



BOARD OF ALDERMEN
Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, July 2, 2024 7:00 PM
City Hall Board Room

Next numbers: Bill No. 3291 / Ord. No. 3224

1. CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance

2. CITIZEN INPUT

Please Note: Citizen Input reserves time for citizen input on any City matter, other than those listed on the Action Agenda. A member of the public must submit to the City Clerk his/her name, address and the subject to be presented, along with any supporting materials, by noon the day of the Board meeting. Unless unusual circumstances dictate otherwise, the Board of Aldermen will not make a decision on any issue(s) presented by an individual or group during a meeting, but may refer an item to staff for action or additional analysis (Boy Scouts, Girl Scouts and other similar youth civic/service members will be recognized during Citizen Input and are therefore exempt from the notification requirement). Speakers will be limited to three (3) minutes, unless waived at the discretion of the Mayor.

4. CONSENT AGENDA

- A. Approve the minutes for the June 18, 2024, regular meeting
- B. Approve the minutes for the June 18, 2024, work session
- C. Approve a change in managing officer for Boho Brewing, 15425 Old Town Drive, Suite 118, for their resort with Sunday sales and microbrewery liquor licenses
- D. Approve an agreement with Terry Snelling Construction Inc. for the 2024 Curb Repair Program

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

5. ACTION AGENDA

- A. Approve the first reading of an ordinance to approve a preliminary development plan for Parkville Business Park, a planned business park with eight lots, generally located between Missouri Route N and I-435 at NW Jones-Myer Road - Case No. PZ24-14; JDJ Commercial, applicant (Community Development)
- B. Approve Resolution No. 24-009 to endorse and approve an application for the Mid-America Regional Council's 2024 Call for Projects for Federal Fiscal Year 2028 federal-aid transportation funding for wayside horns in downtown Parkville (Community Development)

General Agenda Notes:

The agenda closed at noon on June 27, 2024. 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 July 2, 2024.

6. STAFF UPDATES ON ACTIVITIES

- A. Administration
 - 1. Accounts Payable Reports
 - 2. City Hall Closed July 4-5 - Independence Day
- B. Police Department
- C. Community Development
 - 1. Development Updates
- D. Public Works
- E. Parks & Recreation
 - 1. Special Events

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

8. UPCOMING MEETINGS

- A.
 - Tuesday, July 16, 2024, at 7:00 p.m.
 - Tuesday, August 6, 2024, at 7:00 p.m.
 - Tuesday, August 20, 2024, at 7:00 p.m.
 - Tuesday, September 3, 2024, at 7:00 p.m.

9. EXECUTIVE SESSION

- A. The Board of Aldermen may enter into closed session pursuant to:
 - RSMo. 610.021(1) for legal actions, litigation and attorney-client communication
 - RSMo. 610.021(2) for real estate matters
 - RSMo. 610.021(3) and/or (13) for personnel matters
 - RSMo. 610.021(12) for sealed bids and contract negotiations

10. ADJOURN

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:29 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on June 18, 2024, 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 2 Alderman Brian T. Whitley
Ward 3 Alderman Stephen Melton
Ward 4 Alderman Michael Lee
Ward 4 Alderman Allyson R. Berberich

Absent:

Ward 1 Alderman Philip Wassmer - *with prior notice*
Ward 2 Alderman Bob Bennett - *with prior notice*
Ward 3 Alderman Douglas Wylie - *with prior notice*

A quorum of the Board of Aldermen was present.

The following staff was also present:

Alexa Barton, City Administrator
Jeffery Rhodes, Assistant City Administrator
Kevin Chrisman, Police Chief
Dan Harper, Public Works Director
Stephen Lachky, Community Development Director
Brittanie Propes, Parks & Recreation Director
Chris Ashley, Parks & Recreation Project Manager
John Mautino, City Attorney

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

2. CITIZEN INPUT

A. Platte County Commissioner Presentation on Upcoming Jail Vote

Platte County Sheriff Mark Owen provided an overview of the jail vote for the August election; presentation attached as Exhibit A.

Platte County Prosecutor Eric Zahnd said they worked hard to ensure those that should have been in jail were in jail and those that should not have been in jail were not. The Platte CARES program was created, and 500 people graduated from the two programs that were held.

Platte County Commissioner Scott Fricker stated that surveys and reports were completed over the years. Two questions would be placed on the August 6 ballot. The first was authorizing Platte County to issue \$85 million in bonds and they had been working hard to reduce the debt so there was capacity to issue the bonds. The second question was to impose a new one-half cent sales tax dedicated to the jail for construction, renovations and

operations.

B. Proclaim July 2024 as Park and Recreation Month

Mayor Katerndahl presented the proclamation to Parks and Recreation Director Brittanie Propes.

4. CONSENT AGENDA

- A. Approve the minutes for the June 4, 2024, regular meeting
- B. Approve the minutes for the June 4, 2024, work session
- C. Receive and file the crime statistics for January through April 2024
- D. Reappoint Eunice Westra and Mahnaz Shabbir to the Diversity and Inclusion Commission through May 2027
- E. Reappoint to the Municipal Officials Ethics Commission Michael Pearl as the Ward 1 representative through May 2028 and Jerry Felker as the Ward 3 representative and Abby LacKamp as the Ward 4 representative through May 2029
- F. Approve a professional services agreement with George Butler Associates for consulting engineering services for the Route 9 Complete Streets Improvements project from 4th Street to Park University Entrance Drive; and from S. Crooked Road and Route FF to the intersection with Route 9

Alderman Whitley asked about Item 4F and staff confirmed that the project was only for engineering.

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

RESULT: MOTION PASSED 5-0.

5. ACTION AGENDA

A. Approve a contribution to support efforts to fund improvements to the I-29/I-35 corridors in the Northland

Mayor Katerndahl stated that the item was reviewed by the Finance Committee and they recommended it be presented to the Board of Aldermen on the action agenda. The Northland Chamber of Commerce and the Northland Transportation Committee, who was associated with the Chamber, requested contributions of \$2,500 to improve the traffic flow from the I-35 and I-29 split to the US-169 intersection on I-29. He added that the Parkville Area Chamber and EDC agreed to contribute \$1,250 and the City would pay the other half. The program received a \$50 million contribution from the State of Missouri, which was waiting on the Governor's signature. Their hope was to receive an additional \$200 million

in federal funds.

Discussion focused on ensuring federal funds were not used for lobbying efforts, the request was not a ballot item with restrictions on educating only and the project was for the highway only and not for any other services.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WELCH TO **APPROVE THE CONTRIBUTION OF \$1,250 TO SUPPORT EFFORTS TO FUND IMPROVEMENTS TO THE I-29/I-35 CORRIDORS IN THE NORTHLAND.**

RESULT: MOTION PASSED 5-0.

6. STAFF UPDATES ON ACTIVITIES

A. Administration

1. Accounts Payable Reports

Per RSMo. 79.300, the accounts payable report outlining payments processing for payroll, contractual, commodities, equipment and all obligations of the City was included in the agenda packet.

2. City Hall Closed June 19 - Juneteenth

City Administrator Alexa Barton stated that City Hall would be closed on June 19 in observance of Juneteenth.

3. July 5 - Floating Holiday

City Administrator Alexa Barton said that at the June 4 meeting the Board of Aldermen voted to authorize her to allow up to two floating holidays per year and she noted that July 5 would be a floating holiday.

4. Board of Aldermen Agenda Cover Page

City Administrator Alexa Barton provided a background and City Clerk Melissa McChesney provided an overview of the cover page; handouts attached as Exhibit B.

B. Police Department

C. Community Development

Community Development Director Stephen Lachky introduced the project team for the Route 9 improvements downtown. The team includes Andrew Robertson, George Butler Associates, and Chris Cline, Confluence.

D. Public Works

Public Works Director Dan Harper provided an update on the Google Fiber installation, noting that they were finishing up splicing in Riss Lake and anticipated being done there in August. He noted that they were working along Route 9 outside the city limits and would return to Parkville in the next few weeks.

E. **Parks & Recreation**

Parks and Recreation Director Brittanie Propes said the windmill was installed the previous week and it was functioning properly in the wetlands in Platte Landing Park. Staff also installed limestone benches and ordered educational kiosks. The following week, the US Army Corps of Engineers and the Engineer Research and Development Center would be on-site working with staff on invasive species control outside the wetlands area. Propes said work would be seen at the Veterans Memorial - staff approved the electrical work and was working on the flags and flag poles. Gateway Park would be graded, a culvert would be added, the sidewalk would be connected and landscaping and hardscaping would be installed. BBN Architects was working on the construction documents for the farmers market structure and would present the final plans to the Board before moving forward with bidding for the construction work. Propes added that an open house for the Parks and Recreation Master Plan would be held on June 20 prior to the Kansas City Symphony in the Park concert; Movie Night at Creekside was scheduled for June 21 and staff was planning activities for Parks and Recreation Month.

1. **Special Event Master List**

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

8. UPCOMING MEETINGS

9. EXECUTIVE SESSION

10. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 8:24 p.m.

The minutes for June 18, 2024, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the second day of July 2024.

Submitted by:

City Clerk Melissa McChesney

1. GENERAL AGENDA

Mayor Dean Katerndahl opened the work session at 6:42 p.m. on June 18, 2024, at City Hall, 8880 Clark Avenue, Parkville, Missouri. In attendance were aldermen Tina Welch, Brian T. Whitley, Stephen Melton, Michael Lee and Allyson R. Berberich.

The following staff was also present:

Alexa Barton, City Administrator

Jeffery Rhodes, Assistant City Administrator

Kevin Chrisman, Police Chief

Dan Harper, Public Works Director

Stephen Lachky, Community Development Director

Brittanie Propes, Parks & Recreation Director

John Mautino, City Attorney

A. Spire Utility Expansion Project

Public Works Director Dan Harper stated that Spire would install gas lines along Route 9 from the east, across the entrance to the Riverchase subdivision,, up Coffey Road into the Riss Lake subdivision and west on Lakeview Drive back to Route 9. He said staff has met with Spire staff, but a permit was not submitted.

Rick Pryor, Spire, provided an overview of the project, noting that the gas lines would be placed under the street with the goal of supporting their infrastructure. He added that they were in the process of notifying property owners in Riss Lake.

Public comments were received from Robert Unger, 8149 Clearwater Point; and Dan Brakke, 8408 NW Lakeview Drive.

2. ADJOURN

The work session ended at 7:17 p.m.

The work session minutes for June 18, 2024, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the second day of July 2024.

Submitted by:

City Clerk Melissa McChesney

**CITY OF PARKVILLE
Policy Report**

Date: June 24, 2024

Prepared By:

Melissa McChesney, City Clerk

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Approve a change in managing officer for Boho Brewing, 15425 Old Town Drive, Suite 118, for their resort with Sunday sales and microbrewery liquor licenses

BACKGROUND:

Per Parkville Municipal Code Chapter 600, all liquor license applications must be approved by the Board of Aldermen. On December 6, 2022, the Board of Aldermen approved a temporary resort with Sunday sales and microbrewery liquor licenses for Boho Brewing. Per Parkville Municipal Code Section 600.120, if during the licensing period there is a change in facts from the original liquor license application, written notice must be given to the City Clerk. On June 3, 2024, the City Clerk received a new liquor license application for the change in managing officer for Boho Brewing.

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.

STRATEGIC GOAL(S):

NA

BUDGET IMPACT:

There is no impact on the budget with this action.

ALTERNATIVES:

1. Approve the change in managing officer for the liquor license for Boho Brewing.
2. Deny the change in managing officer for the liquor license.
3. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

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

STAFF RECOMMENDATION:

Staff recommends approving a change in managing officer for Boho Brewing.

POLICY:

Pursuant to Parkville Municipal Code Section 600.210, the Board of Aldermen must approve all applications for a liquor license, including a change in facts from the original application.

SUGGESTED MOTION:

I move to approve a change in managing officer for Boho Brewing, 15425 Old Town Drive, Suite 118, for their resort with Sunday sales and microbrewery liquor licenses.

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, _____ to May 31, _____
Current year Next year

Date of Application: 06/03/2024

SECTION 1.

1. Name of Business: BOHO BREWING MISSOURI LLC
2. Type of Business: MICROBREWERY/RBD/SBD
3. Street address where liquor is to be sold: 15425 OLD TOWN DRIVE, STE 118, PARKVILLE MO
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: 1111 MAIN STREET #750, KANSAS CITY MO 64105
6. Phone No. of Business: (816) 824-7939 Fax No. of Business: (816) 221-9010
7. Name of Managing Officer (principal applicant): STEPHEN MICHAEL CLAYTON
8. Name(s) of any partner(s) in this business (attach separate sheet if necessary):
ROBERT MANN REMAINS AS THE SOLE MEMBER OF THE LLC. BRIAN MERTZ HAS WITHDRAWN AS A MEMBER
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):
NONE
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):
ROBERT MANN REMAINS AS THE SOLE MEMBER OF THE LLC. BRIAN MERTZ HAS WITHDRAWN AS A MEMBER
THIS IS AN INFORMATIONAL APPLICATION REFLECTING A NEW MANAGING OFFICER AND WITHDRAWAL OF A FORMER MEMBER—NO NEW MEMBER
11. Name(s) and residence address(es) of any other person(s) having financial interest in the building to be used for liquor sales:
NONE

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: \$15** ☒ **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 (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: \$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**

Allows sale of intoxicating liquor of all kinds to person licensed to sell at retail and privilege of selling to licensed wholesalers and soliciting orders for sale of intoxicating liquor of all kinds, to, by, or through licensed wholesaler in Missouri. (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: Stephen M Blanton DATE: 6/3/2027

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

FOR CITY USE ONLY

Fee (20.0002): \$ _____

Date Paid: _____

Payment by: _____

By: ☐ Check # _____ ☐ MO# _____

☐ Credit Card _____ ☐ Cash _____

Received by: _____

☐ Copy Receipt to City Clerk ☐ Copy Receipt to Requestor ☐ Copy w/Receipt

CITY OF PARKVILLE Policy Report

Date: June 24, 2024

Prepared By:

Daniel Harper, Public Works Director

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Approve an agreement with Terry Snelling Construction Inc. for the 2024 Curb Repair Program

BACKGROUND:

The City operates approximately 100 lane miles of pavement throughout Parkville. Of these 100 lane miles, an estimated 70% have curb, or around 70 lane miles of curb and gutter, throughout the city. Curb and gutter are a component of the stormwater system and road system in that they provide a conveyance method for water to drain out of the roadway.

