



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

DEAN KATERNDAHL

Mayor

TINA WELCH
PHILIP WASSMER
Ward 1 Aldermen

BRIAN T. WHITLEY
BOB BENNETT
Ward 2 Aldermen

DOUGLAS WYLIE
STEPHEN MELTON
Ward 3 Aldermen

MICHAEL LEE
ALLYSON R. BERBERICH
Ward 4 Aldermen

SESSION SCHEDULE:

7:00 p.m. Regular Meeting

The Parkville Board of Aldermen encourages citizen participation in city government. In compliance with the Missouri Sunshine Law, you are invited to participate in the meeting. The following rules have been established to facilitate the transaction of business during a meeting and ensure that everyone gets to speak. Please take a moment to review these rules before the meeting begins.

- Silence your mobile devices and set other noise-making devices to off or to “SILENT MODE” before the meeting begins.
- Always speak from the podium and use the microphone. This ensures that all comments are accurately and properly recorded on video and heard by those in the audience. Speakers are requested to state their full name, address and group affiliation, if any, before delivering any remarks.
- Speakers should limit their comments so as not to exceed three minutes. In the event of extensive public participation, the Mayor may further limit speaking times to assure as many people as possible have an opportunity to address the Board of Aldermen.
- If you have documentation or other materials to present to the Board of Aldermen for the official record, please provide them to the City Clerk.
- 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.
- CONSENT AGENDA lists all matters that are considered to be routine by the Board of Aldermen and will be enacted under one motion without discussion. Any member of the Board of Aldermen

Posted Date & Time: July 12, 2024 3:00 p.m. By: KS

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.”

- Voices carry, so please speak softly and keep discussion in the audience to a minimum so the Board of Aldermen can hear the discussions and make informed decisions.

Agendas can be accessed on the City website at <https://parkvillemo.gov/government/board-of-aldermen/> or by contacting the City Clerk at (816) 741-7676.

The City of Parkville does not discriminate on the basis of race, color, national origin, gender, religion, age, disability, genetic information, or other circumstance prohibited by federal, state, or local law, rule, or regulation, including Title II of the Americans with Disabilities Act.

BOARD OF ALDERMEN
Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, July 16, 2024 7:00 PM
City Hall Board Room

Next numbers: Bill No. 3292 / Ord. No. 3224

1. CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance

2. CITIZEN INPUT

- A. Presentation by Climate Action KC

3. CONSENT AGENDA

- A. Approve the minutes for the July 2, 2024, regular meeting
- B. Receive and file the crime statistics for January through May 31, 2024
- C. Accept the 2024-2025 Strategic Plan goals
- D. Approve a temporary resort with Sunday sales liquor license for Parkville Wine House LLC, a new business to be located at 305 Main Street
- E. Approve the slate of nominations for the Parkville Old Towne Market Community Improvement District through June 30, 2028

General Agenda Notes:

The agenda closed at noon on July 11, 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 16, 2024.

4. ACTION AGENDA

- A. Approve the second reading of Bill No. 3291, 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)

5. STAFF UPDATES ON ACTIVITIES

- A. Administration
 - 1. Accounts Payable Reports
- B. Police Department
- C. Community Development
 - 1. Development Updates
- D. Public Works
- E. Parks & Recreation

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

7. UPCOMING MEETINGS

- A.
 - Tuesday, August 6, 2024, at 7:00 p.m.
 - Tuesday, August 20, 2024, at 7:00 p.m.
 - Tuesday, September 2, 2024, at 7:00 p.m.
 - Tuesday, September 16, 2024, at 7:00 p.m.

8. 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

9. ADJOURN

Posted Date & Time: July 12, 2024 3:00 p.m. By: KS

General Agenda Notes:

The agenda closed at noon on July 11, 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 16, 2024.



Summary Report

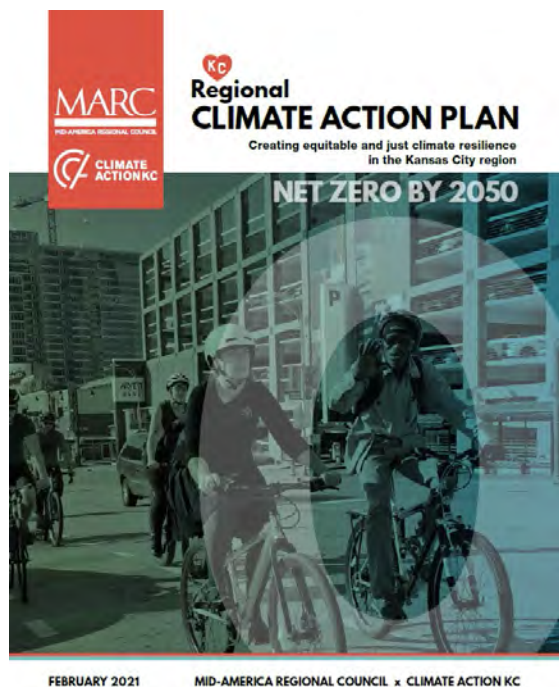
July 2024



Background

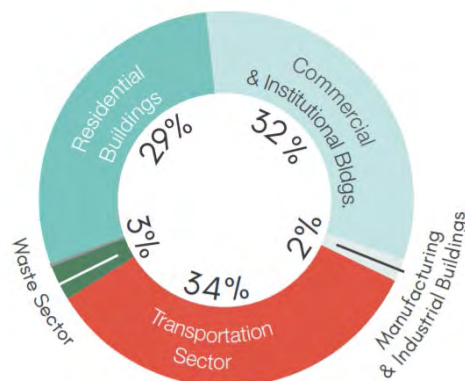
[Climate Action KC](#) and its signature initiatives, Building Energy Exchange KC and Plug-In KC were founded to help the region achieve net zero greenhouse gas emissions by 2050.

In partnership with over 150 elected leaders and 1,000 volunteers, Climate Action KC (CAKC) and the [Mid-America Regional Council \(MARC\)](#) developed a [Regional Climate Action Plan](#) that was subsequently adopted by the MARC Board of Directors in March 2021. The plan conveys a comprehensive strategy heavily influenced by community input, the lessons of [Project Drawdown](#), and the needs of our most vulnerable communities.

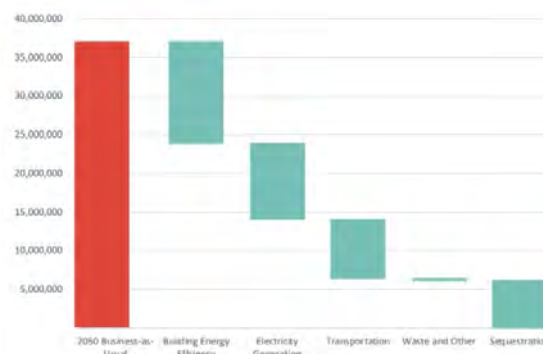


The Regional Climate Action Plan sets forth three timelines for achieving net zero: 2035 for all municipal government activities, 2040 for all buildings (2030 for all new buildings), and 2050 economy wide.

The Regional Climate Action Plan developed a Greenhouse Gas Emissions (GHG) Inventory which showed that 63% of GHG emissions in our region are attributed to buildings and 34% to on-road transportation. The Climate Action KC board recognized that this requires a robust support system for the building, design, construction and real estate industries, and support for the transition to electric vehicles. Building Energy Exchange was formed in spring 2021 to meet the first need and Plug-In KC launched in spring 2024 to meet the second.



(Figure 1: GHG Emissions Inventory for the KC Region)



(Figure 2: Breakdown of CO₂e reduction by action area.



Our Vision

A net zero heartland before 2050.

Our Mission

Catalyzing cooperative climate action across the Kansas City region.

Climate Action KC's Strategic Goals for 2023-2026

1. Reach operational stability through increased staffing capacity, contracted support, and resource development.
2. Increase federal climate funding to the Kansas City region by leveraging the organization's network and programs.
3. Strategically scale and enhance the Building Energy Exchange Program and Plug-In KC initiative and their impacts.
4. Support implementation of the regional Climate Action Plan.





Our Vision

Zero Barriers to Net Zero

We envision a future in which technical, social, and financial barriers are lifted to achieve full market transformation across Kansas City's real estate industry.

Net-zero practices are embedded in all real estate transactions dramatically shifting the performance of our regional building stock over time.

Equitable access to the benefits of energy-efficiency, clean energy technologies, and climate-resiliency will permeate Kansas City's historically disinvested communities and mend past energy injustices.

Our regional building stock will achieve net-zero greenhouse gas emissions by 2040 to mitigate the global impact of climate change while elevating the quality of life for current Kansas City residents.

Our Mission

To advance building energy performance by mobilizing the professional expertise, funding, and technical resources needed to address affordability, improve the health and comfort of residents, and position Kansas City as a resilient and carbon neutral region.

Our Values

Connected: We convene a broad network of stakeholders across the real estate industry. We believe BE-Ex KC serves a vital role in cultivating these relationships, amplifying diverse voices, and building a robust coalition of partners to influence our regional market.

Pragmatic: We believe that transforming the real estate industry requires a healthy respect for its transactional nature. We serve our audience best by providing an efficient and practical path to evolve practice over time. We strive for program content to be accessible to a wide range of audiences allowing everyone to find their path towards advancing building energy performance.

Impactful: Achieving an ambitious mission requires us to focus our time and resources where we can have maximum impact. We evaluate the barriers for each market sector and set program goals accordingly. We consider co-benefits of energy affordability and environmental health and will prioritize programs that offer triple bottom-line outcomes.

BE-Ex KC Program Goals for 2023-2026

1. Evaluate the carbon footprint of our regional building stock and provide insights for how local stakeholders can collectively move the needle towards net-zero.
2. Demystify high-performance building practices through educational events and digital tools
3. Provide direct support to building owners to assist them in navigating resources and connect them to the BE-Ex KC network.
4. Catalyze energy efficiency upgrades in disinvested communities and develop a concierge service that will pair technical assistance with funding opportunities.





Plug-In KC is a new initiative by Climate Action Kansas City launched publicly in March 2024. Plug-In KC's programs are designed to scale up both the electric vehicle market and the infrastructure needed to support a transformation in both the public and private sector.

- **EDUCATION/ADVOCACY:** Plug-in KC's mission will focus on education about electric vehicles, advocacy for greater funding for EV infrastructure, and aggregation of demand to encourage automakers to sell more EVs in Kansas City.

In partnership with Evergy, Plug-In KC will manage the website pluginkc.org. The site will operate as a resource portal for new and potential EV buyers, as well as provide news and updates about the EV markets.

- **ADDRESSING MARKET GAPS:** Plug-In KC will work to ensure non-taxpaying entities can use tax credits to purchase EVs. Plug-In KC will create partnerships with third parties who can take those tax credits and pass those savings on to non-taxpaying entities.
- **Creating a consortium of smaller cities:** Sufficient fundraising and grant awards will be necessary to sustain Plug-In KC. Dedicated personnel are critical for the project's success. More information about the budget will be found at the end of this report.



