



PLANNING & ZONING COMMISSION

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, August 12, 2025 5:30 PM
City Hall Board Room

1. **Call to Order**
2. **Roll Call**
3. **General Business**
 - A. Approval of the August 12, 2025, regular meeting agenda.
 - B. Approve the minutes for the June 10, 2025, regular meeting
4. **Unfinished Business**
5. **Public Hearing**
 - A. Application for Zoning Map Amendment for a portion of the property addressed as 14352 NW River Rd, generally located south of Thousand Oaks 16th Plat near Thousand Oaks Dr from Platte County "AG" Agricultural District to Parkville City "R-3" Single-Family Residential. (Case No. PZ2025-17); *Forest Park Development, Applicant.*
6. **Regular Business**
7. **Other Business**
 - A. 2026 Community Development Budget and Capital Improvement Program (CIP)
 - B. Upcoming meetings & dates of importance:
 - Board of Aldermen Meetings: Tuesday, August 19 and September 2 at 6:00 p.m.
 - Board of Zoning Adjustments Meeting: Awaiting Applications
 - Planning & Zoning Commission Regular Meeting: Tuesday, September 9 at 5:30 p.m.
8. **Adjournment**

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, June 10, 2025 5:30 PM
City Hall Board Room
City Hall Board Room**

1. Call to Order

Chair Wright called the meeting to order at 05:30 PM.

2. Roll Call

Commissioners Present:

Michael Wright
R. Douglas Krtek
Spencer Keesee
Andrew Barchers
Gareld Butler
Timothy Cahill
Jackson Kutey

Absent:

Barbara Wassmer
Walt Lane

A quorum of the Commission was present.

Staff Present:

Stephen Lachky, Community Development Director
Brad Stanton, Planner

3. General Business

A. Approval of the June 10, 2025, regular meeting agenda.

ACTION: R. Douglas Krtek moved to approve, Andrew Barchers seconded. Motion Passed: 7-0.

AYES: Michael Wright, R. Douglas Krtek, Spencer Keesee, Andrew Barchers, Gareld Butler, Timothy Cahill, Jackson Kutey

NOES: None

ABSTAIN: None

B. Approve the minutes for the May 13, 2025, regular meeting

ACTION: Andrew Barchers moved to approve, Spencer Keesee seconded. Motion Passed: 7-0.

AYES: Michael Wright, R. Douglas Krtek, Spencer Keesee, Andrew Barchers, Gareld Butler, Timothy Cahill, Jackson Kutey

NOES: None

ABSTAIN: None

C. Election of Officers

1. Chairperson

Commissioner Krtek nominated Chair Wright for chairperson. Approved 7-0

2. Vice Chairperson

Commissioner Krtek nominated Commissioner Krtek vice chairperson. Approved 7-0.

3. Secretary

Commissioner Krtek nominated Commissioner Lane secretary. Approved 7-0.

4. Unfinished Business

5. Public Hearing

- A. Application for Zoning Map Amendment for Creekside Irish Golf, a planned recreation development on 15.98 acres, more or less. (Case No. PZ2025-14); *Parkville Development 38, LLC, Applicant.*

STAFF ANALYSIS & SUMMARY

Brad Stanton presented the application, detailing the location of the subject property, existing and adjacent zoning designations, and future land use plan within the adopted *Parkville 2040 Master Plan.*

DEVELOPER'S PRESENTATION

Brian Mertz, applicant, and Ken Gibson, 5705 NW Barn Hill Rd, applicant, clarified that the bridge could be used by ambulance and fire and that the building was metal because its less combustible. MoDOT has granted access to the right of way for construction. Mr. Mertz stated there will be bollards in front of the pedestrian bridge. Mr. Mertz stated that the mowing equipment will be stored in the barn.

PUBLIC HEARING

No public comment.

MOTION

ACTION: R. Douglas Krtek moved to approve, Andrew Barchers seconded. Motion Passed: 7-0.

AYES: Michael Wright, R. Douglas Krtek, Spencer Keese, Andrew Barchers, Gareld Butler, Timothy Cahill, Jackson Kutey

NOES: None

ABSTAIN: None

- B. Application for Preliminary Development Plan for Creekside Irish Golf, a planned recreation development on 15.98 acres, more or less. (Case No. PZ2025-15); *Parkville Development 38, LLC, Applicant.*

No public comment.

MOTION

ACTION: R. Douglas Krtek moved to approve, Gareld Butler seconded. Motion

Passed: 7-0.

AYES: Michael Wright, R. Douglas Krtek, Spencer Keese, Andrew Barchers, Gareld Butler, Timothy Cahill, Jackson Kutey
NOES: None
ABSTAIN: None

6. Regular Business

- A. Application for Subdivision - Preliminary Plat for Hills at The National, a residential development consisting of 52 lots for single-family homes and 12 tracts of open space on 49.22 acres (more or less). (Case No. PZ2025-11); *The Hills at The National, LLC, Applicant.*

DEVELOPER'S PRESENTATION

William Quitmeyer, attorney for the applicant, stated that they are providing 52% green space. He stated that the applicant's engineer has verified sight distances at the intersection. He noted that the project was infill development and currently within the county. He stated the development was low impact for traffic and city services. Mr. Quitmeyer stated that Clay Blair, applicant, has developed 25 subdivisions in Johnson County. He stated that these property taxes would help fund the school district and city services. He stated that The National was protested when it was being discussed for annexation. He stated the applicant would meet the requirements of the Parkville Special Road District.

Jake Hattock, Schlagel, engineer for the applicant, stated that Homoly Design, Starr Homes, and Don Julian Builders would be the home builders and are in support. He stated Mr. Blair has developed over 2,000 lots. Mr. Hattock stated 24.04 acres (52%) is dedicated open space in tracts, maintained by the HOA. Mr. Hattock stated the trail would loop around the detention basin and follow the public roadway. Mr. Hattock stated that they analyzed the sight distance at a 45 mph standard for NW Crooked Rd. Mr. Hattock stated there would be an off-site main extension for water through Water Dist #1. Mr. Hattock stated that the sewer main to the south could be tapped into via a construction easement. Mr. Hattock stated that they have will-serve letters from Spire and Every. Mr. Hattock stated that the private drive and 6 lots fronting it wouldn't be platted as part of the first final plat. He stated that the first plat would establish and fund the HOA which would then maintain the private drive in the 2nd plat.

QUESTIONS & CLARIFICATIONS

Chair Wright asked about Parkville design standards. Commissioner Butler asked about monument signs in the sight triangle. Chair Wright asked about the calculation of open space, Mr. Hattock responded that it was net area (excludes public right of way). Commissioner Butler would like assurances for long-term maintenance of the cemetery, i.e. should the private maintenance person cease. Commissioner Krtek asked about a neighborhood meeting. Mr. Hattock responded that a meeting was held June 2.

PUBLIC COMMENT

Cameron Cooper, 6580 N National, owns property surrounded on three sides by the proposed development. Mr. Cooper had concerns regarding the neighborhood meeting being too close to the public meetings. He has concerns regarding the safety concerns of

NW Crooked Rd, he stated that the curve is a blind corner and dangerous. He stated that the developer does not own the land necessary to clear the sight triangle. He requests that the developer conduct a traffic impact study and a safety analysis along NW Crooked Rd. He has concerns regarding the jet fuel line and stated the developer has not submitted the preliminary plat to ONEOK. He requests that developer receive an approval letter from ONEOK. He has concerns regarding stormwater runoff behind the homes on N National. He requests the developer submit a full stormwater study.

Jeremy Franklin stated that his biggest issues are safety on Crooked Rd and the developers inexperience.

Wayne Chatham, 6850 N National Dr, stated that the plat is not ready. He stated that Mr. Lieber met with neighbors and "threat"ened them regarding trees.

Marilyn Underwood, 6526 N National Dr, stated that she has concerns with the developer's transparency. She has concerns with endangered species, the jet fuel pipeline, and stormwater management.

Haley Cooper stated that there have been 2 years of plats not provided to the neighbors. She stated that the developer cut down "acres" of trees without a permit. She has concerns with the trail near the National HOA tract along N National Dr.

Robert Lock, 6537 Claret, has concerns with safety on NW Crooked Rd.

Kyle Burch has concerns with the safety on NW Crooked Rd.

BOARD DISCUSSION & ANALYSIS

Commissioner Keese asked about the neighboring church. Director Lachky responded that the church was notified as part of the public notice requirements for the rezoning, the city has received no public comment from the church. Commissioner Butler asked about the stormwater to the south. Mr. Hattock responded that they are minimizing the water shed to the south and then dissipating the energy of the runoff. Chair Wright asked about current stormwater conditions. Mr. Hattock responded they would capture runoff with the storm sewer system. Commissioner Keese asked about "potential" improvements in stormwater conditions. Mr. Hattock responded that stormwater studies require the post-development conditions to meet or exceed pre-development. Commissioner Butler inquired about utilities in the jet fuel pipeline easement. Mr. Hattock responded there would be none. Chair Wright inquired about the traffic safety requirements. Mr. Stanton responded that the current condition is to meet the requirement of the Parkville Special Road District. Commissioner Cahill has concerns regarding traffic safety on NW Crooked Rd. Commissioner Krtek had concerns regarding the timing of the neighborhood meeting. Director Lachky stated that holding a public meeting is not a requirement of plats in the development code. Mr. Cooper stated that he's never had a development where he didn't meet with the neighbors.

MOTION

ACTION: R. Douglas Krtek moved to approve, Gareld Butler seconded. Motion Passed: 5-2.

AYES: Michael Wright, R. Douglas Krtek, Andrew Barchers, Gareld Butler, Jackson Kutey
NOES: Spencer Keesee, Timothy Cahill
ABSTAIN: None

B. Application for Subdivision - Final Plat for Hills at The National, a residential development consisting of 52 lots for single-family homes and 12 tracts of open space on 49.22 acres (more or less). (Case No. PZ2025-12); *The Hills at The National, LLC, Applicant.*

ACTION: Gareld Butler moved to approve, Andrew Barchers seconded. Motion Passed: 5-2.

AYES: Michael Wright, R. Douglas Krtek, Andrew Barchers, Gareld Butler, Jackson Kutey
NOES: Spencer Keesee, Timothy Cahill
ABSTAIN: None

7. Other Business

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, June 17 and July 1 at 6:00 p.m.
- Board of Zoning Adjustments Meeting: Awaiting Application
- Planning & Zoning Commission Regular Meeting: Tuesday, July 8 at 5:30 p.m.

8. Adjournment

Chairman Wright called further discussion. Seeing none, he called for a motion to adjourn.

Submitted by:

Stephen Lachky, AICP
Community Development Director

Date

Brad Stanton
Planner

Date



Application #: A25-0007/P225-17
 Date Submitted: 6/21/25
 Public Hearing: 8/12/25
 Date Approved: _____

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

Application for Zoning Map Amendment
 Pre-application meeting required per Parkville Municipal Code Title IV, Section 403.010, Subsection C

1. Applicant / Contact Information

Applicant(s)

Name: Forest Park Development
 Address: 6014 N. Hwy 9
 City, State: Parkville, MO 64152
 Phone: 816-591-2550 Fax: _____
 E-mail: dbarth@kc.rr.com

Engineer/Surveyor(s) preparing legal description

Name: R.L. Buford & Associates, LLC
 Address: 201 Main Street
 City, State: Parkville, MO 64152
 Phone: 816741-6152 Fax: _____
 E-mail: jason@rlbuford.com

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

Name: Dave Barth
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

Contact Person, if different from applicant(s)

Name: Jason Robbins
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

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

Applicant's Signature (Required) [Signature] Date: 6/21/25
Property Owner's Signature (Required) [Signature] Date: 6/21/25

2. Property Information

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

Property address / general location:
14352 NW River Road, Parkville, MO 64152

Parcel ID Number: 20-9.0-29-000-000-010.000
 Present zoning: AG Proposed zoning: R-3

Present use of the property:
Single Family AG Dwelling

Length of use:

3. Neighboring land uses and zoning

Describe the existing land use and zoning on the surrounding properties:

<u>Existing Land Use</u>	<u>Existing Zoning</u>
North: Single Family Residential	North: R-3
South: Single Family Residential	South: R-3
East: Single Family Residential	East: R-3
West: Single Family Residential	West: R-3

Attach a narrative addressing:

1. How the application is consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan. In particular, the relationship of land uses within the proposed district and the relationship with uses existing or anticipated in surrounding districts.
2. The character of the neighborhood, including design of the streets, civic spaces and other open spaces; the scale, pattern and design of buildings; the zoning of property and compatibility of potential future uses; and the operation and uses of land and buildings.
3. How the application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts, in particular, the building form, site design, and other development patterns and urban design aspects of the proposed project in furthering the intent.
4. Compliance of any proposed development with the requirements of the development code, and the intent or design objectives associated with any specific standards.
5. The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.
6. The effect of approval on the condition or value of property in the city or in the vicinity, including the likelihood of surrounding areas to be developed in accordance with the Master Plan.
7. The consistency of the application with other adopted policies of the City, including any other relevant implications of the change beyond any specific proposed project.
8. The recommendations of professional staff or other technical reviews associated with the application.

4. Checklist of required submittals

- Completed application, including all required details and supporting data.
- Nonrefundable application fee of \$500.00. Applicant will be billed to recover costs for required publication, posted and mailed notice per Parkville Municipal Code, Title IV, Section 403.010, Subsection E.
- Complete written and graphical legal description of subject property in paper and electronic formats, an area map showing the subject property and surrounding major features including roads.
- If the proposed rezoning is for a Master Planned Development (i.e., "planned" district) such as a "B-4-P" *Planned Business District*, a complete site plan/development plan is required per Parkville Municipal Code, Title IV.
- Notarized affidavit of ownership and authorized signature of the applicant and owner of record of the property.

