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
EVAN MAXON
Ward 4 Aldermen

SESSION SCHEDULE:
6:00 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 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.

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Posted Date & Time: February 28, 2025 4:25 By: KS

BOARD OF ALDERMEN
Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, March 4, 2025 6:00 PM
City Hall Board Room

Next numbers: Bill No. 3319 / Ord. No. 3251

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

2. **CITIZEN INPUT**
   - A. Proclaim March 29, 2025, as National Vietnam War Veterans Day
   - B. Proclaim March 31-April 8, 2025, as SevenDays Week in Parkville

3. **CONSENT AGENDA**
   - A. Approve the minutes for the February 18, 2025, regular meeting
   - B. Approve the minutes for the February 18, 2025, work session
   - C. Approve the minutes for the February 18, 2025, joint work session with the Community Land and Recreation Board
   - D. Approve the strategic plan of the Diversity and Inclusion Commission
   - E. Approve the semi-annual financial report for the second half of 2024 and direct City Administration to publish

4. **NON-ACTION AGENDA**
   - A. PACE Quarterly Update

5. **ACTION AGENDA**
   - A. Approve Resolution No. 25-002 to authorize the City Administrator to execute a lease agreement with White Farmhouse Flowers, LLC for the train depot building (Administration)
   - B. Approve Bill No. 3320, an ordinance to amend Parkville Municipal Code Section 210.080 to update regulations pertaining to the keeping of chickens (Community Development)

6. **STAFF UPDATES ON ACTIVITIES**
   - A. Administration
     1. Accounts Payable
     2. SeeClickFix Update

Posted Date & Time: February 28, 2025 4:25 By: KS

3. 2025 State of the City Address - March 11, 2025

B. Police Department

C. Community Development

D. Public Works

E. Parks & Recreation

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

8. UPCOMING MEETINGS

A. - Tuesday, March 11, 2025, Executive Session at 6:00 p.m.
- Tuesday, March 18, 2025, at 6:00 p.m.
- Tuesday, April 1, 2025, at 6:00 p.m.
- Tuesday, April 15, 2025, at 6:00 p.m.

9. EXECUTIVE SESSION

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

10. ADJOURN

General Agenda Notes:

The agenda closed at noon on February 27, 2025. 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 March 4, 2025.

Posted Date & Time: February 28, 2025 4:25 By: KS

PROCLAMATION

National Vietnam War Veterans Day

WHEREAS, the Vietnam War, which began as the Second Indochina War, was a 20 year military conflict that took place in the southeast Asian country of Vietnam that started in 1955 as a war between Communist North Vietnam and non-Communist South Vietnam; and

WHEREAS, the United States of America became involved in 1962 in an advisory capacity supporting South Vietnam, as the U.S. government feared the defeat of South Vietnam would lead to the spread of communism throughout southeast Asia; and

WHEREAS, three years later U.S. troops were deployed to officially support the South Vietnamese effort. By 1969 543,000 U.S. service members were in-country—the highest number of America's soldiers during the war; and

WHEREAS, on January 27, 1973, the signing of the Paris Peace Accords brought an end to the war. The withdrawal of American troops commenced, as did the release of American prisoners held by North Vietnam. Two months later, on March 29, the last service members left the region; and

WHEREAS, all told, more than 9 million Americans served during the Vietnam War era, including more than 2.7 million in southeast Asia. American losses were significant. 58,260 U.S. service members lost their lives—including 945 from Missouri. There are still 35 Missouri service members missing and unaccounted for; and

WHEREAS, upon returning home from the war, many service members were not welcomed back as honorable patriots who dutifully answered our nation's call for military service. Many were criticized for their involvement in a war which was unpopular with many of their fellow Americans here at home; and

WHEREAS, many states, including Missouri have observed March 29—the date of the last service member pullout from South Vietnam—as "National Vietnam War Veterans Day" in honor of the men and women who served in the United States military during the Vietnam War era. In 2017 Congress recognized the date as an official day of remembrance.

NOW, THEREFORE, I, Dean Katerndahl, Mayor of the City of Parkville, Missouri do hereby proclaim March 29, 2025, as National Vietnam War Veterans Day.

Parkville Missouri

SevenDays® MAKE A RIPPLE, CHANGE THE WORLD

PROCLAMATION

SevenDays® Week in Parkville

WHEREAS, during SevenDays® Make a Ripple, Change the World, we overcome hate by promoting kindness and understanding through education and dialogue; and

WHEREAS, SevenDays® provides opportunities encouraging all people to participate in activities that promote and practice kindness; and

WHEREAS, SevenDays® 2025 will begin its events on Monday, March 31^{st} and will feature our Cultivate Kindness Breakfast on Wednesday, April 2^{nd} – a celebration of youth and announcement of the 5^{th} annual Ripple of Kindness Award recipients – and continuing through Tuesday, April 8^{th}; and

WHEREAS, SevenDays® continues its daily themes of Love, Discover, Others, Connect, You, Go and Onward as we bring people from different faiths and cultures together to overcome hate with acts of kindness; and

WHEREAS, the memories of three wonderful and unique people, Reat Underwood, Dr. William Corporon and Terri LaManno, will be honored through kindness and understanding; and

WHEREAS, SevenDays® expands its acts of compassion, acceptance and understanding to those who gather; and

WHEREAS, we fully support and encourage all in Parkville, including residents, businesses, organizations and visitors, to come together during the SevenDays® to act more kindly and be more understanding of differences, thereby making the world a better place, one ripple at a time.

NOW, THEREFORE, I, Dean Katerndahl, Mayor of the City of Parkville, Missouri do hereby proclaim March 31-April 8, 2025, as SevenDays® of Kindness in Parkville and urge all citizens to engage in acts of kindness throughout the week and remember the events of April 13, 2014, not only for the losses of that day but also for the significance of the powerful and enduring vow to overcome hate with kindness.

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Mayor Dean Katerndahl

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 6:57 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on February 18, 2025, and was called to order by Mayor Dean Katerndahl. City Clerk Melissa McChesney called the roll as follows:

Present:
Ward 1 Alderman Tina Welch - *via videoconference*
Ward 1 Alderman Philip Wassmer
Ward 2 Alderman Brian T. Whitley - *via videoconference*
Ward 2 Alderman Bob Bennett
Ward 3 Alderman Douglas Wylie
Ward 3 Alderman Stephen Melton
Ward 4 Alderman Michael Lee
Ward 4 Alderman Evan Maxon - *via videoconference*

Absent:
None

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 (*via videoconference*)
Kevin Chrisman, Police Chief
Dan Harper, Public Works Director (*via videoconference*)
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

A. **Proclaim February 16-22, 2025, as Engineer's Week**

Mayor Katerndahl read the proclamation.

3. CONSENT AGENDA

A. Approve the minutes for the February 4, 2025, regular meeting

B. Receive and file the crime statistics for January through December 2024

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WASSMER TO **APPROVE THE CONSENT AGENDA AND**

RECOMMENDED MOTIONS, AS PRESENTED.

RESULT: MOTION PASSED 8-0.

4. ACTION AGENDA

A. **Approve Resolution No. 25-002 to authorize the City Administrator to execute a lease agreement with White Farmhouse Flowers, LLC for the train depot building**

Mayor Katerndahl stated that the item would be postponed to the March 4 meeting.

B. **Approve the first and second readings of Bill No. 3318, an ordinance to amend Parkville Municipal Code Section 406.020 to create provisions to allow for administrative exceptions to "R-4" design and performance standards**

Community Development Director Stephen Lachky provided an overview of the OTD-R zoning district, noting that it was adopted in 2011 and was intended for smaller lots with access for parking through rear alleys or had detached garages in the rear of the lot. He stated it was never utilized due to challenges and was a dormant district until the Zoning Code was updated, when it was placed in the appendix. There was an issue with the Sanctuary at Riss Lake and Platte 38 subdivisions because it was impossible to get a building in the area unless it was designed for narrow lots and could only be approved with a single driveway lane with a detached garage. Lachky said that City Attorney John Mautino recommended an update to the Code to allow exceptions be approved administratively in lieu of having home builders request variances.

Discussion focused on other areas zoned R-4 and the process for an approved exception, which would be noted on the building permit.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3318, AN ORDINANCE **AMENDING SECTION 406.020 OF THE CODE OF ORDINANCES OF THE CITY OF PARKVILLE CREATING PROVISIONS TO ALLOW FOR ADMINISTRATIVE EXCEPTIONS TO THE "R-4" MIXED-USE RESIDENTIAL DESIGN AND PERFORMANCE STANDARDS,** ON FIRST READING.

RESULT: MOTION PASSED 8-0.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO I MOVE TO APPROVE BILL NO. 3318, AN ORDINANCE **AMENDING SECTION 406.020 OF THE CODE OF ORDINANCES OF THE CITY OF PARKVILLE CREATING PROVISIONS TO ALLOW FOR ADMINISTRATIVE EXCEPTIONS TO THE "R-4" MIXED-USE RESIDENTIAL DESIGN AND PERFORMANCE STANDARDS**, ON SECOND READING TO BECOME ORDINANCE NO. 3250.

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, STEPHEN MELTON, MICHAEL LEE, EVAN MAXON

NOES: NONE

ABSTAIN: NONE

5. STAFF UPDATES ON ACTIVITIES

A. Administration

1. **Accounts Payable**

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. **SeeClickFix Update**

City Administrator Alexa Barton said the update would be presented on March 4.

B. **Police Department**

C. **Community Development**

Community Development Director Stephen Lachky provided information about regulations for the keeping of chickens; handout attached as Exhibit A and presentation attached as Exhibit B. Staff would amend the Municipal Code as recommended by the city attorney, which would be presented by ordinance at a future meeting.

1. **Development Updates**

D. **Public Works**

City Administrator Alexa Barton provided an update on the snow event.

E. **Parks & Recreation**

1. Parks and Recreation Special Events

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

7. UPCOMING MEETINGS

8. EXECUTIVE SESSION

9. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 8:06 p.m.

The minutes for February 18, 2025, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the fourth day of March 2025.

Submitted by:

____
City Clerk Melissa McChesney

1. GENERAL AGENDA

Mayor Dean Katerndahl opened the work session at 5:00 p.m. on February 18, 2025, at City Hall, 8880 Clark Avenue, Parkville, Missouri. In attendance were aldermen Tina Welch (*via videoconference*), Philip Wassmer, Brian T. Whitley, Bob Bennett, Douglas Wylie, Stephen Melton, Michael Lee (*joined at 5:05 p.m.*) and Evan Maxon (*via videoconference*).

The following staff was also present:
Alexa Barton, City Administrator
Bryan Kidney, Deputy City Administrator/Finance Director
Kevin Chrisman, Police Chief
Stephen Lachky, Community Development Director
Dan Harper, Public Works Director (*via videoconference*)
Brittanie Propes, Parks & Recreation Director
John Mautino, City Attorney

A. Train Depot Lease Proposal Presentation with Denise (Bill) Glanzer, White Farmhouse Flowers

Parks and Recreation Director Brittanie Propes provided an overview of the proposed lease agreement with White Farmhouse Flowers.

Discussion focused on train noise and if the train depot would be impacted by future improvements to Route 9 downtown.

2. ADJOURN

The work session ended at 5:27 p.m.

The work session minutes for February 18, 2025, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the fourth day of March 2025.

Submitted by:

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City Clerk Melissa McChesney

1. GENERAL AGENDA

Mayor Dean Katerndahl opened the work session at 5:45 p.m. on February 18, 2025, at City Hall, 8880 Clark Avenue, Parkville, Missouri. In attendance were aldermen Tina Welch (*via videoconference*), Philip Wassmer, Brian T. Whitley (*via videoconference*), Bob Bennett, Douglas Wylie, Stephen Melton, Michael Lee and Evan Maxon (*via videoconference*). Community Land and Recreation Board members present were Adam Zink, Dana Laiben (*via videoconference*), Jes Holz (*via videoconference*), Mary Jane Kuehn (*via videoconference*), Nate Askren (*via videoconference*) and Amanda Blackwood (*via videoconference*).

The following staff was also present:
Alexa Barton, City Administrator
Bryan Kidney, Deputy City Administrator/Finance Director
Jeffery Rhodes, Assistant City Administrator (*via videoconference*)
Kevin Chrisman, Police Chief
Dan Harper, Public Works Director (*via videoconference*)
Stephen Lachky, Community Development Director
Brittanie Propes, Parks & Recreation Director
John Mautino, City Attorney

A. Parks and Recreation Master Plan Survey Results

Parks and Recreation Director Brittanie Propes introduced staff from the ETC Institute and SWT Design.

Derek Harvey, ETC Institute, presented the results of the park and recreation survey. Discussion focused on the splash pad/park being an anomaly as a high priority; ETC said they would review the age ranges that chose it.

Lance Klein, SWT Design, said the next steps would be to take the survey data and determine how to move forward. Future items included having a community meeting on March 12, attending the Parkville Microbrew Fest on April 26 to talk to visitors, holding another joint work session with the Community Land and Recreation Board in early May; and having another community meeting in May.

Further discussion focused on a maintenance plan, of which Propes said she was working with the Missouri Department of Conservation, which could not be finalized until the master plan process was completed; and the online survey responses were still being reviewed.

2. ADJOURN

The work session ended at 6:51 p.m.

The work session minutes for February 18, 2025, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the fourth day of March 2025.

Submitted by:

____
City Clerk Melissa McChesney

2025-xxx

ITEM 3.D.
For 3/4/2025
Diversity & Inclusion Commission

CITY OF PARKVILLE
Policy Report

Date: February 18, 2025

Prepared By:
Jeffery Rhodes, Assistant City Administrator

Reviewed By:
Alexa Barton, City Administrator

ISSUE:
Approve the strategic plan of the Diversity and Inclusion Commission

BACKGROUND:
Since September 2024, the Diversity & Inclusion Commission has been building a strategic plan to guide the group. As a result of this work, staff input, and the Mayor's review of all appointed boards and commissions, there have been many revisions to the plan over the last several months. The packet includes the original draft that was presented to the Board of Aldermen in September 2024. They approved the strategic plan at that time, subject to review by staff and the Board of Aldermen.

The second version of the strategic plan was reviewed by Mayor Katerndahl, City Administrator Alexa Barton, and City Attorney John Mautino. Items were removed that contained actions and recommendations beyond the scope and authority of the Diversity & Inclusion Commission - and in some cases the City - to deliver.

The final version of the strategic plan is a streamlined version of the original with intentional alignment to the original ordinance that established the Diversity & Inclusion Commission. Action items within the original roles and responsibilities of the Commission were consolidated from the ordinance to those that can be delivered by an appointed commission and are in line with the City's strategic goals and priorities.

BUDGET IMPACT:
- Operational Excellence
- Communications Best Practices

ALTERNATIVES:
There is no impact to the budget.

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

POLICY:
Staff recommends approval of this item.

SUGGESTED MOTION:

Per Parkville Municipal Code Chapter 154, the Diversity and Inclusion Commission serves in an advisory capacity to the Board of Aldermen. Its recommendations must be approved by the Board of Aldermen.

ATTACHMENTS:

1. Original DIC Strategic Plan - September 2024
2. Draft DIC Strategic Plan - Redline
3. Final DIC Strategic Plan
4. DIC Agenda Ideas

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

The City of Parkville Diversity and Inclusion Commission Strategic Plan

Mission:
The City of Parkville has a long tradition of valuing character and community commitment. The Diversity and Inclusion Commission (DIC) was established to provide an additional resource and provide special insight and guidance on matters of equity, diversity, and inclusion.

Vision: City of Parkville is welcoming to all.