Curb and gutter are constructed almost entirely out of concrete within the city. Concrete breaks down for multiple reasons. However, the primary failures observed in Parkville are:

1. Over-Loading - Mechanical overloading of the curb and gutter, such as a large vehicle driving over them or a snow plow blade breaking a section.
2. Disintegration - Freeze thaw cycles paired with salts break down the concrete into individual aggregates over time.
3. Cracking - Also caused by overloading and freeze & thaw, but also occurs due to settlement in the ground

Over time, all curbs fail and need regular maintenance and eventual replacement. The City's Streets crew routinely performs minor repairs, such as grouting or epoxy on smaller breaks and cracks, but eventually the curb needs full replacement. Often times, this is aligned with the resurfacing of the roadway to fully restore the segment of roadway and increase longevity of that location and maximize the effectiveness of the repair.

This year, the primary area of focus is River Hills, as resurfacing is planned for the summer of 2025, along with areas in the Bluffs, which are planned for future resurfacing. Additionally, there are several other smaller locations throughout the city that have failed that were selected for replacement, yet considered in future years when funds are available.

Areas of Replacement:

- River Hills Drive - 604 Linear-Feet (LF)
- North National - 20 LF
- South National - 57 LF
- Bluff Drive & Crooked Road - 43 LF
- Bluff View & Bluff Drive - 36 LF

- Bluff View - 48 LF
- Bluff Circle - 19 LF
- Bluff Way - 25 LF
- Twilight Place - 59 LF
- Pine Ridge Court - 40 LF
- Pine Ridge Court Inlet - 20 LF
- 13th Street - 8 LF

The selection process is driven by a field evaluation of known locations that have failed and have not been replaced previously, along with planned resurfacing. The focus on areas being resurfaced is to protect the newly completed surface and provide an ideal joint to pave along which extends the life of the pavement. The other focus is on replacing curbs that have failed under a "worst-first" approach.

Due to the quantity of damaged curb needing replacement, and the increased cost of construction, no sidewalks were selected for replacement this year.

This project received six bids and Terry Snelling Construction was selected as the low and best bid. They have performed curb replacement work in the city under previous programs, and most recently performed this project in 2023.

The engineer's estimate for this project was a unit price of \$50.00 per linear foot at a total cost of \$48,950.00. This was an increase of approximately 11.5% from the previous year's rate of \$44.75 per linear foot. This year, the lowest bid was \$59.50 per linear foot at a total cost of \$58,250.50 from Terry Snelling Construction.

STRATEGIC GOAL(S):

This project is part of the Infrastructure and Public Facilities goal to extend life of infrastructure and equipment.

BUDGET IMPACT:

The FY 2024 budget allocated \$50,000 in the Transportation Fund for this project as the Curb & Sidewalk Program. While this project is over the budgeted amount, there should be adequate savings from other areas of the budget in order to address all areas listed in this policy report for 2024.

ALTERNATIVES:

1. Approve the agreement with Terry Snelling Construction for the 2024 Curb Repair Program.
2. Approve the item, subject to changes.
3. Do not approve the item.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

At the meeting on June 24, 2024, the Finance Committee, by a vote of 5-0, recommended that the Board of Aldermen approve an agreement with Terry Snelling Construction for the 2024 Curb Repair Program.

STAFF RECOMMENDATION:

Staff recommends the approval of a construction contract with Terry Snelling Construction Inc. in the amount of \$58,250.50.

POLICY:

The Purchasing Policy, Resolution No. 23-016, requires Board of Aldermen approval for all purchases above \$50,000, upon recommendation of the Finance Committee.

SUGGESTED MOTION:

I move to approve an agreement with Terry Snelling Construction Inc. for the 2024 Curb Repair Program in the amount of \$58,250.50.

ATTACHMENTS:

1. Bid Tabulation
2. Agreement

BID TABULATION

2024 CURB REPAIR PROGRAM
Bid Opening Tuesday, June 11, 2024
10:05 a.m., City Hall Board Room

Bidder Name	BASE TOTAL
*Terry Snelling Const. Independence, MO	\$58,250.50
McConnell & Assoc. NKC, MO	\$62,998.65
INCO USA LLC Olathe, KS	\$68,588.74
Julius Kaaz Const. Co., Inc. Leavenworth, KS	\$73,425.00
Tunks Const. Cameron, MO	\$84,732.45
Primetime Contracting Corp. Riverside, MO	\$94,473.50

(*) Recommended Award of Purchase

CITY OF PARKVILLE, MO

**AGREEMENT BETWEEN CITY OF PARKVILLE
AND CONTRACTOR
FOR
2024 CONCRETE CURB REPAIR**

This agreement is made and entered into this 2nd day of July 2024, by and between the City of Parkville, Missouri, (hereinafter the "City") and TERRY SNELLING CONSTRUCTION, INC. hereinafter the "Contractor").

WITNESSETH:

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

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

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

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

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

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

979 lineal feet of CG-2 Curb & Gutter Removal and Replacement

Work Timeframe:

The work will commence once the City issues a notice-to-proceed and the Board of Aldermen have approved the contract. This is a 60 calendar day project from Notice to Proceed.

Sequence of Work:

The Contractor shall sequence work in such a way as to minimize disruptions to the general public. Work hours shall be restricted to 7 a.m. to 5 p.m. Monday-Friday unless approved otherwise. Flyers shall be hand delivered to all affected residents with information about when the work will be done, what the work involves, who is completing the work, and a contact person for questions. Two sets of flyers shall be completed, one at the beginning of the project with the estimated timeframe and another at least 24 hours in advance of work.

Environmental and Safety Requirements:

The project shall comply with all local, state, and federal regulations, including but not limited to EPA, OSHA, and Missouri clean water and clean air requirements.

Material & Construction Specifications:

The material and construction shall follow the KC-APWA specifications as currently adopted. The concrete shall be MCIB Mix No WA 610-1-4 (4500psi, 3" max. slump, 1" max coarse aggregate size). All concrete shall be cured using an approved curing compound and shall be applied liberally. The City will provide and pay for material testing by a third party. Construction shall follow current KC-APWA standards.

Concrete Caulk (MP1) shall be applied on all expansion joints where the curb meets the driveway.

All work shall conform to ADA standards if and where applicable.

Traffic Control:

Traffic Control shall meet all requirements as outlined in the current edition of the Manual for Uniform Traffic Control devices (MUTCD). Traffic control shall be considered subsidiary to other bid items. Any work not specifically outlined, but required shall be considered subsidiary to other bid items.

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

ARTICLE II. The City shall pay to the Contractor for the performance of the work embraced in this Contract, and the Contractor will accept in full compensation therefor, the sum of **FIFTY EIGHT THOUSAND TWO HUNDRED FIFTY DOLLARS AND 50/100 (\$58,250.50)** (subject to adjustment as provided by the Contract Documents) for all work covered by and included in the Contract award and designated in the foregoing Article I, payment thereof to be made in cash or its equivalent and in the manner provided in the Contract Documents.

ARTICLE III. The contractor shall commence work upon the date stated in the Notice to Proceed and will complete all work by this Contract by 60 days. Time is of the essence. Accordingly, liquidated damages shall be assessed against Contractor, as stipulated liquidated damages and not as a penalty, in the amount of \$100.00 for each and every calendar day the work remains incomplete over the specified completion time.

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

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

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

Exhibit A	General Conditions of the Contract
Exhibit A-1	Special Conditions of the Contract
Exhibit B-1	Performance Bond
Exhibit B-2	Payment Bond
Exhibit B-3	Maintenance Bond
Exhibit C	Scope of Project
Exhibit D	Not Applicable
Exhibit E	Contractor's Affidavit Acknowledging Federal Lobbying Activities and Conflict of Interest Prohibition
Exhibit F	Sales tax exemption documentation forms
Exhibit G	Contractor's Affidavit of Compliance with Non-Discrimination and Equal Employment Opportunity Laws
Exhibit H	Affidavit of Compliance with Safety Training Requirements (§292.675 R.S. Mo.)
Exhibit I	Affidavit of Compliance with R.S. Mo §285.530.6
Exhibit J-1	Applicable Missouri Prevailing Wage Rates if Project Total Exceeds \$75,000
Exhibit J-2	Prevailing Wage Rate Reporting Form
Exhibit J-3	Certification of Compliance with Prevailing Wage Requirements
Exhibit K	Insurance Requirements
Exhibit L	Bill of Sale
Exhibit M	Bailment Agreement
Exhibit N	Conditional Partial Waiver of Lien and Release of Claims
Exhibit O	Conditional Final Waiver of Lien and Release of Claims
	Certificate of Substantial Completion
	Certificate of Final Completion
	Construction Change Directive
	Change Order

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

CITY OF PARKVILLE, MISSOURI

By: _____
Dean Katerndahl, Mayor

ATTEST:

Melissa McChesney, City Clerk

TERRY SNELLING CONSTRUCTION, INC.

DocuSigned by:
By Terry Snelling
204F19F8039C434...
Title Terry Snelling Pres.

(SEAL)

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

CITY OF PARKVILLE

Policy Report

Date: June 17, 2024

Prepared By:

Brad Stanton, Planner

Reviewed By:

Stephen Lachky, Community Development
Director

ISSUE:

Approve the first reading of an ordinance to approve a preliminary development plan for Parkville Business Park, a planned business park with eight lots, generally located between Missouri Route N and I-435 at NW Jones-Myer Road - Case No. PZ24-14; JDJ Commercial, applicant (Community Development)

BACKGROUND:

The application proposes a preliminary development plan for a business park development consisting of eight lots on 13.53 acres, more or less, between Missouri Route N and I-435 at NW Jones-Myer Road. The applicant proposes developing eight lots for office/service/retail uses in a business park setting. The development is proposed to be accessed via two new public streets proposed to be constructed off of Missouri Route N. The development is proposed to be phased in two phases. Phase 1 will consist of three lots (Lots 1-3), one public street (Geothermal Ct), and stormwater detention facilities, with a proposed construction timeline of 2024-2025. Phase 2 will consist of five lots (Lots 4-8) and one public street (Energy Efficiency Way), with a proposed construction timeline of 2029-2030.

The subject property was annexed into the corporate limits of the City of Parkville in the 2000 annexation of land to the west. In 2008, the subject property was rezoned from Platte County "CH" Commercial Highway to City of Parkville "B-2" General Business. At the time, City staff stated, "The proposed B-2 zoning is the City's closest equivalent to the existing CH zoning. As such, the proposed zoning has no apparent impact beyond that of the existing zoning." A conditional use permit (CUP) was issued at the time for Clarkson Construction Company to stage heavy construction equipment on the site. This CUP was renewed yearly until 2012.

STRATEGIC GOAL(S):

- Quality Development

BUDGET IMPACT:

There will be no impact to the budget.

ALTERNATIVES:

1. Approve the first reading of an ordinance to approve a preliminary development plan for Parkville Business Park and postpone the second reading to July 16, 2024.
2. Approve the first reading of an ordinance, subject to changes.

3. Approve the first and second readings of an ordinance.
4. Do not approve the item.
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 & ZONING COMMISSION RECOMMENDATION:

On June 11, 2024, the Planning & Zoning Commission held a public hearing to consider the Application for a Preliminary Development Plan. Following discussion, the Commission voted (9-0) to recommend approval of the Application for Preliminary Development Plan for Parkville Business Park, subject to the following conditions:

1. Approval by the Planning & Zoning Commission, based on the representations of any drawings presented as part of this application, does not waive any requirement or development standard contained in the Parkville Municipal Code, unless modified by the Planned District.
2. Prior to Final Development Plan approval, a final plat shall be approved for the subject property.
3. The Planning & Zoning Commission shall serve as the final approval authority for Final Development Plan applications for the development.
4. Prior to Final Development Plan approval, the applicant shall satisfy the requirements of the Public Works Department for public improvements.
5. Prior to Final Development Plan approval, the applicant shall obtain Missouri Department of Transportation approval for access to Missouri Route N.

STAFF RECOMMENDATION:

Staff recommends approval of the Application for Preliminary Development Plan based on the merits of the application and the findings and conclusions in the staff report, subject to conditions.

POLICY:

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

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. 3291, an ordinance approving a preliminary development plan for Parkville Business Park, a planned eight-lot business park generally located between Missouri Route N and I-435 at NW Jones-Myer Road, on first reading and postpone the second reading to July 16, 2024.

