



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

DEAN KATERNDAHL

Mayor

TINA WELCH
PHILIP WASSMER
Ward 1 Aldermen

DOUGLAS WYLIE
STEPHEN MELTON
Ward 3 Aldermen

BRIAN T. WHITLEY
BOB BENNETT
Ward 2 Aldermen

MICHAEL LEE
ABBY LACKAMP
Ward 4 Aldermen

SESSION SCHEDULE:

6:00 p.m.: Regular Meeting

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

- Silence your mobile devices and set other noise-making devices to off or to “SILENT MODE” before the meeting begins.
- Always speak from the podium and use the microphone. This ensures that all comments are accurately and properly recorded on video and heard by those in the audience. Speakers are requested to state their full name, address and group affiliation, if any, before delivering any remarks.
- Speakers should limit their comments so as **not to exceed three minutes**. In the event of extensive public participation, the Mayor may further limit speaking times to assure as many people as possible have an opportunity to address the Board of Aldermen.
- If you have documentation or other materials to present to the Board of Aldermen for the official record, please provide them to the City Clerk.
- CITIZEN INPUT reserves time for citizen input on any City matter, other than those listed on the Action Agenda. A member of the public must submit to the City Clerk his/her name, address and the subject to be presented, along with any supporting materials, by noon the day of the Board meeting. Unless unusual circumstances dictate otherwise, the Board of Aldermen will not make a decision on any issue(s) presented by an individual or group during a meeting, but may refer an item to staff for action or additional analysis (Boy Scouts, Girl Scouts and other similar youth civic/service members will be recognized during Citizen Input and are therefore exempt from the notification requirement). Speakers will be limited to three (3) minutes, unless waived at the discretion of the Mayor.
- CONSENT AGENDA lists all matters that are considered to be routine by the Board of Aldermen and will be enacted under one motion without discussion. Any member of the Board of Aldermen may be allowed to request an item be pulled from the Consent Agenda for consideration under

the regular agenda if debate and a separate motion are desired. Any member of the Board of Aldermen may be allowed to question or comment on an item on the Consent Agenda without a separate motion under the regular agenda. Items not removed from the Consent Agenda will stand approved upon motion made by any alderman, followed by a second and a voice vote to “Approve the consent agenda and recommended motions for each item, as presented.”

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

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

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

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Amended Posted Date & Time:	8/18/25; 4:59 p.m.	By: MM
Posted Date & Time:	August 15, 2025 @ 4:15 PM	By: Bryan Kidney



BOARD OF ALDERMEN

AMENDED Regular Meeting Agenda

CITY OF PARKVILLE, MISSOURI

Tuesday, August 19, 2025 6:00 PM

City Hall Board Room

Notes: Items 2A and 5D were added to the agenda.

Next numbers: Bill No. 3343 / Ord. No. 3271

1. CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance
- C. Approval of Agenda

2. CITIZEN INPUT

- A. Alfonso Restrepo regarding interaction with City staff

3. NON-ACTION AGENDA

- A. Audited financial statements and required auditor communications report for fiscal year 2024

4. CONSENT AGENDA

- A. Approve the minutes for the August 5, 2025, regular meeting
- B. Approve the minutes for the August 5, 2025, work session
- C. Receive and file the crime statistics for January through June 2025
- D. Approve Resolution No. 25-025 to approve memorandums of agreement for the management of white-tailed deer hunt (archery and firearms) with Park University and authorizing the mayor to execute said agreements on behalf of the City
- E. Approve Resolution No. 25-026 to award the bid for the NW 59th Terrace Drainage Repairs Project to Havens Construction, Inc. and to authorize the mayor to execute said agreement for the same
- F. Approve Resolution No. 25-027 to award the bid for the 2025 Crooked Road Channel Repairs project to Wiedenmann, Inc. and to authorize the mayor to execute said agreement for the same
- G. Approve Resolution No. 25-028 to approve Change Order No. 1 to the professional services agreement with McClure Engineering Co. for the Bell Road Pedestrian Improvements project and to authorize the mayor to execute said change order on behalf of the City

Amended Posted Date & Time:
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8/18/25; 4:59 p.m.
August 15, 2025 @ 4:15 PM

By: MM
By: Bryan Kidney

- H. Approve Resolution No. 25-029 to approve Change Order No. 9 to the agreement with E.L. Crawford Construction, Inc. for the Farmers Market project and to authorize the city administrator to execute said change order on behalf of the City

5. ACTION AGENDA

- A. Approve Resolution No. 25-030 to adopt the 2026-2030 Capital Improvement Program (Administration)
- B. Approve Resolution No. 25-031 to approve Change Order No. 1 to the professional services agreement with George Butler Associates, Inc., for the Route 9 Downtown Improvements project, and to authorize the mayor to execute said change order on behalf of the City (Community Development/Public Works)
- C. Approve a Vehicle Access Policy for English Landing Park (Parks)
- D. Approval of Resolution No. 25-032 to approve a lease agreement with White Farmhouse Flowers, LLC for the train depot building and to authorize the city administrator to execute said lease agreement (Parks)

6. STAFF UPDATES ON ACTIVITIES

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

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

8. UPCOMING MEETINGS

- A.
 - Tuesday, August 26, 2025, Special Meeting at 6:00 p.m.
 - Tuesday, September 2, 2025, at 6:00 p.m.
 - Tuesday, September 16, 2025, at 6:00 p.m.
 - Tuesday, September 30, 2025, Work Session at 6:00 p.m.

9. EXECUTIVE SESSION

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

10. ADJOURN

Amended Posted Date & Time:	8/18/25; 4:59 p.m.	By: MM
Posted Date & Time:	August 15, 2025 @ 4:15 PM	By: Bryan Kidney

General Agenda Notes:

The agenda closed at noon on August 14, 2025. With the exception of emergencies or other urgent matters, any item requested after the agenda was closed will be placed on the next Board meeting agenda. The deadline to submit your name for Citizen Input is noon on August 19, 2025.

Amended Posted Date & Time:
Posted Date & Time:

8/18/25; 4:59 p.m.
August 15, 2025 @ 4:15 PM

By: MM
By: Bryan Kidney

ITEM 3.A.

For 8/19/2025

Board of Aldermen Meeting

CITY OF PARKVILLE

Policy Report

Date: August 11, 2025

Prepared By:

Bryan Kidney, Deputy City Administrator

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Audited financial statements and required auditor communications report for fiscal year 2024

BACKGROUND:

The City contracts with Hood and Associates, CPAs to conduct the annual audit of the City's financial statements. The 2024 audit is complete. Our auditors, Mr. Michael Keenan and Mr. Collin Seco, will give a short presentation and review the reports and required communication at the meeting.

STRATEGIC GOAL(S):

Operational Excellence

BUDGET IMPACT:

There is no cost associated with the presentation.

ALTERNATIVES:

1. Review the audited financial statements and required communications for the fiscal year ended December 31, 2024.
2. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

The Finance Committee met on August 11, 2025, and reviewed the draft 2024 audited financial statements.

STAFF RECOMMENDATION:

Receive the Final Audited Financial Statements and required communications for the fiscal year ended December 31, 2024

POLICY:

Section 143.010 of the Parkville Municipal Code states that the Finance Committee shall review and comment on the annual audit prior to the presentation to the Board of Aldermen.

SUGGESTED MOTION:

As this is a non-action item, no motion is necessary.

ATTACHMENTS:

1. 2024 Audit Report
2. 2024 Audit Required Communications
3. 2024 Audit Presentation

City of Parkville, Missouri

Basic Financial Statements With Independent Auditor's Report

For the Year Ended
December 31, 2024

CITY OF PARKVILLE, MISSOURI

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CITY OF PARKVILLE, MISSOURI

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INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Board of Aldermen
City of Parkville, Missouri

Report on the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Parkville, Missouri (the City), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City, as of December 31, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Parkville, Missouri and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Parkville, Missouri's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and Government Auditing Standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Parkville, Missouri's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Parkville, Missouri's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required supplementary information listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements and schedules, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and schedules are the responsibility of management and were derived from and related directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated August 14, 2025 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Hood & Associates CPAs PC

Kansas City, Missouri
August 14, 2025

CITY OF PARKVILLE, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2024

As management of the City of Parkville (the City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the year ended December 31, 2024. We encourage readers to consider the information presented here in conjunction with the basic financial statements and the accompanying notes to those basic financial statements.

Financial Highlights

1. The assets and deferred outflows of the City of Parkville exceeded its liabilities and deferred inflows at the close of the year by \$28,910,788 (net position), an increase of \$5,503,877 over the prior year.
2. As of the close of the current year, the City's governmental funds showed a combined ending fund balance of \$11,561,657, an increase of \$3,587,640 from the prior year.
3. Both of these highlights are due to an increase in the City's cash position in special revenue funds. The increases were the result of having a full year of public safety sales tax receipts that started in October of 2023. In addition, implementation of the new use tax and marijuana tax collections started in 2024.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: government-wide financial statements, fund financial statements, and notes to the basic financial statements. This report also contains required and other supplementary information in addition to the basic financial statements.