Strategies/Goals 2024-2027:

I. **Community Engagement and Education**: Develop and implement educational programs and workshops aimed at raising awareness about the importance of diversity, equity, and inclusion (DEI) among residents, local businesses, and city employees.

   a. Conduct a community-wide diversity and inclusion survey to assess needs and perceptions. **Completed on July 26, 2024.**
      i. ~~Who: City Staff~~
      ii. ~~When: COMPLETE - Survey ended on July 26, 2024.~~

   b. Highlight residents in various city communications to increase the awareness of the diversity in Parkville.
      i. Who: ~~City Clerk via Parkville Pulse and~~ Committee Members creating videos
      ii. When: January 2025

   c. Explore organic cultural celebrations.
      i. Who: DIC Commission
      ii. When: 2027- Evaluate this annually

   d. Develop and recommend diversity and inclusion calendar.
      i. Who: DIC passed motion on 7/8/24 to advise Board of Aldermen (BOA) of changes they would like to see to the City calendar. BOA sent calendar back for revisions
      ii. When: Presented October 2024

   e. Communicate opportunities for residents to host Park University foreign students, Global Ties KC, Command General Staff College etc.
      i. Who: DIC will communicate opportunities to Jeffery Rhodes who will then pass along to Melissa McChesney for the Parkville Pulse. Aldermen Whitley will update BOA at meetings.
      ii. When: This is ongoing.

II. **Accessibility and Inclusivity**: Ensure that city services, facilities, events, and programs are accessible and inclusive to all residents, including individuals with disabilities, ensuring compliance with the Americans with Disabilities Act (ADA) and other relevant regulations.

a. Recommend to the Board of Alderman to i~~I~~nclude ADA as a permanent component of all City Master Plans
   - ~~i. Who: City staff via Master Plan process.~~
   - ~~ii. When: During each Master Planning process.~~

~~b. Review ADA transition (Phase I and on-going) plans and projects for recommendation for prioritization, funding and BOA approvals as required.~~
   - ~~i. Phase I defined as the transition plan outlined by MARC / Consultant / staff report. The recently adopted City of Parkville Capital Improvement Plan (CIP) includes $800,000 of funding needed over 5 years (2025-2029) to address ADA issues/concerns in Downtown Parkville~~
   - ~~ii. Who: City Staff status updated overview to DIC on 8/12/24.~~
   - ~~iii. When: Presentation delivered at 8/12/24 Diversity and Inclusion Commission meeting.~~
     - ~~1. Schedule work session - Phase I project prioritization, Q1 2025, after City Budget has been approved.~~

~~c.~~b. Promote i~~I~~ncreased accessibility and usable parking spaces, North of railroad tracks, English Landing, City market and other portions of the city as needed.
   - ~~i. Who: City Staff-Dan Harper and Stephen Lachky~~
   - ~~ii. When: Ongoing~~

~~d. Propose a reporting vehicle to the Board of Aldermen for reporting bias or discrimination in the community.~~
   - ~~i. Who: DIC~~
   - ~~ii. When: Q3 2025~~

III. **Accessibility to Necessities**: Identify the needs of the people who live in the City of Parkville and build recommendations; evaluate a process that allows members of the Parkville community to access services or necessary amenities.

a. Determine the means in which Parkville residents acquire their essential needs (food, transportation, etc.)
   - i. Who: DIC partners with entities that are actively helping the community
   - ii. When: End of 2025

IV. **Representation in Leadership**: Encourage and support the appointment of diverse individuals to leadership positions within city departments, boards, and commissions to ensure diverse perspectives are represented in decision-making processes.

~~a. Identify potential cultural competency training for city employees and leaders.~~
   - ~~i. Who: DIC~~
   - ~~ii. When: Q1 2026~~

~~b. Review implicit bias training for law enforcement and criminal justice officials.~~

- ~~i. Who: City Staff- Chief Chrisman~~
- ~~ii.~~i. ~~When: Aldermen Whitley and Jeffery Rhodes will work with Chief Chrisman to come present to the DIC in 2025~~

~~c. Evaluate and develop actionable equity recommendations to be used to examine and strengthen policies, practices, services, and programs~~

- ~~i. Who: City Staff in conjunction with CBIZ~~
- ~~ii. When: Review and update the City's Personnel Policy for Board of Aldermen review and approval by end of 2024 or early 2025~~

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The City of Parkville Diversity and Inclusion Commission Strategic Plan

Mission:
The City of Parkville has a long tradition of valuing character and community commitment. The Diversity and Inclusion Commission (DIC) was established to provide an additional resource and provide special insight and guidance on matters of equity, diversity, and inclusion.

Vision: City of Parkville is welcoming to all.

Strategies/Goals 2024-2027:

I. **Community Engagement and Education**: Develop and implement educational programs and workshops aimed at raising awareness about the importance of diversity, equity, and inclusion (DEI) among residents, local businesses, and city employees.

   a. Conduct a community-wide diversity and inclusion survey to assess needs and perceptions. **Completed on July 26, 2024.**

   b. Highlight residents in various city communications to increase the awareness of the diversity in Parkville.
      i. Who: Committee Members creating videos
      ii. When: January 2025

   c. Explore organic cultural celebrations
      i. Who: D&I Commission
      ii. When: 2027- Evaluate this annually

   d. Develop and recommend diversity and inclusion calendar.
      i. Who: DIC passed motion on 7/8/24 to advise Board of Aldermen (BOA) of changes they would like to see to the City calendar. BOA sent calendar back for revisions
      ii. When: COMPLETE – Published December 2024

   e. Communicate opportunities for residents to host Park University foreign students, Global Ties KC, Command General Staff College etc.
      i. Who: DIC will communicate opportunities to Park University Communications, who will advise City Communications of these opportunities for inclusion in City publications.
      ii. When: This is ongoing

   f. Address ad hoc requests, related to Diversity & Inclusion, from the Mayor and Board of Aldermen

II. **Accessibility and Inclusivity**: Ensure that city services, facilities, events, and programs are accessible and inclusive to all residents, including individuals with disabilities, ensuring compliance with the Americans with Disabilities Act (ADA) and other relevant regulations.

a. Recommend to the Board of Alderman to include ADA as a permanent component of all City Master Plans – COMPLETE

b. Promote increased accessibility and usable parking spaces, North of railroad tracks, English Landing, City market and other portions of the city as needed. – IN PROCESS – as part of the HWY 9 redesign

III. **Accessibility to Necessities**: Identify the needs of the people who live in the City of Parkville and build recommendations; evaluate a process that allows members of the Parkville community to access services or necessary amenities.

a. Determine the means in which Parkville residents acquire their essential needs (food, transportation, etc.)
   i. Who: DIC partners with entities that are actively helping the community
   ii. When: End of 2025

IV. **Representation in Leadership**: Encourage and support the appointment of diverse individuals to leadership positions within city departments, boards, and commissions to ensure diverse perspectives are represented in decision-making processes.

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

The City of Parkville Diversity and Inclusion Commission Strategic Plan

Mission:

The City of Parkville has a long tradition of valuing character and community commitment. The Diversity and Inclusion Commission (DIC) was established as an additional resource that can be called on to provide special insight and guidance on matters of diversity, and inclusion.

Vision: City of Parkville is welcoming to all.

Strategies/Goals 2025-2027:

I. **Community Engagement and Education**: Develop and implement educational programs and workshops aimed at raising awareness about the importance of diversity, equity, and inclusion (DEI) throughout the community, and is accessible to all

   a. Explore & communicate organic cultural celebrations & opportunities
      i. Who: D&I Commission
      ii. When: 2027- Evaluate this annually
         1. Examples:
            a. Chinese Cultural Celebration
            b. Park University Flag Ceremony
            c. Park University Student Hosting Opportunities
            d. Scottish Highland Games

II. **Address ad hoc requests** related to Diversity & Inclusion from the Mayor and Board of Aldermen

Diversity and Inclusion Commission
Mayor's Preliminary Suggestions for Possible Agenda
February 7, 2025

- Meet with residents and explain opportunities to become involved in City operations such as volunteering to serve on a board or committee, run for office, or volunteer to help in the parks and nature sanctuaries. You might also encourage folks to get involved in their HOA, PACE, downtown association or other community organizations. Prepare flyer/webpage explaining how to get engaged in the community.
- Meet with downtown association, Park University, Banneker School Foundation and Washington Chapel Foundation to develop joint historical projects such as markers and a history walk.
- Work with Park University International Students program to see if there would be interest in developing an international festival or expand to the wider community any existing events.
- Annually review the City's plans to make the community more accessible and make suggestions to staff and Board.

ITEM 3.E.
For 3/4/2025
Board of Aldermen Meeting

CITY OF PARKVILLE
Policy Report

Date: February 24, 2025

Prepared By:
Michelle Hefley Treasurer

Reviewed By:
Alexa Barton, City Administrator

ISSUE:
Approve the semi-annual financial report for the second half of 2024 and direct City Administration to publish

BACKGROUND:
Both state statute and City ordinance require the City Treasurer to produce a semi-annual financial report that summarizes revenues and expenses for a six-month period. The semi-annual report for the second half of 2024 is ready for review and publication in a local newspaper as required by law.

The report includes all revenues and expenditures credited and charged for the second half of 2024. To reduce publication costs, an abbreviated version of the report will be published in the newspaper, but it will direct readers to the City's website for additional information. The City Treasurer has prepared an expanded version of the report for the website that includes additional information.

STRATEGIC GOAL(S):
Operational Excellence

BUDGET IMPACT:
The cost to publish in the newspaper will be funded from the Administration Division (501) of the Internal Service Fund (35).

ALTERNATIVES:
1. Approve the semi-annual financial report for the second half of 2024 and direct City Administration to publish.
2. Do not approve the report and provide further direction to staff.
3. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:
At the meeting on February 24, 2025, the Finance Committee, by a vote of 4-0, recommended that the Board of Aldermen approve the semi-annual financial report for the second half of 2022 and direct City Administration to publish.

STAFF RECOMMENDATION:
Staff recommends approving the semi-annual financial report for the second half of 2024 and authorizing staff to publish.

POLICY:

Section 130.090 of the Parkville Municipal Code requires the City Treasurer to furnish to the Board of Aldermen a semi-annual report in January and July each year of the amount of money received on account of the City during the half year, from what sources received, and the amount of money disbursed, and on what account, and the balance in his hands to the credit of the City. Section 105.130 of the Parkville Municipal Code requires the Board of Aldermen to publish the semi-annual report in some newspaper in the City. The sections of Code that require the production and publication of a six-month report are based on corresponding sections of Missouri statutes (RSMo 79.160 and 79.165).

<u>SUGGESTED MOTION</u>:
I move to \approve the semi-annual financial report for the second half of 2024 and direct City Administration to publish.

<u>ATTACHMENTS</u>:
1. 2nd Half 2024 Semi-Annual Report (Publication Version)
2. 2nd Half 2024 Semi-Annual Report (Detailed Version)

City of Parkville, Missouri

Semi-Annual Report (Unaudited)

July 1 through December 31, 2024

General Fund

Revenue	2,249,142
Expenditures	3,210,703
Revenue, net of Expenditures	(961,561)

Enterprise Fund-Sewer Utility

Revenue	892,191
Expenditures	1,365,237
Revenue, net of Expenditures	(473,046)

Debt Service Funds

Revenue	27,661
Expenditures	91,510
Revenue, net of Expenditures	(63,849)

Special Revenue Funds

Revenue	4,923,008
Expenditures	4,467,061
Revenue, net of Expenditures	455,947

Debt of City of Parkville, December 31, 2024

Certificates of Participation	2,676,263
Sewer Utility	30,000
Neighborhood Improvement Districts (NID's)	5,275,000
Total Debt	7,981,263

For additional information, visit www.parkvillemo.gov

City of Parkville, Missouri

Semi-Annual Report (Unaudited)

January 1 through December 31, 2024

General Fund	
Revenue	
Taxes	1,803,344
Licenses	77,024
Permits	702,450
Franchise Fees	950,473
Sales Taxes	1,859,431
Court Revenue	72,169
Interest Income	157,525
Miscellaneous Revenue	577,433
Transfers In	370,000
Total Revenue	6,569,849
Expenditures	
Administration	2,123,836
Municipal Court	156,088
Public Works	458,158
Community Development	617,405
Public Information	31,191
Transfers Out	2,578,000
Information Technology	176,448
Capital Outlay	44,517
Total Expenditures	6,185,643
Net Revenues in Excess of Expenditures	384,206
Funds Carried Forward for current year	2,116,322
Revenue & Carryover, net of Expenditures	2,500,528
Enterprise Fund - Sewer Utility	
Revenue	1,755,964
Expenditures	2,081,925
Funds Carried Forward for current year	-
Revenue & Carryover, net of Expenditures	(325,961)
Debt Service Funds	
Revenue	1,399,274
Expenditures	1,259,891
Revenue, net of Expenditures	139,383
Reserved and Restricted Funds	
Revenue	10,294,811
Expenditures	7,751,773
Revenue, net of Expenditures	2,543,038
Debt of the City of Parkville, December 31, 2024	
Certificates of Participation	2,676,263
Sewer Utility	30,000
Neighborhood Improvement Districts (NIDs) [1]	5,275,000
Total Debt	7,981,263

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

CITY OF PARKVILLE
Policy Report

Date: February 19, 2025

Prepared By:
Alexa Barton, City Administrator

Reviewed By:
John Mautino, City Attorney

ISSUE:
Approve Resolution No. 25-002 to authorize the City Administrator to execute a lease agreement with White Farmhouse Flowers, LLC for the train depot building (Administration)

BACKGROUND:
The historic Parkville Train Depot, 8701 NW River Park Drive, was constructed in 1889 and first served the Chicago Burlington Quincy Railroad two years later. The building was significantly rehabilitated/rebuilt in 1925, which resembles its physical layout today. The City first leased the train depot from the Chicago Burlington Quincy Railroad in 1970 to use as its City Hall and the City received title to the depot and land in 1990. Following the Great Flood of 1993, the depot had to be rehabilitated due to flood water damage and City staff subsequently relocated City Hall operations to 1201 East Street as a result. The depot was transformed into a train museum and was rededicated in 2000 for civic uses by the City and downtown non-profit organizations. Over the past years, the City has entered into various lease/use agreements to utilize, maintain, and cover utility expenses for the building, including the Cathy Kline Art Gallery. Upon the end of that lease, the building has set vacant for approximately 1.5 years.

In 2024, the City issued Request for Proposals for use of this space, with two proposals received.

1. VFW, and
2. White Farmhouse Flowers, LLC

The Selection Committee was established to review and provide recommendations on the proposed tenant for the Depot building. The committee comprised of: Brittanie Propes, Stephen Lachky, Alexa Barton, Ed Linnebur, Alderman Phil Wassmer (serving as the CLARB Liaison), and Mayor Dean Katerndahl. The committee convened over several meetings and engaged in thorough discussions and negotiations regarding the use, appearance, and long-term impact of the proposal on the Depot building and its surrounding environment.

After careful evaluation, the committee determined that the proposal under consideration aligns with all existing grant guidelines and restrictions currently applicable to the Depot building. These guidelines are critical in preserving the historic nature of the structure while allowing for its functional use in a manner that is compatible with the surrounding community and infrastructure.

The steering committee recognized the importance of maintaining the Depot's historical integrity while also addressing contemporary needs and ensuring its continued vitality for future generations. Also, the committee emphasized the acceptance for the necessity within the tenant's proposal to be sensitive to the proximity of the adjacent Veterans Memorial and the parking requirements associated with that space. It was deemed essential that the selected tenant maintain a respectful and compatible relationship with the Veterans Memorial, ensuring that the space remains accessible and the Memorial's significance is preserved. Additionally, the committee took into account the current parking situation and ensured that any proposed changes would not negatively impact the Memorial's surrounding areas or public access.

A key component of the proposal is its commitment to enhancing the historic appeal and curbside aesthetics due to the Depot location within the original entry that serves as a prominent gateway into Parkville. The steering committee placed a high value on preserving and elevating the Depot's curb appeal, as it plays an integral role in both the visual and cultural landscape of the community. The proposed changes will complement the building's historic character while ensuring it remains an attractive and welcoming feature for residents and visitors alike.

