during a public hearing held on December 14, 2021. No public comments were received. The Planning and Zoning Commission made a motion and recommended approval of the application for zoning map amendment (vote 6-0).

STAFF RECOMMENDATION:

Staff recommends the Board of Aldermen approve the first reading of an ordinance to rezone Village on the Green.

POLICY:

Per Parkville Municipal Code, Title IV, Table 403-1, a public hearing is required (distinguished from a public meeting generally open to the public) to consider Zoning Map Amendment applications by the Planning and Zoning Commission review body, with the Board of Aldermen as the “decision making authority” for such applications following review and recommending authority by the Planning and Zoning Commission.

Per RSMo. 89.050 and Parkville Municipal Code Section 403.030, the Board of Aldermen shall not consider a request prior to the lapse of the 15 day protest period. Per Parkville Municipal Code Section 403.030, Subsection C, if a written protest against a proposed zoning change is filed in the office of the City Clerk within 15 days of the date of the conclusion of the Planning Commission public hearing, signed by the owners of record of 30 percent or more of any real property proposed to be rezoned, or by the owners of record of 30 percent or more of the total area required to be notified by this Code of the proposed rezoning of a specific property (excluding streets and public ways), the ordinance adopting such amendment shall not be passed except by at least a 2/3 vote of all of the members of the Board of Aldermen. Without a valid protest petition, the proposed rezoning may be approved by a simple majority of five votes.

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. 3177, an ordinance rezoning fourteen parcels from Platte County "CH" Highway Commercial, Platte County "R25" Single-Family Large Lot, City "B-4-P" Planned Business District, and City "R-5" Multi-Family Residential to Parkville City "R-5-P" Planned Multi-Family Residential, on second reading to become Ordinance No. ____.

ATTACHMENTS:

None

**CITY OF PARKVILLE
Policy Report**

Date: January 10, 2022

Prepared By:

Brad Stanton, Planner

Reviewed By:

Stephen Lachky, Community Development
Director

ISSUE:

Approve the second reading of an ordinance to vacate NW Lake Crest Lane south of Highway 45 - Case No. VC21-01; Hoefer Welker, LLC, applicant (Community Development)

BACKGROUND:

The applicant (Hoefer Welker, LLC) proposes vacating the NW Lake Crest Lane right of way south of Highway 45 in order to construct a private drive for Village on the Green. The current public street, NW Lake Crest Lane, will be converted into a private drive for access to the residential subdivision. The Board of Aldermen have previously approved the preliminary development plan for Village on the Green (Ordinance No. 3103). Staff recommends placing a cross access easement over the shared portion of the vacated right of way to maintain driveway access to the adjacent properties. A utility easement is being placed over the vacated right-of-way as part of the plat for Village on the Green.

BUDGET IMPACT:

There is no budget impact with this item.

ALTERNATIVES:

1. Approve the second reading of an ordinance vacating NW Lake Crest Lane, subject to conditions
2. Approve the second reading of an ordinance vacating NW Lake Crest Lane, subject to changes by the Board of Aldermen.
3. Deny the application for vacation.
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 approve the first reading of an ordinance vacating NW Lake Crest Lane, subject to the following conditions:

- The adjacent property owners consent and enter into a cross-access easement over the vacated right-of-way area to ensure shared utilization of the existing driveway to their properties.
- The vacated right-of-way shall be covered with a utility easement to ensure any underground utilities can be accessed in the future.

POLICY:

Per Parkville Municipal Code, Section 100.140, vacation or discontinuance of a public street must be approved by the Board of Aldermen by ordinance. Notice must be provided in a Platte County newspaper circulated in Parkville for two consecutive insertions with the last insertion being no more than one week prior to the date of the Board of Aldermen meeting.

SUGGESTED MOTION:

I move to approve Bill No. 3178, an ordinance vacating NW Lake Crest Lane, on second reading to become Ordinance No. ____.

ATTACHMENTS:

1. Ordinance - Voluntary Annexation
2. Ordinance - Rezoning
3. Ordinance - Vacation
4. Annexation Legal Descriptions
5. Rezoning Application
6. Rezoning Legal Descriptions
7. Rezoning Staff Report
8. Vacation Application
9. Property Survey
10. Vacation Legal Description

AN ORDINANCE EXTENDING THE LIMITS OF THE CITY OF PARKVILLE BY VOLUNTARY ANNEXATION TO INCLUDE DESCRIBED REAL ESTATE IN UNINCORPORATED PLATTE COUNTY, MISSOURI, GENERALLY LOCATED SOUTH OF HIGHWAY 45 AND EAST OF S. NATIONAL DRIVE

WHEREAS, the applicant (Hoefer Welker, LLC) proposes voluntary annexation of eight parcels of land - Platte County Parcel Nos. 20-8.0-27-100-002-002.002, 20-8.0-27-100-002-001.000, 20-8.0-27-100-002-001.001, 20-7.0-26-200-002-004.000, 20-7.0-26-200-002-016.000, 20-7.0-26-200-002-015.000, 20-7.0-26-200-002-006.000 and the NW Lake Crest Lane road right-of-way - via a voluntary annexation petition; and

WHEREAS, said parcels of land are currently located in unincorporated Platte County, Missouri generally located south of Highway 45 and east of S National Dr., and is legally described in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, the applicant (Hoefer Welker, LLC) has also submitted an application for zoning map amendment to rezone the subject properties to Parkville City "R-5-P" Planned Multi-Family Residential (Case No. PZ2021-53); and

WHEREAS, on November 16, 2021, a preliminary development plan for the property for Village on the Green, a planned residential development consisting of twenty-three (23) 1-2-story 5-7 unit cluster townhomes (145 units total), seven (7) 1-3-story townhomes (80 units total) and a clubhouse building (5,000+/- sq. ft.) was approved by the Board of Aldermen (Ord. 3103); and

WHEREAS, pursuant to Missouri Revised Statutes (RSMo) Section 71.012, annexation must be approved by ordinance following Board determination that the property to be annexed is contiguous and compact to the existing corporate limits, that the annexation is reasonable and necessary to the proper development of the city and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, pursuant to RSMo 71.012, a notice of public hearing was published in The Platte County Citizen newspaper on December 15, 2021 and copy of said notice is available for viewing upon request at Parkville City Hall; and

WHEREAS, pursuant to RSMo 71.012, a public hearing was held of the Governing Body (i.e., Board of Aldermen) on January 4, 2022; and

WHEREAS, at said public hearing all interested persons, corporations or political subdivisions were afforded the opportunity to present evidence regarding the proposed annexation; and

WHEREAS, no written objection to the proposed annexation was filed with the governing body of the City of Parkville within fourteen days of such public hearing; and

WHEREAS, all other prerequisites of RSMo Chapter 71 have been completed; and

WHEREAS, the Board of Aldermen concurs with staff recommendation; and

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

SECTION 1. The extension of the limits of the City of Parkville, Platte County, Missouri, over the unincorporated territory legally described in Exhibit A, said unincorporated territory being adjacent to the present limits of said city, is reasonable and necessary to the proper development of said city and will redound to the benefit of said city and to said unincorporated territory adjacent to said city.

SECTION 2. It is determined and declared that the City has the ability to furnish normal municipal services to the area to be annexed.

SECTION 3. The limits of the City shall be extended over unincorporated territory adjoining and adjacent to the present city limits, all lying, being and situated in Platte County and legally described in Exhibit A.

SECTION 4. The above described property is hereby annexed by the City of Parkville and it is the intention of the Board of Aldermen that this annexation shall be complete and final upon the filing by the City Clerk of Parkville of three certified copies of this ordinance with the Platte County Clerk.

PASSED and APPROVED this 18th day of January 2022.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney

AN ORDINANCE REZONING FOURTEEN PARCELS OF LAND FROM COUNTY "CH" HIGHWAY COMMERCIAL, COUNTY "R25" SINGLE-FAMILY LARGE LOT, CITY "B-4-P" PLANNED BUSINESS DISTRICT, AND CITY "R-5" MULTI-FAMILY RESIDENTIAL TO PARKVILLE CITY "R-5-P" PLANNED MULTI-FAMILY RESIDENTIAL

WHEREAS, the applicant (Hoefer Welker, LLC) proposes to rezone fourteen (14) parcels of land from County "CH" Highway Commercial, County "R25" Single-Family Large Lot, City "B-4-P" Planned Business District, and City "R-5" Multi-Family Residential to Parkville City "R-5-P" Planned Multi-Family Residential via an application for zoning map amendment (Case No. PZ2021-53); and

WHEREAS, the subject property is generally located south of Highway 45 and east of S National Dr., and is legally described in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, on November 16, 2021, the Board of Aldermen approved the preliminary development plan for Village on the Green, a planned residential development consisting of twenty-three (23) 1-2-story 5-7 unit cluster townhomes (145 units total), seven (7) 1-3-story townhomes (80 units total) and a clubhouse building (5,000+/- sq. ft.) (Ord. 3103); and

WHEREAS, notice of a public hearing to be held before the Planning and Zoning Commission was published, mailed and posted in accordance with Parkville Municipal Code Title IV, Section 403.010; and

WHEREAS, all property owners within 185 feet of the subject property parcels were given proper notice and allowed their right to protest said rezoning; and

WHEREAS, City staff reviewed the application according to Parkville Municipal Code Title IV, Section 403.030 and determined their findings and conclusions; and

WHEREAS, on December 14, 2021 the Parkville Planning and Zoning Commission opened a public hearing to consider the application for Zoning Map Amendment and recommended approval of the application for zoning map amendment by a vote of 6-0; and

WHEREAS, the Board of Aldermen has reviewed and considered staff's conclusions and recommendation, the information provided to the Planning and Zoning Commission, the Planning and Zoning Commission's recommendation and information presented to the Board of Aldermen, and desires to approve the application.

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

SECTION 1. Approval of the rezoning of fourteen (14) parcels of land generally located to the south of Highway 45 and east of S National Drive, from County "CH" Highway Commercial, County "R25" Single-Family Large Lot, City "B-4-P" Planned Business District, and City "R-5" Multi-Family Residential to Parkville City "R-5-P" Planned Multi-Family Residential in accordance with the previously approved preliminary development plan (Ordinance No. 3103), as depicted in Exhibit A.

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

PASSED and APPROVED this 18th day of January 2022.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney

AN ORDINANCE VACATING NW LAKE CREST LANE SOUTH OF HIGHWAY 45

WHEREAS, Parkville Municipal Code Chapter 100, Section 100.140 permits, whenever deemed necessary or expedient, the Board of Aldermen the ability to vacate or discontinue any public square, public park, street, avenue, alley or other highway; and

WHEREAS, Parkville Municipal Code Chapter 100, Section 100.140 permits any person or corporation owning any property fronting or abutting any public square, public park, street, avenue, alley or other highway or part thereof to petition to the Board of Aldermen for the vacation of the same; and

WHEREAS, notice of the of the pendency of such petition was provided by publication in a newspaper printed and published in Platte County and circulated in Parkville for two consecutive insertions, the last insertion of such notice being no more than one week prior to the date of Board of Aldermen consideration; and

WHEREAS, staff recommends that NW Lake Crest Lane be vacated in order for a private drive to be constructed in its place for access to the Village on the Green residential development.

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

SECTION 1. NW Lake Crest Lane, is hereby vacated, as shown in Exhibit A, subject to conditions by the Board of Aldermen, including:

- The adjacent property owners consent and enter into a cross-access easement over the vacated right-of-way area to ensure shared utilization of the existing driveway to their properties.
- The vacated right-of-way shall be covered with a utility easement to ensure any underground utilities can be accessed in the future.

SECTION 2. Said vacated NW Lake Crest Lane right-of-way shall revert to the adjoining landowners as provided by law.

SECTION 3. Said adjoining landowners shall pay all costs and expenses incurred in these vacation proceedings.

SECTION 4. The City Clerk is hereby authorized and directed to file a copy of this ordinance with the Platte County Recorder of Deeds.

SECTION 5. This ordinance shall be effective immediately upon its passage and approval.

PASSED and APPROVED this 18th day of January 2022.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney

ANNEXATION DESCRIPTIONS

VETERINARIAN

FILE NO.:

L20153906

CONTAINING 39,833 SQUARE FEET OR 0.91 ACRES

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51, RANGE 34, PLATTE COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 0°06'00" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 377.78 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF MISSOURI STATE HIGHWAY #45; THENCE NORTH 86°34'00" EAST ALONG SAID CENTERLINE, 2,246.18 FEET; THENCE SOUTH 2°32'40" EAST 50.00 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID MISSOURI STATE HIGHWAY #45, SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 86°34'00" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 155.00 FEET; THENCE SOUTH 2°32'40" EAST 274.69 FEET; THENCE NORTH 88°01'59" WEST 34.52 FEET; THENCE NORTH 75°51'48" WEST, 125.86 FEET; THENCE NORTH 2°32'49" WEST 233.44 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT ANY PART IN THE ROAD

AUTO

FILE NO.:

L20153907

CONTAINING 42,718 SQUARE FEET OR 0.98 ACRES

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51, RANGE 34, PLATTE COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 0 DEGREES 06 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 377.78 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF MISSOURI STATE HIGHWAY NO. 45; THENCE NORTH 86 DEGREES 34 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE, 2401.18 FEET; THENCE SOUTH 2 DEGREES 32 MINUTES 40 SECONDS EAST, 50.01 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID MISSOURI STATE HIGHWAY NO. 45, SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE NORTH 86 DEGREES 34 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 144.91 FEET; THENCE SOUTH 5 DEGREES 11 MINUTES 20 SECONDS EAST 289.73 FEET; THENCE NORTH 88 DEGREES 01 MINUTES 59 SECONDS WEST 158.75 FEET; THENCE NORTH 2 DEGREES 32 MINUTES 40 SECONDS WEST, 274.69 FEET TO THE TRUE POINT OF BEGINNING.

VFW

(AS FOUND ON A TRUSTEE'S DEED RECORDED IN BOOK 845 AT PAGE 836)

CONTAINING 88,832 SQUARE FEET OR 2.04 ACRES

A TRACT OF LAND AND IMPROVEMENTS THEREIN IN SECTION 27, TOWNSHIP 51, RANGE 34, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON

THE SOUTHERLY RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY #45 AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND OWNED BY STEVEN V. BLEISH AND WIFE RECORDED AT BOOK 632, PAGE 879 PLATTE COUNTY, MISSOURI RECORDER'S OFFICE; THENCE RUNNING WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF SAID MISSOURI STATE HIGHWAY #45 A DISTANCE OF 415 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID TRACT RECORDED IN BOOK 632 AT PAGE 879, 215 FEET; THENCE EASTERLY AND PARALLEL TO THE SOUTHERLY RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY #45 TO A POINT ON THE WEST PROPERTY LINE OF THAT CERTAIN TRACT OF LAND OWNED BY STEVEN V. BLEISH AND WIFE RECORDED IN BOOK 632, PAGE 879; THENCE NORTH ALONG SAID LINE TO THE POINT OF BEGINNING.

