



Note: Item 3I as added to the agenda.

BOARD OF ALDERMEN
AMENDED Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, August 30, 2022 7:00 PM
City Hall Board Room

Next numbers: Bill No. 3204 / Ord. No. 3138

1. CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance

2. CITIZEN INPUT

- A. Present a Certificate of Recognition to Brad Stanton for his American Institute of Certified Planners Certification

3. CONSENT AGENDA

- A. Approve the minutes for the August 16, 2022, regular meeting
- B. Approve the minutes for the August 16, 2022, work session
- C. Approve the semi-annual financial report for the first half of 2022 and direct City Administration to publish
- D. Approve the purchase of a pump for the McAfee Pump Station from FTC Equipment
- E. Approve Work Authorization No. 150 with North Hills Engineering for the Riss Lake Sewer Evaluation project
- F. Approve a construction agreement with Four Star Electric for trail lighting improvements in English Landing Park
- G. Approve a retailer of intoxicating liquor in the original package with Sunday sales and tasting permit liquor licenses for Bubbles Wine and Spirits, a new business to be located at 6953 Elizabeth Street
- H. Approve accounts payable from August 12 to August 25, 2022
- I. Approve a temporary resort liquor license with Sunday sales for X-Golf Parkville, a new business to be located at 15325 N. Old Town Drive, Suite 113

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

Amended Posted Date & Time: 8/29/22; 3:58 p.m. By: MM
Posted Date & Time: 8/26/22; 2:06 p.m. By: MM

presented.”

4. ACTION AGENDA

- A. Hold a public hearing and adopt an ordinance to approve the 2022 property tax levy for fiscal year 2023 (Administration)
- B. Approve the second reading of an ordinance to amend Parkville Municipal Code Section 107.130, Subsection C to add the Chief Purchasing Officer as a City official required to submit a disclosure report and reaffirming the provisions of the Code of Ethics as required by state law (Administration)
- C. Approve the second reading of an ordinance vacating a portion of W. 2nd Street, west of Main Street and along the north side of 112 Main Street - Case No. VC 2022-01; Guillaume Hanriot, applicant (Community Development)
- D. Approve the first reading of an ordinance vacating a portion of W. 3rd Street between Main Street and NW Summers Street - Case No. VC 2022-02; Staci Korpai, applicant (Community Development)
- E. Approve the first reading of an ordinance to approve a conditional use permit to operate a recreation - indoor, limited use at 2 E. 2nd Street - Case No. PZ22-24; JCI KC, LLC, applicant (Community Development)
- F. Approve the second reading of an ordinance to approve the final plat of Village on the Green West - Case No. PZ22-20; Pulse Parkville LLC, applicant (Community Development)
- G. Adopt an ordinance to approve the final plat of Village on the Green East - Case No. PZ22-19; Pulse Parkville LLC, applicant (Community Development)

5. STAFF UPDATES ON ACTIVITIES

- A. Administration
 - 1. City Hall Closed September 5 - Labor Day
- B. Community Development
 - 1. Development Updates
- C. Parks & Recreation

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

7. UPCOMING MEETINGS

- A.
 - Tuesday, September 20, 2022 at 7:00 p.m.
 - Tuesday, October 4, 2022 at 7:00 p.m.
 - Tuesday, October 18, 2022 at 7:00 p.m.
 - Tuesday, November 1, 2022 at 7:00 p.m.

8. EXECUTIVE SESSION

- A. The Board of Aldermen may enter into closed session pursuant to:

General Agenda Notes:

The agenda closed at noon on August 25, 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 August 30, 2022.

- RSMo. 610-021(1) for legal actions, litigation and attorney-client communication
- RSMo. 610-021(3) and/or (13) for personnel matters
- RSMo. 610-021(12) for sealed bids and contract negotiations

9. ADJOURN

General Agenda Notes:

The agenda closed at noon on August 25, 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 August 30, 2022.



CERTIFICATE OF RECOGNITION

The Parkville Board of Aldermen presents this Certificate of Recognition to

Brad Stanton

in recognition of his American Institute of Certified Planners (AICP) certification from the American Planning Association.

AICP is a certification for planners who have a high level of expertise, knowledge and ethical commitment to best serve communities. Planners have deep planning knowledge and significant professional achievements, including demonstrating responsibility and resourcefulness while applying a planning process, evaluating multiple impacts to a community and influencing public decision-making in the public interest. AICP planners pledge to uphold ethical standards of practice and continuously pursue professional education.

As part of the certification process, Brad obtained a bachelor's degree in political science from Missouri Western State University and a master's degree in urban planning from The University of Kansas.

Brad has worked as a City Manager Intern for the City of St. Joseph; a Planning Intern with the City of Parkville; and an Associate Planner for the City of Blue Springs. His work experience contributed to the number of required years of professional planning experience required for AICP. Finally, Brad took and passed the comprehensive AICP exam.

On behalf of the Mayor and Board of Aldermen of Parkville, Missouri, this Certificate of Recognition is presented to Brad Stanton this 30th day of August 2022.

Mayor Dean Katerndahl

ATTESTED:

Melissa McChesney, City Clerk

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:02 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on August 16, 2022 and was called to order by Mayor Dean Katerndahl. City Clerk Melissa McChesney called the roll as follows:

Present:

Ward 1 Alderman Tina Welch
Ward 1 Alderman Philip Wassmer
Ward 2 Alderman Brian T. Whitley
Ward 2 Alderman Bob Bennett
Ward 3 Alderman Douglas Wylie
Ward 3 Alderman Stephen Melton
Ward 4 Alderman Greg Plumb
Ward 4 Alderman Michael Lee

Absent:

None

A quorum of the Board of Aldermen was present.

The following staff was also present:

Alexa Barton, City Administrator
Kevin Chrisman, Police Chief
Alysen Abel, Public Works Director
Stephen Lachky, Community Development Director
Matthew Chapman, Finance/Human Resources Director
Brittanie Propes, Parks & Recreation Director
Chris Ashley, Public Works Project Manager
Jeffery Rhodes, Assistant to the City Administrator
Rich Wood, City Attorney

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

2. CITIZEN INPUT

3. CONSENT AGENDA

- A. Approve the minutes for the August 2, 2022, regular meeting
- B. Receive and file the July Municipal Court report
- C. Receive and file the financial report for the month ending July 31, 2022
- D. Receive and file the crime statistics for January through June 2022
- E. Receive and file the July sewer report
- F. Appoint Andrew Barchers to the Planning and Zoning Commission through May 2025

- G. Approve memorandums of agreement with Park University to conduct an annual supervised deer hunt and permit hunt
- H. Approve a professional services agreement with Bryan Kidney for financial management assistance and oversight
- I. Approve Change Order No. 1 with Asphaltic Surfaces for the 2022 Mill & Overlay Program
- J. Approve accounts payable from July 29 to August 11, 2022

Alderman Whitley commended the mayor for nominating Andrew Barchers, who ran against him in the April election, to the Planning and Zoning Commission.

Alderman Plumb said he was an employee of Park University, but did not have any financial benefit related to Item 3G.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE THE CONSENT AGENDA AND RECOMMENDED MOTIONS, AS PRESENTED.

RESULT: MOTION PASSED 8-0.

4. ACTION AGENDA

- A. Approve the first reading of an ordinance to amend Parkville Municipal Code Section 107.130, Subsection C to add the Chief Purchasing Officer as a City official required to submit a disclosure report and reaffirming the provisions of the Code of Ethics as required by state law

City Clerk Melissa McChesney stated that the proposed ordinance added the chief financial officer to Subsection C that was missed in the update from 2020. She said the ordinance also reaffirmed the remainder of Parkville Municipal Code Section 107.130.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3201, AN ORDINANCE AMENDING PARKVILLE MUNICIPAL CODE CHAPTER 107, SECTION 107.130, SUBSECTION C TO ADD THE CHIEF PURCHASING OFFICER AS A CITY OFFICIAL REQUIRED TO SUBMIT A DISCLOSURE REPORT AND REAFFIRMING THE PROVISIONS OF THE CODE OF ETHICS AS REQUIRED BY STATE LAW, ON FIRST READING AND POSTPONE THE SECOND READING TO AUGUST 30, 2022.

RESULT: MOTION PASSED 8-0.

- B. Approve the second reading of an ordinance to approve the final plat of Village on the Green East - Case No. PZ22-19; Pulse Parkville LLC, applicant

Mayor Katerndahl stated that the first reading was presented on August 2. Community Development Director Stephen Lachky provided an overview of the public hearings,

regarding the preliminary development plan, that were held with the Planning and Zoning Commission in 2021. Supplementary information was added to the packet that responded to the questions raised during the discussion of the first reading. Lachky noted that the Lime Stone homeowners association would need a development agreement with the developer to allow a connection to the new development, including an emergency gate. The development could still move forward without the connection because there was access from Highway 45.

Lachky provided a summary of the notification process for the preliminary development plan, noting that the proper notifications were provided per Missouri statutes and the Parkville Municipal Code. He added that residents along Lime Stone Court were notified by the Lime Stone homeowners association.

Discussion focused on the hearing notification signs posted for the preliminary development plan public hearings, access to the development from Highway 45, the location of the proposed emergency gate, concerns that the buildings were too close to each other, the rear setback proximity to the property line, the water runoff plan and a connection from the development to 63rd Street in the Bell Road Industrial Park.

The following members of the public spoke in opposition to the development: Ken Roberson, 9633 Lime Stone Road; Baker Green, 6220 Lime Stone Court; Carol Hunt, 6114 S. National; Susan Iiams, 6190 Lime Stone Court; Elizabeth Muehlhauser, 6208 Lime Stone Court; Jack Shafferman, 9350 Lime Stone Road; Julie Schottman, 6166 Lime Stone Court; Nettie Agnew, 6178 Lime Stone Court; Susan Rohrmeier, 6216 Lime Stone Court; and Rick Kennedy, 9536 Lime Stone Road.

Further discussion focused on the property being zoned R-5 which was the highest density allowed for residential areas.

ACTION: IT WAS MOVED BY ALDERMAN MELTON AND SECONDED BY ALDERMAN WHITLEY TO AMEND BILL NO. 3199 TO INCLUDE THE ADDITIONAL CONDITION THAT PULSE DEVELOPMENT CANNOT USE LIME STONE ROAD DURING CONSTRUCTION.

RESULT: MOTION WITHDRAWN.

ACTION: IT WAS MOVED BY ALDERMAN MELTON AND SECONDED BY ALDERMAN WHITLEY TO TO INCLUDE THE ADDITIONAL CONDITION THAT PULSE DEVELOPMENT CANNOT USE LIME STONE COURT DURING CONSTRUCTION.

RESULT: MOTION PASSED 7-1.

AYES: TINA WELCH, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, STEPHEN MELTON, GREG PLUMB, MICHAEL LEE

NOES: PHILIP WASSMER

ABSTAIN: NONE

Because the ordinance was amended, Alderman Whitley was required to read the ordinance in its entirety.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3199, AN ORDINANCE APPROVING THE FINAL PLAT OF VILLAGE ON THE GREEN EAST, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI, SUBJECT TO STAFF CONDITIONS AS AMENDED, ON FIRST READING.

RESULT: MOTION FAILED 3-5.

AYES: PHILLIP WASSMER, DOUGLAS WYLIE, GREG PLUMB

NOES: TINA WELCH, BRIAN T. WHITLEY, BOB BENNETT, STEPHEN MELTON, MICHAEL LEE

ABSTAIN: NONE

At the request of City Attorney Rich Wood, Mayor Katerndahl recessed the meeting at 9:10 p.m. The Board reconvened at 9:12 p.m.

City Attorney Rich Wood said that courts considered the approval of plats as administrative decisions because the only analysis was to determine if the developer complied with all the subdivision regulations. He recommended that the Board schedule an executive session at the next meeting and that an alderman make a motion to reconsider the prior vote. The Board had the option to undo the vote through a motion to reconsider or move and reconsider the vote in open session on August 30 following an executive session to discuss the different options and implications.

Alderman Plumb moved to reconsider the previous vote and postpone further action to the next meeting. The motion to reconsider required that it be moved by an alderman that voted no for the motion being reconsidered, a vote was not taken on the motion made by Alderman Plumb.

ACTION: IT WAS MOVED BY ALDERMAN BENNETT AND SECONDED BY ALDERMAN LEE TO RECONSIDER THE PREVIOUS VOTE ON BILL NO. 3199 AND POSTPONE IT TO THE NEXT MEETING.

MOTION PASSED 7-1.

AYES: TINA WELCH, PHILLIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, STEPHEN MELTON, GREG PLUMB, MICHAEL LEE

NOES: STEPHEN MELTON

ABSTAIN: NONE

C. **Approve the second reading of an ordinance to approve the final plat of Village on the Green West - Case No. PZ22-20; Pulse Parkville LLC, applicant**

Community Development Director Stephen Lachky provided an overview of the project.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WHITLEY TO POSTPONE THE SECOND READING OF BILL NO. 3200 TO THE AUGUST 30 MEETING.

RESULT: MOTION PASSED 8-0.

- D. **Approve the first reading of an ordinance vacating a portion of W. 2nd Street, west of Main Street and along the north side of 112 Main Street - Case No. VC 2022-01; Guillaume Hanriot, applicant**

Community Development Director Stephen Lachky provided an overview of the application; presentation attached as Exhibit B. He said that the proposed ordinance was a cleanup action recommended by the surveyor that would vacate the portion of 2nd Street that included the remaining building foundation.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3202, AN ORDINANCE VACATING A PORTION OF W. 2ND STREET WEST OF N MAIN STREET, AND ALONG THE NORTH SIDE OF THE CAFÉ DES AMIS RESTAURANT BUILDING AT 112 MAIN STREET, PARKVILLE, MISSOURI, ON FIRST READING AND POSTPONE THE SECOND READING TO SEPTEMBER 6, 2022.

RESULT: MOTION PASSED 8-0.

- E. **Approve the first reading of an ordinance vacating a portion of W. 3rd Street between Main Street and NW Summers Street - Case No. VC 2022-02; Staci Korpai, applicant**

Community Development Director Stephen Lachky provided an overview of the street vacation process, noting that the applicant wanted to use a portion of the right-of-way to add a privacy fence and park a vehicle. A survey determined that the area had several utilities and the sidewalk to Summers Street. Staff wanted the sidewalk to remain public for ingress and egress purposes. He said that the meeting notice was posted in the newspaper because notification by mail was not required. Lachky added that nearby property owners were concerned that they would not be allowed to use the street. The consensus was to postpone the item to give the other property owners an opportunity to speak.

ACTION: IT WAS MOVED BY ALDERMAN PLUMB AND SECONDED BY ALDERMAN WHITLEY TO POSTPONE BILL NO. 3203 TO THE AUGUST 30 MEETING TO ALLOW OTHER PROPERTY OWNERS AN OPPORTUNITY TO SPEAK.

RESULT: MOTION PASSED 8-0.

5. STAFF UPDATES ON ACTIVITIES

A. Community Development

1. Development Updates

Community Development Director Stephen Lachky said that a ribbon cutting for Taco Bell was scheduled for August 19.

City Administrator Alexa Barton said that staff was preparing for Parkville Days. She introduced the new parks director Brittanie Propes and said the strategic planning session was scheduled for August 18-19.

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

A. Upcoming Board of Aldermen Meetings:

- Tuesday, August 30, 2022 at 7:00 p.m.
- Tuesday, September 20, 2022 at 7:00 p.m.
- Tuesday, October 4, 2022 at 7:00 p.m.
- Tuesday, October 18, 2022 at 7:00 p.m.

Alderman Whitley requested that the strategic planning session be recorded and minutes be taken. He also discussed the fiber being installed in Riss Lake and having the first and second readings in the same meeting. He also said he spoke at the Parkville Living Center about the Diversity and Inclusion Commission.

7. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 9:38 p.m.

The minutes for August 16, 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 thirtieth day of August 2022.

Submitted by:

City Clerk Melissa McChesney

MINUTES OF THE BOARD OF ALDERMEN / PLANNING AND ZONING COMMISSION JOINT
WORK SESSION OF AUGUST 16, 2022

Page 1 of 1

Draft until approved by the Board of Aldermen

1. GENERAL AGENDA

Mayor Dean Katerndahl opened the work session at 6:01 p.m. on August 16, 2022, at City Hall, 8880 Clark Avenue, Parkville, Missouri. In attendance were aldermen Tina Welch, Philip Wassmer, Bob Bennett, Douglas Wylie, Stephen Melton, Greg Plumb, Michael Lee and Brian T. Whitley (joined meeting at 6:42 p.m.) and Planning and Zoning Commission members in attendance were Barbara Wassmer and Walt Lane.

A quorum of the Board of Aldermen was present.

The following staff was also present:

Alexa Barton, City Administrator

Kevin Chrisman, Police Chief

Alysen Abel, Public Works Director

Stephen Lachky, Community Development Director

Matthew Chapman, Finance/Human Resources Director

Brittanie Propes, Parks & Recreation Director

Jeffery Rhodes, Assistant to the City Administrator

Rich Wood, City Attorney

A. Short-Term Residential Dwelling Rentals Code Amendment

Community Development Director Stephen Lachky provided an overview of the Parkville Municipal Code related to short-term residential dwelling rentals and the proposed amendments; presentation attached as Exhibit A.

Discussion focused on requiring the short-term rental to be owner-occupied, location of existing rentals, parking, definition of short-term, separate requirements for owner-occupied versus non-owner occupied, guest room tax and sales tax collections, limiting short-term rentals per ward, first rights of refusal and concerns that requiring owner-occupied rentals could deter people from using it.

Alderman Whitley joined the work session at 6:42 p.m.

In summary, Mayor Katerndahl summarized the recommended amendments that included a limit of four per ward, it must be within a primary residence, administrative approval would be allowed and one parking space would be required,

2. ADJOURN

The work session ended at 6:54 p.m.

The work session minutes for August 16, 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 thirtieth day of August 2022.

Submitted by:

City Clerk Melissa McChesney

ITEM 3.C.

For 8/30/2022

Board of Aldermen Meeting

**CITY OF PARKVILLE
Policy Report**

Date: August 22, 2022

Prepared By:

Michelle Hefley City Treasurer

Reviewed By:

Matthew Chapman, Finance/HR Director

ISSUE:

Approve the semi-annual financial report for the first half of 2022 and direct City Administration to publish

BACKGROUND:

Both state statute and City ordinance require the City Treasurer to produce a semi-annual financial report that summarizes revenues and expenses for a six-month period. The last report was produced in March for the second half of 2021. The semi-annual report for the first half of 2022 is ready for review and publication in a local newspaper as required by law. The report includes all revenues and expenditures that are expected to be credited and charged to the first half of 2022. To reduce publication costs, an abbreviated version of the report will be published in the newspaper, but it will direct readers to the City's website for additional information. The City Treasurer has prepared an expanded version of the report for the website that includes additional information.

BUDGET IMPACT:

The cost of publication will be funded from the Administration Division (501) of the General Fund (10).

ALTERNATIVES:

1. Approve the semi-annual financial report for the first half of 2022 and direct City Administration to publish.
2. Do not approve the report and provide further direction to staff.
3. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

At the meeting on August 22, 2022, the Finance Committee, by a vote of 5-0, recommended that the Board of Aldermen approve the semi-annual financial report for the first half of 2022 and direct City Administration to publish.

STAFF RECOMMENDATION:

Staff recommends approval of the semi-annual financial report for the first half of 2022 and direct City Administration to publish.

POLICY:

Section 130.090 of the Parkville Municipal Code requires the City Treasurer to furnish to the Board of Aldermen a semi-annual report in January and July each year of the amount of money received on

account of the City during the half year, from what sources received, and the amount of money disbursed, and on what account, and the balance in his hands to the credit of the City. Section 105.130 of the Parkville Municipal Code requires the Board of Aldermen to publish the semi-annual report in some newspaper in the City. The sections of Code that require the production and publication of a six-month report are based on corresponding sections of Missouri statutes (RSMo 79.160 and 79.165).

SUGGESTED MOTION:

I move to approve the semi-annual financial report for the first half of 2022 and direct City Administration to publish.

ATTACHMENTS:

1. Semi-Annual Report (Detailed Version)
2. Semi-Annual Report (Publication Version)

City of Parkville, Missouri

Semi-Annual Report

January 1 through June 30, 2022

General Fund

Beginning Balance, January 1, 2022	-
Revenue	
Taxes	1,465,945
Licenses	48,247
Permits	291,636
Franchise Fees	337,499
Sales Taxes	640,796
Other Revenue	23,612
Court Revenue	21,572
Interest Income	7,337
Grants and Miscellaneous Revenue	75,201
Transfers In	287,500
Total Revenue	3,199,345
Expenditures	
Administration	798,804
Police Department	801,081
Municipal Court	66,758
Public Works	147,088
Community Development	181,809
Street Department	270,879
Parks Department	193,980
Nature Sanctuary	33,295
Channel 2/Website	10,591
Transfers Out	292,863
Information Technology	38,886
Capital Outlay	26,121
Total Expenditures	2,862,155
Net Revenues in Excess of Expenditures	337,190
Funds Carried Forward for current year	1,194,820
Revenue & Carryover, net of Expenditures	1,532,010

Enterprise Fund - Sewer Utility

Revenue	782,569
Expenditures	768,998
Funds Carried Forward for current year	-
Revenue & Carryover, net of Expenditures	13,571

Debt Service Funds

Revenue	1,349,597
Expenditures	1,354,378
Revenue, net of Expenditures	(4,781)

Reserved and Restricted Funds

Revenue	3,376,014
Expenditures	2,281,222
Revenue, net of Expenditures	1,094,792

Debt of the City of Parkville, June 30, 2022

Certificates of Participation	3,861,609
Sewer Utility	370,000
Neighborhood Improvement Districts (NIDs)	6,245,000
Total Debt	10,476,609

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

Submitted by Michelle Hefley, Treasurer

City of Parkville, Missouri

Semi-Annual Report

January 1 through June 30, 2022

General Fund

Revenue	3,199,345
Expenditures	<u>2,862,155</u>
Revenue, net of Expenditures	<u>337,190</u>

Enterprise Fund-Sewer Utility

Revenue	782,569
Expenditures	<u>768,998</u>
Revenue, net of Expenditures	<u>13,571</u>

Debt Service Funds

Revenue	1,349,597
Expenditures	<u>1,354,378</u>
Revenue, net of Expenditures	<u>(4,781)</u>

Special Revenue Funds

Revenue	3,376,014
Expenditures	<u>2,281,222</u>
Revenue, net of Expenditures	<u>1,094,792</u>

Debt of City of Parkville, June 30, 2022

Certificates of Participation	3,861,609
Sewer Utility	370,000
Neighborhood Improvement Districts (NID's)	<u>6,245,000</u>
Total Debt	<u>10,476,609</u>

For additional information, visit www.parkvillemo.gov

**CITY OF PARKVILLE
Policy Report**

Date: August 22, 2022

Prepared By:

Alysen Abel, Public Works Director

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Approve the purchase of a pump for the McAfee Pump Station from FTC Equipment

BACKGROUND:

The City owns six pump stations to support the wastewater needs of the community. The McAfee Pump Station is located in the Parks Headquarters building in English Landing Park and is the site of the original wastewater treatment facility. The pump station operates with two submersible pumps. Starting in 2015, the City purchased spare pumps for each of the pump stations in order to provide continued operation of the pump stations.

The 2022 Sewer Capital Improvement Program includes the replacement of the oldest pump at the McAfee Pump Station. The pump was installed in 2004 and needs to be replaced. Although the City has access to a spare pump, there is a chance that both pumps could fail at the same time. The best practice is to have a spare available and rotate the pump periodically.

The existing pumps are Sulzer ABS pump. The regional supplier of this pump is provided through a sole source contract through FTC Equipment. FTC Equipment provided a quote for the new ABS pump in the amount of \$20,852.70. The quote does not include freight. It is estimated that the total cost of the pump, including freight, will be \$21,500.

BUDGET IMPACT:

The 2022 Sewer Fund includes \$30,000 for the purchase and installation of the new pump at the McAfee Pump Station. This purchase order is within budget at \$21,500.

ALTERNATIVES:

1. Approve a purchase order with FTC Equipment for the pump for McAfee Pump Station.
2. Provide direction to staff related to the McAfee Pump Station.
3. Postpone this item.

FINANCE COMMITTEE RECOMMENDATION:

At the meeting on August 22, 2022, the Finance Committee, by a vote of 5-0, recommended that the Board of Aldermen approve the purchase order with FTC Equipment for the replacement pump at McAfee Pump Station in the estimated amount of \$21,500.

STAFF RECOMMENDATION:

Staff recommends the replacement of the pump at the McAfee Pump Station due to the age of the pump and limited availability of replacement parts.

POLICY:

The Purchasing Policy, Resolution No. 17-016, requires Board of Aldermen approval for all purchases above \$10,000 upon recommendation of the Finance Committee.

SUGGESTED MOTION:

I move to approve the purchase order with FTC Equipment for the replacement pump at McAfee Pump Station in the estimated amount of \$21,500.

ATTACHMENTS:

1. Purchase Order
2. Quote

PURCHASE ORDER
(non-construction)

CITY OF PARKVILLE (PURCHASER)
8880 Clark Avenue
(816) 741-7676

Date: August 30, 2022

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

VENDOR **FTC Equipment, LLC**

5238 Winner Road

KCMO 64127

Phone: 816-833-7200

Fax: 816-833-1074

SHIP TO: McAfee Lift Station, 8701 McAfee St, Parkville, MO 64152

INVOICE TO: Alysén Abel, Public Works Director, 8880 Clark Ave., Parkville, MO 64152

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

Vendor agrees to furnish following goods in accordance with the terms and provisions of this Purchase Order Agreement consisting of 6 pages including attachments. Purchaser agrees to pay the total sum of **TWENTY THOUSAND EIGHT HUNDRED FIFTY-TWO DOLLARS AND 70/00 (\$20,852.70)** for such materials, subject to any additions or deductions agreed upon in writing. **Freight charges are not included in purchase price and sales taxes will not be charged to the Purchaser as a tax exempt entity. Purchaser will provide Vendor with a Tax Exemption Certificate upon request.** Payment is to be made within thirty days after delivery of goods and receipt of invoice. This purchase order is only valid through December 31, 2022.

ITEMS:

Spare Pump – McAfee Pump Station

XFP105J-CB2-PE430/4 57.6HP, 3PH, 460V, 68.7Amps,
1782RPM
1 EA 20,852.70 20,852.70
Lead Time: None in inventory (8-10 weeks)

Note: Pricing does not include Freight Charges. Freight will
be billed on the invoice.

\$20,852.70

See Attachment "A" – Terms and Conditions
See Attachment "B" – Insurance Requirements
See Attachment "C" - Quote

SCHEDULE OF DELIVERY:

F.O.B.

12303 NW FF Hwy, Parkville, MO 64152
Jason Brown 816-215-5690

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

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

CITY OF PARKVILLE, MISSOURI. ("Purchaser")

FTC EQUIPMENT, LLC ("Vendor")

By: _____

By: _____

Title: Dean Katerndahl

Title: _____

Date: _____

Date: _____

TERMS AND CONDITIONS FOR CITY OF PARKVILLE PURCHASE ORDER

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

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

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

4. **Warranties.** (a) Vendor warrants that all work and material will be free from defects, of good quality and workmanship, suitable for their intended purposes and in strict accordance with all requirements of Purchaser, and will meet all capacities, functional tests and criteria required in them. (b) All manufacturers' warranties shall be assignable to Purchaser. (c) Vendor shall furnish to Purchaser all material safety data sheets (MSDS) relevant to items furnished hereunder.

5. **Time is of the Essence.** Vendor agrees to perform the work and furnish the goods called for as stated above by Purchaser.

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

the Purchase Order, acceptance of work, or final payment to Vendor.

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

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

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

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

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

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

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

ATTACHMENT "B"

INSURANCE REQUIREMENTS

1. Vendor agrees to procure and carry, at its sole cost, until completion of this Purchase Order and all applicable warranty periods, all insurance, with identical limits of liability and scope of coverages, as set forth below; provided, however:

1.1 All insurance is to be issued by companies and with liability limits acceptable to Purchaser.

1.2 Purchaser reserves the right to review certified copies of any and all insurance policies to which this Purchase Order is applicable.

1.3 Insurance certificates, written on a standard ACORD form, **and a copy of the additional insured endorsement**, must be received by Purchaser prior to any payment by Purchaser or delivery of goods.

2. Such insurance shall include the following terms and conditions:

2.1 All coverages obtained by Vendor, except professional liability if applicable, shall be on an occurrence policy form and not on a claims made policy form.

2.2 The cost of defense of claims shall not erode the limits of coverage furnished.

2.3 Advance notice of cancellation. All insurance certificates will state that all coverages are in effect and will not be canceled without thirty (30) days' prior written notice to Purchaser and other required additional insureds (except for non-payment of premium, for which at least ten (10) days advance notice shall be given to Purchaser) of such insurance and shall contain an endorsement stating the insurers agreement to provide such notice, using CNA form G-140327-B (Ed. 07/11), Travelers Form IL T4 00 (12/09) or other equivalent carrier forms, such as ACORD forms. **A copy of the Notice of Cancellation Endorsement must be furnished to Purchaser prior to delivery of goods.**

2.4 Severability of Interest. All insurance carried shall be endorsed to provide that, inasmuch as this policy is written to cover more than one insured, all terms, conditions, insuring agreements and endorsements, with the exception of limits of liability, shall operate in the same manner as if there were a separate policy covering each insured.

2.5 Commercial General Liability Insurance. Vendor shall obtain and maintain Commercial General Liability Insurance, on an occurrence form for the hazards of contractual liability insuring the indemnities set forth in the Purchase Order, including personal injury, death and property damage.

2.6 Excess Liability. Vendor shall maintain Excess Liability coverage on an umbrella form with minimum limits of \$1,000,000.00 per occurrence and \$1,000,000.00 aggregate.

2.8 Waiver of Subrogation. All insurance policies supplied shall include a waiver of any right of subrogation of the insurers thereunder against Purchaser and all its assigns, subsidiaries, affiliates, employees, insurers and underwriters. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity has an insurable interest in the property damaged.

2.9 Additional Insureds. Purchaser shall be included as additional insureds under Vendor's furnished insurance, for ongoing and completed operations, using ISO Additional Insured Endorsement (CG 20 10), edition date 11/85, or an equivalent (e.g., CG 20 10, edition date 10/93, plus CG 20 37, edition date 04/12), under the commercial

general liability policy. Said insurance shall be written on an OCCURRENCE basis, and shall be PRIMARY and NON-CONTRIBUTING.

2.10 Insurance Primary. All policies of insurance provided pursuant to this article shall be written as primary policies, and not in excess of the coverage of the indemnitee's insurance.

3. No Limitation of Liability. The required coverages referred to and set forth herein shall in no way affect, nor are they intended as a limitation on, Vendor's liability with respect to its performance of this Purchase Order.

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

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

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

FTC Equipment, LLC

5238 Winner Road
Kansas City, MO 64127

Phone: 816-833-7200
Fax: 816-833-1074

Quote

Date	Estimate #
8/4/2022	13202

Name/Address
City of Parkville Attn: Accounts Payable 8880 Clark Avenue Parkville, MO 64152

Ship To
City of Parkville WWTP 12303 NW FF Highway Parkville, MO 64152

Terms	Rep	FOB	W/O Number
Net 30	RJQ	Factory	

Qty	U/M	Item	Description	Rate	TOTAL
			Facility: McAfee Location:		
			Scope of Work: Quote Spare Pump		
1	EA	AXF1AT3131H1117	XFP105J-CB2-PE430/4 57.6HP, 3PH, 460V, 68.7Amps, 1782RPM Lead Time: None in inventory (8-10 weeks)	20,852.70	20,852.70
			Note: Pricing does not included Freight Charges. Freight will be billed on the invoice.		

We appreciate the opportunity to be of service to you!			Subtotal	\$20,852.70
TERMS AND CONDITIONS: Terms are net 30 days. Accounts not paid within terms are subject to a 1.5% service charge per month. Prices quoted are valid for 30 days from the date of this quote. Prices do not include any applicable taxes or freight charges. Freight is FOB factory. A convenience fee of 4% will be added to all credit card transactions.			Sales Tax (8.85%)	\$0.00
			TOTAL	\$20,852.70

ITEM 3.E.

For 8/30/2022

Board of Aldermen Meeting

**CITY OF PARKVILLE
Policy Report**

Date: August 22, 2022

Prepared By:

Alysen Abel, Public Works Director

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Approve Work Authorization No. 150 with North Hills Engineering for the Riss Lake Sewer Evaluation project

BACKGROUND:

Due to the topography, the Riss Lake subdivision is served by a forcemain sanitary sewer system. Each home has a grinder pump to assist with pumping the wastewater from the home into the forcemain system in lieu of the traditional gravity sewer line.

Over the past three years, there have been several issues related to sewer failures. To be proactive, and in an effort to stay ahead of the emergency repairs, the City will inspect the low pressure sewer system in Riss Lake. North Hills Engineering, the City's on-call engineering services contract (approved May 3, 2022), will perform the work.

This work authorization for the Riss Lake low pressure sewer system evaluation includes the scope and fee associated with the inspection, evaluation and cataloging the repairs needed to the manholes in the system.

BUDGET IMPACT:

The 2022 Sewer Fund includes \$17,000 for the engineering evaluation of the Riss Lake low pressure sewer system. This work authorization is slightly over budget at \$17,920. There is capacity in the Sewer Fund to cover the additional \$920 with project savings in other capital expenditure line items, such as CCTV.

ALTERNATIVES:

1. Approve Work Authorization No. 150 with North Hills Engineering for the Riss Lake low pressure sewer evaluation.
2. Provide direction to staff related to the Riss Lake sewer evaluation.
3. Do not approve the item.
4. Postpone this item.

FINANCE COMMITTEE RECOMMENDATION:

At the meeting on August 22, 2022, the Finance Committee, by a vote of 5-0, recommended that the Board of Aldermen approve Work Authorization No. 150 with North Hills Engineering for the Riss Lake low pressure sewer evaluation in the amount of \$17,920.

STAFF RECOMMENDATION:

Staff recommends approval of the Riss Lake low pressure manhole evaluation by North Hills Engineering to review the manholes along the forcemain in the Riss Lake subdivision. The evaluation will be summarized in a report which will catalog any defects in the system that will need to be addressed in future capital programs.

POLICY:

The Purchasing Policy, Resolution No. 17-016, requires Board of Aldermen approval for all purchases above \$10,000 upon recommendation of the Finance Committee.

SUGGESTED MOTION:

I move to approve Work Authorization No. 150 with North Hills Engineering for the Riss Lake low pressure sewer evaluation in the amount of \$17,920.

ATTACHMENTS:

1. Work Authorization No. 150

WORK PLANNING / AUTHORIZATION FORM

Number: WA-150

Project / Work Description:

Riss Lake LPS Manhole Evaluations 2022

Purpose: To inspect, evaluate, and catalog repairs needed to the manholes in the Riss Lake Low Pressure Sewer System.

The Dept of Public Works has not inspected these manholes and valve vaults since the system was built.

Periodic inspection is needed to identify defects and repairs needed.

Some areas of the City sewer system are exposed to corrosive gases that cause concrete to decay.

Many of the valves are old and will need to be replaced.

This project will inspect all LPS valve manholes in the Riss Lake system.

There are approximately 250 manholes in the City gravity sewer system. The Work includes:

GIS Data: Place, adjust, or correct the location on the GIS model. Create names and labels for each asset.

Inspection: Inspect each manhole, photograph, and record properties and defects.

Catalog and store photos by manhole name, for future reference.

Note and record types and sizes of valves, for future replacement.

Defects: Catalog defects by type and severity. Assemble lists and statistics to summarize the defects found.

Analysis: Summarize the findings in a report. Develop cost estimates for addressing the most urgent defects. Suggest work packages or methods to address the urgent defects.

Review: Review the findings with AWR and PW Director, discuss plans to address repairs in future CIP plan years.

Budget: \$17,000 Total Project, will be funded out of Public Works Engineering line item, and the CIP Program.

Service Provider: North Hills Engineering, Inc.

Terms: Subject to the provisions of the current Engineering Services Agreement between the City and North Hills Engineering Incorporated

Primary Tasks:

Mapping, Updating GIS Model:

Describe the scope and known inventory of the Riss LPS system, in the study area. 2

Review as-built plans and records, assign points and names to each structure. 18

Revise properties and fields to describe existing assets, reflecting repair needs. 2

Update base mapping, using aerial photos, parcel lines, other relevant features. 2

Set up inspection protocols and data structures:

Set up plan for managing data and photos. 2

Develop work plan for phasing field inspections, gathering data, storing findings. 4

Field Inspections.

Use old plans on record to identify features from various plats, plans, as-builts. 8

Perform field Inspections of structures, with measurements, conditions, etc. 72

Attempt to locate and dig up buried & stuck manholes. Enlist City personnel to assist. 12

Enter field data and findings: 32

Create features in GIS model, record actual locations: 12

Identify urgent items for repairs, recommend actions and costs. 6

Summarize general findings by area: 6

Analysis:

Catalog and summarize findings in database. 8

Analyze statistics and identify trends, summarize. 6

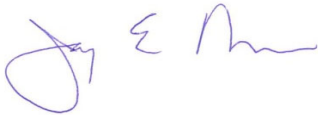
Prepare cost estimates to address urgent defects. 10

Summarize findings in a brief written report. 22

TOTAL PROJECTED HOURS: 224

Estimated Consultant Fee:

224 Hours x \$ 80.00 / hour = \$ 17,920.00

Budget: Sewer Budget / CIP	
Schedule:	
Estimated Completion Date:	12/31/2022
Project Deadlines:	n/a
Submitted By: 	
Jay Norco, P.E. - President.	8/8/2022
	Date
Authorization:	
Mayor	Date

CITY OF PARKVILLE Policy Report

Date: August 22, 2022

Prepared By:

Alysen Abel, Public Works Director

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Approve a construction agreement with Four Star Electric for trail lighting improvements in English Landing Park

BACKGROUND:

The 2022 Parks Capital Improvements Program includes funding for the lighting improvements in English Landing Park. On January 18, 2022, the Board of Aldermen approved a resolution of support endorsing an application to Platte County for their Parks Outreach Grant Program. Since that time, the City has received a notice of award for the grant.