Reporting the City as a Whole

Our analysis of the City as a whole begins on page 6. One of the most important questions asked about the City's finances is, "Is the City as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities reports information about the City as a whole and its activities in a way that helps answer this question. These statements include all assets, deferred outflows, liabilities, and deferred inflows using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are considered regardless of when cash is received or paid.

The Statement of Net Position and the Statement of Activities report the City's net position and changes in it. You can think of the City's net position—the difference between assets and deferred outflows less liabilities and deferred inflows—as one way to measure the City's financial health, or financial position. Over time, increases or decreases in the City's net position are one indicator of whether its financial health is improving or deteriorating. You will need to consider other non-financial factors, however, such as changes in the City's property tax base and the condition of the City's roads, to assess the overall health of the City.

To aid in the understanding of the Statement of Activities, some additional explanation is given. Of particular interest is that the format is significantly different than a typical Statement of Revenues, Expenses, and Changes in Fund Balance. You will notice that expenses are listed in the first column with revenues from that particular program reported to the right. The result is a Net (Expense)/Revenue. The reason for this kind of format is to highlight the relative net financial costs of each of the functions on the City's taxpayers. It also identifies how much each function draws from the general revenues or if it is self-financing through fees and grants.

In the Statement of Net Position and the Statement of Activities, we divide the City into two kinds of activities:

Governmental activities—Most of the City's basic services are reported here, including general government, public safety, public works, parks and recreation, and community development. Taxes, (sales, property, and franchise) charges for services, fines, and state and federal grants finance most of these activities.

CITY OF PARKVILLE, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2024

Business-type activities—The City charges a fee to customers to help it cover all or most of the cost of certain services it provides. The City's sanitary sewer fund activities are reported here.

Reporting the City's Most Significant Funds - Fund Financial Statements

The fund financial statements begin on page 14 and provide detailed information about the most significant funds—not the City as a whole. Some funds are required to be established by State law and by bond covenants. The City establishes other funds to help it control and manage money for particular purposes. The City uses three types of funds to manage its resources: governmental, proprietary, and agency funds. A fund is a fiscal entity with a set of self-balancing accounts recording financial resources, together with all related liabilities and residual equities and balances, and the changes therein. These accounting entities are separated for the purpose of carrying on specific activities or attaining certain objectives in accordance with regulations, restrictions, or limitations.

Governmental funds—Most of the City's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in the reconciliation following the fund financial statements.

Proprietary funds—When the City charges customers for the services it provides, these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities. In fact, the City's sewer enterprise fund is the same as the business-type activities we report in the government-wide statements but provides more detail and additional information, such as cash flows.

Fiduciary Funds—Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements since the resources of those funds are not available to support the City's operations. The accounting used for fiduciary funds is much like that used for proprietary funds.

Notes to the Basic Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information

In addition to the basic financial statements and accompanying notes, this report also contain certain *required supplemental information* that further explains and supports the information in the financial statements. This report also contains *other supplementary information* that provides certain combining and individual fund statements and schedules.

**CITY OF PARKVILLE, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2024**

Government-Wide Financial Analysis

Our analysis below focuses on net position (Figure 1) and changes in net position (Figure 2) of the governmental and business-type activities.

Figure 1 – Statement of Net Position

	Governmental		Business-type		Total	
	Activities		Activities			
	2024	2023	2024	2023	2024	2023
Current and other assets	\$ 20,955,732	\$ 16,269,940	\$ 435,741	\$ 962,141	\$ 21,391,473	\$ 17,232,081
Capital assets	16,922,068	15,382,457	3,914,940	3,397,125	20,837,008	18,779,582
Total assets	37,877,800	31,652,397	4,350,681	4,359,266	42,228,481	36,011,663
Deferred amount on refunding	6,424	9,391	-	-	6,424	9,391
Deferred outflows - pension	936,827	464,376	-	-	936,827	464,376
Total deferred outflows of resources	943,251	473,767	-	-	943,251	473,767
Long-term debt	10,559,984	10,615,071	30,000	200,000	10,589,984	10,815,071
Other liabilities	2,117,802	1,011,738	181,600	168,894	2,299,402	1,180,632
Total liabilities	12,677,786	11,626,809	211,600	368,894	12,889,386	11,995,703
Deferred inflow - leases	281,250	303,024	-	-	281,250	303,024
Deferred inflow - property taxes	766,599	383,134	-	-	766,599	383,134
Deferred inflow - pension	130,353	182,209	-	-	130,353	182,209
Deferred amount on refunding	193,356	214,449	-	-	193,356	214,449
Total deferred inflows of resources	1,371,558	1,082,816	-	-	1,371,558	1,082,816
Net position:						
Net investment in capital assets	13,447,833	11,674,263	3,884,940	3,197,125	17,332,773	14,871,388
Restricted	6,900,393	4,098,432	33,943	174,531	6,934,336	4,272,963
Unrestricted	4,423,481	3,643,844	220,198	618,716	4,643,679	4,262,560
Total net position	\$ 24,771,707	\$ 19,416,539	\$ 4,139,081	\$ 3,990,372	\$ 28,910,788	\$ 23,406,911

Net position may serve over time as a useful indicator of a government's financial position. The City of Parkville's assets and deferred outflows exceeded liabilities and deferred inflows by \$28,910,788 at the close of the year ended December 31, 2024.

**CITY OF PARKVILLE, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2024**

Figure 2 – Statement of Changes in Net Position

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Revenues:						
Program revenues:						
Charges for services	\$ 1,195,259	\$ 916,052	\$ 1,727,788	\$ 1,812,552	\$ 2,923,047	\$ 2,728,604
Operating grants and contributions	801,066	419,916	-	-	801,066	419,916
Capital grants and contributions	3,761,966	1,562,104	286,902	16,339	4,048,868	1,578,443
General revenues:						
Property taxes	2,996,774	2,481,166	-	-	2,996,774	2,481,166
Sales taxes	7,204,905	4,583,760	-	-	7,204,905	4,583,760
Franchise taxes	937,859	960,584	-	-	937,859	960,584
Intergovernmental activity taxes	266,474	282,716	-	-	266,474	282,716
Other taxes	149,347	108,586	-	-	149,347	108,586
Gain on sale of assets	36,440	-	-	-	36,440	-
Interest and other	260,440	150,268	15,377	62,737	275,817	213,005
Total revenues	<u>17,610,530</u>	<u>11,465,152</u>	<u>2,030,067</u>	<u>1,891,628</u>	<u>19,640,597</u>	<u>13,356,780</u>
Expenses:						
General government	3,169,354	1,956,982	-	-	3,169,354	1,956,982
Public safety	2,125,685	1,996,239	-	-	2,125,685	1,996,239
Public works	2,376,147	2,163,305	-	-	2,376,147	2,163,305
Parks and recreation	1,127,092	1,037,419	-	-	1,127,092	1,037,419
Community development	3,311,474	2,595,387	-	-	3,311,474	2,595,387
Interest on long-term debt	145,610	142,924	-	-	145,610	142,924
Sewer	-	-	1,881,358	2,047,704	1,881,358	2,047,704
Total expenses	<u>12,255,362</u>	<u>9,892,256</u>	<u>1,881,358</u>	<u>2,047,704</u>	<u>14,136,720</u>	<u>11,939,960</u>
Change in net position	5,355,168	1,572,896	148,709	(156,076)	5,503,877	1,416,820
Net position, beginning	19,416,539	17,843,643	3,990,372	4,146,448	23,406,911	21,990,091
Net position, ending	<u>\$ 24,771,707</u>	<u>\$ 19,416,539</u>	<u>\$ 4,139,081</u>	<u>\$ 3,990,372</u>	<u>\$ 28,910,788</u>	<u>\$ 23,406,911</u>

The City's net position increased \$5,503,877 during the 2024 fiscal year. Of the total, governmental activities net position increased \$5,355,168 and business-type activities net position increased by \$148,709. Total 2024 governmental revenues increased \$6,145,378 from 2023 due mainly to having a full year of implementation of the voter approved Public Safety Sales tax (from 2023). Furthermore, the addition of a City Use tax and Marijuana Sales tax went into effect in 2024. It is noteworthy to mention there were several developments that were accepted into the City's street, curb and sidewalk infrastructure in 2024 and subsequently recognized as capital contributions.

Total 2024 business-type activities charges for services decreased \$84,764 from 2023. Total business-type expenses decreased \$165,039 from 2023. However, the City added \$801,114 in capital assets additions. These expenses were capitalized and not shown on the statement of Revenues, Expenses and Changes in Fund Net Position. Note 7 on page 35 summarizes the additions made.

**CITY OF PARKVILLE, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2024**

Financial Analysis of the Government's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the City's *governmental funds* is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balances may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As mentioned earlier in this analysis, at the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$11,561,657. Of this amount \$701,715 is categorized as *non-spendable* and represents prepaid items and the Fewson Trust. There was \$6,304,358 in fund balance *restricted* for specific voter approved purposes. The City has established an emergency reserve that had a fund balance of \$1,507,197 and is categorized as *committed*. The capital project fund balance was \$391,005 and categorized as *assigned* to capital projects. The portion of the general fund balance not *committed* to emergency reserve was \$2,657,382 and categorized as unassigned.