ALL OF LOT 1, BLOCK 4, LAKESIDE COUNTRY CLUB, A SUBDIVISION IN PLATTE COUNTY, MISSOURI

ALL OF LOT 5, BLOCK 15, AND THE VACATED ROAD RIGHT OF WAY (NW 63RD STREET), LAKESIDE COUNTRY CLUB, A SUBDIVISION IN PLATTE COUNTY, MISSOURI.

ALL OF LOT 4, BLOCK 15, LAKESIDE COUNTRY CLUB, A SUBDIVISION IN PLATTE COUNTY, MISSOURI.

PART OF LOT 2, BLOCK 14, LAKESIDE COUNTRY CLUB, A SUBDIVISION IN PLATTE COUNTY, MISSOURI, LYING SOUTH OF TOTT PLAZA, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI.

ROAD RIGHT OF WAY
CONTAINING 17,339 SQUARE FEET OR 0.40 ACRES

ALL THAT PART OF NW. LAKE CREST LANE, AS ESTABLISHED BY THE PLAT OF LAKESIDE COUNTRY CLUB ADDITION, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 15, SAID LAKESIDE COUNTRY CLUB ADDITION; THENCE N78°52'16"W, A DISTANCE OF 49.77 FEET; THENCE N46°12'59"W, A DISTANCE OF 0.30 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID NW. LAKE CREST LANE; THENCE NORTHERLY, ALONG SAID LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N09°35'47"E, A RADIUS OF 434.26 FEET, AN ARC DISTANCE OF 81.62 FEET; THENCE N20°21'56"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 122.36 FEET; THENCE N17°29'09"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 89.89 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N11°45'02"E, A RADIUS OF 384.26 FEET, AN ARC DISTANCE OF 81.94 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MISSOURI ROUTE NO. 45; THENCE S33°54'00"E, ALONG SAID LINE, A DISTANCE OF 65.72 FEET; THENCE S61°57'30"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 10.94 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID NW. LAKE CREST LANE; THENCE SOUTHERLY, ALONG SAID LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S07°29'01"W, A RADIUS 434.26 FEET, AN ARC DISTANCE OF 34.92 FEET; THENCE S17°29'09"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 93.57 FEET; THENCE S20°21'56"W,

CONTINUING ALONG SAID LINE, A DISTANCE OF 123.60 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 384.38 FEET, AN ARC DISTANCE OF 73.74 FEET TO THE POINT OF BEGINNING.



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 Zoning Map Amendment

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

1. Applicant / Contact Information

Applicant(s)

Name: Jeff Nigh - Hofer Welker, LLC
Address: 11460 Tomahawk Creek Pkwy
City, State: Leawood, KS 66211
Phone: (913) 307-7700 Fax: _____
E-mail: jeff.nigh@hoferwelker.com

Engineer/Surveyor(s) preparing legal description

Name: R. L. Buford & Associates, LLC
Address: PO Box 14069
City, State: Parkville, MO 64152
Phone: 816-741-6152 Fax: _____
E-mail: rob@rlbuford.com

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

Name: Adam Tholer - Pulse Development
Address: _____
City, State: _____
Phone: (816) 985-0077 Fax: _____
E-mail: _____

Contact Person, if different from applicant(s)

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

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

Applicant's Signature (Required) _____ Date: _____

Property Owner's Signature (Required) _____ Date: _____

2. Property Information

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

Property address / general location:

Mo-45 Hwy + Lakecrest Lane

Parcel ID Number: 20-7.0-26-200-002-003.001

Present zoning: Varies Proposed zoning: R-S

Present use of the property:

Vacant

Length of use:

Indefinite

3. Neighboring land uses and zoning

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

<u>Existing Land Use</u>	<u>Existing Zoning</u>
North: _____	North: _____
South: _____	South: _____
East: _____	East: _____
West: _____	West: _____

Attach a narrative addressing:

1. How the application is consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan. In particular, the relationship of land uses within the proposed district and the relationship with uses existing or anticipated in surrounding districts.
2. The character of the neighborhood, including design of the streets, civic spaces and other open spaces; the scale, pattern and design of buildings; the zoning of property and compatibility of potential future uses; and the operation and uses of land and buildings.
3. How the application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts, in particular, the building form, site design, and other development patterns and urban design aspects of the proposed project in furthering the intent.
4. Compliance of any proposed development with the requirements of the development code, and the intent or design objectives associated with any specific standards.
5. The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.
6. The effect of approval on the condition or value of property in the city or in the vicinity, including the likelihood of surrounding areas to be developed in accordance with the Master Plan.
7. The consistency of the application with other adopted policies of the City, including any other relevant implications of the change beyond any specific proposed project.
8. The recommendations of professional staff or other technical reviews associated with the application.

4. Checklist of required submittals

- ☐ Completed application, including all required details and supporting data.
- ☐ Nonrefundable application fee of \$300.00. Applicant will be billed to recover costs for required publication, posted and mailed notice per Parkville Municipal Code, Title IV, Section 403.010, Subsection E.
- ☐ Complete written and graphical legal description of subject property in paper and electronic formats, an area map showing the subject property and surrounding major features including roads.
- ☐ If the proposed rezoning is for a Master Planned Development (i.e., "planned" district) such as a "B-4-P" *Planned Business District*, a complete site plan/development plan is required per Parkville Municipal Code, Title IV.
- ☐ Notarized affidavit of ownership and authorized signature of the applicant and owner of record of the property.

For City Use OnlyApplication accepted as complete by: _____
Name/Title _____ Date _____

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

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

Planning Commission Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

Board of Aldermen Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

REZONING DESCRIPTIONS

PROPERTY DESCRIPTION

TRACT I (EAST TRACT)

CONTAINING 1,122,240 SQUARE FEET OR 25.76 ACRES

PART OF LOT 1, BLOCK 4, PART OF LOT 2, BLOCK 14, ALL OF LOTS 5 AND 6, BLOCK 15, ALL OF VACATED NW. 63RD STREET AND LAKE CREST LANE, LAKESIDE COUNTRY CLUB, AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 26 AND PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST, PARKVILLE, PLATTE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE S00°10'01"W, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 284.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE NO. 45, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N81°55'02"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 227.43 FEET; THENCE N86°22'39"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 141.02 FEET; THENCE S64°30'40"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 58.08 FEET; THENCE S73°07'39"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 86.12 FEET; THENCE N87°14'29"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 99.79 FEET TO A POINT ON THE WEST LINE OF TOTT PLAZA, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI; THENCE S00°56'33"E, ALONG SAID WEST LINE, A DISTANCE OF 78.02 FEET; THENCE N86°21'56"E, ALONG THE SOUTH LINE OF SAID TOTT PLAZA, A DISTANCE OF 139.58 FEET TO THE SOUTHEAST CORNER OF SAID TOTT PLAZA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID LAKE CREST LANE; THENCE N17°29'09"E, ALONG SAID LINE, A DISTANCE OF 31.06 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N11°45'02"E, A RADIUS OF 384.26 FEET, AN ARC DISTANCE OF 81.94 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MISSOURI ROUTE NO. 45; THENCE S33°54'00"E, ALONG SAID LINE, A DISTANCE OF 65.72 FEET; THENCE S61°57'30"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 43.16 FEET; THENCE N47°29'48"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 114.19 FEET; THENCE N87°44'25"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 690.91 FEET; THENCE N76°55'12"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 38.38 FEET TO A POINT ON THE WEST LINE OF BELL ROAD INDUSTRIAL PARK, A SUBDIVISION IN SAID PARKVILLE, PLATTE COUNTY, MISSOURI; THENCE S00°27'04"W, ALONG THE WEST LINE OF SAID BELL ROAD INDUSTRIAL PARK, A DISTANCE OF 1021.45 FEET TO THE SOUTHWEST CORNER OF SAID BELL ROAD INDUSTRIAL PARK, SAID POINT ALSO BEING ON THE NORTH LINE OF TRACT B, TOWNHOMES AT THE NATIONAL 2ND PLAT, A SUBDIVISION IN SAID PARKVILLE, PLATTE COUNTY, MISSOURI; THENCE N89°32'56"W, ALONG THE NORTHERLY LINE OF SAID TRACT B, AND ALONG THE NORTHERLY LINE OF TRACT A, TOWNHOMES AT THE NATIONAL 1ST PLAT, A DISTANCE OF 662.49 FEET; THENCE N12°29'04"W, A DISTANCE OF 227.20 FEET; THENCE N33°53'16"W, A DISTANCE OF 476.26 FEET; THENCE N46°12'59"W, A DISTANCE OF 441.10 FEET; THENCE S63°46'28"W, A DISTANCE OF 160.50 FEET; THENCE N88°38'04"W, A DISTANCE OF 95.93 FEET; THENCE S57°21'56"W, A DISTANCE OF 83.02 FEET; THENCE S35°32'43"W, A DISTANCE OF 33.21 FEET; THENCE S56°51'56"W, A DISTANCE OF 126.17 FEET; THENCE S86°21'56"W, A DISTANCE OF 223.33 FEET; THENCE N75°55'02"W, A DISTANCE OF 50.27 FEET; THENCE S86°21'56"W, A DISTANCE OF 367.68 FEET; THENCE N03°38'04"W, A DISTANCE OF 13.64 FEET; THENCE

S86°21'56"W, A DISTANCE OF 118.32 FEET; THENCE N03°38'04"W, A DISTANCE OF 162.97 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE NO. 45; THENCE N78°59'13"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 76.30 FEET; THENCE N02°44'44"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 28.27 FEET; THENCE N77°16'31"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 118.57 FEET; THENCE N86°21'56"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 596.03 FEET; THENCE S05°28'40"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 14.07 FEET; THENCE S80°22'34"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 63.75 FEET; THENCE N81°55'02"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 13.07 FEET TO THE POINT OF BEGINNING.



Staff Analysis

Agenda Item: 6.D & 6.E

Proposal: Application for Subdivision – Preliminary Plat and Zoning Map Amendment for Village on the Green, a planned residential development consisting of twenty-three (23) 1-2-story 5-7 unit cluster townhomes (145 units total), seven (7) 1-3-story townhomes (80 units total) and related amenities (5,000+/- sq. ft.) on 25.76 acres, more or less, generally located south of Highway 45 and east of South National Drive.

Staff Recommendation: Approval

Case No: PZ21-52 (Preliminary Plat) & PZ21-53 (Zoning Map Amendment)

Applicant: Hoefer Welker, LLC

Owners: Pulse Development

Location: Generally located south of Missouri 45 Highway and east of South National Drive

Zoning: Current: "CH" County Highway Commercial, "R25" County Single-Family Large Lot, "B-4-P" Planned Business District, "R-5" Multi-Family Residential, and "R-2-P" Single-Family Residential

Proposed: "R-5-P" Multi-Family Residential

Parcel #s: All of Platte County parcels # 20-7.0-26-200-002-003.001, 20-7.0-26-200-002-003.004, 20-7.0-26-200-002-015.000, 20-7.0-26-200-002-016.000, 20-7.0-26-200-002-017.000, 20-7.0-26-200-002-004.000, 20-7.0-26-200-002-003.003, 20-7.0-26-200-002-006.000, 20-7.0-26-200-002-006.002, 20-7.0-26-200-002-003.002, 20-8.0-27-100-002-001.001, 20-8.0-27-100-002-001.000, and 20-8.0-27-100-002-002.002

Exhibits:

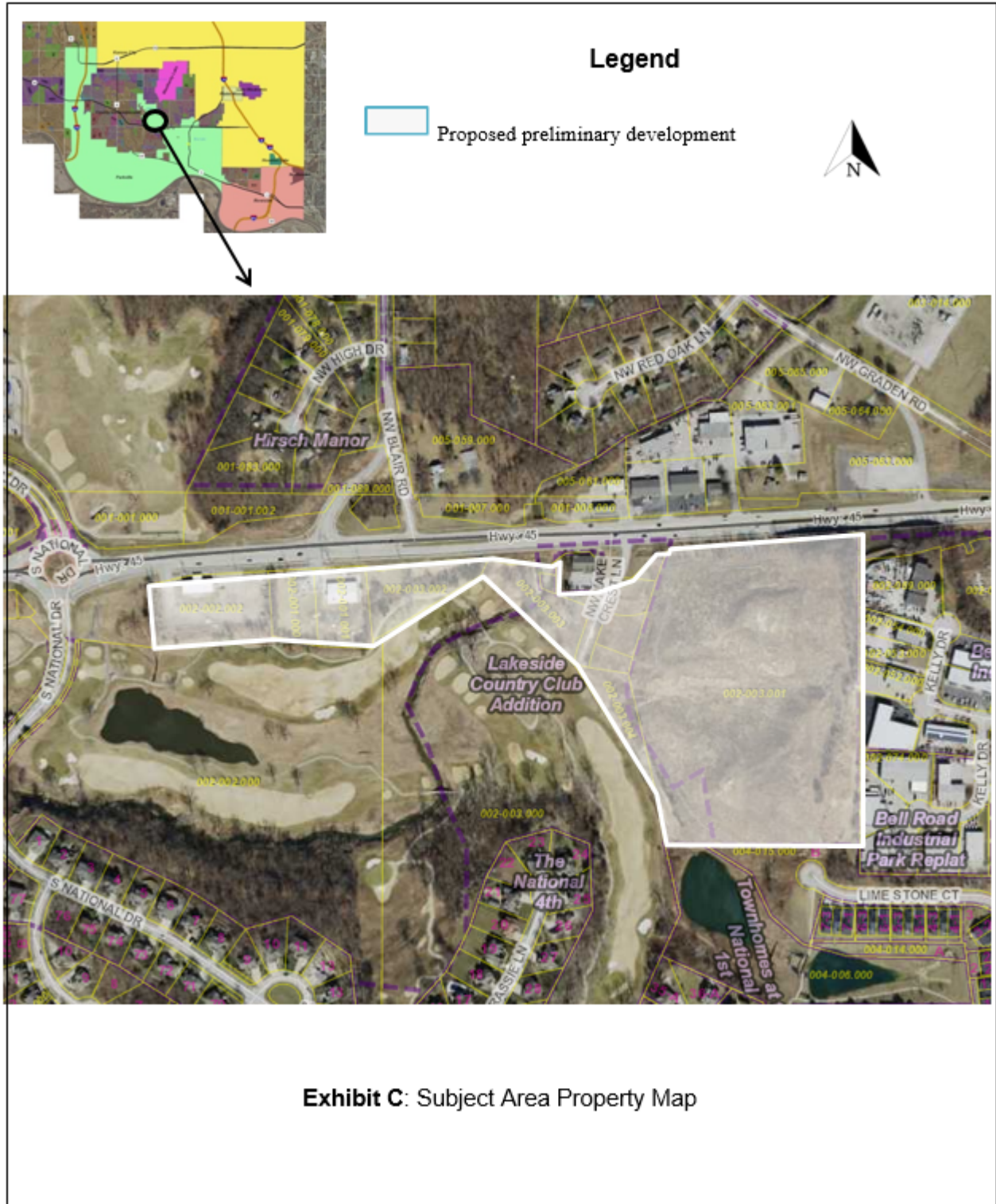
- A. This Staff Analysis
- B. Application for Zoning Map Amendment
- C. Application for Subdivision – Preliminary Plat
- D. Subject Area Property Map
- E. Preliminary Plat, Village on the Green (prepared by R.L. Buford & Associates, LLC; dated October 29, 2021)
- F. Additional exhibits as may be presented during the regular meeting

By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (http://parkvillemo.gov/download/ZoningCodeUpdate_FinalDraft.pdf)
 - 1. Section 403.020, D. Preliminary Plat
 - 2. Section 403.030 Zoning Map Amendment
 - 3. Section 403.040 Master Planned Development
 - 4. Chapter 404 Subdivision Regulations
 - 5. Section 405.010 Zoning Districts Established
 - 6. Section 405.020 Districts & Uses
 - 7. Section 405.030 Standards Applicable to All Districts
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
- C. Highway 45 Corridor Plan (<http://parkvillemo.gov/government/city-plans-studies/>)
- D. Notice of Public Hearing mailed to owners within 185 ft. of the subject property
- E. Hearing notice published in The Platte County Citizen newspaper on November 24, 2021.
- F. Ordinance 3103: An ordinance approving a preliminary development plan for Village on the Green, a planned residential development on 27.14 acres, more or less, generally located south of Highway 45 and 250' east of South National Drive.