ATTACHMENTS:

1. Ordinance
2. Application
3. Preliminary Development Plan
4. Landscape Plan
5. Staff Report

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR PARKVILLE BUSINESS PARK, A PLANNED EIGHT-LOT BUSINESS PARK GENERALLY LOCATED BETWEEN MISSOURI ROUTE N AND I-435 AT NW JONES-MYER ROAD

WHEREAS, applicant JDJ Commercial has submitted an Application for Preliminary Development Plan for Parkville Business Park, a planned eight (8)-lot business park development generally located between Missouri Route N and I-435 at NW Jones-Myer Rd; and

WHEREAS, City staff reviewed the application according to Parkville Municipal Code Title IV Development Code, Section 403.040 and determined their findings and conclusions; and

WHEREAS, notice of a public hearing on June 11, 2024 was published, mailed, and posted in accordance with Parkville Municipal Code Title IV, Section 403.010; and

WHEREAS, the Preliminary Development Plan for Parkville Business Park was considered at the June 11, 2024 meeting of the Planning and Zoning Commission, and was recommended for approval subject to conditions (by a vote of 9-0); and

WHEREAS, the Board of Aldermen has reviewed and considered staff's conclusions and recommendation, the information provided to the Planning and Zoning Commission, the Planning and Zoning Commission's recommendation and information presented to the Board of Aldermen, and desires to approve the application with conditions as stated herein.

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

SECTION 1. The application for preliminary development plan for Parkville Business Park (Case No. PZ24-14) is hereby approved, subject to conditions by the Board of Aldermen, including:

1. Approval by the Board of Aldermen based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the Municipal Code unless modified by the Planned District.
2. Prior to Final Development Plan approval, a final plat shall be approved for the subject property.
3. The Planning & Zoning Commission shall serve as the final approval authority for Final Development Plan applications in the development.
4. Prior to Final Development Plan approval, the applicant shall satisfy the requirements of the Public Works Department for public improvements.
5. Prior to Final Development Plan approval, the applicant shall obtain MoDOT approval for the access to Missouri Route N.

SECTION 2. The preliminary development plan, depicted in Exhibit A and attached hereto and incorporated herein by reference, shall be effective immediately upon its passage and approval.

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

PASSED and APPROVED this 16th day of July 2024.

Mayor Dean Katerndahl

ATTESTED:

City Clerk Melissa McChesney

PZ 2024-14
Exhibit Date: 5/10/2024
Public Hearing: 6/11/2024
Date Accepted:



CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741 7678 • FAX (816) 741 0013

Applicant(s)

Name JDJ Commercial
Address 209 Richardson St
City, State Smithville Mo 64089
Phone 816-215-465 Fax _____
E-mail _____

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

Name _____
Address _____
City, State _____
Phone _____ Fax _____
E-mail _____

Engineer/Surveyor(s) preparing plat & legal description

Name RL Buford + Associates
Address PO Box 14089
City, State Parkville MO 64152
Phone 816 741 6152 Fax _____
E-mail rob@rbuford.com

Contact Person, if different from applicant(s)

Name _____
Address _____
City, State _____
Phone _____ Fax _____
E-mail _____

I, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained herein is true and correct. We acknowledge that development in the City of Parkville is subject to the Municipal Code of the City of Parkville. I hereby agree to abide by all rules, regulations, and conditions of the City of Parkville, and I understand that any violation of such or from the conditions as stated herein shall constitute cause for fines, penalties and revocation of approvals as applicable.

Applicant's Signature (Required)

[Signature]

Date 3/26/24

Property Owner's Signature (Required)

[Signature]

Date 3/26/24

2. Property Information

Proposed name of subdivision _____

Current use(s) of the property vacant

Current zoning district B-2

Acres of open space TBD

Intensity of development TBD

Proposed zoning B-2

Minimum lot size 2.3 acres

3. Signatures of Acknowledgement

The following signatures by authorized representatives indicate the entity had notice of the intent to subdivide and, pending detailed plan review can provide their applicable service to the proposed development. A signed letter from the entity may be submitted in place of a signature.

Water District (PWSD #1 or Missouri American Water Co.)
816.891.9141 816.741.2992

South Platte Fire Protection District *Don Cull* *Deputy Chief* *3/28/24*
South Platte Fire Protection District (SPFPD)
816.741.2900

Sanitary sewer/septic (PCRSD, Parkville Public Works or Platte County Health Department)
816.858-2052 816.741.7676 816.858.2412

Streets (Parkville Public Works)
816.741.7676

Missouri Department of Transportation (for access/adjacent to a state maintained roadway)
816.622-0414

Electricity (Evergy)
816.471.5275

Natural Gas (Spire Energy dba Missouri Gas Energy)
816.756.5252

School District (Park Hill or Platte County)
816.741.1521 816.858.2822

4. Public Improvements

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

Length of proposed new roadways: 600'

Proposed surface material Asphalt Maximum grade: 12

General character of the neighborhood There is a MoDOT maintenance facility and a Fire Station, otherwise Residential

Last modified July 2023

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Streets (Parkville Public Works)
816.741.7676

Missouri Department of Transportation (for access/adjacent to a state maintained roadway)
816.622-0414

J. Brent Gerling 3/28/2024 J. Brent Gerling, PE
Engineering & Design Supervisor
evergy - Northland

Electricity (Evergy)
816.471.5275

Natural Gas (Spire Energy dba Missouri Gas Energy)
816.756.5252

School District (Park Hill or Platte County)
816.741.1521 816.858.2822

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Last modified July 2023

Application #: PZ 2024-14

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 4/13/2024
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816.858.2052 816.741.7676 816.858.2412

Streets (Parkville Public Works)
816.741.7676

*Permit required for access improvements.
3/27/2024*

Missouri Department of Transportation (for access/adjacent to a state maintained roadway)
816.622-0414

Electricity (Energys)
816.471.5275

Natural Gas (Spire Energy dba Missouri Gas Energy)
816.756.5252

School District (Park Hill or Platte County)
816.741.1521 816.858.2822

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Last modified July 2023

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Proposed surface material: Asphalt Maximum grade: 12

General character of the neighborhood: There is a MoDOT maintenance facility and a Fire Station, otherwise Residential

Last modified July 2023

Application #: PZ 2024-14

Are area streets and utilities sufficient to serve the property once subdivided? Yes
(Note: a traffic study may be required in order to adequately address this question)

Explain:

Attach a stormwater management study showing facilities/improvements needed to handle stormwater adequately.

Attach a narrative addressing:

1. How the application is in accordance with the Master Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.
2. Compliance with the requirements of the Development Code, and in particular the blocks and lots proposed is capable of meeting all development and site design standards under the existing or proposed zoning.
3. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.
4. How any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.
5. How the application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Master Plan.
6. How the design does not impede the construction of anticipated or planned future public infrastructure in the area.
7. Any other information relevant to the application.

5. Checklist of required submittals

- ☒ Completed application with authorization signatures of service providers.
- ☐ Application fee of \$300.00, plus \$5.00 per lot or tract. *This fee shall include the expense of initial engineering review, plus the expense of reviewing one re-submittal. All other expenses including, but not limited to, consulting fees, attorney fees, reproduction costs, mailing costs, and other expenses resulting from the necessary review, processing, filing, recording, and action on said applications or permits, shall be borne by the sub-divider based on actual costs.*
- ☒ Deed with owner's name and legal description of property to be platted.
- ☒ Five (5) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the preliminary plat containing the requirements outlined in Section 403.020 Subsection D. of the Development Code for initial staff and entity review. Additional large size copies may be requested following review by staff.
- ☒ Drainage plan containing the requirements outlined in Parkville Municipal Code Title IV, Section 404.030 Subsection C3.

For City Use Only

Application accepted as complete by: Stephen Lachky, Community Development Director 5/16/2024
Name/Title Date

Application Fee (27.0000): \$ _____ By: ☐ Check # _____ ☐ MO# _____

Date Paid: _____ ☐ Credit Card _____ ☐ Cash _____

Payment by: _____ Received by: _____

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

Planning Commission Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

Board of Aldermen Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____



R.L. Buford & Associates Engineering, LLC

LAND SURVEYORS – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS

OFFICE: 201 MAIN STREET, SUITE 6, PARKVILLE, MO 64152

MAILING: PO BOX 14069, PARKVILLE, MO 64152

(816) 741-6152

Parkville Business Park Project Narrative

The proposed preliminary plat for the Parkville Business Park is in accordance with the Master Plan. This use is allowed under the current zoning and city staff seem to be in favor of this development. The site is currently zoned B2-2 General Business. The minimum lot size allowed is .17 acres. This proposed plat would develop 3 lots, ranging in size from 2.31 to 2.42 acres. Lot 1 will be the new office location for the developer's business, ECS Geothermal. The other 2 lots will ideally be constructed for the office and/or warehouse locations for similar trade business. The developer is excited to bring this energy-efficient, green Business Park concept to the Parkville Area. Future Lots 4-6 will be developed upon market demands, and Lot 7 will be reserved for wastewater management until the PCRSD is able to extend the sanitary sewer to this area. This development will not deter any future development in the area and will in fact help encourage more development in the area as outlined in Parkville's Master Plan for the Northwest point entry into the city.

Recorded in Platte County, Missouri

Recording Date/Time: 05/16/2014 at 12:29:24 PM

Instr Number: 2014005081

Book: 1228 Page: 119

Type: TR WD

Pages: 5

Fee: \$36.00 S



Electronically Recorded

Gloria Boyer
Recorder of Deeds

STEWART TITLE - 01109-18539

Title of Document: Missouri Special Warranty Deed

Date of Document: May 16, 2014

Grantor(s): Clarkson Construction Company, a Missouri Corporation

Grantee(s): JDJ Commercial Properties LLC, a Missouri limited liability company

Grantee(s) Mailing Address: P. O. Box 527, Platte City, Missouri 64079

Legal Description: See Exhibit "A" page 4 and 5

COMMERCIAL - Cgm

ACKNOWLEDGMENT

STATE OF MISSOURI)

) ss.

COUNTY OF JACKSON)

On this 16TH day of May, 2014, before me, the undersigned, a Notary Public, personally appeared Leon Eldon Eikenbary, Jr., Secretary, of Clarkson Construction Company, a Missouri Corporation known to me to be the person described in and who executed the foregoing instrument in behalf of said Corporation, and acknowledged said instrument to be the free act and deed of said Corporation and that Leon Eldon Eikenbary, Jr. executed the same for the purposes therein stated.

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

Cynthia Yvonne McNealey
Notary Public in and for said County and State

Printed Name: *Cynthia Yvonne McNealey*

My Commission Expires:

9/24/2016

CYNTHIA YVONNE McNEALEY
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
JACKSON COUNTY
MY APPOINTMENT EXPIRES SEPT 24, 2016
COMMISSION # 12573298

BK 1228 PG 119

Northeast Quarter of said Section 7, 706.66 feet; thence North 0 degrees 17 minutes 52 seconds West and parallel to the West line of the Northeast Quarter of said Section 7, 346.00 feet; thence North 89 degrees 55 minutes 34 seconds West and parallel to the South line of the Northeast Quarter of said Section 7, 256.00 feet to the True Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public right-of-ways.

Tract I: 20-3.0-07-000-000-010.002

Tract III: 20-3.0-07-000-000-003.001

Tract II: 20-3.0-07-000-000-010.001

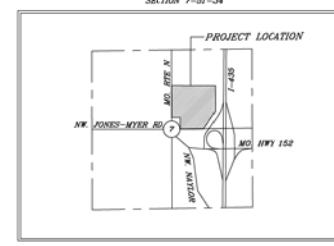
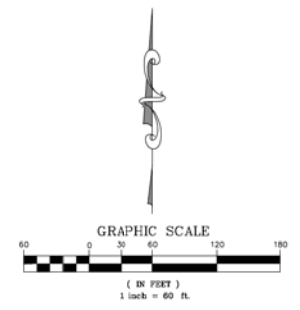
BK 1228 PG 119



LANDSCAPE PLAN
PARKVILLE BUSINESS PARK
PART OF THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 51 NORTH, RANGE 34 WEST,
PARKVILLE, PLATTE COUNTY, MISSOURI

LANDSCAPE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MIN. ROOT	MIN. SIZE	GAUPE
OVERSTORY TREES						
18		QUERCUS FAGODA	CHERRYBARK OAK		7'	
18		QUERCUS COCCINEA	SCARLETT OAK		7'	
ORNAIMENTAL TREES						
20		CERIS DANCENBIS	EASTERN REDBUD		7'	
21		CORNUS FLORIDA	FLOWERING DOGWOOD		7'	
EVERGREEN SHRUBS						
70		BUIUS 'GREEN GEM'	GREEN GEM BOXWOOD		15' HT.	



R.L. Buford & Associates, LLC
LANDSCAPE ARCHITECTS
P.O. BOX 1408, PARKVILLE, MO 64152 (816) 741-8152
WWW.RLBUFFORD.COM

JDJ COMMERCIAL PROPERTIES, LLC
DEVELOPMENT PLAN & PRELIMINARY PLAT

DATE: 5/23/2024
DRAWN BY: JFR
CHECKED BY: JFR
PLAT NO: P-24046
FIELD BOOK: 1-2-24



Staff Analysis

Agenda Item: 5.A

Proposal: Application for Preliminary Development Plan for Parkville Business Park, a planned eight (8)-lot business park development on 13.53 acres, more or less, generally located between Missouri Route N and I-435 at NW Jones-Myer Rd.

Staff Recommendation: Approval (with conditions)

Case No: PZ24-14

Applicant/Owners: JDJ Commercial

Location: Generally located between Missouri Route N and I-435 at NW Jones-Myer Rd.