The project includes the installation of 14 light poles along the trail between the Main Street Bridge at Rush Creek, along the west and south sides of Grigsby Field, to the Waddell A-Truss bridge. The City's contribution to the grant includes labor to install the lighting conduit and the cost of the light poles, which were in storage following a streetlight upgrade. The bulk of the cost associated with this project includes the installation of the streetlight poles and electrical wiring.

The City solicited quotes from three contractors for the electrical work associated with the lighting improvements.

Four Star Electric	\$17,800
Clayco Electric	\$18,000
Reinhold Electric	\$53,280

Four Star Electric provided the low bid at \$17,800.

BUDGET IMPACT:

The 2022 Parks Sales Tax Fund includes \$20,000 for the ELP lighting improvements in English Landing Park. Once the project is complete, the City will be reimbursed for a portion of these expenses up to \$17,350.

ALTERNATIVES:

1. Approve a construction agreement with Four Star Electric for the lighting improvements in English Landing Park.
2. Provide direction to staff related to the lighting improvements.
3. Do not approve the item.
4. Postpone this item.

FINANCE COMMITTEE RECOMMENDATION:

At the meeting on August 22, 2022, the Finance Committee, by a vote of 5-0, recommended that the Board of Aldermen approve a construction agreement with Four Star Electric for trail lighting improvements in English Landing Park in the amount of \$17,800.

STAFF RECOMMENDATION:

Staff recommends the approval of a construction agreement with Four Star Electric for the lighting improvements in English Landing Park.

POLICY:

The Purchasing Policy, Resolution No. 17-016, requires Board of Aldermen approval for all purchases above \$10,000 upon recommendation of the Finance Committee.

SUGGESTED MOTION:

I move to approve a construction agreement with Four Star Electric for trail lighting improvements in English Landing Park in the amount of \$17,800.

ATTACHMENTS:

1. Agreement

SMALL CONSTRUCTION SERVICES AGREEMENT

LIGHTING IMPROVEMENTS IN ENGLISH LANDING PARK

THIS SERVICE AGREEMENT, entered into on this 30th day of August, 2022 by and between the **CITY OF PARKVILLE, MISSOURI** ("City") and **FOUR STAR ELECTRIC, INC.**, ("Contractor").

WHEREAS, the City seeks to hire Contractor to provide certain construction services as described in Exhibit "A" to this Agreement (the "Construction Services"); and

WHEREAS, the City has budgeted funds to acquire the services necessary to complete the Construction Services; and

WHEREAS, Contractor has the necessary staff and qualifications to provide the Construction Services to the City.

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

I. SCOPE OF SERVICES

- A. The term "Construction Services" when used in this Agreement shall mean any and all labor, material, equipment, insurance, surety bonds or other thing of value that may be required by this Agreement including its exhibits.
- B. The City agrees to retain Contractor and Contractor agrees to perform and complete the Construction Services described in the **Exhibit "A"** – Scope of Work, attached hereto and incorporated by reference.
- C. Service Provider represents it has all necessary skills, personnel, financial capacity, licenses, permits, knowledge, and certifications required to perform the Services described herein.

II. COMPENSATION

- A. As consideration for providing the Construction Services, the City shall pay Contractor as set forth in **Exhibit "A"**.
- B. Contractor shall submit its invoices to the City either at completion of the Project, or on such milestone or other interim terms as set forth on **Exhibit "A"**. Contractor's final invoice shall be accompanied by Waivers and Releases of Claim on the forms attached as **Exhibit "B-2"** to this Agreement, executed by Contractor any all subcontractors with contract values of \$5,000 or more, and notarized. If partial payments are authorized on **Exhibit "A"**, then Contractor shall submit partial waivers on the form attached as **Exhibit "B-1."** The City agrees to pay the balance of an approved invoice, or undisputed portions of a disputed invoice, within 30 days of the date of receipt by the City. In the event of a dispute, and prior to the invoice's due date, City shall pay the undisputed portion of the invoice and notify Contractor of the nature of the dispute regarding the balance.
- C. Contractor shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to the Agreement and such other records as may be deemed necessary by the City to assure proper accounting for all funds. These records will be made available for audit purposes to the City or any authorized

representative, and will be retained for three years after the expiration of this Agreement unless permission to destroy them is granted by the City.

III. SCHEDULE

- A. Time is of the essence in performance of this Agreement.
- B. Unless otherwise directed by the City, Contractor shall commence performance of the Construction Services upon execution of this Agreement.
- C. Services shall be completed within the schedule set forth on **Exhibit "A"**.
- D. Neither the City nor the Contractor shall be in default of the Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing party.
- E. If **Exhibit "A"** contains a provision for Liquidated Damages, it shall be because the parties have agreed that late completion of the Construction Services by Contractor would cause irreparable harm to the City, which harm is difficult to quantify; and that the parties have agreed that the amount stated in Exhibit "A" for Liquidated Damages is a fair approximation of the daily costs that the City would incur for late Substantial Completion of the work.

IV. CHANGES

- A. The City reserves the right issue Changes, both additive and deductive, to the Scope of Work at the City's discretion. Contractor shall advise the City of additional costs and time delays, if any, resulting from such Changes, before Contractor performs the Changes. No adjustment to the Contract Time or Contract Price will be permitted unless Contractor has advised the City of the potential impact prior to commencing work on the Change, and the City either issues a Change Order which is agreed to by the parties, or the City directs the Contractor to proceed.
- B. Contractor shall provide Construction Services under this Agreement only upon written request of the City and only to the extent defined and required by the City. Any additional services or materials provided by the Contractor without the City's prior written consent shall be at the Contractor's own risk, cost, and expense, and Contractor shall not make a claim for compensation from the City for such work.

V. INDEMNIFICATION

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

VI. INSURANCE

- A. Contractor shall secure and maintain, at its expense, through the duration of this Agreement insurance as set forth on **Exhibit "C."**

VII. ASSIGNMENT OF AND RESPONSIBILITY FOR PERSONNEL

- A. Contractor's assignment of personnel to perform the Services shall be subject to the City's oversight and general guidance. The City reserves the right to request qualifications and/or reject service from any and all employees of the Contractor.
- B. Unless otherwise stated in **Exhibit "A"**, Contractor shall be represented by a Superintendent or Foreman authorized to give and receive all instruction and notices from and to the City at all times while performing Construction Services, and shall have on site a person who is fluent in all languages necessary to communicate instructions regarding the work and information regarding medical emergencies with Contractor's employees and subcontractors.
- C. All of the Construction Services required hereunder will be performed by the Contractor or under Contractor's supervision, and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under State and Local law to perform such services.
- D. None of the work or services covered by this Agreement shall be subcontracted without the prior written approval of the City. Any work or services subcontracted hereunder shall be specified by written contract or agreement and shall be subject to each provision of this Agreement including, but not limited to, indemnification, insurance and warranties.
- E. Contractor and all subcontractors with a contract value of \$5,000 or more shall execute affidavits on the form attached as **Exhibit "D"**, attesting to their compliance with RSMo. § 285.530.5 concerning compliance with Missouri's Worker Eligibility requirements.
- F. Contractor and all subcontractors must require all on-site employees to complete the ten-hour construction training program required under Section 292.675 RSMo. unless they have previously completed the program and have documentation of having done so. Contractor shall execute the affidavit attached as **Exhibit "E"**, attesting that it has provided OSHA safety training for its on-site employees. Contractor will forfeit a penalty to the City of \$2,500 plus an additional \$100 for each employee employed by Contractor or any subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. See Section 292.675 RSMo.
- G. No illegal drug or alcohol usage will be tolerated at the Site. All persons admitted to work on the Site will dress appropriately and avoid foul language. Music shall not be played at volume levels that would be objectionable to third-parties. Any worker found by the City to be violating these conduct requirements will be removed immediately.

VIII. WARRANTY

- A. The Contractor warrants to the City that materials and equipment furnished under the Contract will be of good quality and new unless the Scope of Work documents require or permit otherwise. The Contractor further warrants that the work will conform to the requirements of the Scope of Work documents and will be free from defects, except for those inherent in the quality of the Work the Scope of Work documents require or permit. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the work not executed by the Contractor or its subcontractors or suppliers, improper or insufficient maintenance or improper operation. If required by the Owner, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and

equipment. The Contractor's warranties required by the Agreement (express and implied) shall remain in full force and effect even if a material or equipment item is required by the Owner to be manufactured by a specific entity, and no other equivalent product manufactured by any other entity is acceptable.

- B. The Contractor's warranty in Section IX.A. shall not be construed to replace, change or otherwise limit any statutory or common law warranty rights of the Owner, or any other Contract requirements.

IX. OWNERSHIP OF WORK PRODUCT

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

X. RELATIONSHIP OF THE PARTIES

- A. Contractor represents that it is an independent contractor and that no personnel performing any of the Construction Services shall be employees of or have any contractual relationship with the City.

XI. NOTICES

- A. All notices required by this Agreement shall be in writing, and unless otherwise directed by this Agreement, shall be sent to the addresses as set forth in this Section:
- B. Notices sent by Contractor shall be sent to:
 - City of Parkville
 - Attn: City Administrator
 - 8880 Clark Ave.
 - Parkville, MO 64152
- C. Notices sent by the City shall be sent to:
 - Four Star Electric, Inc.
 - 6220 NW Kelly Drive
 - Parkville, MO 64152
 - 816-587-8157

XII. CORRECTION OF WORK

The Contractor shall promptly correct work rejected by the City or failing to conform to the requirements of the Agreement, whether discovered before or after Substantial Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected work, including additional testing and inspections, the cost of uncovering and replacement, and compensation for services and expenses of a designer made necessary thereby, shall be at the Contractor's expense. If the Contractor fails to correct nonconforming Work within ten (10) days after receipt of written notice from the City, the City may correct it at Contractor's expense.

XIII. TERM AND TERMINATION

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

- B. Notwithstanding anything to the contrary in this Agreement or exhibit, the City reserves the right and may elect to terminate this Agreement at any time, with or without cause, by giving at least ten (10) days' written notice to the Contractor. The City shall compensate Contractor for the Construction Services that have been completed to the City's satisfaction as of the date of termination. Contractor shall perform no activities other than reasonable wrap-up activities after receipt of notice of termination.
- C. The City may terminate the Agreement for cause if the Contractor
1. refuses or fails to supply enough properly skilled workers or proper materials;
 2. fails to make payment to Subcontractors for materials, equipment, services or labor in accordance with the respective agreements between the Contractor and the Subcontractors;
 3. disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority;
 4. or its Subcontractors or Sub-subcontractors causes a work stoppage due to any strike, picket, boycott or participates in any voluntary or involuntary cessation of Work; or
 5. otherwise is guilty of substantial breach of a provision of the Agreement.

When any of the above reasons exist, the City may without prejudice to any other rights or remedies of the City and after giving the Contractor and the Contractor's surety, if any, seven (7) days' written notice, terminate the Agreement and may, subject to any prior rights of the surety, if any:

1. Exclude the Contractor from the Project site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;
2. Direct the work of subcontractors; and
3. Finish the Work by whatever reasonable method the City may deem expedient. Upon written request of the Contractor, the City shall furnish to the Contractor a detailed accounting of the costs incurred by the City in finishing the Work.

When the Owner terminates the Agreement for one of the reasons stated in Section XIV. A., the Contractor shall not be entitled to receive further payment until the Work is finished.

If the unpaid balance of the Contract Price exceeds costs of finishing the Work, including compensation for the services and expenses of a designer, and legal, consultant and testing fees made necessary thereby, and other damages incurred by the City and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor or its surety, if any, shall pay the difference to the City upon demand. The obligation for payment, if any, shall survive termination of the Agreement.

XIV. RESOLUTION OF DISPUTES

- A. Should the Contractor believe that it is entitled to any relief due to errors, omissions or defects in the Plans or Specifications, or as a result of any act or omission of an independent contractor designer in connection with the Project, the City shall cooperate with the Contractor by permitting the Contractor to pursue legal action against the designer in the name of the City at Contractor's sole risk and expense as the City would otherwise have against such designer. The City shall pay to Contractor such sums as may be recovered from

the designer on behalf of Contractor. Other than this duty of cooperation and remittance, the City shall have no liability or obligation to Contractor for any act, error, omission, negligence or breach of duty by a designer.

- B. City and Contractor agree that disputes relative to the Work shall first be addressed by negotiations between the parties. Such negotiations shall take place within thirty (30) days of demand by the party seeking resolution of the dispute. If direct negotiations fail to resolve the dispute, the party initiating the claim that is the basis for the dispute shall be free to take such steps as it deems necessary to protect its interests; provided, however, that notwithstanding any such dispute Contractor shall proceed with the Work as per the Contract Documents as if no dispute existed.
- C. In order to preserve its rights to dispute a matter hereunder, the complaining party must submit a written notice to the other party setting forth the basis for its complaint within twenty (20) calendar days following receipt of the decision of the City Public Works Director as to such matter or other action on which the dispute is based. A decision of the City Public Works Director (where appropriate) under GC-7 above; notice of dispute, and direct negotiation, shall be conditions precedent to further action.
- D. Arbitration of disputes.
 - 1. Claims, except those waived as provided for elsewhere in this Agreement, which have not been resolved by the procedures described above, shall be decided by arbitration which, unless the parties mutually agree otherwise, in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect at the time of the arbitration. The demand for arbitration shall be filed in writing with the other party to the Contract and with the American Arbitration Association.
 - 2. A demand for arbitration may be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when institution of legal or equitable proceedings based on such Claim would be barred by the applicable statute of limitations.
 - 3. An arbitration pursuant to this Section may be joined with an arbitration involving common issues of law or fact between the City or Contractor and any person or entity with whom the City or Contractor has a contractual obligation to arbitrate disputes which does not prohibit consolidation or joinder. No other arbitration arising out of or relating to the Contract shall include, by consolidation, joinder or in any other manner, an additional person or entity not a party to the Contract or not a party to an agreement with the City Contractor, except by written consent containing a specific reference to the Agreement signed by the City and Contractor and any other person or entities sought to be joined. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent or with a person or entity not named or described therein. The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by the parties to the Agreement shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.
 - 4. Claims and Timely Assertion of Claims. The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.
 - 5. Judgment on Final Award. The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

XV. MISCELLANEOUS PROVISIONS

- A. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Missouri.
- B. Assignability. Contractor shall not assign any interest on this Agreement, and shall not transfer any interest in the same (whether by assignment or invitation), without the prior written consent of the City thereto. Provided, however, that the claims for money by Contractor from the City under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the City.
- C. Media Announcements. Contractor shall not be authorized to make statements to the media or otherwise on behalf of the City without express direction and consent of the City
- D. Compliance with Local Laws. Contractor shall comply with all applicable laws, ordinances, and codes of the State of Missouri and local governments, and shall save the City harmless with respect to any damages arising from any tort done in performing any of the work embraced by this Agreement.
- E. Equal Employment Opportunity. During the performance of this Agreement, Contractor agrees as follows:
 - i. Contractor will not discriminate against any employee or applicant for employment because of race, creed, color, national origin, religion, or sex. Service Provider will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, color, national origin, religion, or sex. Such action shall include, but not be limited to, employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.
 - ii. Contractor will, in all solicitation or advertisements for employees placed by or on behalf of Professional, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, national origin, religion, or sex.
 - iii. Contractor will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement so that provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
- F. Interest of Members of a City. No member of the governing body of the City and no other officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the planning and carrying out of this Agreement, shall have any personal financial interest, direct or indirect, in this Agreement, and Contractor shall take appropriate steps to assure compliance.
- G. Interest of Contractor and Employees. Contractor covenants that he/she presently has no interest and shall not acquire interest, direct or indirect, in the study area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of his/her services hereunder. Contractor further covenants that in the performance of this Agreement, no person having any such interest shall be employed.
- H. Entire Agreement. This Agreement represents the entire Agreement and understanding between the parties, and this Agreement supersedes any prior negotiations, proposals, or agreements. Unless otherwise provided in this Agreement, any amendment to this

Agreement shall be in writing and shall be signed by the City and Contractor, and attached hereto.

- I. Severability. If any part, term or provision of this Agreement, or any attachments or amendments hereto, is declared invalid, void, or enforceable, all remaining parts, terms, and provisions shall remain in full force and effect.
- J. Waiver. The failure of either party to require performance of this Agreement shall not affect such party's right to enforce the same. A waiver by either party of any provision of breach of this Agreement shall be in writing. A written waiver shall not affect the waiving party's rights with respect to any other provision or breach.
- K. Third Parties. The Services to be performed by the Contractor are intended solely for the benefit for the City. Nothing contained herein shall create a contractual relationship with, or any rights in favor of, any person or entity not a signatory to this Agreement.

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

CITY OF PARKVILLE, MISSOURI

By: _____

Dean Katerndahl, Mayor

ATTEST:

Melissa McChesney, City Clerk

FOUR STAR ELECTRIC, INC.

By: _____

Darren W. Mertz, Vice President

Exhibit A

Scope of Work and Pricing for the Lighting Improvements in ELP

Quote:

14	Convert existing fixture provided by City to use 35W LED COB type lamp. Install new #10 Cu conductors in pole.
14	Install provided spin-in base and light pole from City.
1400'	Install ¾" PVC conduit with three #8 Cu conductors. Trenching by City.
1	Install photocell control at Grigsby Field service panel.
14	Install fuse in pole.
TOTAL:	\$17,800.00

Exclude: Utility company charges. Bond. Permit. Rock excavation. Concrete. Concrete removal. Drawings. Fire alarm, security, audio, phone/data cabling and systems. Overtime/premium time. Private locates. Tax. Spin-in base, pole, fixtures.

**CITY OF PARKVILLE
Policy Report**

Date: August 25, 2022

Prepared By:

Melissa McChesney, City Clerk

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Approve a retailer of intoxicating liquor in the original package with Sunday sales and tasting permit liquor licenses for Bubbles Wine and Spirits, a new business to be located at 6953 Elizabeth Street

BACKGROUND:

Per Parkville Municipal Code Chapter 600, all liquor license applications must be approved by the Board of Aldermen. On August 22, 2022, a liquor license application was submitted by MPC Northland Inc. dba Bubbles Wine & Spirits, a new business to be located at 6953 Elizabeth Street (Creekside). Per Parkville Municipal Code Section 600.070, Bubbles Wine & Spirits qualifies for a retailer of intoxicating liquor in the original package liquor license with Sunday sales. They have also requested a tasting permit.

Following approval by the Board and receipt of the license fee and remaining supporting documents, 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 these types of liquor licenses is \$487.50 and will be coded as revenue in the General Fund.

ALTERNATIVES:

1. Approve the retailer of intoxicating liquor in the original package with Sunday sales liquor license for Bubbles Wine & Spirits.
2. Do not approve the item.
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 approval of the liquor license for Bubbles Wine & Spirits.

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 the retailer of intoxicating liquor in the original package with Sunday sales and tasting permit liquor licenses for Bubbles Wine and Spirits, a new business to be located at 6953 Elizabeth 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: 08/12/2022

SECTION 1.

1. Name of Business: MPC Northland INC d/b/a Bubbles Wine and Spirits
2. Type of Business: Retail Liquor
3. Street address where liquor is to be sold: 6953 Elizabeth Street, Parkville MO 64152
4. Is this location within 300 feet of a church or school?: Yes ☐ No ☒
See Parkville Municipal Code Section 600.310 Notice and Consent
5. Mailing Address: 6953 Elizabeth Street, Parkville MO 64152
6. Phone No. of Business: (816) 436-8987 Fax No. of Business: _____
7. Name of Managing Officer (principal applicant): Brian Cheney
8. Name(s) of any partner(s) in this business (attach separate sheet if necessary):
Heather Plummer
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):
Brian Cheney - 10000 N Harrison Drive Kansas City MO 64155 Heather Plummer - 10000 N Harrison Drive Kansas City MO 64155
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):
MPC Northland INC 08/17/2017 Missouri
Heather Plummer 50% Brian Cheney 50% 10000 N Harrison Drive Kansas City MO 64155 (address for both)
11. Name(s) and residence address(es) of any other person(s) having financial interest in the building to be used for liquor sales:
Michael Strohm 10203 NE 103rd Terrace, Kansas City MO 64157 816-227-5956 michaelstrohmjr@gmail.com

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: 8 / 12 / 22

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 8/30/2022**Board of Aldermen Meeting***CITY OF PARKVILLE
Policy Report**

Date: August 23, 2022

Prepared By:

Erika Morton, Billing Clerk

Reviewed By:

Matthew Chapman, Finance/HR Director

Jeffery Rhodes, Asst. to City Administrator

ISSUE:

Approve accounts payable from August 12 to August 25, 2022

BACKGROUND:

Attached are the statements of approved payments, per the City's Purchasing Policy, for the period from August 12 to August 25, 2022. All disbursements must be reviewed and approved by the Board of Aldermen prior to the release of City funds.

BUDGET IMPACT:

Accounts Payable	\$471,510.92
Payroll	\$71,988.66
TOTAL:	\$543,499.58

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 \$ 543,499.58 of City funds to pay salaries and accounts.

ATTACHMENTS:

1. AP Report

8/26/2022 11:18 AM

A / P CHECK REGISTER

PAGE: 1

PACKET: 07599 Regular Payments 08/30/2022

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
00004	ADH Hitch & Truck Access							
	I-146444	Ratchet Straps- Parks	R	8/30/2022		50.00CR	044337	50.00
00593	Alliance Water Resources,							
	I-INV103841	Sewer Management- Sewer	R	8/30/2022		25,993.00CR	044338	
	I-INV103880	Sewer Management- Sewer	R	8/30/2022		25,993.00CR	044338	51,986.00
03035	Asphaltic Surfaces							
	I-PayApp#1	Mill and Overlay- Transp. Fund	R	8/30/2022		192,765.40CR	044339	192,765.40
00993	B & R Insulation Inc							
	I-63899	Farmer's Market Demo- Parks	R	8/30/2022		5,972.03CR	044340	5,972.03
02870	Baty Otto Coronado Sheer PC							
	I-506330	Kellerman Project_April2022	R	8/30/2022		480.00CR	044341	480.00
02636	BBN Architects							
	I-INV13-01	FM Architectural Est- Parks	R	8/30/2022		3,490.00CR	044342	3,490.00
02309	BOKF, N.A. (Fees)							
	I-5133721	COPS SR2021A- MPIP	R	8/30/2022		1,750.00CR	044343	1,750.00
00977	Curious Eye Productions							
	I-030-22	May 2022- Public Information	R	8/30/2022		1,100.00CR	044344	
	I-037-0222	June 2022- Public Information	R	8/30/2022		950.00CR	044344	
	I-045-22	July 2022 Public Information	R	8/30/2022		1,218.75CR	044344	3,268.75
00378	Damon Pursell Construction Co.							
	I-267523	Brush Removal- Streets	R	8/30/2022		503.00CR	044345	
	I-267708	Brush Removal- Streets	R	8/30/2022		893.00CR	044345	
	I-273359	Brush Removal- Streets	R	8/30/2022		1,026.00CR	044345	
	I-274427	Brush Removal- Parks	R	8/30/2022		90.00CR	044345	
	I-274428	Brush Removal- Transportation	R	8/30/2022		60.00CR	044345	
	I-274429	Brush Removal-Transportation	R	8/30/2022		150.00CR	044345	2,722.00
00156	Dave's Foreign Car Repair LLC							
	I-0147480	Vehicle Repairs V600- PD	R	8/30/2022		117.75CR	044346	
	I-0147484	Vehicle Maintenance V600- PD	R	8/30/2022		55.00CR	044346	
	I-0147528	Oil Change/Air Filter 600- PD	R	8/30/2022		81.58CR	044346	
	I-0147544	Replace Radiator V602- PD	R	8/30/2022		1,163.37CR	044346	
	I-0147547	Replace Tire V603- PD	R	8/30/2022		28.00CR	044346	
	I-0147584	Replace WW Pump V602-PD	R	8/30/2022		299.36CR	044346	
	I-0147606	Plug and Patch Tire V602-PD	R	8/30/2022		55.00CR	044346	
	I-0147610	Oil Change V603- PD	R	8/30/2022		55.00CR	044346	1,855.06

8/26/2022 11:18 AM				A / P CHECK REGISTER			PAGE: 2	
PACKET: 07599 Regular Payments 08/30/2022								
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
VOID	VOID CHECK		V	8/30/2022			044347	**VOID**
00042	Electronic Office Systems							
	I-0000013467	Propes Phone Setup- Admin	R	8/30/2022		118.75CR	044348	118.75
01016	FTC Equipment							
	I-15444	Clarifier-Sewer	R	8/30/2022		3,201.84CR	044349	
	I-15572	WWTP Decant Pumps-Sewer	R	8/30/2022		150.00CR	044349	3,351.84
02407	Gunter Construction Company							
	I-PayApp#20	Route 9 Construction	R	8/30/2022		124,746.20CR	044350	124,746.20
00055	H&H Septic Service, Inc.							
	I-53043	Digester Clean- Sewer	R	8/30/2022		2,375.00CR	044351	2,375.00
02678	Happy Signs							
	I-174882	Downtown Parking Signs-Parks	R	8/30/2022		175.28CR	044352	
	I-174883	MSPA Replace Signs_Admin	R	8/30/2022		123.58CR	044352	
	I-174908	Parade Banners-PKV Days_Admin	R	8/30/2022		278.22CR	044352	577.08
02131	Heritage Tractor, Inc.							
	I-11627708	Mower Parts- Parks	R	8/30/2022		337.81CR	044353	
	I-11630099	Zero Turn Mower Repair-Parks	R	8/30/2022		799.17CR	044353	1,136.98
01394	Homestead Landscaping LLC							
	I-266828	Landscape Fabric Pens-Parks	R	8/30/2022		27.00CR	044354	27.00
01403	Kenny's Auto and Tire Service							
	I-228-0222	Trailer Tires- Parks	R	8/30/2022		110.53CR	044355	
	I-228-1622	Trailer Tires-Parks	R	8/30/2022		137.98CR	044355	248.51
02917	Lloyd Harold LLC							
	I-1616	McAfee Pump Station- Sewer	R	8/30/2022		1,840.00CR	044356	
	I-1661	McAfee Pump Station-Sewer	R	8/30/2022		417.00CR	044356	2,257.00
02766	Messengers Lawn & Landscape							
	I-98588	Mowing Cemetery- Admin	R	8/30/2022		776.62CR	044357	776.62
02228	Metro Rolloff Container Services LLC							
	I-24532	Restroom Rental- Parks	R	8/30/2022		307.50CR	044358	
	I-24533	Restroom Rental- Parks	R	8/30/2022		592.50CR	044358	
	I-24534	Restroom Rental- Parks	R	8/30/2022		307.50CR	044358	1,207.50

PACKET: 07599 Regular Payments 08/30/2022

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
01139	Mid-America Mulch & Supply							
	I-9180	Straw Bales for PV Days-Admin	R	8/30/2022		113.88CR	044359	113.88
02691	Mid-American Research Chemical							
	I-0767406-IN-B	Weed Killer- Streets	R	8/30/2022		1,456.16CR	044360	1,456.16
02557	Midwest Recycling Center							
	I-2022-0681KC	Elec Recycle Event-Streets	R	8/30/2022		375.00CR	044361	375.00
01646	Missouri Department of Public Safety							
	I-000151475	Annual Elevator Inspec.-Admin	R	8/30/2022		25.00CR	044362	25.00
01701	Platte County Citizen							
	I-43927	Public Hearing Notice- CD	R	8/30/2022		38.25CR	044363	
	I-44043	Public Hearing Notices- CD	R	8/30/2022		51.00CR	044363	
	I-44044	Public Hearing Notices- CD	R	8/30/2022		51.00CR	044363	140.25
00107	Platte Rental & Supply							
	I-w7634-1	Repair Hedge Trimmer- Streets	R	8/30/2022		25.00CR	044364	25.00
00126	Polisinelli PC							
	I-2153683	Marketplace CID #2- CID	R	8/30/2022		366.00CR	044365	
	I-2153684	Marketplace CID#1-Admin	R	8/30/2022		1,162.00CR	044365	1,528.00
02035	ProPrint, Inc.							
	I-192940	Golf Cart Stickers 2024-Admin	R	8/30/2022		60.00CR	044366	60.00
02591	ProServ							
	I-244367	Small Admin Printer- Admin	R	8/30/2022		4.37CR	044367	4.37
01982	Rejis Commission							
	I-490572	Terminal- PD	R	8/30/2022		108.20CR	044368	108.20
02916	Renaissance Infrastructure Consulting							
	I-22-0521	Rt 9 Inspection Services	R	8/30/2022		5,518.56CR	044369	
	I-22-0625	Route 9 Inspection Services	R	8/30/2022		2,171.00CR	044369	7,689.56
03034	Ryan Lawn and Tree							
	I-3106749	Master Valve CH Irrigation-Adm	R	8/30/2022		169.84CR	044370	169.84
00577	Sarah E Recker, Law Offic							
	I-Q42022	Q4 Public Defender- Court	R	8/30/2022		1,800.00CR	044371	1,800.00

PACKET: 07599 Regular Payments 08/30/2022

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
03036	Seigfreid Bingham							
	I-1141769 GSG	Route 9 Legal- Admin	R	8/30/2022		6,600.00CR	044372	6,600.00
02493	Strategic Government Resources							
	I-2022-105242	Leadership Training- Admin	R	8/30/2022		16,301.91CR	044373	16,301.91
02253	TooBaRoo							
	I-parvkilllemo.gov109	Website Work- Phase 2 Admin	R	8/30/2022		4,687.50CR	044374	4,687.50
02409	UniFirst Corporation							
	I-229-0066074	August 2022 Maintenance-Admin	R	8/30/2022		120.02CR	044375	120.02
00150	Vance Bros Inc							
	I-IG00015960	Street Repair Materials- Trans	R	8/30/2022		124.00CR	044376	124.00

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	39	0.00	442,490.41	442,490.41
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:	40	0.00	442,490.41	442,490.41

ERROR LISTING

CHECK #	VENDOR	NAME	PAGE	ERROR MESSAGE	NOTES
044371	01-00577	Sarah E Recker, Law Offic	3	CHECK DATE < PAY DATE	TRAN NO#: I-Q42022
TOTAL ERRORS: 0		TOTAL WARNINGS: 1			

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

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT

10	8/2022	50,217.41CR
30	8/2022	59,969.84CR
40	8/2022	193,099.40CR
41	8/2022	3,490.00CR
75	8/2022	1,162.00CR
76	8/2022	366.00CR
95	8/2022	132,435.76CR
96	8/2022	1,750.00CR
=====		
ALL		442,490.41CR

PACKET: 07577 Direct Payables 08.16.202

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

BANK: AP Pooled Cash Regular AP

VENDOR	I.D.	NAME	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
ATT		AT&T Uverse						
	I-JULY2022	Streets Garage Internet-Street	D	8/16/2022		92.82	000000	
	I-JUNE2022	Streets Garage Internet-Street	D	8/16/2022		92.65	000000	
	I-MAY2022	Streets Garage Internet-Street	D	8/16/2022		90.01	000000	275.48
02057		Lowe's Accounts Receivable						
	I-23159	Asphalt/Street Patch- TF	D	8/16/2022		66.40	000000	
	I-S1078AQ74170251	Concrete Pillar Forms- PST	D	8/16/2022		27.90	000000	
	I-S1078AW22304919	Plants/Sod- Parks	D	8/16/2022		132.87	000000	
	I-S1078DF22370865	Sakrete/J Bolts Watkins- Parks	D	8/16/2022		228.65	000000	
	I-S1078MM12226152	Planter/Potting Soil Mix- Park	D	8/16/2022		65.46	000000	521.28
00207		Spectrum (TimeWarner)						
	I-0009904072122	August 2022 Internet-Admin	D	8/16/2022		251.76	000000	251.76

* * B A N K T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	3	0.00	1,048.52	1,048.52
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
BANK TOTALS:	3	0.00	1,048.52	1,048.52

PACKET: 07577 Direct Payables 08.16.202
VENDOR SET: 01 City Vendors *** DRAFT/OTHER LISTING ***
BANK: ALL

** REGISTER GRAND TOTALS *

* * 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:	3	0.00	1,048.52	1,048.52
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	3	0.00	1,048.52	1,048.52

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
10	8/2022	954.22CR
40	8/2022	66.40CR
41	8/2022	27.90CR
=====		
ALL		1,048.52CR

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

PACKET: 07589 Direct Payables 08/30/202

VENDOR SET: 01 City Vendors

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----		ITM DATE	BANK CODE		-----DESCRIPTION-----	GROSS	P.O. #	G/L ACCOUNT		--ACCOUNT NAME--	DISTRIBUTION
=====											
01-02335	KCMO City Treasurer (Revenue D										
I-Q2 2022	7/20/2022	Earnings Tax Withholding-Admi	2,793.12								
	AP	DRAFT	DFT 000000	7/20/2022	1099: N						
		Earnings Tax Withholding-Admin			10	20041	KC Earning Tax	2,793.12			
		=== VENDOR TOTALS ===	2,793.12								
=====											
01-00159	Missouri American Water										
I-Aug2022-1203	8/08/2022	25 W Main St- Parks	95.00								
	AP	DRAFT	DFT 000000	8/08/2022	1099: N						
		25 W Main St- Parks			10	525.03-04-00	Water	95.00			
I-Aug2022-2095	8/09/2022	East St. Fount#1- Parks	11.26								
	AP	DRAFT	DFT 000000	8/09/2022	1099: N						
		East St. Fount#1- Parks			10	525.03-04-00	Water	11.26			
I-Aug2022-2187	8/09/2022	East St. Fount#2-Parks	9.89								
	AP	DRAFT	DFT 000000	8/09/2022	1099: N						
		East St. Fount#2-Parks			10	525.03-04-00	Water	9.89			
I-Aug2022-2235	8/09/2022	10325 Magnolia-PMPSTA-Sewer	9.89								
	AP	DRAFT	DFT 000000	8/09/2022	1099: N						
		10325 Magnolia-PMPSTA-Sewer			30	501.03-04-00	Water	9.89			
I-Aug2022-2453	8/08/2022	East St. Fount#3-Parks	9.89								
	AP	DRAFT	DFT 000000	8/08/2022	1099: N						
		East St. Fount#3-Parks			10	525.03-04-00	Water	9.89			
I-Aug2022-2538	8/08/2022	East St. Fount#4-Parks	18.76								
	AP	DRAFT	DFT 000000	8/08/2022	1099: N						
		East St. Fount#4-Parks			10	525.03-04-00	Water	18.76			
I-Aug2022-3099	8/08/2022	8880 Clark- CMCTR- Admin	76.29								
	AP	DRAFT	DFT 000000	8/08/2022	1099: N						
		8880 Clark- CMCTR- Admin			10	501.03-04-00	Water	76.29			
I-Aug2022-3174	7/27/2022	8880 Clark- FIRE-Admin	56.82								
	AP	DRAFT	DFT 000000	7/27/2022	1099: N						
		8880 Clark- FIRE-Admin			10	501.03-04-00	Water	56.82			
I-Aug2022-3333	8/09/2022	East St. HYDT- Parks	30.54								
	AP	DRAFT	DFT 000000	8/09/2022	1099: N						
		East St. HYDT- Parks			10	525.03-04-00	Water	30.54			
I-Aug2022-4314	8/05/2022	102 E. 1st St- IRRG- Parks	37.88								
	AP	DRAFT	DFT 000000	8/05/2022	1099: N						
		102 E. 1st St- IRRG- Parks			10	525.03-04-00	Water	37.88			

PACKET: 07589 Direct Payables 08/30/2022

VENDOR SET: 01 City Vendors

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----	ITM DATE BANK CODE	-----DESCRIPTION-----	GROSS DISCOUNT	P.O. # G/L ACCOUNT	--ACCOUNT NAME--	DISTRIBUTION
=====						
01-00159	Missouri American Water	(** CONTINUED **)				
I-Aug2022-6548	8/09/2022	S Main Street- Parks	44.20			
	AP	DRAFT DFT 000000 8/09/2022		1099: N		
		S Main Street- Parks		10 525.03-04-00	Water	44.20
I-Aug2022-6841	8/05/2022	8602 NW 62nd St-Pinecrest	18.09			
	AP	DRAFT DFT 000000 8/05/2022		1099: N		
		8602 NW 62nd St-Pinecrest		10 501.03-04-00	Water	18.09
I-Aug2022-8321	8/08/2022	8701 River Park Dr-Fount-Park	114.36			
	AP	DRAFT DFT 000000 8/08/2022		1099: N		
		8701 River Park Dr-Fount-Parks		10 525.03-04-00	Water	114.36
I-Aug2022-8413	8/08/2022	1st & Main Seasonal-Parks	53.59			
	AP	DRAFT DFT 000000 8/08/2022		1099: N		
		1st & Main Seasonal-Parks		10 525.03-04-00	Water	53.59
I-Aug2022-9321	8/08/2022	8875 Clark St- SPKLR- Admin	30.54			
	AP	DRAFT DFT 000000 8/08/2022		1099: N		
		8875 Clark St- SPKLR- Admin		10 501.03-04-00	Water	30.54
		=== VENDOR TOTALS ===	617.00			
=====						
01-00160	Spire					
I-435273111107222022	7/22/2022	Aug 2022 Gas Bill-Streets Sho	49.04			
	AP	DRAFT DFT 000000 8/30/2022		1099: N		
		Aug 2022 Gas Bill-Streets Shop		10 520.03-03-00	Gas	49.04
		=== VENDOR TOTALS ===	49.04			
		=== PACKET TOTALS ===	3,459.16			

PACKET: 07589 Direct Payables 08/30/202

VENDOR SET: 01 City Vendors

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS 3,459.16

DEBIT MEMO TOTALS 0.00

CREDIT MEMO TOTALS 0.00

 BATCH TOTALS 3,459.16

** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BUDGET=====		
					ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG
	2022	01 -19101	Due From General Fund	3,449.27 *						
		01 -19301	Due From Sewer Service F	9.89 *						
		10 -20041	KC Earning Tax W/H	2,793.12						
		10 -22001	AP Pending (Due to Poole	3,449.27-*						
		10 -501.03-04-00	Water	181.74	7,000	5,323.93		7,000	5,323.93	
		10 -520.03-03-00	Gas	49.04	2,000	272.72		2,000	272.72	
		10 -525.03-04-00	Water	425.37	6,000	3,693.14		6,000	3,693.14	
		30 -22001	AP Pending (Due to Poole	9.89-*						
		30 -501.03-04-00	Water	9.89	2,000	537.45		2,000	537.45	
		** 2022 YEAR TOTALS		3,459.16						

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

** END OF REPORT **

8/25/2022 11:34 AM

A / P CHECK REGISTER

PAGE: 1

PACKET: 07594 Federal Withholdings - 8/26/22

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

BANK : PY Pooled Cash PY Related AP

VENDOR	NAME / I.D.	DESC	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
00044	Park Bank							
	I-T1 202208254396	Federal Withholding	D	8/26/2022		9,598.99CR	000953	
	I-T3 202208254396	FICA W/H	D	8/26/2022		12,087.08CR	000953	
	I-T4 202208254396	Medicare W/H	D	8/26/2022		2,826.76CR	000953	24,512.83
* * T O T A L S * *								
	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	24,512.83		24,512.83	
	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	24,512.83		24,512.83	

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	8/2022	24,214.72CR
30	8/2022	298.11CR
=====		
ALL		24,512.83CR

**CITY OF PARKVILLE
Policy Report**

Date: August 29, 2022

Prepared By:

Melissa McChesney, City Clerk

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Approve a temporary resort liquor license with Sunday sales for X-Golf Parkville, a new business to be located at 15325 N. Old Town Drive, Suite 113

BACKGROUND:

Per Parkville Municipal Code Chapter 600, all liquor license applications must be approved by the Board of Aldermen. On August 29, 2022, a liquor license application was submitted by Pin High Capital. LLC *dba* X-Golf Parkville, a new business to be located at 15325 N. Old Town Drive, Suite 113 (Creekside). Per Parkville Municipal Code Section 600.070, X-Golf Parkville qualifies for a temporary resort liquor license with Sunday sales. Since it will be a new business, a temporary resort license is required for the first three months.