Overview

The applicant proposes a preliminary plat and a zoning map amendment for Village on the Green, a subdivision (25.76 acres, more or less) generally located south of Missouri 45 Highway and east of South National Drive. The plat proposes 2 lots with private access drives and necessary utility easements.



On November 16, 2021, the Parkville Board of Aldermen approved Ordinance 3103 approving the preliminary development plan for Village on the Green to allow the development of twenty-three (23) 1-2-story 5-7 unit cluster townhomes (145 units total), seven (7) 1-3-story townhomes (80 units total) and a clubhouse building with amenities. Pursuant to that development plan, the applicant is proposing to plat and rezone the subject property to “R-5-P” Multi-Family Residential.



Eastern Portion of Approved Preliminary Development Plan



Western Portion of Approved Preliminary Development Plan

The subject property is currently a mixture of Platte County and Parkville city zoning districts. Upon annexation, the applicant proposes to rezone the entire subject property to “R-5-P” Multi-Family Residential to accommodate the approved preliminary development plan.

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.

The Zoning Map amendment process provides review of changes to the boundary of zoning districts (rezoning) that may be necessary to account for changed conditions in the general area or a change in public policies with respect to future development.

Preliminary Plat Application (PZ21-52)

Parkville Municipal Code, Section 403.020, Subsection D provides criteria for how the Planning and Zoning Commission shall determine if a preliminary plat is acceptable. The following are staff's findings and conclusions for the preliminary plat.

1. The application is in accordance with the Master Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.

This application reasonably reflects the principles and concepts of the Master Plan. Additionally, this preliminary plat reflects the approved preliminary development plan for Village on the Green.

2. Compliance with the requirements of this Development Code, and in particular the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.

Staff has reviewed the submitted plat drawing against the requirements of the Code and found that it meets the requirements. The blocks and lots proposed are capable of meeting all development and site design standards under the R-5-P zoning district.

3. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.

The project is proposed to be completed in one phase.

4. Any impacts identified by specific studies or technical reports, including a preliminary review of stormwater, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.

The applicant submitted a preliminary stormwater management plan. This study has been reviewed by Public Works and was found to meet the requirements of the Municipal Code and include generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments. A final stormwater management plan will be required prior to final development plan approval.

5. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Master Plan.

Staff does not find this application to deter any existing or future development on adjacent property from meeting the goals and policies of the Master Plan. Any impacts on adjacent property from this proposed subdivision are expected to be minimal.

6. The design does not impede the construction of anticipated or planned future public infrastructure within the area.

Staff does not find the design of the proposed plat to impede any construction of public infrastructure in the area.

7. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Staff recommends approval of the Application for Subdivision – Preliminary Plat for Village on the Green.

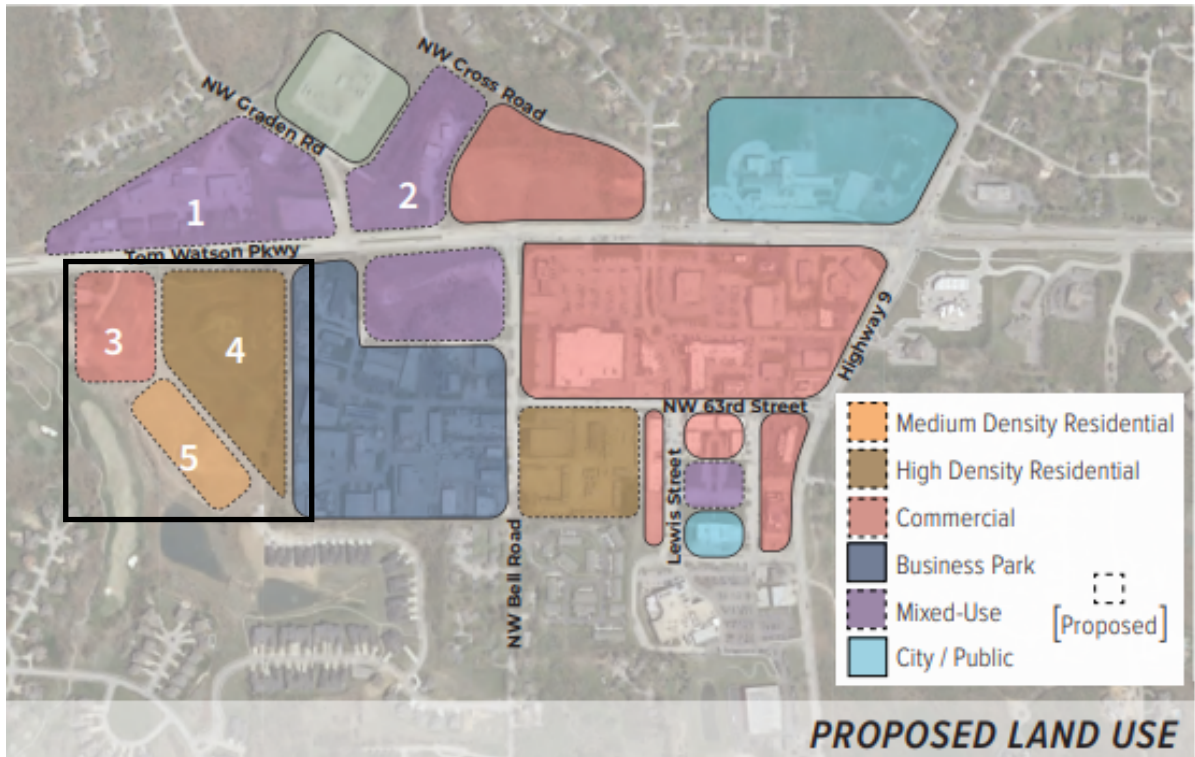
Zoning Map Amendment Application (PZ21-53)

Parkville Municipal Code, Section 403.030 provides criteria for how the Planning and Zoning Commission shall determine if a zoning map amendment is appropriate. The following are staff's findings and conclusions for the zoning map amendment.

1. The application is consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan, and in particular the relationship of land uses within the proposed district and the relationship with uses existing or anticipated in surrounding districts.

Parkville Master Plan

The Parkville Master Plan projects High Density Residential, Medium Density Residential, and Commercial uses for this property. Additionally, the Master Plan specifically calls out this area as a strategic opportunity for infill development. The Master Plan notes: "This large, undeveloped site south of Tom Watson Pkwy is a suitable location for high-density residential given its location and the adjacent land uses. It is surrounded by existing or possible complementary land uses."



The Master Plan notes the importance of infill development along 45 Highway in order to better connect the community as a whole. The Master Plan also calls for a diversification of the housing stock by allowing for multi-family housing choice in strategically placed locations and mixed-use developments. The Plan calls this specific parcel out as a strategic location for multi-family housing.

Highway 45 Corridor Plan

The Highway 45 Corridor Plan (adopted July 19, 2016) represents an opportunity to capitalize on those recent investments by guiding future improvements/development and strengthening the role of the corridor in the region. The Plan calls for this segment of 45 Highway to be an “active” segment which are “designed to encourage activity and building the places that are currently providing interaction.” This preliminary development plan strives to meet the goals of the Highway 45 Corridor Plan by concentrating development in active segments of the corridor in order to preserve the natural segments farther from established development.

2. The character of the neighborhood, including the design of streets, civic spaces and other open spaces; the scale, pattern and design of buildings; the zoning of property and compatibility of potential future uses; and the operation and uses of land and buildings.

The subject property is bounded to the north by Missouri 45 Highway, to the south by the National Golf Course, to the west by South National Drive and the National Golf Course, and to the east by the Bell Road Industrial Park. This project does not neatly fit into any existing neighborhood and thus, the approved development plan and proposed rezoning are a good fit for this property. The proposed multi-family residential zoning district is compatible with the surrounding uses as it provides a step-down in intensity from the industrial uses and arterial roadway to the north and east to the golf course and farther residential neighborhoods to the south and west.

3. **The application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts, and in particular the building form, site design, and other development patterns and urban design aspects of the proposed project in furthering the intent.**

In conjunction with the proposed preliminary development plan (Case No. PZ 2021-30), the application for zoning map amendment furthers the intent of accommodating a planned residential development consisting of multi-family uses. Specifically, the rezoning would support the approved Village on the Green preliminary development plan.

4. **Compliance of any proposed development with the requirements of the Development Code, and the intent or design objectives associated with any specific standards.**

The application for zoning map amendment is proposed in conjunction with an approved preliminary development plan (Case No. PZ 2021-30). The “R-5-P” Multi-Family Residential district provides residential living in a higher density pattern in planned apartment complexes or other large-scale multi-dwelling building formats. The uses and buildings provide a transition between neighborhoods and more intense uses, where a concentration of residences have high level of accessibility to public amenities and support services.

5. **The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.**

The proposed rezoning does not appear to significantly impact the ability for the City or other governmental agencies to respond with public and emergency services; this includes police, fire and the ability to maintain the peace. Staff reached out to local utility providers — electricity, natural gas, water, sanitary sewer — as well as the Southern Platte Fire Protection District (SPFPD), Missouri Department of Transportation (MoDOT) and Park Hill School District (PHSD); and staff hasn’t received any comments stating utility services cannot be provided for the subject property. Additionally, staff coordinated with Dean Cull, SPFPD Fire Marshall, who has reviewed the preliminary development plan to determine if adequate fire protection can be provided.

6. **The effect of approval on the condition or value of property in the City or in the vicinity, including the likelihood of surrounding areas to be developed in accordance with the Master Plan.**

Development of this property according to the approved preliminary development plan will substantially increase the value of the subject property. Staff does not find reason to believe that this development would decrease the likelihood of surrounding areas to be developed in accordance with the Master Plan.

7. **The consistency of the application with other adopted policies of the City, including any other relevant implications of the change beyond any specific proposed project.**

This application is consistent with other adopted policies of the City including the Parkville Municipal Code, the “R-5-P” zoning district regulations, the *Parkville 2040 Master Plan*, the future land use map of the Master Plan, and the *Highway 45 Corridor Plan*.

8. **The recommendations of professional staff or other technical reviews associated with the application.**

Staff recommends approval of the Application for Zoning Map Amendment for Village on the Green.

Staff Conclusion and Recommendation

Staff recommends approval of the Application for Subdivision – Preliminary Plat and recommends approval of the Application for Zoning Map Amendment for Village on the Green based on the merits of the application and the findings and conclusions in the report.

Additionally, staff recommends approval of the application, subject to the following conditions:

1. Approval is based on the representations of the drawings presented as part of this application and does not waive any requirement or development standard contained within the Municipal Code.

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 – Preliminary Plat and Application for Zoning Map Amendment, 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 applications 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 January 4, 2022 for final action.

End of Memorandum

	<u>12-10-2021</u>
Brad Stanton	Date



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 Vacation (Street, Public Park, Alley, Etc.)

Pre-application meeting with City staff is strongly encouraged prior to preparing this application.

1. Applicant / Contact Information

Applicant(s)

Name: Jeff Nigh
Company: Hoeter Welker, LLC
Address: 11460 Tanahawk Creek Pkwy
City, State: Leawood, KS 66211
Phone: (913) 367-7700 Fax: _____
E-mail: jeff.nigh@hoeterwelker.com

Engineer/Surveyor(s) preparing plans & legal desc.

Name: R.L. Buford & Associates, LLC
Company: ~~P.O. Box 14069~~ Robert Young
Address: PO Box 14069
City, State: Parkville, Mo 64152
Phone: (816) 741-6152 Fax: _____
E-mail: rob@rlbuford.com

Owner(s), if different from applicant

Name: Adam Tholer - Pulse Dev.
Company: _____
Address: _____
City, State: _____
Phone: (816) 985-0077 Fax: _____
E-mail: _____

Contact Person, if different from applicant

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

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that 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) _____ Date: _____

Property Owner's Signature (Required) _____ Date: _____

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

General location / property address (if applicable): MO-45 Hwy & Lakecrest Lane
Subdivision plat(s): Village on the Green
Lot numbers affected: _____

3. Vacation Requested

Vacation type: ☒ Street ☐ Public Park ☐ Alley ☐ Other
Present condition/use: Public Street
Proposed use: Private Street
Area (sq. ft.) to be vacated: 17,339
Legal description of proposed vacation (please attach): _____

Application #: _____

4. Checklist of required submittals

- ☐ Completed application, including all information requested herein.
- ☐ Nonrefundable application fee of \$75.00. Separately, the applicant will be billed to recover costs for required publication notice per Section 100.140 of the Parkville Municipal Code.
- ☐ Certificate of survey or other scaled drawings showing the proposed vacation in relationship to the subject property; and copies of plats, site plans, public improvement drawings or other documents identifying the location of the proposed vacation and any existing easements (if applicable).
- ☐ Legal description of proposed vacation.
- ☐ Letter of acknowledgement and approval of the request for vacation from all property owners and entities directly abutting the proposed vacation.
- ☐ Authorization signature of the applicant and owner of record of the property.
- ☐ Authorization signature of all persons preparing the legal description, survey and/or drawings.