The General Fund is the main operating fund of the City. At the end of the current fiscal year, as mentioned above, the general fund unassigned balance was \$2,657,382. As a measure of the general fund's liquidity, it is useful to compare unassigned fund balance to total fund expenditures. Unassigned fund balance represents 42.6% of total general fund expenditures and transfers out to other funds.

The City's fund balance of the general fund increased \$821,829 during the current fiscal year. General Fund revenues increased by \$1,025,630 from 2023 primarily related to increases in tax revenues of \$475,145. General Fund expenditures were approximately \$1,061,843 less than 2023 primarily due to the reporting of all public safety expenditures in the Public Safety Sales Tax Fund in 2024.

At December 31, 2024, the Transportation Sales Tax Fund has an ending fund balance of \$1,125,414. The fund balance increased \$494,839 during the year mainly due to increases in taxes and intergovernmental revenues.

The Park Sales Tax Fund has a total fund balance of \$2,080,526, an increase of \$323,576 from 2023. The increase is primarily related to increases in sales taxes and transfers from the General Fund in anticipation of projects yet to be identified via the Master Plan 2025.

The new Public Safety Sales Tax Fund has a total fund balance of \$973,162. The fund has two primary revenue sources: a transfer from the General Fund in 2024 of \$1,500,000 and public safety sales taxes of \$1,029,532.

The Creekside Development Fund has a total fund balance of \$52,017, a decrease of \$5,474 from 2023.

The Debt Service Fund has a total fund balance of \$332,742, all of which is restricted for the payment of principal, interest, and fees.

Proprietary Fund

The City's proprietary fund provides the same type of information found in the government-wide financial statements, but in more detail. The net position of the sewer fund at the end of the year totaled \$4,139,081 of which \$220,198 is unrestricted. The sewer fund's net position increased by \$148,709 from the prior year primarily due to the City receiving \$267,282 in capital contributions from a development that was accepted into the sewer system in 2024.

**CITY OF PARKVILLE, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2024**

General Fund Actual to Budget Analysis

Actual revenues exceeded budgeted revenues by \$259,922 primarily related to taxes and intergovernmental revenues. Actual expenditures were \$4,264 under the final budget. The City routinely outperforms budget due to careful management, conservative budgeting, and personnel savings due to routine vacancies throughout the year. Costs were managed well below budget.

Capital Asset and Debt Administration

Capital Assets

At the end of year, the City had \$20,837,008 invested in capital assets including land, construction in progress, buildings, equipment, vehicles, infrastructure, and sewer lines net of accumulated depreciation. (See table below) This represents a net increase of \$2,057,426 from last year primarily related to capitalization of large sewer infrastructure investment and capital contributions from developments in the year.

**City of Parkville, Missouri
Capital Assets (Net of Depreciation)**

Additional information on the City's capital assets can be found in Note 7 in the Notes to the Basic Financial Statements.

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Land	\$ 2,719,880	\$ 2,719,880	\$ 81,783	\$ 81,783	\$ 2,801,663	\$ 2,801,663
Construction in progress	473,969	73,086	-	-	473,969	73,086
Buildings and improvements	2,902,755	2,873,248	1,326,493	1,014,189	4,229,248	3,887,437
Equipment and vehicles	877,073	793,131	44,295	29,214	921,368	822,345
Right of use asset - Parking lot	336,832	345,469	-	-	336,832	345,469
Infrastructure	9,611,559	8,923,112	2,462,369	2,271,939	12,073,928	11,195,051
Total	<u>\$ 16,922,068</u>	<u>\$ 15,382,457</u>	<u>\$ 3,914,940</u>	<u>\$ 3,397,125</u>	<u>\$ 20,837,008</u>	<u>\$ 18,779,582</u>

**CITY OF PARKVILLE, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2024**

Long-Term Obligations - At the end of the current fiscal year, the City had total long-term obligations outstanding of \$9,056,355.

**City of Parkville, Missouri
Outstanding Debt**

	Governmental		Business-Type		Total	
	Activities		Activities			
	2024	2023	2024	2023	2024	2023
Limited General Obligation Bonds	\$ 5,275,000	\$ 5,760,000	\$ -	\$ -	\$ 5,275,000	\$ 5,760,000
Certificates of Participation	2,760,469	3,372,078	-	-	2,760,469	3,372,078
Finance leases	410,471	332,001	-	-	410,471	332,001
Right of use leases	345,469	345,469	-	-	345,469	345,469
Compensated Absences	234,946	196,022	-	-	234,946	196,022
Revenue Bonds (plus premium)	-	-	30,000	200,000	30,000	200,000
Total	<u>\$ 9,026,355</u>	<u>\$ 10,005,570</u>	<u>\$ 30,000</u>	<u>\$ 200,000</u>	<u>\$ 9,056,355</u>	<u>\$ 10,205,570</u>

The governmental activities decreased by \$979,215, and the business-type activities decreased \$170,000.

Additional information on the City's long-term obligations can be found in Note 8 in the Notes to the Basic Financial Statements.

Economic Factors and Next Year's Budgets and Rates

The 2025 budget maintains essential service levels while strategically investing in Parkville's highest priorities, as reaffirmed by the Board of Aldermen in December 2024: **Operational Excellence, Sustainable Infrastructure and Public Facilities, Quality Development, Choice Parks and Recreation, Open Communications, and Public Safety**. The City has maintained a balanced five-year financial forecast across all operating funds with personnel and reserves above 15%, while projecting modest 2% growth in sales and property tax revenues.

One of the most significant improvements in the 2025 budget is the formal creation of **project-specific funds** that provide transparent accounting for key initiatives such as the **Farmers Market, Highway 9 Downtown Improvements**, and **Bell Road upgrades**. These funds allow the City to better track project-specific expenditures and progress while leveraging diverse revenue streams including **use tax, stormwater transfers, marijuana sales tax**, and grants.

The **2025–2029 Capital Improvement Plan (CIP)** outlines more than **\$10 million in planned investments**, with over **\$5 million programmed in 2025** alone. Major capital initiatives include public safety facility upgrades, stream bank stabilization, trail and sidewalk improvements, stormwater infrastructure, and ongoing park development—such as the Farmers Market Shelter/Pavilion and East Entry Sign Project. The CIP benefits from early adoption and prioritization using a capital rating system reviewed by the Planning and Zoning Commission and CLARB.

To support long-term sustainability, the **General Fund will transfer over \$2.9 million** to core operating funds including Transportation, Parks, Public Safety, and Stormwater. Notably, 36% of General Fund revenues will be redistributed to these dedicated funds, guided by inflation-adjusted formulas tied to certified CPI. This reflects the City's commitment to responsible financial planning and interfund equity.

**CITY OF PARKVILLE, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2024**

Personnel investment remains a central focus. The 2025 budget includes a **3% COLA for civilian positions** and **4.5% for police positions**, as well as a new **education incentive policy** to reward degree attainment. Three **new full-time positions** have been added to address work from SeeClickFix, the city's serve request system, addressing top resident concerns—streets, code enforcement, and curb maintenance. A position has also been reclassified to enhance Parks and Recreation programming.

The **total 2025 budget** across all funds is **\$18.97 million**, with the **General Fund** projected to end the year with a **\$2.13 million balance**—representing 33% of expenditures. Other major funds (Transportation, Parks, Public Safety) also retain strong fund balances above recommended thresholds. With the addition of Fund 48 (Use Tax) as a major fund, Parkville is better positioned to track infrastructure and trail spending tied to voter-approved allocations.

Parkville remains on solid financial footing. With focused investment in infrastructure, staff, and public engagement, the 2025 budget continues to reflect the shared values and strategic goals of the community, delivering on long-term priorities while remaining agile and transparent in the face of evolving needs.

Contacting the City's Financial Management

This report is designed to provide our citizens, taxpayers, customers and creditors with a general overview of the City's finances and to demonstrate the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the City Clerk's office, Parkville, Missouri.