Zoning: Existing: "B-2" General Business District
Proposed: "B-2-P" Planned General Business District

Parcel #s: All of Platte County parcel # 20-3.0-07-000-000-003.001

Exhibits:

- A. This Staff Analysis
- B. Application for Preliminary Development Plan
- C. Subject Area Property Map
- D. Development Plan & Preliminary Plat – Parkville Business Park (dated 5/8/24, prepared by R.L. Buford & Associates)
- 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>)
- B. Parkville Master Plan (<http://parkvillemo.gov/government/city-plans-studies/master-plan/>)
- C. Notice of Public Hearing mailed to owners within 185 ft. of the subject property
- D. Hearing notice published in The Platte County Landmark newspaper
- E. Hearing notice sign posted on the subject property
- F. Hearing notice published on the Parkville City webpage (<http://parkvillemo.gov/public-hearings/>)
- G. Planning Commission Staff Analysis Report for Case No. PZ08-20

Comments

Received: Two written comments in opposition from adjacent property owners have been received by the Community Development Department as of the completion of this staff analysis on June 7, 2024.

Overview

The application proposes a preliminary development plan for a business park development consisting of eight (8)-lots on 13.53 acres, more or less, between Missouri Route N and I-435 at NW Jones-Myer Rd. The subject property is currently undeveloped.

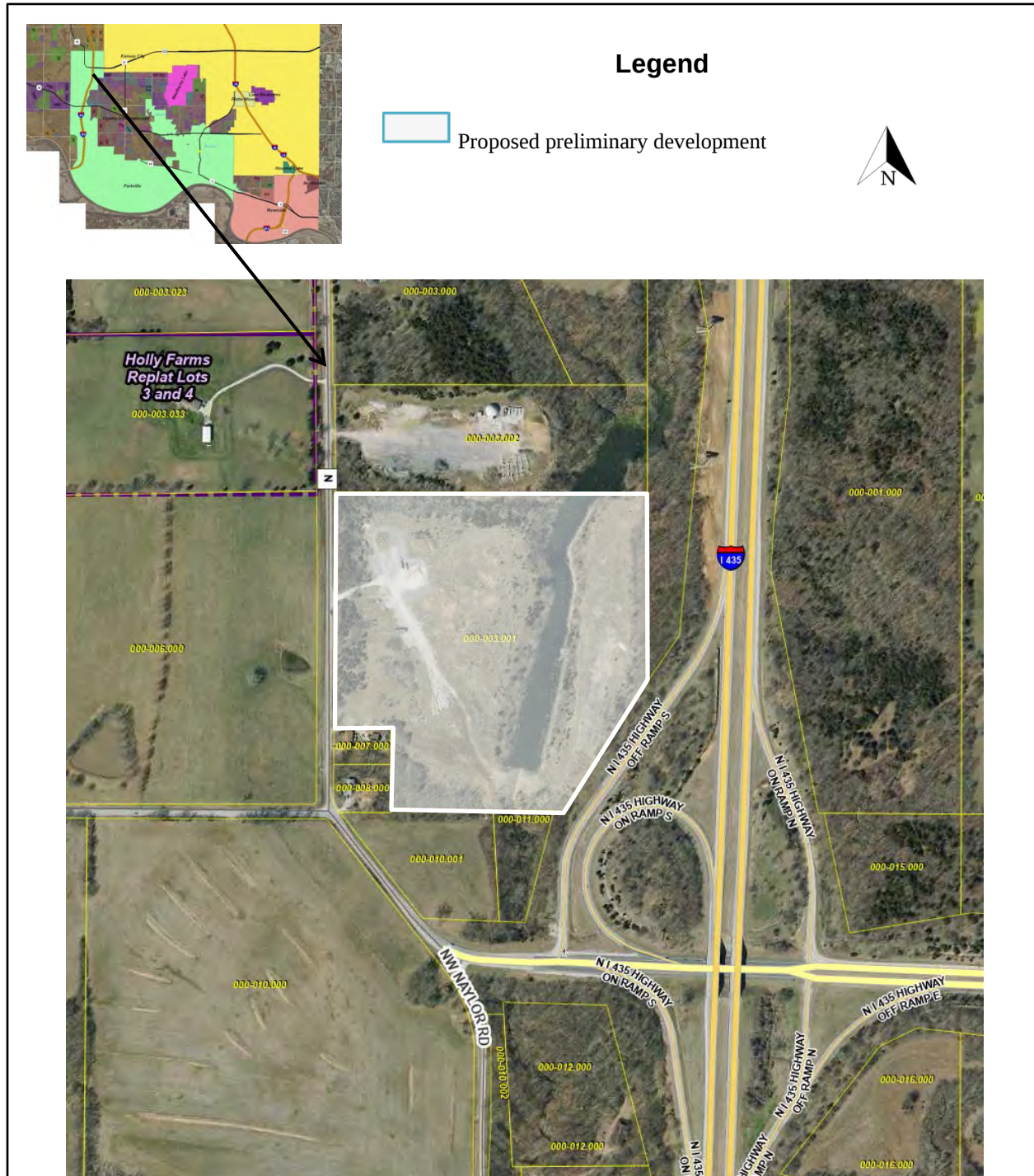


Exhibit C: Subject Area Property Map

The applicant proposes developing eight (8)-lots for office/service/retail uses in a business park setting. The development is proposed to be accessed via two new public streets proposed to be constructed off of Missouri Route N. The development is proposed to be phased in two phases. Phase One will consist of three (3) lots (Lots 1-3), one (1) public street (Geothermal Ct), and stormwater detention facilities with a proposed construction timeline of 2024-2025. Phase Two will consist of five (5) lots (Lots 4-8) and one (1) public street (Energy Efficiency Way) with a proposed construction timeline of 2029-2030. The applicant has provided an overall site plan showing the preliminary layout of buildings and site improvements on the property. A landscaping plan for the development has also been provided. No architectural details are provided and individual lots are not drawn with specificity. Staff recommends that final development plan approval authority be delegated to the Planning & Zoning Commission.

Staff received emails expressing opposition from two adjoining property owners. Staff invited both concerned parties to provide comment in-person or via prior written comment.

Background

The subject property was annexed into the corporate limits of The City of Parkville in the 2000 annexation of lands to the west. In 2008, the subject property was rezoned from Platte County "CH" Commercial Highway to City of Parkville "B-2" General Business. At the time, City Staff stated, "The proposed "B-2" zoning is the City's closest equivalent to the existing CH zoning. As such, the proposed zoning has no apparent impact beyond that of the existing zoning." A Conditional Use Permit was issued at the time for Clarkson Construction Company to stage heavy construction equipment on the site. This Conditional Use Permit was renewed yearly until 2012.

Utilities – Sanitary Sewer

The subject property resides within jurisdiction of the Platte County Regional Sewer District (PCRSd). However, as it exists today, there is currently no nearby public system to connect to; the closest being a 15-inch gravity sewer line from the West Side Pump Station (15854 NW MO-45 Hwy) approximately 1.00 miles away. As a result, the applicant is proposing an onsite treatment lagoon — labeled "non-discharge evaporation pond" on the site plans — with septic tank to service the development.

Waste stabilization lagoons are commonly used for onsite sewer treatment in areas of Missouri where public sewer system connection isn't feasible or too expensive. A lagoon system consists of two components — a septic tank and small earthen pond (typically 3 ft. depth). Wastewater and solids are broken down naturally through photosynthesis, and bacteria releases carbon dioxide which is used by algae in the pond. If properly designed, installed and maintained, lagoon systems can effectively treat wastewater for several decades.

On May 2024, City staff meet with representatives from the PCRSd and Platte County Health Department to discuss the proposed sanitary sewer service for the project. PCRSd staff agreed that their centralized Brush Creek wastewater treatment facility cannot service the development, and stated the proposed onsite treatment lagoon is an amenable solution to function and be maintained privately until PCRSd's public system is extended close enough to connect into the development (likely 20+ years in the future). Additionally, the location of the non-discharge evaporation pond + septic tank will be helpful for a future public service connection, as PCRSd will not need to excavate any underground septic tanks adjacent to any buildings on Lots 1-3. PCRSd is in favor of this solution — construction of an onsite treatment lagoon — which is governed by Missouri state regulations. Missouri Department of Natural Resources (MoDNR) staff is aware of the project, and permitting will be done through MoDNR.

Review and Analysis

The master planned development process is intended for development concepts that require a higher degree of specific planning based on the complexity of the project, the relationship of the site to the context, and the ability to meet or exceed the purpose, intent and objectives of the Development Code through more flexible application of the standards. This preliminary development plan application is the first of two steps through the process which generally looks at: *Public Realm Plan* (e.g., location, streets/circulation, and stormwater management), *Development Plan* (e.g., building types/scales, building design), *Existing Conditions* (e.g., infrastructure, utilities, and vegetation), *Public Input Summary* (e.g., previously adopted plans), *Phasing or Implementation*, and an *Illustrative Plan* (applicable renderings). Parkville Municipal Code, Section 403.040, Subsection C. provides criteria for how the Planning and Zoning Commission shall determine if a preliminary development plan is appropriate. The following are staff's findings and conclusions for the preliminary development plan (Case No. PZ24-14).

- 1. The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Master Plan, and based upon generally accepted planning and design practice.**

The planned district allows for flexibility in the base zoning standards and for the surrounding area to be development in master planned manner. The planned district allows for an integration of uses in a mixed-use context.

- 2. The benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, and in particular of the areas immediately near or within the proposed project, and are not strictly to benefit the applicant or a single project.**

The flexibility requested by the applicant does not represent any harm to the general public health, safety, or welfare. Additionally, the flexibility requested does not harm the reasonable use of any nearby properties.

- 3. The benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.**

"The B-2 General Business District provides a wide range of retail, service and employment uses that are not easily integrated with neighborhoods or are at a scale, intensity or in a format that requires a high level of vehicle accessibility and visibility. This district should be used generally for commercial and service uses that cannot be easily integrated or in close proximity to neighborhoods." The proposed project will be used for commercial and service uses that cannot be easily integrated into neighborhoods. A B-2 zoning district near an interstate highway meets this intention.

- 4. The plan reflects generally accepted and sound planning and urban design principles with respect to applying the Master Plan and any specific plans to the area.**

Parkville Master Plan

The *Parkville Master Plan* Future Land Use Plan projects Regional Commercial land use for this property. Regional Commercial future land use includes large-scale retail, office, and intensive auto oriented uses at a density of up to a floor to area ratio of 0.25. This

future land use projection is due to the proximity of the development to I-435 and Highway 152, however, less intensive uses may be allowed in a Regional Commercial future land use projection. The land to the north of the subject property is projected as Business Park land use.

5. The plan meets all of the review criteria for a zoning map amendment.

The preliminary development plan is utilizing the existing zoning district. The 2008 Staff Report for rezoning the subject property from “CH” to “B-2” concurs with this analysis.

Staff Conclusion and Recommendation

Staff concludes that with the exceptions noted above, the proposed preliminary development plans: Accomplishes goals of the *Parkville Master Plan*; promotes the general public health, safety and welfare of the community as a result of flexibility from the “B-2-P” Planned General Business District standards; is better able to meet or exceed the intent statement of the base zoning district as a result of flexibility from the “B-2-P” Planned General Business District standards; reflects generally accepted and sound planning and urban design principles with respect to applying the adopted *Parkville Master Plan*; and meets all review criteria for a zoning map amendment.

Staff recommends approval of the preliminary development plan for Parkville Business Park based on the merits of the application and the findings and conclusions in the report, subject to the following conditions:

- Approval by the Planning & Zoning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the Municipal Code unless modified by the Planned District.
- Prior to Final Development Plan approval, a final plat shall be approved for the subject property.
- The Planning & Zoning Commission shall serve as the final approval authority for Final Development Plan applications in the development.
- Prior to Final Development Plan approval, the applicant shall satisfy the requirements of the Public Works Department for public improvements.
- Any other conditions the Planning and Zoning Commission determines are necessary.

It should be noted that the recommendation contained in this report is made without knowledge of facts, public comments or any additional information which may be presented during the public hearing. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Preliminary Development Plan, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will be forwarded to the Board of Aldermen on June 18, 2024 for final action.

End of Memorandum

A handwritten signature in black ink, appearing to read "Brad Stanton", written over a horizontal line.

Brad Stanton, AICP
Planner

06-07-2024

Date

CITY OF PARKVILLE

Policy Report

Date: June 26, 2024

Prepared By:

Stephen Lachky, Community Development
Director

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Approve Resolution No. 24-009 to endorse and approve an application for the Mid-America Regional Council's 2024 Call for Projects for Federal Fiscal Year 2028 federal-aid transportation funding for wayside horns in downtown Parkville (Community Development)

BACKGROUND:

Burlington Northern Santa Fe (BNSF) Railway Company is the largest freight railroad network in North America, operating 32,500 miles of Class I railroad track in 28 states across the United States, including a railroad track through Parkville. There are upwards of 36 trains per day travel this route and over the years, the location of the railroad tracks through downtown has had negative impacts and issues, including significant horn and train noise, vibration and blocking access in and out of English Landing Park and English Landing Center.

Throughout 2022, the City held several work sessions to review the process for establishing a quiet zone in downtown. This ultimately led to the execution of a preliminary engineering services agreement with BNSF in the amount of \$16,315 for the Quiet Zone Project to initiate the process for implementing quiet zone infrastructure. The purpose of the diagnostic review/assessment was to bring multiple parties together to examine the existing conditions of the railroad crossings, associated risk document immediate safety concerns and future infrastructure considerations for improvement prior to any Notice of Intent for implementation of quiet zone or wayside horn infrastructure.