For City Use Only

Application accepted as complete by: Brad Stanton / Planner Name/Title 7/2/25 Date

Application Fee (26.0000): \$ 500 By: Check # 4337 MO# _____
 Date Paid: 7/2/25 Credit Card _____ Cash _____
 Payment by: D Barth Received by: _____
 Final reimbursable costs paid (if applicable). _____ Date of Action: _____

Planning Commission Action: Approved Approved with Conditions Denied Date of Action: _____
 Conditions if any: _____

Board of Aldermen Action: Approved Approved with Conditions Denied Date of Action: _____
 Conditions if any: _____

LIMITED LIABILITY COMPANY CONSENT

State of _____)
County of _____) ss

I, DAVID BARTH a member of
(Print Name)

FOREST PARK DEVELOPMENT COMPANY OF KANSAS CITY, LLC, owner of the property described in the application for

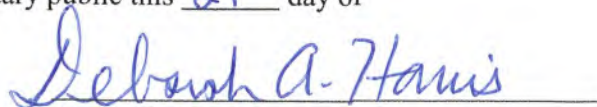
- Rezoning from District AG to District R-3
- Special Use Permit
- Development Plan Review
- Major Amendment
- Final Plan
- Administrative Approval

acknowledge the submission of said application on behalf of said company and agree to bind the subject property on behalf of said company in accordance with the submitted plan and with any representation made by _____


Signature

MANAGER
Title or Office

Subscribed and sworn to before me a notary public this 21st day of June, 2025.


Notary Public

My commission expires:
10/20/2025

DEBORAH A HARRIS
Notary Public - Notary Seal
State of Missouri - Clay County
Commission #13690560
My Commission Expires 10/20/2025

REZONING EXHIBIT
AG ZONING TO R-3 ZONING
 PARKVILLE, PLATTE COUNTY, MISSOURI
 SECTION 29 TOWNSHIP 51 NORTH, RANGE 34 WEST

DEVELOPER:
FOREST PARK DEVELOPMENT
 COMPANY OF KANSAS CITY, LLC
 6014 N. 9 HIGHWAY
 PARKVILLE, MO 64152
 816-741-6501



ROBERT G. YOUNG, PLS 2007000089
 06/20/2025
 I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED UNDER MY
 SUPERVISION FOR PROPERTY DESCRIPTION ONLY AND THAT THIS
 DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

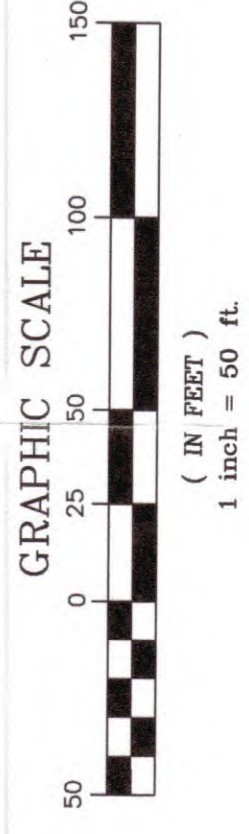
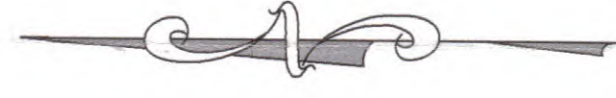
DRAWN BY		REZONING EXHIBIT	
JOB NO. P-24188		DATE 08/08/24	
SEC. 29-51-34		FIELD BOOK	
PLATTE COUNTY		DATE 08/08/24	
R.L. Buford & Associates, LLC		P.L. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152	
AUTHORITY LICENSE NO. LS-2010031977		R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF LAND SURVEYING - DEVELOPMENT CONSULTANTS	

PROPERTY DESCRIPTION
 CONTAINING 196,506 SQUARE FEET OR 4.51 ACRES

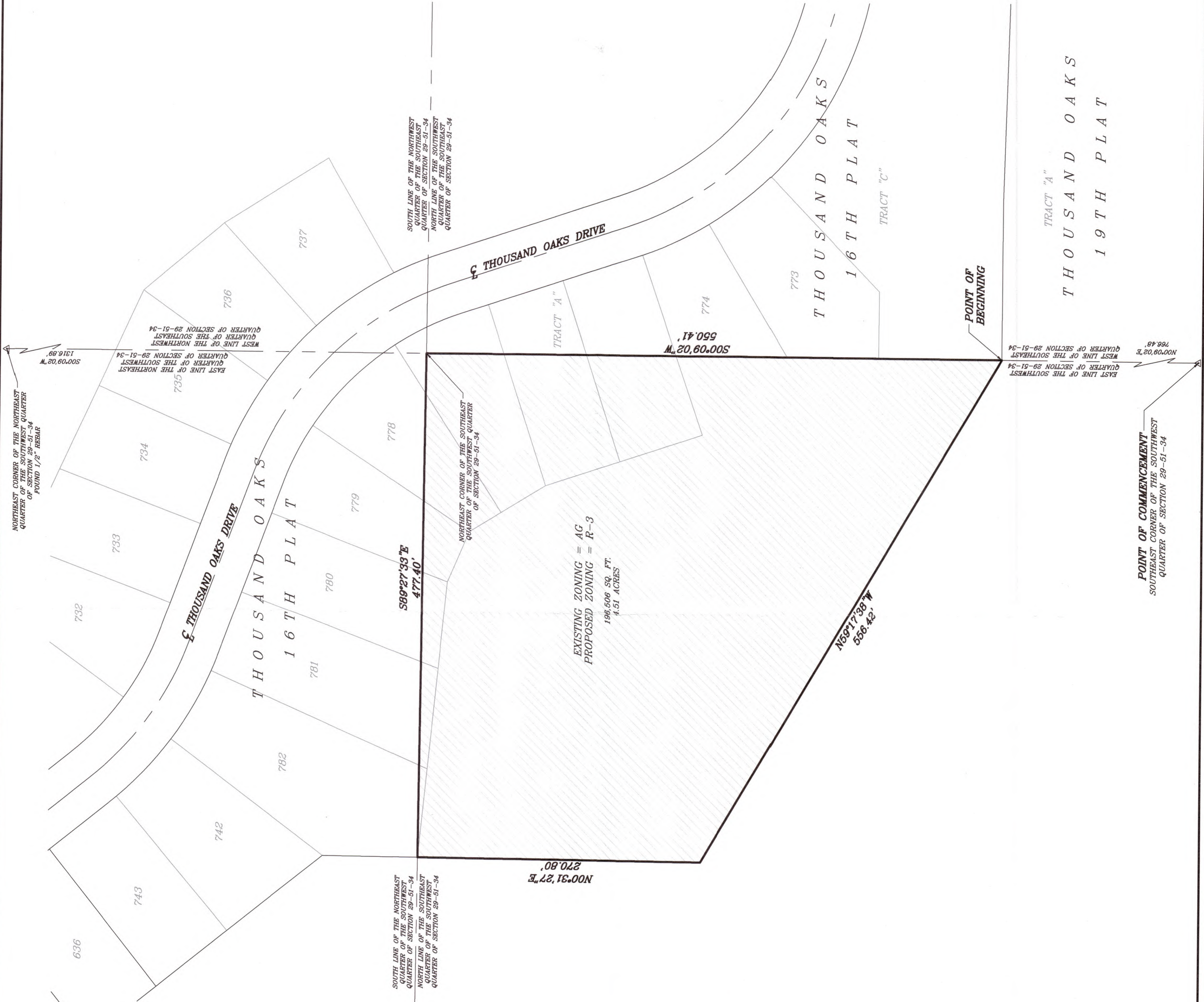
ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 51 NORTH, RANGE 34 WEST IN PARKVILLE, PLATTE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION; THENCE N00°09'02"E, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 766.48 FEET TO THE SOUTHWEST CORNER OF TRACT "C", THOUSAND OAKS SIXTEENTH PLAT, A HEREIN; THENCE LAND IN PARKVILLE, MISSOURI AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE N00°31'27"E, A DISTANCE OF 270.90 FEET TO THE SOUTHWEST CORNER OF LOT 782 OF SAID THOUSAND OAKS SIXTEENTH PLAT, ALONG THE SOUTHWEST LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION; THENCE S89°27'33"E, ALONG THE SOUTHWEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 477.40 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 477.40 FEET TO A CORNER OF SAID TRACT "A", ALSO BEING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 550.41 FEET TO THE WEST LINE OF LOTS 773 AND 774 AND THE WEST LINE OF TRACTS "A" AND "C" OF SAID THOUSAND OAKS SIXTEENTH PLAT, ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 550.41 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION WAS PREPARED BY ROBERT G. YOUNG, PLS-2007000089 ON AUGUST 8, 2024.



PROJECT LOCATION



RECEIVED
 JUN 23 2025
 Per [Signature]



EXISTING ZONING = AG
 PROPOSED ZONING = R-3
 196,506 SQ. FT.
 4.51 ACRES



Staff Analysis

- Agenda Item: 5.A
- Proposal: Application for Zoning Map Amendment for a portion of the property addressed as 14352 NW River Rd, generally located south of Thousand Oaks 16th Plat near Thousand Oaks Dr from Platte County "AG" Agricultural District to Parkville City "R-3" Single-Family Residential.
- Staff Recommendation: Approval
- Case No: PZ 2025-17
- Applicant & Owner: Forest Park Development
- Location: NE Corner of 14352 NW River Rd, generally located south of Thousand Oaks 16th Plat near Thousand Oaks Dr
- Existing Zoning: Platte County "AG" Agricultural District
- Proposed Zoning: "R-3" Single-Family Residential
- Parcel #s: 4.51 acres in the NE corner of Platte County parcel #20-9.0-29-000-000-010.000
- Exhibits:
- A. This Staff Analysis
 - B. Application
 - 1. Application for Zoning Map Amendment
 - 2. Rezoning Exhibit (prepared by R.L. Buford & Associates)
 - C. Subject Area Property Map
 - D. Additional exhibits as may be presented at the public hearing
- By Reference:
- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://ecode360.com/43721688>)
 - 1. Section 403.030 Zoning Map Amendment
 - 2. Section 405.010 Zoning Districts Established
 - 3. Section 405.020 Districts & Uses
 - 4. Section 405.030 Standards Applicable to All Districts
 - B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
 - C. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property
 - D. Hearing notice published in The Platte County Landmark newspaper on July 23, 2025
 - E. Hearing notice sign staked on subject property

F. Summary of Public Hearing and hearing notice posted on Parkville City webpage (<http://parkvillemo.gov/government/public-hearings/>)

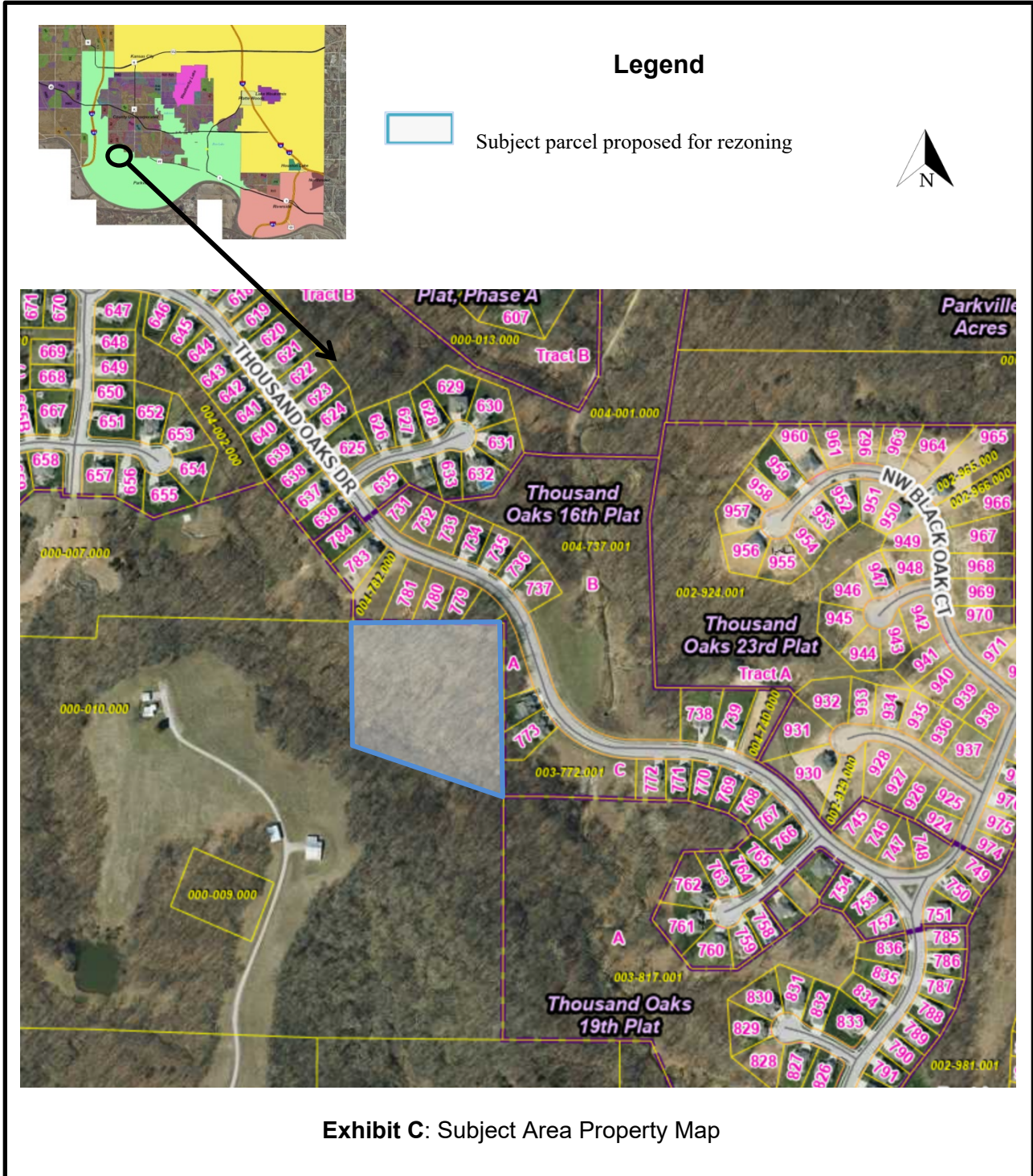
Comments

Received:

No written comments have been received by the Community Development Department as of the completion of this staff analysis on August 1, 2025.

Overview

The applicant proposes a zoning map amendment to rezone a portion (4.51 acres, more or less) of one parcel of land (38.49 acres, more or less) generally located south of Thousand Oaks 16th Plat near Thousand Oaks Dr, from Platte County “AG” Agricultural District to “R-3” Single-Family Residential.



Background

The applicant is requesting to rezone a 4.51 acre+/- portion in the NE corner of the property to Parkville “R-3” Single-Family Residential. This would allow the applicant to continue development similar to the surrounding Thousand Oaks subdivision. The subject property is currently undeveloped.