For City Use Only

Application accepted as complete by: _____
Name/Title _____ Date _____

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

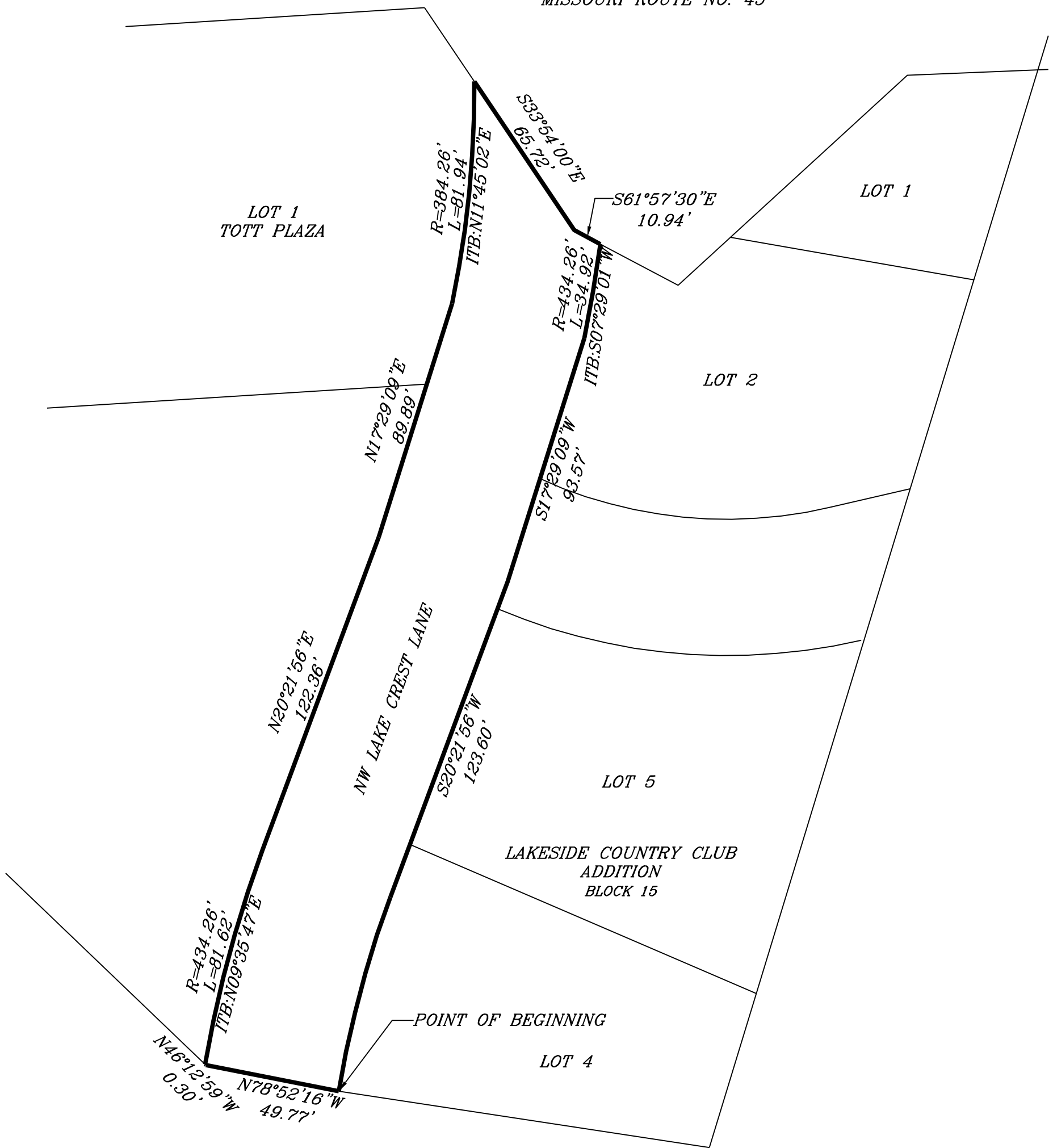
Final reimbursable costs paid (if applicable), Date of Action: _____

Board of Aldermen ☐ Approved ☐ Approved with Conditions ☐ Denied

Date of Action: _____

Conditions if any: _____

MISSOURI ROUTE NO. 45

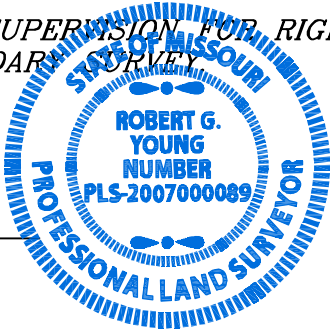


SURVEYORS DECLARATION:

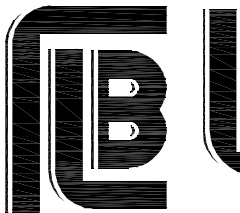
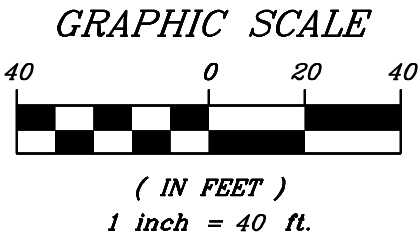
I HEREBY DECLARE THAT THIS DRAWING WAS PREPARED UNDER MY SUPERVISION FOR RIGHT OF WAY VACATION PURPOSES ONLY AND THAT THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY

Robert G. Young
ROBERT G. YOUNG, PLS-2007000089

10/29/2021
DATE



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R.L. Buford & Associates, LLC

LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF
AUTHORITY LICENSE NO. LS-2010031977

P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

FOR <i>PULSE DEV.</i>	SEC.-TWP.-RGE. 26-51-34	COUNTY PLATTE	JOB NO. P-21170
	DATE 10/26/2021	FIELD BOOK & PAGE	
VACATION EXHIBIT			DRAWN BY

PROPERTY DESCRIPTION
ROAD RIGHT OF WAY
CONTAINING 17,339 SQUARE FEET OR 0.40 ACRES

ALL THAT PART OF NW. LAKE CREST LANE, AS ESTABLISHED BY THE PLAT OF LAKESIDE COUNTRY CLUB ADDITION, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 15, SAID LAKESIDE COUNTRY CLUB ADDITION; THENCE N78°52'16"W, A DISTANCE OF 49.77 FEET; THENCE N46°12'59"W, A DISTANCE OF 0.30 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID NW. LAKE CREST LANE; THENCE NORTHERLY, ALONG SAID LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N09°35'47"E, A RADIUS OF 434.26 FEET, AN ARC DISTANCE OF 81.62 FEET; THENCE N20°21'56"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 122.36 FEET; THENCE N17°29'09"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 89.89 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N11°45'02"E, A RADIUS OF 384.26 FEET, AN ARC DISTANCE OF 81.94 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MISSOURI ROUTE NO. 45; THENCE S33°54'00"E, ALONG SAID LINE, A DISTANCE OF 65.72 FEET; THENCE S61°57'30"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 10.94 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID NW. LAKE CREST LANE; THENCE SOUTHERLY, ALONG SAID LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S07°29'01"W, A RADIUS 434.26 FEET, AN ARC DISTANCE OF 34.92 FEET; THENCE S17°29'09"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 93.57 FEET; THENCE S20°21'56"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 123.60 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 384.38 FEET, AN ARC DISTANCE OF 73.74 FEET TO THE POINT OF BEGINNING.

CITY OF PARKVILLE Policy Report

Date: January 12, 2022

Prepared By:

Stephen Lachky, Community Development
Director

Reviewed By:

Joe Parente, City Administrator

ISSUE:

Approve the first reading of an ordinance to approve the final plat of Sanctuary At Riss Lake, a residential subdivision on approximately 16.18 acres, generally located at the southeast corner of the intersection of Route 9 and Lakeview Drive - Case No. PZ 2021-51; Don Julian, Don Julian Builders, Inc., applicant (Community Development)

BACKGROUND:

The applicant (Don Julian, Don Julian Builders, Inc.) proposes a final plat for Sanctuary At Riss Lake, a residential subdivision consisting of 19 lots for duplexes (38 units) and 4 tracts of open space on 16.18 acres (more or less), generally located at the southeast corner of the intersection of Route 9 and Lakeview Drive (Case No. PZ 2021-51).

The Planning and Zoning Commission previously considered an Application for Zoning Map Amendment (Case No. PZ 2021-27) and Application for Preliminary Development Plan (Case No. PZ 2021-28) for Sanctuary At Riss Lake on September 14, 2021 -- rezoning the subject property from "R-4" Mixed-Density Residential to "R-5-P" Multi-Family Residential to support a residential development consisting of four 4-story condominium buildings (112 units) and a clubhouse. Members of the public expressed their support and opposition to the project; and following discussion with the Planning and Zoning Commission, the applicant agreed to explore an alternate layout for the development based on the Commission's feedback.

At the January 11, 2022 meeting of the Planning and Zoning Commission, the applicant presented a revised layout for Sanctuary At Riss Lake. Rather than revising the previously submitted development concept containing multi-story condominium buildings, the applicant has submitted traditional platting applications for subdividing the land. The Application for Subdivision – Final Plat does not require a (-P) master planned development or any exceptions to the Title IV – Development Code. Based on public comments provided at the September 14, 2021 public hearing, as well as suggestions provided by the Planning and Zoning Commission, the final plat proposes:

- A residential development consisting of duplex building types permitted by the existing "R-4" Mixed-Density Residential zoning district.
- Meeting the building standards for the existing "R-4" zoning district, specifically not exceeding the maximum height requirements (35 ft. / 2.5 stories) for duplex uses.
- Reducing the density of the development from 112 total units (6.92 units/acre) to 38 total units (2.35 units/acre).
- Eliminating a point of access off NW Lakeview Drive to create a single point of access into the development rather than two.

- Mitigating stormwater runoff and impacts to the stream/waterfall draining to the Parkville Nature Sanctuary via a 100-ft. stream corridor setback and dedicated Tract C (1.77 acres, more or less) for natural vegetation and open space area.

The applicant is also foregoing construction of a sanitary sewer line via an existing easement running through the Parkville Nature Sanctuary, and instead will construct a new low pressure main line along Lakeview Drive. to pump sewage across the Riss Lake Dam into an existing line on the other side. This will better preserve the Parkville Nature Sanctuary and avoid clear cutting trees and disruption to the area. The applicant also proposes deeding Tract D (0.76 acres, more or less) to the City for the Parkville Nature Sanctuary per Section 404.020, Subsection H. Park Land Dedication requirements. Tract D is currently private property (Don Julian Builders, Inc., owner); however, the property contains natural vegetation and the waterfall connected by the Old Kate Trail via the Parkville Nature Sanctuary's Jim Reed trail system.

Staff reviewed the Application for Subdivision – Final Plat against the “R-4” district regulations and Parkville Development Code's final plat review criteria (Section 403.020, Subsection D. (see Attachment 7). Staff concluded the final plat is substantially consistent with the preliminary plat (Case No. PZ 2021-50); the construction plans for any utilities, infrastructure or public facilities meet all technical specifications; the phasing and timing of public improvements ensures construction and performance guarantees; there are no deviations from the preliminary plat; the final plat is in accordance with the *Parkville 2040 Master Plan*; and the final plat has been reviewed by professional staff from SPFPD.

PUBLIC COMMENTS:

A public hearing was held at the January 11, 2022 regular meeting of the Planning and Zoning Commission to consider the application subdivision – preliminary plat and application for subdivision – final plat. Prior to the hearing, City staff received three public comment letters (see Attachments 8.A-8.C).

Andrew Barchers (5705 Spinnaker Pointe, Parkville, MO) asked a question regarding the proposed sanitary sewer main line across Lakeview Dr., specifically should the structural integrity of the dam be compromised, who would be responsible / have liability — the developer, the City, or the Riss Lake Homeowners Association? Don Julian (applicant) responded that the City of Parkville is ultimately responsible for the maintenance of the sewer line once installed and approved. He added that the 3-in. low-pressure line will be buried less than 4 ft. into the ground; and that the point along the Riss Lake Dam where it will be buried is at least 14 ft. above the water level of the lake and does not get into the core of the dam. Don said the sanitary sewer line is a plastic line that's welded together — similar to a gas pipeline that doesn't have the potential for the joints to pull apart — and is set in a bucket within the trench to prevent any leakage or drainage into the lake. Alysén Abel (Public Works Director) added that, while Riss Lake and the Riss Lake Dam are privately owned, the Missouri Department of Natural Resources (MoDNR) regulates them.

Andrew Barchers then asked if the location of the proposed sanitary sewer line — running over the Riss Lake culvert spillway system — is of any concern to the City. Alysén Abel responded that she has no concerns as long as the installation follows American Public Works Association (APWA) standards for separation of utilities, and added that the City has hundreds of utility lines that cross one-another or are co-located together within an easement.

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 first reading of the ordinance.
2. Approve the first reading of the ordinance, subject to changes directed by the Board of Aldermen.
3. Deny the final plat.
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.

PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission considered the application during a public hearing held on January 11, 2022. Doug Krtek (Commissioner) asked if concerns from the Southern Platte Fire Protection District (SPFPD) had been addressed. Judd Clausen (applicant's engineer) explained how the entrance to the development off Lakeview Drive was widened and revised to include two drive lanes for additional access. Stephen Lachky (Community Development Director) said that he received verification from Dean Cull (SPFPD Fire Marshall) that the revised layout is acceptable per 2018 International Fire Code (IFC) requirements.

John Delich (Commissioner) asked questions regarding grading and elevations, heights of the retaining walls, and sidewalks. Judd Clausen explained how the subdivision layout is based on existing ridges, and how Lentz Drive would not exceed the maximum allowed slope of 10%. Michael Wright (Commissioner) asked if there are any plans for a subdivision monument sign. Judd Clausen said they have ideas for an entrance sign/marker, but have not developed plans yet. Stephen Lachky added that Chapter 409 of the Title IV – Development Code contains provisions for residential monument signs, and as long as the standards are met, the applicant would not need to bring plans or an Application for Sign Permit before the Planning and Zoning Commission.

Michael Wright then referenced the public comment letters received by City staff. Michael Lee (Commissioner) asked if there was additional information the applicant would like to share to address any fears residents might have regarding the development's proximity to the Riss Lake Dam. Judd Clausen stated that grading for the duplex lots would not be within the abutment of the dam. Don Julian responded that regular inspections of the Riss Lake Dam are done every two years by the State of Missouri, and that he participates in walking the dam with their engineers. Don added that he has copies of every report done for the past 30 years and they are very positive. He said the Riss Lake Dam was designed for a much higher freeboard than was needed, because Mr. Riss originally planned for the lake to expand to the north beyond Highway 45. Following discussion, the Planning and Zoning Commission made a motion and recommended approval of the application for subdivision – final plat (vote 8-0).

STAFF RECOMMENDATION:

Staff recommends that the Board of Aldermen approve the first reading of the ordinance, subject to the following conditions prior to the final plat being recorded:

- Submittal of street and storm sewer plans to the Public Works Department for review.
- The Public Works Department reviewed the updated stormwater management plan, and the applicant addressed comments/findings from the City's independent review (to be performed by VSM Engineering, LLC) for said updated stormwater management plan.
- Submittal of a Stormwater Pollution Prevention Plan (SWPPP), Erosion Control Plan, and monitoring to report storm events and inspect the installation and maintenance of sediment control devices in accordance with similar staff conditions associated with Case No. PZ 2017-03B (Application for Major Site Plan – Lake Pointe Lodge).
- Prior to recording of the subdivision plat, the developer must engage a qualified, licensed professional engineer to review the impact of the development related to the embankment of the Riss Lake Dam. Their engineer will need to prepare the appropriate engineering studies and submit them to the Missouri Department of Natural Resources (MDNR) Dam and Reservoir Safety. Recording of the final plat shall not occur until the City has received a letter from the MDNR providing the proper clearance for proposed construction, along with the associated studies.
- All requirements of the 2018 International Fire Code (IFC) must be met per review of the preliminary plat by the Southern Platte Fire Protection District (SPFPD) — including but not limited to, the location of fire hydrants and standards within Appendix D, Section D107: One or Two Family residential developments
- The Board of Aldermen must accept Tract D (0.76 acres, more or less) in accordance with Section 404.020, Subsection H. Park Land Dedication.
- The payment of public improvement fees as required by Parkville Municipal Code, Chapter 800 Fee 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.