On November 1, 2022, representatives from the City, BNSF, Missouri Department of Transportation (MoDOT) and Benesch (BNSF's third-party consultant) conducted the assessment at the Main Street and East Street intersections with the railroad tracks. Representatives from the Federal Railroad Administration (FRA) were also involved. At the diagnostic review/assessment, the consensus from all parties involved was that wayside horn infrastructure would be the most suitable option for reducing the volume of locomotive horn noise at the railroad crossings through downtown Parkville.

Wayside horns replace the noise from train horns (the overall sound is greatly reduced) and are positioned at railroad crossings to direct sound down the road. When a train approaches, the wayside horn activates and directs sound down the road. To utilize wayside horns, railroad crossings must still have flashing lights, gates, constant warning time devices and power out indicators. While wayside horns do not eliminate warning noise, they are less costly and there is a reduction of noise over what is currently required by trains when approaching crossings.

NEXT STEPS:

Now that the diagnostic review/assessment has been completed, the next step is for the City to

secure funding and issue a “Notice of Intent” to BNSF and FRA and a Request of Qualifications for construction services for the quiet zone improvements.

MID-AMERICA REGIONAL COUNCIL (MARC) 2024 CALL FOR PROJECTS:

On February 29, 2024, MARC announced their 2024 Call for Projects for 2027-2028 sub-allocated Federal Highway Administration (FHWA) funding. MARC’s biennial call for projects is a highly-sought and competitive process for communities across the Kansas City metropolitan region, as it provides the opportunity for applicants to receive federal-aid transportation funding up to a maximum of 80 percent federal share with a required local match of at least 20 percent. For the 2024 Call for Projects, MARC anticipates \$150.3 million in funding across the three FHWA funding programs — Congestion Mitigation Air Quality, Surface Transportation Block Grant Program (STBG), and STBG Set-aside — in Kansas and Missouri for Federal Fiscal Years 2027-2028

On March 5, 2024, the Board of Aldermen held a work session to review grant opportunities to support either 1) a planning/feasibility study for the BNSF railroad realignment project; or 2) wayside horn implementation at the downtown railroad crossings. Following discussion, the Board of Aldermen directed City staff to pursue grant opportunities for the Downtown Parkville Wayside Horns project. As a result, City staff has submitted a Phase I – Pre-Application to MARC for STBG Missouri federal-aid transportation funding to support wayside horn infrastructure at the Main Street and East Street railroad crossings. Staff plans to submit the Phase II – Full Application to MARC by their July 26, 2024, deadline; and traditionally the City has included a resolution of support from the Board of Aldermen along with our application.

STRATEGIC GOAL(S):

Infrastructure and Public Facilities

BUDGET IMPACT:

Federal-aid transportation funding awarded through MARC is limited to a maximum of 80 percent federal share with a required local match of at least 20 percent. Additionally, MARC will collect a project fee equivalent to 0.5 percent of any federal funds awarded. Funds awarded are typically administered by MoDOT through Local Public Agency program procedures. These funding programs are reimbursable programs and progress payments are allowed. Awarded funding is either allocated for FFY 2027 (October 1, 2026-September 30, 2027) or FFY 2028 (October 2027-September 30, 2028). A one-time, one-year extension for projects is allowed.

The estimated cost of implementing wayside horn infrastructure at the Main St. and East St. railroad crossings in downtown Parkville is \$675,000. The City would request \$540,000 in federal funding (80% federal match component); and if awarded, the City would be required to contribute \$135,000 in local match (20% local match component) as well as \$2,700 for the MARC project fee. **This amounts to a total City commitment of \$137,700.**

The City would be invoiced \$2,700 for the MARC project fee in 2025. The City could budget funds in 2025 from its General Fund and/or Transportation Fund CIP to pay for this cost. Regarding the remaining \$135,000 local match, General Fund and/or Transportation Fund dollars could be programmed in future years for the CIP to support this. Additionally, any remaining local use tax revenues from Proposition T not committed towards the Route 9 Corridor Complete Streets Improvements or Bell Road Pedestrian Improvements projects could be used to support the wayside horns project. Lastly, any contributions from local partners and organizations (e.g., Park University, Parkville Old Towne Market Community Improvement District, Main Street Parkville Association) could also offset the City’s local match obligation.

ALTERNATIVES:

1. Approve Resolution No. 24-009 approving and endorsing an application to the Mid-America Regional Council for federal funding through MARC's 2024 Call for Projects.
2. Approve Resolution No. 24-009 subject to changes.
3. Do not approve a resolution of support for MARC's 2024 Call for Projects.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

This item was not brought before the Finance Committee; rather, it's being brought directly before the Board of Aldermen.

STAFF RECOMMENDATION:

Staff recommends that the Board of Aldermen approve Resolution No. 22-009 approving and endorsing an application to the Mid-America Regional Council for federal funding through MARC's 2024 Call for Projects.

POLICY:

MARC staff anticipates that MARC Board approval of programming recommendations from the 2024 Call for Projects will take place sometime in late January 2025. If the City of Parkville's grant application is awarded, then the Board of Aldermen will need to decide whether to enter into a cooperative agreement at that time, which would commit the City to the required 20 percent local match contribution. As a result, authorization is required by the Board of Aldermen to support this project application.

SUGGESTED MOTION:

I move to approve Resolution No. 24-009 approving and endorsing an application for the Mid-America Regional Council's 2024 Call for Projects for federal funding to help fund wayside horn improvements at the Main Street and East Street railroad crossings in downtown Parkville.

ATTACHMENTS:

1. Resolution No. 24-009
2. Master Plan Section 3.12 - T&I Strategic Opportunity
3. Wayside Horn Information
4. Project Location Map
5. MARC Call for Projects



**CITY OF PARKVILLE, MO.
RESOLUTION No. 24-009**

A RESOLUTION APPROVING AND ENDORSING AN APPLICATION TO THE MID-AMERICA REGIONAL COUNCIL FOR SUBALLOCATED FEDERAL HIGHWAY ADMINISTRATION FUNDS THROUGH THE 2024 CALL FOR PROJECTS TO HELP WAYSIDE HORN IMPROVEMENTS AT THE MAIN ST. AND EAST ST. RAILROAD CROSSINGS IN DOWNTOWN PARKVILLE

WHEREAS, the City of Parkville deems it a high priority to improve quality of life for all citizens through its street and transportation system; and

WHEREAS, Burlington Northern Santa Fe (BNSF) Railway Company operates a route through downtown Parkville, which has upwards of 36 trains per day (96-110 decibels) creating negative noise & vibration impacts, as well as pedestrian safety issues; and

WHEREAS, issues pertaining to noise and pedestrian safety have been noted in several Parkville Area Chamber and EDC (PACE) studies, and railroad crossing enhancements — including wayside horns — have been documented in both *Vision Downtown Parkville (2014)* and the *Parkville 2040 Master Plan (2021)* as a top transportation priority for the community to implement; and

WHEREAS, on November 1, 2022, representatives from the City of Parkville, BNSF, Missouri Department of Transportation (MoDOT) and Benesch conducted the *Quiet Zone Diagnostic Review*, an assessment to examine existing conditions of the Main St. and East St. railroad crossing, associated risks, immediate safety concerns, and future infrastructure considerations; and all parties concluded that wayside horn infrastructure is the most suitable option for the two crossing locations; and

WHEREAS, the Mid-America Regional Council (MARC), in its role as Metropolitan Transportation Organization for Greater Kansas City is soliciting 2024 Call for Projects proposals for Federal Fiscal Years 2027-2028 for four Federal Highway Administration funding programs; and

WHEREAS, on March 5, 2024 the Board of Aldermen held a work session to review grant opportunities, and following discussion, directed City staff to pursue grant funding for the Downtown Parkville Wayside Horns project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Aldermen approves and endorses an application for the MARC 2024 Call for Projects to help fund wayside horn improvements at the Main St. and East St. railroad crossings in downtown Parkville.

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

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this 2nd day of July 2024.

Mayor Dean Katerndahl

ATTESTED:

City Clerk Melissa McChesney

TRANSPORTATION AND INFRASTRUCTURE

TRANSPORTATION AND INFRASTRUCTURE STRATEGIC OPPORTUNITIES

Throughout the planning process, residents identified the need to improve the transportation network as a top priority. Improvement concepts range from new street connections, roadway upgrades, intersection improvements, and multimodal accommodations. The transportation and infrastructure strategic opportunities are shown on the map to the right and listed below.

3.0	9 Highway	3.8	Jones-Meyer Road
3.1	45 Highway	3.9	Lakeview Road and Riss Lake Drive
3.2	River Road (Route FF)	3.10	National Drive
3.3	Coffey Road	3.11	9 Highway / East Street / 1st Street
3.4	Bell Road	3.12	Main St. / East St. Railroad Crossing
3.5	Bell Road "Connector"	3.13	Downtown Parkville Mobility Hub
3.6	Crooked Road	3.14	Transit-Supportive Development
3.7	Brink Meyer Road		

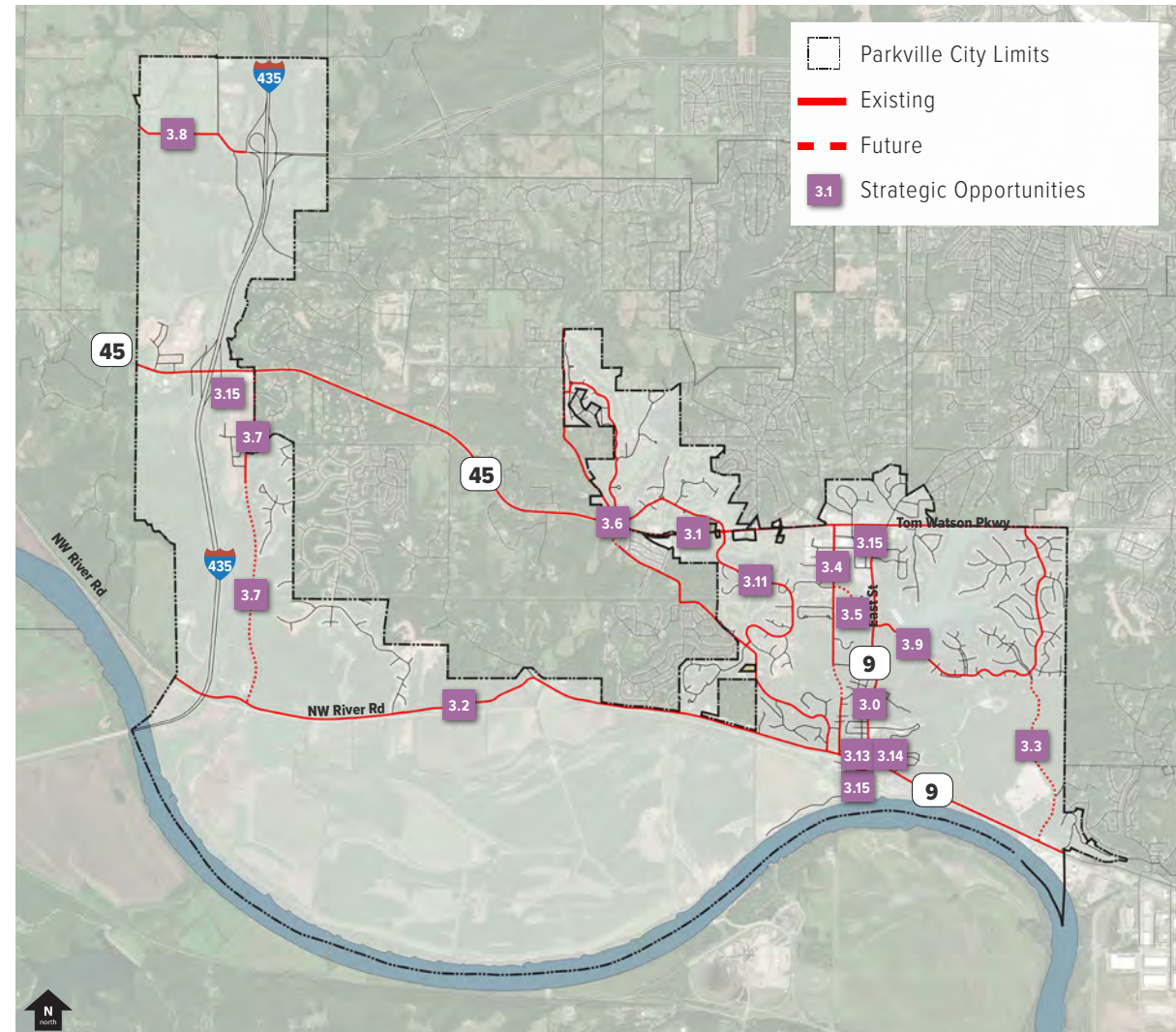


Figure 4.25 Transportation Strategic Opportunities Map

TRANSPORTATION AND INFRASTRUCTURE

Railroad Crossing at Main Street / East Street

The BNSF Railway corridor, which generally travels parallel to Highway 9 and River Road, was an important contributor to the growth of historic Parkville. However, the rail corridor also creates a barrier between downtown Parkville to the north and popular destinations including English Landing Park, Platte Landing Park, and English Landing Shopping Center to the south. An estimated 32 trains travel the railroad corridor daily at speeds up to 60 mph. The at-grade rail crossings at Main Street and East Street have been assessed in previous studies including Vision Downtown Parkville (2014) and the Route 9 Corridor Study (2016). To enhance pedestrian access across the railroad, previous concepts have recommended at-grade connections through a new intersection at 1st Street and improvements to the pedestrian experience near the rail crossings. A Quiet Zone has also been explored in the past, but improvements would need to balance the safety of all users in the downtown area.