The subject property maintained it’s Platte County “AG” Agricultural District zoning upon its annexation into the corporate limits of the City of Parkville. As a policy, Parkville has required these properties to be rezoned to a City of Parkville zoning district prior to development.

General Review and Analysis

The application has been reviewed against the Parkville Municipal Code, including the applicable “R-3” zoning district regulations, the adopted *Parkville 2040 Master Plan* and its Future Land Use map. Per Parkville Municipal Code, Title IV, Section 403.010, Subsection E requirements, notice of the public hearing has been published in a newspaper in general circulation in the City, The Platte County Landmark newspaper, on July 23, 2025; a sign announcing the time, place and nature of the public hearing was placed on the subject property within view from public right of way; and mailed notice via certified mail was provided to all property owners within 185 ft. of the subject properties.

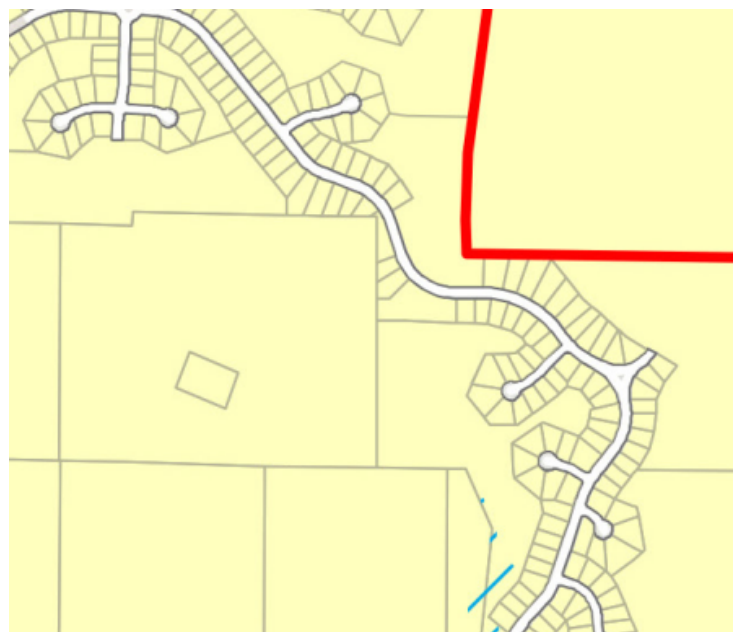
Parkville Municipal Code, Section 403.030, Subsection B. provides review criteria for how the Planning and Zoning Commission shall determine if a zoning map amendment is appropriate. The following are staff’s findings and conclusions.

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

The *Parkville 2040 Master Plan* (adopted May 11, 2021) projects a Low-Density Residential future land use for the subject parcel proposed for rezoning. This future land use category is for single-family detached residential. The proposed land use is consistent with the future land use projection.

Planning Boundary	Support Commercial
City Limits	Regional Commercial
Nearby City Limits	Business Park
Floodplain	Mixed-Use
Open Space / Agriculture	Downtown Mixed-Use
Low-Density Residential	Park University Mixed-Use
Medium-Density Residential	City / Public / Semi-Public
High-Density Residential	Parks & Recreation
Neighborhood Commercial	

The figures above/right are excerpts from the Future Land Use Map from the adopted *Parkville 2040 Master Plan*. The subject property parcel area is outlined in black. The orange color represents the Medium-Density Residential future land use projection.



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

The subject property lies at the edge of Thousand Oaks 16th Plat. The surrounding properties are zoned “R-3” Single-Family Residential and are developed as single-family detached homes. Staff believes this proposed rezoning to “R-3” Single-Family Residential both fits the character of the surrounding properties, as well as supporting the future land use vision of the Master Plan.

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

This application furthers the intent of the “R-3” Single-Family Residential zoning district which should be used generally for a variety of residential neighborhoods throughout the City. The surrounding properties are developed similarly to the broader Thousand Oaks subdivision. Rezoning this property to “R-3” supports the “R-3” zoning of the surrounding properties and their ability to develop as a single-family residential neighborhood.

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

The applicant is proposing single-family residential development, as allowed by the Code. The development will be similar to the adjacent Thousand Oaks neighborhood.

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

The proposed rezoning does not represent a substantial increase in burden on City/other services.

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

Staff believes the development of the property will have a similar impact as the surrounding Thousand Oaks neighborhood.

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

Staff has evaluated the application against the requirements of the City Municipal Code as well as the recommendations of the *Parkville 2040 Master Plan*.

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

Aside from staff’s analysis and recommendations contained within the *Parkville 2040 Master Plan*, no other recommendations of professional staff or other technical reviews associated with the application are referenced.

Staff Conclusion and Recommendation

Following review, staff recommends approval of the Application for Zoning Map Amendment for the subject property parcel based on the merits of the application and the findings and conclusions in this report. It should be noted that the recommendation contained in this report is made without knowledge of facts, public comments or any additional information which may be presented during the public hearing. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Zoning Map Amendment, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission’s action will be forwarded to the Board of Aldermen on September 2, 2025 for final action.

End of Memorandum



Brad Stanton, AICP
Planner

8/1/2025

Date

**CITY OF PARKVILLE
Policy Report**

Date: July 25, 2025

Prepared By:

Bryan Kidney, Deputy City Administrator/Finance Director

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Review and approve the 2026-2030 Capital Improvement Program (Administration)

BACKGROUND:

The Capital Improvement Program (CIP) is a major financial, public infrastructure and equipment planning tool for municipalities. The CIP is a long-range plan that identifies capital projects and equipment, provides a planning schedule, and identifies which accounting funds the associated projects and equipment will be financed. The development of a CIP provides information regarding planned public improvements and equipment with projected anticipated funding; i.e. whether the items is funded or unfunded. The CIP provides a link between the various master plans, the City's comprehensive plan, and the annual budget.

The CIP sets forth proposed projects for constructing, maintaining, upgrading, and replacing the City's physical infrastructure and equipment necessary for continued operations and providing City services during the next five fiscal years beginning in January 2026 through December 2030. Projects listed in the CIP report are not necessarily listed in priority order and are not to be construed as a promise to any person or group that it will be completed within a specific time frame. A CIP is not a static document, but rather, a fluid document that can be changed as the infrastructure requirements change, development occurs, and funding opportunities become available.

In developing a CIP, it is important to distinguish between operating and capital expenses. Generally, these items are defined based on their cost and frequency of occurrence. Operating items are those that represent ongoing operating expenses, such as maintenance, outside of one-time capital expenditures. Presented below are the definitions developed specifically for the City of Parkville for capital expenses that should be included in the CIP:

- Any construction of a new public facility (e.g., a public building, a public street, sewer lines, parks, play field, or the like) or an addition to, or extension of, such a facility.
- A nonrecurring rehabilitation or replacement of existing public facilities, or major repair of all or a part of a public facility, provided that the cost is \$50,000 or more.
- Purchase of major equipment of \$50,000 or more (either one item or a number of items with a cumulative one-time purchase of \$50,000 or over) and a useful life of 2 years or more.
- Planning, feasibility, engineering, or design studies and services immediately related to an individual capital improvement project.

Attached is an updated amendment to the 2025–2029 Capital Improvement Plan (CIP), prepared for the 2025 budget. This amendment reflects alignment with the Strategic Goals and Projects discussed during the 2025 Strategic Planning process, as well as those referenced in the draft Parks Master Plan.

The Board of Aldermen will review the draft 2026–2030 Proposed CIP during the work session scheduled for August 5, 2025. Additionally, the Proposed CIP will be reviewed by the Planning & Zoning Commission on August 12, 2025, and by the Community Land and Recreation Board (CLARB) on August 13, 2025. Final consideration by the Board of Aldermen is scheduled for August 19, 2025.

Note: While the Sewer Fund includes projected infrastructure needs, current funding capacity is insufficient to meet those demands. Completion of several key items is still pending:

- Review of the agreed-upon procedures for sewer utility tracking and billing
- A comprehensive system assessment to identify infrastructure needs
- A current rate study (yet to be conducted) to guide funding strategies for necessary improvements

Once this information and data are complete, it will be presented to the Board of Aldermen for review and education to support informed decision-making regarding future infrastructure planning.

STRATEGIC GOAL(S):

The Capital Improvement Program applies to all strategic goals:

- **Operational Excellence.** The CIP helps to balance financial resources and identifies strategic partnerships.
- **Infrastructure and Public Facilities.** The CIP builds a roadmap between the initial planning and the logistics and timing of beginning infrastructure and public facility improvements.
- **Quality Development.** Educates and gives the opportunity for the public to provide input on where and how infrastructure will be built to support future quality development. Parks and Recreation. Provides a clear plan of priorities for park and recreation improvement needs of the community.
- **Communications Best Practices.** Provides the community with a communication device for citizens to see the BOA's prioritization of projects.
- **Public Safety.** The CIP is used by the City's public safety partners in seeing where future facilities and growth of the City is planning on growing to help with their long-term planning.

BUDGET IMPACT:

Although the CIP is not an authorizing document nor obligates/encumbers funds, it does provide important directions to the City Administrator for preparation for the upcoming 2026 budget process. Essentially, the items included within the adopted CIP provide direction for planning capital expenditures in the Administrator's recommended 2026 budget. The initial draft of the CIP will include items that may or may not be fully in balance with the City's five-year financial forecast.

After the Board of Alderman reviews and provides direction to the City Administrator, a CIP that is balanced with the forecast will be presented to the BOA at a public meeting for approval.

ALTERNATIVES:

1. Approve Resolution for consideration/review by the Board of Aldermen.
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 that the Finance Committee consent to consideration and review of the 2026-2030 CIP by the Board of Aldermen

POLICY:

Per Parkville Municipal Code Section 112.070(B), the City Administrator is responsible for presenting annual budgets to the Board of Aldermen for approval. The CIP provides important directions to the City Administrator for preparation for upcoming budgets.

SUGGESTED MOTION:

I move that the 2026-2030 Proposed Capital Improvement Program be forwarded to the Board of Aldermen for a work session on August 19, 2025.

ATTACHMENTS:

1. 2026-2030 Proposed CIP

City of Parkville Capital Improvement Plan (CIP)

2026–2030 Capital Program Overview

Presented to Board of Aldermen

Date: August 5, 2025



What is the CIP?

- The Capital Improvement Program (CIP) is a long-range planning tool for municipalities, in accordance with the strategic plan, that:
 - Identifies public infrastructure and major equipment projects
 - Establishes a multi-year schedule for execution
 - Aligns financing strategies by fund source
 - Bridges the gap between master plans, the comprehensive plan, and annual budgeting

Purpose of the CIP

- Guide systematic investment in infrastructure
- Ensure coordinated planning across departments
- Promote transparency on future project funding
- Identify funded vs. unfunded capital needs (like roads, sidewalks, curbs, and sewer)
- Used to structure operational needs
- Adjust based on evolving needs, development, and financial realities

Strategic Alignment

- Projects reflect 2025 Strategic Planning outcomes
- Aligned with draft Parks Master Plan initiatives
- Infrastructure investments targeted to enhance service delivery and community well-being

CIP Criteria - What Qualifies?

- Projects included must meet at least one of the following:
 - New construction or expansion of a public facility
 - Nonrecurring rehab/repair of \$50,000+ for existing infrastructure
 - Equipment purchases of \$50,000+ with a 2-year+ lifespan
 - Studies/designs directly related to a capital project
 - Recurring maintenance \$50,000+ per year specific if part of an on-going program and expenditures are significant portion of operational budget

CIP vs. Operating Budget

- Operating Budget: recurring costs (e.g., salaries, utilities, routine maintenance)
- Capital Budget (CIP): one-time, large-scale investments in assets with long-term use funding via capital funds, grants, debt, etc.

2026–2030 CIP Overview

- Covers five fiscal years: January 2026 to December 2030
- Projects span transportation, public safety, parks, facilities, sewer, and planning
- Fluid document; reviewed and amended annually

How to Read Project Scopes & Financial Summaries by Year

The following pages are designed to clearly explain each project area within the City's Capital Improvement Plan (CIP).

1. **Project Scope Overview**

- Each section outlines the specific project areas by project name and the total estimated cost.
- These summaries provide a high-level understanding of the work planned and the scope of improvements

2. **Detailed Financial Impact**

- Following each project scope page, the next page shows the expense to the City by year.
- This annual breakdown illustrates how each project's cost is distributed over the budget period and allows for better planning and fiscal management.

By reviewing these paired pages – first by project scope & total and then by annual cost impact – readers can see both the vision for the projects and their financial implications over time.