CITY OF PARKVILLE, MISSOURI
Statement of Net Position
December 31, 2024

	Primary Government		
	Governmental Activities	Business-type Activities	Total
Assets			
Cash and investments	\$ 10,444,958	\$ 69,576	\$ 10,514,534
Receivables:			
Taxes	1,739,121	-	1,739,121
Special assessments	2,585,918	-	2,585,918
Accounts and other	106,866	330,322	437,188
Leases	297,803	-	297,803
Notes receivables	4,275,000	-	4,275,000
Due from other governments	148,219	-	148,219
Prepays, deposits, and other assets	161,063	-	161,063
Restricted assets:			
Cash and investments	1,196,784	35,843	1,232,627
Capital assets:			
Not being depreciated	3,193,849	81,783	3,275,632
Being depreciated	13,728,219	3,833,157	17,561,376
Total assets	37,877,800	4,350,681	42,228,481
Deferred Outflows of Resources			
Deferred amount on refunding	6,424	-	6,424
Deferred outflow - pension related activity	936,827	-	936,827
Total deferred outflows of resources	943,251	-	943,251
Liabilities			
Accounts payable	695,532	162,150	857,682
Accrued payroll and benefits	120,489	-	120,489
Accrued interest	44,500	4,500	49,000
Unearned revenue	513,543	13,050	526,593
Claims payable	743,738	-	743,738
Payable from restricted assets:			
Customer deposits	-	1,900	1,900
Long term debt:			
Due within one year	1,181,963	30,000	1,211,963
Due in more than one year	7,844,392	-	7,844,392
Net pension liability	1,533,629	-	1,533,629
Total liabilities	12,677,786	211,600	12,889,386
Deferred Inflows of Resources			
Deferred inflow - leases	281,250	-	281,250
Deferred inflow - property taxes	766,599	-	766,599
Deferred inflow - pension related activity	130,353	-	130,353
Deferred amount on refunding	193,356	-	193,356
Total deferred inflows of resources	1,371,558	-	1,371,558
Net Position			
Net investment in capital assets	13,447,833	3,884,940	17,332,773
Restricted :			
Capital projects	1,163,429	-	1,163,429
Debt service	332,742	33,943	366,685
Public safety	1,075,593	-	1,075,593
Parks and recreation	2,319,383	-	2,319,383
Community development	1,413,211	-	1,413,211
Fewson trust (non-expendable)	596,035	-	596,035
Unrestricted	4,423,481	220,198	4,643,679
Total net position	\$ 24,771,707	\$ 4,139,081	\$ 28,910,788

See accompanying notes to the basic financial statements

CITY OF PARKVILLE, MISSOURI
Statement of Activities
For the Year Ended December 31, 2024

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		
					Governmental Activities	Business-Type Activities	Total
Primary government:							
Governmental activities							
General government	\$ 3,169,354	\$ 863,911	\$ 154,881	\$ -	\$ (2,150,562)	\$ -	\$ (2,150,562)
Public safety	2,125,685	76,203	100,337	-	(1,949,145)	-	(1,949,145)
Public works	2,376,147	156,578	461,810	3,279,425	1,521,666	-	1,521,666
Parks and recreation	1,127,092	49,193	84,038	100,805	(893,056)	-	(893,056)
Community development	3,311,474	49,374	-	381,736	(2,880,364)	-	(2,880,364)
Interest on long-term debt	145,610	-	-	-	(145,610)	-	(145,610)
Total governmental activities	12,255,362	1,195,259	801,066	3,761,966	(6,497,071)	-	(6,497,071)
Business-type activities							
Sewer	1,881,358	1,727,788	-	286,902	-	133,332	133,332
Total business-type activities	1,881,358	1,727,788	-	286,902	-	133,332	133,332
Total primary government	\$ 14,136,720	\$ 2,923,047	\$ 801,066	\$ 4,048,868	(6,497,071)	133,332	(6,363,739)
General revenues:							
Taxes:							
Property taxes, levied for general purpose					2,420,783	-	2,420,783
Property taxes, levied for debt service					575,990	-	575,990
Sales taxes					7,204,908	-	7,204,908
Franchise taxes					937,859	-	937,859
Intergovernmental activity taxes					266,474	-	266,474
Other taxes					149,346	-	149,346
Unrestricted investment earnings					189,698	4,505	194,203
Gain on sale of assets					36,440	-	36,440
Insurance proceeds and other					70,741	10,872	81,613
Total general revenues					11,852,239	15,377	11,867,616
Change in net position					5,355,168	148,709	5,503,877
Net position, beginning of year					19,416,539	3,990,372	23,406,911
Net position, end of year					\$ 24,771,707	\$ 4,139,081	\$ 28,910,788

See accompanying notes to the basic financial statements

CITY OF PARKVILLE, MISSOURI
Balance Sheet - Governmental Funds
December 31, 2024

	General Fund	Transportation Sales Tax Fund	Park Sales Tax Fund	Public Safety Sales Tax Fund	Creekside Development Fund	Debt Service Fund	Nonmajor Governmental Funds	Total Governmental Funds
Assets								
Cash and investments	\$ 4,126,993	\$ 815,010	\$ 1,894,973	\$ 843,638	\$ 431,106	\$ -	\$ 2,333,238	\$ 10,444,958
Receivables:								
Taxes	532,851	305,114	175,964	175,438	127,451	-	422,303	1,739,121
Special assessments	-	-	-	-	-	2,585,918	-	2,585,918
Other receivables	38,411	12,185	54,130	-	-	-	2,140	106,866
Leases	297,803	-	-	-	-	-	-	297,803
Notes receivables	4,275,000	-	-	-	-	-	-	4,275,000
Due from other governments	9,474	23,605	-	-	-	-	115,140	148,219
Due from other funds	26,532	-	-	-	-	-	-	26,532
Prepays, deposits and other assets	105,680	16,814	9,447	29,122	-	-	-	161,063
Restricted cash and investments	-	-	-	-	-	564,874	631,910	1,196,784
Total Assets	\$ 9,412,744	\$ 1,172,728	\$ 2,134,514	\$ 1,048,198	\$ 558,557	\$ 3,150,792	\$ 3,504,731	\$ 20,982,264
Liabilities								
Accounts payable	\$ 323,969	\$ 36,246	\$ 41,352	\$ 10,400	\$ 53,079	\$ -	\$ 230,486	\$ 695,532
Accrued payroll and benefits	56,930	11,068	12,636	39,855	-	-	-	120,489
Unearned revenue	-	-	-	-	41,250	-	472,293	513,543
Due to other funds	-	-	-	24,781	-	1,751	-	26,532
Total Liabilities	380,899	47,314	53,988	75,036	94,329	1,751	702,779	1,356,096
Deferred inflows of resources								
Unavailable revenues:								
Leases	281,250	-	-	-	-	-	-	281,250
Notes receivables	4,275,000	-	-	-	-	-	-	4,275,000
taxes, and grants	205,336	-	-	-	412,211	2,816,299	74,415	3,508,261
	<u>4,761,586</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>412,211</u>	<u>2,816,299</u>	<u>74,415</u>	<u>8,064,511</u>
Fund balances:								
Nonspendable:								
Prepaid items	105,680	-	-	-	-	-	-	105,680
Fewson trust	-	-	-	-	-	-	596,035	596,035
Restricted:								
Capital projects	-	1,125,414	-	-	-	-	38,015	1,163,429
Debt service	-	-	-	-	-	332,742	-	332,742
Public safety	-	-	-	973,162	-	-	102,431	1,075,593
Parks and recreation	-	-	2,080,526	-	-	-	238,857	2,319,383
Community development	-	-	-	-	52,017	-	1,361,194	1,413,211
Committed:								
Emergency reserve	1,507,197	-	-	-	-	-	-	1,507,197
Assigned:								
Capital projects	-	-	-	-	-	-	391,005	391,005
Unassigned	2,657,382	-	-	-	-	-	-	2,657,382
Total fund balance	4,270,259	1,125,414	2,080,526	973,162	52,017	332,742	2,727,537	11,561,657
Total liabilities, deferred inflows of resources and fund balances	\$ 9,412,744	\$ 1,172,728	\$ 2,134,514	\$ 1,048,198	\$ 558,557	\$ 3,150,792	\$ 3,504,731	\$ 20,982,264

See accompanying notes to the basic financial statements

CITY OF PARKVILLE, MISSOURI
Reconciliation of the Balance Sheet - Governmental Funds to the Statement of Net Position
December 31, 2024

Fund balances of governmental funds	\$ 11,561,657
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Long-term note receivable and special assessments are not available to pay for current period expenditures and are therefore deferred in the fund statements	7,016,662
Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental fund statements.	16,922,068
Deferred amounts on refunding are not due or payable in the current period and therefore are not reported in the governmental fund statements.	(186,932)
Deferred outflows and inflows related to pension activity are not required to be reported in the governmental funds but are required to be reported in the Statement of Net Position	806,474
Liabilities for interest on long-term debt are recognized only when due in the governmental fund statements but are accrued in the government-wide statements.	(44,500)
The net pension liability is not due and payable and therefore is not recorded in the governmental fund statements.	(1,533,629)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items:	
Long-term liabilities	(9,026,355)
Long-term liabilities, such as claims payable, are not due and payable in the current period and therefore are not reported in the governmental funds. This amount represents the increase in claims payable that is reported as a liability in the statement of net position.	(743,738)
Net position of governmental activities	<u><u>\$ 24,771,707</u></u>

See accompanying notes to the basic financial statements

CITY OF PARKVILLE, MISSOURI
Statement of Revenues, Expenditures and
Changes in Fund Balances - Governmental Funds
For the Year Ended December 31, 2024