Parkville Municipal Code, Section 404.020, Subsection H., requires subdivision plats to show dedication of land for park uses at locations designated in the comprehensive plan. The Board may also choose to accept payment of cash in lieu of park land dedication. The required area of the dedication shall be based on the number of dwelling units and the acres per person formula as follows: Detached Houses = Number of units x 3.7 persons per unit x 0.006 acres. When payment of cash in lieu of dedicating open space is approved, the applicant shall deposit with the City Treasurer a cash payment without recourse or the right of recovery prior to recording the subdivision plat. The amount shall be the required dedication multiplied by seven thousand dollars (\$7,000.00) per acre, less a credit that any land actually dedicated for park purposes.

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. 3179, an ordinance approving the final plat of Sanctuary At Riss Lake, a subdivision in the City of Parkville, Platte County, Missouri, on first reading and postpone the second reading to February 1, 2022.

ATTACHMENTS:

1. Ordinance
2. Application
3. Subject Property Area Map
4. Final Plat
5. Staff Analysis
6. Staff Review Comments
7. Planning & Zoning Commissioner Comments
8. Public Comments

AN ORDINANCE APPROVING THE FINAL PLAT OF SANCTUARY AT RISS LAKE, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI

WHEREAS, applicant Don Julian, Don Julian Builders, Inc. proposed subdividing a parcel of land — Platte County Parcel No. 20-7.0-26-400-006-001.000 (16.18 acres, more or less) — via an Application for Subdivision – Final Plat (Case No. PZ 2021-51); and

WHEREAS, said parcel of land is generally located at the southeast corner of the intersection of MO-Hwy 9 and Lakeview Drive to the north of the Parkville Nature Sanctuary and to the west of the Riss Lake Dam; and

WHEREAS, on January 11, 2022 the Planning and Zoning Commission approved an Application for Subdivision – Preliminary Plat for Preliminary Plat of Sanctuary At Riss Lake, a residential development consisting of 19 lots for duplexes and 4 tracts of open space on 16.18 acres (more or less) off of Lakeview Drive (Case No. PZ 2021-50) by a vote of 8-0; and

WHEREAS, said Application for Subdivision – Preliminary Plat proposes re-platting the subject property and creating internal circulation, public streets and access off of Lakeview Drive to serve the development; and

WHEREAS, the Final Plat of Sanctuary At Riss Lake was reviewed against the *Parkville 2040 Master Plan*, Parkville Municipal Code and its applicable zoning codes and subdivision regulations, adequate utilities, grading and drainage standards, stormwater management requirements, and the previously-approved Preliminary Plat of Sanctuary At Riss Lake; and

WHEREAS, following review, staff determined that the proposed subdivision is substantially consistent with the preliminary plat by having no deviations from the preliminary plat, provides for adequate utilities and public facilities, and is in compliance with the purposes and intent of the Title IV – Development Code; and

WHEREAS, the applicant proposes deeding Tract D (0.76 acres, more or less) to the City of Parkville for the Parkville Nature Sanctuary per the Section 404.020, Subsection H. Park Land Dedication requirements; and

WHEREAS, the Final Plat, Platte 38 was considered by the Planning and Zoning Commission at their January 11, 2022 regular meeting, and following discussion was recommended for approval by a vote of 8-0.

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 Final Plat of Sanctuary At Riss Lake, a subdivision in Parkville, Platte County, Missouri, attached hereto and incorporated herein by reference as Exhibit A, is hereby approved, subject to conditions by the Board of Aldermen including:

- Submittal of street and storm sewer plans to the Public Works Department for review.

- The Public Works Department review the updated stormwater management plan, and the applicant address comments/findings from the City's independent review (to be performed by VSM Engineering, LLC) for said updated stormwater management plan.
- Submittal of a Stormwater Pollution Prevention Plan (SWPPP), Erosion Control Plan, and monitoring to report storm events and inspect the installation and maintenance of sediment control devices in accordance with similar staff conditions associated with Case No. PZ 2017-03B (Application for Major Site Plan – Lake Pointe Lodge).
- Prior to recording of the subdivision plat, the developer must engage a qualified, licensed professional engineer to review the impacts of the development related to the embankment of the Riss Lake Dam. Their engineer will need to prepare the appropriate engineering studies and submit to the Missouri Department of Natural Resources Dam and Reservoir Safety. Recording of the final plat shall not occur until the City has received a letter from MDNR providing the proper clearance for proposed construction, along with the associated studies.
- All requirements of the 2018 International Fire Code (IFC) be met per review of the preliminary plat by the Southern Platte Fire Protection District (SPFPD) — including but not limited to, the location of fire hydrants and standards within Appendix D, Section D107: One or Two Family residential developments.
- The Board of Aldermen acceptance of Tract D (0.76 acres, more or less) in accordance with Section 404.020, Subsection H. Park Land Dedication.
- The payment of public improvement fees as required by Parkville Municipal Code, Chapter 800 Fee Ordinance.

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 1st day of February 2022.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney



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: Don Julian Builders, Inc. (Attn: Don Julian)
Address: P.O. Box 14305
City, State: Kansas City, MO 64152
Phone: (816) 589-7615 Fax: _____
E-mail: donwj58@aol.com

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

Name: Phelps Engineering, Inc. (Attn: Judd Claussen, PE)
Address: 1270 N Winchester
City, State: Olathe, KS 66061
Phone: 913-393-1155 Fax: _____
E-mail: jclaussen@phelpsengineering.com

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

Name: Don Julian Builders, Inc. (Attn: Don Julian)
Address: P.O. Box 14305
City, State: Kansas City, MO 64152
Phone: (816) 589-7615 Fax: _____
E-mail: donwj58@aol.com

Contact Person, if different from applicant(s)

Name: Phelps Engineering, Inc. (Attn: Judd Claussen, PE)
Address: 1270 N Winchester
City, State: Olathe, KS 66061
Phone: 913-393-1155 Fax: _____
E-mail: jclaussen@phelpsengineering.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)

Date: 12/28/21

Property Owner's Signature (Required)

Date: 12/28/21

2. Property information

Name and phase of plat: Sanctuary at Riss Lake

Final plat in substantial conformance with approved preliminary plat? Yes

If not, explain:

Zoning district: R-4

Acreage of this phase: 16.65 acres

Minimum lot size: 2,500 per unit code minimum.

Anticipated uses: Residential twin villa (duplex) development

Number of lots: 19 twin villa lots and 3 tracts.**

Density of development: 38 units / 16.65 acres = 2.3 du/ac.

** the twin villa lots will be split upon construction of the home

3. Additional factors affecting the project

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

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: _____
(Date approved)

Length of new streets: _____

Surface material: _____ Maximum grade: _____

Sanitary sewer: _____
(Entity and date approved)

Missouri Department of Natural Resources (MDNR) approval: _____
(Date approved)

Water: _____
(Entity and date approved)

Erosion and sediment control as per NPDESII: _____
(Date approved)

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

5. Checklist of required submittals

- ☒ Completed application, including plat with all required details and supporting data.
- ☒ Nonrefundable application fee of \$300.00 plus \$5.00 per lot (minimum \$305.00).
- ☒ 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.
- ☒ 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.
*This will be provided prior to recording of the plat.
- ☐ 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.
*These will be provided upon approval of the public improvement plans by the City.

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: _____

6. Subdivision – Preliminary Plat checklist for staff review**1. Basic Information**

- a. Name of the plat, phase and/or number if applicable
- b. Name, address, contact information of person / registered surveyor or firm that prepared the plat
- c. Date plat was prepared, including any revision dates

2. Plat Information

- a. Full property/legal description
- b. Total land area in square feet and acres of property
- c. Boundary survey notes
- d. Dedication language for property to be subdivided
- e. Easement language for easements to be granted to utility companies franchised to operate in Parkville, Mo.
- f. Open space dedication if applicable

3. Plat Drawing

- a. Graphic, engineering scale
- b. North arrow
- c. Monumentation/symbology legend
- d. Vicinity map identifying boundaries and location of property in relation to City
- e. Property lines and lot dimensions with total land area in square feet and acres
- f. Numbering of all lots (Lot 1, Lot 2, Lot 3, etc.)
- g. Lettering of all tracts (Tract A, Tract B, Tract C, etc.)
- h. Watermark designation with labeling of any previously platted lots or tracts
- i. Proposed rights-of-way, public and/or private streets with dimensions, centerlines and names
- j. Proposed easements for access or utilities
- k. Dimensions of all radii, acres, points of tangency, central angles and lengths of curves
- l. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable

4. Signature Information

- a. Signature line with date for property owner(s) and notary public
- b. Signature line with date for Mayor (with full name), City Clerk (with full name), and Community Development Director (with full name) of the City of Parkville
- c. Ordinance number with date that the ordinance was passed by the Board of Aldermen
- d. Signature line with date for surveyor's certification (to be signed & stamped on all plat copies to be recorded)

Subject Property Area Map



FINAL PLAT OF SANCTUARY AT RISS LAKE

A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER
SECTION 26, TOWNSHIP 51 SOUTH, RANGE 34 EAST, IN THE
CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI

DESCRIPTION

As this part of east half of the Southwest Quarter of Section 26, Township 51 North, Range 34 West in the City of Parkville, Platte County, Missouri, being more particularly described as follows:

Commencing at the northeast corner of RA 1, Riss Lake Lake 1, 1/2 A.C., a subdivision in said city, county and state, according to the recorded plat thereof, lying on the south right-of-way line of Lakeview Drive as shown on tract 11 in said plat of Riss Lake, a distance of 1,537.79 feet to the point of beginning of the tract of 2nd to be herein described, thence south 10 degrees 20 minutes 14 seconds east and no longer along said southeasterly right-of-way line, a distance 561.69 feet, thence north 25 degrees 37 minutes 24 seconds west, 414.84 feet, thence south 68 degrees 56 minutes 30 seconds west, 752.77 feet, thence north 30 degrees 12 minutes 42 seconds west, 542.34 feet, thence north 18 degrees 22 minutes 34 seconds east, 160 feet, thence north 54 degrees 41 minutes 24 seconds west, 120.81 feet, thence south 30 degrees 35 minutes 41 seconds east, 352.30 feet to a point on the east right-of-way line of Missouri State Highway route no. 56, on the established, thence northerly along said east right-of-way line, the following course and distances, thence north 50 degrees 21 minutes 48 seconds east, 248.11 feet, thence southeasterly along a curve to the right, tangent to the last described course, having a radius of 2,488.07 feet and a central angle of 5 degrees 54 minutes 36 seconds, on an arc length of 258.44 feet, thence north 08 degrees 22 minutes 24 seconds east, tangent to the last described course, a distance of 234.83 feet, thence southeasterly along a curve to the left, tangent to the last described course, having a radius of 5,673.84 feet and a central angle of 0 degrees 20 minutes 00 seconds, on an arc length of 42.84 feet to a point of lateral curve back point along the intersection with the southeasterly right-of-way line of said Missouri State Highway route no. 56, on the established, thence generally easterly along said southeasterly right-of-way line, the following course and distances, thence northerly, northwesterly and westerly along a curve to the right, tangent to the last described course, having a radius of 15 feet and a central angle of 88 degrees 31 minutes 36 seconds, on an arc length of 23.44 feet, thence south 84 degrees 22 minutes east, tangent to the last described curve, a distance of 124.83 feet, thence easterly and northwesterly along the following course and distances, thence north 10 degrees 20 minutes 14 seconds east, a distance of 65.36 feet, thence northerly, westerly and southeasterly along a curve to the right, tangent to the last described curve, having a radius of 250 feet and a central angle of 31 degrees 33 minutes, on an arc length of 264.68 feet, thence north 20 degrees 10 minutes east, tangent to the last described curve, a distance of 63.36 feet, thence southeasterly along a curve to the left, tangent to the last described curve, having a radius of 175 feet and a central angle of 48 degrees 21 minutes, on an arc length of 148.19 feet, thence south 78 degrees 41 minutes east, tangent to the last described curve, a distance of 33.86 feet, thence southeasterly along a curve to the right, tangent to the last described curve, having a radius of 175 feet and a central angle of 31 degrees 41 minutes, on an arc length of 64.76 feet to the point of beginning, and containing 15,186.42 acres / 705,103.2362 a/c

DEDICATION

The undersigned proprietor of the above-described tract if and how caused the same to be subdivided in this manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "SANCTUARY AT RISS LAKE."

LANDSCAPE DEDICATION: An easement is hereby granted to Parkville, Missouri, and to the ability comprising thereunder to install in Parkville, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and other public utilities, including but not limited to, underground pipes and conduits, and overhead transmission, service conductors, wires or all or part of them, over, under and along the strips of land designated "Utility Easement" or "U/E". Where other easements are designated for a particular purpose, the easement shall be subject to the easement herein granted. The easement herein granted shall not be subject to any restriction or limitation as to the use of the easement for the purpose of installing, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and other public utilities, including but not limited to, underground pipes and conduits, and overhead transmission, service conductors, wires or all or part of them, over, under and along the strips of land designated "Utility Easement" or "U/E".

STREET DEDICATION: Streets and Right of Way shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on this accompanying plat and no building or structure hereafter shall be built between the line and the lot line nearest thereto.

RESTRICTIONS: Covenants and restrictions have been filed simultaneously with this plat.

MAINTENANCE OF TRACTS: Tracts A, B, C and D are hereby reserved as Open Space and shall be maintained by the SANCTUARY AT RISS LAKE HOME ASSOCIATION.

Tract D is to be dedicated to the City of Parkville, Missouri, for the purpose of installing, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and other public utilities, including but not limited to, underground pipes and conduits, and overhead transmission, service conductors, wires or all or part of them, over, under and along the strips of land designated "Utility Easement" or "U/E".

IN WITNESS WHEREOF: I, the undersigned proprietor, have caused this instrument to be executed this ____ day of _____, 20____.

Don Julian Builders, Inc.

Don Julian, President

STATE OF _____
COUNTY OF _____

BE IT REMEMBERED that on this ____ day of _____, 20____, before me a Notary Public in and for said County and State, coming Don Julian, President of Don Julian Builders, Inc. who is personally known to me to be the same person who executed the foregoing instrument, of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this day and year last written above.