Administration Projects

Source: Special Levy and Capital Projects

Name	City Funding Source	Amount from City Funds	% of Project Debt funded	Grant	Source of Grant	Total Sources
Highway 45 East Entry Sign	Capital Projects	244,000		-	-	244,000
Facilities Assessment, HVAC (end of life) repairs to concrete and stormwater.	Special Levy	525,000	-	-	-	525,000
		769,000	0%	-	-	769,000

Administration Projects By Year

Name	City Funding Source	Through 2025	2026	2027	2028	2029	2030	Future Years	City Funds five year Cost
Highway 45 East Entry Sign	Capital Projects	100,000	144,000	-	-	-			144,000
Facilities Assessment, HVAC (end of life) repairs to concrete and stormwater.	Special Levy	270,000	255,000	-	-	-			255,000
		370,000	399,000	-	-	-	-	-	399,000

Community Development Projects

Source: General Fund/Capital Projects

Name	City Funding Source	Amount from City Funds	% of Project Debt funded	Grant	Source of Grant	Total Sources
Wayside Horns (Grants not available until 2028. Plan to finance with Highway 9 project)	Capital Projects	135,000		540,000	MDOT & Park University	675,000
Parkville Housing and Density Study	General	50,000		-	-	50,000
Update to Highway 45 Corridor Plan	General	50,000		-	-	50,000
I-435 and MO-152 Highway Area Planning Study	General	75,000		-	-	75,000
		310,000	64%	540,000	-	850,000

Community Development Projects By Year

Name	City Funding Source	Through 2025	2026	2027	2028	2029	2030	Future Years	City Funds five year Cost
Wayside Horns (Grants not available until 2028. Plan to finance with Highway 9 project)	Capital Projects	-	67,500	67,500	-	-			135,000
Parkville Housing and Density Study	General		-	50,000	-	-			50,000
Update to Highway 45 Corridor Plan	General	-	-	50,000	-	-			50,000
I-435 and MO-152 Highway Area Planning Study	General	-	75,000	-	-	-			75,000
		-	142,500	167,500	-	-	-	-	310,000

Parks and Recreation Projects

Source: Parks Sales Tax, Parks Nature Sanctuary and Use Tax

Name	City Funding Source	Amount from City Funds	% of Project Debt funded	Grant	Source of Grant	Total Sources
Nature Sanctuary Trail Upgrades	Parks Nature Sanctuary	200,000		-	-	200,000
All inclusive playground in Platte Landing Park	Parks Sales Tax	300,000		700,000	Platte County	1,000,000
ADA accessible bridge in English Landing Park	Parks Sales Tax	300,000		700,000	Platte County	1,000,000
Parks Maintenance Building Improvements and Storage	Parks Sales Tax	75,000		-		75,000
Parkville West Bike/Park design	Parks Sales Tax	250,000				250,000
Future Master Plan Priority Project (s)	Parks Sales Tax	1,250,000		-	-	1,250,000
Parkville West Bike/Park construction	Parks Sales Tax	650,000		650,000	Platte County	1,300,000
English Landing Park Stream bank Stabilization (in progress)	Parks Sales Tax	210,000		40,000	Platte County	250,000
Main Street Bridge pedestrian Bridge	Parks Sales Tax	340,000		-		340,000
Annual Park Beautification and Maintenance	Parks Sales Tax	250,000		-	-	250,000
Conservation Land Management	Parks Sales Tax	250,000		-		250,000
Park Trails Program (use tax)	Use Tax	975,000	-	-	-	975,000
		5,050,000	29%	2,090,000	-	7,140,000

Parks and Recreation Projects By Year

Name	City Funding Source	Through 2025	2026	2027	2028	2029	2030	Future Years	City Funds five year Cost
Nature Sanctuary Trail Upgrades	Parks Nature Sanctuary	-	100,000	100,000	-	-			200,000
All inclusive playground in Platte Landing Park	Parks Sales Tax		100,000	200,000	-	-			300,000
ADA accessible bridge in English Landing Park	Parks Sales Tax		200,000	100,000	-	-	-	-	300,000
Parks Maintenance Building Improvements and Storage	Parks Sales Tax	-	-	75,000	-	-			75,000
Parkville West Bike/Park design	Parks Sales Tax			125,000	125,000				250,000
Future Master Plan Priority Project (s)	Parks Sales Tax		-	-	-	-	250,000	1,000,000	250,000
Parkville West Bike/Park construction	Parks Sales Tax			-	-		150,000	500,000	150,000
English Landing Park Stream bank Stabilization (in progress)	Parks Sales Tax	-	210,000			-			210,000
Main Street Bridge pedestrian Bridge	Parks Sales Tax	-	340,000	-	-	-			340,000
Annual Park Beautification and Maintenance	Parks Sales Tax	-	50,000	50,000	50,000	50,000	50,000		250,000
Conservation Land Management	Parks Sales Tax	-	50,000	50,000	50,000	50,000	50,000		250,000
Park Trails Program (use tax)	Use Tax	-	150,000	175,000	200,000	200,000	250,000	-	975,000
		-	1,200,000	875,000	425,000	300,000	750,000	1,500,000	3,550,000

Public Safety Projects

Source: Public Safety Sales Tax

Name	City Funding Source	Amount from City Funds	% of Project Debt funded	Grant	Source of Grant	Total Sources
Facility assessment and improvements to police department facilities	Police Sales Tax	300,000		-		300,000
Keyless Entry City Hall Security System (end of life)	Police Sales Tax	100,000		-		100,000
		400,000	0%	-	-	400,000

Public Safety Projects By Year

Name	City Funding Source	Through 2025	2026	2027	2028	2029	2030	Future Years	City Funds five year Cost
Facility assessment and improvements to police department facilities	Police Sales Tax	-	150,000	150,000	-	-			300,000
Keyless Entry City Hall Security System (end of life)	Police Sales Tax	-	100,000	-	-	-			100,000
		-	250,000	150,000	-	-	-	-	400,000

Sewer Projects

Source: Sewer Fund

Name	City Funding Source	Amount from City Funds	% of Project Debt funded	Grant	Source of Grant	Total Sources
Treatment Plant	Sewer	609,000		-		609,000
Pump & Lift Stations	Sewer	336,000		-		336,000
Collection System	Sewer	2,066,000		-		2,066,000
		3,011,000	0%	-	-	3,011,000

Sewer Projects By Year

Name	City Funding Source	Through 2025	2026	2027	2028	2029	2030	Future Years	City Funds five year Cost
Treatment Plant	Sewer	-	155,000	107,000	197,000	60,000	90,000		609,000
Pump & Lift Stations	Sewer	-	70,000	51,000	155,000	60,000			336,000
Collection System	Sewer	-	244,000	437,000	288,000	57,000	1,040,000		2,066,000
		-	469,000	595,000	640,000	177,000	1,130,000	-	3,011,000

Sewer Fund Challenges

- Infrastructure needs exceed current fund capacity
- Pending actions:
 - Utility tracking and billing review
 - Comprehensive infrastructure assessment
 - Rate study to guide long-term funding
 - Projects included, but some remain unfunded pending these evaluations

Stormwater Projects

Source: Stormwater Fund

Name	City Funding Source	Amount from City Funds	% of Project Debt funded	Grant	Source of Grant	Total Sources
59th Terrace Stormwater Improvements	Stormwater	50,000				50,000
Storm Sewer Assessment and Inventory	Stormwater	50,000		-		50,000
Stormwater Master Plan	Stormwater	80,000		-		80,000
6th and Crooked Low Water Crossing (debt issue)	Stormwater	1,350,000	73%	500,000	FEMA/Pla	1,850,000
Elm Street Low Water Crossing (debt issue)	Stormwater	1,350,000	73%	500,000	FEMA/Pla	1,850,000
Storm Sewer Planned Maintenance and Repair	Stormwater	525,000		-		525,000
		3,405,000	23%	1,000,000	-	4,405,000

Stormwater Projects By Year

Name	City Funding Source	Through 2025	2026	2027	2028	2029	2030	Future Years	City Funds five year Cost
59th Terrace Stormwater Improvements	Stormwater	50,000	-	-	-	-	-		-
Storm Sewer Assessment and Inventory	Stormwater	50,000	-	-	-	-	-		-
Stormwater Master Plan	Stormwater	40,000	40,000	-	-	-	-		40,000
6th and Crooked Low Water Crossing (debt issue)	Stormwater	-	-	-	150,000	-	100,000	1,100,000	250,000
Elm Street Low Water Crossing (debt issue)	Stormwater	-	-	-	-	150,000	150,000	1,050,000	300,000
Storm Sewer Planned Maintenance and Repair	Stormwater	-	125,000	125,000	125,000	75,000	75,000		525,000
		140,000	165,000	125,000	275,000	225,000	325,000	2,150,000	1,115,000

Transportation Projects

Source: Transportation Fund and Use Tax Fund

Name	City Funding Source	Amount from City Funds	% of Project Debt funded	Grant	Source of Grant	Total Sources
Sidewalk Gap Program	Transportation	250,000		19,000	MDOT	269,000
Annual Pavement Preservation	Transportation	1,570,000		-		1,570,000
New Dome Roof Replacement	Transportation	50,000		-		50,000
Dump Truck	Transportation	150,000				150,000
Traffic Program (include intersections)	Transportation	280,000		-		280,000
Streets Master Plan	Transportation	80,000		-		80,000
Downtown ADA Improvements (debt issue) Outside of Route 9 project area	Transportation	450,000	50%	-		450,000
Curb Maintenance Program	Use Tax	450,000	-	-	-	450,000
Sidewalk Maintenance Program	Use Tax	450,000	-	-	-	450,000
Route 9 Corridor - Downtown Triangle / 1st Street Project Phase (Includes ADA	Use Tax	9,912,050	67%	5,487,950	Various	15,400,000
Bell Rd. Pedestrian Improvements	Use Tax	999,853	23%	750,000	Various	1,749,853
		14,641,903	30%	6,256,950	-	20,898,853

Transportation Projects By Year

Name	City Funding Source	Through 2025	2026	2027	2028	2029	2030	Future Years	City Funds five year Cost
Sidewalk Gap Program	Transportation	-	50,000	50,000	50,000	50,000	50,000		250,000
Annual Pavement Preservation	Transportation	-	310,000	300,000	310,000	320,000	330,000		1,570,000
New Dome Roof Replacement	Transportation	-	-	50,000	-	-			50,000
Dump Truck	Transportation		150,000						150,000
Traffic Program (include intersections)	Transportation	55,000	75,000	-	75,000	-	75,000		225,000
Streets Master Plan	Transportation	40,000	40,000		-	-			40,000
Downtown ADA Improvements (debt issue) Outside of Route 9 project area	Transportation	-	100,000	-	75,000	75,000	75,000	125,000	325,000
Park Trails Program (use tax)	Use Tax	-	150,000	175,000	200,000	200,000	250,000	-	975,000
Curb Maintenance Program	Use Tax		90,000	90,000	90,000	90,000	90,000		450,000
Sidewalk Maintenance Program	Use Tax	-	90,000	90,000	90,000	90,000	90,000		450,000
Route 9 Corridor - Downtown Triangle / 1st Street Project Phase (Includes ADA	Use Tax	500,000	500,000	500,000	500,000	500,000	500,000	6,912,050	2,500,000
Bell Rd. Pedestrian Improvements	Use Tax	529,853	440,000	25,000	-	-			465,000
		1,124,853	1,995,000	1,280,000	1,390,000	1,325,000	1,460,000	7,037,050	7,450,000

CIP Review Timeline

- August 5, 2025: Board of Aldermen Work Session
- August 12, 2025: Planning & Zoning Commission Review
- August 13, 2025: CLARB Review
- August 19, 2025: Final Consideration by Board of Aldermen

Summary and Next Steps

- CIP is a dynamic roadmap guiding infrastructure development
- Supports efficient, equitable delivery of City services
- Stakeholder feedback and fiscal evaluations remain key to refining future iterations
- Continued collaboration essential to meet strategic goals

Questions?

Project No	Name	Department	Funding Sources					Years of Funding									
			City Funding Source	Amount from City Funds	Debt	Grant	Source of Grant	Total Sources	Prior Years	2026	2027	2028	2029	2030	Future Years	Total five year Cost	
AD64	Facilities Assessment, HVAC (end of life) repairs to concrete and stormwater.	Administration	Special Levy Fund	500,000	-	-	-	500,000	250,000	250,000	-	-	-	-	-	-	500,000
CD2503	Wayside Horns	Community Development	Capital Projects Fund	135,000	-	540,000	MDOT	675,000	-	135,000	-	540,000	-	-	-	-	675,000
CD2501	Parkville Housing and Density Study	Community Development	General Fund	50,000	-	-	-	50,000	-	-	50,000	-	-	-	-	-	50,000
CD2601	Update to Highway 45 Corridor Plan	Community Development	General Fund	50,000	-	-	-	50,000	-	-	50,000	-	-	-	-	-	50,000
CD2502	I-435 and MO-152 Highway Area Planning Study	Community Development	General Fund	75,000	-	-	-	75,000	-	75,000	-	-	-	-	-	-	75,000
PK2405	Annual Park Beautification and Maintenance	Parks	Parks Sales Tax Fund	250,000	-	-	-	250,000	50,000	50,000	50,000	50,000	50,000	-	-	-	250,000
NS2601	Trail Upgrades	Parks and Recreation	Parks Nature Sanctuary Fund	200,000	-	-	-	200,000	-	100,000	100,000	-	-	-	-	-	200,000
PK2501	Future Master Plan Priority Project (s)	Parks and Recreation	Parks Sales Tax Fund	1,250,000	-	-	-	1,250,000	-	-	-	-	-	250,000	1,000,000	-	1,250,000
PK2602	All inclusive playground in Platte Landing Park	Parks and Recreation	Parks Sales Tax Fund	300,000	-	700,000	Platte County	1,000,000	-	100,000	200,000	-	-	-	-	-	300,000
PK2603	ADA accessible bridge in English Landing Park	Parks and Recreation	Parks Sales Tax Fund	300,000	-	700,000	Platte County	1,000,000	-	200,000	100,000	-	-	-	-	-	300,000
PK2604	Parkville West Bike/Park design	Parks and Recreation	Parks Sales Tax Fund	250,000	-	-	-	250,000	-	-	125,000	125,000	-	-	-	-	250,000
PK2605	Parkville West Bike/Park construction	Parks and Recreation	Parks Sales Tax Fund	650,000	-	650,000	Platte County	1,300,000	-	-	-	-	-	150,000	500,000	-	650,000
PK2802	Parks Maintenance Building Improvements and Storage	Parks and Recreation	Parks Sales Tax Fund	75,000	-	-	-	75,000	-	-	75,000	-	-	-	-	-	75,000
PK2703	English Landing Park Stream bank Stabilization (in progress)	Parks and Recreation	Parks Sales Tax Fund	210,000	-	40,000	Platte County Stormwater	250,000	-	250,000	-	-	-	-	-	-	250,000
PK2407	Main Street Bridge pedestrian Bridge	Parks and Recreation	Parks Sales Tax Fund	340,000	-	-	-	340,000	-	340,000	-	-	-	-	-	-	340,000
PK2502	English Landing Park entrance Streetscape	Parks and Recreation	Parks Sales Tax Fund	260,000	-	-	-	260,000	260,000	-	-	-	-	-	-	-	260,000
PK2502	Conservation Land Management	Parks and Recreation	Parks Sales Tax Fund	250,000	-	-	-	250,000	50,000	50,000	50,000	50,000	50,000	50,000	-	-	300,000
PK2503	Park Trails Program (use tax)	Parks and Recreation	Use Tax Fund	1,275,000	-	-	-	1,275,000	50,000	150,000	175,000	200,000	200,000	250,000	250,000	-	1,275,000
PD2402	Facility assessment and improvements to police department facilities	Police	Police Sales Tax Fund	300,000	-	-	-	300,000	-	150,000	150,000	-	-	-	-	-	300,000
PD2501	Keyless Entry City Hall Security System (end of life)	Police	Police Sales Tax Fund	100,000	-	-	-	100,000	-	100,000	-	-	-	-	-	-	100,000
PW2402	6th and Crooked Low Water Crossing (debt issue)	Stormwater	Stormwater Fund	250,000	1,100,000	500,000	FEMA/Platte County	1,850,000	-	-	-	150,000	-	100,000	900,000	-	1,150,000
PW2403	Storm Sewer Planned Maintenance and Repair	Stormwater	Stormwater Fund	525,000	-	-	-	525,000	100,000	125,000	125,000	125,000	75,000	75,000	-	-	525,000
PW2504	59th Terrace Stormwater Improvements	Stormwater	Stormwater Fund	50,000	-	-	-	50,000	50,000	-	-	-	-	-	-	-	-
PW2801	Elm Street Low Water Crossing (debt issue)	Stormwater	Stormwater Fund	250,000	1,100,000	500,000	FEMA/Platte County	1,850,000	-	-	-	-	150,000	150,000	150,000	-	450,000
PW2501	Storm Sewer Assessment and Inventory	Stormwater	Stormwater Fund	50,000	-	-	-	50,000	50,000	-	-	-	-	-	-	-	-
PW2502	Stormwater Master Plan	Stormwater	Stormwater Fund	80,000	-	-	-	80,000	40,000	40,000	-	-	-	-	-	-	40,000
PW2503	Curb Maintenance Program	Use Tax	Use Tax Fund	450,000	-	-	-	450,000	-	90,000	90,000	90,000	90,000	90,000	90,000	-	450,000
PW2504	Sidewalk Maintenance Program	Use Tax	Use Tax Fund	450,000	-	-	-	450,000	-	90,000	90,000	90,000	90,000	90,000	90,000	-	450,000
SW2401	Treatment Plant	Sewer	Sewer Fund	609,000	-	-	-	609,000	-	155,000	107,000	197,000	60,000	90,000	-	-	609,000
SW2402	Pump & Lift Stations	Sewer	Sewer Fund	336,000	-	-	-	336,000	-	70,000	51,000	155,000	60,000	-	-	-	336,000
SW2403	Collection System	Sewer	Sewer Fund	2,066,000	-	-	-	2,066,000	-	244,000	437,000	288,000	57,000	1,040,000	-	-	2,066,000
PW2505	Sidewalk Gap Program	Transportation	Transportation Sales Tax Fund	231,000	-	19,000	MDOT	250,000	-	50,000	50,000	50,000	50,000	50,000	-	-	250,000
TN2401	Annual Pavement Preservation	Transportation	Transportation Sales Tax Fund	1,570,000	-	-	-	1,570,000	-	310,000	300,000	310,000	320,000	330,000	-	-	1,570,000
TN2403	New Dome Roof Replacement	Transportation	Transportation Sales Tax Fund	50,000	-	-	-	50,000	-	-	50,000	-	-	-	-	-	50,000
TN2601	Dump Truck	Transportation	Transportation Sales Tax Fund	150,000	-	-	-	150,000	-	150,000	-	-	-	-	-	-	150,000
TN2404	Traffic Program (include intersections)	Transportation	Transportation Sales Tax Fund	280,000	-	-	-	280,000	55,000	75,000	-	75,000	-	75,000	-	-	225,000
TN2503	Streets Master Plan	Transportation	Transportation Sales Tax Fund	80,000	-	-	-	80,000	40,000	40,000	-	-	-	-	-	-	40,000
TN2504	Downtown ADA Improvements (debt issue)	Transportation	Transportation Sales Tax Fund	225,000	225,000	-	-	450,000	-	100,000	-	75,000	75,000	75,000	75,000	-	400,000
TN2501	Route 9 Corridor - Downtown Triangle / 1st Street Project Phase (Debt Funded)	Transportation	Use Tax Fund	3,592,544	6,100,000	4,987,950	Various	14,680,494	500,000	500,000	500,000	500,000	500,000	500,000	500,000	7,237,950	9,737,950
PW2503	Bell Rd. Pedestrian Improvements	Transportation	Use Tax Fund	960,000	-	750,000	Various	1,710,000	190,000	380,000	380,000	200,000	-	-	-	-	960,000