STRATEGIC OPPORTUNITY

3.12

- Continue to study the implementation of railroad crossing enhancements that could include at-grade connections through a new intersection at 1st Street and/or the implementation of a quiet zone.



Downtown Parkville, Mo.

- Burlington Northern Santa Fe (BNSF) Railway Company operates a single-track railroad line through downtown Parkville.
- Two public grade crossings (Main St. and East St.) 200 ft. apart from each other.
- Approximately 36 trains per day (96-110 decibels; negative impacts to pedestrians and buildings).

Quiet Zones

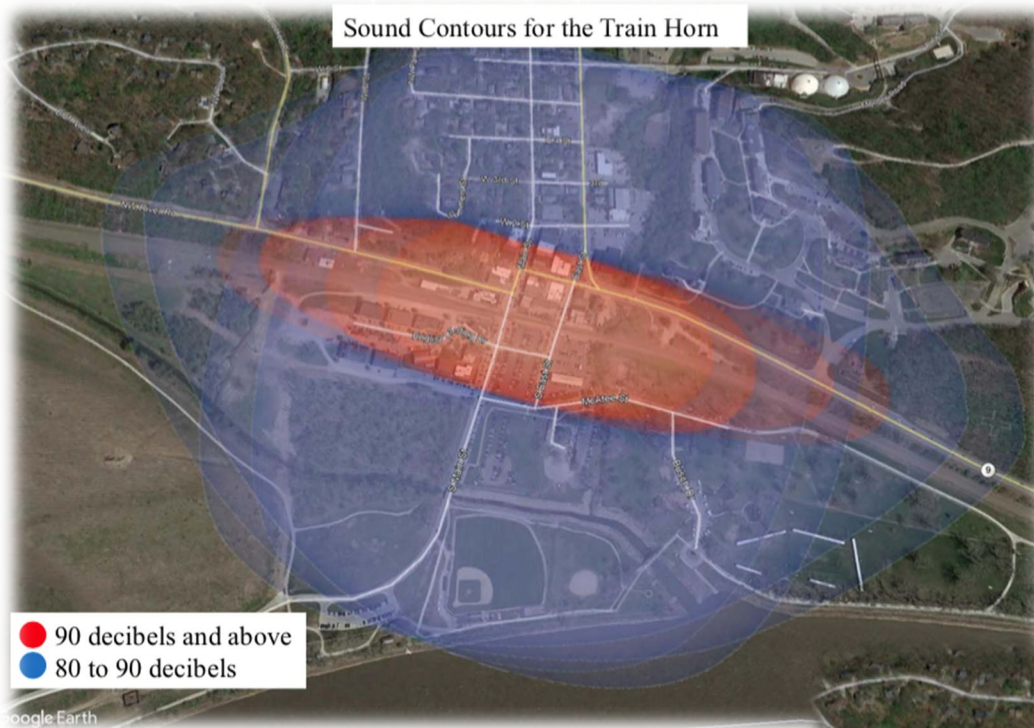
- Federal Railroad Administration (FRA) allows relief from sounding of train horn via the establishment of “quiet zones” — 0.5 mi. section around public grade crossing where horns are not routinely sounded.
- Public authorities must install infrastructure: Flashing lights, gates, constant warning time devices, power out indicators; as well as additional supplemental safety measures.



Challenges with Implementation

- Geometric constraints limit feasibility for constructing a full quiet zone:
 - Cross streets within 80 ft. of railroad crossing
 - Truck route turning radius
 - Location of existing buildings
 - Pedestrian crossings and volume
- City is not supportive of permanently closing one of the two crossings as a supplemental safety measures:
 - Need emergency access to our two parks along the Missouri River (500+ visitors a day)
 - Need to maintain downtown truck route
 - Need to preserve festival and parade routes





Wayside Horns

- Devices which replace noise from trains at railroad crossings.
- Cost-effective alternative to quiet zone channelization devices, medians and other infrastructure (savings of up to \$2 million).
- Successfully implemented in the cities of Lenexa, Kan.; and Merriam, Kan.

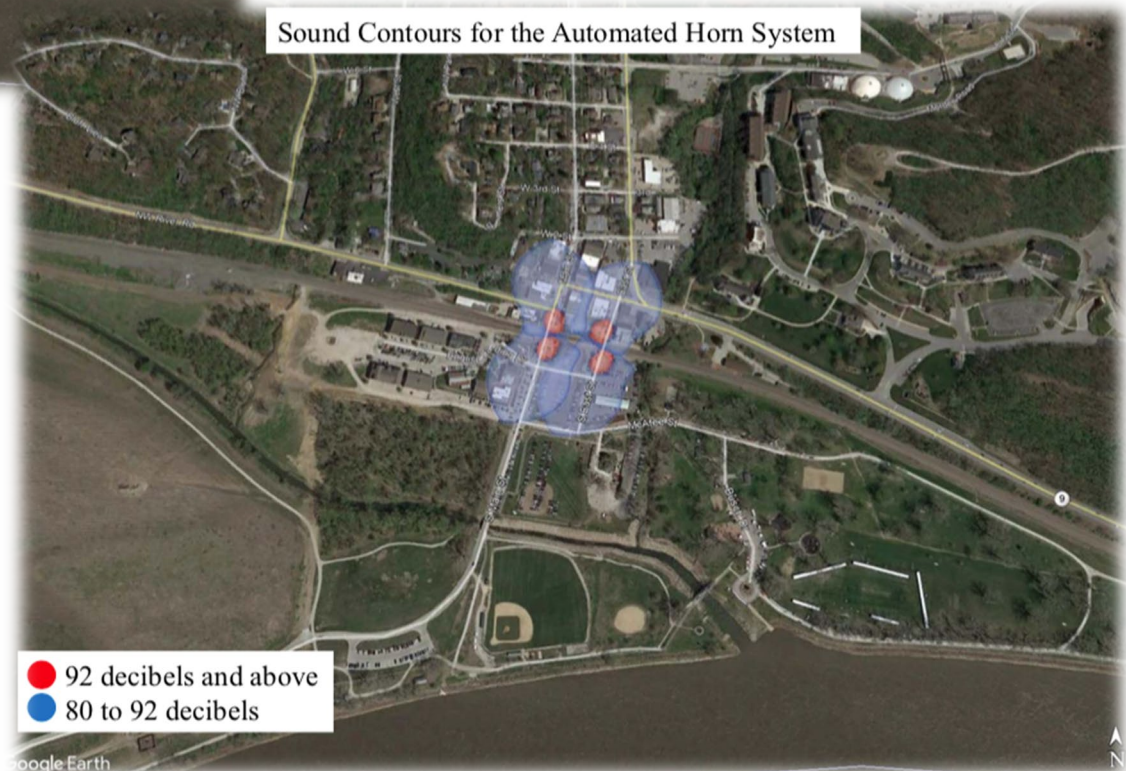


Project Funding

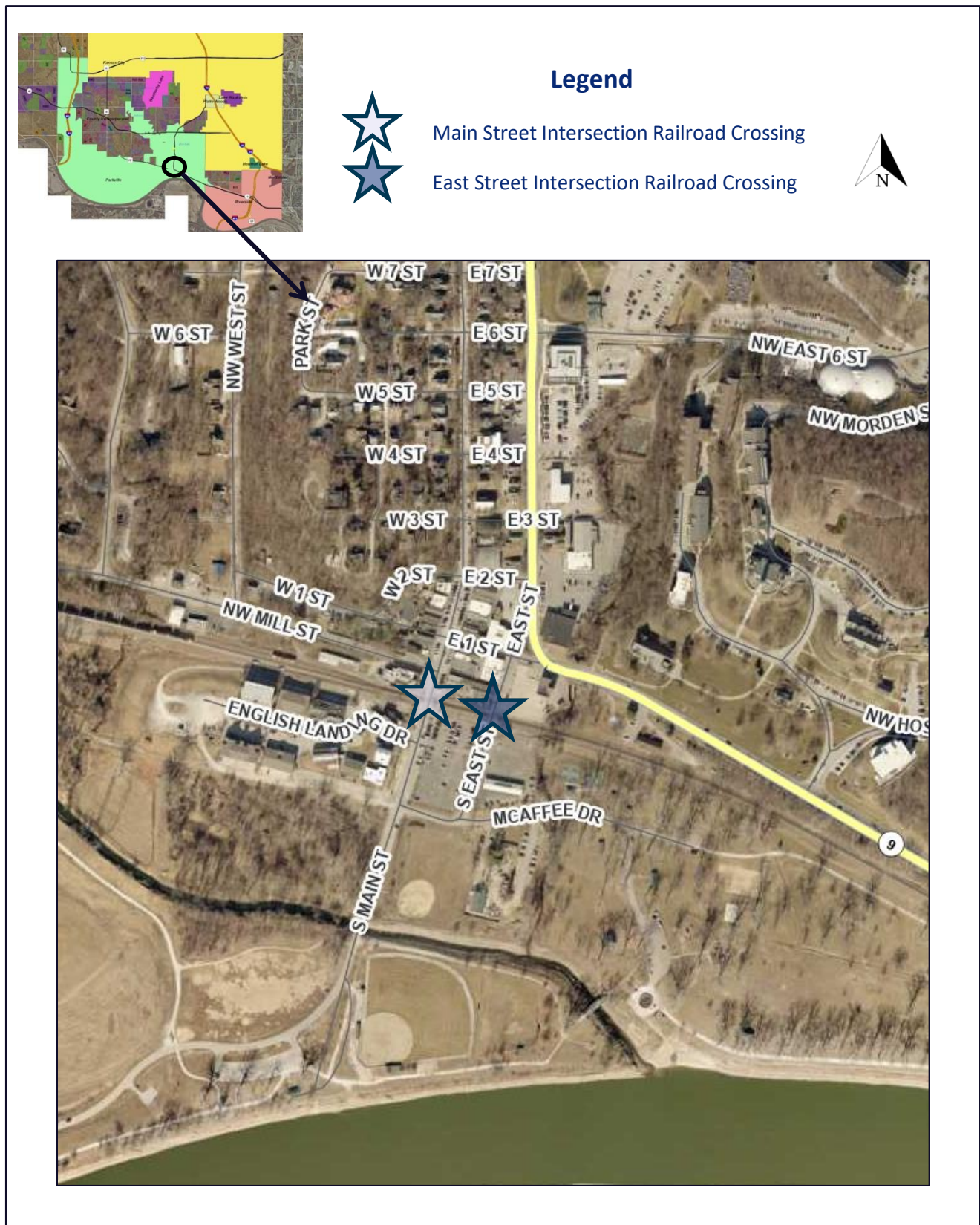
- Significant funding (\$250,000+ per intersection) is required.
 - Wayside horn equipment (\$150,000+)
 - BNSF equipment upgrades (\$100,000+)
 - Ongoing annual maintenance (\$5,000 a year)

Next Steps

1. Conduct on-site diagnostic assessment with BNSF (COMPLETED November 1, 2022)
2. Identify funding sources, such as STBG-MO federal-aid funding via MARC 2027-2028 Call for Projects (IN PROCESS)
3. City issues a “Notice of Intent” and RFQ for construction services; then negotiates an agreement with BNSF for construction & maintenance of improvements (can take up to six months; and BNSF requires a 30-day testing period).



Downtown Area Map



Main Street and East Street Map



From: Megan Broll <mbroll@marc.org>

Sent: Thursday, February 29, 2024 10:46 AM

To: Stephen Lachky <SLachky@parkvillemo.gov>

Subject: CALL FOR PROJECTS: SUBALLOCATED FEDERAL HIGHWAY ADMINISTRATION FUNDS

In its role as Metropolitan Planning Organization (MPO) for Greater Kansas City, MARC is soliciting project proposals for four Federal Highway Administration funding programs:

- 2025-2028 Carbon Reduction Program (CRP) -- funds for projects designed to reduce transportation emissions, defined as carbon dioxide emissions, from on-road sources.
- 2027-2028 Congestion Mitigation Air Quality (CMAQ) — funds for transportation projects that improve air quality.
- 2027-2028 Surface Transportation Block Grant Program (STBG) — funds for roadway projects on the federal highway system, capital improvements for public transportation and other multimodal projects.
- 2027-2028 STBG Set-aside (formerly Transportation Alternatives or TAP) — funds for a variety of smaller-scale transportation projects such as pedestrian and bicycle facilities, recreational trails, safe routes to school projects, community improvements such as historic preservation and vegetation management, and environmental mitigation related to stormwater and habitat connectivity.

For this funding cycle, MARC anticipates \$150.3 million in funding across the four programs in Kansas and Missouri.

Eligible applicants and uses

State and local governments and transportation agencies located within MARC's MPO boundary (Johnson, Leavenworth, Miami and Wyandotte counties in Kansas, and Cass, Clay, Jackson, Platte, and Ray counties in Missouri) may submit projects for consideration for CRP, STBG, and TAP funds. CMAQ funds are only eligible for use in the region's air quality planning boundary (Johnson and Wyandotte counties in Kansas, and Clay, Jackson, and Platte counties in Missouri).

Each of the programs is eligible to fund a wide but specific range of surface transportation projects. Eligible project types for this call for projects will include, but are not limited to:

- Active transportation, including bicycle and pedestrian infrastructure.
- Alternative fuel and diesel retrofit strategies to improve regional air quality.
- Installation of electric vehicle charging and vehicle-to-grid infrastructure
- Installation and deployment of intelligent transportation technologies
- Use of natural infrastructure to enhance resilience
- Public transportation.
- Outreach strategies to improve regional air quality.