X-Golf Parkville has requested that their liquor license application be placed on the August 30, 2022, agenda because the distributors require a licence before they can place orders.

Following approval by the Board and receipt of the license fee and remaining supporting documents, 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 these types of liquor licenses is \$168.75 and will be coded as revenue in the General Fund.

ALTERNATIVES:

1. Approve the temporary resort liquor license with Sunday sales for X-Golf Parkville.
2. Do not approve the item.
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 approval of the liquor license for X-Golf Parkville.

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 X-Golf Parkville, a new business to be located at 15325 N. Old Town Drive, Suite 113.

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: 08/28/2022

SECTION 1.

1. Name of Business: X-Golf Parkville
2. Type of Business: Indoor Golf Bar
3. Street address where liquor is to be sold: 15325 North Old Town Dr Suite 113
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: 1215 W 114th Ter Kansas City, Mo 64114
6. Phone No. of Business: (816) 686-8370 Fax No. of Business: _____
7. Name of Managing Officer (principal applicant): Benjamin Steelman
8. Name(s) of any partner(s) in this business (attach separate sheet if necessary):

N/A
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):

N/A
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):

Pin High Capital, LLC, 4/5/2021, Missouri- 1215 W 114th Ter Kansas City, Mo 64114
11. Name(s) and residence address(es) of any other person(s) having financial interest in the building to be used for liquor sales:

N/A

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 owed 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: 8/28/2022

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 4.A.*For 8/30/2022**Board of Aldermen Meeting***CITY OF PARKVILLE
Policy Report**Date: August 22, 2022Prepared By:

Michelle Hefley City Treasurer

Reviewed By:

Matthew Chapman, Finance/HR Director

ISSUE:

Hold a public hearing and adopt an ordinance to approve the 2022 property tax levy for fiscal year 2023 (Administration)

BACKGROUND:

Every year the City receives pro forma calculations for the General Tax Levy and the General-Temp Levy for the next tax year from the State Auditor. The temporary levy was authorized by the voters in 2004 for 21 years (until 2025). The pro forma calculations give the maximum levy that can be set based on the City's voter-approved levies under Missouri law. Following requirements of the Hancock Amendment, the State Auditor has adjusted the maximum allowed amounts for both the General Tax levy and the General-Temp levy for the coming year to a combined total of \$0.6097 per \$100 of assessed valuation. In previous years the Board has elected to maintain the General levy at the maximum allowed tax rate. Beginning with 2011, the Board has also elected to keep the General-Temp near the maximum to provide sufficient reserves and for the purpose of paying off a portion of the debt early once the corresponding bonds become callable. In any year the Board may reduce, but not increase, the proposed levy, while in even-numbered years the Board has the option of increasing the tax levy upward, if the levy is below its allowed maximum. Such an adjustment would become effective for the following odd-numbered fiscal year.

The table below summarizes the cost of the proposed levy for homeowners at various levels from the 2022 Tax Year.

Value of Home	\$100,000	\$200,000	\$300,000	\$400,000
Assessed Valuation (19% of actual)	19,000	38,000	57,000	76,000
General Tax Levy	0.4424	0.4424	0.4424	0.4424
General-Temp Levy	0.1673	0.1673	0.1673	0.1673
Total City of Parkville Tax	115.84	231.69	347.53	463.37

BUDGET IMPACT:

The General Fund tax levy provides about 25% of the General operating funds of the City. The General-Temp levy has historically been used to pay approximately one-half of the 2006 capital

improvements certificates of participation issued by the City. The estimated increase in tax revenues in 2022 due to maintaining the tax levies at the adjusted current maximum level is \$84,775 (General) and \$32,059 (General-Temp) for a total of \$116,834. Lowering either tax levy would require the City to either find other sources of revenue or to reduce expenditures for 2023.

ALTERNATIVES:

1. Approve maintaining the 2022 Tax Levy for Fiscal Year 2023 at the existing rate as adjusted by the State Auditor for the current tax year.
2. Reduce the 2022 Tax Levy for Fiscal Year 2023 as the Board of Aldermen deems appropriate.
3. Take no action.

FINANCE COMMITTEE RECOMMENDATION:

At the meeting on August 22, 2022, the Finance Committee, by a vote of 5-0, recommended that the Board of Aldermen adopt an ordinance to approve the property tax levy for fiscal year 2023.

STAFF RECOMMENDATION:

Approve maintaining the 2022 Tax Levy at the existing rate for the current tax year.

POLICY:

The Board of Aldermen may establish the property tax levy to support municipal services within the limitations imposed by state law. The property tax levy will determine a substantial portion of the revenue which will be available for fiscal year 2022. The amount of the revenue expected to be generated will be used during the budget process to determine available funds for fiscal year 2023. A public hearing is required per RSMo 67.110. Notice of the public hearing must be posted seven days prior to the hearing.

SUGGESTED MOTION:

I move to approve Bill No. 3204, an ordinance levying a tax of \$0.6097 on all taxable property in the City of Parkville for the year 2022, on first reading.

I move to approve Bill No. 3204, an ordinance levying a tax of \$0.6097 on all taxable property in the City of Parkville for the year 2022 , on second reading to become Ordinance No. ____.

ATTACHMENTS:

1. Ordinance
2. Public Hearing Notice

BILL NO. 3204

ORDINANCE NO. _____

AN ORDINANCE LEVYING A TAX OF \$0.6097 ON ALL TAXABLE PROPERTY IN THE CITY OF PARKVILLE FOR THE YEAR 2022

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

The levy on all real and personal taxable property in the City of Parkville for the year 2021 shall be \$0.6097 per one hundred dollars of assessed valuation, divided as follows:

\$0.4424 per one hundred dollars of assessed valuation for the general operating budget.

\$0.1673 per one hundred dollars of assessed valuation for the general operating budget (temporary).

PASSED and APPROVED this 30th day of August 2022.

Mayor Dean Katerndahl

ATTESTED:

City Clerk Melissa McChesney

**Notice of Public Hearing
on 2022 Tax Levy Adjusted to Comply with
Missouri State Statutes Chapter 137.073
City of Parkville, Missouri**

A public hearing will be held before the Board of Aldermen for the City of Parkville, Missouri, on August 30, 2022, at 7:00 p.m. in the board room at Parkville City Hall, 8880 Clark Avenue, Parkville, Missouri, 64152. At that time citizens may provide public comments on the following revised property tax rate proposed to be set by the City of Parkville for the 2022 tax year. The following information is provided pursuant to RSMo §67.110:

ASSESSED VALUATION

<u>Category</u>	Prior Tax Year	Current Tax
Real Estate	\$247,920,007	\$258,981,739
Personal Property	\$41,225,204	\$46,853,333
Railroad & Utility Local Assessed	\$149,826	\$966,818
Railroad & Utility State Assessed	\$8,226,197	\$8,560,384
Total Current Valuation	\$297,521,234	\$315,362,274
Amount of property tax revenues budgeted for 2019 (less Platte County collection fees)		\$1,260,802

	General	General Temp
Current tax rate:	\$0.4400 per \$100	\$0.1664
Proposed tax rate:	\$0.4424 per \$100	\$0.1673

	General	General Temp
Increase in tax revenue due to increase in assessed value due to new construction and improvements, if proposed tax rate is adopted:	\$84,775	\$32,059
Increase in tax revenue as a result of reassessment, if proposed tax rate is adopted:	\$0	\$0
	0.0%	0.0%

DATE: August 23, 2022

Melissa McChesney
Melissa McChesney, City Clerk



**CITY OF PARKVILLE
Policy Report**

Date: August 23, 2022

Prepared By:

Melissa McChesney, City Clerk

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Approve the second reading of an ordinance to amend Parkville Municipal Code Section 107.130, Subsection C to add the Chief Purchasing Officer as a City official required to submit a disclosure report and reaffirming the provisions of the Code of Ethics as required by state law (Administration)

BACKGROUND:

Section 105.485.4, RSMo. allows each political subdivision the option of adopting its own method of disclosing conflicts of interest and personal financial disclosure. The City's conflict of interest ordinance was last affirmed on September 1, 2020, by Ordinance No. 3045, and is set to expire this year. In order to keep the City's policy in effect, it is mandatory to re-adopt the ordinance at an open meeting by September 15 (or adopt a new ordinance with changes). Within 10 days of adoption, the City Clerk is required to submit a certified copy of the ordinance to the Missouri Ethics Commission.

In the previous ordinance, the addition of the Chief Purchasing Officer was inadvertently missed in Section 107.130, Subsection C. The proposed ordinance adds the position to the subsection.

If the Board does not reaffirm the Code of Ethics ordinance by the deadline, all elected, appointed and decision-making personnel, as well as candidates for public office, will be required to file a Personal Financial Disclosure statement.

BUDGET IMPACT:

The only cost will be to update the Parkville Municipal Code.

ALTERNATIVES:

1. Adopt the ordinance to amend Parkville Municipal Code Section 107.130.
2. Adopt the ordinance, subject to changes by the Board of Aldermen.
3. Postpone the item.
4. Do not adopt the ordinance.

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 adopting an ordinance to amend Parkville Municipal Code Section 107.130 to add the Chief Purchasing Officer to Subsection C.

POLICY:

The Board of Aldermen must approve changes to the City's Municipal Code. RSMo Section 105.485.4 allows each political subdivision the option of adopting its own method of disclosing conflicts of interest and personal financial disclosure.

SUGGESTED MOTION:

I move to approve Bill No. 3201, an ordinance amending Parkville Municipal Code Chapter 107, Section 107.130, Subsection C to add the Chief Purchasing Officer as a City official required to submit a disclosure report and reaffirming the provisions of the Code of Ethics as required by state law, on second reading to become Ordinance No. ____.

ATTACHMENTS:

1. Ordinance

AN ORDINANCE AMENDING CHAPTER 107, SECTION 107.130 OF THE CODE OF ORDINANCES OF THE CITY OF PARKVILLE TO ADD THE CHIEF PURCHASING OFFICER AS A CITY OFFICIAL REQUIRED TO SUBMIT A DISCLOSURE REPORT AND REAFFIRMING THE PROVISIONS OF CHAPTER 107 AS REQUIRED BY STATE LAW

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

SECTION 1: That Chapter 107, Section 107.130 *Disclosure Reports* of the Code of Ordinances of the City of Parkville is hereby amended to read as follows:

CHAPTER 107: CODE OF ETHICS

SECTION 107.130: DISCLOSURE REPORTS

Each elected official, candidate for elective office, the chief administrative officer, and the chief purchasing officer shall disclose the following information by May 1, or the appropriate deadline as referenced in Section 105.487, RSMo, if any transactions occurred during the previous calendar year:

- A. For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of \$500, if any, that such person had with the political subdivision, other than compensation received as an employee or payment of any tax, fee or penalty due to the political subdivision, and other than transfers for no consideration to the political subdivision.
- B. The date and the identities of the parties to each transaction known to the person with a total value in excess of \$500, if any, that any business entity in which such person had a substantial interest, had with the political subdivision, other than payment of any tax, fee or penalty due to the political subdivision or transactions involving payment for providing utility service to the political subdivision, and other than transfers for no consideration to the political subdivision.
- C. The chief administrative officer, chief purchasing officer and candidates for either of these positions also shall disclose by May 1, or the appropriate deadline as referenced in Section 105.487, RSMo, the following information for the previous calendar year:
 1. The name and address of each of the employers of such person from whom income of \$1,000 or more was received during the year covered by the statement;
 2. The name and address of each sole proprietorship that he owned; the name, address and the general nature of the business conducted of each general partnership and joint venture in which he was a partner or participant; the name and address of each partner or co-participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the secretary of state; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned

two percent or more of any class of outstanding stock, limited partnership units or other equity interests;

3. The name and address of each corporation for which such person served in the capacity of a director, officer or receiver.

SECTION 2. That the provisions of Chapter 107 of the Code of Ordinances of the City of Parkville, as amended by this ordinance, regarding disclosure of potential conflicts of interest and substantial interests are reaffirmed as required biennially by Section 105.485.4 RSMo.

SECTION 3. That the City Clerk is hereby directed to send a certified copy of this ordinance to the Missouri Ethics Commission within ten (10) days of its adoption as required by Section 105.485.4 RSMo.

SECTION 4. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

PASSED and APPROVED this 30th day of August 2022.

Mayor Dean Katerndahl

ATTEST:

City Clerk Melissa McChesney

**CITY OF PARKVILLE
Policy Report**

Date: August 23, 2022

Prepared By:

Stephen Lachky, Community Development
Director

Reviewed By:

Alysen Abel, Public Works Director

ISSUE:

Approve the second reading of an ordinance vacating a portion of W. 2nd Street, west of Main Street and along the north side of 112 Main Street - Case No. VC 2022-01; Guillaume Hanriot, applicant (Community Development)

BACKGROUND:

Located in downtown Parkville, 112 Main Street contains a two-story building constructed in 1920. The first floor of the building houses the tenant Hair's To You Salon, while the second floor of the building houses the Café des Amis French restaurant. In January 2011, a Plat of Survey (prepared by Richard D. Moore Land Survey, Inc.) for the property at 112 Main Street revealed portions of the building's outdoor staircases, walkways, ramps and decks residing on W. 2nd Street right-of-way. Rather than grant an easement over this area, the City decided, during the same timeframe, it would be easier to vacate portions of 2nd Street right-of-way; this led to the Board of Aldermen vacating a portion of 2nd Street right-of-way via a 2 foot boundary around all existing improvements of Café Des Amis.

Note: current staff are unsure why the City previously vacated the roadway by this approach versus simply vacating a more uniform section of W. 2nd Street or the entirety of the roadway.

In February 2022, Guillaume Hanriot (owner of 112 Main Street and Café Des Amis French restaurant) re-platted his property boundaries in conjunction with 110 Main Street, the adjacent property to the south (then owned by Brian Mertz, Parkville Holdings LLC; owner), in order to accommodate the expansion of a new 936 square foot enclosed dining room on the second floor (west end) of the building, as portions of the restaurant would have resided across the two property lines otherwise. During the surveying work for this assignment, surveyor Rob Young (R.L. Buford & Associates, LLC) noticed that portions of the building foundation along the north side of 112 Main Street still resided within W. 2nd Street right-of-way. As a result, he recommended cleaning this up via another request for vacation of a portion of W. 2nd Street. The proposed vacation would vacate an additional 184 square feet of right-of-way to the property at 112 Main Street.

BUDGET IMPACT:

There is no budget impact with this item.

ALTERNATIVES:

1. Adopt an ordinance vacating a portion of W. 2nd Street.

2. Adopt an ordinance vacating a portion of W. 2nd Street, 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 adopt an ordinance vacating a portion of W. 2nd Street.

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. 3202, an ordinance vacating a portion of W. 2nd Street west of N Main Street, and along the north side of the Café Des Amis restaurant building at 112 Main Street, Parkville, Missouri, on second reading to become Ordinance No. ____.

ATTACHMENTS:

1. Ordinance
2. Application
3. Boundary Survey
4. Subject Property Area Map

BILL NO. ____

ORDINANCE NO. ____

AN ORDINANCE VACATING A PORTION OF W 2nd ST. WEST OF N MAIN ST., AND ALONG THE NORTH SIDE OF THE CAFÉ DES AMIS RESTAURANT BUILDING AT 112 MAIN ST., PARKVILLE, PLATTE COUNTY, MISSOURI.

WHEREAS, Parkville Municipal Code Chapter 100, Section 100.140 permits the Board of Aldermen 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 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 does not believe there's a significant need for the City to retain the 184 sq. ft. portion of W 2nd Street right-of-way proposed to be vacated; and

WHEREAS, staff recommends that the portion of W 2nd Street right-of-way be vacated, as depicted in the boundary survey (prepared by R.L. Buford & Associates; dated July 22, 2022); and

WHEREAS, the Board of Aldermen now desires to vacate said portion of W 2nd Street right-of-way area within the corporate limits of the City of Parkville, Missouri.

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

SECTION 1. The 184 sq. ft. portion of W 2nd Street right-of-way west of N Main St. and along the north side of the Café Des Amis restaurant building at 112 Main St., Parkville, Platte County, Missouri, is hereby vacated.

SECTION 2. Said vacated portion of W 2nd Street shall revert to the adjoining landowner as provided by law. A drawing of said street vacation and legal description that identifies the area to be vacated is attached hereto and incorporated herein as Exhibit A.

SECTION 3. All ordinances conflicting in whole or in part with the provisions of this Ordinance are hereby repealed to the extent of the conflict.

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 6th day of September 2022.

Mayor Dean Katerndahl

ATTESTED:

City Clerk Melissa McChesney



Application #: VC 2022-01
Date Submitted: July 25, 2022
Public Hearing: August 16, 2022
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: Guillaum Hanriot
Company: La Petite France, LLC
Address: 112 Main St.
City, State: Parkville, MO 64152
Phone: (816) 587-6767 Fax: _____
E-mail: cafedesamiskc@yahoo.com

Engineer/Surveyor(s) preparing plans & legal desc.

Name: Rob Young
Company: RL Buford & Associates
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: _____
Company: _____
Address: _____
City, State: _____
Phone: _____ Fax: _____
E-mail: _____

Contact Person, if different from applicant

Name: Rob Young
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) [Signature] Date: 07/28/2022

Property Owner's Signature (Required) [Signature] Date: 07/28/2022

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

General location / property address (if applicable): 112 Main Street
Subdivision plat(s): Replat of Lots 14, 15, and part of Lot 13, Block 7, Parkville
Lot numbers affected: Lot 14-A

3. Vacation Requested

Vacation type: ☒ Street ☐ Public Park ☐ Alley ☐ Other

Present condition/use: Partial drive/partial improvements

Proposed use: same

Area (sq. ft.) to be vacated: 184

Legal description of proposed vacation (please attach): _____

Application #: VC 2022-01

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: Stephen Lachy, Community Development Department July 25, 2022
Name/Title Date

Application fee payment: Check # 17982 M.O. Cash 7/25/22

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

Board of Aldermen ☐ Approved ☐ Approved with Conditions ☐ Denied

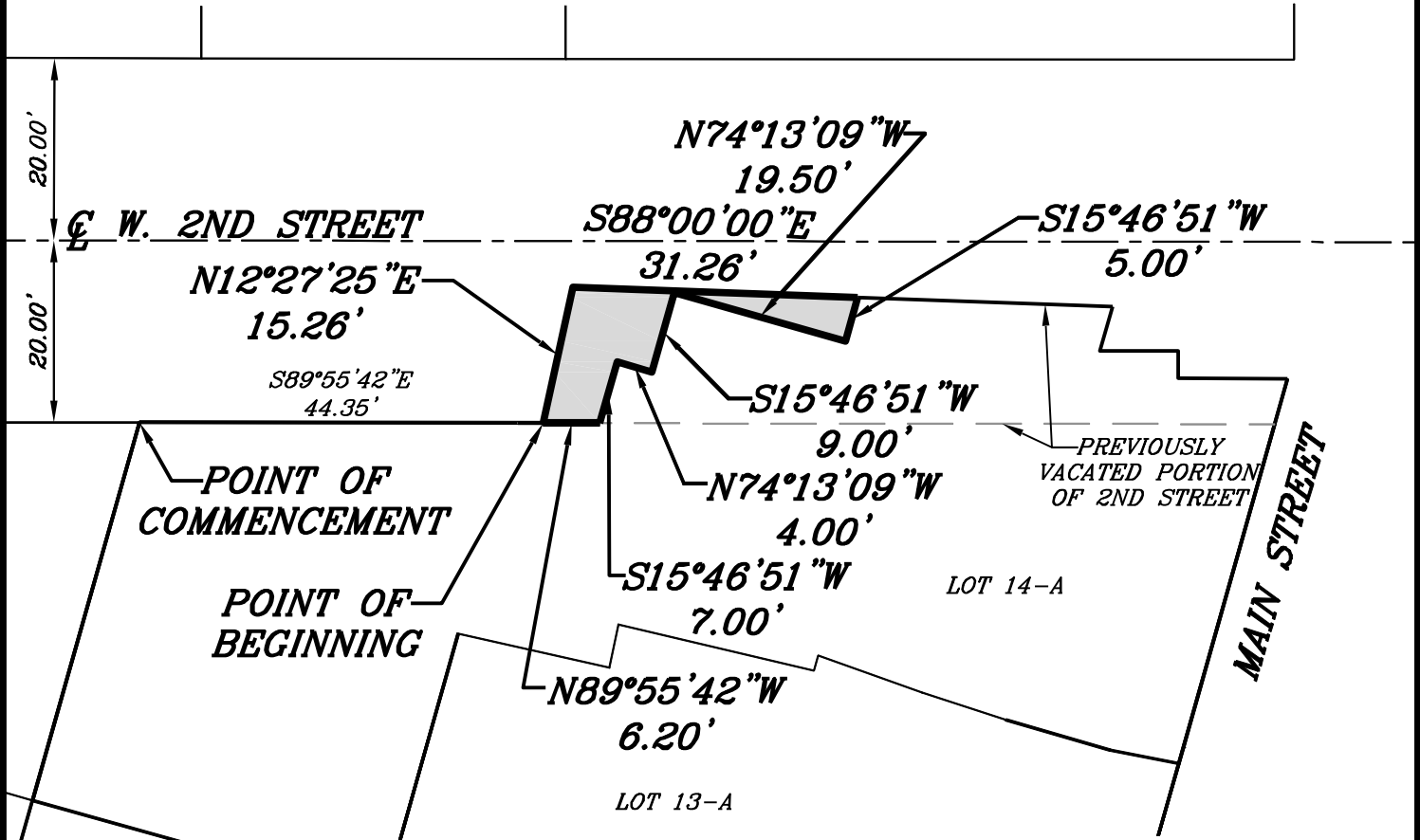
Date of Action: _____

Conditions if any: _____

PROPERTY DESCRIPTION

CONTAINING 184 SQUARE FEET

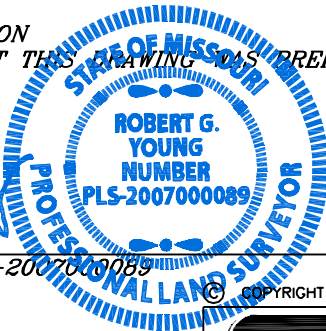
ALL THAT PART OF WEST 2ND STREET LYING NORTH OF AND ADJOINING LOT 14-A, REPLAT OF LOTS 14, 15 AND PART OF LOT 13, BLOCK 7, PARKVILLE, A SUBDIVISION IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 14-A; THENCE S89°55'42"E, ALONG THE NORTHERLY LINE OF SAID LOT 14-A, A DISTANCE OF 44.35 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N12°27'25"E, A DISTANCE OF 15.26 FEET; THENCE S88°00'00"E A DISTANCE OF 31.26 FEET TO A POINT ON THE NORTHERLY LINE OF A PREVIOUSLY VACATED PORTION OF SAID WEST 2ND STREET; THENCE S15°46'51"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 5.00 FEET; THENCE N74°13'09"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 19.50 FEET; THENCE S15°46'51"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 9.00 FEET; THENCE N74°13'09"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 4.00 FEET; THENCE S15°46'51"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 7.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 14-A; THENCE N89°55'42"W, ALONG SAID LINE, A DISTANCE OF 6.20 FEET TO THE POINT OF BEGINNING.



SURVEYOR'S CERTIFICATION

I HEREBY DECLARE THAT THIS DRAWING WAS PREPARED UNDER MY SUPERVISION FOR STREET VACATION PURPOSES ONLY.

Robert G. Young

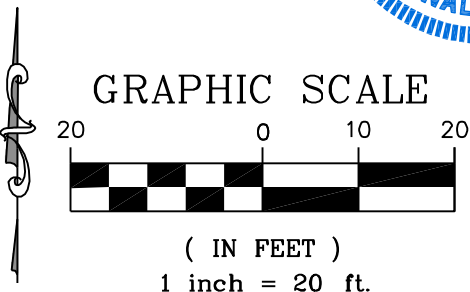


ROBERT G. YOUNG, PLS-2007000089

07/22/2022

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
LA PETITE
FRANCE, LLC

SEC.-TWP.-RGE.
35-51-34

COUNTY
PLATTE

JOB NO.
P-21330

DATE

FIELD BOOK

PAGE

07/22/2022

LOOSE LEAF

LOOSE LEAF

VACATION EXHIBIT

DRAWN BY
R.G.Y.

Area proposed to be vacated

W 2nd St

N Main St

Replat of Lots 14, 15 and Part of Lot 13, Block 7 and Part of Vacated 2nd St.

**CITY OF PARKVILLE
Policy Report**

Date: August 23, 2022

Prepared By:

Stephen Lachky, Community Development
Director

Reviewed By:

Alysen Abel, Public Works Director

ISSUE:

Approve the first reading of an ordinance vacating a portion of W. 3rd Street between Main Street and NW Summers Street - Case No. VC 2022-02; Staci Korpall, applicant (Community Development)

BACKGROUND:

Staff received an Application for Vacation (Street, Public Park, Alley, etc.) from property owners Staci Korpall (300 Main Street) and Mark Coulter (204 Main Street) near downtown Parkville. The application proposes vacating a 3,200 square foot portion of W. 3rd Street between their two properties and adjacent to Main Street.

As it exists today, the W. 3rd Street right-of-way contains a 20 ft. X 70 foot stub street with access off of Main Street, as well as a five-foot pedestrian sidewalk running from Main Street to NW Summers Street, which provides access to properties along the way. The applicant stated she has a desire to utilize the portion of stub street as a private driveway, as members of the public currently utilize it for parking. Additionally, a vacation of W. 3rd Street would allow the applicant to remove large, hazardous Cottonwood and Sycamore trees currently located on the right-of-way. Finally, the vacation would allow the applicant the ability to utilize a 10 foot section on the western end of the right-of-way for a privacy fence and secure outdoor/recreational area for their dog.

On July 29, 2022, staff initiated a Missouri One-Call request to verify whether or not underground utilities are present in the W. 3rd Street public right-of-way area. All utility providers (e.g., Missouri Gas Energy, Missouri American Water, Kansas City Power & Light, AT&T and the City) responded to the request. The subject right-of-way area contains a City sanitary sewer main line, as well as Spire Energy underground gas lines. As a result, staff recommends reserving a utility easement across the entirety of the portion of W. 3rd Street right-of-way being vacated. Staff also recommends reserving an ingress/egress (I/E) easement across the approximate location of the east-west concrete sidewalk (which extends from Main Street to NW Summers Street). Lastly, staff recommends the applicant improve their private driveway apron connection with Main Street in order to distinguish the former stub street as a private drive from the public roadway; and submit an Application for Right-of-Way Permit to the Public Works Department to conduct such work.

UPDATE

On August 19, 2022, applicant Staci Korpall (300 Main St.) reached out to City staff to formally withdraw her Application for Vacation (Street, Public Park, Alley, etc.) from consideration at this time. Staci plans to resubmit her application to staff around the beginning of next year. In the meantime,

additional time will help her evaluate required driveway improvements recommended by staff, and provide more time to answer questions from the adjacent neighbors.

BUDGET IMPACT:

There is no budget impact with this item.

ALTERNATIVES:

1. Adopt an ordinance vacating a portion of W. 3rd Street.
2. Adopt an ordinance vacating a portion of W. 3rd Street, 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 a portion of W 3rd Street, subject to the following conditions:

- The City reserve a utility easement across the entirety of the portion of W 3rd St. right-of-way area being vacated.
- The City reserve an ingress/egress (I/E) easement across the approximate location of the east-west concrete sidewalk (which extends from N Main St. to NW Summers St.) in the portion of W 3rd St. right-of-way area to be vacated.
- The applicant improve their private driveway apron connection with N Main St. in order to distinguish the former stub street as a private drive from the public roadway; and the applicant submit an Application for Right-of-Way Permit to the Public Works Department to conduct such work.

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. 3203, an ordinance vacating a portion of W. 3rd Street between Main Street and NW Summers Street in Parkville, Missouri, subject to staff conditions, on first reading and postpone the second reading to September 20, 2022.

ATTACHMENTS:

1. Ordinance
2. Application
3. Subject Property Area Map

4. Subject Area Photo
5. Vacation Boundary Survey
6. Sanitary Sewer Line Map (2020)

AN ORDINANCE VACATING A PORTION OF W. 3rd STREET BETWEEN MAIN STREET AND NW SUMMERS STREET IN PARKVILLE, PLATTE COUNTY, MISSOURI

WHEREAS, Parkville Municipal Code Chapter 100, Section 100.140 permits the Board of Aldermen 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 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 does not believe there's a significant need for the City to retain the 3,200 sq. ft. portion of W. 3rd Street right-of-way proposed to be vacated; and

WHEREAS, staff issued a Missouri One-Call request on July 29, 2022, and all utility providers (e.g. electric, gas, water, sewer, cable) responded to the request; and the subject right-of-way area contains a City of Parkville underground manhole and underground gravity sewer line, as well as Spire Energy underground gas lines; and

WHEREAS, staff recommends that the portion of W. 3rd Street right-of-way be vacated, as depicted in the boundary survey (prepared by R.L. Buford & Associates; dated July 21, 2022), subject to conditions; and

WHEREAS, the Board of Aldermen now desires to vacate said portion of W. 3rd Street right-of-way area within the corporate limits of the City of Parkville, Missouri.

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

SECTION 1. The 3,200 sq. ft. portion of W. 3rd Street right-of-way between Main Street and NW Summers Street in Parkville, Platte County, Missouri, is hereby vacated.

SECTION 2. Said vacated portion of W. 3rd Street shall revert to the adjoining landowners as provided by law. A drawing of said street vacation and legal description that identifies the area to be vacated is attached hereto and incorporated herein as Exhibit A.

SECTION 3. The City of Parkville, Missouri hereby retains public utility easement rights for itself and all public utilities for the entire W. 3rd Street right-of-way area being vacated.

SECTION 4. The City of Parkville, Missouri hereby retains an ingress/egress (I/E) easement across the approximate location of the east-west concrete sidewalk (which extends from N Main St. to NW Summers St.) in the portion of W 3rd St. right-of-way area being vacated.

SECTION 5. The applicant improve their private driveway apron connection with Main Street in order to distinguish the former stub street as a private drive from the public roadway; and the applicant submit an Application for Right-of-Way Permit to the Public Works Department to conduct such work.

SECTION 6. All ordinances conflicting in whole or in part with the provisions of this Ordinance are hereby repealed to the extent of the conflict.

SECTION 7. The City Clerk is hereby authorized and directed to file a copy of this ordinance with the Platte County Recorder of Deeds.

SECTION 8. This ordinance shall be effective immediately upon its passage and approval.

PASSED and APPROVED this 30th day of August 2022.

Mayor Dean Katerndahl

ATTESTED:

City Clerk Melissa McChesney



Application #: VC 2022-02
Date Submitted: July 25, 2022
Public Hearing: August 16, 2022
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: Staci Korpall
Company: _____
Address: 300 Main Street
City, State: Parkville, MO
Phone: (816) 399-8944 Fax: _____
E-mail: staci.korpall@gmail.com

Engineer/Surveyor(s) preparing plans & legal desc.

Name: Rob Young
Company: RL Buford & Associates
Address: 201 Main Street, Suite 6
City, State: Parkville, MO
Phone: (816) 741-6152 Fax: _____
E-mail: rob@rlbuford.com

Owner(s), if different from applicant

Name: _____
Company: _____
Address: _____
City, State: _____
Phone: _____ 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: 7/25/22

Property Owner's Signature (Required) _____

Date: 7/25/22

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

General location / property address (if applicable): 300 Main Street

Subdivision plat(s): City of Parkville

Lot numbers affected: Lot 16, Block 14, Lot 19, Block 9

3. Vacation Requested

Vacation type: ☒ Street ☐ Public Park ☐ Alley ☐ Other

Present condition/use: Parking

Proposed use: Assemblage and driveway with adjacent lots.

Area (sq. ft.) to be vacated: 3200

Legal description of proposed vacation (please attach):

See attached.