**2026 – 2030 Capital
Improvement Program
Funds Summary**

Table of Contents

10 General Fund	2
22 Special Levy Fund	3
30 Sewer Fund	4
40 Transportation Sales Tax Fund	5
41 Parks and Recreation Sales Tax Fund	6
42 Public Safety Sales Tax Fund	7
47 Stormwater Fund	8
48 Use Tax Fund Summary	9
48.1 Use Tax Fund Street Construction	10
48.2 Use Tax Fund Street Maintenance	11
48.3 Use Tax Fund Trail Maintenance	12
60 Parkville Nature Sanctuary Fund	13
95 Capital Project Fund Forecast	15



General Fund (10)
Year to Date 06/30/2025

Category	2024 Unaudited	2025 Adopted	2025 YTD	2025 Revised	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast
Revenues									
Property Taxes	\$ 1,803,344.00	\$ 1,794,000	\$ 1,814,094	\$ 1,849,000	\$ 1,830,000	\$ 1,867,000	\$ 1,904,000	\$ 1,942,000	\$ 1,981,001
Licenses	77,024	73,000	54,026	77,000	83,000	83,000	83,000	83,000	83,000
Permits	702,450	329,000	320,661	401,000	365,000	365,000	365,000	365,000	365,000
Franchise	937,859	928,000	381,221	910,000	943,000	948,000	948,000	948,000	948,000
Sales Tax	1,890,001	1,904,000	1,066,715	1,919,000	1,929,000	1,949,000	1,970,000	1,991,000	2,012,000
Court	72,169	50,000	20,709	36,000	40,000	-	-	-	-
Interest	206,566	121,000	184,176	227,600	221,000	221,000	221,000	221,000	221,000
Miscellaneous	655,480	760,000	582,067	780,102	916,000	924,000	933,000	942,000	951,001
Transfers	729,114	180,000	102,860	192,000	90,000	45,000	23,000	12,000	6,000
Total Revenues	7,074,007	6,139,000	4,526,529	6,391,702	6,417,000	6,402,000	6,447,000	6,504,000	6,567,002

Expenditures									
Department									
Administration	2,140,791	1,750,000	845,953	1,750,000	1,785,000	1,803,000	1,821,000	1,839,000	1,857,000
Court	159,111	217,000	85,470	217,000	221,000	-	-	-	-
Public Works	465,318	660,000	284,949	660,000	673,000	680,000	687,000	694,000	701,000
Community Development	623,712	823,000	319,858	823,000	839,000	847,000	855,000	864,000	873,000
Public Information	31,191	44,000	13,172	44,000	45,000	45,000	45,000	45,000	45,000
Transfers Out	2,763,000	2,912,000	1,606,500	2,912,000	2,776,000	2,804,000	2,832,000	2,860,000	2,889,000
Information Technology	236,095	-	23,132	400,000	-	-	-	-	-
Capital Outlay	44,517	75,000	3,416	75,000	75,000	100,000	-	-	-
Total Expenditures	6,463,736	6,481,000	3,182,450	6,881,000	6,414,000	6,279,000	6,240,000	6,302,000	6,365,000



Temporary Levy / 2006 Certificates of Participation (COPs) Fund (22)
Year to Date 06/30/2025

Category	2024 Unaudited	2025 Adopted	2025 YTD	2025 Revised	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast
Revenues									
Property Taxes	\$ 575,990	\$ 570,000	\$ 589,579	\$ 590,000	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	2,907	1,000	11,354	13,000	2,212	-	-	-	-
Total Revenue	578,897	571,000	600,933	603,000	2,212	-	-	-	-
Expenditures									
Bond Principal	444,872	124,000	123,277	124,000	123,119	139,867	-	-	-
Bond Interest	13,635	8,000	4,326	8,000	4,512	1,567	-	-	-
Transfers	-	-	-	-	-	-	-	-	-
City Hall Capital	20,126	255,000	30,673	270,000	255,000	-	-	-	-
Total Expenditures	478,633	387,000	158,276	402,000	382,631	141,434	-	-	-
Increase (decrease)	100,264	184,000	442,657	201,000	(380,419)	(141,434)	-	-	-
Beginning Fund Balance	220,589	318,582	320,853	320,853	521,853	141,434	-	-	-
Ending Fund Balance	\$ 320,853	\$ 502,582	\$ 763,510	\$ 521,853	\$ 141,434	\$ -	\$ -	\$ -	\$ -



**Sewer Services Fund (30)
Year to Date 06/30/2025**

Category	2024 Unaudited	2025 Adopted	2025 Year to Date	2025 Revised	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast
Revenues									
Sewer Charges	\$ 1,693,020	\$ 1,854,000	\$ 726,326	\$ 1,714,000	\$ 1,751,000	\$ 1,751,000	\$ 1,751,000	\$ 1,751,000	\$ 1,751,000
Sewer Tap Fees	17,500	15,000	5,250	6,000	-	-	-	-	-
Sewer Impact Fees	16,767	10,000	4,950	5,000	-	-	-	-	-
MOAW Bill Collection Payment	501	-	-	-	-	-	-	-	-
Grinder Pump Admin Fee	3,850	-	-	-	-	-	-	-	-
Interest Income	3,089	5,000	4,317	7,000	5,000	5,000	5,000	5,000	5,000
Miscellaneous	7,022	-	1,537	2,000	-	-	-	-	-
Total Revenues	1,741,749	1,884,000	742,380	1,734,000	1,756,000	1,756,000	1,756,000	1,756,000	1,756,000
Expenses									
Operating Expenses	1,167,320	940,000	349,354	940,000	968,000	996,000	1,024,000	1,055,000	1,086,000
Capital Expenses	581,170	800,000	41,347	625,000	469,000	595,000	640,000	177,000	1,130,000
Debt Service (Transfer to 34)	30,150	-	-	-	-	-	-	-	-
Transfer to General Fund	370,000	180,000	90,000	180,000	90,000	45,000	23,000	12,000	12,000
Total Expenses	2,148,640	1,920,000	480,701	1,745,000	1,527,000	1,636,000	1,687,000	1,244,001	2,228,002
Increase (Decrease)	(406,891)	(36,000)	261,679	(11,000)	229,000	120,000	69,000	511,999	(472,002)
Beginning Fund Balance	618,615	393,323	211,724	211,724	200,724	429,724	549,724	618,724	1,130,723
Ending Fund Balance	\$ 211,724	\$ 357,323	\$ 473,403	\$ 200,724	\$ 429,724	\$ 549,724	\$ 618,724	\$ 1,130,723	\$ 658,721
Fund Balance %	10%	19%	98%	12%	28%	34%	37%	91%	30%



Transportation Fund (40)
06/30/2025

Category	2024 Unaudited	2025 Adopted	2025 YTD	2025 Revised	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast
Revenues									
Taxes	\$ 1,602,834	\$ 1,548,000	\$ 902,554	\$ 1,548,000	\$ 1,597,000	\$ 1,620,000	\$ 1,643,000	\$ 1,660,000	\$ 1,669,000
Other	124,140	10,000	24,690	10,000	10,000	10,000	10,000	10,000	10,000
Transfers	243,000	247,000	123,500	247,000	251,000	255,000	259,000	263,000	267,000
Total Revenues	1,969,974	1,805,000	1,050,744	1,805,000	1,858,000	1,885,000	1,912,000	1,933,000	1,946,000
Expenditures									
Salary and Benefits	570,334	758,000	278,408	758,000	773,000	788,000	804,000	820,000	820,000
Operating	478,316	728,000	275,546	728,000	663,000	676,000	690,000	704,000	704,000
Capital	426,484	679,000	48,615	679,000	725,000	400,000	510,000	445,000	530,000
Transfers Out	-	-	-	-	-	-	-	-	-
Total Expenditures	1,475,134	2,165,000	602,569	2,165,000	2,161,000	1,864,000	2,004,000	1,969,000	2,054,000
Increase (decrease)	494,840	(360,000)	448,175	(360,000)	(303,000)	21,000	(92,000)	(36,000)	(108,000)
Beginning FB	630,577	965,417	1,125,417	1,125,417	765,417	462,417	483,417	391,417	355,417
Ending FB	\$ 1,125,417	\$ 605,417	\$ 1,573,592	\$ 765,417	\$ 462,417	\$ 483,417	\$ 391,417	\$ 355,417	\$ 247,417
Fund Balance % (of OPS)	107%	41%			32%	33%	26%	23%	16%



Parks & Recreation Fund (41)
Year-to-date 06/30/2025

Category	2024 Unaudited	2025 Adopted	2025 Year to Date	2025 Revised	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast
Revenues									
Taxes	\$ 1,049,041	1,062,000	\$ 520,398	\$ 1,050,000	\$ 1,059,000	\$ 1,064,000	\$ 1,069,000	\$ 1,074,000	\$ 1,079,000
Program Revenue	45,803	45,000	41,534	45,000	45,800	46,600	47,400	48,300	49,200
Other	76,340	-	30	-	-	-	-	-	-
Grants/Donations	100,805	-	-	-	1,000	1,000	1,000	1,000	1,000
Transfers	426,000	433,000	216,500	433,000	440,000	447,000	455,000	463,000	471,000
Total Revenues	1,697,989	1,540,000	778,462	1,528,000	1,545,800	1,558,600	1,572,400	1,586,300	1,600,200
Expenditures									
Salary and Benefits Parks	583,485	775,000	311,008	775,000	791,000	807,000	823,000	839,000	839,000
Operating	258,805	347,000	147,127	347,000	354,000	361,000	368,000	375,000	375,000
Capital	355,827	850,000	43,379	500,000	950,000	600,000	225,000	100,000	450,000
Transfer to Farmers Mrkt	104,592	520,000	198,812	910,000	-	-	-	-	-
Nature Sanctuary Operations	71,705	47,000	10,832	47,000	47,000	80,000	80,000	80,000	80,000
Total Expenditures	1,374,414	2,539,000	711,158	2,579,000	2,142,000	1,848,000	1,496,000	1,394,000	1,744,000
Increase (decrease)	323,575	(999,000)	67,304	(1,051,000)	(596,200)	(289,400)	76,400	192,300	(143,800)
Beginning FB	1,756,951	1,832,951	2,080,526	2,080,526	1,029,526	433,326	143,926	220,326	412,626
Ending FB	\$ 2,080,526	\$ 833,951	\$ 2,147,830	\$ 1,029,526	\$ 433,326	\$ 143,926	\$ 220,326	\$ 412,626	\$ 268,826
Fund Balance % (of OPS)	204%	49%			36%	12%	17%	32%	21%