Notary Public: _____ My Commission Expires: _____

CITY OF PARKVILLE, MISSOURI
This is to certify that the within plat was duly submitted to, reviewed, and approved by the Community Development Director of Parkville, Missouri on _____

Nanette K. Johnson, Mayor Nelson McCreary, City Clerk

Stephen Lockie, Community Development Director

CHUCKALAKA ALKORAN
PLAT ENGINEER - L.S. & E.
DANIELA ALKORAN
DANIELA ALKORAN
DANIELA ALKORAN
DANIELA ALKORAN
DANIELA ALKORAN

PHILIPS ENGINEERING, INC.
1225 N. Winchmore
Olathe, Kansas 66061
(913) 299-7755
Fax (913) 299-7766

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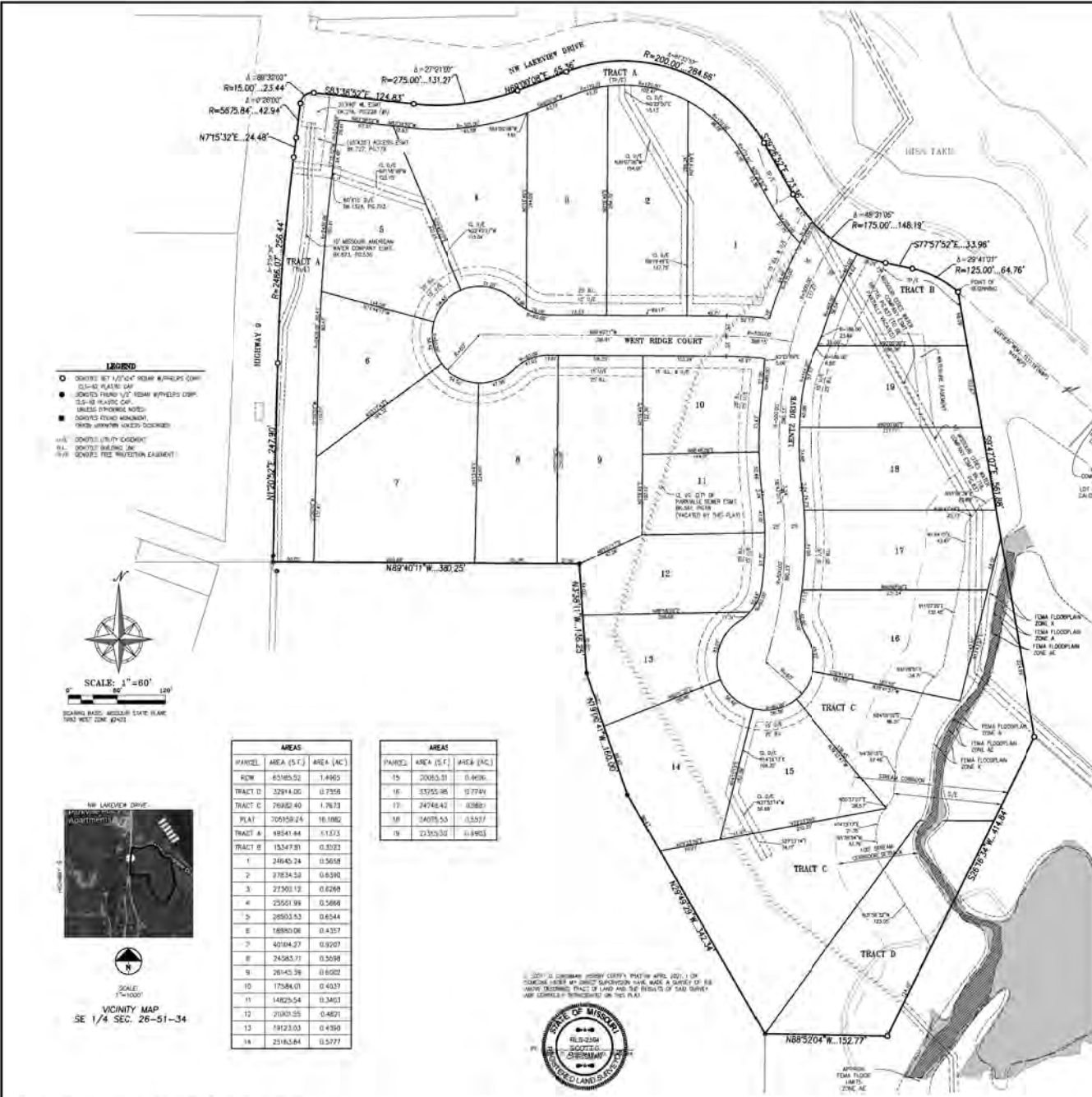
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TRACT	AREA (S.T.)	AREA (AC.)
TRACT A	32814.00	0.7505
TRACT B	76980.40	1.7673
TRACT C	709358.24	16.1862
TRACT D	49541.44	1.1373
TRACT E	15247.81	0.3522
1	24640.24	0.5658
2	27634.53	0.6392
3	27501.12	0.6289
4	23501.96	0.5489
5	28503.52	0.6544
6	16880.06	0.4357
7	40404.27	0.9267
8	24583.71	0.5698
9	28145.36	0.6502
10	17584.01	0.4037
11	14825.54	0.3403
12	27000.05	0.6221
13	18123.03	0.4159
14	25163.64	0.5777

TRACT	AREA (S.T.)	AREA (AC.)
15	20955.31	0.4806
16	33555.96	0.7749
17	24748.42	0.5681
18	34075.53	0.7857
19	21355.30	0.4905

SCALE: 1"=60'
VICINITY MAP
SE 1/4 SEC. 26-51-34

PL 2020090 - 12-05-21

PL 2020090 - 12-05-21



Staff Analysis

<u>Agenda Item:</u>	6.A and 6.B
<u>Proposal:</u>	Application for Subdivision – Preliminary Plat and Application for Subdivision – Final Plat for Sanctuary At Riss Lake, a residential development consisting of 19 lots for duplexes and 4 tracts of open space on 16.18 acres (more or less), generally located at the southeast corner of the intersection of MO-Hwy 9 and Lakeview Dr. in Parkville, MO 64152.
<u>Staff Recommendation:</u>	Approval (with conditions)
<u>Case No:</u>	PZ 2021-50; PZ 2021-51
<u>Applicant:</u>	Don Julian, Don Julian Builders, Inc.
<u>Owners:</u>	Don Julian Builders, Inc.
<u>Location:</u>	Generally located at the southeast corner of the intersection of MO-Hwy 9 and Lakeview Dr. in Parkville, MO 64152
<u>Zoning:</u>	“R-4” Mixed-Density Residential
<u>Parcel #s:</u>	Platte County parcel #20-7.0-26-400-006-001.000
<u>Exhibits:</u>	A. This Staff Analysis B. Applications 1. Application for Subdivision – Preliminary Plat (Case No. PZ 2021-50) 2. Application for Subdivision – Final Plat (Case No. PZ 2021-51) C. Subject Area Property Map D. Preliminary Plat of Sanctuary At Riss Lake (prepared by Phelps Engineering, Inc.; dated December 28, 2021) 1. Untitled (Preliminary Plat) 2. Sheet C1 (Site Plan) 3. Sheet C2 (Grading Plan) E. Final Plat of Sanctuary At Riss Lake (prepared by Phelps Engineering, Inc.; dated December 28, 2021) F. City of Parkville staff review comments (prepared by Stephen Lachky; dated November 17, 2021) G. Case No. PZ 2021-28 (Sanctuary At Riss Lake – Preliminary Development Plan) review comments from the Planning and Zoning Commission 1. Barbara Wassmer comments 2. Dean Katerndahl comments 3. John Delich comments

4. Michael Wright comments
 5. Walt Lane comments
- H. Additional exhibits as may be presented at the public hearing

By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://www.ecode360.com/PA3395-DIV-05>)
 1. Section 403.030 Zoning Map Amendment
 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
 7. Appendix B. Great Trees for the Kansas City Region
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
- C. Riss Lake Illustrative Master Plan (prepared by Eisenberg Company; dated June 8, 1987).
- D. Questions & Answers from Riss Lake Residents at August 3, 2021 Open House
- E. Pre-Application Conference Meeting Notes (Community Development Department; dated June 16, 2020)
- F. Pre-Application Conference Meeting Notes (Public Works Department; dated June 30, 2020)
- G. Preliminary Stormwater Management Plan, Sanctuary At Riss Lake, Hwy 9 and NW Lakeview Dr., Section: NE ¼ Sec. 26-51-34, Parkville, Missouri (prepared by Phelps Engineering, Inc.; dated August 6, 2021)
- H. Preliminary Stormwater Management Plan, Sanctuary At Riss Lake, Hwy 9 and NW Lakeview Dr., Section: NE ¼ Sec. 26-51-34, Parkville, Missouri (prepared by Phelps Engineering, Inc.; dated December 28, 2021)
- I. Traffic Engineering Services, Residences at Riss Lake Trip Generation, Parkville, Missouri (prepared by Janelle M. Clayton, P.E., PTOE, Merge Midwest Engineering, LLC; dated August 10, 2021)
- J. E-mail correspondence – RE: Sanctuary At Riss Lake – Traffic Impact Study (prepared by David J. Mennenga, P.E., PTOE, George Butler Associates, Inc.; dated August 9, 2021)
- K. E-mail correspondence – RE: Sanctuary At Riss Lake – Traffic Impact Study (prepared by David J. Mennenga, P.E., PTOE, George Butler Associates, Inc.; dated August 11, 2021)
- L. Utility Provider Verification Correspondence
 1. Utility Provider Verification Letter (prepared by Stephen Lachky; dated August 24, 2021)
 2. Evergy (Melissa Feltes, General Design Technician; dated September 17, 2021)
- M. Planning and Zoning Commission (July 14, 2020) Special Workshop Agenda
- N. Planning and Zoning Commission (July 14, 2020) Special Workshop Video Recording (<https://vimeo.com/441460366>)
- O. Ordinance No. 1017 – Rezoning certain properties around Riss Lake to B-4 (dated January 5, 1988)

- P. Ordinance No. 1193 – Accepting certain real property from Parkville Development Company (dated December 18, 1990)
- Q. Ordinance No. 1196 – Repealing Ordinance No. 1193, which accepted certain real property from Parkville Development Company as described and restricted according to exhibits attached thereto, and accepting certain real property from Parkville Development Company, as described and restricted according to exhibits attached hereto (Parkville Nature Sanctuary; dated December 26, 1990)
- R. Professional Resume – Stephen Lachky, Community Development Director
- S. Professional Resume – Brad Stanton, Planner
- T. Professional Resume – Alysén Abel, Public Works Director
- U. Case No. PZ 2021-27 Sanctuary At Riss Lake – Zoning Map Amendment
- V. Case No. PZ 2021-28 Sanctuary At Riss Lake – Preliminary Development Plan
- W. Public comments associated with Case No. PZ 2021-27 and Case No. PZ 2021-28

Overview

The applications propose a preliminary plat and final plat for Sanctuary At Riss Lake, a residential development consisting of 19 lots for duplexes and 4 tracts of open space on 16.18 acres (more or less) generally located at the southeast corner of the intersection of MO-Hwy 9 and Lakeview Dr. in Parkville, MO 64152.



The applications propose creating right-of-way to support new public streets, internal circulation and access off Lakeview Dr. to serve the development. The subject property is currently undeveloped and vacant.

Background

In 1987 the Eisenberg Company (developer), along with Sasaki Associates, Inc. (land planners/architects) and The Tuttle-Ayers-Woodward Company (civil engineers) created an illustrative master plan for Riss Lake (see Exhibit C by Reference). The concept was a residential community around the lake, along with townhomes, multi-family apartments, commercial shops, tennis courts and recreational area. Shortly thereafter, 17 investors formed the Parkville Development Company, which purchased property around the lake to be developed and sold to individual builders. The subject property area was originally zoned “B-4-P” Planned Business District on January 5, 1988 via Ordinance No. 1017 prior to be rezoned to “R-4” Mixed-Density Residential (see Exhibit O by Reference). On December 26, 1990 the Board of Aldermen approved Ordinance No. 1196, which accepted 40.253 acres (more or less) of land donated by the Parkville Development Company to the City to be utilized as parkland (see Exhibit Q by Reference). Today this property makes up the Parkville Nature Sanctuary.

On July 14, 2020 the applicant presented a residential concept plan for the subject property before the Planning and Zoning Commission via a special workshop to receive comments/feedback (see Exhibits M by Reference and N by Reference). The applicant subsequently submitted an Application for Zoning Map Amendment (Case No. PZ 2021-27) in conjunction with an Application for Preliminary Development Plan (Case No. PZ 2021-28) for Sanctuary At Riss Lake, which went before the Planning and Zoning Commission for consideration on September 14, 2021. The development applications proposed rezoning the subject property from “R-4” Mixed-Density Residential to “R-5-P” Multi-Family Residential to support four 4-story condominium buildings and a clubhouse. Members of the public expressed their support and opposition to the project; and following discussion with the Planning and Zoning Commission, the applicant agreed to explore an alternate layout and plan for their development. As a result, the Planning and Zoning Commission recommended postponement of both applications (vote of 7-0) to their November 9, 2021 regular meeting.

At the November 9, 2021 regular meeting of the Planning and Zoning Commission, the applicant presented an update of a revised site plan concept they’re considering based on feedback from the September 14th public hearing (see Exhibits G.1-G.5) and requested another continuation of their applications for another two months to give them enough time to make proper revisions to the development plans. As a result, the Planning and Zoning Commission recommended postponement of both applications (vote of 8-0) to their January 11, 2022 regular meeting. Rather than presenting a revised preliminary development plan for a residential concept containing condominium buildings, the applicant has submitted traditional platting applications for subdividing the land; and the proposed residential development does not require a (-P) master planned development or any exceptions to the Title IV – Development Code. Based on public comments provided at the September 14, 2021 public hearing, as well as suggestions provided by the Planning and Zoning Commission, the final plat proposes:

- A residential development consisting of duplex building types permitted by the existing “R-4” Mixed-Density Residential zoning district.
- Meeting the building standards for the existing “R-4” zoning district, specifically not exceeding the maximum height requirements (35 ft. / 2.5 stories) for duplex uses.
- Reducing the density of the development from 112 total units (6.92 units/acre) to 38 total units (2.35 units/acre).

- Eliminating a point of access off NW Lakeview Drive to create a single point of access into the development rather than two.
- Mitigating stormwater runoff and impacts to the stream/waterfall draining to the Parkville Nature Sanctuary via a 100-ft. stream corridor setback and dedicated Tract C (1.77 acres, more or less) for natural vegetation and open space area.

The applicant is also foregoing construction of a sanitary sewer line via an existing easement running through the Parkville Nature Sanctuary, and instead will construct a new low pressure main line along Lakeview Dr. to pump sewage across the Riss Lake Dam into an existing line on the other side. This will better preserve the Parkville Nature Sanctuary, avoid clear cutting trees and disruption to the area. The applicant also proposes deeding Tract D (0.76 acres, more or less) to the City of Parkville for the Parkville Nature Sanctuary per Section 404.020, Subsection H. Park Land Dedication requirements. Tract D is currently private property (Don Julian Builders, Inc., owner); however, the property contains natural vegetation and the waterfall connected by the Old Kate Trail via the Parkville Nature Sanctuary's Jim Reed trail system.