A significant aspect of this proposal is the financial incentive requested, which would facilitate improvements to the Depot building by leveraging private funds. This investment represents a positive and dynamic example of a public/private partnership, in which private resources are being directed toward enhancing a public asset. The infusion of private capital into a city-owned property ensures that much-needed upgrades and preservation efforts can be completed without placing an undue burden on taxpayer funds.

The private investment will directly benefit the entire community, as it will not only preserve and restore the Depot's historical value but will also enhance the overall aesthetic and functionality of the space. These improvements will create a more vibrant and accessible asset for residents and visitors alike, fostering a sense of pride and community. The collaboration between the public and private sectors ensures that the Depot building will be revitalized in a way that is both financially sustainable and beneficial to the broader community.

After a comprehensive review of all the elements of the proposal, the steering committee is confident that this proposal represents the most advantageous solution for the Depot building. It strikes a balance between historical preservation, functionality, and community integration. The committee strongly believes that this plan will bring the Depot space into a new chapter while remaining true to its roots and benefiting the local community.

It is important to note that prior to soliciting formal proposals, the Community Land & Recreation Board (CLARB) provided valuable feedback indicating the desire to preserve the option to utilize the Depot space for future purposes. In light of this, the proposed seven-year lease term was deemed acceptable, as it allows for a reasonable period of tenancy while retaining the flexibility for future use or re-evaluation of the space. This approach ensures that the Depot building can continue to serve the community in both the short and long term without compromising CLARB's goals.

In conclusion, after careful consideration and deliberation, the Selection Committee endorses this proposal as the best fit for the Depot building. The proposal meets all regulatory guidelines, respects the surrounding historic and cultural elements, and offers a balanced, sustainable approach to the future use of this important space in Parkville. The infusion of private funds into the Depot building ensures that it will be revitalized and preserved for the enjoyment of the community, solidifying this project as a prime example of successful public/private collaboration.

In furtherance of this proposal, City staff has been negotiating with Denise (and Bill) Glanzer of White Farmhouse Flowers, LLC (the "Tenant"). The proposed Lease, a copy of which is attached, provides for a 7 year lease term. Rent is on a per square foot basis (1929 sq ft), and increases annually. The annual rent amounts are shown in Section 3.1.

The Tenant proposes to construct certain improvements which will enhance and improve the Train Depot, including new doors, a handicap accessible ramp, and new sidewalk from the east parking lot. These improvements, referred to in the Lease as the "Tenant Improvements," are shown in Exhibit D to the Lease. Upon completion, the City will certify the cost of the Tenant Improvements. The amount of the Certified Tenant Improvements Costs, subject to a maximum amount of $202,444, will serve as a basis for a Rent Incentive. The Rent Incentive is available as a credit against rent equal to 75% of rent in the first 5 years of the Term, and 40% of Rent in the last two years of the Term. Application of the Rent Incentive is described in detail in Section 3.2 of the Lease. Again, this is only a credit or offset against Rent; if the Maximum Rent Incentive (the lesser of the Certified Tenant Improvement Costs or $202,444) is not reached upon the expiration or earlier termination of the Lease, the Tenant is not entitled to any further payment or credit relating to the cost of the Tenant Improvements. The only exception is if the City terminates the lease for convenience; in such a case the City would reimburse the Tenant in an amount equal to the remaining amount of Rent Incentive that would have been available through the end of the Term.

Exhibit B to the Lease lists the Landlord's Work, which is finish work to be done before the Tenant takes possession. Exhibit B also lists three planned maintenance projects relating to the Train Depot, including the replacement of HVAC units. Per Section 2.2, these projects are subject to change and appropriation of funds.

Section 1.3 and Article 6 detail the public nature of the Train Depot and the surrounding area, and Section 6.1 provides that the Tenant will maintain public access to the premises through 2025..

The Tenant is still reviewing the proposed final draft Lease and may have comments. Accordingly, the attached Resolution allows for the City Administrator to sign the Lease in substantially the same form as is attached hereto and accompanied with the city attorney's review.

STRATEGIC GOAL(S):

- Parks and Recreations
- Infrastructure and Public Facilities

BUDGET IMPACT:
The Park Fund has adequate funds for related maintenance needs, as outlined, for Train Depot property within the Park Fund

ALTERNATIVES:

1. Approve Resolution No. 25-002 authorizing the City Administrator to execute a lease agreement with White Farmhouse Flowers for the train depot.
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 approval of the Resolution to Execute a Lease Agreement of the Train Depot to White Farmhouse Flowers, LLC.

POLICY:
The leasing of City property requires Board of Aldermen approval.

SUGGESTED MOTION:
I move to approve Resolution No. 25-002 authorizing the City Administrator to execute a lease agreement by and between the city of Parkville and (Denise & Bill Glanzer) White Farmhouse Flowers, LLC.

ATTACHMENTS:
1. Resolution No. 25-002 - Train Depot Lease Agreement
2. Train Depot Lease - White Farmhouse Flowers
3. Train Depot Lease Rental Worksheet

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

CITY OF PARKVILLE, MO.
RESOLUTION No. 25-002

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A LEASE AGREEMENT WITH WHITE FARMHOUSE FLOWERS, LLC, FOR THE TRAIN DEPOT BUILDING

WHEREAS, the City of Parkville ("City") owns certain property upon which is located the Parkville Train Depot Building (the "Train Depot"); and

WHEREAS, the City issued a Request for Proposals for Lease Agreement for Use of the Train Depot ("RFP"), and White Farmhouse Flowers, LLC ("WFF") submitted a proposal in response to said RFP; and

WHEREAS, based upon WFF's proposal, the City wishes to enter into a lease agreement with WFF for the lease of the Train Depot to WFF.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, that the City Administrator is hereby authorized to execute on behalf of the City a Lease Agreement between the City of Parkville and White Farmhouse Flowers, LLC, in substantially the same form as is attached to this Resolution.

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this 4th day of March 2025.

____
Mayor Dean Katerndahl

ATTEST:

____
City Clerk Melissa McChesney

<u>LEASE AGREEMENT</u>

THIS LEASE AGREEMENT (this "**Lease**"), dated as of the _________ ____, 2025 (the "**Effective Date**"), is made by and between the City of Parkville, Missouri, a municipality of the fourth class, ("**Landlord**"), and White Farmhouse Flowers, LLC, a Missouri limited liability company ("**Tenant**"). Landlord and Tenant are also sometimes referred to herein, collectively, as the "**Parties**," or individually as a "**Party**".

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1. DEMISE.

1.1. Demise. In consideration of the payment of Rent (as defined below), the mutual covenants, and each and every act to be performed by Landlord and Tenant under this Lease, Landlord hereby leases to Tenant and Tenant hereby leases from Landlord for the Term (as defined below) and upon the terms and conditions set forth in this Lease the premises known as Parkville Train Depot (described more specifically below), with a mailing address of 8701 NW River Drive, Parkville, MO 64152 (the "**Premises**"), which Premises is located on certain property owned by Landlord more specifically described in <u>Exhibit A</u> to this Lease in Parkville, Missouri (the "**Property**"). The Premises include the Train Depot Building (the "**Building**" or "**Train Depot**") containing approximately 1,929 square feet of area, more or less, and the adjacent patio, but does not include any parking spaces; the adjacent parking may be used by Tenant and its customers but remains public parking as described more fully in Section 6, below. The Property and the Premises are generally shown on the site plan included with <u>Exhibit A</u>.

1.2. RFP. The Tenant submitted a proposal through the Landlord's Request for Proposals for Lease Agreement for Use of the Train Depot (RFP), with said RFP closing on or about January 31, 2024. This Tenant's proposal was accepted, and this Lease follows.

1.3. Public Areas. Tenant understands and agrees that the Property is public property located near active train tracks within a public park used for various public purposes, including, without limitation, a Veteran's Memorial, and that activities in connection with such public uses may result in the creation of noises, vibrations, lights, odors, limited impairment of access to the Premises and similar nuisances. Tenant also understands that certain parts of the Premises must remain open to the general public as described in Section 6, below. Except for physical damage to the Premises, Tenant assumes all risks associated with the nuisances created by these activities or the public nature of the Premises and Property.

It is understood that said <u>Exhibit A</u> sets forth the general layout of the Premises but shall not be deemed a warranty, representation, or agreement on the part of Landlord that the layout will be exactly as depicted on said Exhibit.

1.4. Quiet Enjoyment. Upon payment by Tenant of all Rent and other charges due hereunder and the performance of all the covenants, conditions, and provisions on Tenant's part to be observed and performed under this Lease, Tenant shall have quiet enjoyment of the Premises for the Term, subject to all terms of this Lease and the Permitted Exceptions (defined in Section 18, below).

2. TERM.

2.1. Lease Term. The Term of this Lease ("**Term**") shall be the 7 Lease Year period that commences on the Commencement Date and expires on the Expiration Date.

2.2. Commencement Date. The "**Commencement Date**" shall be the date on which Landlord notifies Tenant that the Premises are in Deliverable Condition. "**Deliverable Condition**" means that Landlord has “substantially completed” Landlord's Work as described in Exhibit B. For purposes hereof, “substantial completion” or “substantially complete” shall mean that Landlord’s Work has been completed with the exception of minor items which can be completed without material interference with the installation of Tenant’s fixtures or leasehold improvements (i.e., so called “punch list items”). In the event that, for any reason or cause whatsoever, the Commencement Date does not occur on or before said date, and provided that possession is delivered within a reasonable time thereafter, Landlord shall not be subject to any liability for such failure, and the Commencement Date shall be the date on which Landlord actually delivers possession of the Premises to Tenant in Deliverable Condition. Exhibit B to this Lease also references certain “Landlord’s Anticipated Maintenance Projects” which are planned improvements to the Building that the Landlord anticipates performing in the future, and which Landlord agrees will not materially interfere with Tenant’s quiet enjoyment of the Premises under this Lease. These Projects are not part of the Landlord’s Work. Further, the estimated completion timeframe for said Projects are subject to change, and are subject to appropriation of funds by the Landlord’s governing body.

2.3. First Month's Rent. Within 5 days of the Commencement Date, Tenant shall pay to Landlord Rent for the first full calendar month of the Term. If the Commencement Date is not the first day of a month, , prorated Rent for that month shall be calculated and paid to Landlord.

2.4. Lease Year. "**Lease Year**" shall mean: (a) the initial Lease Year shall be the period that commences on the Commencement Date and ends on the last day of the month in which the first anniversary of the Commencement Date occurs; and (b) thereafter, each Lease Year shall be a successive period of 12 calendar months.

2.5. Expiration Date and Date Memorandum. The "**Expiration Date**" shall be the date which is 7 Lease Years following the Commencement Date. Landlord and Tenant shall each execute a memorandum, in form and substance reasonably acceptable to both Parties, confirming the Commencement Date and the Expiration Date once the same are known.

3. Rent. Tenant hereby agrees to pay Rent (as such term is defined below) for the right of use and occupancy of the Premises during the Term. All Rent payments to be made by Tenant to Landlord, subject to the credits and offsets for the Rent Incentive provided in Section 3.2, below, shall be made payable to and sent to Landlord at the address set forth in Section 21.1, unless Landlord shall direct otherwise by notice to Tenant.

3.1. Rent. Commencing on the Commencement Date, "**Rent**" for the Term shall be determined in accordance with the following chart:

Lease Year	Rent / Sqft	Annual Rent	Monthly Installments
1[1]	$21.60	$41,666.00	$3,472.17
2	$22.14	$42,708.00	$3,559.00
3	$22.69	$43,776.00	$3,648.00
4	$23.26	$44,870.00	$3,739.17
5	$23.84	$45,992.00	$3,832.67
6	$24.44	$47,142.00	$3,928.50
7	$25.05	$48,320.00	$4,026.67

All Rent, subject to the credits and offsets for the Rent Incentive provided in Section 3.2, below,

[1] Commencing on the Commencement Date.

shall be payable in monthly installments in advance, on the 1st day of each calendar month included within the term of this Lease. Rent due for any fraction of a month at the commencement or expiration of the Term, shall be prorated on a per diem basis.

3.2. Rent Incentive.

(a) Tenant is eligible for the "**Rent Incentive,**" which is a credit or offset against Rent equal to 75% of Rent in the first 5 years of the Term, and 40% of Rent in the last 2 years of the Term, subject to a maximum amount equal to the lesser of the Final Certified Tenant Improvement Costs (as defined in Section 4.2, below) or $202,444 (the "**Maximum Rent Incentive**"). Once the Maximum Rent Incentive is reached, Rent returns to the full amounts provided for in Section 3.1. By way of example, assume the Final Certified Tenant Improvement Costs are $145,000. The Maximum Rent Incentive is $145,000, and for the first 5 years of the Term, the Tenant receives a credit or offset against Rent equal to 75% of the current Rent amount until the Maximum Rent Incentive of $145,000 is reached, which would occur approximately halfway through the 5th year of the Term, at which point the monthly Rent returns to the normal amount provided in Section 3.1. Application of the Rent Incentive is also illustrated in the worksheet example attached to this Lease as Exhibit C.

(b) The Rent Incentive is only available to Tenant as a credit or offset against Rent owed. If the Maximum Rent Incentive has not been reached upon the expiration or earlier termination of the Lease, the Tenant is not entitled to any further credit or any payment from Landlord with respect to the Final Certified Tenant Improvement Costs. However, notwithstanding the foregoing, if Landlord terminates the Lease for convenience pursuant to Section 3.3, below, before the Maximum Rent Incentive is reached, the Landlord shall reimburse and pay Tenant an amount equal to the remaining amount of the Rent Incentive that would have been available through the end of the Term within 45 calendar days following the termination for convenience.

3.3. Termination for Convenience.

(a) Notwithstanding any other provision of this Lease, the Landlord may terminate the Lease for any reason or no reason at all upon 90 days' advance written notice to the Tenant, subject to its obligation to reimburse and pay Tenant any remaining portion of the Maximum Rent Incentive as described in Section 3.2(b), above; provided, however, that during the first year of the Term the Landlord will only terminate for convenience if it determines that doing so is necessary because of a material legal, financial, or legislative reason. Beginning on two years after the Commencement Date, Tenant may terminate the Lease for convenience, for any reason or no reason at all upon 90 days' advance written notice to Landlord; provided, however, that if Tenant terminates for convenience before the Maximum Rent Incentive is reached, Tenant is not eligible for any reimbursement or payment from the City for the remaining Rent Incentive.

3.4. Utilities. Tenant shall directly contract for the provision of, and shall pay (before delinquency) for, all water, gas, heat, light, power, telephone, telecommunications, and other utilities and services supplied to the Premises, together with any taxes thereon and hook-up or connection fees associated therewith, during the Term.

3.5. Late Fee. If Tenant fails to pay when due any installment of Rent, subject to the credits and offsets for the Rent Incentive provided in Section 3.2, above, Tenant covenants and agrees to pay to Landlord a late payment fee in an amount of $75.00 for the first day and $15.00 for each additional day until such installment is paid in full.

4. CONDITION OF THE PREMISES.

4.1. No Representations. Tenant acknowledges that: (a) neither Landlord nor

Landlord's officials, officers, agents, or employees have made any representations or warranties as to the suitability or fitness of the Premises for the conduct of Tenant's business or for any other purpose; (b) except as expressly provided herein, neither Landlord nor its officials, officers, agents, or employees have agreed to undertake any alterations or construct any improvements to the Premises. TENANT FURTHER ACKNOWLEDGES, BY TAKING POSSESSION OF THE PREMISES, THAT AS OF THE COMMENCEMENT DATE, TENANT IS SATISFIED THAT THE PREMISES IS IN DELIVERABLE CONDITION, SUBJECT TO ANY OBLIGATION OF LANDLORD TO COMPLETE 'PUNCH LIST ITEMS' AS PROVIDED IN SECTION 2.2, ABOVE.