**Public Safety Fund (42)
Year to Date 06/30/25**

Category	2024 Unaudited	2025 Adopted	2025 YTD	2025 Revised	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast
Revenues									
Taxes	\$ 1,029,531	\$ 1,033,000	\$ 518,728	\$ 1,033,000	\$ 1,033,000	\$ 1,559,000	\$ 1,575,000	\$ 1,591,000	\$ 1,607,000
Other	79,575	3,000	2,695	3,000	3,000	3,000	3,000	3,000	3,000
Transfers	1,500,000	1,526,000	763,000	1,526,000	1,500,000	1,526,000	1,552,000	1,578,000	1,605,000
Total Revenues	2,609,106	2,562,000	1,284,423	2,562,000	2,536,000	3,088,000	3,130,000	3,172,000	3,215,000

Expenditures									
Salary and Benefits	1,681,244	2,187,000	897,137	2,200,000	2,310,000	2,426,000	2,547,000	2,674,000	2,808,000
Operating	111,840	401,000	98,422	401,000	405,000	409,000	413,000	417,000	421,000
Capital	35,145	132,000	11,887	132,000	250,000	150,000	-	-	-
CIP	-	-	-	-	-	-	-	-	-
Total Expenditures	1,828,229	2,720,000	1,007,446	2,733,000	2,965,000	2,985,000	2,960,000	3,091,000	3,229,000

Increase (decrease)	780,877	(158,000)	276,977	(171,000)	(429,000)	103,000	170,000	81,000	(14,000)
---------------------	---------	-----------	---------	-----------	-----------	---------	---------	--------	----------

Beginning Fund Balance	192,285	964,285	973,162	973,162	802,162	373,162	476,162	646,162	727,162
Ending Fund Balance	\$ 973,162	\$ 806,285	\$ 1,250,139	\$ 802,162	\$ 373,162	\$ 476,162	\$ 646,162	\$ 727,162	\$ 713,162
Fund Balance % (of OPS)	53%	30%	124%	29%	13%	16%	22%	24%	22%



Stormwater Fund (47)
Year to Date 06/30/2025

Category	2024 Unaudited	2025 Adopted	2025 YTD	2025 Revised	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast
Revenues									
Transfers In	\$ 185,000	\$ 270,000	\$ 67,500	\$ 270,000	\$ 278,000	\$ 286,000	\$ 295,000	\$ 304,000	\$ 312,000
Total Revenues	185,000	270,000	67,500	270,000	278,000	286,000	295,000	304,000	312,000
Expenditures									
Projects (Storm-water, etc)	-	75,000	8,710	75,000	25,000	25,000	25,000	25,000	25,000
Capital (incl debt service)	-	230,000	-	230,000	165,000	125,000	275,000	225,000	325,000
Total Expenditures	-	305,000	8,710	305,000	190,000	150,000	300,000	250,000	350,000
Increase (decrease)	185,000	(35,000)	58,790	(35,000)	88,000	136,000	(5,000)	54,000	(38,000)
Beginning FB	-	135,000	185,000	185,000	150,000	238,000	374,000	369,000	423,000
Ending FB	\$ 185,000	\$ 100,000	\$ 243,790	\$ 150,000	\$ 238,000	\$ 374,000	\$ 369,000	\$ 423,000	\$ 385,000



Use Tax Fund (48)
Year to Date 06/30/2025

Category	2024 Unaudited	2025 Adopted	2025 YTD	2025 Revised	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast
Revenues									
Taxes	\$ 1,044,948	\$ 1,005,000	\$ 672,979	\$ 1,005,000	\$ 1,100,000	\$ 1,111,000	\$ 1,122,000	\$ 1,133,000	\$ 1,144,000
Total Revenues	1,044,948	1,005,000	672,979	1,005,000	1,100,000	1,111,000	1,122,000	1,133,000	1,144,001

Expenditures									
Street Capital	\$ 104,853	\$ 1,000,000	-	912,000	940,000	543,000	700,000	700,000	1,000,000
Street Maintenance	-	180,000	-	180,000	180,000	180,000	180,000	180,000	180,000
Park Trail Maint & Capital	-	250,000	-	250,000	150,000	175,000	200,000	200,000	250,000
Total Expenditures	\$ 104,853	\$ 1,430,000	-	1,342,000	1,270,000	898,000	1,080,000	1,080,000	1,430,000
Increase (decrease)	940,095	(425,000)	672,979	(337,000)	(170,000)	213,000	42,000	53,000	(285,999)
Beginning FB	-	695,253	940,095	940,095	603,095	433,095	646,095	688,095	741,095
Ending FB	\$ 940,095	\$ 270,253	\$ 1,613,074	\$ 603,095	\$ 433,095	\$ 646,095	\$ 688,095	\$ 741,095	\$ 455,096
Street Capital Portion of FB	563,914	109,582	994,620	295,114	59,114	227,154	245,234	270,354	2,514
Street Maintenance Portion of FB	167,192	82,520	274,868	147,992	143,992	141,752	141,272	142,552	145,592
Park Trail Maint and Captl FB	208,990	78,151	343,585	159,990	229,990	277,190	301,590	328,190	306,990



Use Tax - Street Construction Detail - Fund (48)
Year to Date 06/30/2025

Category	2024 Unaudited	2025 Adopted	YTD 2025	2025 Revised	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast
Revenues									
Taxes	\$ 668,767	\$ 643,200	\$ 430,707	\$ 643,200	\$ 704,000	\$ 711,040	\$ 718,080	\$ 725,120	\$ 732,160
Total Revenues	668,767	643,200	430,707	643,200	704,000	711,040	718,080	725,120	732,160
Expenditures									
Transfer to Bell Road Project Fund	104,853	500,000	-	412,000	440,000	43,000	-	-	-
Transfer to Route 9 Project Fund	-	500,000	-	500,000	500,000	500,000	500,000	500,000	500,000
Transfer to Future Project Fund	-	-	-	-	-	-	200,000	200,000	500,000
Total Expenditures	104,853	1,000,000	-	912,000	940,000	543,000	700,000	700,000	1,000,000
Increase (decrease)	563,914	(356,800)	430,707	(268,800)	(236,000)	168,040	18,080	25,120	(267,840)
Beginning Fund Balance	-	466,382	563,914	563,914	295,114	59,114	227,154	245,234	270,354
Ending Fund Balance	\$ 563,914	\$ 109,582	\$ 994,620	\$ 295,114	\$ 59,114	\$ 227,154	\$ 245,234	\$ 270,354	\$ 2,514



Use Tax - Street Maintenance Detail - Fund (48)
Year to Date 06/30/2025

Category	2024 unaudited	2025 Adopted	YTD 2025	Revised 2025	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast
Revenues									
Taxes	\$ 167,192	\$ 160,800	\$ 107,677	\$ 160,800	\$ 176,000	\$ 177,760	\$ 179,520	\$ 181,280	\$ 183,040
Total Revenues	167,192	160,800	107,677	160,800	176,000	177,760	179,520	181,280	183,040
Expenditures									
Sidewalk Maintenance	-	90,000	-	90,000	90,000	90,000	90,000	90,000	90,000
Curb Maintenance		90,000	-	90,000	90,000	90,000	90,000	90,000	90,000
Total Expenditures	-	180,000	-	180,000	180,000	180,000	180,000	180,000	180,000
Increase (decrease)	167,192	(19,200)	107,677	(19,200)	(4,000)	(2,240)	(480)	1,280	3,040
Beginning FB	-	101,720	167,192	167,192	147,992	143,992	141,752	141,272	142,552
Ending FB	\$ 167,192	\$ 82,520	\$ 274,868	\$ 147,992	\$ 143,992	\$ 141,752	\$ 141,272	\$ 142,552	\$ 145,592
Fund Balance % (of OPS)		92%	#DIV/0!	164%	160%	158%	157%	158%	162%



Use Tax - Park Trail Detail - Fund (48)
Year to Date 06/30/2025

Category	2024 unaudited	2025 Adopted	2025 year to date	2025 Revised	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast
Revenues									
Taxes	\$ 208,990	\$ 201,000	\$ 134,596	\$ 201,000	\$ 220,000	\$ 222,200	\$ 224,400	\$ 226,600	\$ 228,800
Total Revenues	208,990	201,000	134,596	201,000	220,000	222,200	224,400	226,600	228,800
Expenditures									
Park Trail Maint & Capital	-	250,000	-	250,000	150,000	175,000	200,000	200,000	250,000
Total Expenditures	-	250,000	-	250,000	150,000	175,000	200,000	200,000	250,000
Increase (decrease)	208,990	(49,000)	134,596	(49,000)	70,000	47,200	24,400	26,600	(21,200)
Beginning FB	-	127,151	208,990	208,990	159,990	229,990	277,190	301,590	328,190
Ending FB	\$ 208,990	\$ 78,151	\$ 343,585	\$ 159,990	\$ 229,990	\$ 277,190	\$ 301,590	\$ 328,190	\$ 306,990
Fund Balance % (of OPS)		31%			153%	158%	151%	164%	123%



Parkville Nature Sanctuary (60)
Year to Date 06/30/2025

Category	2024 Unaudited	2025 Adopted	YTD 2025	Revised 2025	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast
Revenues									
Program Revenue	\$ -	\$ 1,000	280	300	300	300	-	-	-
Donations/Grants	3,012	1,000	3,970	4,000	3,000	3,000	-	-	-
Transfers	-	-	-	-	-	-	-	-	-
Total Revenues	3,012	2,000	4,250	4,300	3,300	3,300	-	-	-
Expenditures									
Salary and Benefits	-	-	-	-	-	-	-	-	-
Operating	26,202	-	22	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-
Capital	8,530	200,000	-	10,312	100,000	100,000	-	-	-
Total Expenditures	34,732	200,000	22	10,312	100,000	100,000	-	-	-
Increase (decrease)	(31,720)	(198,000)	4,228	(6,012)	(96,700)	(96,700)	-	-	-
Beginning FB	231,132	198,000	199,412	199,412.29	193,400	96,700	0	0	0
Ending FB	\$ 199,412	\$ 0	\$ 203,640	\$ 193,400	\$ 96,700	\$ 0	\$ 0	\$ 0	\$ 0
Fund Balance %	761%	0%	0%	0%	0%	0%	0%		



Capital Projects - 9 Highway Downtown Fund (90)
Year to Date 06/30/2025

Category	2024 Unaudited	2025 Adopted	2025 YTD	2025 Revised	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast
Revenues									
Bond Proceeds	\$ -	\$ 3,200,000	\$ -	\$ 6,200,000	\$ -	\$ -	4,300,000	-	-
County Grant	132,299	-	199,114	367,701	-	-	-	-	-
Marc Grant		50,000	0	0	0	0	500,000	2,650,000	
MoDot Grant		-	-	-	-	0	0	1,278,649	509,301
Miscellaneous		-	10,071	180,103	180,000	122,000	7,500	100,000	27,000
Transfers (use tax fund)		500,000	0	500,000	500,000	500,000	500,000	500,000	500,000
Total Revenues	132,299	3,750,000	209,185	7,247,804	680,000	622,000	5,307,500	4,528,649	1,036,301
Expenditures									
Engineering	132,299	700,000	199,114	800,000	750,000	408,000	132,000	217,000	-
Construction	-	100,000	-	-	-	1,100,000	4,400,000	5,500,000	-
Row/Contingency	-	700,000	-	400,000	1,300,000	300,000	-	-	-
Debt	-	-	-	581,860	581,860	581,860	581,860	700,000	700,000
Transfers Out	-	-	-	-	-	-	-	-	-
Total Expenditures	132,299	1,500,000	199,114	1,781,860	2,631,860	2,389,860	5,113,860	6,417,000	700,000
Increase (decrease)	-	2,250,000	10,071	5,465,944	(1,951,860)	(1,767,860)	193,640	(1,888,351)	336,301
Beginning Fund Balance	(32,000)	300,000	(32,000)	(32,000)	5,433,944	3,482,084	1,714,224	1,907,864	19,513
Ending Fund Balance	\$ (32,000)	\$ 2,550,000	\$ (21,929)	\$ 5,433,944	\$ 3,482,084	\$ 1,714,224	\$ 1,907,864	\$ 19,513	\$ 355,814
Fund Balance %	0%	161%	5%	307%	-74%	-137%	27%	-206%	48%



**Capital Projects Fund (95)
Year to Date 06/30/2025**

Category	2024 Unaudited	2025 Adopted	YTD 2025	2025 Revised	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast
Revenues									
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous		-	1,300	995	-	-	-	-	-
Total Revenues	-	-	1,300	995	-	-	-	-	-
Expenditures									
6th Street Parking Lease	-	-	44,082	45,000	-	-	-	-	-
Highway 45 East Entry Sign	-	215,000	-	100,000	144,000	-	-	-	-
Wayside Horns	-	135,000	-	-	67,500	67,500	-	-	-
Transfers Out (Debt service for 9 H)	43,650						-	-	-
Total Expenditures	43,650	350,000	44,082	145,000	211,500	67,500	-	-	-
Increase (decrease)	(43,650)	(350,000)	(42,782)	(144,005)	(211,500)	(67,500)	-	-	-
Beginning Fund Balance	466,655	350,000	423,005	423,005	279,000	67,500	-	-	-
Ending Fund Balance	\$ 423,005	\$ -	\$ 380,223	\$ 279,000	\$ 67,500	\$ -	\$ -	\$ -	\$ -



Memorandum

To: Planning and Zoning Commission
From: Stephen Lachky, Community Development Director
Date: Friday, June 27, 2025
Re: 2026 Community Development Department Budget Request

Background

Chapter 89, Revised Statutes of Missouri (RSMo.) contains powers, duties and functions for Planning and Zoning Commissions throughout the state; and one of these functions includes, “Making recommendations to the Board of Aldermen regarding plans, planning studies, general development and planning policies and infrastructure improvement programs, including the financing thereof.” As a result, its best-practice for many municipalities throughout Missouri to bring forward their Community Development Department’s annual budget request for review before it goes before their legislative body for consideration, as the budget request often contains a work program (e.g., Capital Improvements Program) list of projects/initiatives to be accomplished in the coming year(s). That said, City staff would like to formally present this memorandum before the Parkville Planning and Zoning Commission for review & discussion, as it provides a general summary to accompany the 2026 Community Development budget request.