Climate Action Summit

As Climate Action KC was emerging, the inaugural Climate Action Summit in 2019 provided an exhilarating opportunity for leaders across the region to connect and build alignment with common goals. Since that time, Climate Action KC has hosted a total of three summits with each summit attracting over 600 attendees, the largest climate-related summit in the region. The summits have been held on both sides of the state line and have featured highly regarded local and national speakers, panels, vendor booths, demonstrations and discussions. The summit has served as Climate Action KC's largest fundraiser and is a signature event that continues to occupy a prestigious place on the calendars of climate leaders and stakeholders in the region and beyond.

Past Climate Action Summit dates and locations:

- September 14, 2019 – Johnson County Community College, Overland Park, KS
- April 9, 2022 – Johnson County Community College, Overland Park, KS
- September 9, 2023 – Rockhurst University, Kansas City, MO

Planning is currently underway for the next summit in April 2025.



Top 3 "Up Next" Projects

Westwood, KS

- 1) Convene a Climate Action Task Force in early 2025 to review the Climate Action KC Playbook and develop policy recommendations for implementation
- 2) Adoption of the 2024 ICC model codes
- 3) Implement active transportation designs on collector and arterial streets.

Roeland Park, KS

- 1) Hire a consultant for a GHG inventory and develop a plan to tackle the Climate Action Plan at the city-level - Planned for 2025
- 2) Installation of e-bikes in partnership with Bike KC and City of Mission - Fall of 2024 (most likely) through CRP Grant
- 3) Installation of additional charging stations at the community center through CRP Grant.

Mission, KS

- 1) Finalize Climate Action Scoring Rubric (Summer/Fall 2024)
- 2) EV Fleet Assessment (Fall 2024)
- 3) Figuring out 2021 or later IECC code implementation (unknown)

Prairie Village, KS

- 1) Next phase of our Climate Action Plan. A municipal plan was completed in 2023 and the community-wide portion will be considered by Council in late June, with hopes of beginning mid-summer 2024.
- 2) Replacement of Prairie Village City Hall, with a LEED Platinum goal. This project will begin in early 2025.
- 3) Review 2024 building codes for adoption.

Overland Park, KS

- 1) 2023 GHG inventory (2024)
- 2) Solid Waste study (2025)
- 3) Urban Forest Plan (2024)

Kansas City, KS / Wyandotte County

- 1) NE KCK Heritage Trail Phase I (completion Spring 2026)
- 2) Zoning Code Update (completion Q1 2026)
- 3) CSO19 sewer separation (completion 2027)



Parkville, MO

- 1) Updating our Development Code's site and landscape design standards
- 2) updating our Development Code's guide for selecting street tree and landscape materials
- 3) adopting the 2024 International Family of Building Codes (which includes the International Energy Conservation Code).

North Kansas City, MO

- 1) Electric vehicle plan - 2024
- 2) Urban heat island study - 2025
- 3) Multimodal transportation network - ongoing

Lee's Summit, MO

- 1) Methane Gas to Energy RFP, Timeline for release of RFP, this year

Kansas City, MO

- 1) Natural-based work along Blue River through 2026
- 2) Solar energy installs in disadvantaged communities through 2029
- 3) Food waste communication and drop off locations ongoing. Community engagement on climate strategy implementation ongoing.

Johnson County Dept. of Health and Environment

- 1) Build our Health Services Building to Living Building Challenge specs (Q1 2025 - Q1 2027)
- 2) Execute our Connecting JoCo EV charging stations grant with 5 city partners at 16 locations (2024-25)
- 3) Conduct a solar feasibility study for county facilities (Summer 2024)

Johnson County Stormwater

- 1) Increase utilization of green stormwater infrastructure
- 2) Acquire/improve critical high functioning landscapes/properties for conservation
- 3) Address pollutants in streams/waterways/rivers/lakes utilizing NBS and decentralized BMPs.

MARC

- 1) Update the Climate Action Plan in partnership with Climate Action KC
- 2) CPRG Implementation Grant (if awarded)
- 3) Climate action communications plan

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:05 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on July 2, 2024, and was called to order by Mayor Dean Katerndahl. City Clerk Melissa McChesney called the roll as follows:

Present:

Ward 1 Alderman Philip Wassmer
Ward 2 Alderman Brian T. Whitley
Ward 3 Alderman Douglas Wylie
Ward 3 Alderman Stephen Melton
Ward 4 Alderman Michael Lee
Ward 4 Alderman Allyson Berberich

Absent:

Ward 1 Alderman Tina Welch - *with prior notice*
Ward 2 Alderman Bob Bennett - *with prior notice*

A quorum of the Board of Aldermen was present.

The following staff was also present:

Alexa Barton, City Administrator
Bryan Kidney, Deputy City Administrator/Finance Director
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

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

2. CITIZEN INPUT

John Carter, 8650 NW Highway N, notified the Board about a pothole in the eastbound turn lane of Highway 45 onto Bell Road.

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

Alderman Lee commented on Item 4D, noting that the budget allowed for 1,000 feet of curb, and he estimated it would take five years to complete one mile of curb. He added that as costs continued to increase, more would need to be budgeted to prevent the City from falling behind on curb maintenance.

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

RESULT: MOTION PASSED 6-0.

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 Director Brad Stanton stated that the applicant proposed eight lots and two public streets to be built over two phases. He provided a history of the property, noting that it was annexed in 2000; rezoned in 2008 from Platte County to City B-2 zoning, which allowed for proposed retail, office and service uses; and the Parkville 2040 Master Plan projected it as a business park. The first phase included lots one, two and three; a public street; stormwater detention facilities; and on-site wastewater treatment via a lagoon. The second phase was speculated to be built around 2030. Stanton added that the property was one mile from the closest public sewer system and the applicant proposed using a lagoon until a sewer system was built to which it could connect. It was noted that the Missouri Department of Transportation (MoDOT) had to approve access to the property before the final development plan could be approved.

Discussion focused on damming the creek, the complaint and follow-up handled by the Missouri Department of Natural Resources and the requirement by MoDOT for a traffic study prior to approving access to the development.

Lindsey Vogt, applicant's engineering firm representative, responded to a question about the traffic study and said that auxiliary lanes were not required; the first phase would bring approximately 70 vehicle trips in the morning and 63 trips in the afternoon and evening; and MoDOT's main concern was the sight distance, and they were working to determine the best placement of an intersection. She added that the company was a green company that was looking for other businesses with the same goal, a stormwater plan would address the pond and dam that was removed and a geothermal business was planned on Lot 1.

Community Development Director Stephen Lachky stated that the creek on the property ran into Brush Creek to the south and then into the Missouri River.

Public comments were received from the following: John Carter, 8650 NW Highway N, handout attached as Exhibit A; Isaac Meyers, 8445 NW Highway N; and Brent Uhrmacher, 6241 Northlake Drive, handout attached as Exhibit B.

Darren Sherry, applicant with JDJ Commercial, responded to questions regarding property maintenance.

Lachky provided a history of conditional use permits (CUP) approved for the property and heavy equipment was no longer stored at the location since the CUP had expired.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN ALLYSON BERBERICH TO **TABLE FURTHER DISCUSSION FOR LATER IN THE MEETING.**

RESULT: MOTION PASSED 6-0.

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**

City Administrator Alexa Barton stated that the City was applying for a grant through the Mid-America Regional Council for wayside horns in downtown Parkville.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WASSMER 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.**

RESULT: MOTION PASSED 6-0.

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**

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN PHILIP WASSMER TO **REMOVE ITEM 5A FROM THE TABLE.**

RESULT: MOTION PASSED 6-0.

Further discussion focused on a proposal for the final development plan to be returned to the Board of Aldermen for final approval. City Attorney John Mautino said that if the Board wanted final approval of the final development plan, they would need to amend the third condition in the ordinance. He noted that if the final development plan was consistent with the preliminary development plan and met all the applicable requirements, it had to be approved.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN MELTON TO **APPROVE AND MODIFY CONDITION THREE BY INCLUDING THE BOARD OF ALDERMEN AS THE FINAL APPROVAL AUTHORITY RATHER THAN THE PLANNING AND ZONING COMMISSION.**

RESULT: MOTION PASSED 5-1 (WHITLEY OPPOSED).

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 July 4-5 - Independence Day

City Administrator Alexa Barton stated that City Hall would be closed July 4-5 in observance of Independence Day.

B. Police Department

Police Chief Kevin Chrisman said he was concerned with the data regarding the levels of the Missouri River, noting that staff was watching it closely, it was anticipated to crest on July 5 at 27.7 feet and historically when the river was at 28 feet, the water level reached the bottom of the Rush Creek Bridge. He was not concerned that the water would come over the river bank, but English Landing Park could be closed if it got to high. Chrisman noted that staff would meet the following day to monitor the levels and consider blocking off the downtown parking lots to vehicles.

C. Community Development

1. Development Updates

Community Development Director Stephen Lachky said the Planning and Zoning Commission would meet on July 9 to review two proposed major site plans in the southeast quadrant of Creekside for a grocery store with an event space and a new restaurant.

D. Public Works

Public Works Director Dan Harper said that Google Fiber work continued in Riss Lake and would be moving in the upcoming weeks to Route 9 going south to connect north of Highway 45 and the Reserve at Riss Lake. Other project updates included the supervisory control and data acquisition (SCADA) project that was moving forward; staff was struggling to get a part for the McAfee Pump Station project and Harper anticipated that work would start after Parkville Days in late August; the sewer closed circuit television project was almost completed and staff was reviewing footage; the pavement marking project was approximately 70 percent completed; and the asphalt and curb projects would begin in late July or early August.

City Administrator Alexa Barton said that staff discovered fiber was installed in City Hall, but had never been connected. She noted that it should improve the Internet service.

E. **Parks & Recreation**

Parks and Recreation Director Brittanie Propes said that park events were canceled from June 30 through July 3 due to concerns with the river levels; Gateway Park was being wrapped up; the farmers market project slowed down because staff was waiting for the topographical survey and the bid documents for construction would be presented to the Board in August; the flags and flag poles for the Veterans Memorial were approved; SWT Design provided the results from the first Park and Recreation Master Plan open house for the steering committee to review; and the steering committee would review the proposed questions for the community survey, which would be presented at a future Board of Aldermen meeting.

1. **Special Events**

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

8. UPCOMING MEETINGS

9. EXECUTIVE SESSION

10. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 9:46 p.m.

The minutes for July 2, 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 sixteenth day of July 2024.