	General Fund	Transportation Sales Tax Fund	Park Sales Tax Fund	Public Safety Sales Tax Fund	Creekside Development Fund	Debt Service Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues:								
Taxes	\$ 4,730,051	\$ 843,852	\$ 1,049,041	\$ 1,029,532	\$ 1,201,182	\$ 575,990	\$ 1,859,238	\$ 11,288,886
Payments in lieu of tax	152,681	76,340	76,340	76,340	-	-	-	381,701
Intergovernmental	110,356	758,982	100,805	-	-	207,225	491,663	1,669,031
Charges for services	2,200	-	45,803	-	-	-	799	48,802
Fines and forfeitures	72,169	-	-	-	-	-	-	72,169
Licenses and permits	624,593	-	-	-	-	-	-	624,593
Special assessments	-	-	-	-	381,736	278,503	-	660,239
Intergovernmental activity taxes	-	-	-	-	53,079	-	213,395	266,474
Grants and donations	-	20,000	-	-	-	-	28,433	48,433
Charges for sewer administration	370,000	-	-	-	-	-	-	370,000
Interest	166,090	-	-	-	-	2,907	20,701	189,698
Other	143,871	17,716	-	3,235	-	-	3,012	167,834
Total Revenues	6,372,011	1,716,890	1,271,989	1,109,107	1,635,997	1,064,625	2,617,241	15,787,860
Expenditures:								
Current:								
General government	2,369,103	-	-	-	-	-	-	2,369,103
Public safety	159,111	-	-	1,793,308	-	-	24,656	1,977,075
Public works	465,318	579,529	-	-	-	-	-	1,044,847
Parks and recreation	-	-	1,254,884	-	-	-	34,732	1,289,616
Community development	668,229	-	-	-	1,719,401	-	914,645	3,302,275
Capital outlay	-	1,010,114	30,762	-	-	20,126	409,412	1,470,414
Debt service:								
Principal	32,294	12,020	11,899	26,094	-	1,089,872	-	1,172,179
Interest and fiscal charges	6,681	3,485	3,038	8,828	-	149,895	-	171,927
Total Expenditures	3,700,736	1,605,148	1,300,583	1,828,230	1,719,401	1,259,893	1,383,445	12,797,436
Excess of Revenues Over (Under) Expenditures	2,671,275	111,742	(28,594)	(719,123)	(83,404)	(195,268)	1,233,796	2,990,424
Other financing sources (uses):								
Transfers in	359,114	253,083	426,000	1,500,000	77,930	334,650	451,888	3,402,665
Transfers out	(2,645,000)	-	(104,592)	-	-	-	(653,073)	(3,402,665)
Sale of land and capital assets	436,440	-	-	-	-	-	-	436,440
Financing lease proceeds	-	130,014	30,762	-	-	-	-	160,776
Total Other Financing Sources (Uses)	(1,849,446)	383,097	352,170	1,500,000	77,930	334,650	(201,185)	597,216
Net change in fund balances	821,829	494,839	323,576	780,877	(5,474)	139,382	1,032,611	3,587,640
Fund balances, beginning of year	3,448,430	630,575	1,756,950	192,285	57,491	193,360	1,694,926	7,974,017
Fund balances, end of year	<u>\$ 4,270,259</u>	<u>\$ 1,125,414</u>	<u>\$ 2,080,526</u>	<u>\$ 973,162</u>	<u>\$ 52,017</u>	<u>\$ 332,742</u>	<u>\$ 2,727,537</u>	<u>\$ 11,561,657</u>

See accompanying notes to the basic financial statements

**CITY OF PARKVILLE, MISSOURI
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances -
Governmental Funds to the Statement of Activities
For the Year Ended December 31, 2024**

Amounts reported for governmental activities in the Statement of Activities are different because:

Net change in fund balances - total governmental funds	\$ 3,587,640
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Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital outlay costs in excess of capitalization threshold	905,190
Depreciation	(724,598)

Revenues in the statement of activities that do not provide current financial resources are reported as deferred inflows in the governmental funds.

Changes in special assessments, notes receivable, and grants	772,680
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The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position.

Principal payments on long-term debt	1,172,179
Changes in unamortized bond issuance premium and deferred amounts on refunding	24,862
Changes in accrued interest expense	1,455

Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Changes in compensated absences and net pension liability	(93,276)
Changes in claims payable	(743,738)

Change in net position of governmental activities	<u>\$ 5,355,168</u>
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See accompanying notes to the basic financial statements

Exhibit E

**CITY OF PARKVILLE, MISSOURI
Statement of Net Position
Proprietary Fund
December 31, 2024**

	Sewer Fund
Assets	
Current assets:	
Cash and investments	\$ 69,576
Receivables, net:	
Accounts and other	330,322
Restricted cash and investments	35,843
Total current assets	<u>435,741</u>
Noncurrent assets:	
Capital assets:	
Not being depreciated	81,783
Being depreciated, net of depreciation	3,833,157
Total noncurrent assets	<u>3,914,940</u>
Total assets	<u>4,350,681</u>
Liabilities	
Current liabilities:	
Accounts payable	162,150
Unearned revenue	13,050
Current liabilities (payable from restricted assets):	
Customer deposits	1,900
Interest payable	4,500
Current portion of bonds payable	30,000
Total current liabilities:	<u>211,600</u>
Total liabilities	<u>211,600</u>
Net position	
Net investment in capital assets	3,884,940
Restricted net position for:	
Debt service	33,943
Unrestricted	220,198
Total net position	<u>\$ 4,139,081</u>

See accompanying notes to the basic financial statements

Exhibit F

CITY OF PARKVILLE, MISSOURI
Statement of Revenues, Expenses and Changes in Fund Net Position
Proprietary Fund
For the Year Ended December 31, 2024

	Sewer Fund
Operating revenues:	
Charges for services	\$ 1,727,788
Other	10,872
Total operating revenues	<u>1,738,660</u>
Operating expenses:	
Personnel services	19,453
Contractual services	429,793
Administrative fee	370,000
Depreciation	283,299
Repairs and maintenance	662,233
Other	103,180
Total operating expenses	<u>1,867,958</u>
Operating income (loss)	<u>(129,298)</u>
Nonoperating revenues (expenses):	
Intergovernmental revenues	19,620
Interest income	4,505
Interest expense	(13,400)
Total nonoperating revenues (expenses)	<u>10,725</u>
Loss before capital contributions	(118,573)
Capital contributions	<u>267,282</u>
Change in net position	148,709
Total net position, beginning of year	3,990,372
Total net position, end of year	<u>\$ 4,139,081</u>

See accompanying notes to the basic financial statements

CITY OF PARKVILLE, MISSOURI
Statement of Cash Flows
Proprietary Fund
For the Year Ended December 31, 2024

Exhibit G

	Sewer Fund
Cash flows from operating activities:	
Receipts from customers and others	\$ 1,664,350
Payments to suppliers	(1,542,447)
Payments to employees	(22,596)
Net cash flows provided by (used in) operating activities	<u>99,307</u>
Cash flows provided by noncapital financing activities:	
Intergovernmental revenues	19,620
Net cash flows provided by noncapital financing activities	<u>19,620</u>
Cash flows from investing activities:	
Interest received	4,505
Net cash flows provided by investing activities	<u>4,505</u>
Cash flows from capital and related financing activities:	
Purchases of capital assets	(533,832)
Interest and fiscal charges	(21,775)
Principal payments on long-term debt	(170,000)
Net cash flows (used in) capital and related financing activities	<u>(725,607)</u>
Net change in cash and equivalents	(602,175)
Cash and equivalents, beginning of year	707,594
Cash and equivalents, end of year	<u><u>\$ 105,419</u></u>
Cash and investments reported on the Statement of Net Position	
Cash and investments	\$ 69,576
Restricted cash and investments	35,843
Total cash and investments	<u><u>\$ 105,419</u></u>
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:	
Operating income (loss)	\$ (129,298)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operations:	
Depreciation and amortization	283,299
Changes in:	
Receivables	(75,775)
Accounts payable	22,759
Interest payable	(3,143)
Unearned revenues	13,050
Customer deposits	(11,585)
Net cash provided by (used in) operating activities	<u><u>\$ 99,307</u></u>
Noncash capital and financing activities:	
Capital contributions	<u><u>\$ 267,282</u></u>

See accompanying notes to the basic financial statements

CITY OF PARKVILLE, MISSOURI
Statement of Fiduciary Net Position
Fiduciary Fund
For the Year Ended December 31, 2024

Exhibit H

	<u>Custodial Fund</u> <u>Municipal</u> <u>Court</u>
Assets	
Cash and investments	<u>\$ 13,542</u>
Total assets	<u>13,542</u>
Liabilities	
Due to others	<u>13,542</u>
Total liabilities	<u>13,542</u>
Net Position	<u><u>\$ -</u></u>

See accompanying notes to the basic financial statements

Exhibit I

**CITY OF PARKVILLE, MISSOURI
Statement of Changes in Fiduciary Net Position
Fiduciary Fund
For the Year Ended December 31, 2024**

	Custodial Fund Municipal Court
Additions	
Deposits	\$ 86,661
Total Additions	86,661
Deductions	
Payments to others	86,661
Total deductions	86,661
Net changes in fiduciary net position	-
Net position - beginning	-
Net position - ending	\$ -

See accompanying notes to the basic financial statements

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2024

(1) Summary of Significant Accounting Policies

The City of Parkville, Missouri (the City) was incorporated on February 6, 1957. The City is a fourth-class city and operates under a Mayor-Board of Aldermen form of government. The City Administrator is the chief administrative officer of the City. The City provides services to approximately 9,000 residents in many areas, including law enforcement, sewer services, community enrichment and development, and various social services.

The accounting and reporting policies of the City conform to generally accepted accounting principles (GAAP) in the United States of America applicable to local governments. The following represent the more significant accounting and reporting policies and practices of the City.