- Roadway and bridge capacity, management, operations, preservation and traffic flow.
- Transportation safety.

Application process

This funding opportunity will consist of two phases, a pre-application and initial screening followed by a full application and technical evaluation. Completion of both phases is required for funding consideration.

Phase I – Pre-applications and initial screening

- Opening date: February 29, 2024
- Closing date: Pre-applications must be submitted in full by 4:00 p.m. on Friday, April 5, 2024. **Pre-applications submitted after this deadline will not be considered. **

Phase II – Full applications and technical evaluation

- Opening Date: June 19, 2024
- Closing Date: Applications must be submitted in full by 4:00 p.m. on Friday, July 26, 2024. **Applications submitted after this deadline will not be considered. **

Completion of both phases is required for funding consideration.

The application instructions, resources, maps, and online form will be available online at the following address:

<https://connectedkc.org/funding/>

Application workshops

Phase I workshop

MARC staff will conduct a virtual preapplication workshop on **Thursday, March 7, 2024, from 2-3:30 p.m.** Staff will be available to answer questions regarding the initial screening procedures and technical aspects of the application form.

[REGISTER](#)

Instructions for accessing the workshop will be included in a registration confirmation email.

Phase II workshop

A virtual workshop covering the Phase II process will be held on **Thursday, June 26, 2024, from 2-3:30 p.m.** MARC staff will be available to answer questions regarding the technical evaluation procedures and technical aspects of the application form. Additional information for this workshop will be distributed in advance of the workshop.

While attendance at these workshops is not required for applicants to participate in this funding opportunity, attendance is strongly encouraged.

CONTACT INFORMATION

Policy and Program Questions Ron Achelpohl, P.E. Director of Transportation and Environment 816-474-4240 rona@marc.org	Application Materials and Forms Questions Marc Hansen, AICP Principal Planner 816-701-8317 mhansen@marc.org
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ITEM 6.A.1.*For 7/2/2024**Board of Aldermen Meeting***CITY OF PARKVILLE
Policy Report**

Date: June 26, 2024

Prepared By:

Karla Shewell, Deputy City Clerk/Finance
Specialist

Reviewed By:

Bryan Kidney, Deputy City Administrator/Finance
Director

ISSUE:

Accounts Payable Reports

BACKGROUND:

The Accounts Payable and Payroll reports attached here represent the transactions for the period June 19, 2024, through July 2, 2024:

- Accounts Payable
- Payroll - including taxes paid and benefits paid

The reports are broken down into the following categories:

- Regular Accounts Payable - paid via check
- Direct Accounts Payable - paid via bank draft
- Payroll, Taxes & Benefits - paid via direct deposit & bank draft

STRATEGIC GOAL(S):

- Operational Excellence
- Communications Best Practices

BUDGET IMPACT:

Accounts Payable (Regular)	\$63,025.57
Payroll (1 period)	\$105,319.03
Payroll Taxes Paid	\$10,820.69
Benefits Paid	\$44,709.50
Total	\$223,874.79

ALTERNATIVES:

As this is for informational purposes, there are not any alternatives.

FINANCE COMMITTEE RECOMMENDATION:

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

STAFF RECOMMENDATION:

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

POLICY:

In accordance with RSMo. 79.300, all disbursements must be approved by the Mayor and City's Treasurer and attested by the City Clerk.

SUGGESTED MOTION:

As this item is a staff update, no motion is necessary.

ATTACHMENTS:

1. AP Report

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00016	Above & Beyond I-22165	Fountain Supplies - PST	R	7/02/2024		183.85CR	046464	183.85
02772	Advanced Turf Solutions I-S01190645	Weed Control - PST	R	7/02/2024		674.00CR	046465	674.00
00934	Allen's Water Service I-2274	Water for street shop-Streets	R	7/02/2024		500.00CR	046466	500.00
02942	Angela Smith, RN I-24-0235	SearchWarrentBloodDraw-PD	R	7/02/2024		225.00CR	046467	225.00
02315	Banneker School I-Refund	Ball Field #1 not used-PST	R	7/02/2024		100.00CR	046468	100.00
02531	City Wide Facility Solutions I-32001050780	June2024 Janitorial Serv-Admin	R	7/02/2024		1,060.00CR	046469	1,060.00
03119	CK Power I-SVI126547	CH Generator - ECU Repair	R	7/02/2024		2,038.82CR	046470	2,038.82
00977	Curious Eye Productions I-028-024	May Broadcasting Services-PI	R	7/02/2024		1,337.50CR	046471	1,337.50
00156	Dave's Foreign Car Repair LLC I-0151371 I-0151387	V609 Oil Change - PD Red '11Ford350TransRpr-PST	R R	7/02/2024 7/02/2024		55.00CR 697.12CR	046472 046472	 752.12
00037	Delta Sweeping Company I-19718	Spring2024 Street Swpg-Streets	R	7/02/2024		5,848.25CR	046473	5,848.25
00042	Electronic Office Systems, INC I-0000014725 I-0000014782	Apr/May24 PhoneDBSupport-Admin May2024 PH DB Support-Admin	R R	7/02/2024 7/02/2024		87.50CR 87.50CR	046474 046474	 175.00
03174	Fisher Patterson Sayler & Smith, LLP I-108142	NLMgmt-ProfServ053124-Admin	R	7/02/2024		9,907.06CR	046475	9,907.06
03093	Fluid Equipment/Cogent I-5594922 I-5594928 I-5595021	WA29ThernWinchTrblesht - Sewer WA27 NationalLiftPSInstall-Swr WA28 RvrHillsLiftTrbleshtg-Swr	R R R	7/02/2024 7/02/2024 7/02/2024		350.00CR 1,100.00CR 1,700.00CR	046476 046476 046476	 3,150.00

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
01181	Four Star Electric							
	I-31787	GWP Electrial Meter Housg-PST	R	7/02/2024		3,375.00CR	046477	
	I-31788	Spirit Fountain Supplies-PST	R	7/02/2024		155.00CR	046477	3,530.00
03053	FP Mailing Solutions							
	I-RI106240845	PostageMtr Lease5/25-8/24-Admn	R	7/02/2024		178.20CR	046478	178.20
02131	Heritage Tractor, Inc.							
	I-12326524	Zero Turn tires - PST	R	7/02/2024		335.40CR	046479	335.40
02448	Hi-G Excavating LLC							
	I-2059	GatewayPk-Top SoilDelSprdg-PST	R	7/02/2024		5,600.00CR	046480	5,600.00
00494	Holliday Sand & Gravel Co							
	I-1500629943	Playgrd/Swingset sand - PST	R	7/02/2024		75.58CR	046481	75.58
02433	Hood and Associates CPA's							
	I-100416	2023 Financial Audit-Admin	R	7/02/2024		3,000.00CR	046482	3,000.00
02021	KAT Wholesale Outdoor							
	I-SI-280047	Tree Mulch - PST	R	7/02/2024		56.00CR	046483	56.00
00084	McConnell & Associates Co							
	I-2406-096001	YellowPavement Paint - Streets	R	7/02/2024		519.96CR	046484	
	I-2406-096002	Paint pavement marking-Streets	R	7/02/2024		503.28CR	046484	1,023.24
01373	Missouri Division of Employment Security							
	I-012024_UNEMPLOY	STARK Unemployment Claim 2024	R	7/02/2024		322.13CR	046485	
	I-102024_UNEMPLYMT	StarkUnempClm 08-01731-0-00-Ad	R	7/02/2024		322.13CR	046485	644.26
02228	Metro Rolloff Container Services LLC							
	I-M23838	RR Rental0621-0718-PLDP-PST	R	7/02/2024		285.98CR	046486	
	I-M23839	RR Rent ELP 0621-0718-PST	R	7/02/2024		510.98CR	046486	796.96
02833	Novak Birks, P.C.							
	I-28000	ProfCertServ thru 022927-Admin	R	7/02/2024		825.00CR	046487	825.00
01701	Platte County Citizen							
	I-46728	Pkvl BusPark Lega Notice-CD	R	7/02/2024		38.00CR	046488	38.00
00107	Platte Rental & Supply							
	I-109055-1	Pole Prunner Set - PST	R	7/02/2024		145.52CR	046489	145.52

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00114	Rampart Security, Inc. I-86130	Security street shop - Streets	R	7/02/2024		44.00CR	046490	44.00
01358	Randall Stone, Jr. I-03302024	Randall Stone, Jr.	R	7/02/2024		12.05CR	046491	12.05
00378	Rockridge Quarry I-303107	Yard Waste - PW	R	7/02/2024		517.00CR	046492	517.00
03138	Riverside Technologies, Inc (RTI) I-IN0407676 I-IN0417786 I-IND417596 I-IND417602	Foxit PDF Editor BP&KB-PST Onsite installation NL-CD 7 Monitors&2Keybd/mouse-PD 2ea Keybd/mouse - PD	R R R R	7/02/2024 7/02/2024 7/02/2024 7/02/2024		332.00CR 45.00CR 927.37CR 50.00CR	046493 046493 046493 046493	 1,354.37
01217	Stone Canyon Pizza Co I-650 I-700	M&M Food - Admin M&M Food - Admin	R R	7/02/2024 7/02/2024		375.94CR 617.12CR	046494 046494	 993.06
02493	Strategic Government Resources I-2024-108103	ProfFeeMMowery 041824-Admin	R	7/02/2024		4,000.00CR	046495	4,000.00
03187	Sturgis Material Inc. I-250998	WL Cottonwood Bench 10ea-PST	R	7/02/2024		7,717.50CR	046496	7,717.50
02604	Sumner One I-3963867	CD Plotter Inc - CD	R	7/02/2024		373.00CR	046497	373.00
03165	SWT Design, Inc I-22961	MstrPlnProfServ4/29-6/2/24-PST	R	7/02/2024		5,117.50CR	046498	5,117.50
00154	T-Ray Specialties Inc. I-43794	Restroom supplies - PST	R	7/02/2024		103.56CR	046499	103.56
00838	The Work Zone, Inc. I-68619 I-69240	ADA Signs - PST Barricade 5ea - PST	R R	7/02/2024 7/02/2024		95.52CR 498.25CR	046500 046500	 593.77

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	37	0.00	63,025.57	63,025.57
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	37	0.00	63,025.57	63,025.57

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
** POSTING PERIOD RECAP **								
	FUND	PERIOD	AMOUNT					

	10	7/2024	26,121.32CR					
	30	7/2024	3,150.00CR					
	40	7/2024	7,415.49CR					
	41	7/2024	26,058.76CR					
	42	7/2024	55.00CR					
	80	7/2024	225.00CR					
	=====							
	ALL		63,025.57CR					

DEPT: ALL

PAYROLL NO#: 01

PAY PERIOD BEGINNING: 6/08/2024

PAY PERIOD ENDING: 6/21/2024

*** G R A N D T O T A L S ***

-----EARNINGS-----			----BENF/REIMB-----		-----DEDUCTIONS-----				-----TAXES-----			
DESC	HRS	AMOUNT	DESC	AMOUNT	CD	ABBV	EMPLOYEE	EMPLOYER	DESC	TAXABLE	EMPLOYEE	EMPLOYER
SAL	0.00	2,907.76	LIFE	178.10	ACI	ACI	304.05		FED W/H	139,608.20	14,854.91	
SLRY	780.00	42,209.80			ADD	ADD	352.18	390.56	ST WH MO	139,608.20	4,827.00	
REG	2,393.20	69,345.31			ADE	ADE		11.00	FICA	141,447.20	8,769.73	8769.73
OVT	49.40	2,294.64			AMN	ADMN		28.29	MEDI	141,447.20	2,050.96	2050.96
VAC	217.60	7,617.06			DCA	DCA	319.58					
SICK	122.40	4,029.44			DNC	DNC	161.91	229.59				
HOL	376.00	13,522.62			DNE	DNE		327.00				
BER	28.00	2,288.44			DNF	DNF	439.68	306.12				
CT	6.90	163.39			DNS	DNS	28.96	102.04				
CE	10.20	0.00			EMP	EMP	25.00					
CELL	0.00	225.00			FLX	FLEX	595.73					
AUTO	0.00	1,733.32			GKB	GKB	405.22					
					HSA	HSA	1427.33					
					IDE	IDE	33.25					
					IDF	IDF	35.00					
					KC2	KC2	496.64					
					LTD	LTD	100.28	100.37				
					M1C	M1C	197.06	1000.00				
					M1E	M1EO	94.30	1237.50				
					M1F	M1F	575.94	2250.00				
					M1S	M1S	136.45	500.00				
					M2C	M2C	56.23	500.00				
					M2E	M2EO		1237.80				
					M2F	M2F	375.72	2250.00				
					M3C	M3C	147.99	1500.00				
					M3E	M3EO		1466.58				
					M3F	M3F	114.27	750.00				
					M4C	M4C		492.93				
					M4F	M4F	25.59	750.00				
					M4S	M4S	23.95	500.00				
					M5C	M5C		957.66				
					M5E	M5E		852.36				
					M5F	M5F	6.68	1500.00				
					M5S	M5S	18.44	1000.00				
					R4A	457FL	1115.00					
					R4M	457M	724.00	349.21				
					RLE	RLE		15424.83				

** (CONTINUED) **

DATE	ORG	FUND	ACCOUNT	CODE/RATE	HOURLY	RATE	HOURS	AMOUNT	PROJECT
					VSF	VSF	167.90		
					VSS	VSS	43.15		
TOTALS:	3,983.70	146,336.78		178.10			10515.15	44709.50	30,502.60 10820.69