Submitted by:

City Clerk Melissa McChesney

RETURN A - MONTHLY RETURN OF OFFENSES KNOWN TO THE POLICE

1	2	3	4	5	6
CLASSIFICATION OF OFFENSES	OFFENSES REPORTED OR KNOWN TO POLICE (INCLUDING "UNFOUNDED" AND ATTEMPTS)	UNFOUNDED, I.E. FALSE OR BASELESS COMPLAINTS	NUMBER OF ACTUAL OFFENSES (COLUMN 2 MINUS COLUMN 3) (INCLUDE ATTEMPTS)	TOTAL OFFENSES CLEARED BY ARREST OR EXCEPTIONAL MEANS (INCLUDES COL. 6)	NUMBER OF CLEARANCES INVOLVING ONLY PERSONS UNDER 18 YEARS OF AGE
			2024	2023	2022 2021
1. CRIMINAL HOMICIDE					
a. MURDER AND NONNEGLIGENT HOMICIDE (score attempts as aggravated assault if homicide reported, submit Supplemental Homicide Report	11				
b. MANSLAUGHTER BY NEGLIGENCE	12				
2. RAPE TOTAL	20	1	1	1	1
a. Rape	21	1	1	1	
b. Attempts to Commit Rape	22				
c. Historical Rape	22				
3. ROBBERY TOTAL	30	1	1	1	2 1
a. Firearm	31				
b. Knife or Cutting Instrument	32				
c. Other Dangerous Weapon	33				
d. Strong-Arm (Hands, Fists, Feet, Etc.)	34	1	1	1	
4. ASSAULT TOTAL	40	7	7	15	8 7 10
a. Firearm	41				
b. Knife or Cutting Instrument	42				
c. Other Dangerous Weapon	43	1	1	1	
d. Hands, Fists, Feet, Etc. - Aggravated injury	44	5	5	5	
e. Other Assaults - Simple, Not Aggravated	45	1	1	2	
5. BURGLARY TOTAL	50	2	2	4	2 3 7
a. Forcible Entry	51	1	1	1	
b. Unlawful Entry - No Force	52	1	1	1	
c. Attempted Forcible Entry	53				
6. LARCENY - THEFT TOTAL (Except Motor Vehicle Theft)	60	8	8	35	2 31 28
7. MOTOR VEHICLE THEFT TOTAL	70			4	8 5
a. Autos	71				
b. Trucks and Buses	72				
c. Other Vehicles	73				
GRAND TOTAL	77	19	19	59	14 52 52

2024 2023 2022 2021

January 2024

Month and Year of Report

through
May 31, 2024

Parkville Police Department...

Agency and State

Mo0830100

Agency Identifier

8000.00

Population

July 8, 2024

Date

Jon Jordan

Captain

Prepared By

Chief K.L. Chrisman

Title

Chief, Commissioner, Sheriff, or Superintendent

PROPERTY STOLEN BY CLASSIFICATION

CLASSIFICATION		NUMBER OF ACTUAL OFFENSES (COLUMN 4 Return A)	Monetary Value of Property Stolen
1. MURDER AND NONNEGLIGENT MANSLAUGHTER	12		
2. RAPE (TOTAL)	20	1	
3. ROBBERY			
(a) HIGHWAY (Streets, alleys, etc.)	31		
(b) COMMERCIAL HOUSE (except c, d and f)	32	1	1450
(c) GAS OR SERVICE STATION	33		
(d) CONVENIENCE STORE	34		
(e) RESIDENCE (anywhere on premises)	35		
(f) BANK	36		
(g) MISCELLANEOUS	37		
TOTAL ROBBERY	30	1	1450
5. BURGLARY - BREAKING AND ENTERING			
(a) RESIDENCE (dwelling)			
(1) NIGHT (6 p.m. - 6 a.m.)	51	1	2020
(2) DAY (6 a.m. - 6 p.m.)	52		
(3) UNKNOWN	53	1	50
(b) NON-RESIDENCE (store, office, etc.)			
(1) NIGHT (6 p.m. - 6 a.m.)	54		
(2) DAY (6 a.m. - 6 p.m.)	55		
(3) UNKNOWN	56		
TOTAL BURGLARY	60	2	2070
6. LARCENY - THEFT (Except Motor Vehicle Theft)			
(a) \$200 AND OVER	61	5	7967
(b) \$50 TO \$200	62	2	300
(c) UNDER \$50	63	1	20
TOTAL LARCENY (Same as Item 6X)	60	8	8287
7. MOTOR VEHICLE THEFT (Including Alleged Joy Riding)	70		
GRAND TOTAL - ALL ITEMS	77	12	44 45 42 11807
ADDITIONAL ANALYSIS OF LARCENY AND MOTOR VEHICLE THEFT			
6X. NATURE OF LARCENIES UNDER ITEM 6			
(a) POCKET-PICKING	81		
(b) PURSE SNATCHING	82		
(c) SHOPLIFTING	83	1	3 4 6 1140
(d) FROM MOTOR VEHICLE (except e)	84		
(e) MOTOR VEHICLE PARTS AND ACCESSORIES	85	1	200
(f) BICYCLES	86		
(g) FROM BUILDING (except c and h)	87	1	1 2 3 700
(h) FROM ANY COIN-OPERATED MACHINES (parking meters etc.)	88		
(i) ALL OTHERS	89	5	6247
TOTAL LARCENIES (Same as Item 6)	90	8	35 31 28 8287
7X. MOTOR VEHICLES RECOVERED			2023 2022 2021
(a) STOLEN LOCALLY AND RECOVERED LOCALLY	91		
(b) STOLEN LOCALLY AND RECOVERED BY ANOTHER JURISDICTION	92		
(c) TOTAL LOCALLY STOLEN MOTOR VEHICLES RECOVERED (a & b)	90		
(d) STOLEN IN OTHER JURISDICTION AND RECOVERED LOCALLY	93	1	

January 1 through May 31, 2024

2024

CITY OF PARKVILLE

Policy Report

Date: July 2, 2024

Prepared By:

Melissa McChesney, City Clerk

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Accept the 2024-2025 Strategic Plan goals

BACKGROUND:

In April, the Board of Aldermen and senior leadership participated in a strategic planning workshop. The purpose of the event was to (1) refine Parkville's strategic priorities; (2) identify specific initiatives to advance for the 2024 budget year and beyond; and (3) strengthen the working relationships among the members of the governing body.

STRATEGIC GOAL(S):

- Operational Excellence
- Infrastructure and Public Facilities
- Quality Development
- Parks and Recreation
- Communications Best Practices
- Public Safety

BUDGET IMPACT:

There is no direct budget impact associated with this action.

ALTERNATIVES:

1. Receive and file the plan as presented.
2. Postpone the item.
3. Do not approve 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 receiving and filing the strategic plan.

POLICY:

The City Administrator and retreat facilitators recommend that the Board formally accept the report in order to document the work for the public and give guidance to staff to work on implementation of the identified priorities.

SUGGESTED MOTION:

I move to accept the 2024-2025 Strategic Plan goals.

ATTACHMENTS:

1. 2024-2025 Strategic Goals



— OPERATIONAL EXCELLENCE

Provide a diverse and reliable set of financial resources

Recruit and retain highly qualified staffing

Institute appropriate processes and systems

Provide and utilize appropriate technology and equipment

Create strategic partnerships, including but not limited to: Ambulance District, Cities, Counties, Fire District, Legislative Bodies, MoDOT, Public Utilities (Missouri Public Utilities Commission), Railroad (BNSF) and more)

— INFRASTRUCTURE AND PUBLIC FACILITIES

Enhance thoroughfare connectivity, safety and walkability

Maintain and improve infrastructure and equipment through a comprehensive improvement program (CIP)

Strategically expand (place) facilities

— QUALITY DEVELOPMENT

Assure quality development through effective and efficient development processes

Identify and pursue development opportunities that fill quality of life gaps in the community

Define and promote development that is economically sustainable

— PARKS AND RECREATION

Ensure Parks Master Plan meets current and future needs of the community in all wards

Develop a strategy to fully utilize parks for recreation programs

Prioritize parks projects for maintenance, programs and expansion, including sustainability and conservation

COMMUNICATIONS BEST PRACTICES

— Use two-way communication more effectively and proactively with our community (engagement)

Fully utilize available technology for effective communications

Maximize availability of and access to information

Provide updates to strategic plans with associated goals including quarterly PACE reports

PUBLIC SAFETY

— Provide needed resources for policing a growing community

Maintain competitive benefits/salaries for a professional police force

Continue and enhance community partnerships including mutual aid, regional, neighborhoods/HoAs

Retain public confidence through effectiveness, efficiency and engagement

CITY OF PARKVILLE

Policy Report

Date: July 10, 2024

Prepared By:

Melissa McChesney, City Clerk

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Approve a temporary resort with Sunday sales liquor license for Parkville Wine House LLC, a new business to be located at 305 Main Street

BACKGROUND:

Per Parkville Municipal Code Chapter 600, all liquor license applications must be approved by the Board of Aldermen. On July 10, 2024, a liquor license application was submitted by Parkville Wine House LLC, a new business to be located at 305 Main Street. On June 4, 2024, the company was approved for a retailer of malt liquor by the drink liquor license with Sunday sales, but have since decided a resort liquor license better suits their needs.

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

STRATEGIC GOAL(S):

NA

BUDGET IMPACT:

The fee for a temporary resort with Sunday sales liquor license is \$168.75.

ALTERNATIVES:

1. Approve the liquor license for Parkville Wine House LLC.
2. Approve the item, subject to changes.
3. Do not approve the item.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

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

STAFF RECOMMENDATION:

Staff recommends approving a temporary resort with Sunday sales liquor license.

POLICY:

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

SUGGESTED MOTION:

I move to approve a temporary resort with Sunday sales liquor license for Parkville Wine House LLC, a new business to be located at 305 Main Street.

ATTACHMENTS:

1. Application

Upgrade to Resort RBS



CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0015

APPLICATION TO SELL LIQUOR IN PARKVILLE, MISSOURI

(Parkville Municipal Code Chapter 600)

For period June 1, 2024 to May 31, 2025
Current year Next year

Date of Application: 7/10/24

SECTION 1.