4.2. Tenant's Work; Alterations. With the exception of Landlord's Work, all finish work, including installation of trade fixtures and furnishings, required from time to time to make the Premises suitable for Tenant's occupancy and operation of its business therein shall be referred to herein as "**Tenant's Work**." All of Tenant's Work shall be completed by Tenant at its expense. The Tenant's Work includes the "**Tenant Improvements**" generally described in Exhibit D. The description of the Tenant Improvements in Exhibit D also provides estimates for the cost of said Improvements. The Tenant Improvements are distinguished from general Tenant's Work because they are improvements to the Property, Premises, and Building, that upon completion and acceptance by Landlord become part of the Building and Property. Before performing the Tenant's Work, Tenant shall obtain Landlord's written approval of Tenant's plans and specifications (including, without limitation, any alterations, signs, colors, materials, and lighting for the Premises) and proposed contracts with the Tenant Improvements Contractor (defined in Section 9.2), which approval shall not be unreasonably withheld, deposit with Landlord certificates of insurance as required by this Lease and the payment bond required under Section 9.2, and comply with other requirements which may be set forth herein or reasonably imposed by Landlord. Landlord's review of Tenant's plans and specifications and draft contracts are solely for Landlord's convenience, and Landlord's approval of the same shall not constitute evidence of the compliance of such plans or contracts with any applicable local or state governmental code or regulation governing the same or the adequacy thereof for Tenant's proposed use of the Premises.

The Tenant Improvements serve as the basis for the Rent Incentive. Upon completion of the Tenant Improvements, the Tenant shall provide such documentation and certifications as may be reasonably required by Landlord to determine the cost of such Improvements and, among other things, compliance with applicable Laws, including, without limitation, Missouri's Prevailing Wage Law. After review of such documentation and certifications, the Landlord will calculate the total cost of the approved Tenant Improvements and deliver its calculations in writing to Tenant (the "**Final Certified Tenant Improvement Costs**"). The Parties further agree to work in good faith to address any Tenant questions concerning the Landlord's determination of the Final Certified Tenant Improvement Costs. As provided in Section 3.2(a), regardless of the amount of the Final Certified Tenant Improvement Costs, the Maximum Rent Incentive is $202,444.

Certain costs associated with the Tenant Improvements may be exempt from sales tax under Section 144.062, RSMO., and if so, the Landlord will provide an applicable sales tax exemption form for Tenant's use.

4.3. Tenant's Signs. Landlord must approve any proposed signage on the Premises, in accordance with Landlord's signage criteria. All such signage shall be deemed to be a part of Tenant's Work and shall be subject to Section 4.2, above. All Tenant's signs must comply with all the Permitted Exceptions and all Laws. Tenant shall be solely responsible for all costs associated with the manufacture, installation, and maintenance of the signs. At the expiration of this Lease, Tenant shall remove all signs, at its sole expense, and shall repair any damage resulting from the installation or removal of the signs.

4.4. Liens. Tenant shall promptly pay its contractors and materialmen for all Tenant's Work so as to prevent the assertion or imposition of liens upon or against the Premises, and shall, upon request, provide Landlord with lien waivers, and should any such lien be asserted or filed, Tenant shall bond against or discharge the same within 30 days after written request by Landlord. In the event Tenant fails to remove said lien or post said bond within said 30 days, Landlord may, at its sole option, elect to satisfy and remove the lien by paying the full amount claimed or otherwise, without investigating the validity thereof, and Tenant shall pay Landlord upon demand the amount paid out by Landlord on Tenant's behalf, including Landlord's reasonable attorney's fees, costs, and expenses, with interest at the Default Rate.

4.5. Insurance. In addition to the requirements of Section 11, below, prior to starting any Tenant's Work, Tenant shall also provide Landlord with evidence that Tenant carries "Builder's All Risk" insurance in an amount reasonably approved by Landlord covering the construction of such work, and such other insurance as Landlord may reasonably require, it being understood and agreed that all of such work shall be insured by Tenant pursuant to Section 11 of this Lease immediately upon completion thereof.

5. USE.

5.1. Permitted Use. Tenant shall use the Premises solely for the operation of a floral business for the retail sale of floral products, gifts, and boutique clothing, including associated events related thereto, subject to compliance with applicable permitting requirements, and for no other business or purpose or operations under any other trade name without the prior written consent of Landlord (collectively , the "**Permitted Use**").

5.2. Prohibited Uses. Tenant shall not use or permit the use of the Premises in a manner:

(a) that violates any recorded declaration or other restriction encumbering the Train Depot or Property;

(b) that is unlawful;

(c) that is inconsistent with any applicable grant document or grant restrictions applying to the Premises;

(d) that creates damage, waste, or a nuisance;

(e) that emits any objectionable odors, sounds, or vibrations, or allows any pests, insects, or vermin.

5.3. Tenant Operation. Subject to force majeure events, Tenant shall use commercially reasonable efforts to complete Tenant's Work and open for business to the public for the Permitted Use not later than the 90 days after the Commencement Date. Tenant will operate its business on the Premises in a first class and reputable manner. Tenant shall keep the Premises well lighted and in a safe, neat, and clean condition throughout the Term. Tenant agrees to take such actions as may be necessary or as Landlord may reasonably require to prevent or remedy any nuisance to or impact on the improvements related to the Permitted Use. Tenant shall not permit or suffer the Premises, or the walls or floors thereof, to be endangered by overloading.

5.4. Rules and Regulations. Tenant shall abide by and observe those reasonable rules and regulations that may be established by Landlord from time to time that are determined by Landlord, in its reasonable discretion, to be necessary for the safety, security, care, and appearance of the Building or the preservation of good order therein, or for the operation and maintenance of the Building or equipment therein.

5.5. Taxes. Tenant shall pay before delinquency all taxes: i) assessed against Tenant's fixtures, furnishings, equipment, and inventory placed in or on the Premises; and ii) assessed against or arising from Tenant's leasehold interest in the Property or otherwise arising from its use and occupancy of the Premises. Tenant shall indemnify, defend, and hold harmless Landlord from all such taxes.

6. PUBLIC ACCESS AND PARKING.

6.1. Public Access. Until January 1, 2026, the Tenant will allow public access to the Premises, at no charge, during regular business hours in order to accommodate drop-in visitors to the Building to access the restroom and available promotional materials about Parkville.

6.2. Parking. The parking area near the Premises is open to the public. The Tenant may designate up to 2 parking spots on the east side of the Building as parking for its customers, e.g., "Parking for White Farmhouse Flowers Only." The parking area shall not otherwise be restricted by Tenant without prior approval from the Landlord. Landlord reserves the right to any time and from time to time to make or permit changes to said parking area and those portions of the Property leading to said parking area, but in no event shall any such changes materially interfere with Tenant's right and ability to use the parking area as provided hereunder.

7. REPAIRS AND MAINTENANCE.

7.1. Landlord's Obligations. Subject to this Section 7 and all provisions in this Lease relating to damage, destruction, or condemnation of the Premises and to Tenant's indemnification of Landlord, Landlord shall maintain, repair, and keep in a condition consistent with the exterior appearance of other similar facilities of comparable age and size in the vicinity, the foundation, the roof, any roof coverings, gutters, and water spouts, exterior canopies, and exterior walls (excluding the interior and exterior finish surfaces of exterior walls, windows, window frames, and doors), and that portion of any equipment or facilities serving the Building (such as plumbing, heating, ventilating, air-conditioning, electrical, lighting facilities, boilers, pressure vessels, and fire protection systems). If Landlord shall be called on to make any such repairs occasioned by the negligent act or omission of Tenant, its employees, agents, servants, customers, or other invitees, the entire cost of such repair shall be borne by Tenant. Except as provided above, it is intended by the Parties hereto that Landlord have no obligation, in any manner whatsoever, to repair and maintain the Premises, or the equipment therein, all of which obligations are intended to be that of Tenant. It is the intention of the Parties that the terms of this Lease govern the respective obligations of the Parties as to maintenance and repair of the Premises, and they expressly waive the benefit of any statute now or hereafter in effect to the extent it is inconsistent with the terms of this Lease. Subject to the terms of and Landlord's obligations under Section 12, Landlord shall use reasonable efforts to cause any necessary repairs to be made promptly; provided, however, that if Landlord is acting reasonably and with appropriate diligence, it shall have no liability whatsoever for any injury to or loss of Tenant's business caused by the needed repairs. The performance of Landlord's obligations hereunder shall be subject to delays attributable to force majeure as provided in Section 23.

7.2. Tenant's Obligations. Subject to provisions in this Lease relating to damage, destruction, or condemnation of the Premises, and subject to Landlord's obligations under Section 7.1, above, Tenant shall, at Tenant's sole expense, keep the Premises in good order, condition, and repair (whether or not the need for such repair occurs as a result of Tenant's use, any prior use, the elements, or the age of such portion of the Premises), including, but not limited to, the Tenant Improvements, fixtures, interior walls, exterior finish surface of exterior walls, ceilings, floors, windows, doors, and plate glass. Tenant, in keeping the Premises in good order, condition, and repair, shall exercise and perform good maintenance practices. Tenant's obligations shall include restorations, replacements, or renewals when necessary to keep the Premises and all improvements thereon or a part thereof, not including the items falling under Landlord's obligations in Section 7.1, above, in good order, condition, and state of repair. Landlord will be responsible for snow and ice removal for the parking area. Landlord will also be responsible for snow and ice removal for the sidewalks adjacent to the Premises through 2025, but thereafter Tenant is responsible for removal of snow and ice from the sidewalks adjacent to the Premises.

7.3. HVAC. Tenant shall, at Tenant's sole cost and expense, procure and maintain a contract, with copies to Landlord, in customary form and substance, for and with a contractor specializing and experienced in the inspection, maintenance, and service of the HVAC system for the Premises.

8. SECURITY.

8.1. Security Deposit. Tenant is not required to deliver a Security Deposit.

9. LAWS.

9.1. Tenant's Compliance. Tenant shall, at Tenant's expense, comply with all Laws relating to: (a) Tenant's use and occupancy of the Premises and Property; (b) Tenant's Work, including the Tenant Improvements; (c) Tenant's property; or (d) the Premises, and Tenant shall, at Tenant's sole cost and expense, make any alterations to the Premises for which Tenant is responsible in connection therewith. As used herein, "***Law***" means any applicable laws, codes, regulations, and ordinances of all governmental authorities now or hereafter in force.

9.2. Prevailing Wage, Payment Bond, and Other Requirements relating to Work on the Building. Tenant understands that the Building is a public facility owned by a municipality, and as such is subject to certain Laws relating to governmental entities, including, without limitation, i) the requirements of Sections 290.210-340, of the Revised Statutes of Missouri (RSMo.), requiring payment of not less than the Prevailing Wages for Platte County, Missouri, and of Title 8, Division 30, Chapter 3, of the Code of State Regulations, for covered work (the "**Prevailing Wage Requirements**"); and ii) the requirements of Section 107.170, RSMo., requiring the procurement of a payment bond for certain public works projects (the "**Payment Bond Requirements**"). The Tenant Improvements are subject to the Prevailing Wage Requirements and the Payment Bond Requirements, and Tenant and Tenant's contractor for the Tenant Improvements (the "**Tenant Improvements Contractor**") must comply with said Requirements. Tenant agrees to comply, and by contract shall require the Tenant Improvements Contractor to comply with all Prevailing Wage Requirements and Payment Bond Requirements, including but not limited to, maintaining and submitting full and accurate payroll records as required by Section 290.290.1, RSMo. and 8 CSR 3-30.010 et seq., and posting a payment bond in a form and amount approved by the Landlord. Tenant further agrees to indemnify, defend, and hold harmless the Landlord, it's elected and appointed officials, employees, and agents, from and against any claim, liability, assessment, fine, penalty, or other cost, including attorney's fees, which may be asserted against or incurred by the City as a result of an allegation that Tenant or its contractors have not complied with these Prevailing Wage Requirements and Payment Bond Requirements, whether such claim is asserted by a worker or by the Division of Labor Standards or any other entity. This indemnification shall survive termination of this Lease.

9.3. Tenant's Permits. Tenant shall, at its own cost and expense, secure and maintain throughout the Term, all necessary licenses and permits from the applicable governmental authorities as shall be necessary for, or incidental to, the conduct of its business in the Premises and shall comply with all Laws relating to the operation of its business. Landlord does not covenant, warrant, or make any representation that any particular license or permit that may be required in connection with the operation of Tenant's business will be granted, or if granted, will be continued in effect or renewed, and any failure to obtain, maintain, or renew such license or permit, or its revocation after issuance, shall not affect Tenant's obligations under this Lease.

10. HAZARDOUS SUBSTANCES.

10.1. Tenant Restrictions. Tenant shall not, and shall not permit any of its employees, contractors, agents, or invitees, to introduce into the Premises or the Building, use in the Premises or the Building, or cause to be released from the Premises or the Building any Hazardous Substances. Notwithstanding the preceding sentence, Tenant may use cleaning and office products in accordance with their customary use, provided that Tenant complies with all applicable Laws in connection therewith. If Tenant breaches its obligations hereunder, Tenant, at Tenant's expense, shall, at Tenant's sole cost and expense, immediately take all remedial action necessary to clean up any release, spill, or discharge of Hazardous Substances. "**Hazardous Substances**" means any flammable or otherwise hazardous material, any explosive and/or radioactive material, hazardous waste, hazardous or toxic substance or related material, asbestos and any material containing asbestos, petroleum and any petroleum derivative, pollutants, contaminants, and any other substance or material which is defined as, determined to be, or identified as, a hazardous or toxic material or substance under any applicable Laws.

10.2. Indemnity. Tenant shall indemnify, defend, and hold harmless the Landlord, its elected and appointed officials, officers, employees, and agents, from and against all liabilities, damages, losses, fines, costs, and expenses (including reasonable attorneys' fees and disbursements) resulting or arising from, or incurred in connection with, any violation by Tenant of its obligations with respect to Hazardous Substances under this lease or otherwise under any applicable Laws.

11. INSURANCE.

11.1. Tenant's Insurance. Tenant shall, at Tenant's expense, maintain at all times during the Term and at all times when Tenant is in possession of the Premises the following:

(a) commercial general liability insurance (or successor form of insurance designated by Landlord) in respect of the Premises, on an occurrence basis, with a combined single limit (annually and per occurrence and location) of at least $2,000,000, naming as additional insureds Landlord, and any other person designated by Landlord. Tenant's liability insurance policy shall include contractual liability, fire, and legal liability coverage. Landlord may reasonably require Tenant to increase the amount of the commercial general liability insurance required to be maintained by Tenant under this Lease;

(b) property insurance in an amount equal to one hundred (100%) percent of full replacement value, with a deductible not exceeding $5,000, covering Tenant's Work (including improvements and betterments, whether or not the improvements and betterments are restored), Tenant's property and the property of third parties located in the Premises, against fire and other risks, including business interruption insurance covering a period of 12 months;

(c) workers' compensation and employer's liability insurance providing statutory benefits for Tenant's employees at the Premises;

(d) plate glass insurance in an amount equal to the full replacement cost of all plate glass in the Premises, with a deductible not exceeding $5,000; and

(e) such other insurance as Landlord may reasonably require/shall agree in writing with Tenant.

11.2. Certificates. Tenant shall deliver to Landlord and each additional insured certificates in form reasonably acceptable to Landlord evidencing the insurance required by this Lease to be maintained by Tenant before the Commencement Date (and with respect to any insurance required under Section 4, before the commencement of any Tenant's Work), and on request, a copy of each insurance policy. All required insurance shall be primary and non-contributory (as shown on endorsement), issued by companies satisfactory to Landlord, and contain a provision whereby it cannot be canceled unless Landlord and any additional insureds are given at least 15 days' prior written notice of the cancellation.