Application #: VC 2022-02

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. MARC Coulter 816-589-6424 / Email CORRESP.
- ☒ 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: Stephen Lachky, Community Development Department July 25, 2022
Name/Title Date

Application fee payment: Check # 982 M.O. Cash paid 7/27/22

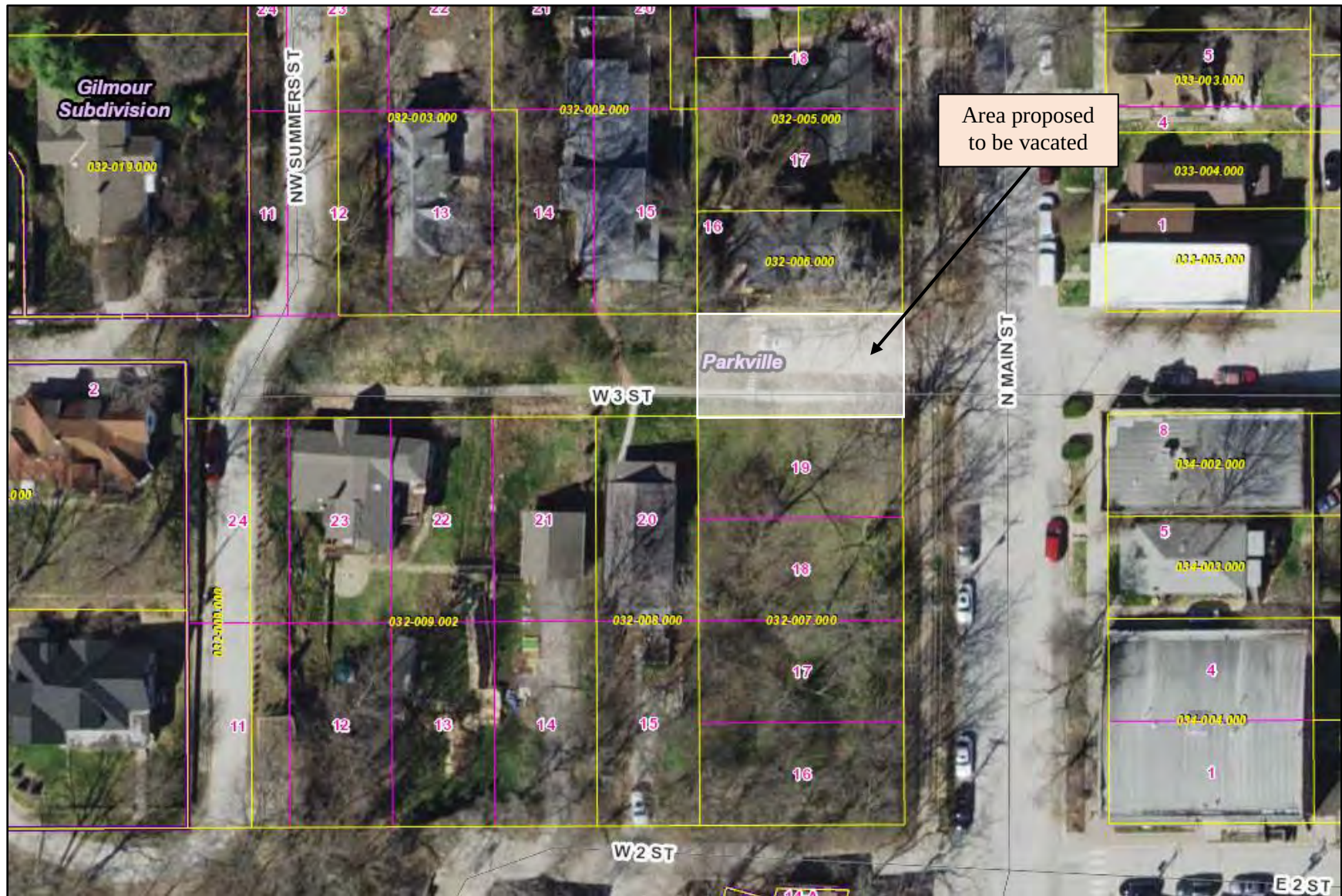
Final reimbursable costs paid (if applicable). Date of Action: _____

Board of Aldermen ☐ Approved ☐ Approved with Conditions ☐ Denied

Date of Action: _____

Conditions if any: _____

Subject Property Area Map



Subject Area Photo

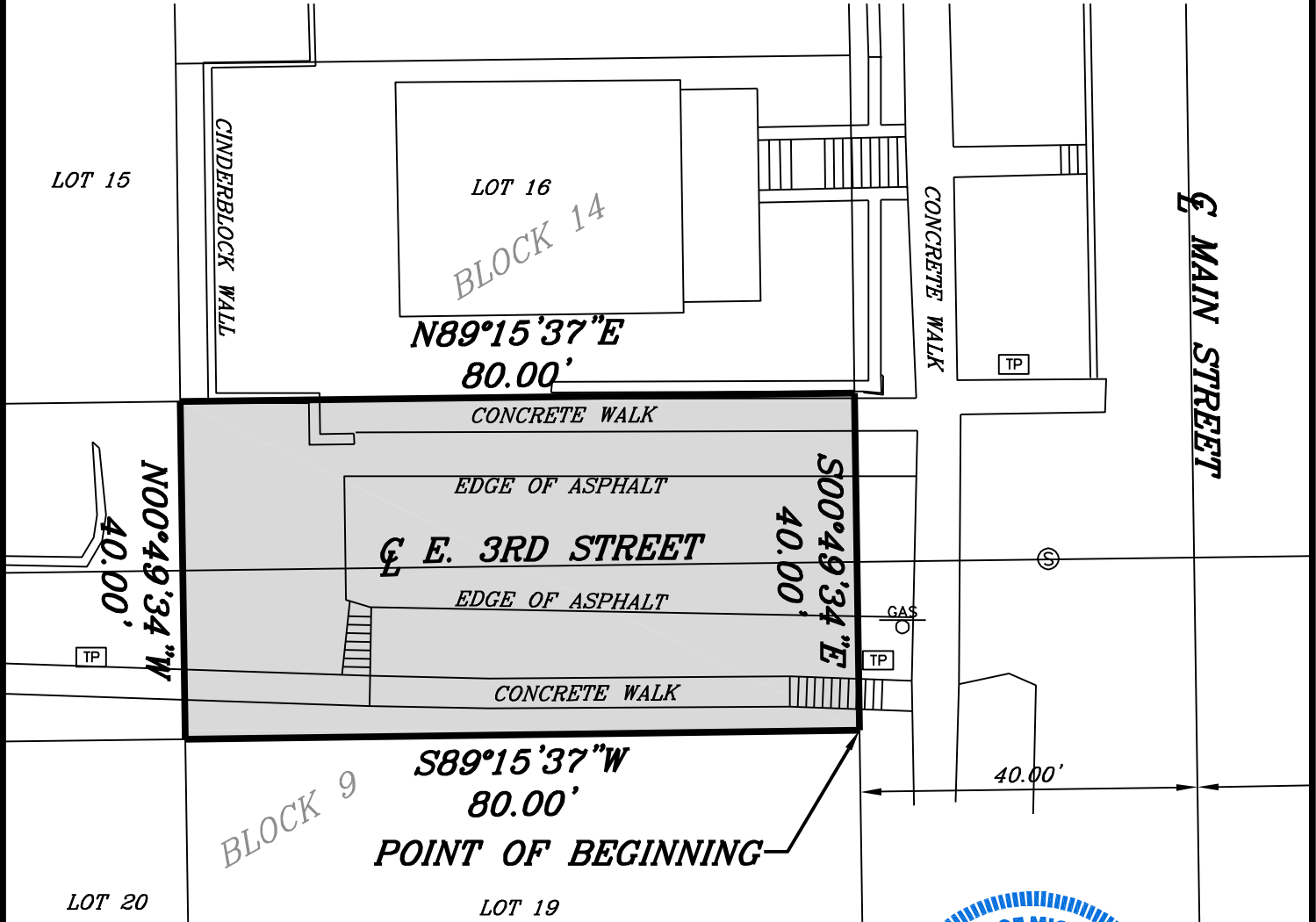


View of W 3rd Street right-of-way looking towards the west from N Main St.

PROPERTY DESCRIPTION

CONTAINING 3,200 SQUARE FEET

ALL THAT PART OF EAST 3RD STREET LYING BETWEEN LOT 16, BLOCK 14 AND LOT 19, BLOCK 9, PARKVILLE, A SUBDIVISION IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 19, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF MAIN STREET; THENCE S89°15'37"W, ALONG THE NORTHERLY LINE OF SAID LOT 19, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE N00°49'34"W, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE N89°15'37"E, ALONG THE SOUTHERLY LINE OF SAID LOT 14, A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF SAID MAIN STREET; THENCE S00°49'34"E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.



SURVEYOR'S CERTIFICATION

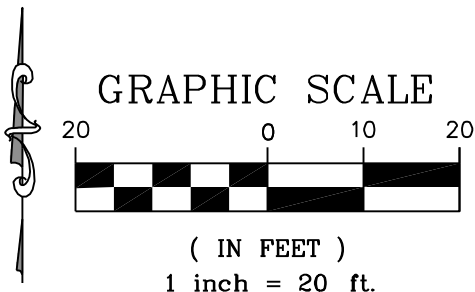
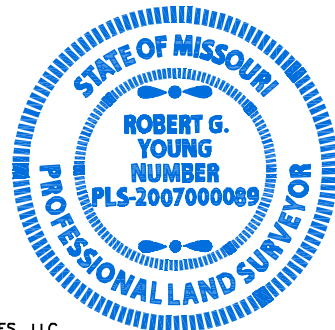
I HEREBY DECLARE THAT THIS DRAWING WAS PREPARED UNDER MY SUPERVISION FOR STREET VACATION PURPOSES ONLY.

Robert G. Young

ROBERT G. YOUNG, PLS-2007000089

07/21/2022
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

STACI KORPAL

SEC.-TWP.-RGE.

35-51-34

COUNTY

PLATTE

JOB NO.

P-22179

DATE

07/21/2022

FIELD BOOK

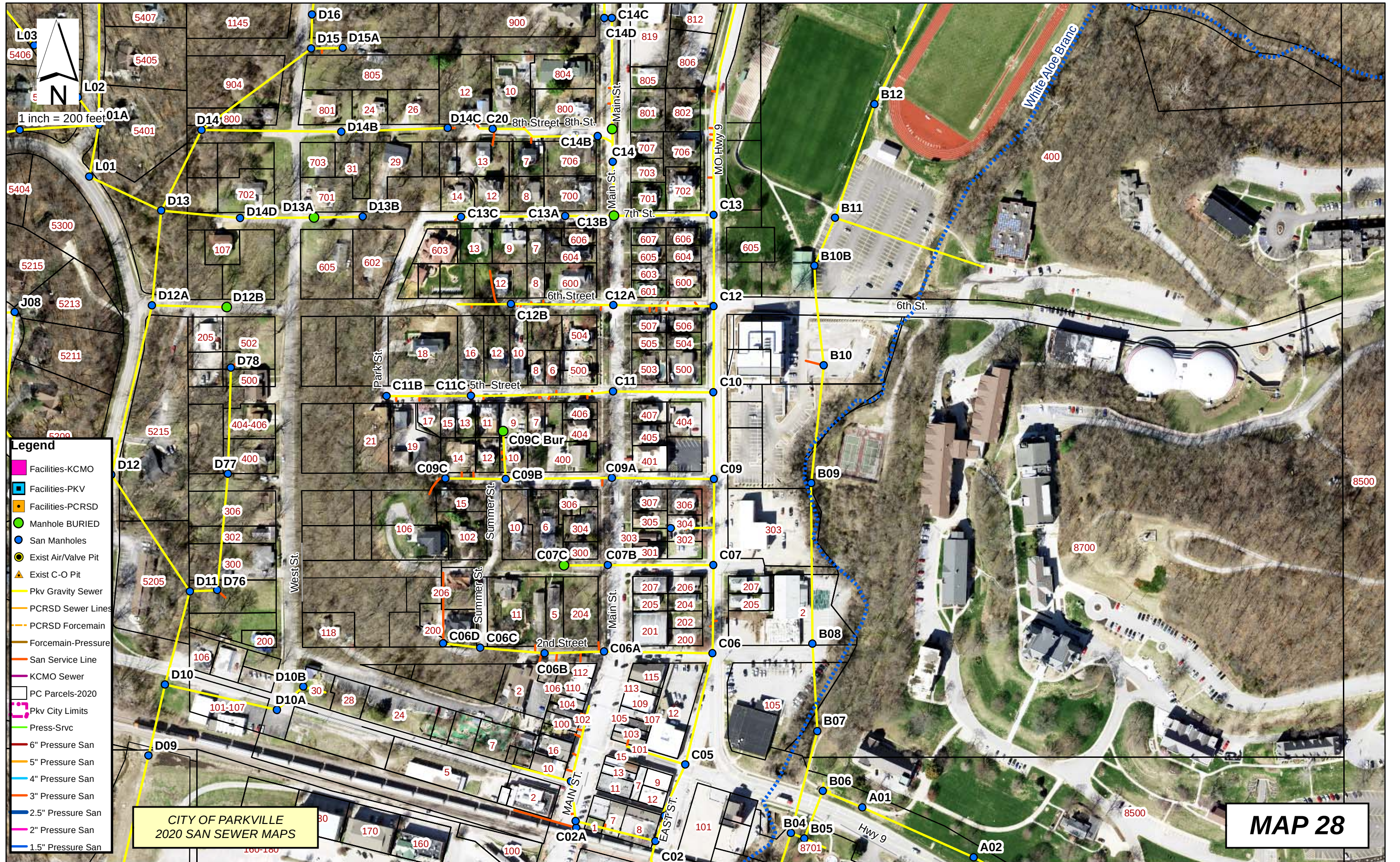
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DRAWN BY
R.G.Y.

VACATION EXHIBIT



**CITY OF PARKVILLE
Policy Report**

Date: August 24, 2022

Prepared By:

Brad Stanton, Planner

Reviewed By:

Stephen Lachky, Community Development
Director

ISSUE:

Approve the first reading of an ordinance to approve a conditional use permit to operate a recreation - indoor, limited use at 2 E. 2nd Street - Case No. PZ22-24; JCI KC, LLC, applicant (Community Development)

BACKGROUND:

The applicant, JCI KC, LLC proposes to operate a youth athletic training facility on a portion of the property addressed at 2 E 2nd Street. The subject property consists of one parcel (#20-7.0-35-100-027-001.003) containing 0.77 acres, more or less, and is generally located north of the post office in downtown Parkville. The applicant would like to use a portion of the existing building as a youth athletic training field for children. An application for a Conditional Use Permit (CUP) has been submitted to allow a recreation – indoor, limited use in the “OTD” Old Town District.

The subject building has been used as a private training facility in the past (see photo below for current state of the interior), however the applicant proposes to operate the facility as a commercial venture, requiring compliance with the Parkville Municipal Code. The applicant has requested an indefinite CUP and proposed daily operation with hours between 6 a.m. and 10 p.m.

BUDGET IMPACT:

There is no budget impact with this item.

ALTERNATIVES:

1. Adopt an ordinance approving a conditional use permit to operate a recreation-indoor, limited use a 2 E. 2nd Street.
2. Adopt an ordinance, subject to changes by the Board of Aldermen.
3. Deny the application for a conditional use permit.
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 COMMISSION RECOMMENDATION:

The Planning and Zoning Commission considered the application at their August 9, 2022 regular

meeting, and following discussion recommended approval of the conditional use permit, subject to staff conditions.

STAFF RECOMMENDATION:

Staff recommends that the Board of Aldermen approve the first reading of the ordinance, 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 in the Parkville Municipal Code.
2. The Conditional Use Permit is to allow a recreation – indoor, limited (less than 10,000 square feet) use on the property described in attached exhibits covering 0.77 +/- acres for a time period of five (5) years, unless revoked.
3. The recreation – indoor, limited use shall not operate outside of the daily hours of 6am – 10pm.

POLICY:

Applications for Conditional Use Permit 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.

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. 3205, an ordinance approving a conditional use permit to operate a recreation - indoor, limited use at 2 E 2nd Street, on first reading and postpone the second reading to September 20, 2022.

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. Photos

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT TO OPERATE A RECREATION – INDOOR, LIMITED USE AT 2 E. 2ND STREET

WHEREAS, JCI KC, LLC, submitted an application for Conditional Use Permit to operate a recreation – indoor, limited use on the subject property zoned “OTD” Old Town District which includes one parcel (#20-7.0-35-100-027-001.003) containing 0.77 acres, more or less, and is located at the northeast corner of Highway 9 and E. 2nd Street (Case no. PZ22-24); and

WHEREAS, Parkville Municipal Code Section 405.050 permits recreation – indoor, limited (less than 10,000 square feet) uses in the OTD Old Town District subject to an approved Conditional Use Permit; 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 – Development Code, Section 403.010; and

WHEREAS, City staff reviewed the application according to Parkville Municipal Code Title IV – Development Code, Section 403.050 and determined their findings and conclusions; and

WHEREAS, on August 9, 2022, the Planning and Zoning Commission held a public hearing to consider the application for Conditional Use Permit and recommended approval by a vote of 7 to 0; and

WHEREAS, the Board of Aldermen concurs with staff’s conclusions and accepts their recommendation.

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

SECTION 1. The application for Conditional Use Permit to operate an electrical substation use is hereby approved, 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 in the Parkville Municipal Code.
2. The Conditional Use Permit is to allow a recreation – indoor, limited (less than 10,000 square feet) use on the property described in attached exhibits covering 0.77 +/- acres for a time period of five (5) years, unless revoked.
3. The recreation – indoor, limited use shall not operate outside of the daily hours of 6am – 10pm.

SECTION 2. The Conditional Use Permit shall be in effect five years from the date of this ordinance through September 20, 2027.

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

PASSED and APPROVED this 20th day of September 2022.

Mayor Dean Katerndahl

ATTESTED:

City Clerk Melissa McChesney



Staff Analysis

Agenda Item: **5.A**

Proposal: An application for a Conditional Use Permit (CUP) to operate a recreation, indoor, limited use in the "OTD" Old Town District at 2 E 2nd Street.

Case No: PZ22-24

Applicant: JCI KC LLC

Owners: JAST LLC

Location: Northeast corner of East Street and E 2nd Street

Zoning: "OTD" Old Town District

Parcel #: #20-7.0-35-100-027-001.003

Exhibits: A. This Staff Analysis
 B. Application for Conditional Use Permit
 C. Subject Area Property Map
 D. Site Photos, Submitted by Applicant
 E. Additional exhibits as may be presented at the public hearing

By Reference: A. Parkville Municipal Code, Title IV – Development Code in its entirety
 (<https://ecode360.com/PA3395-DIV-05>)
 1. Section 403.050 Conditional Use Permit
 2. Section 405.050 Conditional Uses
 B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
 C. Notice of Public Hearing mailed to property owners within 185 ft. of the subject property
 D. Hearing notice published in The Platte County Citizen newspaper on July 20, 2022.
 E. Summary of Public Hearing posted on Parkville City webpage (<http://parkvillemo.gov/public-hearings/>)

Comments

Received: The Community Development Department has not received any public comments at the time of this report.

Overview

The applicant, JCI KC, LLC, proposes to operate a youth athletic training facility on a portion of the property addressed at 2 E 2nd Street. The subject property consists of one parcel (#20-7.0-35-100-027-001.003) containing 0.77 acres, more or less, and is generally located north of the post office in downtown Parkville. The applicant would like to use a portion of the existing building as a youth athletic training field for children. An application for a Conditional Use Permit (CUP) has been submitted to allow a recreation – indoor, limited use in the “OTD” Old Town District.

The subject building has been used as a private training facility in the past (see photo below for current state of the interior), however the applicant proposes to operate the facility as a commercial venture, requiring compliance with the Parkville Municipal Code. The applicant has requested an indefinite CUP and proposed daily operation with hours of 6am – 10pm.

Recommendation

Staff recommends approval of this application with conditions (3).



Interior Photo (Provided by Applicant)



CUP Matters for Consideration

Per Parkville Municipal Code, Title IV, Section 403.050, a conditional use permit provides flexibility for different uses within a zoning district and allows the potential for additional uses. Further, due to the varying design and operational characteristics of the use or due to conditions in the area where the use is proposed, these uses may not be appropriate in that district, but require a case-specific review to determine the compatibility in a specific context and location.

Section 405.050, Subsection B.25 allows for the proposed use as a conditional use in this zoning district.

Parkville Municipal Code Section 405.050 notes “The uses in this Section may involve more specific types or formats, or include more specific performance criteria than the uses generally enabled in Table 405-2, and due to their typical scale, intensity and potential impacts require special and site specific review different from generally enabled uses.” “Recreation – indoor, limited (less than 10,000 square feet) uses in the “OTD” Old Town District” require Conditional Use Permit approval.

This application has been reviewed against the City of Parkville’s Development Code, including the applicable general requirements in Table 403-1, Section 403.010 and Section 403.050, Subsection B. 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 July 20, 2022; 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 was provided to all property owners within 185 ft. of the subject properties. As of the date of the completion of this staff analysis report, the Community Development Department has received no public comment.

General Review and Analysis

Parkville Municipal Code, Section 403.050, Subsection B. provides review criteria for how the Planning and Zoning Commission shall determine if a conditional use permit is appropriate. The following are staff’s findings and conclusions.

- 1. The application furthers the intent of the proposed zoning district and does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan.**

This property is zoned “OTD” Old Town District. The subject property is surrounded by OTD zoned districts to the north, west, and south and Park University to the east. According to the Municipal Code, “The OTD Old Town District provides a broad range of retail, entertainment and civic uses, and supporting accessory office, service, and residential uses, in a compact and walkable format.” Staff finds that the proposed use furthers the intent of the OTD zoning district of providing a mix of uses in a downtown scale.

Staff does have noise concerns with this use near existing residential areas. **Staff recommends that the use not be allowed outside of the proposed daily hours of 6am to 10pm.**

The *Parkville Master Plan (adopted 2021)* Future Land Use map labels this property as “Downtown Mixed Use.” This application does not impact the future land use projection of the property.

- 2. Compliance of any proposed development with the requirements of this code.**
All proposed work proposed by this application is interior to the existing building.
- 3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of the Development Code and the intent or design objectives of any applicable subsections of the Development Code, or mitigate any other potential impacts that are specific to the proposed use.**

Staff recommends limiting the hours of operation due to the proximity to residential uses.

4. The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.

No impact to the public realm.

5. The adequacy of drainage, utilities and other public facilities.

All public facilities are existing. This application will have minimal impact on public facilities.

6. Compatibility with the character of the area in terms of building scale, building form, landscape and site design.

The building, landscape, and site design is existing.

7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.

Staff has concerns regarding the noise impacts created by indoor athletic training fields. Staff has received complaints regarding similar projects concerning aluminum bats hitting baseballs late into the night. Staff feels that limiting the hours of operation to the proposed 6am – 10pm mitigates this impact on surrounding residential uses.

8. Whether a limited time period for the permit is reasonable necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and on-going enforcement of the permit.

The applicant has requested the CUP for an indefinite time period. Staff recommends a 5-year time limit to ensure compliance with the Code and compatibility with the surrounding area. The applicant may re-apply for further CUP approval after five (5) years have elapsed.

9. The application will not prevent development and use of the neighboring property in accordance with the applicable development regulations.

Approval of the Application for Conditional Use Permit will not prevent development and use of neighboring properties in accordance with the applicable development regulations. The proposed development will be entirely interior to an existing building.

10. The long range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

Staff does not foresee any negative impact to long range plans in the area from this plan.

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

Staff recommends approval of the application with conditions.

Staff Conclusion and Recommendation

Following review, staff recommends approval of the Application for Conditional Use Permit for the subject property based on the merits of the application and the findings and conclusions in this report, 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 in the Parkville Municipal Code.
2. The Conditional Use Permit is to allow a recreation – indoor, limited (less than 10,000 square feet) use on the property described in attached exhibits covering 0.77 +/- acres for a time period of five (5) years, unless revoked.
3. The recreation – indoor, limited use shall not operate outside of the daily hours of 6am – 10pm.

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 Conditional Use Permit, supporting information, associated exhibits, factors discussed above, and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval, approval with 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 Commission's action will be forwarded to the Board of Aldermen on August 16, 2022 for final action.

End of Memorandum

<u>/s/ Brad Stanton</u>	<u>8-8-2022</u>
Brad Stanton	Date
Planner	

2 E. 2nd Street Photos



**CITY OF PARKVILLE
Policy Report**

Date: August 23, 2022

Prepared By:

Brad Stanton, Planner

Reviewed By:

Stephen Lachky, Community Development
Director

ISSUE:

Approve the second reading of an ordinance to approve the final plat of Village on the Green West - Case No. PZ22-20; Pulse Parkville LLC, applicant (Community Development)

BACKGROUND:

On September 12, 2021, the Planning and Zoning Commission held a public hearing for an Application for Preliminary Development Plan for Village on the Green, a planned residential development consisting of 23 one- to two-story 5-7 unit townhomes (145 units total), seven 1-3-story cluster townhomes (80 units total) and a clubhouse building (5,000+/- sq. ft.) on 27.14 acres, more or less, generally located south of Highway 45 and 250' east of South National Drive. The Village on the Green preliminary development plan contains a preliminary plat that proposes re-platting the subject property and establishing public easements. On September 12, 2021, the Planning and Zoning Commission recommended approval of the Village on the Green preliminary development plan by a vote of 6-2, subject to staff conditions. On November 16, 2021, the Board of Aldermen approved the Village on the Green preliminary development plan via Ordinance No. 3103 (see Village on the Green East).

An application has been submitted for a subdivision – final plat for Village on the Green West, a subdivision (5.30 acres, more or less) generally located south of Highway 45 and approximately 250 feet east of South National Drive. The final plat of Village on the Green West proposes platting one lot, as well as a network of utility easements. The final plat was reviewed against the previously-approved Village on the Green preliminary development plan and following review, staff determined the proposed subdivision is substantially consistent with the preliminary plat despite minor changes made to the street design, block and lot layout, and is in compliance with the purposes and intent of the City's Development Code.

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. Adopt an ordinance approving the final plat of Village on the Green West.
2. Adopt an 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 COMMISSION RECOMMENDATION:

The Planning and Zoning Commission considered the application at their July 12, 2022, regular meeting. Following discussion, they recommended approval of the final plat by a vote of 6-0, subject to staff conditions.

STAFF RECOMMENDATION:

Staff recommends that the Board of Aldermen adopt the ordinance, subject to the following conditions:

- 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.
- Prior to Building Permit issuance, the Final Plat must be approved and recorded with Platte County.
- Prior to occupancy, all public improvements must be installed as required by Public Works.

POLICY:

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

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

SUGGESTED MOTION:

I move to approve Bill No. 3200, an ordinance approving the final plat of Village on the Green West, a subdivision in Parkville, Platte County, Missouri, subject to staff conditions, on second reading to become Ordinance No. ____.

ATTACHMENTS:

1. Ordinance
2. Final Plat

AN ORDINANCE APPROVING THE FINAL PLAT OF VILLAGE ON THE GREEN WEST, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI

WHEREAS, on September 12, 2021, the Planning and Zoning Commission held a public hearing for an Application for Preliminary Development Plan for Village on the Green, a planned residential development consisting of twenty-three (23) 1-2-story 5-7 unit townhomes (145 units total), seven (7) 1-3-story cluster townhomes (80 units total) and a clubhouse building (5,000+/- sq. ft.) on 27.14 acres, more or less, generally located south of Highway 45 and 250' east of South National Drive; and

WHEREAS, The Village on the Green preliminary development plan contains a preliminary plat that proposes re-platting the subject property and establishing public easements; and

WHEREAS, on September 12, 2021, the Planning and Zoning Commission recommended approval of the Village on the Green preliminary development plan by a vote of 6-2, subject to conditions; and

WHEREAS, on November 16, 2021, the Board of Aldermen approved the Village on the Green preliminary development plan via Ordinance No. 3103; and

WHEREAS, an application has been submitted for a subdivision – final plat for Village on the Green West, a subdivision (5.30 acres, more or less) generally located south of 45 Highway and approx. 250 ft. east of South National Drive in Parkville, Missouri; and

WHEREAS, the Final Plat of Village on the Green West proposes platting one (1) lot, as well as a network of utility easements; and

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

WHEREAS, the Final Plat of Village on the Green West was considered at the July 12, 2022 meeting of the Planning and Zoning Commission, and was recommended for approval (by a vote of 6-0), subject to staff conditions.

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 Village on the Green West, 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:

- 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.
- Prior to Building Permit issuance, the Final Plat must be approved and recorded with Platte County.
- Prior to occupancy, all public improvements must be installed as required by Public Works.

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 16th day of August 2022.

Mayor Dean Katerndahl

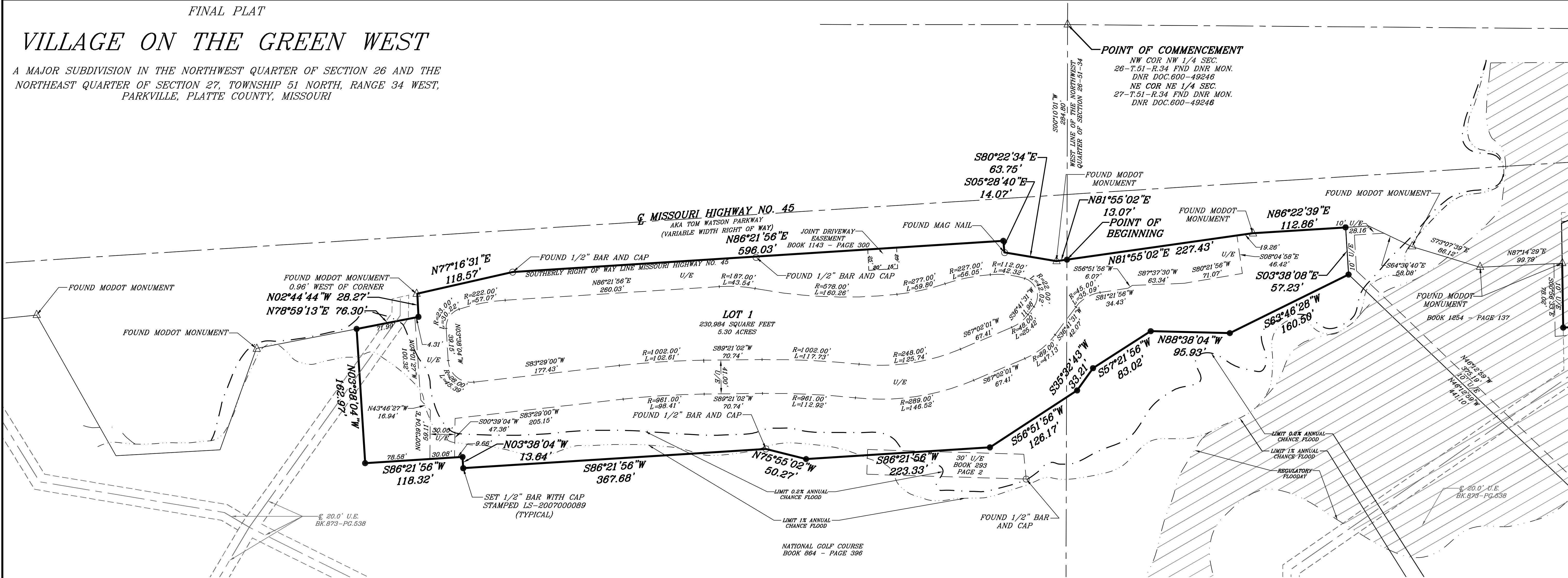
ATTESTED:

City Clerk Melissa McChesney

FINAL PLAT

VILLAGE ON THE GREEN WEST

A MAJOR SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 26 AND THE
NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST,
PARKVILLE, PLATTE COUNTY, MISSOURI



PROPERTY DESCRIPTION

CONTAINING 230,984 SQUARE FEET OR 5.30 ACRES

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 112.86 FEET; THENCE S03°38'08\"E, A DISTANCE OF 57.23 FEET; THENCE S83°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 TO THE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS:

VILLAGE ON THE GREEN WEST

PART OF THE NORTHWEST QUARTER OF SECTION 26 AND THE NORTHEAST
QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST, PARKVILLE, PLATTE COUNTY, MISSOURI

STREETS:

THE STREETS SHOWN ON THIS PLAT WILL BE PRIVATELY MAINTAINED.

EASEMENTS:

AN EASEMENT IS HEREBY GRANTED TO PARKVILLE, MISSOURI, AND TO THE UTILITY COMPANIES FRANCHISED TO OPERATE IN PARKVILLE, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED "UTILITY EASEMENT" OR "U/E". WHERE OTHER EASEMENTS ARE DESIGNED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL THE ABOVE EASEMENT SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF PARKVILLE, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENTS. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERE TO WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS TO UTILITY EASEMENTS.

IN WITNESS WHEREOF: ADAM THOLEN, MANAGING MEMBER OF PULSE PARKVILLE, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____, 20__.

ADAM THOLEN, MANAGING MEMBER

STATE OF MISSOURI { } SS

COUNTY OF { } SS

ON THIS ____ DAY OF ____, 20__, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED THE ABOVE NAMED OWNER, WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED FOR THE PURPOSES HEREIN STATED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BOARD OF ALDERMAN

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE BOARD OF ALDERMAN OF PARKVILLE, MISSOURI, BY ORDINANCE NO. _____ DULY AUTHENTICATED THIS ____ DAY OF ____, 2022.



SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THAT WE HAVE BEEN DULY QUALIFIED TO CONDUCT THIS SURVEY BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ROBERT G. YOUNG, PLIS-2007000089 DATE 06/04/2022

R.L. Buford & Associates, LLC LAND SURVEYING CONSULTANTS R.L. BUFORD & ASSOCIATES, LLC P.O. BOX 14068, PARKVILLE, MO 64152 (816) 741-6152 PULSE DEVELOPMENT			
SEC. 26	TWP. 51 N.	R. 34 W.	PLAT
26-27-51-34	17-2170	17-2170	17-2170
DATE	05/04/2022	FIELD BOOK	17-2170
DRAWN BY R.C.Y.			DATE 06/04/2022

FINAL PLAT

**CITY OF PARKVILLE
Policy Report**

Date: August 23, 2022

Prepared By:

Brad Stanton, Planner

Reviewed By:

Stephen Lachky, Community Development
Director

ISSUE:

Adopt an ordinance to approve the final plat of Village on the Green East - Case No. PZ22-19; Pulse Parkville LLC, applicant (Community Development)

BACKGROUND:

On September 12, 2021, the Planning and Zoning Commission held a public hearing for an Application for Preliminary Development Plan for Village on the Green, a planned residential development consisting of 23 one- and two-story 5-7 unit townhomes (145 units total), seven 1-3-story cluster townhomes (80 units total) and a clubhouse building (5,000+/- sq. ft.) on 27.14 acres, more or less, generally located south of Highway 45 and 250' east of South National Drive. The Village on the Green preliminary development plan contains a preliminary plat that proposes replatting the subject property and establishing public easements. On September 12, 2021, the Planning and Zoning Commission recommended approval of the Village on the Green preliminary development plan by a vote of 6-2, subject to staff conditions. On November 16, 2021, the Board of Aldermen approved the Village on the Green preliminary development plan via Ordinance No. 3103.

An application has been submitted for a subdivision – final plat for Village on the Green East, a subdivision (20.46 acres, more or less) generally located south of Highway 45 and approximately 2,000 feet east of South National Drive. The final plat of Village on the Green East proposes platting one lot, as well as a network of utility easements. The final plat was reviewed against the previously-approved Village on the Green preliminary development plan and following review, staff determined the proposed subdivision is substantially consistent with the preliminary plat despite minor changes made to the street design, block and lot layout, and is in compliance with the purposes and intent of the City's Development Code.

Public Notification

As part of the Application for Preliminary Development Plan for Village on the Green, all property owners within 185 ft. of the development were notified via certified mail regarding the public hearing at the Planning and Zoning Commission meeting held on October 12, 2021. Although the 185 ft. boundary didn't reach any residents along Lime Stone Cr., it reached several properties owned by The Limestone Road Neighborhood Association, Inc. The City's notification requirements also included a sign posted on the subject property (in view from public right-of-way) as well as a newspaper notification in The Platte County Citizen newspaper.

Existing Zoning

The subject property is designated as "Tract CC" on the 1998 Community Unit Plan, The National Golf Course of Kansas City. Said tract was rezoned to "R-5" Multi-Family Residential district on July

20, 1999 via Ordinance No. 1816.

Future Land Use

The *Parkville 2040 Master Plan's* (adopted May 11, 2021) Future Land Use Map designates the subject property as "High-Density Residential", which is appropriate for vertically-attached residential uses (e.g., apartments, condominiums) and single-family residential horizontally-attached residential uses (e.g., townhomes, rowhouses). The *Parkville 2040 Master Plan* also states that 12-24 dwelling units per acre (with an average density of 18 dwelling units per acre) is appropriate for the "High-Density Residential" typology.

Final Development Plan

Per our Title IV: Development Code, Table 403-1: Procedures Summary, following approval of preliminary development plans by the Board of Aldermen, all subsequent submission of final development plans are administratively approved by City staff, unless required as a condition of approval by the Board of Aldermen. For example, at the time of preliminary development plan approval for the Creekside master planned development in 2018, the specific tenants for each commercial lot were unknown; and as a result, the Board of Aldermen required that subsequent final development plan submissions go before the Planning and Zoning Commission for approval. Thus, since 2019 more than a dozen final development plans for individual commercial buildings within Creekside have gone before the Planning Commission for approval.

Conditions of approval of the Village on the Green preliminary development plan via Ordinance No. 3103 include, but are not limited to:

- Parcels of the development currently located in Unincorporated Platte County be annexed into Parkville's municipal limits (completed via Ordinance No. 3115)
- All parcels of the development be rezoned to the "R-5-P" Multi-Family Residential district (completed via Ordinance No. 3116).
- A final plat be submitted to subdivide the development properly per the layout of the associated preliminary development plan (in process as part of this application)
- A final development plan* be submitted to staff containing a landscaping plan and lighting plan (completed)
- A stormwater management analysis study* be submitted to staff (completed)

*Printed copies of reference materials are available upon request at Parkville City Hall, 8880 Clark Ave, Parkville, MO 64152 during regular business hours.

Public vs. Private Roadways

Regarding public and private roadways, neither the Parkville Municipal Code nor our Title IV: Development Code states a preference for one over the other. Often times, the reason developers opt to develop private roadways is for the residents' desire to have private security gates; and as a result, the owners along the private roadway are responsible for the maintenance and slow plowing of said roadway unless otherwise noted in any covenants and restrictions. An example of this is Watsons County Ln in the Spooners Addition subdivision in The North National.

With regard to Village on the Green, the developer stated their preference for the development to be a private, gated community; thus, the preliminary development plans and associated final plat have all roadways designated as private. The location of a gate has yet-to-be determined, but would likely

be placed near the entrance point off of NW Lake Crest Ln. off of Missouri Hwy 45.

Roadway Connection to Lime Stone Ct.

The original Community Unit Plan for The National Golf Club of Kansas City (dated 1998) shows the tract of the Village on the Green property being connected to the tract containing the Townhomes At The National. And numerous development plans since then — Eagle Pointe at the National (2000), the Villas at the National (2005) and Bella Vista at the National (2015) — all proposed roadway connections to Lime Stone Ct. This is evident by the final plat of the Townhomes At The National 2nd Plat indicating “possible future right-of-way” on the recorded plat (it should be noted that this doesn’t establish right-of-way; rather, it’s primarily for informational purposes).

However, The National (via their development LLC J3-Pandi) sold off the Village on the Green tract to a private developer in 2015, and since this time have been opposed to a general roadway connection to Lime Stone Ct., because future development in this area would be separate from The National Golf Club of Kansas City; and because of the perception that additional motor vehicle traffic congestion that would result within The South National. Nonetheless, The National HOA is alright with the idea of a limited emergency access easement in this location.

Emergency Access Gate

As part of the Village on the Green Preliminary Development Plan, an emergency access-only roadway is proposed from the development connecting to the existing cul-de-sac at the end of Lime Stone Ct., and an emergency access gate will be constructed to provide access for emergency vehicles only (e.g., police cars, fire trucks, ambulances). While the gate has not yet been designed at this point in time, it’s typically a 20-26 ft. gate that opens up when siren activated. In the event there’s electrical/power failure, the gate is equipped with a backup battery system. And in the event of both electrical/power and backup battery failure, there’s a Knox[®] box located next to the gate, which the Southern Platte Fire Protection District (SPFPD) can open to access a key to open up the gate manually.