1. Name of Business: Parkville Wine House, LLC
2. Type of Business: Drinking Establishment
3. Street address where liquor is to be sold: 305 Main Street, Parkville, Missouri 64152
4. Is this location within 300 feet of a church or school?: Yes _____ No ☒
See Parkville Municipal Code Section 600.310 Notice and Consent
5. Mailing Address: 1344 Main (Suite B), Parkville, Missouri 64152
6. Phone No. of Business: (913) 707-7020 Fax No. of Business: _____
7. Name of Managing Officer (principal applicant): Steven Hultgren
8. Name(s) of any partner(s) in this business (attach separate sheet if necessary):
Steven Hultgren/ Brandon Romines/ Robert Young
9. Name(s) and residence address(es) of any other person(s) having financial interest in this business or partnership (attach separate sheet if necessary):
N/A
10. If corporation, give name of corporation, date of incorporation, state in which incorporated, and names and addresses of all stockholders who hold ten percent (10%) or more of the capital stock (attach separate sheet if necessary):
Parkville Wine House, LLC- 11-22-2023
11. Name(s) and residence address(es) of any other person(s) having financial interest in the building to be used for liquor sales:
N/A

SECTION 3. LICENSE FOR WHICH APPLICATION IS BEING MADE

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

1. ☐ **Microbrewer: \$375**
Based on annual production of at least 500 barrels, at a fee of \$7.50 per hundred barrels. If, at the end of the license year, the microbrewery has produced less than 500 barrels, the City shall refund \$7.50 for every hundred barrels under that number. A fraction of one hundred barrels produced shall be counted as one hundred barrels. It allows production of beer and malt liquor of no more than 10,000 barrels per year in Zones I-1, I-2 or I-3 only. Holder of this license must also have a resort liquor license (RSMo 311.195)
2. ☐ **Retailer of malt liquor in the original package: \$75**
Allows sale of malt liquor in original package for consumption off premises. LIMITED to drug stores, cigar/tobacco stores, confectioneries, delicatessens, grocery or general merchandise stores with stock having at-cost value of at least \$1,000. (RSMo 311.200) Limit of one per every 2,000 residents.
3. ☐ **Retailer of malt liquor by the drink: \$52.50**
Allows sale of malt liquor/ light wine by drink for consumption on premises, sale of malt liquor/ light wine in original package for consumption off premises. (RSMo 311.200)
4. ☐ **Retailer of intoxicating liquor in original package: \$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.

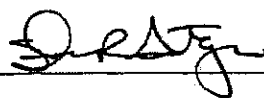
I affirm that the type of business to be conducted on the premises for which application is made is as shown on this application. If applying for license in category 3 or 5, I state that goods for sale at this location are valued at-cost in at least the amount of \$1,000, and at no time shall the at-cost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



DATE: 7/10/24

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: July 10, 2024

Prepared By:

Melissa McChesney, City Clerk

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Approve the slate of nominations for the Parkville Old Towne Market Community Improvement District through June 30, 2028

BACKGROUND:

The petition to establish the Parkville Old Towne Market Community Improvement District (POTMCID) was approved June 20, 2006, and included membership requirements of the Board of Directors, the name of the nine original members to serve as the directors, and procedures for appointments. On July 9, 2024, the Mayor and City Clerk received a slate of nominations for the appointment of four successor directors. All terms will be for four years and will expire in June 2028.

Pursuant to Ordinance No. 2264, the Mayor or Board of Aldermen must respond to the submitted slate no later than 30 days following the date of submission to the City Clerk. The Board must respond by August 9 or the slate of successor directors will be deemed appointed.

The Mayor or Board of Aldermen may reject the slate and submit in writing its reasons for rejection and request that the District submit an alternate slate. The District has 10 days, following receipt of the written request from the City, to submit an alternate slate. Following receipt of the alternate slate, the Board of Aldermen has 10 days to appoint the successor directors or reject the slate. The District then has 10 days to submit an alternate slate. Any subsequent action by the Board of Aldermen following the submission of each alternate slate is 10 days. The process repeats until the successor directors are appointed or deemed appointed due to non-response or a missed deadline.

STRATEGIC GOAL(S):

NA

BUDGET IMPACT:

There is no impact to the budget with this item.

ALTERNATIVES:

1. Approve the slate of nominations to the Parkville Old Towne Market CID.
2. Reject the slate and request a new slate.
3. Reject the slate and request clarification regarding the appointments as outlined above.
4. Postpone to a special meeting to be held on or before August 9.

FINANCE COMMITTEE RECOMMENDATION:

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

STAFF RECOMMENDATION:

Staff recommends that the Board of Aldermen take action on or before August 9th to approve or reject the slate submitted by the Parkville Old Towne Market Community Improvement District for appointments through June 2028.

POLICY:

According to Ordinance No. 2264, the POTMCID Board of Directors shall be appointed by the Mayor with consent of the Board of Aldermen by resolution according to a slate submitted to the City Clerk by the Board of Directors. The Board of Aldermen must either appoint or reject the slate of nominations within 30 days of receipt by the City Clerk.

SUGGESTED MOTION:

I move to approve Resolution No. 24-010 appointing Titus Bond, Gordon Cook, Tom Hutsler and Brett Rounkles to the Parkville Old Towne Market Community Improvement District through June 30, 2028.

ATTACHMENTS:

1. Resolution No. 24-010
2. Slate of Nominations
3. Ordinance No. 2264



***CITY OF PARKVILLE, MO.
RESOLUTION No. 24-010***

**A RESOLUTION NAMING APPOINTMENTS TO THE PARKVILLE OLD TOWNE MARKET
COMMUNITY IMPROVEMENT DISTRICT BOARD OF DIRECTORS**

WHEREAS, Ordinance No. 2264 states that the District will be governed by a Board of Directors consisting of nine directors who shall be either an owner of real property within the District, an owner of a business operating within the District, or a registered voter residing within the District; and

WHEREAS, Ordinance No. 2264 states that three appointees shall serve as owner representatives, five shall serve as operator representatives and one shall serve as a resident representative; and

WHEREAS, members of the Parkville Old Towne Market Community Improvement District Board of Directors serve for a term of four years ending June 30; and

WHEREAS, Ordinance No. 2264 states members shall be appointed by the Mayor with consent of the Board of Aldermen by resolution according to a slate of nominees from the Board of Directors submitted to the City Clerk; and

WHEREAS, the POTMCID Board of Directors submitted its slate of nominations to the City Clerk and Mayor on July 9, 2024.

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

Section 1. The City of Parkville hereby names Titus Bond as a property owner representative to the Parkville Old Towne Market Community Improvement District Board of Directors through June 30, 2028.

Section 2. The City of Parkville hereby names Gordon Cook, Tom Hutsler and Brett Rounkles as operator representatives to the Parkville Old Towne Market Community Improvement District Board of Directors through June 30, 2028.

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this 16th day of July 2024.

Mayor Dean Katerndahl

ATTESTED:

City Clerk Melissa McChesney



**PARKVILLE OLD TOWNE MARKET
COMMUNITY IMPROVEMENT DISTRICT
173 ENGLISH LANDING DRIVE - PARKVILLE, MISSOURI
parkvilleotmcid@gmail.com**

July 8, 2024

Dean Katerndahl, Mayor
City of Parkville
8880 Clark Avenue
Parkville, Missouri 64152

Dear Mayor Katerndahl,

The Parkville Old Towne Market Community Improvement District held our Annual Meeting on June 20, 2024. At that meeting, the Board of Directors approved a slate for appointment as successor directors for four-year terms (7/1/2024 – 6/30/2028):

Titus Bond, Property Owner
Gordon Cook, Business Operator
Tom Hutsler, Business Operator
Brett Rounkles, Business Operator

We would appreciate your consideration and approval for appointment of these successor directors to the Parkville Old Towne Market Community Improvement District Board of Directors.

At the Annual Meeting, the Board also elected Officers for a term of 7/1/2024 –6/30/2025:

Tom Hutsler, Chair
Titus Bond, Vice Chair
Gordon Cook, Treasurer

The District looks forward to continuing to provide benefits to Historic Parkville. We will provide future updates as appropriate.

Sincerely,

Tom Hutsler, Chairman

cc: Board of Alderman, City of Parkville

C. Budget

The commencement of the Eligible Services and the implementation of the District Sales Tax are expected to occur within the first year of the District's existence. The estimated initial costs of the Eligible Services are shown on Exhibit C ("Estimated Cost of the Eligible Services") to the Petition.

IV. GOVERNANCE OF THE DISTRICT

A. Type of District

The District shall be a separate political subdivision and shall have all of the powers granted to and/or exercisable by a community improvement district according to the Act except to the extent its powers are expressly limited by this Petition.

B. Board of Directors

1. Number

The District shall be governed by a Board of Directors (the "District Board") consisting of nine (9) directors.

2. Qualifications

Each Member of the District Board ("Director") shall meet the following requirements:

- (a) be at least 18 years of age;
- (b) be and must declare to be either an owner of real property ("Owner") within the District, an owner of a business ("Operator") operating within the District, or a registered voter residing with the District ("Resident"), as provided in the Act; and
- (c) be nominated pursuant to a slate submitted by the District Board to the Mayor of the City with the consent of the Board of Aldermen pursuant to the procedures set forth below.

3. Nominating Procedures

- (a) Each individual nominated ("Nominee") to be a Director must be deemed to be either an Owner, an Operator or a Resident and classified as such, and be nominated by two (2) sitting Directors.

- (b) The Directors shall then vote to select from the qualified Nominees the requisite number of Nominees to comprise the aforementioned slate to be submitted to the City Clerk
- (c) In no event shall there be more than five (5) Directors deemed to be Operators, nor shall there be more than three (3) Directors deemed to be Owners.

The failure of the District Board to follow the preceding nominating procedures shall not affect the District Board's authority to hold meetings, exercise any of the District's powers or take any action otherwise lawful.

4. Initial Directors

The initial Directors to serve on the District Board, their respective terms and classification as Owner, Operator or Resident shall be:

NAME	TYPE	TERM
Mindy Diaz	Operator	Two Years
Rhonda Doyle	Owner	Two Years
Angelo Gangai	Operator	Four Years
Tom Hutsler	Owner	Four Years
John Kuhns	Operator	Two Years
Ralph Liebetrau	Operator	Four Years
Frank McCall	Resident	Two Years
Kristy McKibben	Operator	Four Years
Dave Williams	Owner	Two Years

5. Terms

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

In the event for any reason a Director is not able to serve his or her full term ("Exiting Director"), any vacancy to the District Board shall be filled by appointment of a Director ("Interim Director") by a majority vote of the District Board. Any Interim Director shall be of the same type and from the same area as the Exiting Director, unless otherwise stated in the By-Laws adopted by the District Board upon formation of the District, as they may be amended from time to time.

6. Successor Directors

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

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

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

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

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

CITY OF PARKVILLE

Policy Report

Date: July 3, 2024

Prepared By:

Brad Stanton, Planner

Reviewed By:

Stephen Lachky, Community Development
Director

ISSUE:

Approve the second reading of Bill No. 3291, 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.

The first reading of the ordinance was presented at the July 2 Board of Aldermen meeting. Following discussion, the first reading of the ordinance was approved with an amendment to Condition #3. Per the amended ordinance in the packet, the Board of Aldermen will serve as the final approval authority for final development plan applications in the development instead of the Planning and Zoning Commission.

STRATEGIC GOAL(S):

- Quality Development

BUDGET IMPACT:

There will be no impact to the budget.

ALTERNATIVES:

1. Adopt an ordinance to approve a preliminary development plan for Parkville Business Park.
2. Adopt an ordinance, subject to changes.
3. Do not approve the item.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

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

PLANNING & ZONING COMMISSION RECOMMENDATION:

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 review and recommending authority, and the Board of Aldermen shall serve as the decision-making 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 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 amended 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 second reading to become Ordinance No. ____.