11.3. Mutual Waiver of Subrogation. Provided its right of full recovery under its insurance policy is not adversely affected, Landlord and Tenant each hereby releases the other (and the other's agents and employees) with respect to any claim (including a claim for negligence) it may have against the other for damage or loss covered by its property insurance (including business interruption and loss of rent). Landlord and Tenant shall, to the extent obtainable, each procure a clause in, or endorsement on, any property insurance carried by it, under which the insurance company waives its right of subrogation against the other party to this Lease and its agents and employees or consents to a waiver of the right of recovery against the other party to this Lease and its agents and employees.

12. CASUALTY.

12.1. Loss by Casualty. If the Premises are damaged by fire or other casualty, Landlord shall give Tenant an estimate of to the number of days from the occurrence of such casualty within which the Premises, with the exercise of reasonable diligence, can be made fit for occupancy (the "**Repair Period**"), and the election, if any, which Landlord has made according to this Section. Such notice will be given before the 30th day after such casualty, and the date of such notice shall be referred to herein as the "**Notice Date**." If there is damage to the Premises as described in this Section 12, and if the Lease is not terminated as provided in this Section, then this Lease shall remain in full force and effect, and the parties waive any provisions of any law to the contrary.

12.2. Minor Casualty. If the Premises are damaged by fire or other insured casualty to the extent that the Repair Period does not exceed 180 days, Landlord will diligently pursue the repair of damage to the Premises (excluding Tenant's Work except for the Tenant Improvements). In that event, this Lease shall continue in full force and effect, except that Rent shall be abated on a pro rata basis based on the portion of the Premises that Tenant cannot use during the Repair Period.

12.3. Major Casualty; End of Term. If: (a) the Premises are damaged by fire or other insured casualty to the extent that the Repair Period exceeds 180 days; or (b) the Premises are damaged to any extent by any casualty and, on the Notice Date, the remainder of the Term is less than 12 months, then Landlord may, at Landlord's option, diligently pursue the repair of damage to the Premises (excluding Tenant's Work except for the Tenant Improvements). If Landlord elects to repair the damage during the Repair Period, Rent will be abated on a pro-rata basis during the Repair Period, based on the portion of the Premises the Tenant cannot use during the Repair Period. If Landlord elects not to repair the damage during the Repair Period, this Lease will terminate effective on the date of termination set forth in the notice, and Rent will be abated on a pro-rata basis based on the portion of the Premises Tenant cannot use during the period from the date of the casualty to the date of termination of the Lease.

12.4. Limitation. Notwithstanding any other provision of this Lease, if the proceeds of Landlord's insurance are insufficient to pay for the repair of any damage to the Premises, or if the casualty is of such a nature so as to not be insured under Landlord's insurance, then Landlord will have the option to repair such damage or cancel this Lease as of the date of such casualty by written notice to Tenant. In no event will Landlord have any liability to Tenant whatsoever for casualty loss or damage under Section 12, including, without limitation, any liability for injury to or loss of Tenant's business, nor shall any such loss entitle Tenant to any damages. If a fire or other casualty is the result of willful misconduct of Tenant, its agents, contractors, employees, or invitees, there will be no abatement of Rent as otherwise provided for in this Section 12.

12.5. Tenant's Repair. If Landlord is obligated or elects to repair any damage to the Premises, Tenant shall promptly replace or fully repair all inventory, goods, exterior signs, trade fixtures, equipment, display cases, and Tenant's Work (exclusive of Tenant Improvements repaired by Landlord). Tenant shall continue the operation of its business in the Premises during the Repair Period to the extent reasonably practical from the standpoint of good business.

13. Condemnation. If the Premises or any portion thereof are taken under the power of eminent domain or sold under the threat of the exercise of said power (collectively "**Condemnation**"), this Lease shall terminate as of the date the condemning authority takes title or possession, whichever first occurs

14. Assignment and Subletting. Tenant shall not assign, mortgage, or otherwise transfer or encumber (collectively, "**Assign**") all or any part of Tenant's interest in this Lease or in the Premises or sublet all or any part of the Premises or otherwise permit all or any part of the Premises to be occupied by any other Person.

Landlord shall have the right to sell, convey, transfer or assign all or any part of its interest in the Building or its interest in this Lease. Tenant agrees to attorn to Landlord's purchaser or assignee. All covenants and obligations of Landlord under this Lease shall cease upon the execution of such conveyance, transfer or assignment, but such covenants and obligations shall be binding upon the subsequent owner or owners thereof or of this Lease.

15. Default. Each of the following is a material default (a "**Default**") by Tenant under this Lease:

(a) Tenant fails to pay when due any Rent and the failure continues for 10 days following Landlord's written notice to Tenant (which notice shall also be considered any demand required by any Laws). If, however, Landlord gives such a notice of failure to pay Rent 2 times in any 12 month period, any additional failure to pay any Rent when due within that 12 month period shall be considered a Default, without the requirement of any notice by Landlord.

(b) Tenant fails to comply with any other term of this Lease and the failure continues for 20 days following Landlord's written notice to Tenant. If, however, compliance cannot, with diligence, reasonably be fully accomplished within that 20-day period, Tenant shall have an additional period not to exceed 20 days to fully comply, provided Tenant notifies Landlord of its intention to comply (and specifying in reasonable detail the steps to be taken) and commences compliance within that 20-day period and thereafter pursues compliance to completion with diligence and provides Landlord with status updates on the progress at least every 10 days.

(c) A third party institutes against Tenant any legal action seeking any relief from its debts under any applicable bankruptcy or insolvency Laws which is not dismissed within 60 days, or Tenant institutes any legal action seeking such relief, and/or a receiver, trustee, custodian or other similar official is appointed for Tenant or for all or a substantial portion of its assets, or Tenant commits any other act indicating insolvency such as making an assignment for the benefit of its creditors.

(d) Tenant fails to open for business and continuously operate its business within the Premises for more than 2 weeks, or vacates or abandons the Premises before the Expiration Date.

16. Landlord's Remedies. Upon the occurrence of any Default, Landlord shall have the right, at Landlord's election, then or at any time thereafter, to exercise any one or more of the following remedies to the fullest extent allowed by applicable law:

16.1. Landlord Cure Right. Landlord may, without releasing Tenant from any obligations under this Lease, make any payment or take any action as Landlord may deem necessary or desirable to cure any such Default in such manner and to such extent as Landlord may deem necessary or desirable, and Landlord may do so without demand on, or written notice to, Tenant and without giving Tenant an opportunity to cure such Default. Tenant covenants and agrees to pay to Landlord, within a reasonable time after demand, all advances, costs, and expenses of Landlord in connection with the making of any such payment or the taking of any such action, including reasonable attorneys' fees, together with interest at the rate of 12% per annum (the "**Default Rate**"), from the date of payment of any such advances, costs, and expenses by Landlord.

16.2. Termination. In addition to its termination rights under Section 3.3, Landlord may terminate this Lease, effective at such time as may be specified by written notice to Tenant, and recover possession of the Premises from Tenant, whereupon Landlord shall be entitled to recover forthwith from Tenant, as damages for loss of the bargain and not as a penalty, an aggregate sum which, at the time of such termination of this Lease, represents the present value of the excess, if any, of: (a) the aggregate of the Rent and other sums payable by Tenant hereunder that would have accrued for the balance of the Term, subject to the credits and offsets for the Rent Incentive provided in Section 3.2, above, and further subject to Tenant's right to terminate for convenience; over and exceeding (b) the amount, if any, of such Rent and other sums which Tenant establishes Landlord can reasonably expect to recover by reletting the Premises for the remainder of the Term, taking into consideration loss of Rent while finding a new tenant, tenant improvements and rent abatements necessary to secure a new tenant, leasing brokers' commissions and other costs which Landlord might incur in leasing the Premises to a new tenant plus any other sum of money and damages owed by Tenant to Landlord for events or actions occurring before the date of termination. Such present value shall be computed by discounting the amount due from Tenant, using a discount rate of 6%.

16.3. Cumulative Remedies. No remedy or election hereunder shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity.

16.4. Exhaustion of Remedies. Upon any Default, Landlord may proceed directly against Tenant or any other party guaranteeing or responsible for the performance or Tenant's obligations under this Lease, including any assignee or subtenant, without first exhausting Landlord's remedies against any other person or entity responsible therefor to Landlord, or any security held by Landlord.

17. Access. Landlord and Landlord's employees, agents, contractors, and other authorized representatives shall have the right to enter the Premises at any time in the case of an emergency, and otherwise at reasonable times upon not less than 24 hours' prior notice to Tenant for the purpose of showing the same to prospective purchasers, lenders, or tenants, or making such alterations, repairs, improvements, or additions to the Premises as Landlord may deem necessary, or performing any obligation of Landlord under this Lease. All such activities shall be without abatement of Rent. Landlord may at any time place on the Premises any ordinary "For Sale" signs and Landlord may during the last 6 months of the Term hereof place on the Premises (but not in any show windows) any ordinary "For Lease" signs.

18. Permitted Exceptions. This Lease and all of Tenant's rights hereunder are subject to all the matters, restrictions, and encumbrances of record (whether now existing or hereafter arising), as well as the applicable state or federal grant documents or restrictions. Landlord reserves to itself the right, from time to time, to grant, without the consent or joinder of Tenant, provided its right to occupy and use the Premises is not materially affected, such easements, grants, rights, and dedications as Landlord deems necessary, and to cause the recordation of parcel maps and restrictions. Provided its right to occupy and use the Premises is not materially affected, Tenant shall have no right to seek damages or to cancel or terminate this Lease, and the rights and obligations of Landlord and Tenant hereunder otherwise shall not be affected, because of any rights, changes or other matters allowed or set forth in any such encumbrances of record.

19. Estoppel Certificates. Tenant shall, at any time and from time to time, 10 days following its receipt of a request from Landlord, sign, acknowledge, and deliver to Landlord or any other person designated by Landlord a certification: (a) that this lease is in full force and effect and has not been modified (or, if modified, setting forth all modifications); (b) stating the date to which the Rent has been paid; (c) stating whether or not, to its actual knowledge, the other party is in default of its obligations under this lease and if so, describing the default, including any event that has occurred which, with the serving of notice or the passage of time, or both, would give rise to a default; and (d) stating to its actual knowledge, any other factual matters reasonably requested by the other party or any person designated by the other party. Any certification delivered under this Section may be relied on by the third party for whom the certification is requested but shall not, as between Landlord and Tenant, affect their respective rights.

20. End of Term.

20.1. Surrender. Upon the expiration or sooner termination of this Lease, Tenant shall restore the Premises, including the Tenant Improvements, to their original condition as of the Commencement Date of this Lease, reasonable wear and tear excepted and excluding damage from casualty loss or condemnation. Reasonable wear and tear shall not include any damage or deterioration that would have been prevented by good maintenance practice or by Tenant performing all of its obligations under this Lease. If requested by Landlord, Tenant shall remove Tenant's Work (exclusive of the Tenant Improvements) and any other alterations to the Premises made by or on behalf of Tenant. All damage caused by Tenant shall be repaired and the Premises restored such that on or before the last day of the Lease, the Premises shall be delivered in broom clean condition free of Tenant's product, furniture, and equipment. Tenant's obligation hereunder shall survive the expiration or sooner termination of the Lease.

20.2. Holdover. If Tenant should remain in possession of the Premises after the expiration of the Term, then such holding over shall be construed as a tenancy at sufferance. During such holdover period, Tenant shall pay to Landlord double the rate of Rent in effect on the expiration or termination of the Lease Term plus all other sums payable by Tenant under this Lease, and it shall be bound by all of the other covenants and conditions specified in this Lease, so far as applicable. If the Landlord does not consent to the Tenant's remaining in possession, Landlord shall have all the rights and remedies provided for by law and this Lease, including the right to recover consequential damages suffered by Landlord as a result of Tenant's holdover.

21. Notices. All notices required or permitted by this Lease shall be in writing, may be delivered by hand delivery, United States Express Mail or other nationally recognized overnight courier, or electronic mail and shall be deemed sufficiently given if served in a manner specified in this Section.

21.1. Addresses.

Notices to Landlord shall be sent to:

City of Parkville
Attn: City Administrator
8880 Clark Ave
Parkville, MO 64152

Email: parks@parkvillemo.gov
With a copy to : jmautino@parkvillemo.gov

Notices to Tenant shall be sent to the Premises, with a copy to:

Denise Glanzer
12155 NW 81st Street
Parkville, MO 64152

Email:denise@whitefarmhouseflowers.com
With a copy to:
msherman@spencerfane.com

21.2. Change of Address. Either Party may by written notice to the other specify a different address for notice, except that upon Tenant's taking possession of the Premises, the Premises will constitute Tenant's address for notice, provided a copy is also sent to Tenant at the address provided in Section 21.1. A copy of all notices to Landlord shall be concurrently transmitted to such party or parties at such addresses as Landlord may from time to time hereafter designate in writing.

21.3. Date Given. Notices delivered by United States Express Mail or a nationally recognized overnight courier (including FedEx, DHL, UPS, and Airborne) that guarantee next day delivery will be deemed given 24 hours after delivery of the same to the Postal Service or such courier. Notices transmitted by electronic mail or similar means will be deemed delivered upon telephonic or electronic confirmation of receipt, provided a copy is also delivered via delivery or mail. If notice is received on a non-business day, it shall be deemed received on the next business day.

22. Waiver. No waiver by Landlord of the violation of any term, covenant, or condition hereof by Tenant, shall be deemed a waiver of any other term, covenant, or condition hereof, or of any subsequent violation by Tenant of the same or of any other term, covenant, or condition hereof. Landlord's consent to, or approval of, any act shall not be deemed to render unnecessary the obtaining of Landlord's consent to, or approval of, any subsequent or similar act by Tenant, or be construed as the basis of an estoppel to enforce the provision or provisions of this Lease requiring such consent. The acceptance of Rent by Landlord shall not be a waiver of any such violation or any Default by Tenant. Any payment by Tenant may be accepted by Landlord on account of moneys or damages due Landlord, notwithstanding any qualifying statements or conditions made by Tenant in connection therewith, which such statements and/or conditions shall be of no force or effect whatsoever unless specifically agreed to in writing by Landlord at or before the time of deposit of such payment. No payment by Tenant, nor receipt by Landlord, of a lesser amount than the Rent herein stipulated, subject to the credits and offsets for the Rent Incentive provided in Section 3.2, above, shall be deemed to be other than on an account of the earliest stipulated Rent, nor shall any endorsement or statement on any check or any letter accompanying any check or payment as Rent be deemed an accord and satisfaction, and Landlord shall accept such check for payment without prejudice to Landlord's right to recover the balance of such Rent or pursue any other remedy available to Landlord.

23. Force Majeure. Whenever a period of time is provided in this Lease for either party to do or perform any act or thing, except for the payment of monies by Tenant, the computation of such period of time shall exclude any delays due to strikes, riots, acts of God, shortages of labor, or any cause or causes, whether or not similar to those enumerated, beyond the parties' reasonable control or the reasonable control of their agents, servants, employees, and any contractor engaged by them to perform work in connection with this Lease.