Overview

The Community Development Department provides current- and long-range planning, zoning, mapping, building safety and inspection, code enforcement, utility locating, floodplain management and related services. This includes five full-time staff exclusively within the department — Community Development Director, Planner, Building Official, Building Inspector, and Code Enforcement Officer / Permit Technician. Department staff also perform other administrative duties including occupancy inspections for business licenses, minor maintenance, and other administrative support functions.

Parkville has been experiencing steady growth since the Great Recession of the late 2000s / early 2010s. Per the U.S. Census Bureau’s 2020 Decennial Census, the City’s population was 7,191; and the population is estimated to be 8,980 per 2024 American Community Survey (ACS) 5-year estimates. In 2024, our department issued a total of 54 building permits for residential new construction – single-family homes (up from 31 issued in 2023), 16 building permits for new construction – commercial and industrial (up from 13 issued in 2023), and 261 total building permits (up from 191 issued in 2023). As we progress through the remainder of 2025 and into 2026, we anticipate continued growth from the newly-platted subdivisions of Sanctuary at Riss Lake, Platte 38 (i.e., The Cliffs At Parkville), and the Thousand Oaks 25th and 26th plats. As a result, the 2026 department budget request reflects maintaining our current number of staff (but reclassifying the position of Planner to Senior Planner) and using our on-call support services when needed.

Community Development Department Line Items

Except for salaries, benefits, and reclassifying the position of Planner to Senior Planner, the 2026 Community Development budget is primarily allocated to continuing operations, maintenance of existing equipment, code enforcement, and continuing education / professional development to maintain staff's credentials. I'm requesting maintaining our current staff levels for 2026; however, in future years the department could explore the addition of a Planning Intern or Department Assistant. The following are summaries for specific budget line items.

Personnel

Unknown Amount (est. \$400,000-\$450,000 Total)

- **518.01-01-00, Salaries** – Unknown amount requested at this time (\$451,000 budgeted in 2024). This budget line item will be calculated by the City's Finance Department for 2025; and this amount will consider annual raises based on merit/performance evaluation and cost of living increases.

As of June 2025, the Community Development Department has five full-time positions:

- Community Development Director (Stephen Lachky)
- Planner (Brad Stanton; position to be reclassified to Senior Planner)
- Building Official (Austin Rice)
- Building Inspector (Chris Aponte)
- Code Enforcement Officer / Permit Technician (Clara Rose)

Looking ahead, and as Parkville continues to grow and the number of development applications increases, the department will refer to the City's most recent *Compensation and Classification Study*. In discussions with staff about the future expansion of the Community Development Department, the following have been identified as logical positions to add in the long-term (3+ years) per order of preference:

1. **Planning Intern** – Between 2016 and 2020 the department employed a total of five Planning Interns, who handled basic tasks such as reviewing drafts, creating documents and other miscellaneous tasks and projects for the department. These were generally current or recent graduate students at a local university's planning program, generally available to work throughout the summer months and during school breaks (e.g., fall break, winter break, spring break), and compensation for our last Planning Intern in 2020 was \$19 per hour.
 2. **Department Assistant** – Between 2016 and 2020 the department employed a Department Assistant to handle administrative tasks such as receiving and filing development applications, preparing meeting agendas and minutes, and other miscellaneous tasks and projects for the department. In 2018, it was a part-time position (\$14 per hour at 25 hours per week), prior to being combined into a Department Assistant / Management Analyst position, which an additional 15 hours per week were added from the Administration Department to provide a part-time position up to 40 hours per week.
- **518.01-31-00, Auto Allowance – CD Director** – \$3,000 requested (no change from 2025). This category is intended to cover personal automobile expenses for the Community Development Director utilizing his/her personal vehicle — rather than department vehicles — for travel around the region attending meetings, professional development seminars, and conducting site visits. This category is useful, especially since our Building Official, Building Inspector, and Code Enforcement Officer / Permit Technician use our 2023 Chevrolet Silverado LT Crew Cab 4X4 trucks, and our Planner frequently uses our 2015 Ford Escape sport utility vehicle. This allowance has come in handy several times in 2025 as I've traveled frequently to MARC's offices in downtown Kansas City, to the Platte County Assessor's Office and Administrative Complex in Platte City, to APA Missouri-related events and board meetings, to KCAPA professional development events, and to various site visits around the community.
 - **518.01-41-00, Membership Fees & Dues** – \$3,000 requested (\$1,000 decrease from 2025). This category covers fees associated with membership to professional organizations for Community

Development Department employees. This category also includes costs for professional certifications required or those that would benefit the City. Budgeted costs for 2026 are lower than 2025, as last year we renewed our 3-year International Codes Council (ICC) city membership (next renewal won't be until 2028), as well as accounting for the City's annual System for Award Management (SAM.gov) registration to apply for federal grants through the U.S. Department of Transportation (USDOT). Typically, we renew our SAM registration annually at a cost of \$599; however, because that cost is scheduled to increase to \$899 annually, we went ahead and did a 5-year auto renewal to lock the City of Parkville into the \$599 rate for the next 5 years. As a result, we expended \$2,999 in 2025 and won't need to renew again until 2030.

Position	Membership	Estimated Fee
Community Development Director	APA Prof. Membership	\$406
	AICP Membership	\$180
	APA Missouri Chapter	\$102
	City Planning and Management Division	\$30.62
	ASFPM Membership	\$180
	CFM Renewal	\$80***
	MfSMA Membership	\$50
Senior Planner	APA Prof. Membership	\$406
	AICP Membership	\$180
	APA Missouri Chapter	\$102
	ASFPM Membership	\$180
	MfSMA Membership	\$50
Building Official	ICC Membership	\$325*
Building Inspector	ICC Membership	\$325*
Code Enforcement Officer / Permit Technician	ICC Membership	\$325*
	MACE Membership	\$35
U.S. Federal Contractor Registration (USFCR)	SAM.gov Registration	\$899**
Anticipated Total		\$1,981.62 anticipated for 2026
Miscellaneous		\$1,018.38
Total		\$3,000

*The City's ICC governmental membership was last renewed in 2025 (3-year term) and will not need to be renewed again until 2028.

**The City's SAM registration was last renewed in 2025 (5-year term) and will not need to be renewed again until 2030.

***The Certified Floodplain Manager (CFM) credentials were last renewed in 2024 (renewed on a two-year / biennial basis) and will need to be renewed again in 2026.

- **518.01-41-02, Professional Development** – \$11,000 requested (decrease of \$1,000 from 2025). This category covers costs for staff to attend educational seminars and conferences, and includes costs for registration, lodging, per diem meals & incidentals, and travel. Estimated costs are projected to be like 2025 expenditures due to Community Development Department staff attending similar national conferences, state conferences, and local training courses.

Both the Community Development Director (Stephen Lachky) and Planner (Brad Stanton) have APA AICP certification, which requires 32 certification maintenance (CM) credits every two years to maintain the credentials. Each credit equals one hour of a professional development seminar and annual conferences are a great way to obtain at least 16 CM credits. In 2025 our Community Development Director attended the APA National Conference (held in Denver, Co.; attended virtually), and did not need to attend the APA Bi-State Conference (which was held in-person in St.

Louis, Mo.). In 2025, APA's National Conference will be held in Detroit, Mi. and APA Missouri's State Conference will be held in either Columbia or Springfield. Alternatives would be for the Director to attend local KCAPA programs. Attending two conference should provide enough CM credits for the year to retain APA AICP credentials.

The Community Development Director (Stephen Lachky) also has ASFPM CFM certification which requires 16 continuing education credits (CECs) every two years. Conference attendees can earn up to 12 CECs. In 2025 the Director attended the ASFPM National Conference (held in New Orleans, La.; attended virtually) to obtain enough CECs to maintain CFM certification. Alternatives would be to attend MfSMA trainings and workshops across Missouri. The 2026 national conference will be held in Milwaukee, Wi.

Each year our Building Official and Building Inspector attend out-of-state ICC training workshops; the reason being that ICC does not have a local or regional chapter presence that hosts trainings for staff to attend. In past years, the Missouri Association of Building Officials and Inspectors (MABOI) has hosted local in-state trainings.

Previously, our former Construction and Codes Inspector attended the Missouri Association of Code Enforcement's (MACE) annual conference in Lake of the Ozarks, where training and education is provided on the latest legal updates and legislation pertaining to code enforcement in Missouri. That said, I'd like to send our Code Enforcement Officer / Permit Technician to MACE's conference in 2026.

Position	2026 Program	Detail	Estimated Cost
Community Development Director	APA National Conference (Detroit, Mi.)	Virtual Registration	\$500
		Lodging (3 nights)	N/A
		Meals and Incidental Expenses (GSA per diem)	N/A
		Travel (airfare)	N/A
	ASFPM National Conference (Milwaukee, Wi.)	Virtual Registration	\$650
		Lodging (4 nights)	N/A
		Meals and Incidental Expenses (GSA per diem)	N/A
		Travel (airfare)	N/A
	KCAPA Programs (Kansas City, Mo.)	Registration (6 programs)	\$120
		Travel (automobile)	N/A
	APA Passport Subscription	Registration	\$180
Total			\$1,450
Senior Planner	APA National Conference (Detroit, Mi.)	Registration	\$600
		Lodging (3 nights per GSA daily lodging rates)	\$456
		Meals and Incidental Expenses (per GSA meals & incidentals per diem rates; 3 days + first and last day of travel)	\$370
		Travel (airfare)	\$300
	ASFPM National Conference (Milwaukee, Wi.)	Registration	\$650
		Lodging (4 nights)	\$560
		Meals and Incidental Expenses (GSA meals & incidentals per diem)	\$480

		rates; 4 days + first and last day of travel	
		Travel (airfare)	\$300
	KCAPA Programs (Kansas City, Mo.)	Registration (6 programs)	\$120
		Travel (automobile)	N/A
	Total		\$3,836
Building Official	ICC Workshop (TBD out-of-state)	Registration	\$800
		Lodging (5 nights per GSA daily lodging rates)	\$550
		Meals and Incidental Expenses (per GSA meals & incidentals per diem rates; 5 days + first and last day of travel)	\$476
		Travel (airfare)	\$350
	Total		\$2,040
Building Inspector	ICC Workshop (TBD out-of-state)	Registration	\$800
		Lodging (5 nights per GSA daily lodging rates)	\$550
		Meals and Incidental Expenses (per GSA meals & incidentals per diem rates; 5 days + first and last day of travel)	\$476
		Travel (airfare)	\$350
	Total		\$2,040
Code Enforcement Officer / Permit Technician	MACE Conference (Lake Ozark, Mo.)	Registration	\$300
		Lodging (3 per GSA daily lodging rates)	\$330
		Meals and Incidental Expenses (per GSA meals & incidentals per diem rates; 3 days + first and last day of travel)	\$340
		Travel (automobile)	N/A
	Total		\$970
Anticipated Total			\$10,608
			\$392
Total			\$11,000

Note: Local / regional travel is covered by the Community Development Department vehicles — 2023 Chevrolet Silverado LT Crew Cab 4X4 trucks and 2015 Ford Escape sport utility vehicle — and fuel costs are covered by the budget category #10-518.06-22-00, Vehicle Gas & Oil.

Insurance

Unknown Amount (est. \$35,000 Total)

- **518.02-02-00, Health, Life & Dental** – Unknown amount requested at this time (0 budgeted in 2025). This budget line item will be calculated by the City's Finance Department for 2026.
- **518.02-03-00, Workers Compensation** – Unknown amount requested at this time (\$12,000 budgeted in 2025). This budget line item will be calculated by the City's Finance Department for 2026.

- **518.02-04-00, Unemployment** – Unknown amount requested at this time (\$0 budgeted in 2025). This budget line item will be calculated by the City’s Finance / Human Resources Department for 2026.

Utilities **\$2,000 Total**

- **518.03-01-00, Telephone & Voicemail** – \$0 requested (no change from 2025).
- **518.03-05-00, Mobile Phones & Pagers** – \$2,000 requested (no change from 2025). This category covers costs to support cellular phone data plans for our Building Official, Building Inspector, and Code Enforcement Officer / Permit Technician, as they utilize their City-issued mobile phones on a daily basis to schedule and conduct permit inspections. Developers, builders and contractors call staff frequently throughout the day with questions; therefore, it’s important for staff to respond to them quickly for customer service purposes.

Other Purchases **\$7,000 Total**

- **518.05-01-00, Office Supplies, Computer Accessories & Consumable Items** – \$9,000 requested (increase of \$8,000 from 2025). Expenses for this category are intended for items such as stationary, pens, pencils, folders, planners, calendars, binders, easels, laser pointers, meeting supplies, computer and printer accessories (e.g., flash drives, plotter ink) and other office supplies and consumables as needed. For 2026, the Community Development Department would like to purchase CivicPlus’ Community Development Code Enforcement software for our staff to use for Property Maintenance Code enforcement duties. Currently the process for our Code Enforcement Officer / Permit Technician to document code violations involves populating fields within a PDF template, and drafting individual letters in Microsoft Word, which takes about an hour on average for each code complaint inspection. CivicPlus’ software can integrate with SeeClickFix’s online portal and link complaints to parcel ID numbers; and combined with its ability to auto populate fields and create inspection reports/letters, it’ll significantly reduce the amount of time needed when working on each case. The total cost (prorated Year 1) is \$8,000 as it includes setup services; however, the annual recurring services fee for years thereafter is \$4,500.
- **518.05-02-00, Postage** – \$1,000 requested (no change from 2025). Postage varies with application and code enforcement volumes, and does not include amounts that will be reimbursed. The amount requested annually is a best estimate based on prior-year activity, anticipated development applications and anticipated certified mail required for code enforcement notifications. In previous years the Community Development Department had large expenditures in this category due to mailing notifications required for the creation of TIF, CID, TDD and other special districts. Staff anticipates the cost for postage and certified mail to remain relatively the same in 2026.
- **518.05-04-00, Printing** – \$1,000 requested (no change from 2025). This category covers expenses for printing and scanning that cannot be completed in-house or with the current plotter. This may include laminated signage, business cards, booklets, flyers or other customized posters, or publishing of hard copy documents such as the *Parkville 2040 Master Plan*, *NW Bell Road Corridor Study for Complete Streets*, *Parkville ADA Transition Plan*, or *Parks Master Plan Update*.
- **518.05-05-00, Publications** – \$1,000 requested (no change from 2025). This category covers the purchase of books and periodicals pertinent to the City’s services, such as code books and printed materials. The International Code Council (ICC) provides model code regulations that safeguard the public health and safety in all communities. This includes areas such as building, mechanical, plumbing, fuel gas, electrical and more. The ICC model codes are updated every three years to provide modern, up-to-date regulations, and are intended to be adopted by governmental jurisdictions. In 2025 our department purchased a set of 2024 ICC books as we began the process of adopting the 2024 International Family of Building Codes (including local amendments) to the City’s municipal code, and don’t anticipate needing to purchase additional hard copy code books for some

time. As a result, we are budgeting \$1,000 in 2026 in case we'd like any additional I-Code books or other resources.