ATTACHMENTS:

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

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 Board of Aldermen 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
Public Hearing 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 applicable laws, ordinances, rules, regulations, and conditions of the City of Parkville, and I agree to accept such or from the conditions as stated herein and I understand cause for fees, penalties and revocation of applications 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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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

 4/13/2024
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

3. Signatures of Acknowledgement

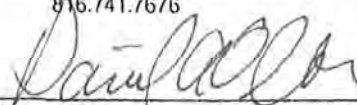
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816.891.9141 816.741.2992

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

 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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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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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

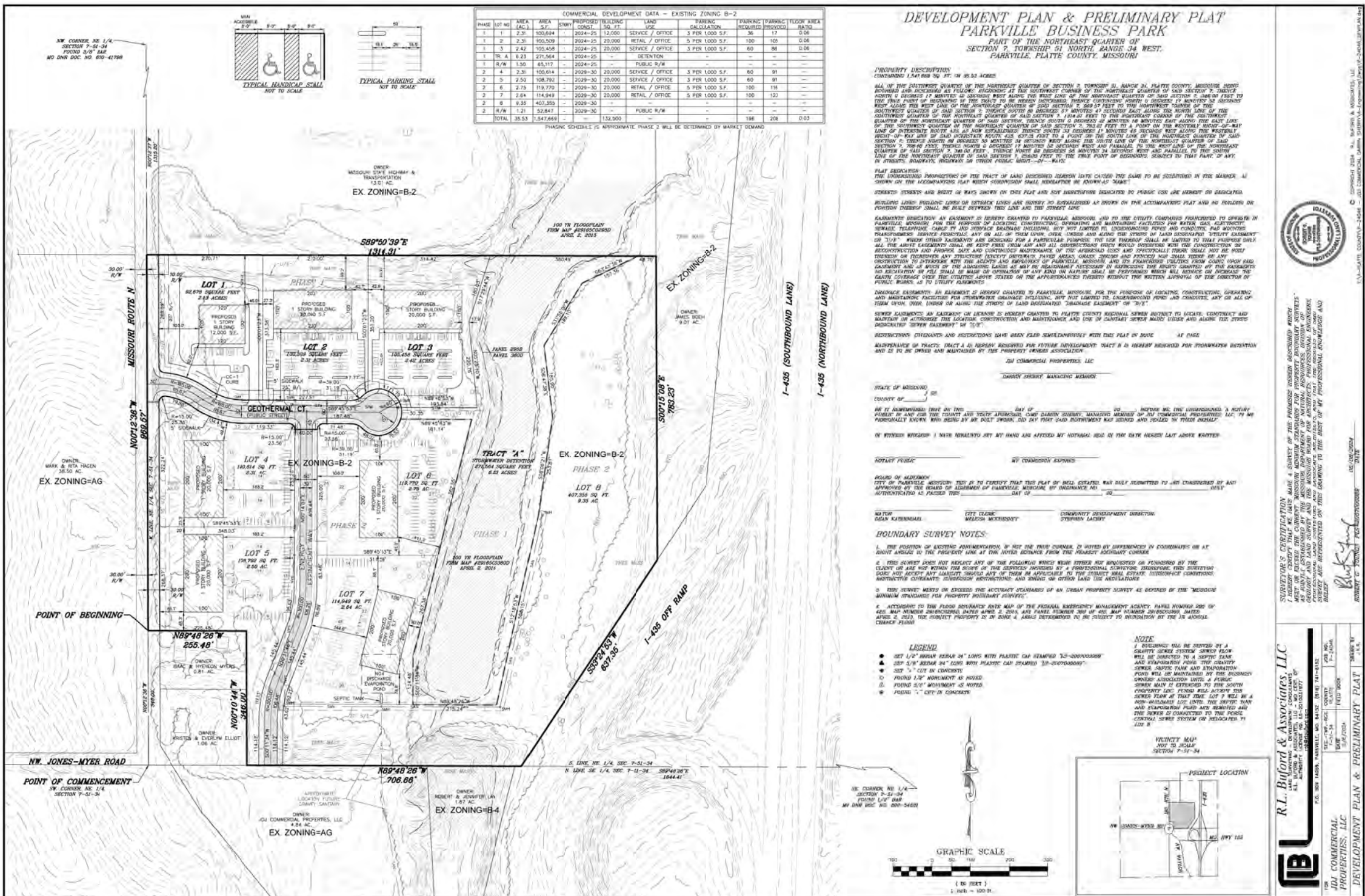
Northeast Quarter of said Section 7, 706.66 feet; thence North 0 degrees 17 minutes 52 seconds West and parallel to the West line of the Northeast Quarter of said Section 7, 346.00 feet; thence North 89 degrees 55 minutes 34 seconds West and parallel to the South line of the Northeast Quarter of said 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

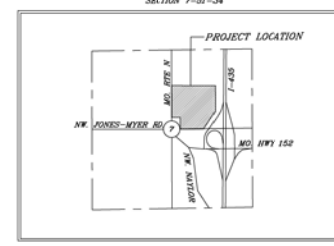
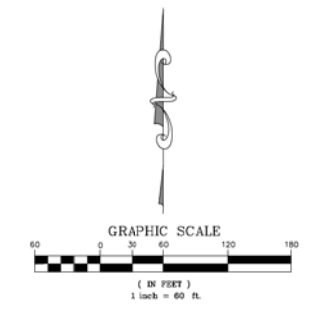




LANDSCAPE PLAN
PARKVILLE BUSINESS PARK
PART OF THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 51 NORTH, RANGE 34 WEST,
PARKVILLE, PLATTE COUNTY, MISSOURI

LANDSCAPE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MIN. ROOT	MIN. SIZE	CAULP
OVERSTORY TREES						
18		QUERCUS FAGODA	CHERRYBARK OAK		7'	
18		QUERCUS COCCINEA	SCARLETT OAK		7'	
ORNAIMENTAL TREES						
30		CERIS CANADENSIS	EASTERN REDBUD		7'	
21		CORNUS FLORIDA	FLOWERING DOGWOOD		7'	
EVERGREEN SHRUBS						
70		BUXUS '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.rlbuford.com

JDJ COMMERCIAL PROPERTIES, LLC
DEVELOPMENT PLAN & PRELIMINARY PLAT

DATE: 5/23/2024
SCALE: 1"=60'-0"

PLAT NO: P-24046
FIELD BOOK: 1-2-34-35

DRAWN BY: J.F.R.



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.

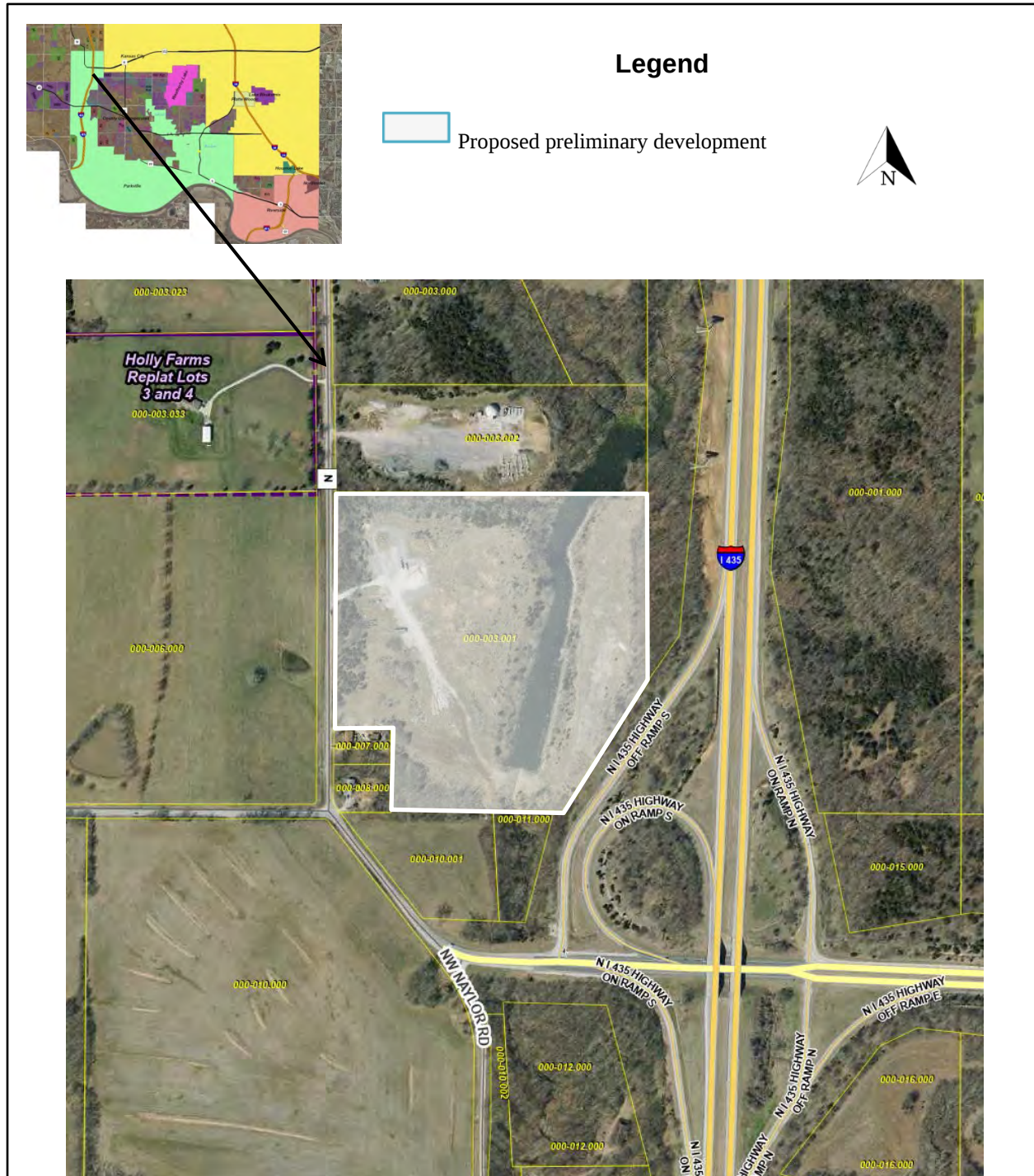


Exhibit C: Subject Area Property Map

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

Stephen,

I apologize for missing the Planning and Zoning meeting where this project was discussed but I have reviewed the preliminary landscape plan that was submitted with the application for Parkville Business Park and I wanted to provide the following comments to you and the Alderman.

1. The overall layout and density of planting is good and seems aligned with the proposed revised landscape standards which Confluence is currently working on.

2. The plant material selections are a mix of Missouri natives and Non-natives. Selections should be revised to use Missouri native plants. Specifically, the Cherrybark Oak is native to the southeast region of the US, not to Missouri, and is questionable if it would survive in our USDA growing zone. It prefers moist bottomland soils, which is not what it will have in a street tree location. In addition, boxwood shrubs are non-native and not ideal for the locations proposed. I suggest a mix of native shrubs and grasses/sedges for beauty, hardiness, lower maintenance and ecological function.