24. Tenant Indemnity and Release.

24.1. Indemnity. To the extent permitted by law, and subject to the other terms and conditions of this Lease, Tenant shall indemnify, protect, defend, and hold harmless the Premises, the Landlord, and its elected and appointed officials, officers, employees, agents, and contractors, from and against any and all claims, actions, demands, suits, proceedings, orders, losses (including loss of rents), damages, liens, judgments, penalties, attorneys' and consultants' fees, expenses, and/or liabilities (collectively, "**Claims**") arising out of, involving, or in connection with: (a) the use and/or occupancy of the Premises by Tenant; (b) the conduct of Tenant's business on the Premises; (c) any act, omission, fault, or neglect on or about the Building or Common Areas of Tenant, its agents, employees, contractors, subtenants, licensees, visitors, or invitees; or (d) any violation of any terms hereof by Tenant, except to the extent such Claim is the result of Landlord's recklessness or willful misconduct. If any action or proceeding is brought against Landlord by reason of any of the foregoing matters, Tenant shall upon notice defend the same at Tenant's expense by counsel reasonably satisfactory to Landlord and Landlord shall reasonably cooperate with Tenant in such defense. Landlord need not have first paid any such Claim in order to be defended or indemnified. This Section shall survive the expiration or sooner termination of this Lease.

24.2. Waiver. Landlord and its officials, officers, agents and employees shall not be liable for, and Tenant waives all claims for, damage to property sustained by Tenant, employees, agents or contractors, or any other person claiming through Tenant, resulting from any accident in or upon the Premises. Landlord shall not be liable to Tenant for any damage by or from any act or negligence of any user of the Premises or Property, or by any owner or occupant of adjoining or contiguous property. Landlord shall not be liable for any injury or damage to person or property resulting in whole or in part from the criminal activities of others. All property of Tenant kept or stored on the Premises shall be so kept or stored at the risk of Tenant. To the extent not covered by normal fire and extended coverage insurance, Tenant agrees to pay for all damage to the Building and the Premises caused by Tenant, or any of its employees, agents, or contractors.

25. Limitation on Landlord Liability. No provision, covenant, or agreement contained in this Lease, or any obligation herein or therein imposed upon the Landlord, or the breach thereof, shall constitute or give rise to or impose upon the Landlord a pecuniary liability or a charge upon the general credit or taxing powers of the City of Parkville. Nothing in this Lease shall be construed as a waiver of the Landlord's sovereign immunity, legislative immunity, public duty immunity, or any other immunity, privilege, or limitation of liability applicable to Landlord.

26. Miscellaneous

26.1. No Oral Amendment. This Lease may not be changed or terminated, in whole or in part, except in a writing signed by Landlord and Tenant.

26.2. Execution. Notwithstanding any provision of this Lease, or any Laws, to the contrary, or the execution of this Lease by Tenant, this Lease shall not bind or benefit Landlord or Tenant, unless and until this Lease is signed and delivered by both Landlord and Tenant.

26.3. No Surrender. No act or omission of Landlord or Tenant, or their respective employees, agents or contractors, including the delivery or acceptance of keys, shall be deemed an acceptance of a surrender of the Premises, and no agreement to accept such surrender shall be valid unless it is in a writing signed by Landlord.

26.4. Captions. The captions in this Lease are for reference only and do not define the scope of this Lease or the intent of any term. All Section references in this lease shall, unless the context otherwise specifically requires, be deemed references to the Sections of this lease.

26.5. Severability. If any provision of this Lease, or the application thereof to any person or circumstance, is invalid or unenforceable, then in each such event the remainder of this lease or the application of such provision to any other person or any other circumstance (other than those as to which it is invalid or unenforceable) shall not be affected, and each provision hereof shall remain valid and enforceable to the fullest extent permitted by all applicable Laws.

26.6. Consents or Approvals. Whenever Landlord's consent or approval is required herein, such consent or approval shall not be deemed given until Landlord has provided such consent or approval in writing. Where the consent or approval of Landlord shall be required, such consent or approval shall be granted in Landlord's sole discretion unless otherwise expressly provided. With respect to any provision of this Lease which either expressly provides or is held to provide that Landlord shall not unreasonably withhold or unreasonably delay any consent or approval, Tenant shall not be entitled to make claim for, and Tenant expressly waives claim for, damages incurred by Tenant by reason of Landlord's failure to comply, it being understood and agreed that Tenant's sole remedy shall be an action for specific performance.

26.7. No Presumption. There shall be no presumption against Landlord because Landlord drafted this Lease or for any other reason.

26.8. Joint and Several Liability. If Tenant is comprised of two or more persons, the liability of those persons under this Lease shall be joint and several.

26.9. Construction. Wherever appropriate in this Lease, words of any gender used in this Lease shall be construed to include any other gender, and words in the singular shall include the plural and vice versa, unless the context otherwise requires.

26.10. No Recording. Tenant shall not record this Lease or any memorandum of this Lease.

26.11. Governing Law. This Lease shall be governed by, and construed in accordance with, the laws of the State of Missouri. TO THE EXTENT PERMITTED BY APPLICABLE LAW, AND ACKNOWLEDGING THAT THE CONSEQUENCES OF SAID WAIVER ARE FULLY UNDERSTOOD, TENANT HEREBY EXPRESSLY WAIVES THE RIGHT TO TRIAL BY JURY IN ANY ACTION TAKEN WITH RESPECT TO THIS LEASE.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the Effective Date.

LANDLORD:

CITY OF PARKVILLE, MISSOURI

By: ______________________________

Alexa Barton, City Administrator

TENANT:

WHITE FARMHOUSE FLOWERS, LLC

By: ______________________________

Name: Denise Glazer

Title: ______________________________

Attest:

By: ______________________________

Name: ______________________________

Title: ______________________________

EXHIBIT A – LEGAL DESCRIPTION OF PROPERTY AND SITE PLAN SHOWING PREMISES

TRACT I:
All that portion of Burlington Northern Railroad Company's (formerly Chicago, Burlington & Quincy Railroad Company) Station Grounds in Parkville, Missouri in the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 35, Township 51 North, Range 34 West, 5th P.M., Platte County, Missouri, described as follows, to-wit:
Beginning on the Southerly line of First Street, produced Easterly, 391.0 feet Easterly from the intersection of the East line of Main Street with the Southerly line of First Street, in Parkville, Platte County, Missouri, said distance being measured along the Southerly line of First Street; thence Easterly on a prolongation of the Southerly line of First Street, 217.2 feet; thence Southerly, forming an included angle with the last described course of 81 degrees 38 minutes on a line along the Easterly line of Woodward Hall Building 160.3 feet to a point 10.0 feet Northerly from, measured at right angles to the centerline of the Original Main Track of the Chicago, Burlington & Quincy Railroad Company; thence Westerly, parallel with the centerline of said Main Track, in a curved line, concaved Southerly, radius being 2900.00 feet, 221.0 feet; thence Northerly in a straight line, 161.2 feet to the Point of Beginning. EXCEPT therefrom the Southerly 15.0 feet, subject to that part, if any, in streets, roadways, highways or other public rights-of-way.

TRACT II:
All that portion of said Railroad Company's Station Grounds in Parkville, Platte County, Missouri in the Northeast Quarter of the Southeast Quarter of Section 35, Township 51 North, Range 34 West, of the 5th P.M., described as follows, to-wit:
Beginning at a point of intersection between a line drawn parallel with and distant 25.0 feet Northeasterly, measured radially to said Railroad Company's Main Track centerline, as now located and constructed and a line drawn due North and South distant 60.0 feet due East of Missouri Valley house or College crosses said Railroad right of way; thence Southeasterly parallel with said Main Track centerline a distance of 80.0 feet; thence due North a distance of 40.0 feet; thence Northwesterly parallel with said Main Track centerline to a point on the prolongation of the East line of the Woodward Hall Building; thence Southwesterly along said East line prolonged to a point distant 25.0 feet Northeasterly, measured radially to said Main Track centerline; thence Southeasterly parallel with said Main Track centerline to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way.

EXCEPT from above Tracts I and II, that part deeded to the State of Missouri, acting by and through the Missouri Highways and Transportation Commission recorded in Special Warranty Deed recorded 9/8/2009, as Document No. 2009013430 in Book 1146 at Page 369.

View of Train Depot southern and eastern facades

Subject Property Aerial Map

THIS SITE PLAN IS APPROXIMATE, AND IT IS NOT A REPRESENATION OR WARRANTY OF THE ACTUAL LAYOUT OR SIZE OF THE PREMISES OR THE BUILDING.

EXHIBIT B – LANDLORD'S WORK AND LANDLORD'S ANTICIPATED MAINTENANCE PROJECTS

Landlord's Work

- Replacing exterior storm windows with functioning new interior storm windows
- Replace two back doors and wood rot on the trim
- Exterior Painting
- Exterior stucco repairs

All such items of work shall be installed in a manner reasonably determined by Landlord. Except as expressly set forth herein, Tenant will accept the Premises in its "AS IS" condition, and Landlord shall have no obligation to install (or pay for) any alterations to the Premises.

Landlord's Anticipated Maintenance Projects

- Replacing HVAC units (planned for FY25)
- Sealcoat parking lot (planned for FY25)
- Mill/Overlay parking lot (planned for FY27)

EXHIBIT C – RENT INCENTIVE WORKSHEET

Exhibit C

2025 Parkville Train Depot		White Farmhouse Flowers & Gifts: Annual Base rent per square foot: $21.60 and 2.5% per year escalation									
Lease Model: 7 years at 5@75%; 2@40%			Term 1: 5 years: 75%						Term 2: 2 years: 40%		
8701 NW River Park Drive, Parkville, MO 64152			Year 1	Year 2	Year 3	Year 4	Year 5		Year 6	Year 7	
		Base Rent w/Escalation	$ 21.60	$ 22.14	$ 22.69	$ 23.26	$ 23.84		$ 24.44	$ 25.05	
Property square feet : 1929		75% Incentive Credit to Tenant	$ 16.20	$ 16.61	$ 17.02	$ 17.45	$ 17.88	40% Incentive Credit to Tenant	$ 9.78	$ 10.02	
City Investment of:	$ 72,050	Net Rent to City	$ 5.40	$ 5.54	$ 5.67	$ 5.82	$ 5.96	Net Rent to City	$ 14.66	$ 15.03	
Tenant Finish investment of	$ 205,719										
		Annual Full Rent	$ 41,666	$ 42,708	$ 43,776	$ 44,870	$ 45,992	Annual Full Rent	$ 47,142	$ 48,320	$ 314,474
		Annual Rent Incentive to Tenant	$ 31,250	$ 32,031	$ 32,832	$ 33,653	$ 34,494	Annual Rent Incentive to Tenant	$ 18,857	$ 19,328	$ 202,444
		Annual Rent to City	$ 10,417	$ 10,677	$ 10,944	$ 11,218	$ 11,498	Annual Rent to City	$ 28,285	$ 28,992	$ 112,030
Square Footage	1929										
.75 acre		Monthly Rental Rate to Tenant	$ 868	$ 890	$ 912	$ 935	$ 958	Monthly Rental Rate to Tenant	$ 2,357	$ 2,416	
		Monthly rent	868	890	912	935	958		2357	2416	

EXHIBIT D – TENANT IMPROVEMENTS

Replace concrete sidewalk from east parking lot to building with a 5ft wide ADA accessible concrete walk -- ADA ramp that connects to the front door and concrete sidewalk (see above/inhouse)	$	4,775
Handicap Accessible Ramp / Add front porch/landing -10ft by 8ft concrete landing	$	10,325
Demo of Kitchenette	$	1,000
Demo of Walls, Install Beams/Columns/Piers	$	8,725
Engineering Fee	$	1,000
Expanded for 10' Door	$	6,500
Drywall patching/finishing	$	6,880
Added French Doors w/Side Lites (north end)	$	13,388
Added Residential Door (south end)	$	5,738
Interior Paint	$	14,500
LVP, Flooring	$	4,904
Covebase (included in flooring cost)	$	-
Electrical, 0 (Add Exterior Lighting over door: Included)	$	900
Final Clean	$	3,500
Dumpsters	$	650
Tenant Provided: (Sink: $2,000) (Storage shelves: $4,000)=$6,000	$	6,000
General Conditions	$	15,520
G&L Insurance	$	1,003
Overhead & Profit	$	15,046
Owner Contingency (10%)	$	10,030
Payment Bond	$	3,800
Exterior Depot Lighting	$	7,500
Replace the back patio brick with new stamped disability friendly concrete	$	32,200
Exterior Landscaping around the Depot Structure, including irrigation	$	24,913
9 Hwy Landscaping	$	6,923
Estimated Construction Total	$	205,719

Exhibit C

2025 Parkville Train Depot
Lease Model: 7 years at 5@75%; 2@40%
8701 NW River Park Drive, Parkville, MO 64152

Property square feet : 1929
City Investment of: $ 72,050
Tenant Finish investment of $ 205,719

Square Footage 1929
.75 acre

White Farmhouse Flowers & Gifts: Annual Base rent per square foot: $21.60 and 2.5% per year escalation

	Term 1: 5 years: 75%				
	Year 1	Year 2	Year 3	Year 4	Year 5
Base Rent w/Escalation	$ 21.60	$ 22.14	$ 22.69	$ 23.26	$ 23.84
75% Incentive Credit to Tenant	$ 16.20	$ 16.61	$ 17.02	$ 17.45	$ 17.88
Net Rent to City	$ 5.40	$ 5.54	$ 5.67	$ 5.82	$ 5.96
Annual Full Rent	$ 41,666	$ 42,708	$ 43,776	$ 44,870	$ 45,992
Annual Rent Incentive to Tenant	$ 31,250	$ 32,031	$ 32,832	$ 33,653	$ 34,494
Annual Rent to City	$ 10,417	$ 10,677	$ 10,944	$ 11,218	$ 11,498
Monthly Rental Rate to Tenant	$ 868	$ 890	$ 912	$ 935	$ 958

	Term 2: 2 years: 40%		
	Year 6	Year 7	
	$ 24.44	$ 25.05	
40% Incentive Credit to Tenant	$ 9.78	$ 10.02	
Net Rent to City	$ 14.66	$ 15.03	
Annual Full Rent	$ 47,142	$ 48,320	$ 314,474
Annual Rent Incentive to Tenant	$ 18,857	$ 19,328	$ 202,444
Annual Rent to City	$ 28,285	$ 28,992	$ 112,030
Monthly Rental Rate to Tenant	$ 2,357	$ 2,416	

Monthly rent	868	890	912	935	958	2357	2416

CITY OF PARKVILLE
Policy Report

Date: February 20, 2025

Prepared By:
Stephen Lachky, Community Development Director

Reviewed By:
Alexa Barton, City Administrator
John Mautino, City Attorney

ISSUE:
Approve Bill No. 3320, an ordinance to amend Parkville Municipal Code Section 210.080 to update regulations pertaining to the keeping of chickens (Community Development)

BACKGROUND:
On August 19, 1986, the Board of Aldermen adopted Ordinance No. 964, creating Chapter 210 Animal Regulations. This chapter, which is contained within the Public Health, Safety and Welfare section of the Parkville Municipal Code, is enforced by the Police Department and contains various provisions for animals, including but not limited to:

- Abandonment
- Cruelty/Mistreatment
- Confinement
- Commercial Kennels
- Bite Procedures
- Dangerous/Exotic
- Definitions
- Disturbances/Nuisances
- Dog Tags
- Impounding
- Licensing/Fees
- Loading/Transportation
- Manure Disposal
- Pet Shops
- Possession & Sale
- Sanitation
- Trapping
- Vaccinations

On August 28, 2024, Governor Mike Parsons signed House Bill 2062 into law, which states that homeowner associations (HOAs) cannot prohibit property owners from having chicken coops and up to six (6) chickens in their backyards*. Although this state law doesn't conflict with any of the City's existing regulations, nor affect the ability of the City to regulate ownership of chickens, the Board of Aldermen requested additional information on the City's current regulations pertaining to chickens. This information was then presented to the Board of Aldermen at their January 21, 2025, regular meeting:

SMALL ANIMALS AND FOWL REGULATIONS

Within Parkville Municipal Code Chapter 210 is Section 210.080 Small Animals and Fowl, which contains provisions for chickens. Chapter 210 provides definitions for the following:

- ***Small Animal*** *– Any animal not within the definition of large animal but including all dogs and cats without reference to size.*
- ***Fowl*** *– Any bird used as food or hunted as game, domesticated or wild, male or female, single and plural.*

Section 210.080 establishes the following regulations for the City:

- **Amount**– No restrictions on the total number of chickens, domestic birds, or rabbits.
- **Setbacks** – If keeping more than 15 chickens, 15 domestic birds, or 10 rabbits, then they must be kept at least 500 ft. from adjacent dwellings/buildings.
- **Roosters** – No roosters which crow are allowed, and they must be kept at least 500 ft. from adjacent residences/buildings.