Subdivision – Preliminary Plat – 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 403.020, Subsection D. provides criteria for how the Planning and Zoning Commission shall determine if a preliminary plat is appropriate. The following are staff's findings and conclusions for the preliminary plat application (Case No. PZ 2021-50).

1. The application is in accordance with the Master Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.

The preliminary plat proposes 19 lots for duplex uses and 4 tracts of open space which is in accordance with the *Parkville 2040 Master Plan's* projection of Medium-Density Residential future land use. The preliminary plat has a main point of access off Lakeview Dr., does not contain any dead end streets, and contains circulation and streets connecting to each lot, as well as two cul-de-sacs. Lentz Drive serves as the main public thoroughfare through the development, and is bisected by West Ridge Court. Utility easements are provided on all lots for utility service purposes, and are accessible from the public right-of-way.

The proposed layout meets the City's guidance for block size and street design types as detailed in Section 404.010 Street Networks and Design. Dean Cull, Southern Platte Fire Protection District (SPFPD) Fire Marshall, has also reviewed the preliminary plat layout against the requirements of the 2018 International Fire Code and determined additional requirements need to be met as a result of the development having more than 30 dwelling units on a single public or private fire apparatus access road (see Exhibit F).

In terms of civic and open space, the subject area resembles the "Suburban" planning context (i.e., areas removed from walkable centers, commercial corridors or large scale projects arranged around a campus). Section 404.020 prefers Park, Trail/Greenway, or Green open space typologies for this planning context. The preliminary plat proposes

four large common open space for buffer area / screening, stormwater management, stream corridor preservation, and passive recreation purposes:

- **Tract A** – 1.14 acres, more or less. This tract contains natural vegetation and serves as a 50 ft. buffer area / screening along Hwy 9 and NW Lakeview Dr.
- **Tract B** – 0.35 acres, more or less. This tract contains natural vegetation and serves as buffer area / screening to views from existing homes in Riss Lake
- **Tract C** – 1.77 acres, more or less. This tract contains natural vegetation and serves as stormwater management area, as well as to preserve the existing stream corridor from the Riss Lake Dam to the Parkville Nature Sanctuary.
- **Tract D** – 0.76 acres, more or less. This tract contains natural vegetation as well as the waterfall connected by the Old Kate Trail, part of the Parkville Nature Sanctuary's Jim Reed trail system. The applicant proposes deeding this tract to the City of Parkville, Missouri, provided they maintain the right to access the property for the purposes of monitoring, servicing and maintaining the weir stormwater structure adjacent to the waterfall.

2. Compliance with the requirements of the Development Code, and in particular the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.

The preliminary plat meets the requirements of the Development Code for blocks and lot standards (i.e., height, area and bulk standards). Block sizes are between 300-750 ft., which fits the planning context of a "Suburban" area — areas removed from walkable centers, commercial corridors or large scale projects arranged around a campus. "R-4" district standards require a minimum area (5,000-8,000 sq. ft.), width (50 ft.) and building coverage (40%) requirements to be met. The preliminary plat meets all of these standards.

3. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.

Following a special workshop with the Planning and Zoning Commission on July 14, 2020, the applicant held an open house meeting at the Parkville Athletic Complex (PAC) on August 3, 2021 to receive public comments and answer questions from residents. At the meeting poster boards of initial concept plans, renderings and copies of the preliminary development plan were made available to the public; and the development team presented background information on the history of the development within Riss Lake, current housing needs and their vision for developing the property. Residents asked questions regarding parking and traffic, impacts to the Parkville Nature Sanctuary and impacts to the Riss Lake Homeowners Association and its existing amenities throughout Riss Lake (e.g., pools, tennis courts, and playgrounds).

Initial preliminary development plans for the property contained condominium buildings four stories in height, which required a (-P) master planned development in order to receive flexibility to exceed the City's 3-story maximum height requirement. The applicant has since revised their development concept to contain duplex uses on the property, a subdivision layout that can meet all allowances of the "R-4" zoning district, and does not require any exceptions to the Title IV – Development Code.

4. Any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.

All proposed and required improvements (e.g., streets, sidewalks) will need to meet American Public Works Association (APWA) Standards Specifications and Design Criteria, the City's storm drainage standards per Section 404.040, and stormwater management best management practices per Section 407.050. The applicant had previously submitted a preliminary stormwater management plan for the previous preliminary development plan (Case No. PZ 2021-28) containing four 4-story condominium buildings and a clubhouse (see Exhibit G by Reference), which contains an assessment outlining the stormwater management needs for the site, detailing the proposed stormwater management infrastructure and rationale for why it's being used. As a result of the revised development layout per the proposed preliminary plat, our Public Works Director has requested an update to the study. The applicant has since revised their stormwater drainage study via submittal of a revised Preliminary Stormwater Management Plan (see Exhibit H by Reference).

5. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Master Plan.

This application does not deter any existing or future development on adjacent properties from meeting the goals and policies of the *Parkville 2040 Master Plan*. To the north of the subject property across Lakeview Dr. is the Walnut Grove Cemetery the Riss Lake Marina property (zoned "R-2-P Single-Family Residential). To the south of the subject property is the 40+ acres of donated park land owned by the Conversation Commission of Missouri and City of Parkville for the Parkville Nature Sanctuary (zoned "PLCD" Parkland and Conservation District). Immediately adjacent to the east is the Riss Lake Dam property owned by the Riss Lake Community Association, Inc. And to the west across MO-9 Hwy is the Parkville Cemetery and Friends of Parkville Animal Shelter (zoned "R-4" Mixed-Density Residential). Based on the character of existing uses and their proximity to the subject property area — including existing topography, vegetation, and property size — any impacts on adjacent property from the proposed preliminary plat are expected to be minimal, if any.

6. The design does not impede the construction of anticipated or planned future public infrastructure within the area.

The design and layout of the preliminary plat of Sanctuary At Riss Lake does not impede the construction of anticipated or planned future public infrastructure in the general area as indicated by received utility provider correspondence (see Exhibits L.1-L.2 by Reference). Staff reached out to local utility providers — electricity, natural gas, water, sanitary sewer — as well as the Southern Platte Fire Protection District (SPFPD), Missouri Department of Transportation (MoDOT) and Park Hill School District (PHSD), Platte County Planning and Zoning Department, and Parkville Special Roads District.

7. The recommendations of professional staff, or any other public entity asked to officially review the plat.

When reviewing development applications (including platting applications), City staff consults with Dean Cull, Fire Marshall with the Southern Platte Fire Protection District (SPFPD). He concluded that the width of the streets (measured front-of-curb to front-of-curb) and radius of the cul-de-sacs were wide enough to support turning movements for their standard Pierce Fire Truck (duel axle; 110 ft. ladder). SPFPD also reviewed the

preliminary plat layout against the requirements of the 2018 International Fire Code and determined additional requirements need to be met as a result of the development having more than 30 dwelling units on a single public or private fire apparatus access road (see Exhibit F).

Subdivision – Final Plat – 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 403.020, Subsection D. 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 preliminary plat application (Case No. PZ 2021-51).

- 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.**

The layout and design of the final plant does not deviate any from the preliminary plat application (Case No. PZ 2021-50) with regards to 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.

- 2. The construction plans for any utilities, infrastructure or public facilities meet all technical specifications.**

The applicant will be required to submit street and storm sewer plans for review by the Public Works Department, as well as an updated Preliminary Stormwater Management Plan (see Application for Subdivision – Preliminary Plat review criteria #4 above). The City's Public Works Director, Alysén Abel, will be reviewing the street and storm sewer plans per APWA Standards Specifications and Design Criteria, the City's storm drainage standards per Section 404.040, and stormwater management best management practices per Section 407.050. The City's on-call stormwater hydrology engineer, VSM Engineering, LLC, will conduct an independent review of the updated preliminary stormwater management plan (see Exhibit H by Reference).

- 3. The phasing and timing of public improvements ensures construction and performance guarantees.**

The applicant proposes to complete the development in one phase. Completion of public improvements (e.g., sidewalks, streets) will be required prior to the issuance of building permits for the lots. Per Parkville Municipal Code, Section 505.080, the Board of Aldermen must accept public improvements prior to the issuance of building permits. Per this Section, the Board must also approve the maintenance bond in an amount equal to 50% of the cost of the improvements and guaranteeing against defects in the construction of streets for a period of 2 years. The applicant will be required to design and construct public improvements in accordance with American Public Works Association (APWA) design standards and construction specifications. Furthermore, 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.

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.** The final plat application does not deviate any from the preliminary plat application (Case No. PZ 2021-50). Per staff's review of the application for subdivision – preliminary plat against the requirements of Section 403.020, Subsection D, it is determined that the application is in accordance with the *Parkville 2040 Master Plan* and purposes and intent of the Development Code.

5. **The recommendations of professional staff, or any other public entity asked to officially review the plat.**

When reviewing development applications (including platting applications), City staff consults with Dean Cull, Fire Marshall with the Southern Platte Fire Protection District (SPFPD). He concluded that the width of the streets (measured front-of-curb to front-of-curb) and radius of the cul-de-sacs were wide enough to support turning movements for their standard Pierce Fire Truck (duel axle; 110 ft. ladder). SPFPD also reviewed the preliminary plat layout against the requirements of the 2018 International Fire Code and determined additional requirements need to be met as a result of the development having more than 30 dwelling units on a single public or private fire apparatus access road (see Exhibit F).

Staff Conclusions and Recommendations

Preliminary Plat

Staff concludes that: The proposed preliminary plat is in accordance with the *Parkville 2040 Master Plan* in terms of physical patterns, arrangement of streets, blocks, lots and open spaces; said blocks and lots are compliant with the building type, lot size and building standards of the Title IV – Development Code for the proposed “R-4” zoning district; the Public Works Department will review all proposed and required improvements (e.g., streets, sidewalks) per APWA standards, and will require the updated stormwater drainage study to be reviewed against the City's storm drainage standards and stormwater management best practices; the preliminary plat does not deter any existing or future development on adjacent property from meeting the goals and policies of the *Parkville 2040 Master Plan*; nor will the design and layout of the preliminary plat impede the construction of anticipated or planned future public infrastructure within the area; and the preliminary plat has been reviewed by professional staff from SPFPD.

Final Plat

Staff concludes that: The proposed final plat is substantially consistent with the preliminary plat (Case No. PZ 2021-50); 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; there are no deviations from the preliminary plat; the final plat is in accordance with the *Parkville 2040 Master Plan*; and the final plat has been reviewed by professional staff from SPFPD.

Following review, staff recommends approval of the Application for Subdivision – Preliminary Plat (Case No. PZ 2021-50), and Application for Subdivision – Final Plat (Case No. PZ 2021-51). Staff bases this decision on the merits of the applications and findings and conclusions in this staff analysis report, subject to the following conditions:

Preliminary Plat

- The subject property be platted via an Application for Subdivision – Final Plat — prior to construction permits being issued — in order to accommodate the lots and tracts for the proposed preliminary plat.
- Submittal of street and storm sewer plans to the Public Works Department for review.
- The Public Works Department review the updated stormwater management plan, and the applicant address comments/findings from the City's independent review (to be performed by VSM Engineering, LLC) for said updated stormwater management plan.
- Submittal of a Stormwater Pollution Prevention Plan (SWPPP), Erosion Control Plan, and monitoring to report storm events and inspect the installation and maintenance of sediment control devices in accordance with similar staff conditions associated with Case No. PZ 2017-03B (Application for Major Site Plan – Lake Pointe Lodge).
- All requirements of the 2018 International Fire Code (IFC) be met per review of the preliminary plat by the Southern Platte Fire Protection District (SPFPD) — including but not limited to, the location of fire hydrants and standards within Appendix D, Section D107: One or Two Family residential developments.
- Any other conditions the Planning and Zoning Commission determines are necessary.

Final Plat

- Submittal of street and storm sewer plans to the Public Works Department for review.
- The Public Works Department review the updated stormwater management plan, and the applicant address comments/findings from the City's independent review (to be performed by VSM Engineering, LLC) for said updated stormwater management plan.
- Submittal of a Stormwater Pollution Prevention Plan (SWPPP), Erosion Control Plan, and monitoring to report storm events and inspect the installation and maintenance of sediment control devices in accordance with similar staff conditions associated with Case No. PZ 2017-03B (Application for Major Site Plan – Lake Pointe Lodge).
- All requirements of the 2018 International Fire Code (IFC) be met per review of the preliminary plat by the Southern Platte Fire Protection District (SPFPD) — including but not limited to, the location of fire hydrants and standards within Appendix D, Section D107: One or Two Family residential developments.
- The Board of Aldermen acceptance of Tract D (0.76 acres, more or less) in accordance with Section 404.020, Subsection H. Park Land Dedication.
- The payment of public improvement fees as required by Parkville Municipal Code, Chapter 800 Fee Ordinance.
- Any other conditions the Planning and Zoning Commission determines are necessary.

It should be noted that the recommendation contained in this report is made without knowledge of facts, public comments or any additional information which may be presented during the public hearing. 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 Application for Subdivision – Preliminary Plat, and Application for Subdivision – Final Plat, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or

postpone the applications 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 for the Application for Subdivision – Preliminary Plat will be final; and the Planning and Zoning Commission's action for the Application for Subdivision – Final Plat will be forwarded to the Board of Aldermen on January 18, 2022 for first action.

End of Memorandum



Stephen Lachky, AICP, CPM, CFM

12-30-2021

Date

From: Stephen Lachky

Sent: Wednesday, November 17, 2021 4:09 PM

To: 'Don Julian' <donwj58@aol.com>; 'jeffj@donjulianbuilders.com' <jeffj@donjulianbuilders.com>; 'Judd Claussen' <jclaussen@phelpsengineering.com>; Doug Ubben, Jr.

<dougubben@phelpsengineering.com>; 'bprelogar@nspjarch.com' <bprelogar@nspjarch.com>

Cc: Brad Stanton <BStanton@parkvillemo.gov>; Alysén Abel <AAbel@parkvillemo.gov>; 'Dean Cull' <DCull@spfpd.com>

Subject: The Sanctuary At Riss Lake - Staff Review Meeting Follow-Up

Don, Jeff, Judd, Doug and Bill,

Thank you for participating in our staff review meeting this afternoon for The Sanctuary At Riss Lake — Application for Subdivision – Preliminary Plat, and Application for Subdivision – Final Plat. Per our discussion this afternoon:

Per the City's adopted 2018 International Fire Code, Appendix D, Section D107: One or Two Family residential developments: D 107.1: One or two family dwelling residential development:

- *"Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads."*
- *"Exceptions: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required."*
- *"The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official."*
- *"D107.2: Remoteness: Where two fire apparatus access roads are required, they shall be placed a distance apart equal to no less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses."*

That said, please coordinate with Dean Cull, Fire Marshall with the Southern Platte Fire Protection District (SPFPD) regarding compliance with the adopted Fire Code.