3. Although the Eastern Redbud and the Flowering dogwood are both native trees in Missouri, the locations proposed on the plan place them in the midst of the parking area where we would prefer to see larger shade trees to reduce the heat island effect of the hardscape. These shorter trees will likely interfere with cars and pedestrians until they have reached full maturity, so shifting them to other areas on the site and using large shade trees in these locations would be a better option. I suggest redistributing the plant material around the site to provide better overall shade distribution and coverage of the parking lot hardscape.

Please share this with the staff and Alderman team.

Regards,

Mary Jane Kuehn
CLARB Member

ITEM 5.A.1.

For 7/16/2024

Board of Aldermen Meeting

**CITY OF PARKVILLE
Policy Report**

Date: July 12, 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 July 03, 2024, through July 16, 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)	\$251,365.75
Payroll (1 period)	\$109,997.05
Payroll Taxes Paid	\$11,319.41
Benefits Paid	\$45,639.12
Total	\$418,321.33

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
00934	Allen's Water Service I-2269	Water for Street Shop-Streets	R	7/16/2024		500.00CR	046502	500.00
02227	BagSpot Pet Waste Solutions I-BGSPT-8277	Dog bags - PST	R	7/16/2024		347.70CR	046503	347.70
00020	Ball Power & Equipment I-CT106019 I-CT106596	FERR Chute Discharge-Streets TireZeroTurnMower-Streets	R R	7/16/2024 7/16/2024		171.32CR 137.87CR	046504 046504	309.19
02636	BBN Architects I-MAY2024	WA#17 FM ProfServThruMay-PST	R	7/16/2024		18,760.00CR	046505	18,760.00
02434	Bessine Walterbach, LLP I-06282024	Garnishment - PNS	R	7/16/2024		405.22CR	046506	405.22
03190	Brennan Dodson I-063024Closure	RefundParkClosure063024-PST	R	7/16/2024		35.00CR	046507	35.00
03191	Brittany York I-062024 DBLBK	PartialRefundPkShltrDblBkd-PST	R	7/16/2024		100.00CR	046508	100.00
03049	Bryan Kidney I-07082024	ProfDev ESRI GIS_BK&DH-Adm&PW	R	7/16/2024		2,093.36CR	046509	2,093.36
03189	Carlos Vasquez I-070224Closure	Refund park closure0702-PST	R	7/16/2024		40.00CR	046510	40.00
00012	Carquest Auto Parts Store I-2059-815552 I-2059-815614 I-2059-816184 I-2059-816641 I-2059-817339 I-2059-817751 I-2059-817988	Battery for tractor - PST V610 Replace wipers - PD WD40, DEF - Streets TorqWrench, oil, cleaners-PST Rubbing compound - Streets Tractor Fuel filter - PST TractrGrease/HydrlicFld-Street	R R R R R R R	7/16/2024 7/16/2024 7/16/2024 7/16/2024 7/16/2024 7/16/2024 7/16/2024		63.49CR 37.50CR 60.30CR 149.55CR 10.83CR 6.75CR 136.97CR	046511 046511 046511 046511 046511 046511 046511	465.39
02871	Chris Ashley I-063024	Mileage 030124-063024 - PW	R	7/16/2024		111.89CR	046512	111.89
01633	CivicPlus LLC I-303557	AnnualFee 08/01/23-07/31/24-IT	R	7/16/2024		4,285.27CR	046513	4,285.27

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00344	Coleman Equipment, Inc. I-85295	Track loader filter - PST	R	7/16/2024		94.40CR	046514	94.40
00156	Dave's Foreign Car Repair LLC I-0151431 I-0151460	'15 Truck TransmissionRepr-PST V600 Oil Change - PD	R R	7/16/2024 7/16/2024		750.78CR 55.00CR	046515 046515	805.78
03088	Electronic Technology Inc I-23204	ProfServVPN&Camera-IT	R	7/16/2024		405.00CR	046516	405.00
01454	Embassy Landscape Group Inc I-150078 I-151783 I-152053	May2024 GroundsMnt - Admin Irrigation Repair - Admin JUL2024 GroundsMnt - Admin	R R R	7/16/2024 7/16/2024 7/16/2024		1,126.34CR 451.25CR 1,126.34CR	046517 046517 046517	2,703.93
03093	Fluid Equipment/Cogent I-5597149	WA11 MPS Panel Repair-Sewer	R	7/16/2024		5,167.50CR	046518	5,167.50
03087	Fries Ag & Turf I-INV35822	Hustler Mower parts - PST	R	7/16/2024		439.21CR	046519	439.21
01421	Full Nelson Plumbing, Inc I-59100338	RR Repair - Admin	R	7/16/2024		370.44CR	046520	370.44
00051	Galls, Inc. I-027566698 I-027676487 I-027714555 I-027714556 I-028254833 I-028254835 I-028367985	Eqmt/HandTools/Vest CA-PD UnifrmShirts 3ea CA-PD UniformsNameplate AM-PD UniformsNameplate CA-PD UniformsOuterCarrier AM-PD UniformsBeltKeeper4ea MJ-PD UniformsOuterCarrier AM-PD	R R R R R R R	7/16/2024 7/16/2024 7/16/2024 7/16/2024 7/16/2024 7/16/2024 7/16/2024		1,128.12CR 279.90CR 10.39CR 10.39CR 133.95CR 15.96CR 133.95CR	046521 046521 046521 046521 046521 046521 046521	1,712.66
02131	Heritage Tractor, Inc. C-12169627CM I-12237154	Credit for duplicate pmt-PST Mower Parts - PST	R R	7/16/2024 7/16/2024		169.76 606.70CR	046522 046522	436.94
02433	Hood and Associates CPA's I-100391 I-100467	ProfAuditFeesThru05/31/24-Admn Prog billing YE2023 Audit-Admn	R R	7/16/2024 7/16/2024		975.00CR 12,000.00CR	046523 046523	12,975.00
01514	Kansas City Fence & Guardrail Corporation I-6059	Sullivan observation Deck	R	7/16/2024		5,150.00CR	046524	5,150.00

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00979	KCMO Department of Water Services I-13767	Q2 Sewer Service - Sewer	R	7/16/2024		9,974.29CR	046525	9,974.29
00279	Lettersmith Sign & Decal Company I-229632	V605 Decal Replacement-PD	R	7/16/2024		416.47CR	046526	416.47
01097	Lippert Mechanical Service I-SI2118336 I-SI2118488 I-SI2118616	MntContract06/01-08/31/24-Admn City Hall A/C loud noise-Admin CityHall A/C down - Admin	R R R	7/16/2024 7/16/2024 7/16/2024		720.00CR 517.16CR 1,026.27CR	046527 046527 046527	2,263.43
02057	Lowe's Accounts Receivable I-130696909 I-269545764	Water filter4fridge-Streets Asphalt Cold Patch - Streets	R R	7/16/2024 7/16/2024		93.18CR 115.36CR	046528 046528	208.54
00079	MARC I-G-I-0018228 I-S-I-0002051	Stream Gage 35715 - PW SWMD HHW Program 32800 - PW	R R	7/16/2024 7/16/2024		500.00CR 9,651.33CR	046529 046529	10,151.33
01252	McIntire Management Group I-27563	CC FittingOdorControlRissL-Swr	R	7/16/2024		4,551.53CR	046530	4,551.53
00942	McKeever Enterprises dba Price Chopper I-0837 I-0838 I-0839 I-0840 I-0841 I-0842 I-0843 I-0844 I-0845	BOA Mtg food - Admin Ice for M&M-Admin M&M Balloons - Admin AirFreshnr&DishScrubPads - PD Water - Electrolytes-PST Ice for M&M - Admin BOA Mtg Food Supplies-Admin Bereavement Plant - Admin Water/ice for MstrPlanMtg-PST	R R R R R R R R R	7/16/2024 7/16/2024 7/16/2024 7/16/2024 7/16/2024 7/16/2024 7/16/2024 7/16/2024 7/16/2024		88.97CR 34.93CR 10.00CR 17.57CR 68.94CR 34.93CR 27.96CR 19.99CR 26.94CR	046531 046531 046531 046531 046531 046531 046531 046531 046531	330.23
02766	Messengers Lawn & Landscape I-115341 I-115768	Mowing cemetery - Admin Mowing Cemetary - Admin	R R	7/16/2024 7/16/2024		830.00CR 415.00CR	046532 046532	1,245.00
02228	Metro Rolloff Container Services LLC I-TW211656A	PLP RR Vault Pump - PST	R	7/16/2024		553.99CR	046533	553.99
00704	Midwest Shredding Service, LLC I-137665	July2023 Records Destructn-Adm	R	7/16/2024		215.00CR	046534	215.00

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00723	Missouri One Call System I-4060260	Locate Fee - Sewer	R	7/16/2024		282.15CR	046535	282.15
00092	New Directions I-INV-34245	Q3_EmpAssistancePrg-Admin	R	7/16/2024		335.34CR	046536	335.34
01163	North Hills Engineering, Inc I-2406	JUN2024 Engineering Serv-SwrPW	R	7/16/2024		5,680.00CR	046537	5,680.00
02243	Pest Management Supply I-IN00346928 I-IN00349276	Mosquito Spray Apr2024-PST Misquito Spray Jun2024 - PST	R R	7/16/2024 7/16/2024		654.00CR 675.18CR	046538 046538	 1,329.18
03107	Phillip Antkowicz I-24-0018	PerformancePktPk070624-PST	R	7/16/2024		200.00CR	046539	200.00
02374	Platte County Regional Sewer District I-2024-010 I-2024-011	JUL2024 ContractOperations-Swr Mar-May Treatment - Sewer	R R	7/16/2024 7/16/2024		27,502.58CR 4,680.58CR	046540 046540	 32,183.16
00107	Platte Rental & Supply I-108907-1 I-108909-1 I-109314-1 I-w9413-1 I-w9457-1	Chainsaw pull cord - Streets Chainsaw spark plugs - Streets Trimmer parts/line - PST Chainsaw repair - Streets Trimmer repair - PST	R R R R R	7/16/2024 7/16/2024 7/16/2024 7/16/2024 7/16/2024		4.07CR 3.52CR 63.32CR 118.87CR 127.74CR	046541 046541 046541 046541 046541	 317.52
01739	Print Time I-1314041-IN	Jul2024 MonthlyPoster Bds-PST	R	7/16/2024		229.00CR	046542	229.00
02591	ProServ I-271997 I-272397	SmAdmCopier0518-0617-Admin SmAdmCopier0329-0628-Court	R R	7/16/2024 7/16/2024		14.70CR 41.20CR	046543 046543	 55.90
00114	Rampart Security, Inc. I-86297	SecurityMon07/01-09/30/24-Admn	R	7/16/2024		99.00CR	046544	99.00
01982	Rejis Commission I-533365 I-533407	Jun2024 Subscptn Fee - PD AnnualVPNConn 17Users-PD	R R	7/16/2024 7/16/2024		258.20CR 633.25CR	046545 046545	 891.45
01390	Riss Lake Homes Association I-JUL2024	GrinderPumpColl - Jul2024	R	7/16/2024		29,511.49CR	046546	29,511.49