There is currently a section of fence around the northern section of the Lime Stone Ct. traffic circle. After construction of the Village on the Green, a portion of this fence will most likely be taken down in order to install the emergency access gate. Dale Brouk, President of The National HOA stated in a telephone conversation on August 11, 2022, “The residents along Lime Stone Ct. have been told numerous times at numerous HOA meetings that the cul-de-sac will be emergency access only. Pulse Development group is also aware of this as well. We haven’t nailed down a specific location for the emergency access gate yet, but it’ll be placed at the most logical location and it will be high-quality.”

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. Adopt an ordinance approving the final plat of Village on the Green East.
2. Adopt an ordinance approving the final plat of Village on the Green East, with the addition of prohibiting construction traffic on Lime Stone Court.

3. Adopt an ordinance approving the final plat of Village on the Green East, with the additions of prohibiting construction traffic on Lime Stone Court and prohibiting a connection from the development to Lime Stone Court through the Lime Stone HoA property.
4. Adopt an ordinance, subject to changes directed by the Board of Aldermen.
5. 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 COMMISSION RECOMMENDATION:

The Planning and Zoning Commission considered the application at their July 12, 2022, regular meeting. Following discussion, they recommended approval of the final plat by a vote of 6-0, subject to staff conditions.

STAFF RECOMMENDATION:

Staff recommends that the Board of Aldermen adopt the ordinance, subject to the following conditions:

- 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.
- Prior to Building Permit issuance, the Final Plat must be approved and recorded with Platte County.
- Prior to occupancy, all public improvements must be installed as required by Public Works.

POLICY:

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

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

SUGGESTED MOTION:

OPTION A:

I move to approve Bill No. 3199, an ordinance approving the final plat of Village on the Green East, a subdivision in Parkville, Platte County, Missouri, subject to staff conditions, on first reading.

I move to approve Bill No. 3199, an ordinance approving the final plat of Village on the Green East, a subdivision in Parkville, Platte County, Missouri, subject to staff conditions, on second reading to become Ordinance No. ____.

OPTION B:

I move to approve Bill No. 3206, an ordinance approving the final plat of Village on the Green East, a subdivision in Parkville, Platte County, Missouri, subject to staff conditions , on first reading.

I move to approve Bill No. 3206, an ordinance approving the final plat of Village on the Green East, a subdivision in Parkville, Platte County, Missouri, subject to staff conditions , on second reading to become Ordinance No. ____.

OPTION C:

I move to approve Bill No. 3207, an ordinance approving the final plat of Village on the Green East, a subdivision in Parkville, Platte County, Missouri, subject to staff conditions , on first reading.

I move to approve Bill No. 3207, an ordinance approving the final plat of Village on the Green East, a subdivision in Parkville, Platte County, Missouri, subject to staff conditions , on second reading to become Ordinance No. ____.

ATTACHMENTS:

1. Ordinance - Option A
2. Ordinance - Option B
3. Ordinance - Option C
4. Preliminary Development Plan
5. Final Plat
6. Staff Report
7. Townhomes at the National 2nd Plat
8. Photos of Lime Stone Court Traffic Circle

AN ORDINANCE APPROVING THE FINAL PLAT OF VILLAGE ON THE GREEN EAST, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI

WHEREAS, on September 12, 2021, the Planning and Zoning Commission held a public hearing for an Application for Preliminary Development Plan for Village on the Green, a planned residential development consisting of twenty-three (23) 1-2-story 5-7 unit townhomes (145 units total), seven (7) 1-3-story cluster townhomes (80 units total) and a clubhouse building (5,000+/- sq. ft.) on 27.14 acres, more or less, generally located south of Highway 45 and 250' east of South National Drive; and

WHEREAS, The Village on the Green preliminary development plan contains a preliminary plat that proposes re-platting the subject property and establishing public easements; and

WHEREAS, on September 12, 2021, the Planning and Zoning Commission recommended approval of the Village on the Green preliminary development plan by a vote of 6-2, subject to conditions; and

WHEREAS, on November 16, 2021, the Board of Aldermen approved the Village on the Green preliminary development plan via Ordinance No. 3103; and

WHEREAS, an application has been submitted for a subdivision – final plat for Village on the Green East, a subdivision (20.46 acres, more or less) generally located south of 45 Highway and approx. 2,000 ft. east of South National Drive in Parkville, Missouri; and

WHEREAS, the Final Plat of Village on the Green East proposes platting one (1) lot, as well as a network of utility easements; and

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

WHEREAS, the Final Plat of Village on the Green East was considered at the July 12, 2022 meeting of the Planning and Zoning Commission, and was recommended for approval (by a vote of 6-0), subject to staff conditions.

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 Village on the Green East, 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:

- 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.
- Prior to Building Permit issuance, the Final Plat must be approved and recorded with Platte County.
- Prior to occupancy, all public improvements must be installed as required by Public Works.

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 16th day of August 2022.

Mayor Dean Katerndahl

ATTESTED:

City Clerk Melissa McChesney

AN ORDINANCE APPROVING THE FINAL PLAT OF VILLAGE ON THE GREEN EAST, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI

WHEREAS, on September 12, 2021, the Planning and Zoning Commission held a public hearing for an Application for Preliminary Development Plan for Village on the Green, a planned residential development consisting of twenty-three (23) 1-2-story 5-7 unit townhomes (145 units total), seven (7) 1-3-story cluster townhomes (80 units total) and a clubhouse building (5,000+/- sq. ft.) on 27.14 acres, more or less, generally located south of Highway 45 and 250' east of South National Drive; and

WHEREAS, The Village on the Green preliminary development plan contains a preliminary plat that proposes re-platting the subject property and establishing public easements; and

WHEREAS, on September 12, 2021, the Planning and Zoning Commission recommended approval of the Village on the Green preliminary development plan by a vote of 6-2, subject to conditions; and

WHEREAS, on November 16, 2021, the Board of Aldermen approved the Village on the Green preliminary development plan via Ordinance No. 3103; and

WHEREAS, an application has been submitted for a subdivision – final plat for Village on the Green East, a subdivision (20.46 acres, more or less) generally located south of 45 Highway and approx. 2,000 ft. east of South National Drive in Parkville, Missouri; and

WHEREAS, the Final Plat of Village on the Green East proposes platting one (1) lot, as well as a network of utility easements; and

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

WHEREAS, the Final Plat of Village on the Green East was considered at the July 12, 2022 meeting of the Planning and Zoning Commission, and was recommended for approval (by a vote of 6-0), subject to staff conditions.

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 Village on the Green East, 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:

- 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.
- Prior to Building Permit issuance, the Final Plat must be approved and recorded with Platte County.
- Prior to occupancy, all public improvements must be installed as required by Public Works.
- The use of Lime Stone Court by construction traffic to access development on the Final Plat area shall be prohibited.

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 16th day of August 2022.

Mayor Dean Katerndahl

ATTESTED:

City Clerk Melissa McChesney

AN ORDINANCE APPROVING THE FINAL PLAT OF VILLAGE ON THE GREEN EAST, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI

WHEREAS, on September 12, 2021, the Planning and Zoning Commission held a public hearing for an Application for Preliminary Development Plan for Village on the Green, a planned residential development consisting of twenty-three (23) 1-2-story 5-7 unit townhomes (145 units total), seven (7) 1-3-story cluster townhomes (80 units total) and a clubhouse building (5,000+/- sq. ft.) on 27.14 acres, more or less, generally located south of Highway 45 and 250' east of South National Drive; and

WHEREAS, The Village on the Green preliminary development plan contains a preliminary plat that proposes re-platting the subject property and establishing public easements; and

WHEREAS, on September 12, 2021, the Planning and Zoning Commission recommended approval of the Village on the Green preliminary development plan by a vote of 6-2, subject to conditions; and

WHEREAS, on November 16, 2021, the Board of Aldermen approved the Village on the Green preliminary development plan via Ordinance No. 3103; and

WHEREAS, an application has been submitted for a subdivision – final plat for Village on the Green East, a subdivision (20.46 acres, more or less) generally located south of 45 Highway and approx. 2,000 ft. east of South National Drive in Parkville, Missouri; and

WHEREAS, the Final Plat of Village on the Green East proposes platting one (1) lot, as well as a network of utility easements; and

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

WHEREAS, the Final Plat of Village on the Green East was considered at the July 12, 2022 meeting of the Planning and Zoning Commission, and was recommended for approval (by a vote of 6-0), subject to staff conditions; and

WHEREAS, the City now believes that the Lime Stone Road Homeowners Association will change hands within the next several months and that the new owners will refuse access between Lime Stone Court and Village on the Green development through its property.

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 Village on the Green East, 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:

- 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.
- Prior to Building Permit issuance, the Final Plat must be approved and recorded with Platte County.
- Prior to occupancy, all public improvements must be installed as required by Public Works.
- The use of Lime Stone Court by construction traffic to access development on the Final Plat area shall be prohibited.
- No road connection from the development on the Final Plat area to Lime Stone Court through property currently owned by the Lime Stone Road Neighborhood Association, Inc. shall be permitted. Such connection will require a separate approval by the Board of Aldermen.

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 16th day of August 2022.

Mayor Dean Katerndahl

ATTESTED:

City Clerk Melissa McChesney

VILLAGE ON THE GREEN

PARKVILLE, MO 64152

PRELIMINARY DEVELOPMENT PLAN

1 OCTOBER 2021

HOEFER WELKER #: 185023

GENERAL	
COVER SHEET	AS
CIVIL	
OVERALL SITE (EAST)	C1.0
SITE (EAST)	C1.1
SITE (WEST)	C1.2
OVERALL GRADING (EAST)	C2.0
GRADING (EAST)	C2.1
GRADING (EAST)	C2.2
GRADING (EAST)	C2.3
GRADING (EAST)	C2.4
OVERALL GRADING (WEST)	C2.5
GRADING (WEST)	C2.6
GRADING (WEST)	C2.7
TRUCK TURN (EAST)	C3.0
TRUCK TURN (WEST)	C3.1
UTILITY (EAST)	C4.0
UTILITY (WEST)	C4.1

ARCHITECTURAL SITE	
ARCHITECTURAL SITE PLAN	AS1.1
ENLARGED SITE PLAN - WEST	AS1.2
ENLARGED SITE PLAN - EAST	AS1.3
SITE BOUNDARY - WEST	AS1.21
SITE BOUNDARY - EAST	AS1.22

ARCHITECTURAL	
WEST EXTERIOR ELEVATIONS - BLDG 1	A2.11
WEST EXTERIOR ELEVATIONS - BLDG 2	A2.12
WEST EXTERIOR ELEVATIONS - BLDG 3	A2.13
WEST EXTERIOR ELEVATIONS - BLDG 4	A2.14
WEST EXTERIOR ELEVATIONS - BLDG 5	A2.15
WEST EXTERIOR ELEVATIONS - BLDG 6	A2.16
WEST EXTERIOR ELEVATIONS - BLDG 7	A2.17
WEST EXTERIOR ELEVATIONS - CLUBHOUSE	A2.18
WEST EXTERIOR ELEVATIONS - CLUBHOUSE	A2.19
WEST EXTERIOR ELEVATIONS - BLDG 1 (RENDER)	A2.21
WEST EXTERIOR ELEVATIONS - BLDG 2 (RENDER)	A2.22
WEST EXTERIOR ELEVATIONS - BLDG 3 (RENDER)	A2.23
WEST EXTERIOR ELEVATIONS - BLDG 4 (RENDER)	A2.24
WEST EXTERIOR ELEVATIONS - BLDG 5 (RENDER)	A2.25
WEST EXTERIOR ELEVATIONS - BLDG 6 (RENDER)	A2.26
WEST EXTERIOR ELEVATIONS - BLDG 7 (RENDER)	A2.27
WEST EXTERIOR ELEVATIONS - CLUBHOUSE (RENDER)	A2.28
WEST EXTERIOR ELEVATIONS - CLUBHOUSE (RENDER)	A2.29

ARCHITECTURAL	
EAST EXTERIOR ELEVATIONS - BLDG A	A2.31
EAST EXTERIOR ELEVATIONS - BLDG B	A2.32
EAST EXTERIOR ELEVATIONS - BLDG C	A2.33
EAST EXTERIOR ELEVATIONS - BLDG D	A2.34
EAST EXTERIOR ELEVATIONS - BLDG E	A2.35
EAST EXTERIOR ELEVATIONS - BLDG F	A2.36
EAST EXTERIOR ELEVATIONS - BLDG G	A2.37
EAST EXTERIOR ELEVATIONS - BLDG A (RENDER)	A2.41
EAST EXTERIOR ELEVATIONS - BLDG B (RENDER)	A2.42
EAST EXTERIOR ELEVATIONS - BLDG C (RENDER)	A2.43
EAST EXTERIOR ELEVATIONS - BLDG D (RENDER)	A2.44
EAST EXTERIOR ELEVATIONS - BLDG E (RENDER)	A2.45
EAST EXTERIOR ELEVATIONS - BLDG F (RENDER)	A2.46
EAST EXTERIOR ELEVATIONS - BLDG G (RENDER)	A2.47
WEST SITE SECTION	A3.1
EAST SITE SECTION	A3.2
EAST UPPER SITE SECTION	A3.3
EAST LOWER SITE SECTION	A3.4

IMP. AREA:	
UNIT TYPE	GROSS SF
1BR+1.5BA	1275
A	1275
2BR+2DEN+1BA	1315
B	1315
2BR+2BA	1355
C	1355
3	1355
1.1	1395
1.2	1395
1.3	1435
2BR+2.5BA	1475
2.1	1475
2.2	1515
2.3	1515
2.4	1555
2.5	1555
2.6	1595
2.7	1595
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2.24	1955
2.25	1955
2.26	1995
2.27	1995
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2.29	2035
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2.33	2115
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2.37	2195
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2.527	11995

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN AREAS DESIGNATED AS SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD.

A PORTION OF THIS PROPERTY LIES WITHIN AREAS DESIGNATED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH ELEVATIONS BETWEEN 1 FOOT OR MORE CHANCE AREAS LESS THAN 1 SQUARE FOOT. AREAS PROTECTED BY LEAKS FROM 1% ANNUAL CHANCE FLOOD.

THE FLOODING OF THE PROPERTY LIES WITHIN AREAS DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODING. AS SHOWN ON THE FLOOD HAZARD MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE 1971 IN PARTIALITY COMMUNITY NO. 23000, JEFFERSON COUNTY, KANSAS, MAY BE DETERMINED AND DATED APRIL 2, 2015.

OWNER/DEVELOPER:

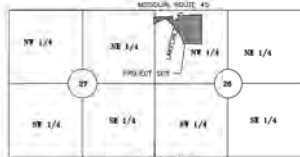
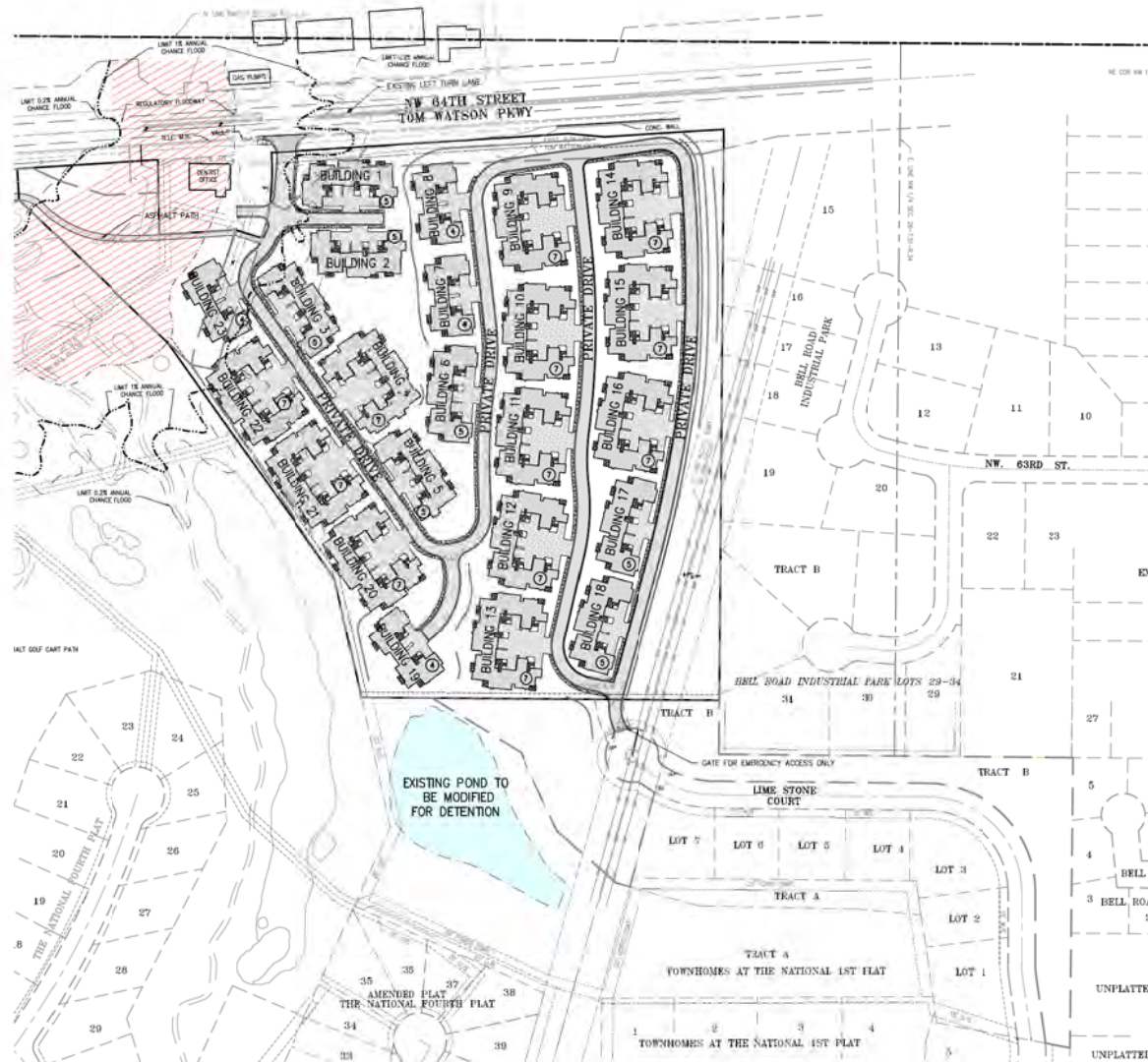
PULSE DEVELOPMENT
CONTACT: ADAM THOLEN

ARCHITECT:

HOEFER WELKER
11460 TOMAHAWK CREEK PARKWAY
SUITE 400
LEAWOOD, KS 66211
913-307-3700 OFFICE
913-307-3710 FAX
CONTACT: JACOB CLAUSSEN, P.E.

CIVIL:

PHILLIPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913-581-1755 OFFICE
913-581-1766 FAX
CONTACT: JACOB CLAUSSEN, P.E.



LOCATION MAP
SEC. 26-51-34
SEC. 27-51-34

LEGEND

- PL — PROPERTY LINE
- LA — LEFT OF WAY
- R/W — RIGHT OF WAY
- 2' CURB & GUTTER
- 6" CURB
- STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- RETAINING WALL
- NUMBER OF UNITS

Building and Lot Data

Site Area (Acres)	336.30 (77,714.4 sq ft)
Building Area	1,111,111 (25,400,000 sq ft)
Paved Area	1,111,111 (25,400,000 sq ft)
Number of Units	135 units
Density (Units / Acre)	0.4

Site Summary

Percentage of Site Covered by Buildings	33.4%	(112,333 sq ft of 336,300 sq ft)
Percentage of Area Covered by Paved Areas/Driveways	45.5%	(153,017 sq ft of 336,300 sq ft)
Percentage of Open Space/Grassland	21.1%	(70,950 sq ft of 336,300 sq ft)
Total Site Area	336.30	(77,714.4 sq ft)



PRELIMINARY OVERALL
CIVIL SITE PLAN

HOEFER WELKER
11460 Tomahawk Creek Parkway, Suite 400, Leawood, Kansas 66211
P: 913.307.3700 • F: 913.307.3710 • www.hoeferwelker.com

PRELIMINARY DESIGN PACKAGE

VILLAGE ON THE GREEN EAST

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HOEFER WELKER

REVISION DATES:

PROFESSIONAL SEAL
C1.0

ISSUE DATE: 07 MONTH 2021
HOEFER WELKER # 000000

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN AN AREA DEEMED AN SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD.

A PORTION OF THIS PROPERTY LIES WITHIN ZONE A, DEEMED AS AREAS AT RISK OF 0.2% ANNUAL CHANCE FLOODING, BASED UPON 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH CHANGING DEPTH, LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEEMED AS AREAS AT RISK TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF INDIANAPOLIS, INDIANA NO. 22030A, JUNE 1991, KANSAS, MAP NO. 22030A, AND DATED APRIL 2, 2011.

OWNER/DEVELOPER:

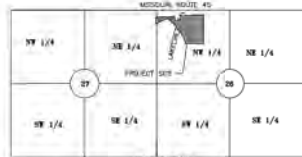
PULSE DEVELOPMENT
CONTACT: ADAM THOLEN

ARCHITECT:

HOOVER HILLER
11460 TOMAHAWK CREEK PARKWAY
SUITE 400
LEAWOOD, KS 66211
913-337-3700 OFFICE
913-337-3710 FAX
CONTACT:

CIVIL:

HOEFER WELKER, INC.
1770 N. WINCHESTER
GLADIS, KS 66001
913-383-1155 OFFICE
913-383-1156 FAX
CONTACT: JUDY CLAUSSEN, P.E.



LOCATION MAP
SEC. 26-51-34
SEC. 27-51-34



UTILITY LOCATIONS OF UTILITIES ARE AS SHOWN. UNDEGROUND UTILITIES SHOWN AS FURNISHED BY THEIR LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDEGROUND UTILITIES CALL 811.

NOTE: SHORTEST DRIVEWAY LENGTH BUILDING 6, 16.0

Building and Lot Data

Lot Area (Acres)	233.401 S.F. (2.54 AC)
Lot Area (Sq. Ft.)	233,401
Lot Area (Sq. Ft.)	233,401
Lot Area (Sq. Ft.)	233,401

Parking Summary

Garage	114 Spaces
Surface Parking (Required)	114 Spaces
Surface Parking (Provided)	257 Spaces
Surface Parking (Required)	257 Spaces
Surface Parking (Provided)	257 Spaces
Surface Parking (Required)	257 Spaces
Surface Parking (Provided)	257 Spaces

Site Summary

Percentage of Site Covered by Buildings	25.7%	62,242 S.F. (1.42 AC)
Percentage of Area Covered by Landscaping/Driveways	18.1%	44,241 S.F. (1.01 AC)
Percentage of Open Space/Unimproved	56.2%	132,918 S.F. (3.03 AC)
Total Site Area	233.401	233,401 S.F. (2.54 AC)

LEGEND

- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- 2 CARS & GUTTER
- 6' CURB
- STANCHIONS WITH ALPHABETIC IDENTIFICATION
- PROPOSED BUILDING
- EXISTING PAVEMENT
- EXISTING SIDEWALK
- EXISTING ROAD

S. NATIONAL DR.

ELECTRIC BOX ON CONC. PAD

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

BUILDING 5

BUILDING 6

BUILDING 7

BUILDING 8

BUILDING 9

BUILDING 10

BUILDING 11

BUILDING 12

BUILDING 13

BUILDING 14

BUILDING 15

BUILDING 16

BUILDING 17

BUILDING 18

BUILDING 19

BUILDING 20

BUILDING 21

BUILDING 22

BUILDING 23

NW 64TH STREET

TOM WATSON PKWY

NW BLAIR RD

NW BLAIR RD

NW BLAIR RD

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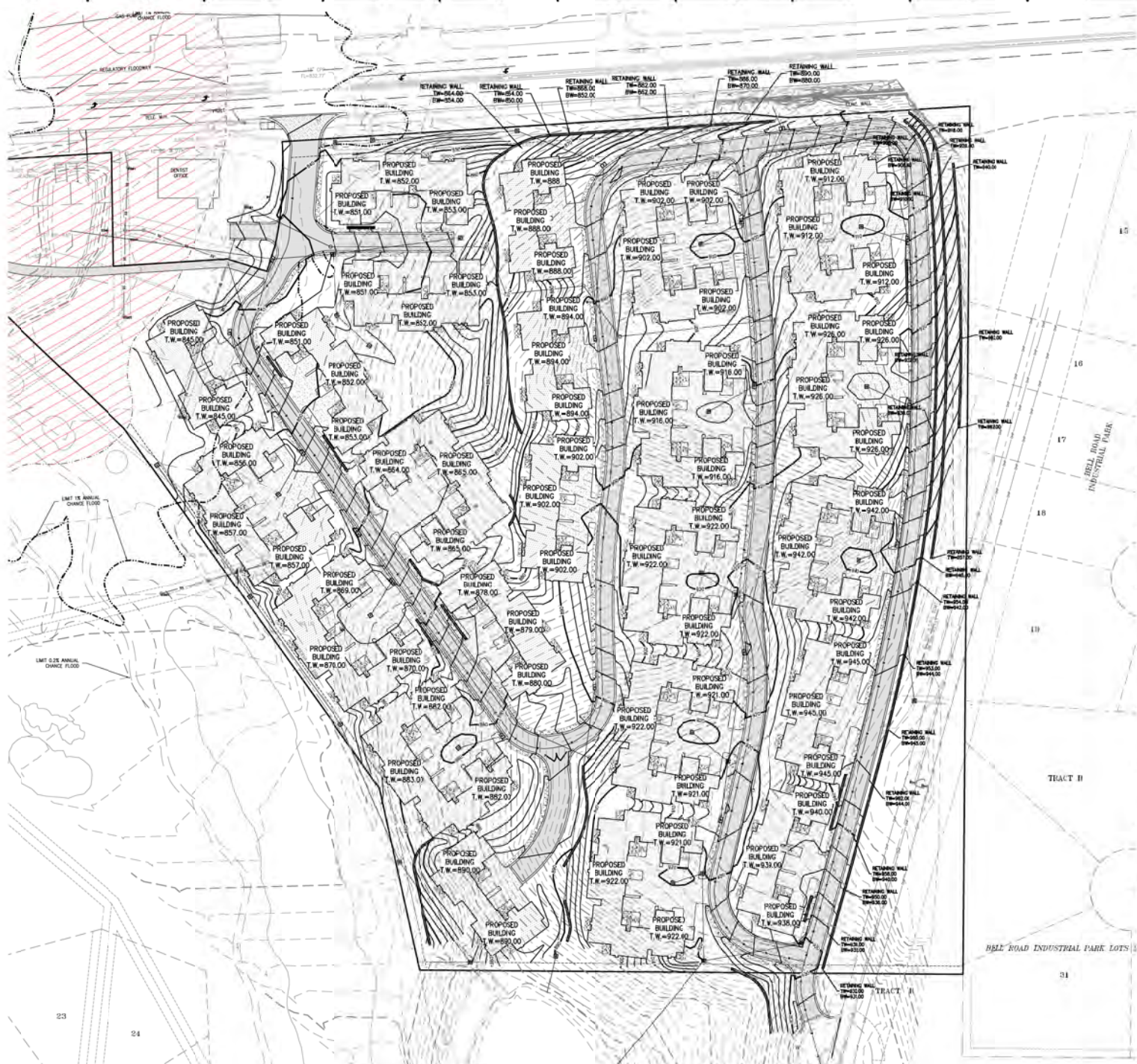
NW BLAIR RD

NW BLAIR RD

NW BLAIR RD

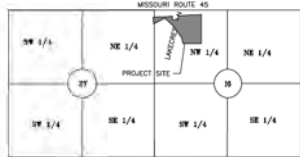
FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE AC, DESIGNATED AS SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO REGULATION BY THE FEDERAL AVIATION ADMINISTRATION (FAA).
 A PORTION OF THIS PROPERTY LIES WITHIN ZONE X, DESIGNATED AS AREA OF SPECIAL FLOOD HAZARD (SFHA) SUBJECT TO REGULATION BY THE FEDERAL AVIATION ADMINISTRATION (FAA).
 THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE X, DESIGNATED AS AREA OF SPECIAL FLOOD HAZARD (SFHA) SUBJECT TO REGULATION BY THE FEDERAL AVIATION ADMINISTRATION (FAA).
 THE FLOOD HAZARD MAP, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL AVIATION ADMINISTRATION (FAA) FOR THE CITY OF FAIRFAX, COUNTY NO. 2000A, JORDAN COUNTY, MISSOURI, MAP NO. 2000000000, DATED APRIL 2, 2015.



LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- LG — TOP OF GUTTER
- TC — TOP OF CURB
- ME — MEAN EXISTING
- HP — HIGH POINT
- LP — LOW POINT
- P — TOP OF PARAPET
- GR — GROUND ELEVATION
- BS — BOTTOM OF STORY
- TS — TOP OF STORY
- BW — BOTTOM OF WALL
- TW — TOP OF WALL
- EXISTING STONE SCARP
- PROPOSED STONE PILE
- PROPOSED WET CURB & GUTTER
- PROPOSED DRY CURB & GUTTER
- PROPOSED RETAINING WALL



LOCATION MAP
 SEC. 20-31-34
 SEC. 27-31-34



UTILITY NOTES:
 UTILITY INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN AS TURNED BY THEIR ISSUERS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



OVERALL GRADING PLAN

VILLAGE ON THE GREEN EAST

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PROFESSIONAL SEAL

C2.0

ISSUE DATE: 07 MONTH 2021
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LOCATION MAP
SEC. 26-51-34
SEC. 27-51-34

LEGEND

PL	PROPERTY LMS
LI	LIST LINE
3/W	3-DIMENSION
	F-GRID & G-GRID
	BARCODE CAPABILITY
	PROTOCOL CAPABILITY
	PROPOSED SPECT EXTENSION
	LI LIST OF SPECTS
	EC COPY OF SPECT
	TR GENERAL
	TR HISTORY
	HP MATCH CHECKED
	HP HP POINT
	LP LOW POWER
	LP LIST OF CHANNELS
	ST TOP OF STRUCTURE
	EC SECOND EXTENSION
	ES BOTTOM OF SPECT
	CS TOP OF CS
	TR BOTTOM OF WALL
	TR TOP OF WALL
	CYCLIC STORM SPECT
	PROPOSED STORM WTS
	PROPOSED WCT-TIME & G-GRID
	PROPOSED DR-GRID & G-GRID
	PROPOSED DR-GRID WALL

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE
 1, WHICH IS CLASSIFIED AS SPECIAL FLOOD HAZARD AREAS (SFHA).
 SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE
 FLOOD.

A PORTION OF THIS PROPERTY LIES WITHIN ZONE
 2, WHICH IS CLASSIFIED AS SPECIAL FLOOD HAZARD AREAS (SFHA).
 SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE
 FLOOD.

AREAL, DANCE FLOORPLAN, AS SHOWN ON THE FLOOR
REVENUE RATE MAP PREPARED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF
FAIRVILLE, COMMUNITY NO. 280254, JOHNSON COUNTY,
KANSAS, MAP NO. 280254(270) AND DATED APRIL 2,
1985.



Know what's below.
Call before you dig.

Utility Approx.
Visual indicators of utilities are as shown. Understanding locations shown, is furnished by their legends, and approximate and should be verified in the field at the time of construction. For actual field locations of underground utilities (gas, etc.)



VILLAGE ON THE GREEN EAST

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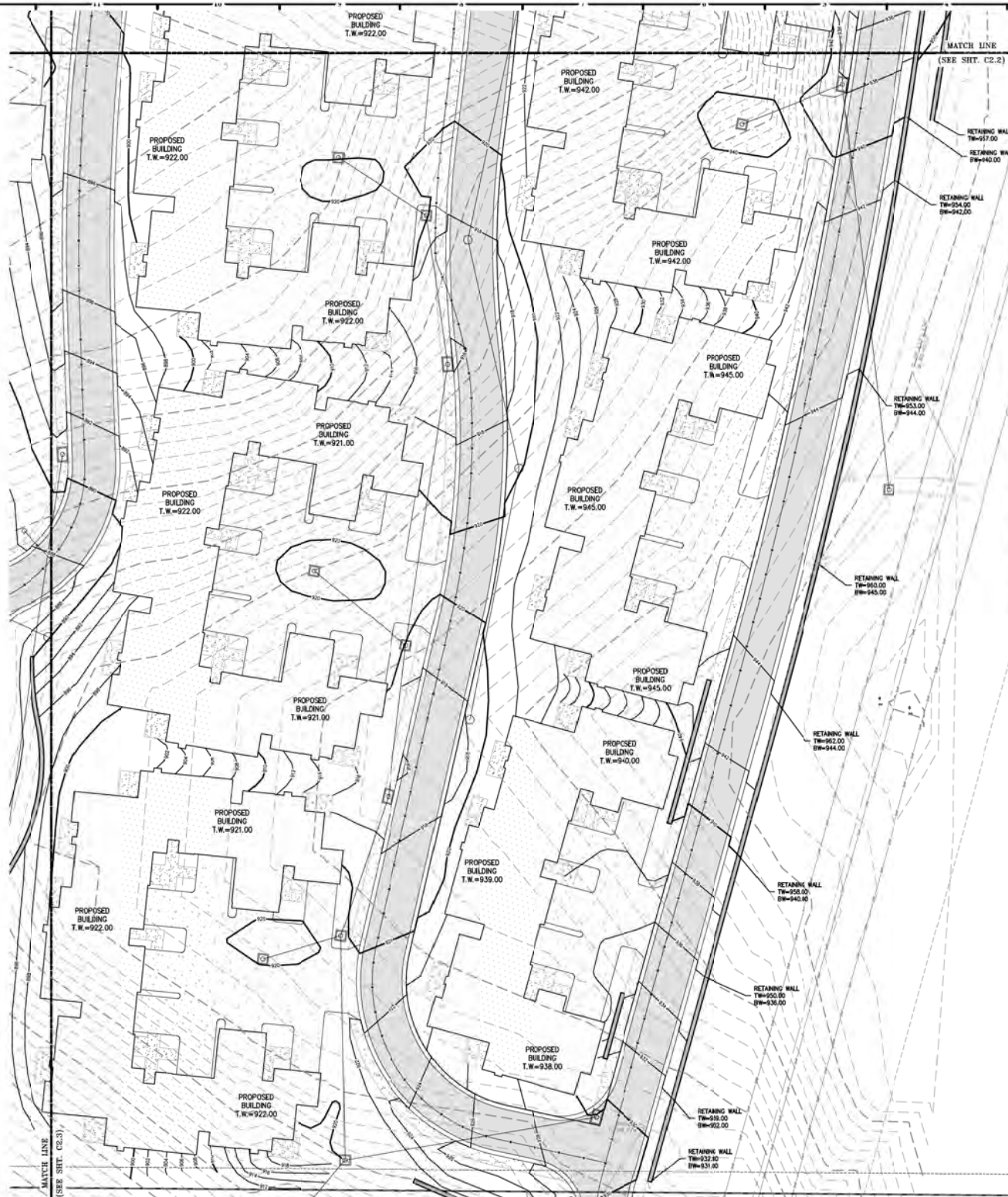
C2.2

ISSUE DATE: 00 MONTH 2021

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MATCH LINE
(SEE SHT. C2.2)

1

LEGEND

- [illegible]

FLOOD NOTE:

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE A FORMED AS SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE TOMBIGBE CHANNEL FLOOD.

A PORTION OF THIS PROPERTY LIES WITHIN ZONE B REACHES, DEFINED AS AREAS OF 0.25 ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AN AVERAGE DEPTH OF 1.5 FEET OR MORE, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AN AVERAGE DEPTH OF 1.5 FEET OR MORE, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AN AVERAGE DEPTH OF 1.5 FEET OR MORE, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AN AVERAGE DEPTH OF 1.5 FEET OR MORE.

THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE C FORMED AS AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE TOMBIGBE CHANNEL FLOOD. THE FLOOD HAZARD MAP WAS PREPARED BY THE LOUISIANA EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF FAYETTEVILLE, LOUISIANA BY DR. JONAS, JONAS, COLEMAN, KATZ, AND ASSOCIATES, INC. AND DATED APRIL 2, 1988.



Know what's below.
Call before you dig.

USUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, IF FURNISHED BY THEIR LESSEES, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES, DATA SHEET



LOCATION MAP
SEC. 26-51-34
SEC. 27-51-34



REVISION DATES:

PROFESSIONAL SEAL

C2.4

ISSUE DATE: 00 MONTH 2021

GRADING PLAN



Know what's below.
Call before you dig.

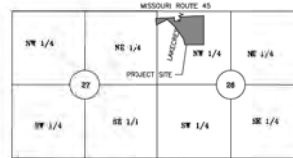
UTILITY NOTES:
TYPICAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN AS TURNED BY THEIR
DESIGNS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN FEMA 401 SPECIAL FLOOD HAZARD AREAS (SHOWN)
SUBJECT TO INUNDATION BY RUL. 1% ANNUAL CHANCE FLOOD.

A PORTION OF THIS PROPERTY LIES WITHIN FEMA 401 SPECIAL FLOOD HAZARD AREAS (SHOWN)
SUBJECT TO INUNDATION BY RUL. 1% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH
DRAINAGE DEPTH LESS THAN 1 FOOT, ARE AREAS PROTECTED BY LOCATED FROM 1% ANNUAL
CHANCE FLOOD.

THE BOUNDARIES OF THE PROPERTY LIES WITHIN FEMA 401 SPECIAL FLOOD HAZARD AREAS (SHOWN) TO BE OUTSIDE
THE 1% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY
THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF FAIRFAX, KANSAS NO. 20034,
JOHNSON COUNTY, KANSAS, MAP NO. 20034(2003) AND DATED APRIL 2, 2003.