- **518.05-20-00, Small Office Equipment** – \$1,000 requested (no change from 2025). Expenses for this category relate to office equipment such as computer desktops, laptops, monitors, printers, wall mounts and stands, and other related items. In 2023 we purchased four (4) large 32" computer/TV monitors (and accompanying cables) for our Planner, Building Official, Building Inspector, and Construction and Codes Inspector to review electronic architecture/building/construction plans on. In 2024 we purchased three (3) Hewlett Packard (HP) laptop computers for our Community Development Director Construction and Codes Inspectors. In 2025 we purchased a new desktop workstation for our Building Inspector, and an HP "floater" laptop for our department to be used primarily by our Code Enforcement Officer / Permit Technician. As a result, we are not anticipating any immediate needs related to computer equipment for 2026.
- **518.05-21-00, Equipment and Hand Tools** – \$1,000 requested (no change from 2025). This category covers equipment and hand tools necessary to carry out department duties. Equipment includes electrical testers, flashlights, canned smoke, spray paint cans and other necessary tools.
- **518.05-31-00, Uniforms** – \$3,000 requested (increase of \$2,000 from 2025). This category covers the purchase of Parkville apparel for all department staff, as well as jackets and boots for our inspectors who are routinely out in the field on various site visits. Every other year we include the purchase of replacement work boots (approximately \$250 each) for all employees who routinely work in the field — Building Official, Building Inspector, and Code Enforcement Officer / Permit Technician. We last purchased new steel-toed boots for our department in 2024; therefore, we'll need to budget this line item again for 2026. Any leftover/remaining budget for this line item can be allocated towards uniforms for Community Development Department employees (e.g., polo shirts, windbreaker jackets) as they routinely interact with the general public as part of their jobs. For 2026, our goal is to provide a seven-day wardrobe of nice polo-collared short-sleeved or long-sleeved shirts (w/ City of Parkville logo embroidery), windbreaker jackets, and winter jacket for all employees who routinely work in the field.

Maintenance**\$3,000 Total**

- **518.06-21-00, Vehicle Repair & Maintenance** – \$1,000 requested (no change from 2025). This budget category covers routine oil changes, wiper blade replacements, inspection and unforeseen repairs for the Community Development Department's vehicles — the 2023 Chevrolet Silverado LT Crew Cab 4X4 trucks, and 2015 Ford Escape sport utility vehicle. Staff doesn't anticipate major repairs for both vehicles anytime soon; however, it's useful to have funds available in this category if unexpected repairs/maintenance arise.
- **518.06-22-00, Vehicle Gas & Oil** – \$2,000 (no change from 2025). In 2015 our department purchased a new 2015 Ford Escape, and in 2024 we received three 2023 Chevrolet Silverado LT Crew Cab 4X4 trucks. We tend to use more gasoline to fuel the trucks compared to the Ford sport utility vehicle which is substantially more efficient in gas mileage compared to the Chevy trucks. Nonetheless, expenditures for this budget category tend to remain similar compared to previous years.

City Services**\$2,000 Total**

- **518.07-02-01, Public Notices** – \$1,000 requested (no change from 2025). This category covers expenses for notices in the newspaper for municipal code updates, hearings, public meetings and related announcements. This category does not include notices for non-city applications (which are reimbursed separately).
- **518.07-04-00, Code Enforcement** - \$2,000 requested (no change from 2025). This category covers costs specific to code enforcement and violation mitigation, including condemnation and closure of

abandoned buildings, demolition, court-ordered mowing and trash removal, filing of liens, title work and other enforcement costs beyond postage, printing and public notices. Funds for this category can be used for mowing (\$400 for 1 acre lot), trash/debris removal (\$300), on-call arborist services to remove dangerous/dead trees (\$100-\$200/hr.), or title work on an as-needed basis (\$200-\$1,500). In recent years, our Code Enforcement Officer has used funds from this line item for consulting with our on-call arborist, court-ordered mowing, and various nuisance liens.

Professional Fees

\$15,000 Total

- **518.08-03-00, Engineering & Planning Fees** – \$12,000 requested (no change from 2025). While specialty engineering expenses are covered by the Public Works Department, this category includes fees for consultant engineering, planning, surveying, title work, interns or similar specialty work or reviews performed for the Community Development Department. This includes, but is not limited to, on-call traffic engineering services/support, on-call structural engineering services/support, on-call surveying services/support or other studies necessary for staff or the Planning and Zoning Commission (e.g., geotechnical studies, traffic impact studies). In recent years, we've utilized our on-call planning review and surveying support and anticipate needing on-call transportation support for traffic reviews on future development projects. In previous years we've also utilized IBTS, the City's on-call building permit review & inspection provider, specifically for larger projects such as the Angeline Washington Elementary School, Creekside West Apartments, and Creekside Grocery Store + Event Space.
- **518.08-03-02, NPDES II/ArcView** - \$3,000 requested (no change from 2025). This category is available for the purchase of maps, computer software/products, or equipment necessary to meet the requirements of Phase II of the National Pollutant Discharge Elimination System (NPDES) stormwater management program, as well as for the city's geographic information system capabilities.

MARC Regional Imagery Cost Share Project

The Community Development Department participates in MARC's Regional Imagery Cost Share Project (on a two-year / biennial basis) to receive high-resolution aerial imagery and LIDAR data. The approximate cost for a jurisdiction to participate depends on the total number of participants; however, in prior years this has amounted to around \$1,000 annually. Imagery from the regional cost share program is useful for our City Engineer, Jay Norco, to map out the City's sewer infrastructure in ArcGIS; and this data can be provided to the Parkville PACE and to developers at no cost since the City owns the data. The City has participated in the project every two years since 2016 (including most recently in 2024), and is planning to do so again in 2026, which is reflected in this year's budget request.

Platte County GIS Services

In 2017, the City entered into a Cooperative Agreement with the Platte County Assessor's Office for GIS services. This allows the City to sync its Zoning District Map data with the Platte County Assessor's Office property identification map, and have editing capabilities to update the layers as needed. Following the initial setup, costs to maintain the services include \$500 annually for an ArcGIS Online user account to connect to their server, and up to \$1,200 (\$100 monthly) for operation/maintenance costs related to storage and bandwidth — this amount totals about \$1,700 annually.

- **518.08-03-03, Professional Services** – \$0 requested (no change from 2025).

Other Expenditures

\$2,000 Total

- **518.09-20-00 – Planning Commission Meeting Supplies** – \$1,000 request (no change from 2025). This category covers food and miscellaneous supplies associated with Planning and Zoning Commission meetings. In previous years we've provided boxed dinner meals for the Commissioners during long meetings; and purchased supplies such as printing boards, easels, nameplates and laser pointers.

- **518.09-21-00, Miscellaneous** – \$1,000 requested (increase of \$1,000 from 2025). This category covers any item not budgeted in any of the previous categories. In previous years this has included supplies for the intern fair, job ads, drug screening for new employees, online file share services, Missouri Secretary of State annual business filing for the Downtown Parkville Redevelopment Corporation, Adobe Acrobat Pro subscription service fees, online DropBox account (professional level) service fees, boosting open job/position applications on websites like Indeed.com and Monster.com, food to be catered in for development review meetings that occur over the lunch hour, lunch meetings with the Parkville Area Chamber and Economic Development Council (PACE) and other miscellaneous items. This category is also useful to have, especially if we go slightly over budget in other categories such as uniforms, equipment and hand tools, office supplies, or others.

Capital Improvement Program (CIP) Expenditures

Over the past five years, the Community Development Department has completed several important plans & studies that were identified as needs within publicly adopted plans, studies and documents; or through the City's strategic planning processes. This includes the *Parkville 2040 Master Plan* (adopted May 11, 2021), the *NW Bell Road Corridor Study for Complete Streets* (received and filed April 19, 2022), the *Parkville ADA Transition Plan* (approved March 19, 2024), *Chapter 411. Architectural Design Standards* of the Title IV: Development Code (adopted August 20, 2024), and *Landscape Design Standards* for Chapters 407, 408, and Appendices B.1 and B.2 of the Title IV: Development Code (adopted December 17, 2024).

Looking ahead into 2026 and future years, there are a couple of projects of interest for the Community Development Department: Completing a land use area planning study for the I-435 and MO Highway 152 corridor, conducting a housing study for Parkville, and updating the *Highway 45 Corridor Plan* (adopted July 12, 2016).

Community Development Department CIP

- **I-435 and MO-152 Highway Area Planning Study:** \$75,000 requested for 2026. On May 18, 2021, the Board of Aldermen adopted Resolution No. 21-005 supporting the Planning and Zoning Commission's adoption of the *Parkville 2040 Master Plan* as the official public policy and comprehensive plan for the City of Parkville. A major component of the plan is a focus area titled "Growing with a Purpose" contains a future land use plan to serve as a guide for future development, zoning, redevelopment, and annexation. Additionally, several areas throughout the city were a focus for strategic infill development opportunities; however, most of these areas were along 45 Highway and not the 152 Highway corridor.

In July 2024, the Board of Aldermen considered a preliminary development plan for a business park along the I-425 and 152 Highway interchange; moreover, City staff expects to receive additional development applications for this area in the future as growth continues around the interchange. Much like *Vision Downtown Parkville (2014)* — an appendix to the City's master plan which provides a more in-depth analysis, vision, land use strategies, and policies for downtown Parkville — there is support from the elected officials for the city to develop an area-specific planning study for the I-435 and MO-152 Highway interchange, which could include the following scope of work:

1. Land use recommendations
2. Transportation and utility recommendations
3. Parks, open space, and natural resource recommendations
4. Character of the built environment/aesthetics recommendations
5. Economic and market analysis recommendations
6. Redevelopment and infill recommendations

On January 2, 2025, staff issued a Request for Qualifications ("RFQ") for professional planning and public engagement services to develop the *I-435 and MO Hwy 152 Area Planning Study*. Staff received a total of four (4) proposal submissions from the consulting firms Crawford, Murphy & Tilly (CMT), Confluence, McClure, and Olsson. A selection committee consisting of Dean Katerndahl (Mayor), Michael Lee (Ward 4 Aldermen), Evan Maxon (Ward 4 Aldermen), Michael Wright (Chair of the Planning and Zoning Commission), Alexa Barton (City Administrator), Stephen Lachky (Community Development Director) and Brad Stanton (Planner) reviewed all the proposals.

Following discussion, the selection committee narrowed down the list to two qualified consultants, and extended invitations for formal interviews to Confluence and Olsson, which were conducted on April 2, 2025, and April 4, 2025, respectively. Following the interviews, the selection committee concluded Confluence had the necessary expertise, experience, personnel, and was the most qualified team to lead the project. The next step in the process is for the City and consultant to negotiate a contract for services in the year designated for this CIP project. Confluence will need to prepare a draft scope of services, which staff would then bring before the Finance Committee for recommendation and Board of Aldermen for approval in 2026.

- **Parkville Housing and Density Study:** \$50,000 requested for 2026. In 2022 the Parkville Area Chamber & Economic Development Council (PACE) expressed interested in conducting a housing study to better understand existing housing inventory, conditions, density and typologies to prioritize the community's needs in the future. At the time, there was a potential grant-matching opportunity through Evergy to fund a portion of the study, with the remainder being from the City of Parkville in the amount of \$5,000 through a joint partnership with PACE. Later in the year Evergy announced they no longer were able to provide funding for the project; nonetheless, there's still interest from the City and PACE to pursue such study in the future.

In collaboration with PACE, the City has developed an outline for the *Parkville Housing Study*, which includes the following scope of work:

1. *Parkville 2040 Master Plan* overview & housing profile, and density analysis
2. Housing inventory analysis
3. Future growth scenarios
4. Community housing benchmarks

Once completed, the study will serve as a resource for the City, PACE, and developers to utilize to provide the best housing typologies for residential and commercial developments to meet the needs of the community.

- **Update to the *Highway 45 Corridor Plan*:** \$50,000 requested for 2027. On July 12, 2016, the Board of Aldermen approved the *Highway 45 Corridor Plan*. Through prior planning efforts, the community identified the desire to improve the appearance of Highway 45 with a preference for a parkway/boulevard appearance. The plan contains a vision strategy for high-quality character along Highway 45 and includes design guidance tools for the City, County, developers and landowners to implement as development occurs in the future. This guidance includes location placement, buffers, setbacks and distances from right-of-way, landscape criteria, planning spacing requirements, height for pedestrian scale, appropriate materials, and provides illustrative concepts and imagery for each segment. Costs for this project include improvements to the streetscape, site design and amenities along Hwy 45. This may include mowing/landscaping of the median islands and green buffer area along 45 Hwy right-of-way, maintenance of the multi-use trail along the corridor, planting of street trees, and implementation of amenities along the corridor such as pedestrian-level street lighting and benches.

Per feedback from the Board of Aldermen at the Annual Retreat held on August 10, 2018, landscaping improvements along Highway 45 was identified as a goal to improve the community. One suggestion was to partner with one of the many local landscaping companies who have their business in Parkville to receive donations or in-kind support (i.e., financial, materials, labor) for planting and implementation of decorative landscaping along the corridor. Additionally, there is support from the Board of Aldermen to update the 2016 study, as approximately 9,418 vehicles travel along Highway 45 daily, and there are many vacant property parcels and development opportunities along the roadway. Both Platte County and the Missouri Department of Transportation (MoDOT) have expressed interest in revisiting and updating the 2016 study.

End of Memorandum