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00395	River City T's I-E70442	Parkville shirts - various dep	R	7/16/2024		212.79CR	046547	212.79
03138	Riverside Technologies, Inc (RTI) I-IN0418241 I-RC0001345	PrivacyScnKeybd&DVD-IT Jul2024 ManagedServices-IT	R R	7/16/2024 7/16/2024		212.00CR 4,079.00CR	046548 046548	 4,291.00
03192	Sheryl Lentine I-063024Closure	RefundParkClosure063024-PST	R	7/16/2024		205.00CR	046549	205.00
03029	Southern Platte Fire Protection District I-24-077	Tornado Siren Mnthly chg-PW	R	7/16/2024		150.00CR	046550	150.00
00154	T-Ray Specialties Inc. I-43924	RR Supplies/Trashbags-PST	R	7/16/2024		855.66CR	046551	855.66
00838	The Work Zone, Inc. I-69452 I-69458 I-69547 I-69548	Gloves Neoprene 12ea LG-Street Creekside Street Signs-Streets Street Signs - Streets Street Signs - Streets	R R R R	7/16/2024 7/16/2024 7/16/2024 7/16/2024		154.80CR 518.60CR 235.28CR 217.80CR	046552 046552 046552 046552	 1,126.48
03193	Triple Play Express I-070224Closure	RefundParkClosure070224-PST	R	7/16/2024		40.00CR	046553	40.00
03194	TW Custom Branding I-50821	FM Signs 2ea - PST	R	7/16/2024		192.98CR	046554	192.98
01641	United States Post Master I-070824BulkMail	2 months postage - Sewer	R	7/16/2024		1,200.00CR	046555	1,200.00

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	54	0.00	167,011.79	167,011.79
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:	54	0.00	167,011.79	167,011.79

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

7/12/2024 12:44 PM
PACKET: 08323 Regular Payments - 07.16.24
VENDOR SET: 01
BANK : AP Pooled Cash Regular AP

A / P CHECK REGISTER
**** CHECK LISTING ****

PAGE: 6

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

FUND	PERIOD	AMOUNT
10	7/2024	43,140.46CR
30	7/2024	87,590.12CR
40	7/2024	2,478.77CR
41	7/2024	25,116.57CR
42	7/2024	3,130.65CR
60	7/2024	5,555.22CR
=====		
ALL		167,011.79CR

PACKET: 08279 Direct Payables-053124
VENDOR SET: 01 City Vendors
BANK: AP Pooled Cash Regular AP

**** CHECK LISTING ****

VENDOR	I.D.	NAME	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
02574	I-MAY2024	Everfast Fiber Networks May City Hall Phones - Admin	R	5/31/2024		366.54	001512	366.54

VENDOR	I.D.	NAME	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
00159	I-MAY2024	Missouri American Water Monthly charges - various	D	5/31/2024		678.72	001493	678.72
00160	I-MAY2024	Spire Shop Natural Gas bill - Street	D	5/31/2024		226.07	001494	226.07
00207	I-152132201042124	Spectrum (TimeWarner) Internet City Hall - Admin	D	5/31/2024		251.28	001495	251.28
01593	I-MAY2024	AT&T MAY Phone charges - Various	D	5/31/2024		1,344.21	001496	1,344.21
01614	I-JAN2024	EVERGY JAN2024 CHARGES/LATE ALLOCATN	D	5/31/2024		35,380.20	001497	35,380.20
01614	I-MAY2024	EVERGY MAY2024 MONTHLY CHARGES	D	5/31/2024		34,207.28	001498	34,207.28
02140	C-040824MugCr	Commerce Bank - Commercial Card						
	I-000082	DiscMugs-RefundDmgtumblers-Adm	D	5/31/2024		123.90CR	001499	
	I-00475G	PkvlCoff_StrategicPlngMtgFd-Ad	D	5/31/2024		148.80	001499	
	I-00759G	Walgreens Compass-PST	D	5/31/2024		2.49	001499	
	I-0105802	StnCynPiz_staff lunch-PW	D	5/31/2024		207.75	001499	
	I-01211G	Amazon Ethernet Cables-IT	D	5/31/2024		41.96	001499	
	I-01432G	Sams Paper towels/plates-Strts	D	5/31/2024		99.90	001499	
	I-01438G	HyveeEmpApprectnBrkft-Admin	D	5/31/2024		286.99	001499	
	I-01928G	Fuel for small equipment - PNS	D	5/31/2024		3.83	001499	
	I-02346G	Lamars Mtg&StaffApprectn-Admin	D	5/31/2024		41.90	001499	
	I-03009G	UPS Store-bindg master pln-PST	D	5/31/2024		57.69	001499	
	I-0338668	QT Fuel city vehicle-Admin	D	5/31/2024		39.43	001499	
	I-03513G	Amzn M&M EventSupplies-Admin	D	5/31/2024		89.99	001499	
	I-040524	OfficeDep_PresenatnMarkers-Adm	D	5/31/2024		12.79	001499	
	I-041024	Hinkley_Drinking water-PST	D	5/31/2024		109.07	001499	
	I-041924	Forte test processg cc fees-A	D	5/31/2024		2.00	001499	
	I-0425-043024	Hinkley-CH drinking water-Admn	D	5/31/2024		73.63	001499	
	I-05083G	FB PD Hiring Ads - PD	D	5/31/2024		309.94	001499	
	I-06175G	Feldmans WaterTank/Fittings-St	D	5/31/2024		582.56	001499	
	I-0620204_Fraud	Lamar's Mtg /wGoogle,CD&PW-Adm	D	5/31/2024		41.90	001499	
	I-06773G	Rapida FraudCharge Disputed	D	5/31/2024		10.62	001499	
	I-0814660	WLK_paint&flagsSpiritFtn-PST	D	5/31/2024		14.98	001499	
	I-1015435905	Amzn Cups/Markers - Admin	D	5/31/2024		16.47	001499	
	I-1015497912	Contentra JM&BB screenings-Adm	D	5/31/2024		153.00	001499	
	I-1118117	ConcentraPreempScrngSR-Admin	D	5/31/2024		82.00	001499	
	I-113462	Caseys MeetingFood-Admin	D	5/31/2024		111.92	001499	
	I-1326488	TwistedFresh-BOA Mtg Food-Admn	D	5/31/2024		233.95	001499	
	I-135	TotallyPromo_EmpApprctnCups-Ad	D	5/31/2024		109.00	001499	
	I-143205	JJ Meeting Food - Admin	D	5/31/2024		19.47	001499	
	I-145095101	MWSHredding_030124 ConsPU-Admn	D	5/31/2024		60.00	001499	
	I-149	MO SOS Annual RegDT Pkvl-CD	D	5/31/2024		20.65	001499	
	I-1747400	JJ BOA Meeting Food - Admin	D	5/31/2024		105.39	001499	
	I-1844-1530	Amzn OfcSupBatteries-Admin	D	5/31/2024		19.80	001499	
	I-1860736	SignsForSpringCleanup-PW	D	5/31/2024		164.00	001499	
		MACHS_bkgd chk-Admin	D	5/31/2024		15.55	001499	

7/03/2024 11:12 AM
PACKET: 08279 Direct Payables-053124
VENDOR SET: 01 City Vendors
BANK: AP Pooled Cash Regular AP

DIRECT PAYABLES CHECK REGISTER
*** DRAFT/OTHER LISTING ***

PAGE: 3

VENDOR	I.D.	NAME	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
	I-198128	Pest control 031524-Admin	D	5/31/2024		60.00	001499	
	I-205863	WhatABgr-BOAMeetingFood-Admin	D	5/31/2024		15.78	001499	
	I-2410914400	PrairieMN SeedOrdSullivan-PNS	D	5/31/2024		409.00	001499	
	I-2506611	Amzn Emp AppctnGreetgCds-Admin	D	5/31/2024		20.99	001499	
	I-2506611-1	Amzn Emp AppctnSqshtoyS-Admin	D	5/31/2024		15.67	001499	
	I-2545	PopCultureEmpApprcnPopcrn-Admn	D	5/31/2024		101.25	001499	
	I-2831444	Amzn DymoPtr&Supplies-Admn&Sts	D	5/31/2024		148.96	001499	
	I-328342	DonutKing_Spring Clnup-PW	D	5/31/2024		36.50	001499	
	I-375075-0	OPAlliance Jani & Ofc Sup-Admn	D	5/31/2024		305.32	001499	
	I-375925-0	OPAlliance_Jani&Ofc Sup-Admin	D	5/31/2024		200.18	001499	
	I-376658-0	OPAlliance_OfficeSupplies-Admn	D	5/31/2024		102.63	001499	
	I-391687	IMSA Cert Renewal Fee-PW	D	5/31/2024		80.00	001499	
	I-40475186484	GoCarWash-TruckWash-Streets	D	5/31/2024		24.00	001499	
	I-444467792-803	ParkKC-NP/RW parking - Streets	D	5/31/2024		61.70	001499	
	I-5284234	Amzn KitchenSup-Admin	D	5/31/2024		5.37	001499	
	I-5284234-1	Amzn_OfcSupFlagPoleKit-Admin	D	5/31/2024		73.99	001499	
	I-531134-00	Forestry Suppliers Herbicd-PNS	D	5/31/2024		169.89	001499	
	I-5516-041724	TMobile mobile phs- Various	D	5/31/2024		425.52	001499	
	I-6477807	Amzn OfcSupIDBadgeHolder-Admin	D	5/31/2024		8.89	001499	
	I-68135	TractorSupply SprayerParts-PST	D	5/31/2024		37.94	001499	
	I-6913039041124	Hinkley-Streets water-Streets	D	5/31/2024		102.88	001499	
	I-7596	MMACJA Conference-Court	D	5/31/2024		379.00	001499	
	I-7597	MMACJA Conference-SR-Court	D	5/31/2024		379.00	001499	
	I-7613	MMACJA Conference KH-Courts	D	5/31/2024		350.00	001499	
	I-7629818120	Staples_OfficeSupplies-Adm/PD	D	5/31/2024		79.52	001499	
	I-7630482929	Staples_Office Supplies-Admin	D	5/31/2024		62.92	001499	
	I-7905893900	StaplesOfficeSupplies	D	5/31/2024		93.35	001499	
	I-8514644	Amzn OfcSupHanginFolders-Admin	D	5/31/2024		10.20	001499	
	I-86F212a6c697	CPWSD1_12303 NW FF Hwy-Sewer	D	5/31/2024		940.36	001499	
	I-8721-032124	TMobile-Cell Phones - Various	D	5/31/2024		62.72	001499	
	I-8755401	Amzn BreakRmSupplies-Admin	D	5/31/2024		153.97	001499	
	I-8765022	Amzn_OfcSupFileBox-Admin	D	5/31/2024		18.99	001499	
	I-8965859	Amzn_LockedKeyStorage-Admin	D	5/31/2024		113.25	001499	
	I-9003407	Amzn_Bubble Machine-Admin	D	5/31/2024		209.99	001499	
	I-ARQC-4C225	Hyvee SolarEclipseGlasses-Admn	D	5/31/2024		30.00	001499	
	I-MC18956282	APR2024 MialChimp Essential-IT	D	5/31/2024		45.00	001499	
	I-R181483675	StickrMule_StickersMonthly-PST	D	5/31/2024		19.00	001499	
	I-Rc000001UkmQ	USFCR ContractrSuccessPkg-CD	D	5/31/2024		599.00	001499	
	I-Rc000001UkmQ-Dup	USFCR SAM Registration-Dup-CD	D	5/31/2024		599.00	001499	
	I-SAMS Mbrshp	041024 Mbrshp Renewal_MM-Admin	D	5/31/2024		50.00	001499	
	I-VP_77M404DJ	Vistaprint WelcomeBanners-PST	D	5/31/2024		460.30	001499	
	I-VP_RX9P373D	VistaPrint_Event Signs-Admin	D	5/31/2024		402.41	001499	10,629.96