LOCATION MAP
SEC. 26-31-34
SEC. 27-31-34

SCALE: 1" = 1000'
SCALE: 1" = 1000'



SCALE: 1"=20'

PROFESSIONAL SEAL

C2.6

ISSUE DATE: 07/MONTH/2021
HOEFER WELKER # 000000

CIVIL GRADING PLAN

- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - 8' W- W- RIGHT-OF-WAY
 - 2' CURB & GUTTER
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED SPOT ELEVATION
 - LG UP OF GUTTER
 - TC TOP OF CURB
 - SW SIDEWALK
 - ME MATCH EXISTING
 - HP HIGH POINT
 - LP LOW POINT
 - TP TOP OF PAVED
 - TO TOP OF STRUCTURE
 - GR GROUND ELEVATION
 - BS BOTTOM OF STORY
 - TS TOP OF STORY
 - FW BOTTOM OF WALL
 - TW TOP OF WALL
 - EXISTING STORM SEWER
 - PROPOSED STORM PVE
 - PROPOSED WET CURB & GUTTER
 - PROPOSED DRY CURB & GUTTER
 - PROPOSED RETAINING WALL

VILLAGE ON THE GREEN WEST

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REVISION DATES:

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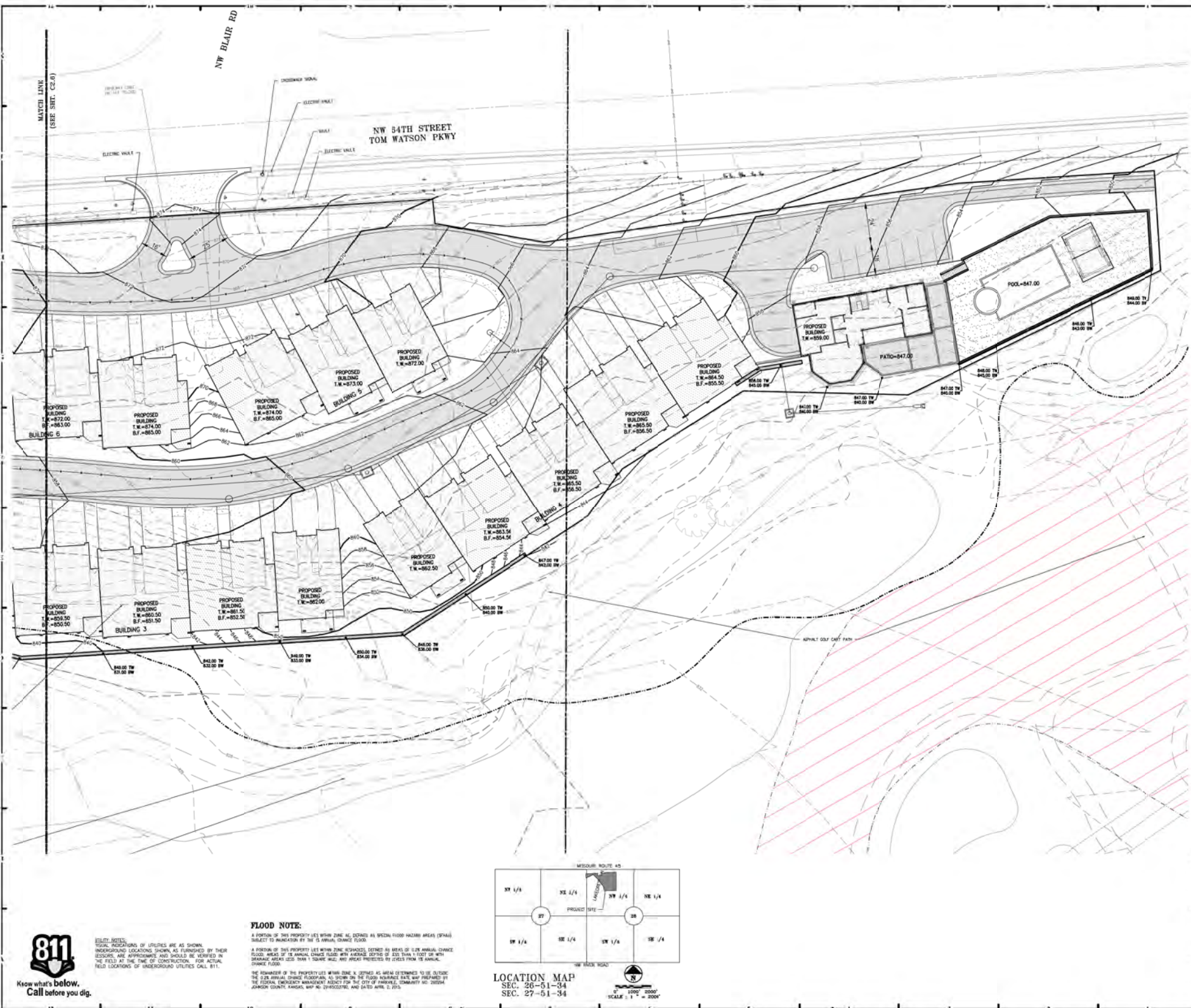
ISSUE DATE: 07/MONTH/2021
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CIVIL GRADING PLAN

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PRELIMINARY DESIGN PACKAGE



- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - RIGHT-OF-WAY
 - 2' CURB & GUTTER
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED SPOT ELEVATION
 - LG TOP OF GUTTER
 - TC TOP OF CURB
 - SW SIDEWALK
 - ME MATCH EXISTING
 - HP HIGH POINT
 - LP LOW POINT
 - TP TOP OF PARADE
 - TE TOP OF STRUCTURE
 - GR GROUND ELEVATION
 - BS BOTTOM OF STAIR
 - TS TOP OF STAIR
 - BW BOTTOM OF WALL
 - TW TOP OF WALL
 - EXISTING STONE SCARP
 - PROPOSED STONE PILE
 - PROPOSED WET CURB & GUTTER
 - PROPOSED DRY CURB & GUTTER
 - PROPOSED RETAINING WALL

MATCH LINE
(SEE SHEET C2.6)

NW BLAIR RD

NW 54TH STREET
TOM WATSON PKWY

PROPOSED BUILDING
T.M.=872.00
B.F.=863.00
BUILDING 6

PROPOSED BUILDING
T.M.=874.00
B.F.=865.00

PROPOSED BUILDING
T.M.=873.00
B.F.=865.00
BUILDING 5

PROPOSED BUILDING
T.M.=864.50
B.F.=855.50

PROPOSED BUILDING
T.M.=863.50
B.F.=854.50
BUILDING 4

PROPOSED BUILDING
T.M.=862.50
B.F.=853.50

PROPOSED BUILDING
T.M.=861.50
B.F.=852.50
BUILDING 3

PROPOSED BUILDING
T.M.=860.50
B.F.=851.50

POOL=847.00
PATIO=847.00

846.00 TW
845.00 BW

845.00 TW
844.00 BW

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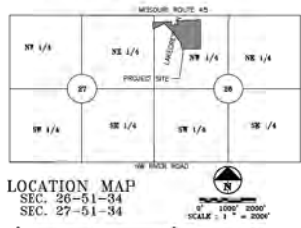
845.00 TW
844.00 BW

845.00 TW
844.00 BW



UTILITY NOTES:
TYPICAL LOCATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN AS TYPICAL. IF THEIR EXISTENCE, LOCATION AND DEPTH ARE NOT KNOWN, THEY SHOULD BE VERIFIED BY THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

FLOOD NOTE:
A PORTION OF THIS PROPERTY LIES WITHIN ZONE AL, DESIGNATED AS SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO FLOODING BY THE U.S. ARMY CORPS OF ENGINEERS.
A PORTION OF THIS PROPERTY LIES WITHIN ZONE A, DESIGNATED AS AREAS OF SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO FLOODING BY THE U.S. ARMY CORPS OF ENGINEERS.
THE FLOODING OF THIS PROPERTY LIES WITHIN ZONE A, DESIGNATED AS AREAS OF SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO FLOODING BY THE U.S. ARMY CORPS OF ENGINEERS.
THE FLOODING OF THIS PROPERTY LIES WITHIN ZONE A, DESIGNATED AS AREAS OF SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO FLOODING BY THE U.S. ARMY CORPS OF ENGINEERS.



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VILLAGE ON THE GREEN WEST

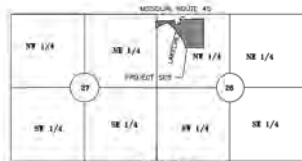
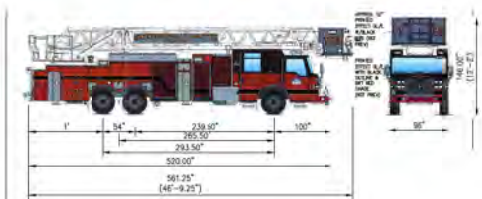
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CIVIL GRADING PLAN



LOCATION MAP
SEC. 26-51-34
SEC. 27-51-34

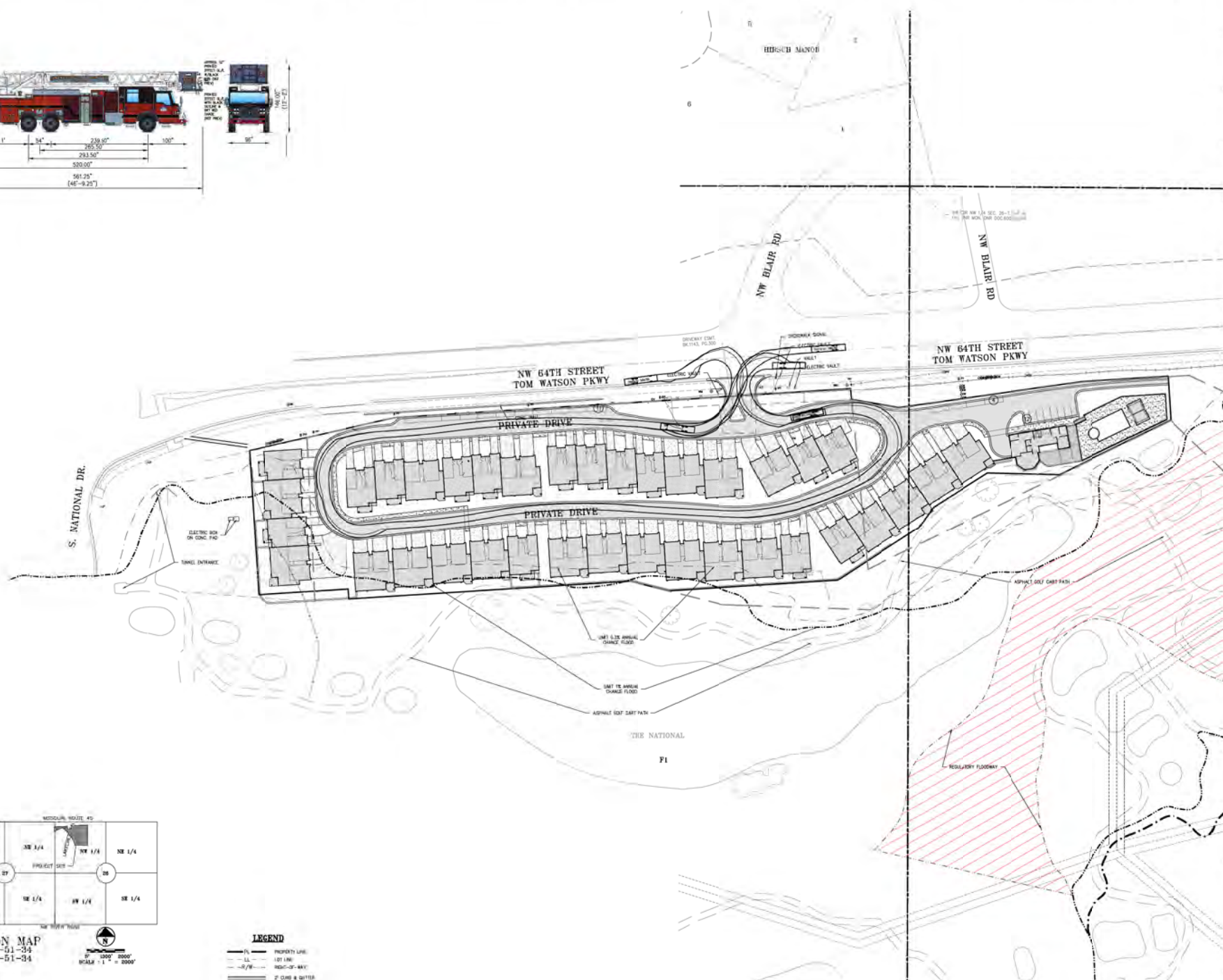


LEGEND

—	PROPERTY LINE
---	LOT LINE
- - -	RIGHT-OF-WAY
---	2" CURB & GUTTER
---	4" CURB
---	STANDARD DUTY ASPHALT PAVEMENT
---	PROPOSED BUILDING
---	CONCRETE PAVEMENT
---	CONCRETE SIDEWALK
---	EXISTING WALL



UTILITY NOTES:
SPINAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND UTILITIES SHOWN AS FURNISHED BY THEIR
LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



TRUCK TURN PLAN

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66211
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UTILITY COMPANIES:

SPIRE ENERGY
SEVERLY PASSANING
7500 E. 35TH TERRACE
KANSAS CITY, MO 64128
EMAIL: severly.passaning@spireenergy.com

(816) 472-3404

EVERG
MICHELLE FELTES
8325 N. PLATTE PURCHASE DRIVE
KANSAS CITY, MO 64114
E-MAIL: mlfeltes@everg.com

(816) 420-4721

PARKVILLE SEWER DEPARTMENT
XXXX
8880 CLARK AVENUE
PARKVILLE, MO 64152
EMAIL: XXXX

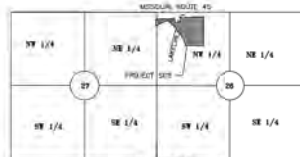
(816) 741-7676

PLATTE COUNTY REGIONAL SEWER DISTRICT
XXXX
1114 STATE ROUTE 273
TRACT MO 64079
E-MAIL: XXXX

(816) 858-2552

MISSOURI AMERICAN WATER
XXXX
10550 FT. HIGHWAY
PARKVILLE, MO 64152
EMAIL: XXXX

(816) 741-2992



LOCATION MAP
SEC. 26-51-34
SEC. 27-51-34



UTILITY NOTES:
UTILITIES LOCATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
RECORDS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



LEGEND	
—	PROPERTY LINE
—	LOT LINE
—	RIGHT-OF-WAY
—	EXISTING CABLE TELEVISION LINE
—	EXISTING FIBER OPTIC LINE
—	EXISTING GAS LINE
—	EXISTING BURIED ELECTRIC LINE
—	EXISTING OVERHEAD POWER LINE
—	EXISTING OVERHEAD TELEPHONE LINE
—	EXISTING SANITARY SEWER LINE
—	EXISTING STORM SEWER LINE (8" DIA.)
—	EXISTING BURIED TELEPHONE LINE
—	EXISTING WATER LINE (8" DIA.)
—	PROPOSED CABLE TELEVISION LINE
—	PROPOSED FIBER OPTIC LINE
—	PROPOSED GAS LINE
—	PROPOSED BURIED ELECTRIC LINE
—	PROPOSED SANITARY SEWER LINE
—	PROPOSED OVERHEAD POWER LINE
—	PROPOSED STORM SEWER LINE (8" DIA.)
—	PROPOSED BURIED TELEPHONE LINE
—	PROPOSED WATER LINE (8" DIA.)
—	PROPOSED ROOF DRAIN (8" DIA.)



VILLAGE ON THE GREEN EAST

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UTILITY PLAN

HOEFER WELKER
11460 Tomahawk Creek Parkway, Suite 400, Leawood, Kansas
66211
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UTILITY COMPANIES:

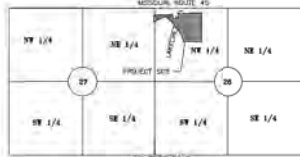
SPRINT ENERGY (816) 472-3434
BEVERLY FALSMITH
7500 E. 34TH TERRACE
KANSAS CITY, MO 64129
EMAIL: beverly.fal-smith@sprintenergy.com

EVERGY (816) 420-4121
MELISSA FELTZ
8335 N. PLATTE PURCHASE DRIVE
KANSAS CITY, MO 64118
T-MAIL: mlfeltz@evergy.com

PARKVILLE SEWER DEPARTMENT (816) 741-7076
XXXX
8800 CLARK AVENUE
PARKVILLE, MO 64150
EMAIL: XXXX

PLATTE COUNTY REGIONAL SEWER DISTRICT (816) 858-2052
XXXX
414 STATE ROUTE 223
PLATTSBURGH, MO 64074
T-MAIL: XXXX

MUSKOGEE AMERICAN WATER (816) 741-2092
XXXX
16350 FT. HIGHWAY
PARKVILLE, MO 64150
EMAIL: XXXX



LOCATION MAP
SEC. 26-31-34
SEC. 27-31-34



UTILITY NOTES:
UTILITIES LOCATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND UTILITIES SHOWN, AS FURNISHED BY THEIR
OWNERS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



- ### LEGEND
- PROPERTY LINE
 - LOT LINE
 - RIGHT-OF-WAY
 - EXISTING CABLE TELEVISION LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING GAS LINE
 - EXISTING BURIED ELECTRIC LINE
 - EXISTING OVERHEAD POWER LINE
 - EXISTING OVERHEAD TELEPHONE LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING STORM SEWER LINE (A 100)
 - EXISTING BURIED TELEPHONE LINE
 - EXISTING WATER LINE (A 100)
 - PROPOSED CABLE TELEVISION LINE
 - PROPOSED FIBER OPTIC LINE
 - PROPOSED GAS LINE
 - PROPOSED BURIED ELECTRIC LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED OVERHEAD POWER LINE
 - PROPOSED STORM SEWER LINE (A 100)
 - PROPOSED BURIED TELEPHONE LINE
 - PROPOSED WATER LINE (A 100)
 - PROPOSED ROOF DRAIN (A 100)



HOEFER WELKE
11450 Tomahawk Creek Parkway, Suite 400, Leawood, Kansas 66211
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UTILITY PLAN



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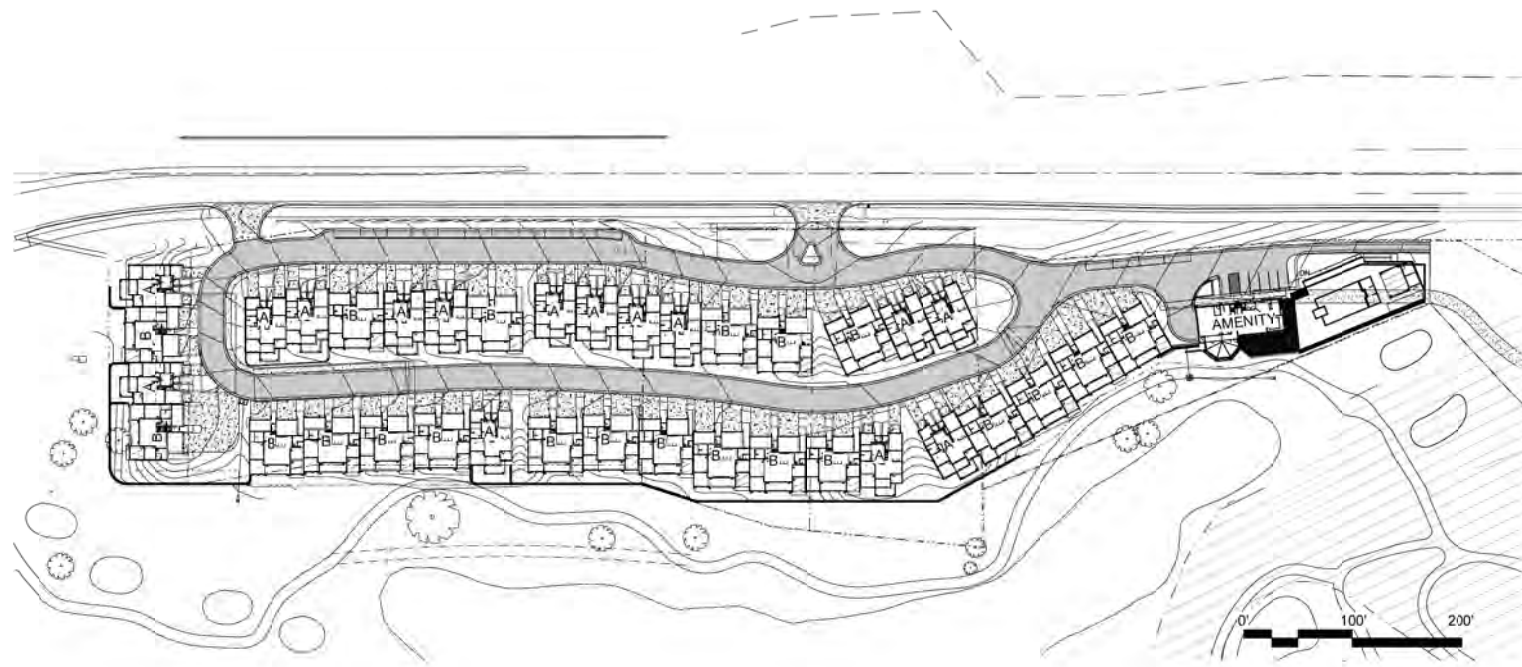
AS1.11

ISSUE DATE: OCTOBER 2021

HOEFER WELKER #: 18602

AS1.11
ISSUE DATE: OCTOBER 2021
HOEFER WELKER #: 1860

ARCHITECTURAL SITE PLAN



A1 SITE PLAN - WEST
1" = 50'-0"

- GENERAL NOTES - ARCHITECTURAL SITE:**
1. SEE SHEET GS-01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
 2. ARCHITECTURAL ELEVATION 100'-0" = CIVIL ELEVATION 885.50.
 3. ALL SIDEWALKS SHALL SLOPE 1/4" PER FOOT AWAY FROM THE BUILDING UNLESS NOTED OTHERWISE.
 4. ALL GRASSES SHALL SLOPE AWAY FROM THE BUILDING AT 5 PERCENT FOR THE FIRST 10 FT.
 5. LOCATIONS AND TYPES OF ALL CONCRETE, MECHANICAL AND ELECTRICAL PADS SHALL BE COORDINATED BY THE MECHANICAL AND ELECTRICAL CONTRACTORS WITH THE SELECTED EQUIPMENT MANUFACTURER/SUPPLIER AND ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

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VILLAGE ON THE GREEN
PARKVILLE, MO 64152

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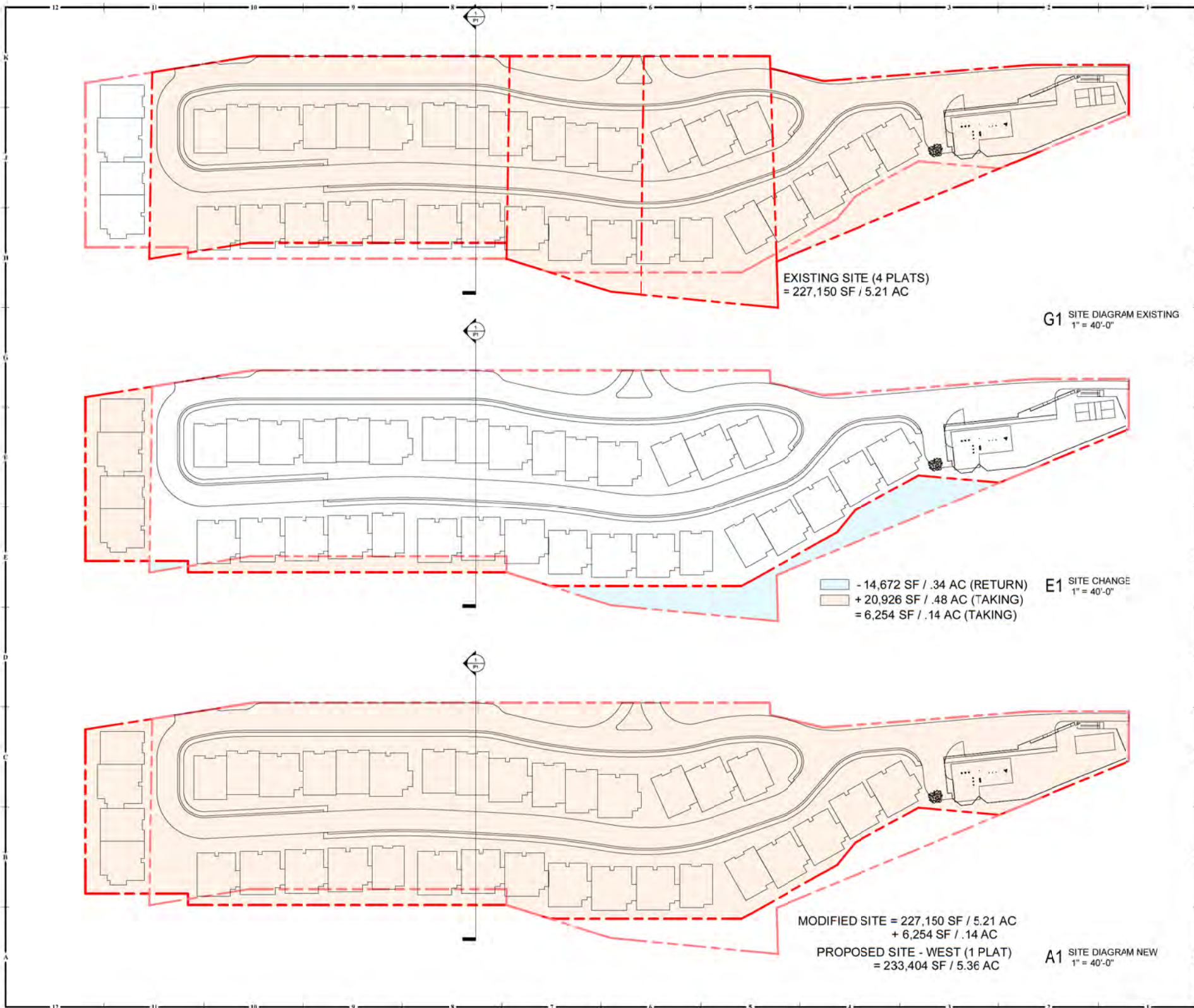
AS1.12

ISSUE DATE: 1 OCTOBER 2021
HOEFER WELKER # 185022

ENLARGED SITE PLAN - WEST



- GENERAL NOTES - ARCHITECTURAL SITE:**
1. RE: SHEET 00.01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
 2. ARCHITECTURAL ELEVATION 100'-0" ± CIVIL ELEVATION 100'-0" ±.
 3. ALL SIDEWALKS SHALL BE 5' WIDE PER FOOT AWAY FROM THE BUILDING UNLESS NOTED OTHERWISE.
 4. ALL GRADES SHALL BE 1% PERCENT FOR THE FIRST 10 FT. LOCATIONS AND SIZES OF ALL CONCRETE, MECHANICAL, AND ELECTRICAL PADS SHALL BE COORDINATED BY THE MECHANICAL AND ELECTRICAL CONTRACTORS WITH THE SELECTED EQUIPMENT MANUFACTURER/SUPPLIER AND ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.



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 PARKVILLE, MO 64152

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AS1.22
 ISSUE DATE: 1 OCTOBER 2021
 HOEFER WELKER # 180523

SITE BOUNDARY - EAST



EXISTING SITE
 = 939,382 SF / 21.57 AC

0 100' NORTH
G7 EXISTING SITE
 1" = 100'-0"



□ - 32,838 SF / .75 AC (RETURN)

0 100' NORTH
G1 SITE CHANGE
 1" = 100'-0"



EXISTING SITE
 = 939,382 SF / 21.57 AC
 - 32,838 SF / .75 AC (RETURN)

PROPOSED SITE - EAST
 = 906,544 SF / 20.81 AC

0 100' 200' NORTH
A7 NEW SITE
 1" = 100'-0"

LAND SWAP TABLE

WEST = 238,056 SF / 5.47 AC
 EAST = 906,544 SF / 20.81 AC

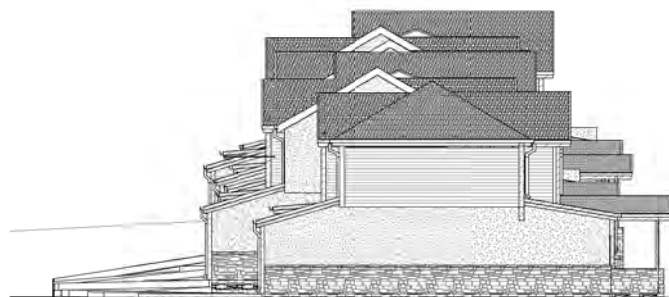
OVERALL CHANGE
 - 21,932 SF / .5 AC

GRAND TOTAL (PROPOSED)
 = 1,144,600 SF / 26.28 AC

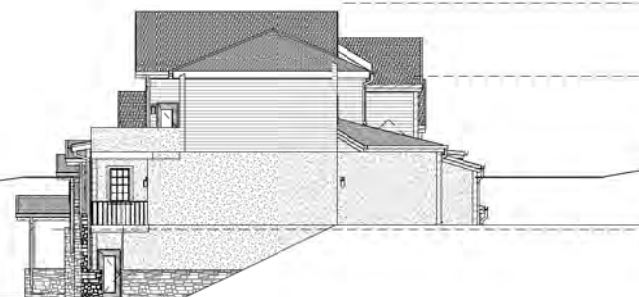
GENERAL NOTES - EXTERIOR ELEVATIONS:
 1. SEE SHEET 00-01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
 2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FROM FACE OF CONCRETE WALLS (FOOT) AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
 3. SEE THE WINDOW TYPESHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.



EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAM, COLUMNS, RAILINGS
	STONE VENEER: WALLS
	STUCCO: WALLS
	WOOD LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES
	CEMENTWOOD SIDING
	STANDING SEAM ROOF



G8 WEST ELEVATION BUILDING 1
 1/8" = 1'-0"



G1 EAST ELEVATION BUILDING 1
 1/8" = 1'-0"



D1 NORTH ELEVATION BUILDING 1
 1/8" = 1'-0"



A1 SOUTH ELEVATION BUILDING 1
 1/8" = 1'-0"



G7 WEST ELEVATION BUILDING 2
1/8" = 1'-0"

G1 EAST ELEVATION BUILDING 2
1/8" = 1'-0"

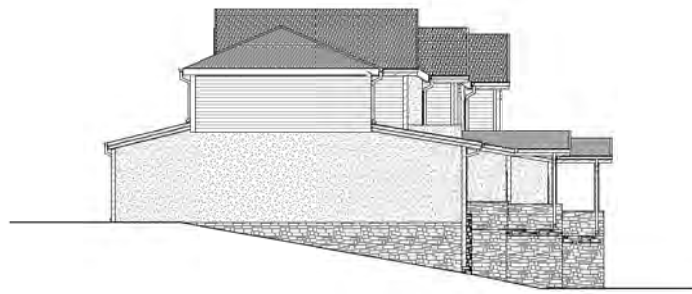
D1 NORTH ELEVATION BUILDING 2
1/8" = 1'-0"

A1 SOUTH ELEVATION BUILDING 2
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:
 1. SEE SHEET 00-01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
 2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (POC), FACE OF CONCRETE WALLS (POC), AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
 3. SEE THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.



EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES
	CEMENT WOOD SIDING
	STANDING SEAM ROOF



G7 WEST ELEVATION BUILDING 3
1/8" = 1'-0"



G1 EAST ELEVATION BUILDING 3
1/8" = 1'-0"



D1 NORTH ELEVATION BUILDING 3
1/8" = 1'-0"

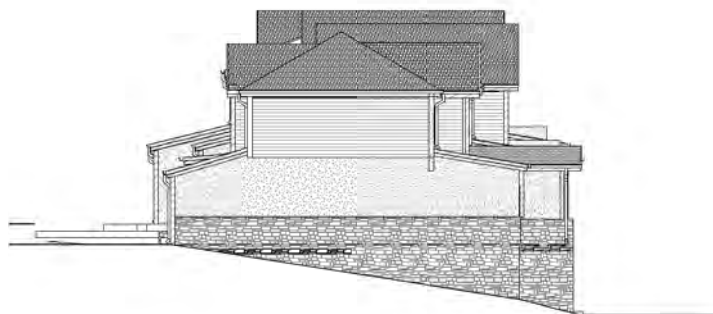


A1 SOUTH ELEVATION BUILDING 3
1/8" = 1'-0"

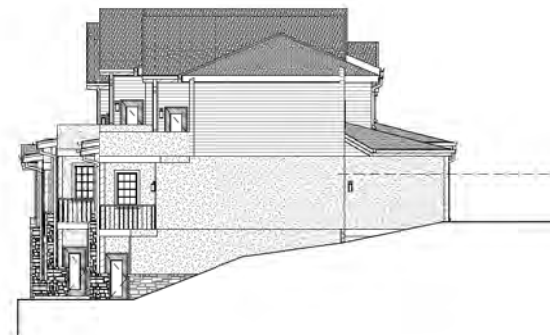
- GENERAL NOTES - EXTERIOR ELEVATIONS:**
1. SEE SHEET 00-01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
 2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FROM FACE OF CONCRETE WALLS (FOOT) AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
 3. SEE THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.



EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES
	CEMENTWOOD SIDING
	STANDING SEAM ROOF



G6 WEST ELEVATION BUILDING 4
1/8" = 1'-0"



G1 EAST ELEVATION BUILDING 4
1/8" = 1'-0"

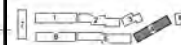


D1 NORTH ELEVATION BUILDING 4
1/8" = 1'-0"

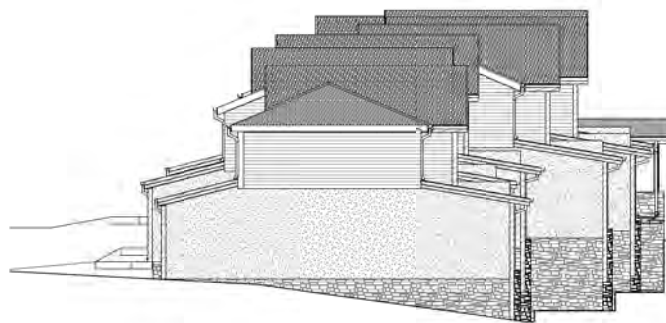


A1 SOUTH ELEVATION BUILDING 4
1/8" = 1'-0"

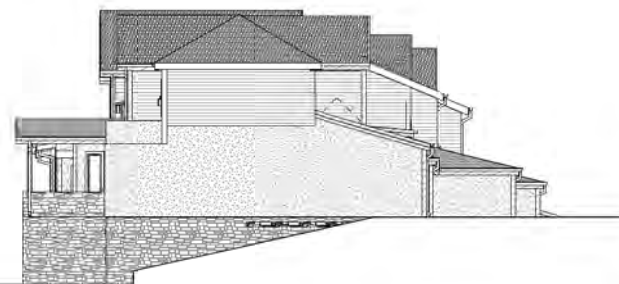
GENERAL NOTES - EXTERIOR ELEVATIONS:
1. SEE SHEET 00-01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOW), AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. SEE THE WINDOW TYPESHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.



EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES
	CEMENT WOOD SIDING
	STANDING SEAM ROOF



G6 WEST ELEVATION BUILDING 5
1/8" = 1'-0"



G1 EAST ELEVATION BUILDING 5
1/8" = 1'-0"



D1 SOUTH ELEVATION BUILDING 5 B
1/8" = 1'-0"



A1 SOUTH ELEVATION BUILDING 5 A
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:
1. SEE SHEET 00-01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FROM FACE OF CONCRETE WALLS (FOOT) AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. SEE THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.



EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES
	CEMENT WOOD SIDING
	STANDING SEAM ROOF



D1 NORTH ELEVATION BUILDING 5 A
1/8" = 1'-0"

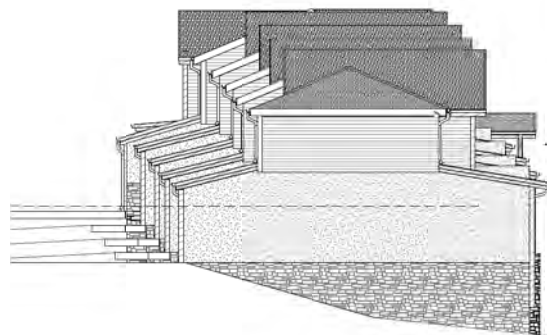


A1 NORTH ELEVATION BUILDING 5 B
1/8" = 1'-0"

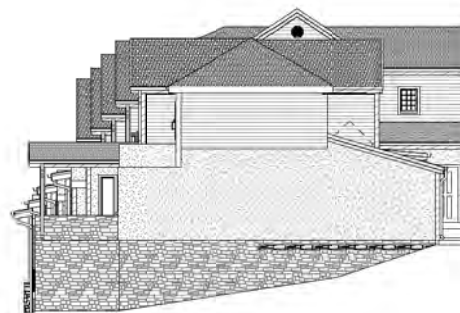
GENERAL NOTES - EXTERIOR ELEVATIONS:
1. SEE SHEET 00-01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FROM COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED).
3. SEE THE WINDOW TYPESHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.



EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES
	CEMENT WOOD SIDING
	STANDING SEAM ROOF



G6 WEST ELEVATION BUILDING 6
1/8" = 1'-0"



G1 EAST ELEVATION BUILDING 6
1/8" = 1'-0"

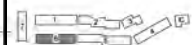


D1 NORTH ELEVATION BUILDING 6
1/8" = 1'-0"



A1 SOUTH ELEVATION BUILDING 6
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:
1. SEE SHEET 00-01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOCW), AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. SEE THE WINDOW TYPESHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.