A. Financial Reporting Entity

In evaluating how to define the government for financial reporting purposes, management has considered all potential component units. Component units are separate legal entities which are included in the primary government's financial report. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in GAAP. The basic, but not only, criterion for including a potential component unit within the reporting entity is the City's financial accountability for the potential component unit. An entity is considered a component unit if City officials appoint a voting majority of the component unit's governing body, and the City is able to impose its will upon the component unit. Additionally, if the entity provides specific financial benefits to or imposes specific financial burdens on the City, it may be considered a component unit.

This report includes the financial statements of the City (the primary government) and its blended component unit, the City of Parkville, Missouri Tax Increment Financing (TIF) Commission (the Commission). The Commission is governed by a board of which six members are appointed by the Mayor with the consent of the Board of Alderman, two members appointed by the school board whose district is in the boundary of the redevelopment area, and one member appointed by the affected taxing district. Although it is legally separate from the City, the Commission is reported as if it were part of the primary government because its sole function is to use TIF as a method to finance economic development through payments in lieu of taxes (PILOTS) and economic activity taxes (EATS). The Commission does not issue separate financial statements.

B. Basis of Presentation

The City's basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements (reporting the City's major funds).

Government-wide financial statements

The statement of net position and the statement of activities display information about the City, the primary government, as a whole. These statements distinguish between the *governmental* and *business-type activities* of the City. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties. Expenses are specifically associated with a service, program, or department and are therefore clearly identifiable to a particular function. Program revenues include charges paid by the recipients of the goods or services offered by the programs, grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues are presented as general revenues. The comparison of program revenues and expenses identifies the extent to which each program is self-financing or draws from the general revenues of the City.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2024

Fund financial statements

Fund financial statements report detailed information about the City. The focus of governmental and proprietary fund financial statements is on major funds rather than reporting funds by type. Each major fund is presented in a separate column. Non-major funds are aggregated and presented in a single column.

GOVERNMENTAL FUNDS

Governmental funds are those through which most governmental functions of the City are financed. The acquisition, use, and balances of the City's expendable financial resources and the related liabilities (other than those in Proprietary Funds) are accounted for through governmental funds. The measurement focus is upon determination of financial position and changes in financial position, rather than upon net income determination.

The following are the City's major governmental funds:

General Fund – the general fund of the City accounts for all financial transactions not accounted for in other funds. For financial reporting purposes, the City's Emergency Reserve Fund's activities are included in the General Fund.

Transportation Sales Tax Fund – This fund is used to account for revenues restricted for transportation purposes including the half-percent transportation sales taxes collected and a county tax distribution for capital improvements and the expenditures for the related items.

Park Sales Tax Fund – This fund is used to account for revenues restricted for parks and recreation purposes.

Public Safety Sales Tax Fund – This fund is used to account for revenues restricted for public safety purposes.

Creekside Special Development Fund – This fund is used to account for activities related to the Creekside Development.

Debt Service Funds – This fund accounts for the accumulation of resources for, and the payment of, principal and interest on long-term obligations of the City.

The City reports the following fund types of nonmajor funds:

Special Revenue Funds - These funds account for specific revenue sources that are restricted for specified purposes.

Permanent Fund – This fund reports resources that are legally restricted to the extent that only earnings, not principal, may be used for purposes that support City programs.

Capital Projects Funds – These funds account for major capital improvement projects.

PROPRIETARY FUND

Proprietary funds are used to account for the City's ongoing activities, which are similar to those found in the private sector. The measurement focus is upon determination of net income, financial position, and changes in financial position.

The following is the City's major proprietary fund:

The Sewer Fund – This fund accounts for the provision of wastewater and sewer services to the general public. All activities necessary to provide such services are accounted for in this fund, including administration, operations, maintenance, financing and related debt service, and billing and collection.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2024

FIDUCIARY FUND

The City maintains one custodial fiduciary fund, the Municipal Court, which accounts for court bonds paid by defendants. Since by definition these assets are being held for the benefit of a third party and cannot be used to support activities or obligations of the City, these funds are not incorporated into the government-wide statements.

C. Basis of Accounting

Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned or when all eligibility requirements have been satisfied and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Nonexchange transactions, in which the City gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, sales tax, and donations. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. This is a similar approach to that used in the preparation of the proprietary fund financial statements but differs from the manner in which governmental fund financial statements are prepared. Therefore, the governmental fund financial statements include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the statements for governmental funds.

Governmental Fund Financial Statements

All governmental funds are accounted for using the modified accrual basis of accounting and the current financial resources measurement focus. Under this basis, revenues are recognized in the accounting period in which they become measurable and available. Expenditures are recognized in the accounting period in which the fund liability is incurred, if measurable.

Revenue Recognition

In applying the susceptible to accrual concept under the modified accrual basis, certain revenue sources are deemed both measurable and available (collectible within the current year or within 60 days after year-end to pay obligations of the current period). This includes property taxes, sales taxes, investment earnings and state-levied locally shared taxes (including motor vehicle fees). The City records property tax receivables at the time the lien attaches to the property. Reimbursements due for federally funded projects are accrued as revenue at the time the expenditures are made, or when received in advance, deferred until expenditures are made.

Other revenues, including licenses and permits, fines and forfeitures certain charges for services, and miscellaneous revenues, are recorded as revenue when received in cash because they are generally not measurable until actually received.

Expenditure Recognition

The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Most expenditures are measurable and are recorded when the related fund liability is incurred. However, principal and interest on general long-term debt, which have not matured are recognized when due. Allocations of cost, such as depreciation and amortization, are not recognized in the governmental funds.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2024

Proprietary Fund Financial Statements

The economic resources measurement focus and the accrual basis of accounting are utilized by the proprietary funds. Under this basis of accounting, revenues are recognized when earned and expenses are recorded when liabilities are incurred. All assets and liabilities (whether current or noncurrent) associated with a proprietary fund's activities are included on its statement of net position and statement of activities. Operating revenues and expenses for proprietary funds are those that result from providing services and producing and delivering goods and/or services. All other revenues and expenses are considered nonoperating.

D. Cash and Investments

Missouri State Statutes authorize the City, with certain restrictions, to deposit funds in open accounts, time deposits, investment pools and certificates of deposit. Statutes also require that collateral pledged must have a fair value equal to 100% of the funds on deposit, less insured amounts. Collateral securities must be held by the City or an independent third party and must be of the kind prescribed by State Statutes and approved by the State.

The City maintains and controls a cash pool in which a majority of the City's funds are shared. Each fund's portion of the pool is displayed on their respective balance sheet or statement of net position as "cash and investments". The City's cash and investments are primarily considered to be cash on hand, amounts in demand deposits, certificates of deposits and US treasuries and agency securities. Interest earned on demand deposits is allocated to the various funds on the basis of average month-end balances.

For purposes of the statement of cash flows, short-term investments, and certificates of deposit, if any, with a maturity date within three months of the date acquired by the City, are considered cash equivalents.

E. Accounts Receivable

Accounts receivable result primarily from miscellaneous services provided to citizens accounted for in the Governmental Funds and Sewer Fund net of an allowance for doubtful accounts.

F. Special Assessments Receivable

Special assessments receivable reflects the property taxes collectible by the City for the purpose of repaying certain Special Assessment debt held by the City. The amount collectible by the City is reduced each year as the taxes are levied against the property and, subsequently, collected by the City.

G. Prepaid Items

Certain payments reflect costs applicable to future accounting periods and are recorded as prepaid items.

H. Capital Assets

Capital assets, which include property, equipment, and infrastructure assets (i.e., roads, streets lights, storm sewers, etc.) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are charged to expenditures as purchased in the governmental fund statements and capitalized in the proprietary fund statements. Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated assets are recorded at estimated fair value as of the date of the donation.

As the City is a Phase III government under Governmental Accounting Standards Board (GASB) Statement No. 34, it has elected to exercise its option to forego retroactively reporting governmental infrastructure assets acquired prior to December 31, 2003. Governmental infrastructure assets on the statement of net position include only infrastructure capital assets acquired subsequent to December 31, 2003.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2024

Capital assets are defined by the City as assets with an initial, individual cost of \$2,500 or more and an estimated useful life of greater than one year. Additions or improvements and other capital outlays that significantly extend the useful life of an asset, or that significantly increase the capacity of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Fully depreciated capital assets are included in their respective accounts until their disposal.

Depreciation on exhaustible assets is recorded as an allocated expense in the Statement of Activities with accumulated depreciation reflected in the Statement of Net Position and is provided on the straight-line basis over the following estimated useful lives:

Infrastructure	20 – 40 years
Buildings and improvements	20 – 40 years
Equipment and vehicles	5 – 10 years
Sewer plant and collection systems	20 – 50 years

I. Compensated Absences

Under terms of the City's personnel policy, City employees are granted vacation in varying amounts. Vacation days are required to be taken within the current or following calendar year in which earned. In the event of retirement or termination, an employee is paid for unused vacation days.

Vested or accumulation vacation is accounted for as follows:

Governmental Funds - The accumulated liabilities for employee vacation are recorded in the governmental activities column of the government-wide financial statements.