REGULATIONS IN OTHER CITIES

Additionally, Community Development Department staff researched regulations for other municipalities throughout the Kansas City region pertaining to small animals and fowl in order to compare them with Parkville's regulations:

Municipality	Zoning	Amount	Setbacks	Other
Belton, Mo.	All districts	10 maximum	75 ft. from residences	-
Gladstone, Mo.	All districts	10 maximum (lots <3 acres) 15 maximum (lots >3 acres)	-	One-time permit required
Independence, Mo.	Agricultural districts	No limit	-	-
	All other districts	6 maximum	50 ft. from residences	
		No limit	200 ft. from residences	
Lee's Summit, Mo.	All districts	6 maximum	-	-
		No limit	400 ft. from residences	
Liberty, Mo.	Residential districts	6 maximum	30 ft. from residences	Annual permit required (1 year initially; renewal every 2 years)
North Kansas City, Mo.	All districts	3 maximum	200 ft. from residences	-
Overland Park,	All districts	3 maximum (0.2-0.49 acres)	10 ft. side-yard 25 ft. rear-yard	Annual permit required

Kan.		6 maximum (0.5-0.99 acres) 12 maximum (1-3 acres)		(renewals + inspections)
		No limit (>3 acres)		No permit required
Parkville, Mo.	All districts	No limit	500 ft. from residences (≥15 chickens)	-
Raymore, Mo.	Agricultural districts	No limit	-	-
	Rural estate district			
	R-1 Single-Family Residential district	No limit (>3 acres)		
Riverside, Mo.	Residential districts	10 maximum	-	-
Smithville, Mo.	Agricultural districts	No limit	50 ft. from residences	Annual permit required (renewals + inspections)
	All other districts	10 maximum		

In summary, most communities don't have zoning restrictions in place for chickens; most communities restrict the total amount of chickens to either 6, 10 or have no limit; most communities have setback restrictions from residences, which tend to range between 50-200 ft.; and about half of the communities require an annual permit (for renewals + inspections).

Comparing the City of Parkville to other communities, our regulations compare closely to the cities of Independence, Mo. and Lee's Summit, Mo. — where there's no maximum limit for the number of chickens a property owner can have; however, a significant setback is required for specific instances. More specifically, the City of Parkville has the most restrictive setback requirement than any of the other communities researched.

PROPOSED TEXT AMENDMENT

Based on feedback from the Board of Aldermen at their February 18, 2025, regular meeting, staff drafted a proposed text amendment to Section 210.080, which contains the following regulations:

Municipality	Zoning	Amount	Setbacks	Other
Parkville, Mo.	All districts	6 maximum (<5 acres)	5 ft. side-yard 10 ft. rear-yard (lots <7,500 sq. ft.) 30 ft. from residences (lots ≥7,500 sq. ft.)	-
		No limit (≥5 acres)		

STRATEGIC GOAL(S):

Public Safety

BUDGET IMPACT:

Except for required codification and enforcement, there is no budgetary impact.

ALTERNATIVES:

1. Approve the first and second readings of an ordinance amending Parkville Municipal Code Section 210.080 updating regulations for the keeping of chickens.
2. Adopt the ordinance, subject to revisions.
3. Approve the first reading and postpone the second reading to March 18, 2025.
4. Deny the ordinance and provide alternative direction to staff.
5. Postpone the item.
6. Take no action.

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 differs to the decision of the Board of Aldermen regarding the proposed text amendment.

POLICY:
The Board of Aldermen must approve changes to the City's Municipal Code by ordinance.
**Missouri State Law (Section 442.404.5, RSMo.) limits the ability of homeowners' associations to restrict ownership of chickens:*

1. *No deed restrictions, covenants, or similar binding agreements running with the land shall prohibit or have the effect of prohibiting ownership or pasturing of up to six chickens on a lot that is two tenths of an acre or larger, including prohibitions against a single chicken coop designed to accommodate up to six chickens.*
2. *A homeowners' association may adopt reasonable rules, subject to applicable statutes or ordinances, regarding ownership or pasturing of chickens, including a prohibition or restriction on ownership or pasturing of roosters.*

SUGGESTED MOTION:
APPROVAL
I move to approve Bill No. 3320, an ordinance amending Section 210.080 of the Code of Ordinances of the City of Parkville updating regulations pertaining to the keeping of chickens, on first reading.

I move to approve Bill No. 3320, an ordinance amending Section 210.080 of the Code of Ordinances of the City of Parkville updating regulations pertaining to the keeping of chickens on second reading to become Ordinance No. ____.

DENIAL
I move to deny Bill No. 3320, an ordinance amending Section 210.080 of the Code of Ordinances of the City of Parkville updating regulations pertaining to the keeping of chickens.

TAKE NO ACTION'
The Board may choose to postpone the discussion to a future meeting or take no action.

ATTACHMENTS:
1. Proposed Ordinance

BILL NO. 3320 ORDINANCE NO. ____

AN ORDINANCE AMENDING SECTION 210.080 OF THE CODE OF ORDINANCES OF THE CITY OF PARKVILLE, MISSOURI REGARDING REGULATIONS PERTAINING TO THE KEEPING OF CHICKENS

WHEREAS, on August 19, 1986, the Board of Aldermen adopted Ordinance No. 964 creating Chapter 210 Animal Regulations, which contains various provisions for animals including provisions relating to chickens; and

WHEREAS, Missouri House Bill 2062 became effective on August 28, 2024, and said law limits the ability of homeowner's associations to restrict the keeping of chickens; and

WHEREAS, the City wishes to update its ordinances relating to the keeping of chickens.

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

Section 1. Parkville Municipal Code Chapter 210, Section 210.080 is hereby amended to read as follows:

A. A person may keep or maintain up to six (6) chickens on lots less than five (5) acres in size, or more than six (6) chickens on lots equal to or greater than five (5) acres in size, provided that:

   1. Such chickens are kept and maintained in an enclosed area within 10 ft. from the rear-yard boundary and within 5 ft. from the side-yard boundary for property less than 7,500 sq. ft. in area, or

   2. Such chickens are kept and maintained in an enclosed area at least 30 ft. from the nearest portion of any dwelling or other building occupied by or in any way used by human beings (except for the dwelling occupied by the owner or keeper of such chickens) for property equal to or greater than 7,500 sq. ft. in area.

B. Chickens that crow are prohibited.

Section 2. This ordinance shall be in effect immediately upon its passage and approval.

PASSED and APPROVED this 4th day of March 2025.

____
Mayor Dean Katerndahl

ATTESTED:

____
City Clerk Melissa McChesney

ITEM 6.A.1.
For 3/4/2025
Board of Aldermen Meeting

CITY OF PARKVILLE
Policy Report

Date: February 14, 2025

Prepared By:
Karla Shewell, Deputy City Clerk/Finance Specialist

Reviewed By:
Bryan Kidney, Deputy City Administrator/Finance Director

ISSUE:
Accounts Payable

BACKGROUND:
The Accounts Payable and Payroll reports attached here represent the transactions for the period February 19, 2025 through March 4, 2025:

- 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)	$173,166.09
Payroll (1 period)	$101,650.00
Payroll Taxes Paid	$10,634.51
Benefits Paid	$45,833.19
Total	**$331,283.79**

ALTERNATIVES:
N/A: Informational Purposes

FINANCE COMMITTEE RECOMMENDATION:
The item was not presented to the Finance Committee, but is being taken directly to the Board of Aldermen for consideration RSMo. 79.300.

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 & Payroll Register 3-4-25

PACKET: 08536 Regular Payments-03.04.25
VENDOR SET: 01 **** CHECK LISTING ****
BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
01999	Absolute Comfort Technologies, Inc.							
	I-I-2329428-2	WA17McAfee PS VoltRegWork-Sewe	R	3/04/2025		445.00CR	047203	445.00
03207	Accent Sales & Sevice Co Inc							
	I-1124-35067	WWTF Jib Crane Rpr-Sewer	R	3/04/2025		348.00CR	047204	348.00
02772	Advanced Turf Solutions							
	I-SO1247283.2	Seed & Fertilizer - PST	R	3/04/2025		80.00CR	047205	
	I-SO1256377	Seed & Fertilizer - PST	R	3/04/2025		452.75CR	047205	532.75
00934	Allen's Water Service							
	I-2450	Jan2025 Water serv - Streets	R	3/04/2025		450.00CR	047206	450.00
02878	Andrew Coulson (Law Office, P.C.)							
	I-0522-052424	MMACJA Conf_Miles&PerDiem-Cour	R	3/04/2025		361.38CR	047207	361.38
02227	BagSpot Pet Waste Solutions							
	I-BGSPT-8835	Dog Bags 6ea - PST	R	3/04/2025		347.70CR	047208	347.70
01371	Blue Valley Laboratories, Inc							
	I-62759	PAC Aerator Removal&Serv-PST	R	3/04/2025		325.00CR	047209	325.00
03189	Carlos Vasquez							
	I-070224Closure	Refund park closure0702-PST	R	3/04/2025		40.00CR	047210	40.00
02906	Central Salt							
	I-PSI25-07644	Snow Salt Material - Streets	R	3/04/2025		15,104.78CR	047211	
	I-PSI25-07645	Snow Salt Material - Streets	R	3/04/2025		4,481.60CR	047211	19,586.38
02832	Confluence, Inc.							
	I-30656	ArchitechDesign&Landscpg-CIP	R	3/04/2025		536.25CR	047212	
	I-30989	ArchitechDesign&Landscpg-CIP	R	3/04/2025		1,920.00CR	047212	
	I-31056	ArchitechDesign&Landscpg-CIP	R	3/04/2025		960.00CR	047212	3,416.25
00156	Dave's Foreign Car Repair LLC							
	I-0152634	V600 Oil Change - PD	R	3/04/2025		55.00CR	047213	
	I-0152664	V606 Oil Change - PD	R	3/04/2025		55.00CR	047213	
	I-0152667	V601 Oil change - PD	R	3/04/2025		55.00CR	047213	165.00
03242	DAVID MULLEN							
	I-022025	Interview Mileage Reimb-PST	R	3/04/2025		212.80CR	047214	212.80

PACKET: 08536 Regular Payments-03.04.25
VENDOR SET: 01 **** CHECK LISTING ****
BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
03093	Fluid Equipment/Cogent							
	I-5616371	VFD Fault Rpr McAfeePS-Sewer	R	3/04/2025		700.01CR	047215	700.01
00519	Friends of Parkville Animal Shelter							
	I-19988	2025 Shelter Contract-Admin&PD	R	3/04/2025		12,000.00CR	047216	12,000.00
00051	Galls, Inc.							
	I-030427353	Rplc Nametag on Coat Rozar-PD	R	3/04/2025		13.28CR	047217	
	I-030463212	Replcmt uniform items Hill-PD	R	3/04/2025		61.50CR	047217	
	I-030475376	Replcmnt Uniform items Hill-PD	R	3/04/2025		134.94CR	047217	209.72
01485	George Butler Associates							
	I-86029	DTriangleStudy1228-012425-CIP	R	3/04/2025		20,809.43CR	047218	20,809.43
02131	Heritage Tractor, Inc.							
	I-12549055	JD 2305 starter relay - PST	R	3/04/2025		331.08CR	047219	
	I-12578627	997 Wire Repair - PST	R	3/04/2025		795.00CR	047219	
	I-12581165	Mower parts - PST	R	3/04/2025		391.36CR	047219	
	I-12595114	Screws for mower - PST	R	3/04/2025		8.64CR	047219	1,526.08
03230	Hutchinson Salt Company, Inc							
	I-192089	Snow Salt Material - Streets	R	3/04/2025		6,304.09CR	047220	
	I-192459	Snow Salt Material - Streets	R	3/04/2025		1,379.75CR	047220	
	I-193073	Snow Salt Material - Streets	R	3/04/2025		1,570.80CR	047220	
	I-193285	Snow Salt Material - Streets	R	3/04/2025		4,532.35CR	047220	13,786.99
02971	Kissick Construction Co., Inc.							
	I-24034-02	2024 CCTV - Sewer	R	3/04/2025		1,518.14CR	047221	1,518.14
00891	Kranz of Kansas City							
	I-SI11488/11512	2015TrkCrossoverValve-Streets	R	3/04/2025		225.14CR	047222	225.14
01018	Main Street Parkville Assn							
	I-W2024	PP Dec PhotoOp Split-PST	R	3/04/2025		750.00CR	047223	750.00
03179	Mel Smith & Charlie Rippenkro							
	I-002113	InsClm Young Remodeling-Sewer	R	3/04/2025		17,799.80CR	047224	
	I-1653	InsClmFlooring Butler-Sewer	R	3/04/2025		14,959.32CR	047224	32,759.12
02894	Menards							
	I-82350	Sawhorse Brackets - PST	R	3/04/2025		51.97CR	047225	51.97

PACKET: 08536 Regular Payments-03.04.25
VENDOR SET: 01 **** CHECK LISTING ****
BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
03239	Metropoint Services, LLC							
	I-5719	Blind & doorknob cleaning-ISFB	R	3/04/2025		550.00CR	047226	550.00
00561	Missouri GFOA							
	I-2025BKIDNEY	2025 MEMBER DUES BK-ADMIN	R	3/04/2025		75.00CR	047227	75.00
01163	North Hills Engineering, Inc							
	I-2501	Jan2025 Contract Eng Serv-Var	R	3/04/2025		11,680.00CR	047228	11,680.00
00101	Petty Cash							
	I-021325	Reimb & True up - Admin	R	3/04/2025		118.00CR	047229	118.00
02374	Platte County Regional Sewer District							
	I-2025-004	Feb2025 Mgmt Contract-Sewer	R	3/04/2025		28,327.66CR	047230	28,327.66
00107	Platte Rental & Supply							
	I-112198-1	2cyl Oil - PST	R	3/04/2025		46.37CR	047231	
	I-113848-1	Chainsaw parts&oil - PST	R	3/04/2025		147.21CR	047231	193.58
02591	ProServ							
	I-281940	Sm Admin Copier 0118-0217-ISFA	R	3/04/2025		12.55CR	047232	12.55
00114	Rampart Security, Inc.							
	I-91484	Mar2025 Shop Securtiy-Streets	R	3/04/2025		20.00CR	047233	20.00
01982	Rejis Commission							
	I-548630	Feb2025 REJIS Bill - PD	R	3/04/2025		268.20CR	047234	268.20
02916	Renaissance Infrastructure Consulting							
	I-25-0020	WhAllowCrkStrmbnkDesign-PST	R	3/04/2025		3,320.00CR	047235	3,320.00
03138	Riverside Technologies, Inc (RTI)							
	I-IN0434333	Foxit PDF for CAshley - PST	R	3/04/2025		188.00CR	047236	
	I-IN0434420	Foxit PDF Editor BP-PST	R	3/04/2025		188.00CR	047236	
	I-IN0434538	MonitorHeadsetWebcamMH-ISF	R	3/04/2025		209.11CR	047236	
	I-IN0434614	Headset MH - ISF Admin	R	3/04/2025		26.00CR	047236	
	I-IN0434922	AdminPrinter09/2024-02/2025-PD	R	3/04/2025		117.59CR	047236	
	I-IN0435205	Headset&Foxit BS-CD	R	3/04/2025		199.00CR	047236	927.70
00218	Platte County Sheriff's Dept							
	I-MoWIN2025	2025 Mmbrshp Dues-DrugTask-PD	R	3/04/2025		100.00CR	047237	100.00