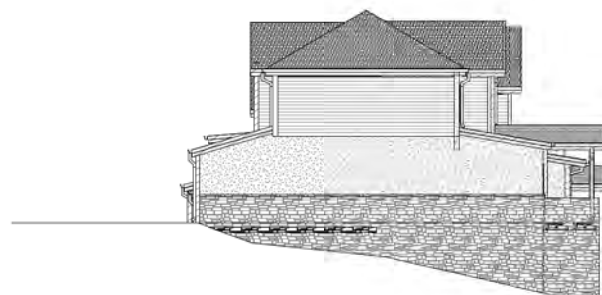
EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES
	CEMENTWOOD SIDING
	STANDING SEAM ROOF



H1 EAST ELEVATION BUILDING 7
1/8" = 1'-0"



D1 WEST ELEVATION BUILDING 7
1/8" = 1'-0"



A6 NORTH ELEVATION BUILDING 7
1/8" = 1'-0"



A1 SOUTH ELEVATION BUILDING 7
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:
1. SEE SHEET 00-01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FROM FACE OF CONCRETE WALLS (FOOT) AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. SEE THE WINDOW TYPESHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.



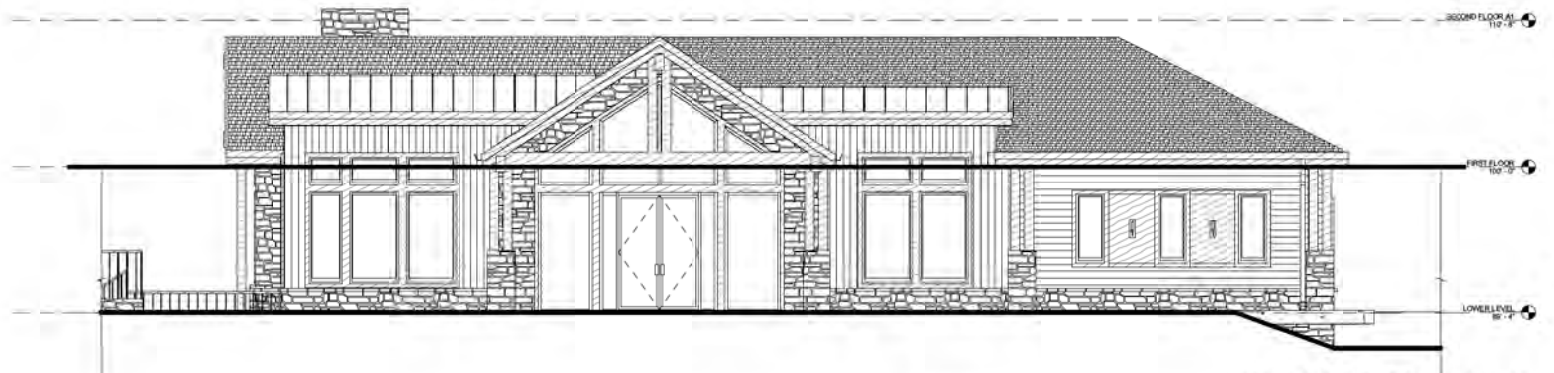
EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES
	CEMENTWOOD SIDING
	STANDING SEAM ROOF

10/1/2021 3:36:16 PM



G7 WEST ELEVATION - CLUBHOUSE
1/4" = 1'-0"

G1 EAST ELEVATION - CLUBHOUSE
1/4" = 1'-0"



D1 NORTH ELEVATION - CLUBHOUSE
1/4" = 1'-0"



A1 SOUTH ELEVATION - CLUBHOUSE
1/4" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:
1. SEE SHEET 00-01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FROM FACE OF CONCRETE WALLS (FOOT) AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. SEE THE WINDOW TYPESHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.



EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES
	CEMENTWOOD SIDING
	STANDING SEAM ROOF

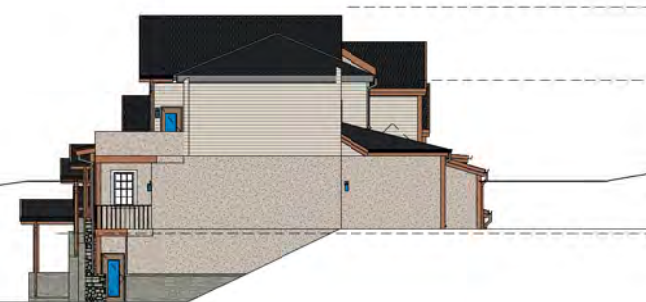
GENERAL NOTES - EXTERIOR ELEVATIONS:
 1. SEE SHEET 00-01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
 2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FROM FACE OF CONCRETE WALLS (FOOT) AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
 3. SEE THE WINDOW TYPESHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.



EXTERIOR ELEVATION MATERIALS

	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENDOR: WALLS
	STUCCO: WALLS
	WOOD LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES
	CEMENTWOOD BEAM
	STANDING SEAM ROOF

G1 EAST ELEVATION BUILDING 1
 1/8" = 1'-0"



G8 WEST ELEVATION BUILDING 1
 1/8" = 1'-0"



D1 NORTH ELEVATION BUILDING 1
 1/8" = 1'-0"



A1 SOUTH ELEVATION BUILDING 1
 1/8" = 1'-0"

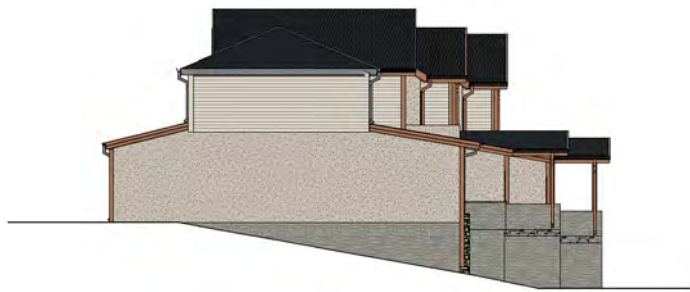




GENERAL NOTES - EXTERIOR ELEVATIONS:
1. SEE SHEET 00-01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FROM FACE OF CONCRETE WALLS (FOOT) AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. SEE THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.

EXTERIOR ELEVATION MATERIALS

	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES
	CEMENTITIOUS BOARD
	STANDING SEAM ROOF



G7 WEST ELEVATION BUILDING 3
1/8" = 1'-0"



G1 EAST ELEVATION BUILDING 3
1/8" = 1'-0"



D1 NORTH ELEVATION BUILDING 3
1/8" = 1'-0"



A1 SOUTH ELEVATION BUILDING 3
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:
1. SEE SHEET 00-01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FROM FACE OF CONCRETE WALLS (FOOT) AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. SEE THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.



EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES
	CEMENTWOOD SIDING
	STANDING SEAM ROOF



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REVISION DATES:

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A2.23
ISSUE DATE: 1 OCTOBER 2021
HOEFER WELKER # 180022

WEST EXTERIOR ELEVATIONS -
BUILDING 3



G6 WEST ELEVATION BUILDING 4
1/8" = 1'-0"



G1 EAST ELEVATION BUILDING 4
1/8" = 1'-0"

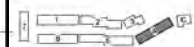


D1 NORTH ELEVATION BUILDING 4
1/8" = 1'-0"

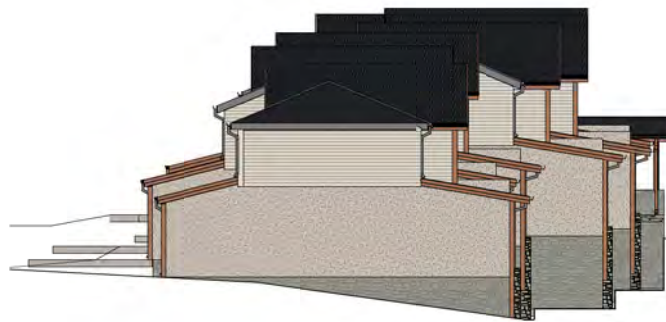


A1 SOUTH ELEVATION BUILDING 4
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:
1. SEE SHEET 00-01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FROM FACE OF CONCRETE WALLS (FOOT) AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. SEE THE WINDOW TYPESHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.



EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES
	CEMENTWOOD SIDING
	STANDING SEAM ROOF



G6 WEST ELEVATION BUILDING 5
1/8" = 1'-0"



G1 EAST ELEVATION BUILDING 5
1/8" = 1'-0"



D1 SOUTH ELEVATION BUILDING 5 B
1/8" = 1'-0"



A1 SOUTH ELEVATION BUILDING 5 A
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:
1. SEE SHEET 00-01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FROM FACE OF CONCRETE WALLS (FOOT) AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. SEE THE WINDOW TYPESHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.



EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES
	CEMENTWOOD SIDING
	STANDING SEAM ROOF



D1 NORTH ELEVATION BUILDING 5 A
1/8" = 1'-0"

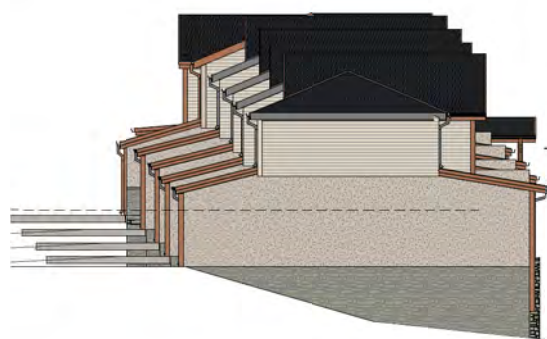


A1 NORTH ELEVATION BUILDING 5 B
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:
 1. SEE SHEET 00-01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
 2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FROM COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED).
 3. SEE THE WINDOW TYPESHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.



EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES
	CEMENTWOOD SIDING
	STANDING SEAM ROOF



G6 WEST ELEVATION BUILDING 6
1/8" = 1'-0"



G1 EAST ELEVATION BUILDING 6
1/8" = 1'-0"



D1 NORTH ELEVATION BUILDING 6
1/8" = 1'-0"



A1 SOUTH ELEVATION BUILDING 6
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:
1. SEE SHEET 00-01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOCL) AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. SEE THE WINDOW TYPESHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.



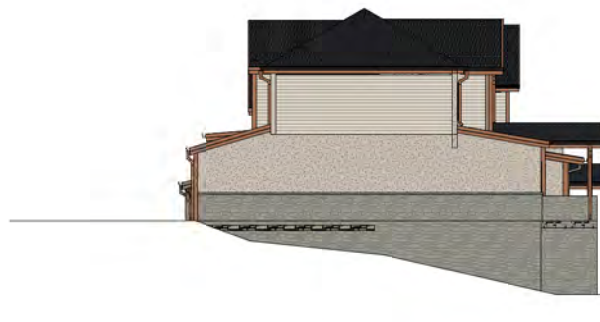
EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES
	CEMENTWOOD SIDING
	STANDING SEAM ROOF



H1 EAST ELEVATION BUILDING 7
1/8" = 1'-0"



D1 WEST ELEVATION BUILDING 7
1/8" = 1'-0"



A6 NORTH ELEVATION BUILDING 7
1/8" = 1'-0"



A1 SOUTH ELEVATION BUILDING 7
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:
1. SEE SHEET 00-01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FROM FACE OF CONCRETE WALLS (FOOT) AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. SEE THE WINDOW TYPESHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.



EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES
	CEMENTWOOD SIDING
	STANDING SEAM ROOF



G7 WEST ELEVATION - CLUBHOUSE
1/4" = 1'-0"

G1 EAST ELEVATION - CLUBHOUSE
1/4" = 1'-0"



D1 NORTHELEVATION - CLUBHOUSE
1/4" = 1'-0"



A1 SOUTH ELEVATION - CLUBHOUSE
1/4" = 1'-0"

- GENERAL NOTES - EXTERIOR ELEVATIONS:**
1. SEE SHEET 00-01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
 2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FROM FACE OF CONCRETE WALLS (FOOT) AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
 3. SEE THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.



EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES
	CEMENTWOOD SIDING
	STANDING SEAM ROOF



H1 BLDG A - PLAN WEST
1/8" = 1'-0"



F1 BLDG A - PLAN EAST
1/8" = 1'-0"



C1 BLDG A - PLAN SOUTH
1/8" = 1'-0"



A1 BLDG A - PLAN NORTH
1/8" = 1'-0"

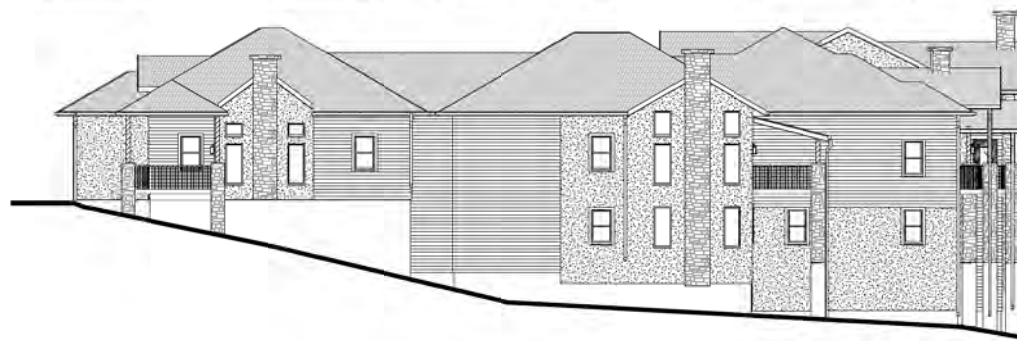
GENERAL NOTES - EXTERIOR ELEVATIONS:
1. RE. SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FORM, FACE OF CONCRETE WALLS (FOG), AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. RE. THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.

EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAM, COLUMNS, RAILINGS
	STONE VENEER: CHIMNEYS, WALLS
	STUCCO: WALLS
	LAP SIDING: WALLS
	WOOD LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES

GENERAL NOTES - EXTERIOR ELEVATIONS:
 1. RE. SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
 2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FORM, FACE OF CONCRETE WALLS (FOG), AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
 3. RE. THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.

EXTERIOR ELEVATION MATERIALS	
	WOOD BEAM COLUMNS, RAILINGS
	STONE VENEER CHIMNEYS, WALLS
	STUCCO WALLS
	LAP SIDING WALLS
	WOOD LOOK METAL GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES

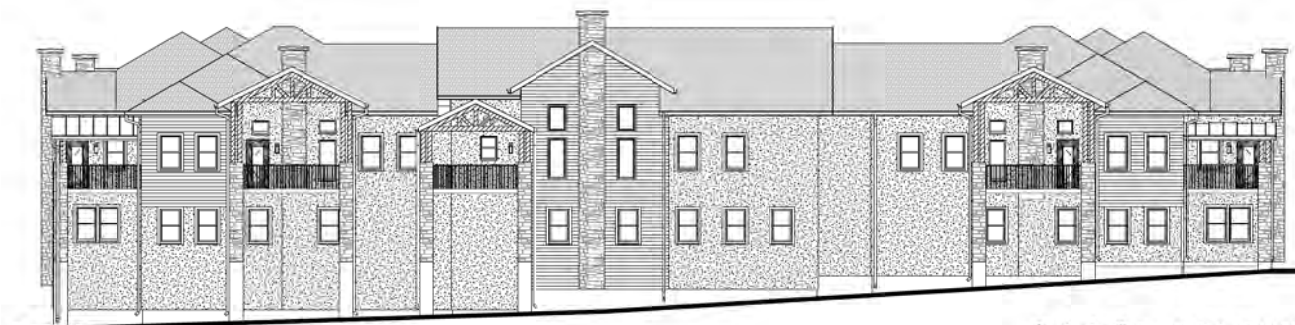
EAST EXTERIOR ELEVATIONS - BLDG B



H1 BLDG B - PLAN WEST
 1/8" = 1'-0"



F1 BLDG B - PLAN EAST
 1/8" = 1'-0"



C1 BLDG B - PLAN SOUTH
 1/8" = 1'-0"



A1 BLDG B - PLAN NORTH
 1/8" = 1'-0"



H1 BLDG C - PLAN WEST
1/8" = 1'-0"



F1 BLDG C - PLAN EAST
1/8" = 1'-0"



C1 BLDG C - PLAN SOUTH
1/8" = 1'-0"



A1 BLDG C - PLAN NORTH
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:
1. RE. SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FORM, FACE OF CONCRETE WALLS, ETC.) AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. RE. THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.

EXTERIOR ELEVATION MATERIALS	
	WOOD BEAM, COLUMNS, RAILINGS
	STONE VENEER: CHIMNEYS, WALLS
	STUCCO: WALLS
	LAP SIDING: WALLS
	WOODLOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES

VILLAGE ON THE GREEN
 PARKVILLE, MO 64152

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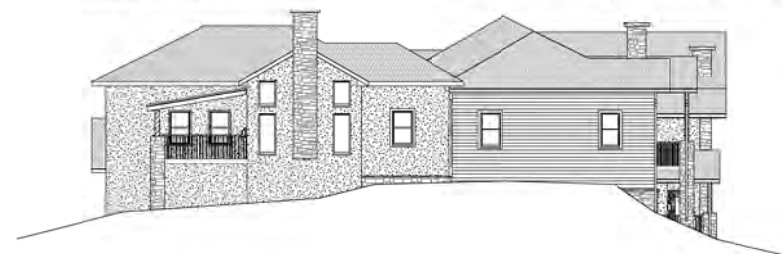
REVISION DATES:

PROFESSIONAL SEAL

A2.34
 ISSUE DATE: 1 OCTOBER 2021
 HOEFER WELKER # 185023

GENERAL NOTES - EXTERIOR ELEVATIONS:
 1. RE. SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
 2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FORM, FACE OF CONCRETE WALLS (FOG), AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
 3. RE. THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.

EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAM, COLUMNS, RAILINGS
	STONE VENEER: CHIMNEYS, WALLS
	STUCCO: WALLS
	LAP SIDING: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES



H1 BLDG E - PLAN WEST
 1/8" = 1'-0"



F1 BLDG E - PLAN EAST
 1/8" = 1'-0"



C1 BLDG E - PLAN SOUTH
 1/8" = 1'-0"



A1 BLDG E - PLAN NORTH
 1/8" = 1'-0"

EAST EXTERIOR ELEVATIONS -
 BLDG E

10/4/2021 10:52:21 AM



GENERAL NOTES - EXTERIOR ELEVATIONS:
1. RE. SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FORM, FACE OF CONCRETE WALLS (FOG), AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. RE. THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.

EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: CHIMNEYS, WALLS
	STUCCO: WALLS
	LAP SIDING: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES

HOEFER WELKER
11480 Tomahawk Creek Parkway, Suite 400, Leawood, Kansas 66211
P. 913.307.3700 • F. 913.307.3710 www.hoeferwelker.com

PRELIMINARY DEVELOPMENT PACKAGE

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ISSUE DATE: 1 OCTOBER 2021
HOEFER WELKER # 185023

EAST EXTERIOR ELEVATIONS -
BLDG F

GENERAL NOTES - EXTERIOR ELEVATIONS:
 1. RE. SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
 2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FORM), FACE OF CONCRETE WALLS (FOG), AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
 3. RE. THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.

EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAM, COLUMNS, RAILINGS
	STONE VENEER: CHIMNEYS, WALLS
	STUCCO: WALLS
	LAP SIDING: WALLS
	WOOD LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES

EAST EXTERIOR ELEVATIONS - BLDG G



H1 BLDG G - PLAN WEST
 1/8" = 1'-0"



F1 BLDG G - PLAN EAST
 1/8" = 1'-0"



C1 BLDG G - PLAN SOUTH
 1/8" = 1'-0"



A1 BLDG G - PLAN NORTH
 1/8" = 1'-0"

10/4/2021 10:27:43 AM



H1 BLDG A - PLAN WEST
1/8" = 1'-0"



F1 BLDG A - PLAN EAST
1/8" = 1'-0"



C1 BLDG A - PLAN SOUTH
1/8" = 1'-0"



A1 BLDG A - PLAN NORTH
1/8" = 1'-0"

- GENERAL NOTES - EXTERIOR ELEVATIONS:
1. RE. SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
 2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FORM, FACE OF CONCRETE WALLS (FOG), AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
 3. RE. THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.

EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAM, COLUMNS, RAILINGS
	STONE VENEER: CHIMNEYS, WALLS
	STUCCO: WALLS
	LAP SIDING: WALLS
	WOOD LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES

GENERAL NOTES - EXTERIOR ELEVATIONS:
 1. RE. SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
 2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FORM, FACE OF CONCRETE WALLS (FOG), AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
 3. RE. THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.

EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: CHIMNEYS, WALLS
	STUCCO: WALLS
	LAP SIDING: WALLS
	WOOD LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES

EAST EXTERIOR ELEVATIONS - BLDG B



H1 BLDG B - PLAN WEST
 1/8" = 1'-0"



F1 BLDG B - PLAN EAST
 1/8" = 1'-0"



C1 BLDG B - PLAN SOUTH
 1/8" = 1'-0"



A1 BLDG B - PLAN NORTH
 1/8" = 1'-0"



H1 BLDG C - PLAN WEST
1/8" = 1'-0"



F1 BLDG C - PLAN EAST
1/8" = 1'-0"



C1 BLDG C - PLAN SOUTH
1/8" = 1'-0"



A1 BLDG C - PLAN NORTH
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:
1. RE. SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FORM, FACE OF CONCRETE WALLS (FOG), AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. RE. THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.

EXTERIOR ELEVATION MATERIALS	
	WOOD SIDING
	WOOD BEAM, COLUMNS, RAILINGS
	STONE VENEER: CHIMNEYS, WALLS
	STUCCO: WALLS
	LAP SIDING: WALLS
	WOODLOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES

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HOEFER WELKER # 180203

EAST EXTERIOR ELEVATIONS -
BLDG C

GENERAL NOTES - EXTERIOR ELEVATIONS:
 1. RE. SHEET G501 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
 2. CHIMNEYS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL. FACE OF MASONRY (FORM, FACE OF CONCRETE WALLS (FOG) AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
 3. RE. THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.

EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: CHIMNEYS, WALLS
	STUCCO: WALLS
	LAP SIDING: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES

EAST EXTERIOR ELEVATIONS - BLDG E



H1 BLDG E - PLAN WEST
 1/8" = 1'-0"



F1 BLDG E - PLAN EAST
 1/8" = 1'-0"



C1 BLDG E - PLAN SOUTH
 1/8" = 1'-0"



A1 BLDG E - PLAN NORTH
 1/8" = 1'-0"

10/4/2021 10:17:37 AM



H1 BLDG F - PLAN WEST
1/8" = 1'-0"



F1 BLDG F - PLAN EAST
1/8" = 1'-0"



C1 BLDG F - PLAN SOUTH
1/8" = 1'-0"



A1 BLDG F - PLAN NORTH
1/8" = 1'-0"

- GENERAL NOTES - EXTERIOR ELEVATIONS:
1. RE. SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
 2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FORM, FACE OF CONCRETE WALLS (FOG), AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
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EXTERIOR ELEVATION MATERIALS	
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	STONE VENEER: CHIMNEYS, WALLS
	STUCCO: WALLS
	LAP SIDING: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES



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EAST EXTERIOR ELEVATIONS -
BLDG F

GENERAL NOTES - EXTERIOR ELEVATIONS:
 1. RE. SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
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EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: CHIMNEYS, WALLS
	STUCCO: WALLS
	LAP SIDING: WALLS
	WOOD LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES

EAST EXTERIOR ELEVATIONS - BLDG G



H1 BLDG G - PLAN WEST
 1/8" = 1'-0"



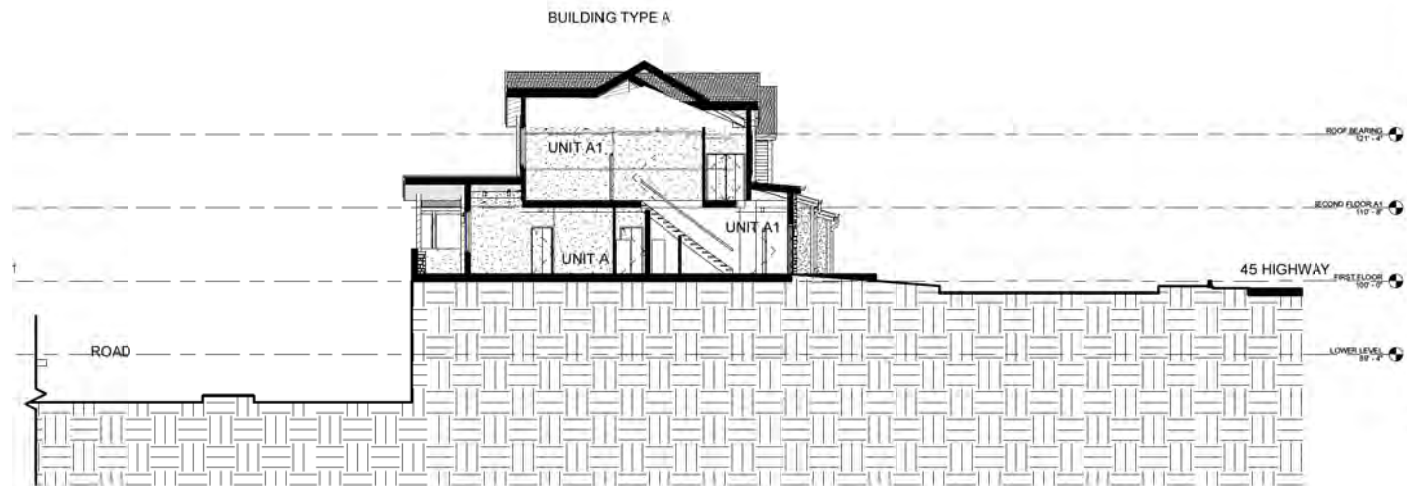
F1 BLDG G - PLAN EAST
 1/8" = 1'-0"



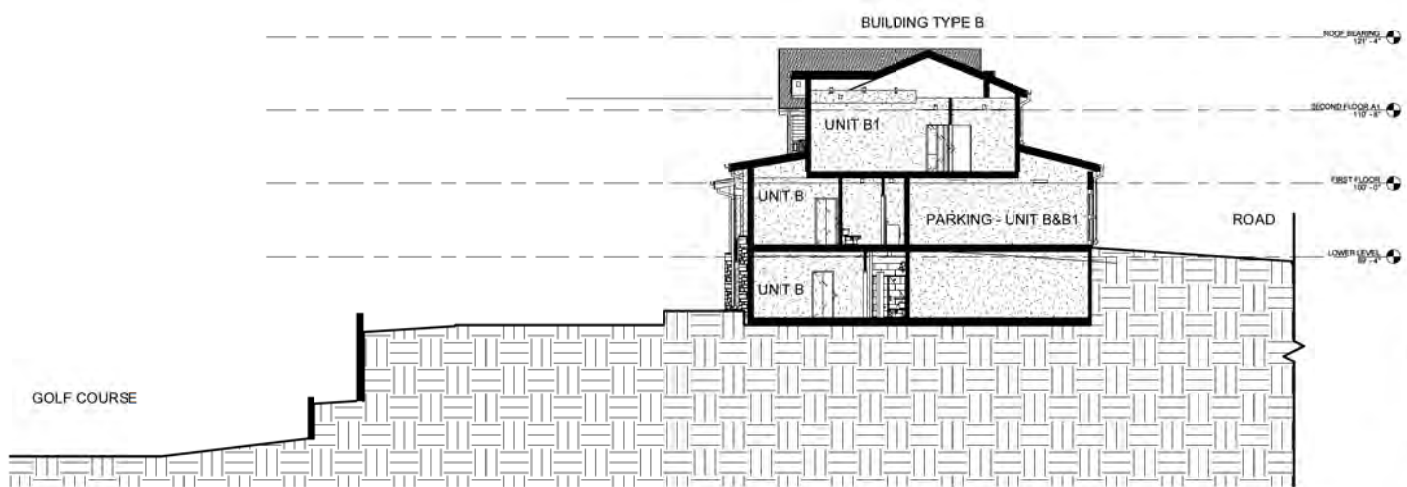
C1 BLDG G - PLAN SOUTH
 1/8" = 1'-0"



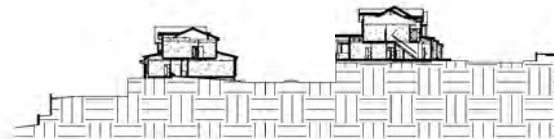
A1 BLDG G - PLAN NORTH
 1/8" = 1'-0"



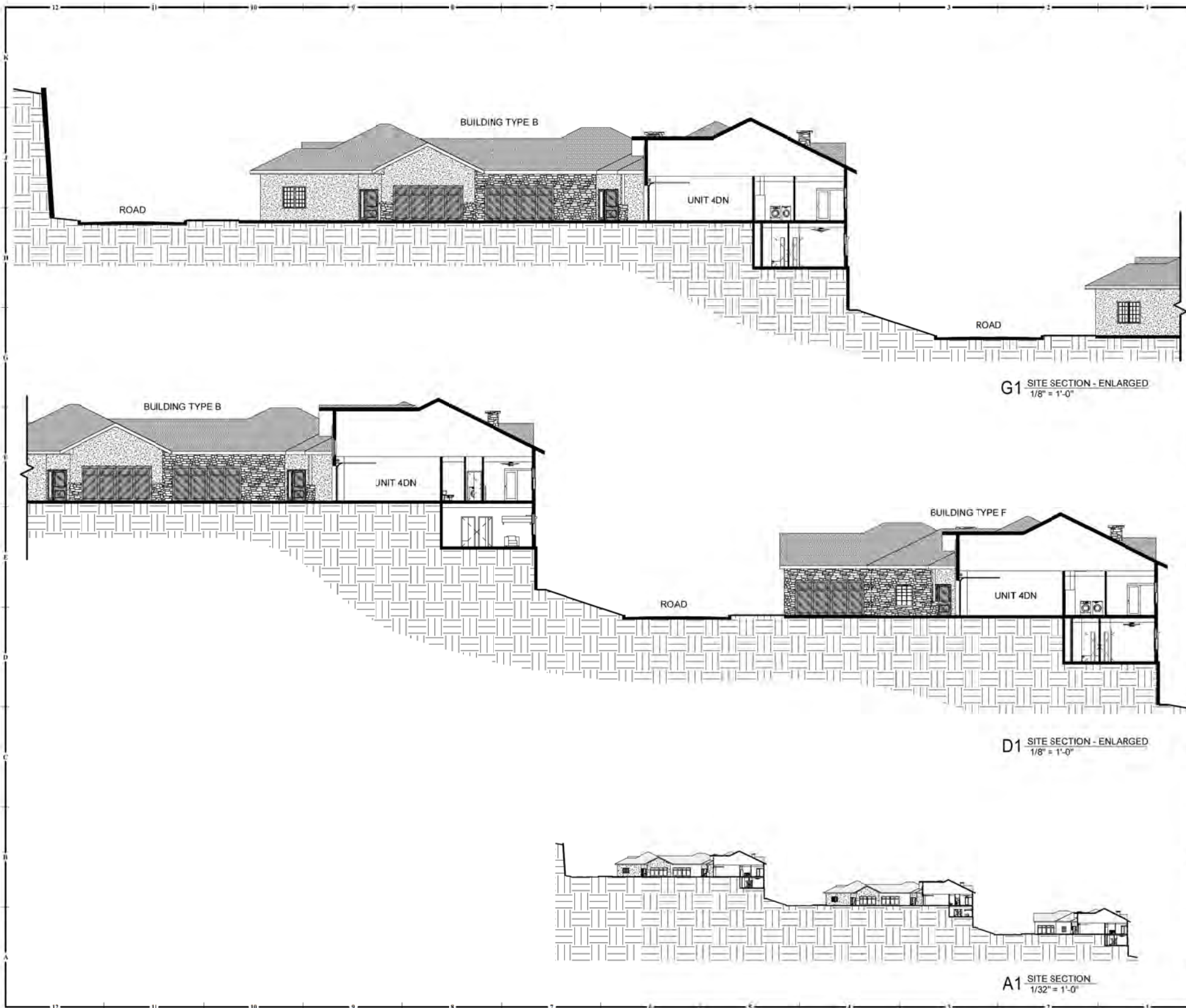
F1 SITE SECTION - WEST - 45 HW SIDE
1/8" = 1'-0"



B1 SITE SECTION - WEST - GOLF COURSE SIDE
1/8" = 1'-0"



A1 SITE SECTION - OVERALL
1/32" = 1'-0"





G1 SITE SECTION - ENLARGED
 1/8" = 1'-0"



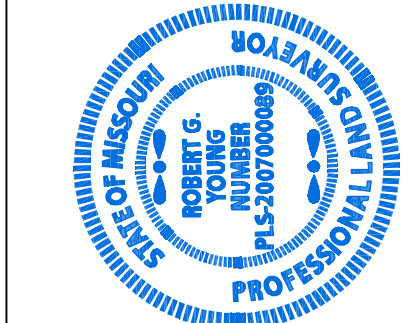
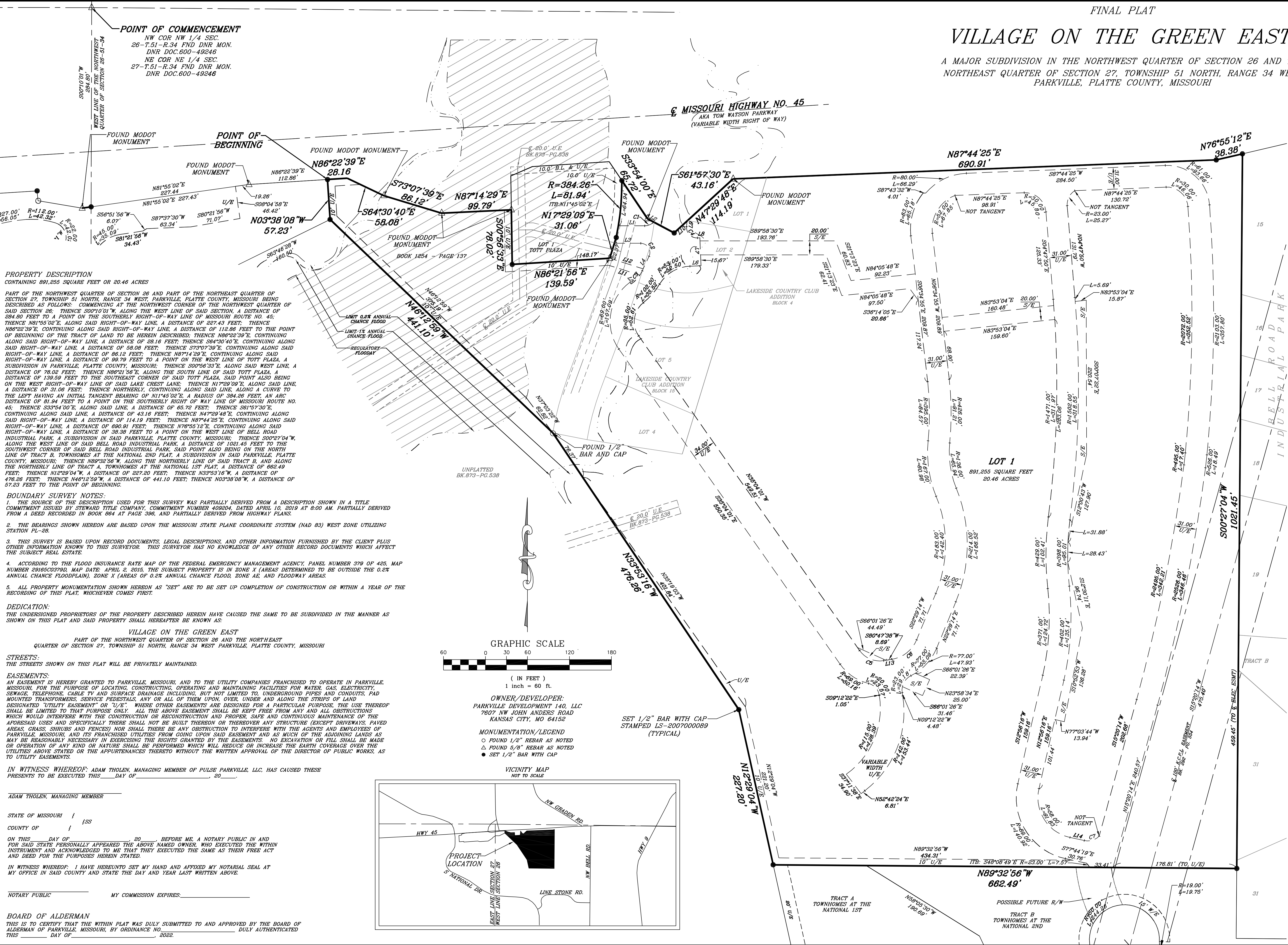
D1 SITE SECTION - ENLARGED
 1/8" = 1'-0"



A1 SITE SECTION
 1/32" = 1'-0"

VILLAGE ON THE GREEN EAST

A MAJOR SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST, PARKVILLE, PLATTE COUNTY, MISSOURI



SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS. AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

Robert G. Young
ROBERT G. YOUNG, PLS-2007000089 REV 06/02/2022 DATE

R.L. Buford & Associates, LLC
LAND SURVEYING CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14069, PARKVILLE, MO 64152 (816) 741-6152
LICENSE NO. LS-2010031977
cbs@rlbuford.com

FOR PULSE DEVELOPMENT		DRAWN BY	
SEC	TRAC	DATE	FIELD BOOK
26	27	05/21/2022	

DATE: 05/21/2022
COUNTY: JOHNSON
TOWNSHIP: 51 NORTH
RANGE: 34 WEST
SECTION: 27
PLAT: 21170

FINAL PLAT



Staff Analysis

Agenda Item: 6.C & 6.D

Proposal: Application for Subdivision – Final Plat 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: PZ22-19 (East) & PZ22-20 (West)

Applicant: Pulse Parkville, LLC

Owners: Pulse Parkville, LLC

Location: Generally located south of Missouri 45 Highway and east of South National Drive

Zoning: "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 Subdivision – Final Plat East
- C. Application for Subdivision – Final Plat West
- D. Subject Area Property Map
- E. Final Plat, Village on the Green East (prepared by R.L. Buford & Associates; dated May 21, 2022)
- F. Final Plat, Village on the Green West (prepared by R.L. Buford & Associates; dated May 4, 2022)
- G. Additional exhibits as may be presented during the regular meeting

By Reference:

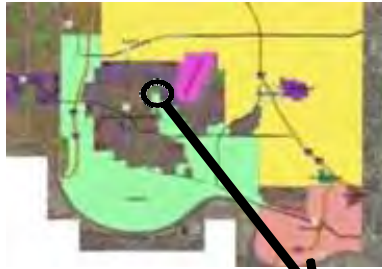
- A. Parkville Municipal Code, Title IV – Development Code in its entirety (http://parkvillemo.gov/download/ZoningCodeUpdate_FinalDraft.pdf)
 - 1. Section 403.020, E. Final Plat

2. Section 403.040 Master Planned Development
 3. Chapter 404 Subdivision Regulations
 4. Section 405.010 Zoning Districts Established
 5. Section 405.020 Districts & Uses
 6. Section 405.030 Standards Applicable to All Districts
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
 - C. Highway 45 Corridor Plan (<http://parkvillemo.gov/government/city-plans-studies/>)
 - D. 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.
 - E. Ordinance 3115: 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.
 - F. Ordinance 3116: 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.