PACKET: 08279 Direct Payables-053124
VENDOR SET: 01 City Vendors
BANK: AP Pooled Cash Regular AP

*** DRAFT/OTHER LISTING ***

VENDOR	I.D.	NAME	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
02319	I-4240230	CNH Industrial Accounts Backhoe lease - Streets	D	5/31/2024		1,005.38	001500	1,005.38
03185	I-709246	CSG Forte Payments INC CC ProcessingSwiperCivicGov-IT	D	5/31/2024		210.82	001501	210.82
ATT	I-MAY2024	AT&T Uverse Shop Barn Internet - Streets	D	5/31/2024		53.50	001502	53.50

* * B A N K T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	1	0.00	366.54	366.54
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	10	0.00	83,987.42	83,987.42
VOID CHECKS:	1	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
BANK TOTALS:	12	0.00	84,353.96	84,353.96

7/03/2024 11:12 AM
PACKET: 08279 Direct Payables-053124
VENDOR SET: 01 City Vendors
BANK: ALL

DIRECT PAYABLES CHECK REGISTER
*** DRAFT/OTHER LISTING ***

PAGE: 5

** REGISTER GRAND TOTALS *

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	1	0.00	366.54	366.54
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	10	0.00	83,987.42	83,987.42
VOID CHECKS:	1	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	12	0.00	84,353.96	84,353.96

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
10	5/2024	17,829.44CR
30	5/2024	12,436.25CR
40	5/2024	49,962.06CR
41	5/2024	2,558.16CR
42	5/2024	923.71CR
60	5/2024	644.34CR
=====		
ALL		84,353.96CR

DEPT: ALL

PAYROLL NO#: 01

PAY PERIOD BEGINNING: 6/22/2024

PAY PERIOD ENDING: 7/05/2024

*** 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	175.03	ACI	ACI	304.05		FED W/H	146,052.13	15,911.99	
SLRY	681.00	36,990.50			ADD	ADD	352.18	390.56	ST WH MO	146,052.13	5,105.00	
REG	2,227.50	65,292.59			ADE	ADE		11.00	FICA	147,966.13	9,173.90	9173.90
OVT	114.90	5,704.60			AMN	ADMN		30.33	MEDI	147,966.13	2,145.51	2145.51
VAC	218.00	8,558.29			DCA	DCA	319.58					
SICK	115.30	3,836.52			DNC	DNC	143.92	204.08				
FTO	8.00	8.00			DNE	DNE		327.00				
HOL	736.00	26,134.36			DNF	DNF	476.32	331.63				
BER	20.00	1,193.72			DNS	DNS	28.96	102.04				
CT	26.30	633.18			EMP	EMP	25.00					
CE	8.25	0.00			FLX	FLEX	595.73					
DBLTM	37.00	1,719.28			GKB	GKB	405.22					
					HSA	HSA	1427.33					
					IDE	IDE	33.25					
					IDF	IDF	35.00					
					KC2	KC2	501.15					
					LTD	LTD	100.28	100.37				
					M1C	M1C	98.53	500.00				
					M1E	M1EO	94.30	1237.50				
					M1F	M1F	767.92	3000.00				
					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	1190.00					
					R4M	457M	724.00	328.37				
					RLE	RLE		15162.04				

** (CONTINUED) **

DATE	ORG	FUND	ACCOUNT	CODE/RATE	HOURLY	RATE	HOURS	AMOUNT	PROJECT
					VSF	VSF	184.69		
					VSS	VSS	43.15		
TOTALS:	4,192.25	152,978.80		175.03			10645.35	45639.12	32,336.40 11319.41

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

DEPT NO#	GROSS	REGULAR	OVERTIME	LEAVE	OTHER	BENEFITS	DEDUCTIONS	TAXES	NET
10-01	37,831.41	7,462.09	80.75	9,970.86	20,245.24	72.47	3,324.11	8,089.58	26,345.25
10-05	54,188.06	28,063.60	5,623.85	14,382.16	6,043.04	75.41	3,444.82	12,373.25	38,294.58
10-10	3,401.48	2,522.75	0.00	878.58	0.00	0.15	157.96	511.01	2,732.36
10-15	9,092.81	3,227.86	0.00	4,074.38	1,786.56	4.01	401.67	1,869.10	6,818.03
10-18	14,629.98	7,806.07	0.00	3,355.05	3,460.48	8.38	1,333.72	3,138.89	10,148.99
10-20	12,950.99	7,404.37	0.00	3,149.44	2,390.62	6.56	807.62	2,492.42	9,644.39
10-25	17,330.64	8,944.64	0.00	3,586.24	4,791.84	7.92	761.87	3,254.27	13,306.58
10-35	2,659.26	1,894.17	0.00	764.96	0.00	0.13	413.58	526.09	1,719.46
30-01	1,069.20	874.80	0.00	194.40	0.00	0.00	0.00	81.79	987.41
TOTALS	153,153.83	68,200.35	5,704.60	40,356.07	38,717.78	175.03	10,645.35	32,336.40	109,997.05

REGULAR INPUT: 62 MANUAL INPUT: 0 CHECK STUB COUNT: 0 DIRECT DEPOSIT STUB COUNT: 62

*** PROJECT TOTALS ***

PROJECT	LINE	ITEM	AMOUNT
FL1 Flood 2024	SALARY	SALARY	644.99
	** PROJECT FL1 TOTAL **		644.99

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	BOA 2nd reading	Ordinance 1st reading	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	Yes	Approved	Application approved	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	Yes	Approved	Application approved	TBD	TBD	Brad Stanton

July 2024

PARKS & RECREATION MONTH

SUN	MON	TUES	WED	THUR	FRI	SAT
30	1	2	3	4 Fourth of July	5	6 Music Farmers Market
7	8 Story Time	9 Boot Camp	10 Art Farmers Market	11 Tai Chi	12 Stream Team Yoga	13 Farmers Market
14	15 Story Time	16 Boot Camp	17 Art Farmers Market	18	19 Stream Team Yoga	20 Farmers Market
21	22 Story Time	23 Boot Camp	24 Art Farmers Market	25 Tai Chi	26 Science Movie Yoga	27 Farmers Market
28	29 Story Time	30 Boot Camp	31 Art Farmers Market	1	2	3

FOURTH OF JULY - Join us in Downtown Parkville for the 4th of July Parade & Celebration! The Parade will occur at 10am and the Fireworks Display at 9:30pm

TAI CHI - Tai Chi is a series of gentle physical exercises and stretches and is sometimes described as meditation in motion. No experience is necessary to participate in this class. This class is recommended for adults and seniors. From 12-1 at McKeon Stage.

MUSIC IN THE PARK - Enjoy an exciting evening filled with music from Chill Phil and the Steel Drums at the Parkville Pocket Park from 5:30-7:30pm. Experience the view from the newly renovated upper deck at the Pocket Park and spend some time downtown shopping the boutiques and dining at our local restaurants.

STREAM TEAM - Join PNS staff at Parkville Nature Sanctuary for two special Science Fridays in PNS for Stream Team Volunteer Water Quality Monitoring. We will be getting into the stream. Suitable for all ages. Learn all about Stream Team, what macroinvertebrates are, collect samples of macroinvertebrates, how to collect data for official science usage and how to test the rate of flow and describe stream habitat. Meet at the picnic tables in front of the nature sanctuary at 10am.

FARMERS MARKET - Stop by the Parkville Farmer's Market every Wednesday from Noon-4pm and every Saturday from 7am-Noon for locally grown fresh produce, meats, farm fresh eggs, homemade baked goods, flowers, herbs and more! Located in the downtown parking lot.

YOGA AND NATURE HIKE - Explore the Parkville Nature Sanctuary on a guided hike back to a serene location where a certified yoga instructor will lead you through an all-levels yoga class. No yoga experience is necessary to participate. The Yoga and Nature Hike will begin at 8am. Meet at the Scout Cabin in the Nature Sanctuary. Bring a mat and water bottle.

STORYTIME IN THE PARK - We are partnering with the Parkville Mid-Continent Public Library to offer a free Storytime in the Park at the East Shelter in English Landing Park. Storytime is for children of all ages and will begin at 10am.

SCIENCE IN THE PARK - Science in the Park will be held at the West Shelter at English Landing Park. This program includes interactive natural science activities and projects. Ideal for ages 4-10. Science in the Park will begin at 10am.

ART IN THE PARK - Art in the Park will be held at the Friends Shelter at Platte Landing Park. Participants are invited to create a different art project each week. Ideal for ages 3-12. Art in the Park will begin at 10am.

OUTDOOR MOVIE NIGHT - Bring the lawn chairs and blankets and join us for a free movie in the park. We will be showing The Rookie at 7pm at the Infield at Creekside.

YMCA TUESDAY BOOTCAMP - A full body workout in the park with instructors from the YMCA. This class is great for cardio conditioning and developing core strength. Beginners are welcome to attend this lower-impact bootcamp style class happening at 8am in English Landing Park.

DO YOU LOVE PHOTOGRAPHY?

Throughout the month of July, take photos at Parkville Nature Sanctuary or Sullivan Nature Sanctuary and enter your photos for a chance to be named the winner of the youth Friends of Parkville Nature Sanctuary photo contest. One grand prize winner will be selected for July. Youth photographers should email their photos as a jpeg file to us at fopns12@gmail.com with the subject line "Parks and Rec Photo Contest."

Thank you to our partners:



Visit <https://parkvillemo.gov/> for more information on upcoming events