Additionally, please update the Preliminary Stormwater Management Plan to reflect the revised residential development and its layout. The City's Public Works Department will review our adopted APWA standards to see if any requirements will be needed for any proposed lots near the stream that runs into the Parkville Nature Sanctuary.

Alysén Abel (Public Works Director) will reach out to Jay Norco (City Engineer) regarding sanitary sewer plans and line connection options for the proposed development; and coordinate a follow-up meeting/discussion if necessary.

Please also be aware that the Missouri Department of Natural Resources prohibits tree clearing in southern Platte County, Mo. (including Parkville) from April 1st-October 1st as a result of Gray Bay (myotis grisescens), Indiana Bat (myotis sodalist) and Northern Long-eared Bat (myotis septentrionalis) species in the area, which are both endangered and threatened.

For any onsite fill/grade changes, you will need to submit a Grading & Land Disturbance Permit (see attached PDF) to our Public Works Department for approval.

Lastly, please complete and submit an Application for Subdivision – Preliminary Plat, and Application for Subdivision – Final Plat; along with the proper final plat sheet to the Community Development Department for review by **Tuesday, December 28, 2021** in order for the item to be considered by the Planning and Zoning Commission at their January 11, 2022 (5:30 p.m.) regular meeting. Let me know if you have any questions. Thank you.

Stephen Lachky, AICP, CPM, CFM

Community Development Director | City of Parkville

8880 Clark Ave. | Parkville, MO 64152

t. 816.741.7676 | slachky@parkvillemo.gov



I do not like the idea of a huge retaining wall with 4-story condos on top because it will block the sky from the Nature Sanctuary, particularly in the winter. I prefer the stair-step approach, therefore, as well. I went to the Sanctuary to view the blue lift. I could only see a small part of it by walking to the top of the waterfall and using binoculars. However, when I imagined what would actually be there (a huge retaining wall holding up a four-story building) I felt it would loom over that area of the park and that it would be seen.

I believe it should remain R-4 and changed to no more than R-4P. I do not want it so high that the "penthouse" has views because that will mean that floor would be above the 60-70' tree height.

I feel there should only be the 3 buildings as presented to the residents and to keep it buffered in the woods.

Barbara

Sent from my iPhone

Stephen, here are my main concerns regarding the Sanctuary at Riss Lake.

- Building mass of the buildings is too great, especially with the retaining walls
- Would prefer to maintain R4 with 3 story buildings
- Buildings have to be moved away from the tree line on the east and away from the creek
- I expect the stormwater plans be submitted with correct building footprint
- I would still like to see what the existing traffic counts are on Lakeview Dr so we can assess the relative impact of the new development
- I expect a detailed plan on how runoff and potential damage to the tree canopy will be minimized during construction, especially in the development of the sanitary sewer
- I do believe visual impact off-site is a valid issue, especially as you cross the dam
- Project redesign should be reviewed with residents prior to returning to the PC
- Would like to see some kind of commitment and bond to assure no long-term impact on the Nature Sanctuary

Feel free to share with the other PC members.

--

Dean

Dean Katerndahl
913-449-5340
deankaterndahl@gmail.com

John Delich Comments/Concerns:

DEVELOPER: Original developer was Parkville Development Co. (Leo Eisenberg Company – representing a group of investors) as shown on June 1987 First Phase Grading Plan. Don Julian began his participation some three years later (after the RL Manor was initiated) when the investors wanted to disband. Don has done a good job in completing the residential portion, and has inherited the adjacent perimeter properties; he is now trying to develop. I look at it as a “bonus” opportunity he has “earned”. That said, he has an obligation to The Homeowners and the Development to respect their wishes. The petition presented last night is a strong indicator of the vast majority of homeowners’ position against tall buildings.

ZONING: Chris Cline’s presentation pretty much summed up all the zoning issues and used Don’s position on similar developments to justify the Homeowner’s objections. All his comments seemed well thought out and ethical and need to be addressed by the developer in some fashion.

BUILDING HEIGHTS: Buildings tall enough to look over the dam at the lake are, in my opinion, too tall for the site and Parkville to be justified by penthouse marketing desirability. Also the position that four stories are necessary to amortize the underground parking costs can be rectified by building fewer underground spaces (say ¾ of the building footprint)

SPILLWAY-DAM-CREEK-WATERFALL: Relocate new building(s) and maintain 100’ MDNR set back at the creek/dam spillway. Also reconfigure ownership (as Don suggested) so it is all part Nature Sanctuary. It would be nice if the run-out area could be naturalized and enhanced with rocks and plantings.

DESIGN STATEMENT: I thought the renderings looked better than I remembered but, although design isn’t necessarily under our purview, many people have cited the buildings as not-particularly unique or appropriate for Parkville. Cement board and synthetic stone with gable-end wood trim seems somewhat pedestrian. Many have said stucco with tile roof and wrought iron would be classier. A difficult call to make.

DENSITY: Being on both sides of the issue I have seen it is common for developers to claim that their project’s viability absolutely depends on a specific density/number of units. Many times this is a ploy to maximize their profitability by deliberately seeking an outrageous density with the expectation that an increase to the ideal-maximum will be achieved in some form of compromise. It is up to you to decide if this applies to Don Julien’s proposal. Three buildings became expanded to four, and with real Lakeview Drive proximity issues, that seem contrary to his stated architectural objectives.

WHAT I WOULD LIKE TO DO/SEE: Retain the existing zoning – with the possible change to “P” classification. Stick with the definition of a “floor”. That includes each exposed garage level as well as living level; with the roof height also a consideration. Reduce the number and height of all the buildings to more closely comply with the zoning definition. Get much closer to the 64 unit count Chris Cline cited. If under building parking is desirable, and I agree it is, locate the building so that it is not an exposed floor (bury the long sides) that will be counted in the number of floors. Do what is necessary to improve the ratio of 600+ out of ~850 Riss residents against the project.

Stephen and Brad, here is a list of items I consider important to offer the developer of the Sanctuary at Riss Lake:

1. Maintain 100' MDNR set back at the creek/dam spillway. This will provide more tree buffer along the east side of phase 2.
2. I'm personally OK with 4 stories and the planned density (6.91 units/acre and 112 units), but would prefer to see the structures including retaining walls not be in excess of 65-75' in height, measured from the average grade to highest point of a roof as outlined per City of Parkville Development Code. This will almost certainly "elongate" the buildings, causing them to move further south on the site.
3. I'd like to see the buildings work more with the grade to "step down" the hill. This will likely involve more slope to the parking lots, but will help enable point #2 above. I really don't want to see a 40' retaining wall plus the height of the buildings at the next submission.
4. I'd like to see only one driveway into both phases of the development as opposed to the two shown.
5. I'm OK with the R5-P zoning request, which keeps the density lower and disturbs less of the site, but will yield to the group if the majority wants to keep R4. I'm unclear what advantage if any going to R4-P would provide to the developer or the city.

Thanks.

Sent from my iPhone

I'm more inclined to retain the R4 and keep it 3 stories maximum (with 1 story for parking). I am not concerned as much about the visibility of the complex from the street over the dam. But more the view from the sanctuary.

However, if there was a way for them to achieve a height that would not diminish the natural view from the preserve, I would be open to seeing an alternative solution.

I am not concerned with requiring 1 driveway entry. I'm not sure why it would be important to eliminate one of the 2 entries. I believe that it would only cause for a challenge with the traffic and also the grade to get to the other side of the entry would be a challenge for vehicles and possibly water flow.

Back to keeping it R4 with 3 stories. Wasn't there a solution that could keep it 3 stories height and they could have a density that would only reduce a few from the total of dwellings?

Walt

January 10, 2022

RE: The Sanctuary at Riss Lake

Parkville Planning & Zoning:

I submitted a letter in support of this project in September 2021 for the first meeting. Rather than reiterate the same points which are all still relevant, the absolute bottom line is that Platte County is the second fastest growing county in the state, southern Platte County boasts the best demographic profile in the entire Northland area and this ground will in fact be developed.

It would be very easy for this ground to slip into the wrong hands and we could have another debacle like the one we have on 9 Hwy where the developer decimated the trees with no plan in mind just out of spite. We better hope and pray that this ground is developed by a developer like Don Julian who clearly has proven for decades that he has the interests of his own personal place of residence, Riss Lake, first and foremost in mind.

Most of the people that I have spoken to that live in Riss Lake are supportive of Don Julian. It was disheartening to hear that of all of the purported signatures on the petition against the last project, only 50 of those actually lived in Parkville and a nominal 15 resided in Riss Lake.

Most people understand that this property could be the target for development of an apartment community or it could easily be a target for a subsidized housing project. Clearly, \$700,000 - \$1,000,000+ Villas developed and built by one of the most respected and professional developers in Kansas City are not going to be a negative to our community.

Best regards,

C. Sterling Scott, CCIM
Managing Director

January 10, 2022

Dear Parkville Planning and Zoning Commission,

I have been a Parkville resident for 22 years, currently reside in Riss Lake and am IN SUPPORT (both as a resident and local professional) of Don Julian's proposal for the Sanctuary at Riss Lake.

As a lifelong Northlander I have watched the various areas of the Northland thrive, develop, and sadly in some cases not continue growth. Platte County, in particular our area, has little land left for residential development. Parkville has seen a regrowth in the downtown scene and with funds coming for our parks to be improved, our communities continue to reap the benefits of strong values.

Don's addition of the proposed Sanctuary at Riss Lake will continue to add to our values and fulfill a need for the area. As a developer Don has shown time and time again his desire to preserve the beauty of the area while developing a high quality product for our community. The reality is - the land will have development. The city's largest task here is to help ensure that our community has a successful, strong, proven builder be the developer on this beautiful piece of land.

We all want development that can add to the beauty of the area, maintain the integrity of our community, continue to help increase our values and in turn provide a strong tax base for Parkville and the county.

The Sanctuary at Riss Lake has been well planned, fits the current zoning and accomplishes all of the above.

Julian and his team have taken the feedback given to them regarding the area and met the criteria. While the few against his previous plan neglected to see his footprint was smaller he did not fight that, and instead, in his professional manner, worked within the confines of the current zoning. This will be a welcome addition to the community for all ages.

Parkville has created a walkable community and continues to improve upon this, thus providing an area that residents desire.

The Sanctuary will fill a gap that is needed in this area. This will bring residents that will give back in this community through their support of local businesses and their tax basis.

I ask that the commission approve the plan presented for the Sanctuary at Riss Lake.

Kind regards,
Sherri Scott

Sherri Scott
5741 N Woodland PT
Parkville, MO 64152
816-215-1673
sherriscott@remax.net

Good afternoon, Melissa-

This evening there will be a planning and zoning meeting and on the agenda for review is The Sanctuary at Riss Lake development. Below I have prepared a list of questions/concerns that I would like to be addressed during this review. In addition, I have attached some useful information as it related to the concerns below. I am happy to ask these questions myself or if preferred, the commissioners can ask these questions of the applicant.

Thanks,

Andrew Barchers

Planning Commission Members,

After reviewing the latest submitted plans for The Sanctuary at Riss Lake, I've assembled a few thoughts and questions I'd like the City of Parkville to consider as you contemplate this development proposal. I'd be happy to ask these questions virtually during tonight's Planning Commission meeting but offer them for your consideration in case you'd prefer to inquire of the developer directly as part of your review and evaluation.

Thank you in advance for your assistance, and for the role you play in the development review process.

1. **Transparency**

- The developer held a neighborhood meeting with Riss Lake residents prior to the initial plan was heard by the Planning Commission.
- The developer began his presentation to the Planning Commission stating his desire to provide transparency.
- The developer's original plan was not approved, and the Planning Commission requested him to meet with the neighborhood again regarding any revised plans.
- This new plan is a substantial deviation from the original plan – yet no meeting has been scheduled and no additional information has been provided to Riss Lake neighborhood residents regarding how this new development will complement the existing neighborhood.
- This is a new type of development for Riss Lake – with duplexes being proposed. There is no other duplex development within the neighborhood today.
- Consistent with the Planning Commission's request, our neighborhood should be afforded the opportunity to meet with the development team to better understand what is being proposed and to ask questions prior to any formal action being taken by the City.

1. **Proposed Sanitary Sewer Line:**

The previous development plan suggested a new gravity sewer line being built through the Nature Sanctuary property to serve the development. This new plan indicates the developer will construct a low-pressure sewer main line to pump sewage across the existing dam along the south side of Lakeview Drive (within the public Right-of-Way) to connect with an existing sewer line on the east side of the dam within the existing Riss Lake neighborhood. Residents in Riss Lake and the City of Parkville should be concerned about the potential impact to the dam. Please refer to the attached "Dam Ownership" pdf file available from the Association of State Dam Safety Officials.

- What caused the change in how this new development site would be served by sanitary sewer?
- How will this sewer line be constructed – and will it impact or modify the aesthetic appearance of the existing improvements along the dam (guardrails, monuments, landscape, etc.)?
- Riss Lake residents have been reminded by our HOA that there is to be no foot traffic on the dam embankment to access to the Nature Sanctuary due to potential negative impacts to the structural integrity of the dam. If walking up and down the dam presents a problem, one would assume that the use of heavy equipment and potential digging/trenching for a new sanitary sewer line would be of concern?
- How could the proposed sanitary sewer line construction and maintenance impact the long-term structural integrity of the dam?
- Who would carry the liability for maintenance and or damages to the dam structure if it is compromised because of this new sewer line proposal? The City of Parkville? The Developer? The Riss Lake HOA?
- Will there be any issues over time with sewer line joints or structures failing, causing seepage and/or erosion and contamination which could impact the structural integrity of the dam?
- Will the developer be required to put up a bond for the construction and future maintenance/repair of this sanitary line and the dam?
- Will any additional improvements need to be made to existing Riss Lake sanitary lines to accept the new sanitary line? If yes, what are they and where will they be placed? Will there be any impacts? Will the developer be responsible for those improvements, or would the HOA be asked to share in any of these costs?
- The existing Riss Lake dam does not use an overland spillway to convey water downstream during large storm events – it uses a culvert under the roadway. This culvert structure requires on-going maintenance and access and could potentially require long-term rehabilitation or replacement in the long-term. Constructing a sanitary sewer line above this structure will inevitably complicate any future maintenance activities and could also impact available sewer service for any residents of this new development site.
- Is there a different alternative the developer could pursue to extend the sanitary sewer west towards 9 Highway area that would avoid these impacts?
- If our Riss Lake HOA would bear any future responsibility for the dam as a result of moving forward with the sewer line being constructed atop the existing dam, it is imperative that our residents be provided the details and an opportunity to better understand the proposal and the risks associated with it (via a neighborhood meeting and/or other formal actions to assist the HOA and residents in developing an informed opinion that could affect this proposal).

Thank you in advance for your due diligence and attention to these important matters.

Sincerely,

Andrew Barchers