-----DEPARTMENT RECAP-----

DEPT NO#	GROSS	REGULAR	OVERTIME	LEAVE	OTHER	BENEFITS	DEDUCTIONS	TAXES	NET
10-01	39,184.76	7,687.77	225.24	8,893.12	22,306.16	72.47	3,245.85	8,608.63	27,257.81
10-05	46,708.19	28,022.94	1,619.31	8,669.54	8,317.92	78.48	3,359.24	10,050.50	33,219.97
10-10	3,306.63	2,905.36	0.00	346.12	55.00	0.15	156.47	503.16	2,646.85
10-15	9,382.81	4,081.15	0.00	1,881.17	3,416.48	4.01	401.67	1,973.88	7,003.25
10-18	14,829.98	8,524.00	0.00	2,204.56	4,093.04	8.38	1,369.72	3,208.19	10,243.69
10-20	13,207.05	7,814.62	450.09	2,631.14	2,304.64	6.56	808.00	2,575.62	9,816.87
10-25	16,659.69	11,025.13	0.00	1,951.76	3,674.88	7.92	760.62	3,012.42	12,878.73
10-35	2,771.64	1,825.17	0.00	946.34	0.00	0.13	413.58	534.69	1,823.24
30-01	464.13	366.93	0.00	97.20	0.00	0.00	0.00	35.51	428.62
TOTALS	146,514.88	72,253.07	2,294.64	27,620.95	44,168.12	178.10	10,515.15	30,502.60	105,319.03

REGULAR INPUT: 63 MANUAL INPUT: 0 CHECK STUB COUNT: 0 DIRECT DEPOSIT STUB COUNT: 63

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	Under construction	No change	1/4/2022	2024	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	Under construction	No change	1/18/2022	2024	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	Approved	No change	-	2026	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	Approved	No change	-	2026	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	Approved	No change	-	2024	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	Approved	No change	-	2024	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	Yes	Approved	No change	-	2023	Brad Stanton
Thousand Oaks 25th Plat	South of Thousand Oaks Phase 13B	20-9.0-29-000-000-010.001	73 detached home lots and 3 tracts of open space	12/28/2022	Yes	Prelim Plat approved	No change	-	2025	Brad Stanton
Taliesin	Bell Rd and NW 57th St	20-7.0-26-300-001-047.002	10 detached home lots and 2 tracts of open space	4/4/2023	Yes	Prelim Plat approved	No change	-	2025	Brad Stanton
The Hills At The National	NW Crooked Rd and N National Dr	20-5.0-22-300-001-015.000	74 detached home lots and 4 tracts of open space	4/4/2023	No	On Hold	No change	-	-	Brad Stanton
Creekside West Apartments	NW corner of Hwy 45 and Homer Pkwy	20-4.0-18-000-000-010.001	4 four-story apartment buildings (200 units)	6/9/2023	No	Approved	No change	-	2025	Brad Stanton
The Cliffs At Parkville	West of The National 7th Plat	20-8.0-27-100-002-006.000	33 duplex lots and 3 triplex lots	7/19/2023	No	Application withdrawn	No change	-	2025	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-straoage facility	1/7/2022	Yes	Under construction	No change	8/17/2022	-	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	Completed	No change	4/18/2022	10/6/2022	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	Approved	No change	5/1/2023	1/8/2024	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	Approved	No change	9/28/2022	-	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	Yes	Approved	No change	TBD	TBD	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	Yes	Approved	No change	N/A	N/A	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	No	Withdrawn	No change	N/A	N/A	Stephen Lachky
Parkville Presbyterian Church	819 Main St	20-7.0-35-100-009-006.000	Using interior space for financial planning office	9/7/2022	Yes	Approved	No change	N/A	N/A	Brad Stanton
Restaurant and Law Offices	12 E 1st St	20-7.0-35-100-035-001.000	Rehab & repurposing 1st floor + 2nd floor expansion	10/7/2022	Yes	Approved	No change	6/12/2023	Spring 2024	Brad Stanton
Friends of Parkville Animal Shelter	1356 N MO-9 Hwy	20-7.0-26-400-002-006.000	Rezoning subject property from "R-4" to "B-4-P"	10/12/2022	Yes	Approved	No change	-	-	Brad Stanton
Creekside Costa Oil Shop	7024 Elizabeth St.	20-4.0-19-000-000-008.001	835 sq. ft. vehicle service/repair - limited shop	1/27/2023	Yes	Approved	No change	TBD	TBD	Brad Stanton
Cingular Wireless AT&T Tower	8403 Observatory Rd	20-7.0-36-000-000-001.000	155 ft. tall monopole telecommunications tower	1/27/2023	Yes	Approved	No change	TBD	TBD	Brad Stanton
Park Hill Elementary School No. 8	SW corner of Brush Creek Pkwy	20-4.0-19-000-000-031.000	Two-and-a-half story, 74,410 sq. ft. elementary school	6/9/2023	Yes	Approved	No change	2/29/2024	7/1/2025	Brad Stanton
East Street	8 East St.	20-7.0-35-400-004-001.000	Interior + exterior remodeling of two-story building	7/5/2023	Yes	Approved	No change	Fall 2023	Early 2025	Stephen Lachky
Chase Bank	9000 NW 45 Hwy	20-6.0-23-400-005-002.000	3,333 sq. ft. office/bank building w/ ATM drive-thru	11/2/2023	Yes	Approved	No change	Spring 2024	Winter 2024	Brad Stanton
Exploring Minds Academy	15485 Old Town Dr	20-4.0-19-000-000-008.017	New two-story, 20,000 sq. ft. daycare center	4/3/2024	Yes	Approved	No change	TBD	TBD	Brad Stanton
Codes Marijuana Dispensary	16209 NW MO-45 Hwy	20-4.0-19-000-000-025.000	New one-story, 3,200 sq. ft. marijuana dispensary	4/3/2024	Yes	Approved	No change	TBD	TBD	Brad Stanton
Parkville Business Park	NW Corner of I-435 and Hwy 152	20-3.0-07-000-000-003.001	Platting + dev plan for 3 lots for office/warehouse uses	5/10/2024	No	Upcoming BOA Mtg	6/11/24 P&Z Mtg	TBD	TBD	Brad Stanton
Creekside Grocery Store	NW Corner of Rustic Ln and Elizabeth St	20-4.0-19-000-000-008.001	25,395 sq. ft. grocery store + 10,615 sq. ft. event space	6/5/2024	No	Under Review	Application submitted	TBD	TBD	Brad Stanton
Creekside Restaurant	NE Corner of Rustic Ln and Elizabeth St	20-4.0-19-000-000-008.010	New one-sotry, 5,070 sq. ft. restaurant building	6/5/2024	No	Under Review	Application submitted	TBD	TBD	Brad Stanton

ITEM 6.E.1.

For 7/2/2024

Board of Aldermen Meeting

**CITY OF PARKVILLE
Policy Report**

Date: June 26, 2024

Prepared By:

Reviewed By:

ISSUE:

Special Events

BACKGROUND:

STRATEGIC GOAL(S):

BUDGET IMPACT:

ALTERNATIVES:

FINANCE COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATION:

POLICY:

SUGGESTED MOTION:

ATTACHMENTS:

1. Special Events Master List for BOA July 2024

Event	Date	Type	Location
Spring Break 5K10K	Friday, March 1, 2024	5K	ELP
Easter Bunny at Pocket Park	Saturday, March 23, 2024	Event	Pocket Park
Rally in the Alley	Saturday, March 23, 2024	Event	Downtown Alley
Cruise Night	Saturday, April 6, 2024	Event	Downtown Parking Lot
Electronic and Paper Recycling	Saturday, April 6, 2024	Event	PLP
Boy Scout Recruiting Event	Saturday, April 20, 2024	Event	PLP
Earth Day and Arbor Day Celebration	Monday, April 22, 2024	Event	Sullivan Nature Sanctuary
Kansas City Symphony in the Park	Wednesday, April 24, 2024	Event	ELP
Parkville Microbrew Fest	Saturday, April 27, 2024	Festival	ELP
Women's Lawyer 5k	Saturday, May 4, 2024	5K	ELP
Callery Pear Buyback Program	Saturday, May 4, 2024	Program	PLP
Summer Concert Series at Pocket Park	Saturday, May 4, 2024	Event	Pocket Park
Cruise Night	Saturday, May 4, 2024	Event	Downtown Parking Lot
Northland Mothers Day 5K	Saturday, May 11, 2024	5K	ELP
Park Hill Senior Day	Thursday, May 16, 2024	Event	PLP
Legion Graduation Party	Friday, May 17, 2024	Event	Alley
Midwest Walk-Run-N-Roll	Saturday, May 18, 2024	5K	ELP
Memorial Day Carnival	Friday, May 24, 2024	Festival	Downtown Parking Lot
Memorial Day Carnival	Saturday, May 25, 2024	Festival	Downtown Parking Lot
Memorial Day Carnival	Sunday, May 26, 2024	Festival	Downtown Parking Lot
Riverpark Church Service	Sunday, May 26, 2024	Event	McKeon Stage
Rolling on the River Bike Ride	Saturday, June 1, 2024	Bike Ride	ELP
Summer Concert Series at Pocket Park	Saturday, June 1, 2024	Event	Pocket Park
Cruise Night	Saturday, June 1, 2024	Event	Downtown Parking Lot
River Park Church Combined Church Event	Sunday, June 2, 2024	Event	ELP
Banneker School Foundation Jazz Festival	Saturday, June 8, 2024	Event	PLP
Farmers Market: Wednesday Market 1st Day	Wednesday, June 12, 2024	Event	Downtown Parking Lot
Bodies Race: Hometown Half Marathon	Saturday, June 15, 2024	Half	ELP
Riverpark Church Service	Sunday, June 16, 2024	Event	ELP
Kansas City Symphony in the Park	Thursday, June 20, 2024	Event	ELP
Outdoor Movie Night	Friday, June 21, 2024	Event	Creekside Infield
Dani Beyer Summer Festival	Saturday, June 22, 2024	Festival	McKeon and Festival
Vintage Style KC Alley Vendor Event	Saturday, June 22, 2024	Event	Alley
Help for Huntington's 5K	Saturday, June 29, 2024	5K	ELP
Riverpark Church Service	Sunday, June 30, 2024	Event	McKeon Stage
4th of July Parade and Festival	Thursday, July 4, 2024	Parade/Festival	ELP/Downtown
Summer Concert Series at Pocket Park	Saturday, July 6, 2024	Event	Pocket Park
Cruise Night	Saturday, July 6, 2024	Event	Downtown Parking Lot
Riverpark Church Service	Sunday, July 7, 2024	Event	McKeon Stage
Scottish Highland Games	Saturday, July 13, 2024	Event	PLP
Outdoor Movie Night	Friday, July 26, 2024	Event	Creekside Infield
Electronic and Paper Recycling	Saturday, August 3, 2024	Event	PLP
Cruise Night	Saturday, August 3, 2024	Event	Downtown Parking Lot
Summer Concert Series at Pocket Park	Saturday, August 3, 2024	Event	Pocket Park
Hearts for RMHC 5K	Sunday, August 18, 2024	5K	ELP
Parkville Days	Friday, August 23, 2024	Festival	ELP
Outdoor Movie Night	Friday, August 23, 2024	Event	PLP
Parkville Days	Saturday, August 24, 2024	Festival	ELP
Parkville Days	Sunday, August 25, 2024	Festival	ELP
Path to Parenthood 5K	Saturday, September 7, 2024	5K	ELP
Fall Concert Series at Pocket Park	Saturday, September 7, 2024	Event	Pocket Park
Cruise Night	Saturday, September 7, 2024	Event	Downtown Parking Lot
Riverpark Church Service	Sunday, September 8, 2024	Event	McKeon Stage
Value Unconditional 5K	Saturday, September 14, 2024	5K	ELP
Premium Waters Company Picnic	Saturday, September 14, 2024	Event	ELP
Riverpark Church Service	Sunday, September 15, 2024	Event	McKeon Stage
Seize the Day 5K	Sunday, September 22, 2024	5K	ELP
St Vincent de Paul Centennial Celebration	Friday, September 27, 2024	Event	ELP
Park Hill Education Foundation 5K	Saturday, September 28, 2024	5K	ELP
Strawberry Swing Festival	Saturday, September 28, 2024	Event	Downtown Parking Lot
Brett's Bands 5th Annual 5K for SUDEP Awareness	Saturday, October 5, 2024	5k	ELP
Fall Concert Series at Pocket Park	Saturday, October 5, 2024	Event	ELP
Cruise Night	Saturday, October 5, 2024	Event	Downtown Parking Lot
Electronic and Paper Recycling	Saturday, October 5, 2024	Event	PLP
Ian Rainbow Flu Foundation 5K	Saturday, October 12, 2024	5K	ELP
Riverpark Church Service	Sunday, October 13, 2024	Event	McKeon Stage
Dani Beyer Pumpkin Patch	Saturday, October 19, 2024	Event	McKeon and ELP
Pumpkin Carving	Thursday, October 24, 2024	Event	ELP
Creepy Crawl Main Street	Friday, October 25, 2024	Event	Pocket Park/Alley
Strong Like Lisa 5K	Saturday, October 26, 2024	5K	ELP
Trick or Treat Main Street	Saturday, October 26, 2024	Event	Pocket Park
Ghost Stories	Saturday, October 26, 2024	Event	Parkville Nature Sanctuary
Turkey Trot	Thursday, November 21, 2024	5K	ELP
Small Business Saturday	Saturday, November 30, 2024	Event	Pocket Park/Alley
Christmas on The River	Friday, December 6, 2024	Festival	Downtown Parking Lot