PACKET: 08536 Regular Payments-03.04.25
VENDOR SET: 01 **** CHECK LISTING ****
BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
03029	Southern Platte Fire Protection District							
	I-25-021	Feb2025 Tornado Siren Agmt-PW	R	3/04/2025		150.00CR	047238	150.00
00154	T-Ray Specialties Inc.							
	I-44348	Winter uniform clothing-PST	R	3/04/2025		913.14CR	047239	913.14
01235	The Landmark Newspaper							
	I-28971	R4DesignStndTextNewsPpr-CD	R	3/04/2025		44.22CR	047240	44.22
00062	Tyler Techonologies, Inc							
	I-025-492325	Project Mgmt - ISF Admin	R	3/04/2025		250.00CR	047241	
	I-025-494200	Positive Pay - ISF Admin	R	3/04/2025		2,194.83CR	047241	
	I-025-494730	Positive Pay Maint - ISF Admin	R	3/04/2025		564.90CR	047241	
	I-025-495602	Education / PACE - ISF ADMIN	R	3/04/2025		5,000.00CR	047241	8,009.73
01083	UMB Bank, N.A.							
	I-DNRFeeFinal	2024 DNR FEE FINAL-SEWER	R	3/04/2025		149.94CR	047242	149.94
01652	Wayne Frazier							
	I-021325	Rdtrp AnitaBGormanCtr-pST	R	3/04/2025		25.34CR	047243	25.34
00153	Westlake Ace Hardware							
	I-13907887	Trail cam batteries - PNS	R	3/04/2025		21.99CR	047244	
	I-13907888	Spray tank / laquer - PST	R	3/04/2025		47.98CR	047244	
	I-13907896	IceScraprBattersBolts-Streets	R	3/04/2025		61.74CR	047244	
	I-13907897	Folding step stool JaniSup-ISF	R	3/04/2025		41.99CR	047244	
	I-13907898	BatteriesBolts-Streets	R	3/04/2025		35.98CR	047244	
	I-13907900	Leather work gloves - PNS	R	3/04/2025		23.99CR	047244	
	I-13907906	Bulk Fasteners - Streets	R	3/04/2025		53.80CR	047244	
	I-13907913	Brush/ice scrapper - Admin	R	3/04/2025		16.99CR	047244	
	I-13907931	Universal Leader hose - ISF Bl	R	3/04/2025		21.99CR	047244	
	I-13907947	Swiffer Duster & Refill-ISF Bl	R	3/04/2025		22.98CR	047244	
	I-13907950	Impact Wrench-Streets	R	3/04/2025		349.00CR	047244	
	I-13907951	Picture Hanger-Streets	R	3/04/2025		14.99CR	047244	713.42

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	42	0.00	166,165.34	166,165.34
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:	42	0.00	166,165.34	166,165.34

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

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

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
10	3/2025	10,847.84CR
30	3/2025	73,687.87CR
35	3/2025	8,978.69CR
40	3/2025	34,592.68CR
41	3/2025	8,686.33CR
42	3/2025	6,860.51CR
47	3/2025	1,680.00CR
60	3/2025	21.99CR
90	3/2025	20,809.43CR
ALL		166,165.34CR

PACKET: 08533 Direct Payables-AddtnJanB
VENDOR SET: 01 City Vendors *** DRAFT/OTHER LISTING ***
BANK: AP Pooled Cash Regular AP

VENDOR	I.D.	NAME	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
01593		AT&T						CHECK DATE < ITEM DATE
	I-6350-120124	Phone Services - Various	D	1/02/2025		1,231.66	001757	1,231.66
00207		Spectrum (TimeWarner)						
	I-152132201 122124	Internet/Video Servinces-ISFBd	D	1/07/2025		910.30	001756	910.30
03185		CSG Forte Payments INC						
	I-13124291	Dec CC Proc Fees - PST	D	1/10/2025		6.36	001759	
	I-13124445	Dec CC Proc Fees - PST	D	1/10/2025		5.00	001759	11.36
02574		Everfast Fiber Networks						
	I-0569-012524	City Hall Internet/Phones-ISFB	D	1/25/2025		367.42	001758	367.42

** BANK TOTALS **	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	4	0.00	2,520.74	2,520.74
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
BANK TOTALS:	4	0.00	2,520.74	2,520.74

PACKET: 08533 Direct Payables-AddtnJanB
VENDOR SET: 01 City Vendors *** DRAFT/OTHER LISTING ***
BANK: ALL

** REGISTER GRAND TOTALS *

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	4	0.00	2,520.74	2,520.74
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:	4	0.00	2,520.74	2,520.74

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
30	1/2025	171.79CR
35	1/2025	1,277.72CR
41	1/2025	672.50CR
42	1/2025	398.73CR
ALL		2,520.74CR

PACKET: 08533 Direct Payables-AddtnJanB
VENDOR SET: 01 City Vendors *** DRAFT/OTHER LISTING ***
BANK: ALL

CHECK #	VENDOR	NAME	PAGE	ERROR MESSAGE	NOTES
001757	01-01593	AT&T	1	CHECK DATE < ITEM DATE	

TOTAL ERRORS: 0 TOTAL WARNINGS: 1

PACKET: 08534 Direct Payables-123124 KB
VENDOR SET: 01 City Vendors *** DRAFT/OTHER LISTING ***
BANK: AP Pooled Cash Regular AP

VENDOR	I.D.	NAME	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
01373		Missouri Division of Employment						
	I-Q4 2024	Q4 2024 KB Unemployment-PNS	D	12/31/2024		4,480.01	000000	4,480.01

** BANK TOTALS **	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	1	0.00	4,480.01	4,480.01
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
BANK TOTALS:	1	0.00	4,480.01	4,480.01

PACKET: 08534 Direct Payables-123124 KB
VENDOR SET: 01 City Vendors *** DRAFT/OTHER LISTING ***
BANK: ALL

** REGISTER GRAND TOTALS *

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	1	0.00	4,480.01	4,480.01
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	1	0.00	4,480.01	4,480.01

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
41	12/2024	4,480.01CR
ALL		4,480.01CR

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

DEPT: ALL
PAYROLL NO#: 01
PAY PERIOD BEGINNING: 2/01/2025
PAY PERIOD ENDING: 2/14/2025

*** 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	219.55	ACI	ACI	324.72		FED W/H	135,914.12	15,654.67	
SLRY	1,010.00	55,076.40			ADD	ADD	359.51	477.58	ST WH MO	135,914.12	4,854.00	
REG	2,151.30	65,569.89			ADE	ADE		14.91	FICA	139,012.82	8,618.82	8618.82
BAIL	2.50	158.51			AMN	ADMN		24.00	MEDI	139,012.82	2,015.69	2015.69
OVT	171.70	8,526.60			DCA	DCA	323.33					
VAC	142.70	5,563.72			DNC	DNC	143.92	204.08				
SICK	88.10	3,139.19			DNE	DNE		343.35				
EPD	0.00	775.00			DNF	DNF	366.40	255.10				
FTO	80.00	160.00			DNS	DNS	21.72	76.53				
NPD	0.00	250.00			EMP	EMP	24.00					
UNP	2.00	0.00			FLX	FLEX	673.35					
BER	16.00	920.08			HSA	HSA	1580.49					
WC	0.00	520.35			IDE	IDE	38.00					
CE	15.15	0.00			IDF	IDF	26.25					
CELL	0.00	225.00			KC2	KC2	460.69					
AUTO	0.00	1,733.32			LTD	LTD	114.71	114.83				
					M1C	M1C	143.66	550.00				
					M1E	M1EO	130.74	1721.46				
					M1F	M1F	875.07	2400.00				
					M1S	M1S	187.60	550.00				
					M2C	M2C	94.63	550.00				
					M2E	M2EO		286.91				
					M2F	M2F	428.68	1600.00				
					M3C	M3C	259.92	1650.00				
					M3E	M3EO		1982.96				
					M3F	M3F	201.63	800.00				
					M3S	M3S	126.59	550.00				
					M4E	M4EO		784.47				
					M4F	M4F	124.73	800.00				
					M5C	M5C	14.79	1650.00				
					M5E	M5E		740.88				
					M5F	M5F	146.12	1600.00				
					M5S	M5S	80.30	1100.00				
					R4%	457%	1249.70					
					R4A	457FL	1125.00					
					R4M	457M	724.00	349.58				
					RLE	RLE		15348.26				

DEPT: ALL
PAYROLL NO#: 01
PAY PERIOD BEGINNING: 2/01/2025
PAY PERIOD ENDING: 2/14/2025

** (CONTINUED) **

DATE	ORG FUND ACCOUNT	CODE/RATE	HOURLY RATE	HOURS	AMOUNT	PROJECT
			VSF VSF	134.32		
			VSS VSS	34.52		

TOTALS: 3,679.45 145,525.82 219.55 12732.64 45833.19 31,143.18 10634.51

DEPARTMENT RECAP

DEPT NO#	GROSS	REGULAR	OVERTIME	LEAVE	OTHER	BENEFITS	DEDUCTIONS	TAXES	NET
10-01	40,483.95	8,555.04	817.51	1,580.90	29,442.51	87.99	5,110.11	8,722.68	26,563.17
10-05	46,089.95	27,725.48	6,997.68	1,591.00	9,680.43	95.36	3,415.77	10,859.40	31,719.42
10-10	3,229.15	2,851.69	102.82	219.35	55.00	0.29	165.73	520.19	2,542.94
10-15	10,357.27	2,193.52	0.00	1,380.12	6,777.58	6.05	519.33	2,175.12	7,656.77
10-18	15,269.91	9,431.15	0.00	2,621.83	3,207.39	9.54	1,714.45	3,194.05	10,351.87
10-20	14,941.37	10,130.26	451.55	836.30	3,512.55	10.71	1,107.79	2,656.40	11,166.47
10-25	14,860.60	7,077.34	157.04	1,393.49	6,223.12	9.61	699.46	2,926.08	11,225.45
10-35	513.17	513.17	0.00	0.00	0.00	0.00	0.00	89.26	423.91
TOTALS	145,745.37	68,477.65	8,526.60	9,622.99	58,898.58	219.55	12,732.64	31,143.18	101,650.00

REGULAR INPUT: 56 MANUAL INPUT: 0 CHECK STUB COUNT: 0 DIRECT DEPOSIT STUB COUNT: 56

SeeClickFix Report Summary

Data Since Inception

2024 Annual Report

2025 Year-to-Date

No Request Categories

Highlights Since Inception – 12/01/2023

- 373 Requests Submitted (442 Calendar Days)
- 326 Acknowledged
- 359 Closed
- 14 Open (as of 2/14/2025)

- 1 Day = Average Time to Acknowledge
- 9.5 Days = Average Time to Close
- 58% Closed within SLA

2024 Highlights

- 293 Requests Submitted
- 251 Acknowledged
- 289 Closed
- 4 Open (as of 2/14/2025)

- 1 Days = Average Time to Acknowledge
- 8 Days = Average Time to Close
- 56% Closed within SLA

2025 YTD Highlights

- 80 Requests Submitted
- 75 Acknowledged
- 70 Closed
- 10 Open (as of 2/14/2025)

- 0.5 Days = Average Time to Acknowledge
- 3.6 Days = Average Time to Close
- 46% Closed within SLA

SeeClickFix Requests ALL TIME	RANGE	12/1/2023	2/12/2025							
Request Category	**Created**	**Acknowledge**	**Closed**	**Open**	**Days to ACK**	**Days to Close**	**% Closed in SLA**	**Overdue**	**% Overdue**	**SLA**
Streets - Snow/Ice Event - Plow Needed	51	51	50	1	0	2	50%	19	37%	2 Days
Curb/Gutter Damage	42	42	41	1	0	14	22%	16	38%	2 Days
Concern / Feedback / Complaint	29	27	26	3	2	14	8%	18	62%	1 Day
Potential Code Violation	28	26	28	0	1	10	32%	12	43%	2 Days
Pothole	24	21	24	0	1	5	50%	8	33%	2 Days
Street/Road Damage	17	16	16	1	1	12	38%	8	47%	2 Days
Street Light	15	11	12	2	1	3	58%	4	27%	2 Days
Traffic Sign / Street Sign Issue	14	12	10	5	0	14	50%	4	29%	2 Days
Tall Grass & Leaves	13	7	13	0	5	15	15%	9	69%	2 Days
Tree Damage	13	12	12	1	3	12	33%	5	38%	5 Days
Dead Animal	12	10	12	0	0	0	92%	1	8%	2 Days
Sidewalk Issue / Damage	10	8	10	0	1	46	40%	4	40%	2 Days
Trash/Litter/Debris in Roadway	10	8	10	0	0	2	70%	2	20%	1 Day
Parks - Other Concern / Issue	9	9	9	0	1	3	56%	0	0%	2 Days
Contractor Issue/Question/Concern	9	8	9	0	1	15	33%	1	11%	2 Days
Parks - Concern / Issue / Feedback	8	8	8	0	2	5	25%	5	63%	2 Days
Trash/Litter/Debris in Yard	8	8	8	0	1	16	17%	4	50%	2 Days
Illegal Dumping	7	5	7	0	0	12	67%	3	43%	2 Days
Parks - Trail Concern / Issue	7	6	7	0	1	10	29%	4	57%	2 Days
Building Code Violation	7	4	7	0	1	7	29%	4	57%	2 Days
Sewer Service Issue-Leak/Bad Smell	6	4	6	0	3	6	17%	3	50%	1 Day
ADA - Issue/Concern/Complaint/Suggestion	6	4	6	0	23	57	0%	6	100%	3 Days
Sign in the Right of Way	6	5	6	0	0	1	100%	0	0%	2 Days
Compliment / Kudos / Positive Feedback	4	2	4	0	4	5	0%	4	100%	2 Days
Abandoned Vehicle	3	3	3	0	0	2	0%	3	100%	1 Day
Lost Animal / Stray Animal	3	1	3	0	0	11	0%	2	67%	2 Days
Parks - Animal Concern / Issue	3	1	3	0	0	1	67%	1	33%	2 Days
Parks - Nature Sanctuary	2	2	2	0	0	1	100%	0	0%	2 Days
Parks - Restroom Concern / Issue	2	2	2	0	0	0	100%	0	0%	2 Days
Yard Waste / Leaves / Grass Clippings	2	2	2	0	1	9	0%	2	100%	2 Days
Parks - Barkville Concern / Issue	1	1	1	0	0	2	100%	0	0%	2 Days
Parks - Playground Issue / Concern	1	0	1	0	0	0	100%	0	0%	2 Days
Water in Roadway	1	0	1	0	0	1	0%	1	100%	1 Day
Grand Totals	**373**	**326**	**359**	**14**	**1.61**	**9.50**	**58%**	**153**	**43%**	**N/A**

Categories with No Requests

- Graffiti
- Parks – Shelter House Concern
- Parks – Sports Court Concern
- Parks – Sports Field Concern
- Parkville Cemetery Issue
- Public Records / Sunshine Request
- Sewer Billing Issue (to be removed)
- Short-Term Rental Issue
- What is this Development?

STATE of the CITY

Please join us for the 2025 State of the City Address presented by Mayor Dean Katerndahl

TUESDAY, MARCH 11, 2025
12:00 P.M.

Parkville City Hall Board Room
8880 Clark Avenue, Parkville

Hosted by PACE (Parkville Area Chamber and EDC)

Chamber members and non-members can attend the 11:30 a.m. luncheon by registering at https://www.parkvillepace.com/events/details/2025-march-chamber-lunch-2783.

Citizens are welcome to attend the 12:00 p.m. State of the City without attending the Chamber luncheon. Registration is not required to attend the State of the City address.