Overview

The applicant proposes final plats 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. The development plats are separated into an east portion (PZ22-19) and a west portion (PZ22-20). The plats propose two total lots and a network of private streets with underlying utility easements.

Subject Area Property Map



Subject Area



Exhibit D: Subject Area Property Map



Eastern Portion of Approved Preliminary Development Plan



Western Portion of Approved Preliminary Development Plan

Background

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. On January 18, 2022, the Parkville Board of Aldermen approved *Ordinance 3115* to annex portions of the subject area in unincorporated Platte County into the city limits of Parkville. On January 18, 2022, the Parkville Board of Aldermen approved *Ordinance 3116* to rezone the subject property to “R-5-P” Planned Multi-Family Residential to allow for the proposed Village on the Green residential development. The Preliminary Plat for Village on the Green was approved by the Parkville Planning & Zoning Commission on December 14, 2021 (Case No. PZ 2021-52).

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 E provides criteria for how the Planning and Zoning Commission shall determine if a final plat is acceptable. The following are staff’s findings and conclusions for the final plat applications (Case Nos. PZ 2022-19 and PZ2 2022-20).

Final Plat Application

- 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 plat is substantially consistent with the preliminary plat application (Case No. PZ21-52) 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.**

Construction plans will be reviewed by Public Works staff for compliance prior to construction permitting.

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

The project is proposed to be completed in one phase. Completion of the public improvements will be required prior to occupancy being granted for the lots.

- 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 substantially deviate any from the approved preliminary plat application (Case No. PZ21-52). Per staff’s review of the application for

subdivision – preliminary plat against the requirements of Section 403.020, Subsection D, it was determined the application was 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.

Staff recommends approval of the Applications for Subdivision – Final Plat for Village on the Green.

Staff Conclusion and Recommendation

Staff recommends approval of the Applications for Subdivision – Final Plat for Village on the Green based on the merits of the applications and the findings and conclusions in the report. Additionally, staff recommends approval of the applications, 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.
2. Prior to Building Permit issuance, the Final Plat must be approved and recorded with Platte County.
3. Prior to occupancy, all public improvements must be installed as required by Public Works.

It should be noted that the recommendation contained in this report is made without knowledge of facts, comments or any additional information which may be presented during the meeting. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Subdivision – Final Plat, supporting information, associated exhibits, factors discussed above and any testimony presented at the meeting, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will be forwarded to the Board of Aldermen on July 19, 2022 for final action.

End of Memorandum

	<u>07-08-2022</u>
Brad Stanton	Date

FINAL PLAT
TOWNHOMES AT THE NATIONAL-2ND PLAT
NW 1/4 SEC. 26, T-51-N, R-34-W
PARKVILLE, PLATTE COUNTY, MISSOURI

DESCRIPTION:

A tract of land being a part of the Northwest Quarter of Section 26, Township 51 North, Range 34 West, in the City of Parkville, Platte County, Missouri, being more particularly described as follows:

BEGINNING at the Northeast corner of TRACT A, TOWNHOMES AT THE NATIONAL-1ST PLAT, a subdivision of land in the City of Parkville, Platte County, Missouri, according to the recorded plat thereof; thence North 84°49'04" West, along the North line of said TRACT A, a distance of 116.71 feet; thence North 88°47'21" West, continuing along the North line of said TRACT A, a distance of 295.89 feet; thence North 74°40'09" West, continuing along the North line of said TRACT A, a distance of 152.06 feet; thence North 48°27'22" West, continuing along the North line of said TRACT A, a distance of 145.73 feet; thence North 25°10'21" West, continuing along the North line of said TRACT A, a distance of 160.34 feet; thence North 58°05'30" West, continuing along the North line of said TRACT A, a distance of 190.69 feet; thence South 89°32'56" East, departing the North line of said TRACT A, a distance of 529.60 feet, to a point on the West line of LOT 31, BELL ROAD INDUSTRIAL PARK, LOTS 29 through 34, a subdivision of land in the City of Parkville, Platte County, Missouri, according to the recorded plat thereof; thence South 00°27'04" West, along the West line of said LOT 31, a distance of 100.00 feet, to the Southwest corner of said LOT 31; thence South 89°27'53" East, along the South line of said BELL ROAD INDUSTRIAL PARK, LOTS 29-34 and also along the South line of BELL ROAD INDUSTRIAL PARK, a subdivision of land in the City of Parkville, Platte County, Missouri, according to the recorded plat thereof, a distance of 658.17 feet, to the Northwest corner of LOT 5, BELL ROAD MANOR, a subdivision of land in the City of Parkville, Platte County, Missouri, according to the recorded plat thereof; thence South 00°36'36" West, along the West line of said BELL ROAD MANOR and the Southerly extension thereof, a distance of 537.47 feet, to the Northeast corner of LOT 6, of said TOWNHOMES AT THE NATIONAL-1ST PLAT; thence North 79°28'10" West, a distance of 100.90 feet, to a point on the West right of way line of LIME STONE COURT, as now established, said point also being the Northeast corner of LOT 5-A, LOT 4 COMMON AREA OF THE FINAL PLAT OF LOT 4-1 THROUGH 4-3, TOWNHOMES AT THE NATIONAL-1ST PLAT, LOT 5, TOWNHOMES AT THE NATIONAL-1ST PLAT AND PART OF THE NORTHWEST QUARTER OF SECTION 26-51-34, a subdivision of land in the City of Parkville, Platte County, Missouri, according to the recorded plat thereof; thence North 71°45'45" West, along the North line of said LOT 5-A, a distance of 160.73 feet, to the Northwest corner of said LOT 5-A; thence North 07°55'34" West, along the East line of said LOT 4 COMMON AREA and the Northerly extension thereof, a distance of 179.37 feet, to the POINT OF BEGINNING, containing 366,830.7 square feet or 8.42 acres, more or less.

TOTAL LAND AREA: 366,830.7 SQUARE FEET OR 8.42 ACRES
PUBLIC RIGHT OF WAY: 61,510.5 SQUARE FEET OR 1.41 ACRES
NET LAND AREA: 305,320.2 SQUARE FEET OR 7.01 ACRES

BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF TOWNHOMES AT THE NATIONAL-1ST PLAT.
COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83, IN GRID METERS AND TIED TO THE MODOT VIRTUAL REFERENCE NETWORK.
GRID FACTOR 0.9999082
1 METER= 3.28083333 U.S. SURVEY FEET

PT# NORTHING(m) EASTING(m)

1	337390.486	833809.128
2	337393.699	833773.696
3	337395.605	833530.462
4	337408.421	833483.711
5	337437.876	833450.470
6	337482.104	833425.884
7	337512.893	833380.348
8	337511.552	833541.749
9	337481.078	833541.513
10	337479.203	833742.093
11	337315.405	833740.350
12	337321.025	833718.118
13	337336.342	833663.585

CITY OF PARKVILLE:

THIS IS TO CERTIFY THAT THIS FINAL PLAT OF "TOWNHOMES AT THE NATIONAL-2ND PLAT" WAS SUBMITTED TO, CONSIDERED AND APPROVED BY THE PARKVILLE BOARD OF ALDERMEN
THIS ____ DAY OF _____, 2014, VIA ORDINANCE NO. _____

NANETTE K. JOHNSTON, MAYOR

MELISSA McCHESNEY, CITY CLERK

NOTES:

1. PROPERTY IS CURRENTLY ZONED R-5, CUP (PLANNED MULTI-FAMILY RESIDENTIAL).
2. THIS PROPERTY LIES WITHIN "ZONE C" (AREAS OF MINIMAL FLOODING), AS DEPICTED ON COMMUNITY PANEL NO. 290475 0155A, DATED DECEMBER 18, 1979, NATIONAL FLOOD INSURANCE PROGRAM, PLATTE COUNTY, MISSOURI.
3. SET 1/2" IRON BAR WITH "TREKK" CAP AT ALL PROPERTY CORNERS UNLESS NOTED OTHERWISE.

SURVEYED AND PLATTED FOR:
J3-PANDI, LLC, A MISSOURI LIMITED LIABILITY COMPANY BY
TREKK DESIGN GROUP, LLC
1441 E. 104TH STREET, STE. 105
KANSAS CITY, MO. 64131

Project No.: 14-020

Acad Dwg: FINAL PLAT

Date: JUNE 24, 2014

Drawn By: S. WALTON

Revisions:

7/1/14 CITY COMMENTS

7/8/14 CITY COMMENTS

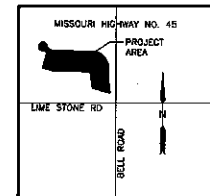
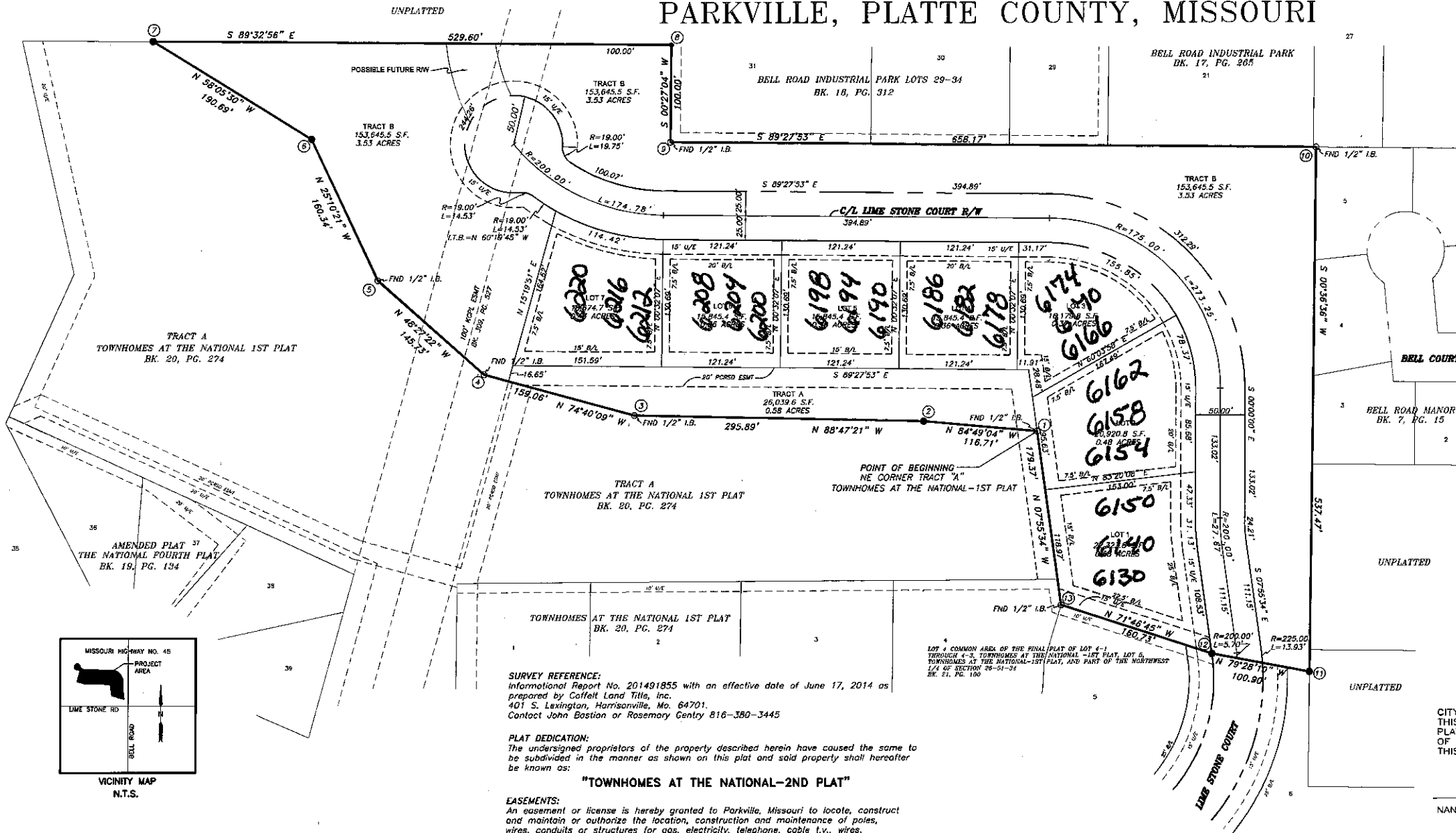
TREKK
DESIGN GROUP, LLC

1441 E. 104th St., Suite 105
Kansas City, Mo. 64131
Tel (816) 874-4655
Fax (816) 874-4675

Sheet No.:

1 OF 1

0' 60' 120'
SCALE: 1 INCH = 60 FEET



VICINITY MAP
N.T.S.

LEGEND:

- FOUND MONUMENT
- SET 1/2" IRON BAR WITH CAP
- U/E UTILITY EASEMENT
- PCRSO PLATTE COUNTY REGIONAL SEWER DISTRICT
- B/L BUILDING LINE

I HEREBY CERTIFY that this Plat of TOWNHOMES AT THE NATIONAL-2ND PLAT is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Surveyors and Landscape Architects and the Missouri Department of Agriculture. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and plotting of subdivisions to the best of my professional knowledge and belief.

Samuel E. Walton, PLS 2000161239
swalton@trekkgdesigngroup.com

SURVEY REFERENCE:
Informational Report No. 201491855 with an effective date of June 17, 2014 as prepared by Coffelt Land Title, Inc.
401 S. Lexington, Harrisonville, Mo. 64701.
Contact John Bostion or Rosemary Gentry 816-380-3445

PLAT DEDICATION:

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

"TOWNHOMES AT THE NATIONAL-2ND PLAT"

EASEMENTS:

An easement or license is hereby granted to Parkville, Missouri to locate, construct and maintain or authorize the location, construction and maintenance of poles, wires, conduits or structures for gas, electricity, telephone, cable t.v., wires, sidewalks, surface drainage or any and all of them over, under, along and through the strips marked "U/E" or "UTILITY 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 of sanitary sewers over, under, along and through the strips marked "PCRSO" or "PCRSO EASEMENT".

STREETS:

The streets and right of way shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

COVENANTS AND RESTRICTIONS:

The Covenants and Restrictions recorded in Book ____ at Page ____ as recorded with the final plat of TOWNHOMES AT THE NATIONAL-1ST PLAT are to be amended to include this plat of TOWNHOMES AT THE NATIONAL-2ND PLAT and may be amended from time to time as prescribed in that Covenant and Restrictions.

PUBLIC IMPROVEMENTS:

All public improvements including streets, sidewalks, curb & gutter and other required improvements shall meet the city's minimum standards.

BUILDING LINES:

Building lines or setback lines are hereby established as shown on this plat, and no building or portion thereof shall be built or otherwise located between this line and the lot or street line.

OPEN SPACE:

Tracts A and B are reserved as private open space to be reserved and maintained by J3-PANDI, LLC or its assigns for use and enjoyment as deemed appropriate. Private open space and/or cash in lieu of public open space has previously been accepted as part of the approved community unit plan for the National Golf Club of Kansas City.

IN WITNESS WHEREOF:

J3-PANDI, LLC, a Missouri Limited Liability Company licensed to do business in the State of Missouri, has caused these presents to be executed this ____ day of _____, 2014.

J3-PANDI, LLC, a Missouri Limited Liability Company

BY: _____
Date Brouk _____ Co-Manager

STATE OF _____

COUNTY OF _____

Be it remembered that on this ____ day of _____, 2014, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came _____ to me personally known, who being by me duly sworn, did say that he is _____ of J3-PANDI, LLC, a Missouri Limited Liability Company and that said instrument was signed in behalf of said corporation and that said _____ acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF:

I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written

My Commission Expires: _____

Notary Public

Photos of Lime Stone Court traffic circle



View of Lime Stone Ct traffic circle looking towards the northwest

Photos of Lime Stone Court traffic circle



View of Lime Stone Ct traffic circle looking towards the northwest

Photos of Lime Stone Court traffic circle



View of Lime Stone Ct traffic circle looking towards the northwest

ITEM 5.B.1.

For 8/30/2022

Board of Aldermen Meeting

**CITY OF PARKVILLE
Policy Report**

Date: August 24, 2022

Prepared By:

Reviewed By:

ISSUE:

Development Updates

BACKGROUND:

BUDGET IMPACT:

ALTERNATIVES:

FINANCE COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATION:

POLICY:

SUGGESTED MOTION:

ATTACHMENTS:

1. Development Tracking List

City of Parkville - Development Tracking Spreadsheet

Residential Developments										
Project Name	Address	Parcel No.	Detail	Date Submitted	Approved	Status	Change in Status from Last Month	Construction Start Date	Completion Date	Staff Contact
Platte 38	West of The National 7th Plat	20-8.0-27-100-002-006.000	27 duplex lots and 9 detached home lots	11/1/2021	Yes	Land cleared	No change	1/4/2022	2023	Stephen Lachky
Sanctuary At Riss Lake	MO-9 Hwy and Lakeview Dr	20-7.0-26-400-006-001.000	19 duplex lots and 4 tracts of open space	12/28/2021	Yes	Land cleared	No change	1/18/2022	2023	Stephen Lachky
Village On The Green East	MO-45 Hwy and Lake Crest Ln	20-7.0-26-200-002-003.001	23 cluster townhomes and 7 1-3 story townhomes	8/6/2021	Yes	Final Plat pending	1st reading ordinance	-	-	Brad Stanton
Village On The Green West	MO-45 Hwy and Lake Crest Ln	20-8.0-27-100-002-002.002	23 cluster townhomes and 7 1-3 story townhomes	8/6/2021	Yes	Final Plat pending	1st reading ordinance	-	-	Brad Stanton
Woods At Creekside 4th Plat	West of Woods At Creekside 3rd Plat	20-4.0-18-000-000-010.003	28 detached home lots	6/10/2022	Yes	Plat approved	Ordinance approved	-	2023	Stephen Lachky
Woods At Creekside 5th Plat	West of Woods At Creekside 3rd Plat	20-4.0-18-000-000-010.003	39 detached home lots and 2 tracts of open space	6/10/2022	Yes	Plat approved	Ordinance approved	-	2023	Stephen Lachky
River Hills Estates Replat	10118 River Hills Dr	20-8.0-27-400-014-027.000	Replatting 7 detached home lots and 1 tract of open space	6/28/2022	In process	Final Plat pending	P&Z meeting	-	-	Brad Stanton

Commercial and Industrial Developments										
Project Name	Address	Parcel No.	Detail	Date Submitted	Approved	Status	Change in Status from Last Month	Construction Start Date	Completion Date	Staff Contact
Attic Storage	Vertical Ventures III, Lot 3	20-4.0-19-000-000-019.000	New two-story self-straoge facillity	1/7/2022	Yes	Bldg plan review	No change			Brad Stanton
Dairy Queen	8803 NW MO-45 Hwy	20-7.0-26-100-002-003.000	New 2,400 sq. ft. drive-thru restaurant	1/5/2022	Yes	Under construction	Opening Date Delayed	4/18/2022	9/5/2022	Brad Stanton
Whataburger	9110 NW 45 Hwy	20-6.0-23-400-003-005.000	New 3,100 sq. ft. drive-thru restaurant	4/8/2022	Yes	Bldg plan review	No change	8/18/2022	-	Brad Stanton
Taylor Animal Hospital	6300 MO-9 Hwy	20-7.0-26-100-002-002.000	1,840 sq. ft. addition to existing building	4/7/2022	Yes	Bldg plan review	No change	-	-	Brad Stanton
Gomer's Liquor Store	6298 NW Hwy 9	20-7.0-26-100-002-038.000	3,075 sq. ft. addition to the 2nd floor of the building	-	Not yet submitted	Site plan review	No change	-	-	Brad Stanton
Contractor's Garages	Vertical Ventures III, Lot 5	20-4.0-19-000-000-023.000	22,160 sq. ft. contractor's self-storage units	8/5/2022	In process	Application review	New application	-	-	Brad Stanton
Recreation - Indoor (Limited)	2 2nd Street	20-7.0-35-100-027-001.003	Using existing baseball batting cages as a business	7/7/2022	In process	Application review	P&Z meeting	-	-	Brad Stanton
Lodges At The National, Lot 8	10875 Allen Way	20-5.0-22-200-005-002.000	Rezoning property from "R-2-P" to "B-1" district	7/15/2022	In process	Application review	P&Z hearing rescheduled	-	-	Stephen Lachky



CITY OF PARKVILLE Memorandum

Date: August 5, 2022

To: Community Land and Recreation Board Members

From: Alysén Abel, Public Works Director

CC: Tom Barnard, Parks Superintendent

RE: July 2022 Parks Activity Report

The following Parks-related activities took place during July 2022:

- 4th of July Preparation: Staff assisted with preparing for the 4th of July parade and events.
 - The electrical pedestals were checked on Main Street.
 - PNS golf cart was brought to Parks Headquarters for the parade.
 - Cones, barricades and signage were distributed and picked up for the parade.
 - Post event cleanup occurred following the parade.
 - Picnic tables were moved from shelters to Ballfield 1 for the legion beer garden.
 - Extension cords were provided to the River Park Church for their play area.
- ELP Restroom: The drain in the men's restroom was backed up. The concrete floor needs to be removed to access the plumbing. There were three service calls for the plumber in July. The sensor on the hand dryer in the men's restroom was replaced. The ladies restroom drain backed up. Sewer camera work was performed to determine the repair needs.
- PLP Restroom: The air freshener misters were checked and changed in the restroom.
- Tree watering: Due to the dry conditions, the plants and trees were watered.
- Tree removal: Tree limbs over the boardwalk in PLP were removed.
- Weed control: Weeds were removed near the old boat ramp. Weeds were removed and flower beds were mulched near the A-truss bridge abutments.
- Volleyball maintenance: Tents were repaired. They were damaged due to kids hanging on them.
- Parks Director: Participated in the interviews for the Parks Director.
- Ballfield Maintenance: Extensive infield work was performed on Ballfield 3.
- Pocket Park Maintenance: The planter boxes in Pocket Park are rotten. They were removed by staff.
- Spirit Fountain: The spirit fountain was drained, cleaned and refilled.

- ELP Lighting Improvements: The electrical bids were received for the Riverfront lighting project in ELP.
- Landscaping: Mulch was applied to trees at City Hall. City Hall weeds were removed, bushes trimmed and bag worms removed.
- Soccer field maintenance: The soccer field was mowed twice in July.
- Dog Park Maintenance: The latch was fixed on the small dog park gate. Weeds were removed around the outside perimeter of the dog parks.
- Chainsaw Art: Scaffolding was set up for the chainsaw artist to start work on June 28th. TJ Jenkins started carving the woodland creature house in English Landing Park. The work continue through July.
- Ballfield Maintenance: The ballfields are drug bi-weekly as weather permits.
- Trail Maintenance: Trails are maintained throughout the year as necessary.
- Park Maintenance: Staff continues to mow and control weeds in the riverfront park.
- Mowing: In addition to mowing the riverfront park, staff mowed the right-of-way along Hwy 45. Staff also mowed the small parks, PAC, Route 9 entry sign and one-way split on Main Street.
- Restroom Maintenance: Restrooms are power washed, deep cleaned and stocked daily.



July 2022 Work Report
Parkville Nature Sanctuary

Kristen Bontrager

Programming – Ghost Stories: Confirmed with Streets Dept. that they will serve food at the event this year. Met with a handful of volunteers to begin the process of planning the “spooky trail”. We are still looking for a ~ 4’ gas grill to use for cooking hotdogs.

FOPNS- Three new bricks installed in the memorial garden patio. Welcomed a new member to the Board, Cheryl Palmer.

Volunteers:

Stream Team 907: met this month and we had 11 volunteers to do Water Quality Monitoring.

Stephen Daniels with Riverpark Church brought a group of 80 volunteers to PNS. The group mulched trails, weeded all gardens, and top dressed gardens with mulch.

Current Volunteer Hours:

Month	Hours this month	Total hours
January	17	17
February	21	38
March	40	78
April	136	214
May	98	312
June	415	727
July	133	860

Eagle Scout –No upcoming Eagle Scout projects until fall. This year we have had 4 Scouts complete projects in PNS.

Sponsorship update- total amount received to date; \$4,540 out of \$5,000



PUBLIC WORKS DEPARTMENT
PROJECT UPDATE – AUGUST 2022
FOR BRITTANIE PROPE

1. PLP Wetlands – The city serves as a local project sponsor with the project led and contracted out by the US Army Corps of Engineers (Corps). [Funding via Section 1135](#) for construction of a Wetland Project in Platte Landing Park, includes:
 - Construction of wetland areas and restoration of a riparian corridor,
 - Contractor: BKM Construction
 - Subcontractors: Linaweaver and Natural States Landscaping.
 - February 2020: Project mobilized.
 - October 2020: Corps accepted project according to terms of agreement, “substantial completion”, continuing to inspect and address project performance.
 - October 2021: Staff met with the Army Corps and Missouri Department of Conservation (MDC) to review the first year of the project. MDC reported that the wetland “has a good compliment of species for ducks....and sees it as looking pretty good for YEAR 1 of a project.”
 - From Army Corps - They (MDC) reminded us that wetlands take several years to really mature (7-10 minimum) and even have some that have been 20 year projects.
 - February 2022: Erosion control matting deficiency removed from basin. Reason: incorrect design specifications, not fully biodegradable
 - May 2022: Staff met with the Corps for update and next steps.
 - **July 19, 2022: A work session was held with the Board of Aldermen and CLARB. (Meeting notes at M:\Boards & Committees\Board of Aldermen\2022\07-19-22\Work Session). The Corp of Engineers, and Missouri Department of Conservation provided an update and status of project/wetland. It was proposed that the Wetlands may not have been in place long enough to determine its success or failure. In addition there may be sand pockets that are allowing water to filter out of the basins. Mayor Katerndahl invited resident and Environmental Engineer, David Dods to participate in a small subcommittee to help develop a restoration strategy and he accepted.**
 - **Staff is waiting for the results of the subcommittee’s site observations and investigations.**

STATUS – IN PROGRESS.
2. Pocket Park Improvements
 - December 2020: Board of Aldermen approved the Pocket Park Master Plan, a bump-out design, and install decorative planters in conjunction with steel bollard inner core. Project now has three (3) phases:
 1. Reconstruct south stairs; and
 2. Bollard/bump-out safety improvements in front of Pocket Park; and
 3. Relocate Grigsby statue (pulled from original agreement due to engineering/design needs).
 - June 2021: Preconstruction meeting with contractor.

- April 2022: Start date of project: Main Street businesses and MSPA notified;
 - Kaw Valley Engineering hired to review soil stability associated w/statue relocation report;
 - Complete and forwarded to Renaissance Infrastructure Consulting (RIC)
 - May 2022: RIC finalizing design work of retaining wall for statue relocation:
 - anticipated date of bid: 5/17/2022
 - May 11, 2022: Upper portion of concrete stairs poured w/access to AirBNB estimated 5/14/22
 - May 20, 2022: The concrete for the Pocket Park Stairs is completed.
 - June 24, 2022: The lower guardrails have been installed and painted.
 - June 2022: Staff received a quote from American Fence to install a handrail on the upper portion of the stairs. This work is anticipated for mid-July.
 - June 15, 2022: Staff contacted McConnell Construction Co. (low bidder of Phase 1) and requested updated pricing for project specifications to move statue to raised landing next to wood decking (similar to work bid last year).
 - July 11, 2022: Staff received updated pricing from McConnell. They remained the low bidder.
 - September 12, 2022: Anticipated start date for Phase 1 construction.
 - In accordance with the Pocket Park Master Plan Grigsby statue will be relocated to the edge of the wood deck, onto an engineered concrete slab just west of the area. This will be done in correlation of an extension of the concrete sidewalk that was poured as a part of Phase 2.
 - Renaissance Infrastructure Solutions was hired to design the slab to hold the statue. The design documents are expected by 8/15/22, with further clarification of final details by 8/31/22 in preparation for staff to obtain quotes for the work (including the setting of the statue). Suggested contractors for quotes include: McConnell, Terry Snelling, and SGI. Additional pricing will be received for removal of existing granite/concrete base, and repair/infill of area with matching brick.
 - With removal of the stone base, the information inscribed will be relocated to a freestanding kiosk along with additional information about Mr. Grigsby (Information to be reviewed by Mr. Grigsby family), and placed next to relocated statue.
 - September 8, 2022: Staff requested pricing from M2M Framing for the repair of the planter wall on the south side of the existing deck. Staff is currently awaiting pricing.
- STATUS – IN PROGRESS*

3. Riverfront Park Entry Signage

- 2020 Budget: Entry signage for the both riverfront parks funded.
- Vireo hired to design concepts for approval.
- Long-range budget includes funding for installation of signs.
- Committee (reps from: BoA, CLARB and staff meet RE: vision for signage).
- Concepts presented to CLARB and BoA.
- BoA approve professional services agreement Vireo to develop preliminary and final drawings and specifications for new signs.
- February 2022: Preliminary design layouts presented to CLARB and BoA.
- Designs approved w/1 change: add the word “Park” to primary & secondary monument signs.
- Design team preparing construction documents
- 3rd Quarter 2022 (est.): Preliminary bid date for signs.
- 4th Quarter 2022 (est.): Primary/Secondary monument signs constructed and installed

- Spring 2023: remainder of signage (kiosks and wayfinding) constructed and installed.
- Missouri One Call has performed utility locates along south side of McAfee Street and forwarded to consultant. (will help pin-point locations for primary & secondary monuments).
- May 12, 2022: 95% complete construction documents submitted to staff.
- June 2022: Staff is compiling the bid documents for the entry signs. It is anticipated that the bid package will be released in mid-June.
- June 13, 2022: Project released for bid.
- July 12, 2022: Bid opening and in evaluation stage.
- August 10, 2022: Due to inflated pricing, Staff discussed whether or not to proceed with procurement of some signage or postpone the project and use the money for other parks work. It was decided to present and discuss these options at the August 22, 2022 CLARB meeting.

STATUS – IN PROGRESS.

4. Busch Drive Roundabout Improvements – from City’s Capital Improvement Program.

- Improve traffic circle at end of Busch Drive in English Landing Park. Improvements include:
- New retaining wall, landscape, hardscape and a fountain feature.
- 2021: Retaining wall w/utility conduit, earth-fill, masonry work and concrete curb completed.
- February 2022: Masonry applied to retaining wall; electrical and water lines installed.
- Embassy Landscape contracted to install landscape and hardscape features.
- Good Earth Water Gardens contracted to install water feature.
- Some elements completed by City staff – added fill dirt, installed drain tile, added rock and fabric.
- May 9, 2022: Installation of water feature begins.
- May 20, 2022: The water feature has been installed.
- May 25, 2022: Streets department installed asphalt patching along the base of the circle drive.
- June 7, 2022: Landscaping has been installed.

STATUS – COMPLETE.

5. Watkins Park Improvements

- November 2020, BoA approve Watkins Park Master Plan.
- March 2021, BoA approve revised Watkins Park Master Plan.
- Outreach Grant from Platte County to assist with improvements approved.
- May 2022: majority of work complete. (i.e., shelter building, parking lot, park entrance wooden fencing. Note: approx. 64 feet of fencing not installed due to utility locates. (This additional fencing to be installed at entrance to Sullivan Nature Sanctuary.)
- May 20, 2022: Playground equipment was installed.
- Fall 2022/Spring 2023: Grass seeding after Stream Bank Stabilization project is complete.
- A portion of the existing walking trail will be removed as a part of the stream bank stabilization project (see project info below). Staff will decide if that portion or all of the existing trail will be removed and replaced.

STATUS – IN PROGRESS.

6. PLP Improvements

- June 2021 - Parkville receives a \$1 million Park Partnership Grant from Platte County.

- The Board of Aldermen approved a professional services agreement with McClure Engineering for the design and public engagement portions of the project.
- The traffic data for the existing conditions was collected by GBA for the street network in the park. There was an initial round of public meetings in Fall 2021.
- Based on the information gathered, the City released a public engagement survey in late 2021. The survey results, along with the traffic data, will be presented to CLARB and Board of Aldermen during a work session in February 2022.
- There will be a separate public meeting to review the same information following the work session.
- March 1st Board of Aldermen meeting, the Board directed Staff to hold-off on any further work until a Parks Director has been hired. Estimated date of hire June/July 2022.

- **No project updates.**

STATUS – ON HOLD.

7. Park Outreach Grant Application – Additional Trail Lighting

- January 2022 – CLARB directs staff to prepare a Platte County Outreach Grant application for additional lighting along the riverfront trail in English Landing Park.
- Tuesday, February 22 – Staff presents application to the Outreach Grant Committee
- March 30, 2022 – Grant awarded.
- April 6, 2022 – Agreement signed and submitted by Staff
- **Low bidder was 4 Star Electric. Their bid was approved by the Finance Committee and is scheduled to be presented for approval at the Board of Aldermen meeting on August 30, 2022.**
- **Late September 2022 – anticipated start date**

STATUS – IN PROGRESS.

8. Farmers Market – There are concerns about the existing Farmers Market structure.

- BBN Architects and Leigh & O’Kane hired to evaluate the existing structural stability of the Farmers Market building.
 - Alternate repair/replacement options with corresponding cost estimates provided.
 - Staff received est’s for both enclosed & open concept metal bldg: Lester Buildings.
- April 13, 2022 – Design concepts presented at CLARB meeting
 - City will pursue additional quotes from other prefabricated building manufacturers, using the Lester Building proposal as a basis of design.
- April 28, 2022 a truck ran into the South side of the Eastern-most bay of the existing structure, causing extensive damage to that bay.
 - PPD solved incident. Company responsible turned incident into their insurance.
 - The debris was removed the following day.
 - A structural assessment was made by Leigh & O’Kane and it was determined that the remaining structure was stable enough to remain in operation for this season.
- May 20, 2022: Staff worked with a contractor to remove the eastern two bays. This work was completed.
- June 13, 2022: 18-Wheeler truck ran into the North side of the structure.
 - PPD solved incident. Company responsible turned incident into their insurance.

- A structural assessment was made by Leigh & O’Kane and it was determined a little over 70% of the existing structure shows signs of damage due to the vehicular impact and should be carefully removed. There is a small portion of the structure on the west end that could remain if you wanted to keep the two exiting bays.
 - June 14, 2022: Barricades were placed around entire structure. Subsequent Farmers Markets have been located in tents in the parking lot on the other side of East Street.
- June 2022: Staff received the scope and fee from BBN to assist with compiling the plans and specifications for the bid documents.
- June 2022: Staff, with approval of BoA, seeking public engagement for new Farmers Market structure: function and appearance. In the interest of time Confluence commencing public engagement at joint session on July 13, 2022. Proposal forthcoming for public engagement proposal of this project.
- July 13, 2022: A joint work session comprised of consultants, Board of Aldermen, CLARB, Staff, and community to kick-off discussions about Farmers Market structure. A follow-up community input is tentatively set for July 26, 2022.
- July 26, 2022: Public meeting held was held at City Hall. Confluence presented examples of other Farmers Markets in the metropolitan area. This was followed by an inter-active electronic survey for the meeting attendees about what a new Farmers Market should look like and how it should be used. The survey was extended to the public via social media for the next few weeks.
- August 11, 2022: Insurance adjusters for the City and for C.R. England (trucking company that was involved in the second accident) were on site assessing the damage done by the recent accidents.
- August 11, 2022: Staff met with Confluence regarding the community outreach survey results. Some takeaways: New Farmers Market orientation and location should remain as is; the structure should be a multi-purpose, year-round venue; the City should partner with another entity (e.g. Park University, American Legion, etc). The survey results will be presented at the next CLARB meeting on August 22, 2022.
- Once the Community Outreach phase has been completed, and the insurance claim has been settled, further direction of design/placement will occur for the new Farmers Market structure.

STATUS – IN PROGRESS.

9. Watkins Park Streambank Stabilization

- 2022 Capital Improvements Program includes funding for the stabilization of the streambank near Watkins Park.
 - Erosion to the creek is threatening the infrastructure in the park.
- March 2022 – City applied for and received preliminary approval for a Stormwater Management Grant through Platte County.
 - Staff is studying the logistics of where the bank stabilization rock will be stored and how it will be moved around the site without disrupting the new construction.
- June 2022: Staff received informal notice of award for this project. Once the funding agreement has been executed, staff will start working on the bid documents.

- August 10, 2022: Staff met on site with David Dods, Environmental Engineer, to get his input on the design of the stream bank stabilization, prior to finalizing the design. David Dods is assisting Staff in a capacity of a concerned Parkville citizen. Staff agreed that we would incorporate his suggestions into the design documents.
- Late August, 2022: Staff will issue design documents out for bid.
- Fall 2022: Construction is anticipate to start. Anticipated duration – 30 days.

STATUS – IN PROGRESS