J. Deferred Outflows/inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has two items that qualify for reporting in this category. The first item is the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter life of the refunding or refunded debt. The second item results from actuarial assumption changes, the change in actual and projected experience, and pension contributions made by the City subsequent to the pension valuation date. The contribution amount will be applied during the next fiscal year while the changes in actual versus projected amounts and change in assumptions will be amortized over five to seven years.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has several types of items, which arises under the accrual and modified accrual basis of accounting, which qualify for reporting in this category. The first one relates to changes in assumptions, the change in actual and projected experience in calculating the pension liability, and the difference between actual and projected earnings in calculating the net pension liability. The second item, unavailable revenue, is reported in both the statement of net position and in the governmental funds balance sheet. The governmental funds report unavailable revenues related to taxes, notes receivable, and special assessments.. The third item related to leases receivable which will recognize inflow of resources in future periods over the term of the leases are reported in the government-wide and governmental fund statements. The final item is the deferred credit on refunding reported in the government-wide statement of net position. A deferred credit on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunding or refunded debt. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2024

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Missouri Local Government Employees Retirement System (LAGERS) and additions to/deductions from LAGERS fiduciary net position have been determined on the same basis as they are reported by LAGERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms.

K. Interfund Activity

Loans – amounts provided with a requirement for repayment. Interfund loans are reported as interfund receivables (i.e., due from other funds) in lender funds and interfund payables (i.e. due to other funds) in borrower funds.

Services provided and used – sales and purchases of goods and services between funds for a price approximating their fair value. Interfund services provided and used are reported as revenues in funds providing the good or service and expenditures or expenses in the fund purchasing the good or service. Unpaid amounts are reported as interfund receivables and payables in the fund balance sheets or statement of net position.

The General fund provides administrative and other support services for the Sewer fund. Amounts charged to the Sewer fund for such services were \$370,000 for the year ended December 31, 2024.

Reimbursements – repayments from the funds responsible for particular expenditures or expenses to the funds that initially paid for them. Reimbursements are reported as expenditures in the reimbursing fund and as a reduction of expenditures in the reimbursed fund.

Transfers – flows of assets (such as cash or goods) without equivalent flows of assets in return and without a requirement for repayment. In governmental funds, transfers are reported as other financing uses in the funds making transfers and as other financing sources in the funds receiving transfers.

L. Fund Balances

In the fund financial statements, governmental funds report the following fund balance classifications:

Non-Spendable – This consists of amounts that cannot be spent because they are either not in spendable form or legally or contractually required to be maintained intact.

Restricted – This consists of amounts where constraints are placed on the use of those resources which are either externally imposed by creditors, grantors, contributors, laws, or regulations of other governments, or imposed by law through constitutional provisions or enabling legislation.

Committed – This consists of amounts which can only be used for specific purposes determined by a formal action of passing an ordinance or resolution by the Board of Aldermen, the City's highest level of decision-making authority. Any changes or removal of specific purpose requires the same action by the Board of Aldermen.

Assigned – This consists of amounts which are constrained by City management's intent to be used for a specific purpose but do not meet the criteria to be classified as committed. In accordance with the approved City policy only the Board of Alderman has the authority to assign amounts for a specific purpose in this category.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2024

Unassigned – This consists of the residual fund balance that does not meet the requirements for the non-spendable, restricted, committed, or assigned classifications. A positive unassigned fund balance is only possible in the general fund. The City has a fund balance policy that provides guidance for programs with multiple revenue sources. The policy is to use restricted resources first when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available. For purposes of fund balance classification expenditures are to be spent from restricted fund balance first, followed in order by committed fund balance, assigned fund balance and lastly unassigned fund balance.

Per policy, the general fund balance should be no less than 5% of general fund appropriations for the succeeding fiscal year in order to provide adequate cash flow and emergency cash funding. The City will endeavor to maintain a general fund balance of 15% of general fund appropriations for the succeeding fiscal year. Amounts over 15% may be transferred into the emergency reserve fund.

M. Net Position Classifications

In the government-wide statements, equity is shown as net position and classified into three components:

- (1) Net investment in capital assets – consisting of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgage notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- (2) Restricted net position – consisting of net position with constraints placed on their use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation. The City first utilizes restricted resources to finance qualifying activities.
- (3) Unrestricted net position – All other net position that do not meet the definition of “restricted” or “net investment in capital assets.”

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

N. Use of Estimates

The preparation of the basic financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the basic financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

O. Expenditures in Excess of Budget

In violation of the budget ordinance, actual expenditures and transfers out exceeded budgeted appropriations in the Certificate of Participation Fund by \$20,126.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2024

(2) Cash and Investments

A reconciliation of cash and investments as shown on the government-wide statement of net position and statement of fiduciary net position is as follows:

Cash on hand	\$	581
Demand deposits		11,676,609
Certificates of deposits		49,570
Restricted cash equivalents held in trust		33,943
	\$	<u>11,760,703</u>

	Government-wide statement of net position	Fiduciary fund statement of net position	Total
Cash and investments	\$ 10,514,534	\$ 13,542	\$ 10,528,076
Restricted cash and investments	1,232,627	-	1,232,627
	<u>\$ 11,747,161</u>	<u>\$ 13,542</u>	<u>\$ 11,760,703</u>

Custodial Credit Risk

The custodial credit risk for deposits is the risk that, in the event of failure of a depository financial institution, the City will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is that, in the event of the failure of a counterparty to a transaction, the City will not be able to recover the value of investment or collateral securities that are in the possession of an outside party. The City's policy is to collateralize deposits with securities held by the financial institution's agent and in the City's name.

As of December 31, 2024, the City's deposits were insured with Federal depository insurance, with the remaining uninsured balance collateralized by securities held in the City's name by their financial institution's agent. Accordingly, management has determined that none of the City's deposits were exposed to custodial credit risk as of December 31, 2024.

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The City structures the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity and by investing operating funds primarily in shorter-term securities. The City has elected to use the segmented time distribution method of disclosure for its interest rate risk.

Fair Value Measurements

The City categorizes its fair value measurements within the fair value hierarchy established by general accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted in active markets for identical assets; Level 2 inputs are significant other observable inputs such as third-party pricing services for identical assets; Level 3 inputs are significant unobservable inputs. The City does not have any investments subject to the Hierarchy level classification.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2024

(3) Tax Revenues and Taxes Receivable

The City's property taxes are levied and recorded each November 1 on the assessed value as of the prior January 1 for all property located in the City and are delinquent on January 1 (the lien date) following the levy date. Assessed values are established by county assessors, subject to review by the County's Board of Equalization. The assessed value of local property at January 1, 2023, was \$352,696,782.

The City is permitted by the Missouri State Constitution to levy (without a vote of two-thirds of the voting electorate) taxes up to \$1.00 per \$100 of assessed valuation for general governmental services other than the payment of principal and interest on long-term debt. The City's property tax levies per \$100 of assessed valuation for the year in which the revenues were earned were as follows:

Fund	Levy
General Fund	\$ 0.4341
General Revenue- Temporary	0.1642
	<u>\$ 0.5983</u>

Tax revenues for the year ended December 31, 2024, consisted of the following:

	Property Taxes	Sales Taxes	Franchise Taxes	Other Taxes	Total
Major governmental funds:					
General	\$ 1,826,629	\$ 1,965,563	\$ 937,859	\$ -	\$ 4,730,051
Transportation Sales Tax	-	843,852	-	-	843,852
Park Sales Tax	-	1,049,041	-	-	1,049,041
Public Safety Sales Tax	-	1,029,532	-	-	1,029,532
Creekside Development	486,317	682,124	-	32,741	1,201,182
Debt Service Fund	575,990	-	-	-	575,990
Nonmajor funds	107,837	1,634,796	-	116,605	1,859,238
	<u>\$ 2,996,773</u>	<u>\$ 7,204,908</u>	<u>\$ 937,859</u>	<u>\$ 149,346</u>	<u>\$ 11,288,886</u>

Taxes receivable represent property, sales, and franchise taxes, including interest and penalties, reduced by an appropriate allowance for uncollectable taxes. Taxes receivable consisted of the following at December 31, 2024:

	Sales Taxes	Franchise Taxes	Total
Major governmental funds:			
General	\$ 410,377	\$ 122,474	\$ 532,851
Transportation Sales Tax	305,114	-	305,114
Park Sales Tax	175,964	-	175,964
Public Safety Sales Tax	175,438	-	175,438
Creekside Development	127,451	-	127,451
Nonmajor funds	422,303	-	422,303
Total sales taxes receivable	<u>\$ 1,616,647</u>	<u>\$ 122,474</u>	<u>\$ 1,739,121</u>

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements
December 31, 2024

(4) Intergovernmental Revenues/Receivables

Intergovernmental revenues for the year ended December 31, 2024, consisted of the following:

	<u>General</u>	<u>Transportation Sales Tax</u>	<u>Park Sales Tax</u>	<u>Creekside Development</u>	<u>Debt Service</u>	<u>Nonmajor Funds</u>	<u>Total</u>
Grants - Federal, State and Local	\$ 110,356	\$ -	\$ 100,805	\$ -	\$ -	\$ 491,663	\$ 702,824
State:							
Motor vehicle taxes and fees	-	275,115	-	-	-	-	275,115
Local:							
Special road district	-	209,102	-	-	-	-	209,102
County transportation	-	274,765	-	-	-	-	274,765
Economic activity taxes	-	-	-	53,079	-	213,395	266,474
9 Hwy CID	-	-	-	-	207,225	-	207,225
Total intergovernmental revenues	<u>\$ 110,356</u>	<u>\$ 758,982</u>	<u>\$ 100,805</u>	<u>\$ 53,079</u>	<u>\$ 207,225</u>	<u>\$ 705,058</u>	<u>\$ 1,935,505</u>

Amounts due from other governments at December 31, 2024, were as follows:

	<u>General</u>	<u>Transportation Sales Tax</u>	<u>Nonmajor Funds</u>	<u>Total</u>
Grants - Federal, State and Local	\$ -	\$ -	\$ 115,140	\$ 115,140
Motor vehicle taxes and fees	9,474	23,605	-	33,079
Total due from other governments	<u>\$ 9,474</u>	<u>\$ 23,605</u>	<u>\$ 115,140</u>	<u>\$ 148,219</u>

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2024

(5) Interfund Activity

Transfers between funds for the year ended December 31, 2024, were as follows:

	Transfers Out:			
	General	Park Sales Tax	Nonmajor Governmental Funds	Total
Transfers In:				
Governmental activities:				
General	\$ -	\$ -	\$ 359,114	\$ 359,114
Transportation Sales Tax	243,000	-	10,083	253,083
Park Sales Tax	426,000	-	-	426,000
Public Safety Sales Tax	1,500,000	-	-	1,500,000
Creekside Development	-	-	77,930	77,930
Debt Service	291,000	-	43,650	334,650
Nonmajor Governmental Funds	185,000	104,592	162,296	451,888
Total	<u>\$ 2,645,000</u>	<u>\$ 104,592</u>	<u>\$ 653,073</u>	<u>\$ 3,402,665</u>

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, and (2) to use unrestricted revenues collected in a fund used to finance various programs and debt service payments accounted for in other funds in accordance with budgetary authorizations. Any transfers within the governmental funds or within the proprietary funds have been eliminated in the government-wide statement of activities.

Interfund receivable and payable balances as of December 31, 2024, were as follows:

Due from:	Due to:	
	General Fund	
Park Sales Tax Fund	\$	24,781
Debt Service Fund		1,751
	<u>\$</u>	<u>26,532</u>

Amounts due to the General Fund represent advances for short-term cash flow needs.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2024

(6) Leases Receivable

The City implemented Government Accounting Standards Board No. 87, Leases (GASB 87). Under GASB 87, a lessor is required to recognize a lease receivable and a deferred inflow of resources at the commencement of the lease term. The lease receivable is measured at the present value of the lease payments expected to be received during the lease term. The deferred inflows of resources are measured at the value of the lease receivable plus any payments received at or before the commencement of the lease term that related to future periods.

On November 2017, the City entered into a 230 month lease for the right to place communication equipment on a water tower. The lessee is required to make monthly payments totaling approximately \$30,000 annually with an annual increase of 3.5 percent scheduled each November 1. The lease contains an option to extend the original lease for five (5) additional years through November 1, 2037. The lease receivable is measured as the present value of the future rent payments expected to be received during the lease term at a discount rate of 4.25%, which is the increment borrowing rate at the inception of the lease. As of December 31, 2024, the value of the lease receivable is \$297,803. As of December 31, 2024, the value of the deferred inflow of resources was \$281,250, and the City recognized lease revenue of \$21,774 during the fiscal year.

A summary of the lease receivable activity for the year ended December 31, 2024, is as follows:

Lease Description	Balance, beginning of year	Additions	Retirements	Balance, end of year
Land leases	\$ 314,753	\$ -	\$ 16,950	\$ 297,803

The future minimum lease payments due under the lease arrangement for the years ending December 31 are as follows:

	Lease Receivable		
	Principal	Interest	Total
2025	\$ 17,685	\$ 12,315	\$ 30,000
2026	18,452	11,548	30,000
2027	19,251	10,749	30,000
2028	20,086	9,914	30,000
2029	20,956	9,044	30,000
2030-2034	119,216	30,784	150,000
2035-2037	82,157	5,342	87,499
	<u>\$ 297,803</u>	<u>\$ 89,696</u>	<u>\$ 387,499</u>

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2024

(7) Capital Assets

A summary of the changes in capital assets for the year ended December 31, 2024, is as follows:

	December 31,		December 31,	
	2023	Additions	Deletions	2024
Governmental activities:				
Capital assets, not being depreciated				
Land	\$ 2,719,880	\$ -	\$ -	\$ 2,719,880
Construction in progress	73,086	400,883	-	473,969
Total capital assets, not being depreciated	2,792,966	400,883	-	3,193,849
Capital assets, being depreciated				
Buildings and improvements	5,093,035	186,192	-	5,279,227
Equipment and vehicles	2,704,085	318,115	595,954	2,426,246
Right of use asset - Parking lot	345,469	-	-	345,469
Infrastructure	12,099,747	1,013,550	-	13,113,297
Total capital assets being depreciated	20,242,336	1,517,857	595,954	21,164,239
Less accumulated depreciation for:				
Buildings and improvements	2,219,787	156,685	-	2,376,472
Equipment and vehicles	1,910,954	234,173	595,954	1,549,173
Right of use asset - Parking lot	-	8,637	-	8,637
Infrastructure	3,176,635	325,103	-	3,501,738
Total accumulated depreciation	7,307,376	724,598	595,954	7,436,020
Total capital assets being depreciated, net	12,934,960			13,728,219
Governmental activities capital assets, net	\$ 15,727,926			\$ 16,922,068
Business-type activities:				
Capital assets, not being depreciated				
Land	\$ 81,783	\$ -	\$ -	\$ 81,783
Total capital assets, not being depreciated	81,783	-	-	81,783
Capital assets, being depreciated				
Buildings and improvements	5,728,342	515,861	300,000	5,944,203
Equipment and vehicles	352,014	17,971	-	369,985
Infrastructure	3,742,171	267,282	-	4,009,453
Total capital assets being depreciated	9,822,527	801,114	300,000	10,323,641
Less accumulated depreciation for:				
Buildings and improvements	4,714,153	203,557	300,000	4,617,710
Equipment and vehicles	322,800	2,890	-	325,690
Infrastructure	1,470,232	76,852	-	1,547,084
Total accumulated depreciation	6,507,185	283,299	300,000	6,490,484
Total capital assets being depreciated, net	3,315,342			3,833,157
Business-type activities capital assets, net	\$ 3,397,125			\$ 3,914,940

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2024

Depreciation expense was charged to functions and programs of the primary government as follows:

Governmental activities:

General government	\$	132,459
Public safety		75,877
Public works		424,526
Parks and recreation		82,688
Community development		9,048
Total depreciation expense for governmental activities	\$	724,598

Business-type activities:

Sewer	\$	283,299
Total depreciation expense for business-type activities	\$	283,299

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2024

(8) Long Term Debt

A summary of the changes in long term debt for the year ended December 31, 2024, is as follows:

	Beginning of Year	Adjustments/ Additions	Adjustments/ Retirements	End of Year	Due Within One Year
Governmental Activities:					
Limited general obligation bonds:					
Series 2020A - Brush Creek	\$ 3,420,000	\$ -	\$ 290,000	\$ 3,130,000	\$ 295,000
Series 2020B - Brink Meyer	2,340,000	-	195,000	2,145,000	200,000
	<u>5,760,000</u>	<u>-</u>	<u>485,000</u>	<u>5,275,000</u>	<u>495,000</u>
Certificates of participation - 2015	831,135	-	444,872	386,263	123,277
Certificates of participation - 2021A	2,450,000	-	160,000	2,290,000	165,000
Premium on issuance	90,943	-	6,736	84,207	6,736
Finance leases	332,001	160,776	82,307	410,470	100,141
Lease liabilities	345,469	-	-	345,469	56,863
* Compensated absences	196,022	38,924	-	234,946	234,946
Total Governmental Activities	<u>10,005,570</u>	<u>199,700</u>	<u>1,178,915</u>	<u>9,026,355</u>	<u>1,181,963</u>
Business-type Activities:					
Revenue bonds	200,000	-	170,000	30,000	30,000
Total Business-type Activities	<u>200,000</u>	<u>-</u>	<u>170,000</u>	<u>30,000</u>	<u>30,000</u>
Total Primary Government	<u>\$10,205,570</u>	<u>\$ 199,700</u>	<u>\$ 1,348,915</u>	<u>\$ 9,056,355</u>	<u>\$ 1,211,963</u>

* The change in compensated absences is presented as a net change

A. Limited General Obligation Bonds

The City has issued special limited general obligation bonds to provide funds for the acquisition and construction of certain neighborhood improvement projects. Financing is provided by special assessments levied within the respective Districts. Special general obligation bonds are direct obligations and pledge the full faith and credit of the City.

In June 2020, the City issued \$3,995,000 Series 2020A, Taxable Neighborhood Improvement District Limited General Obligation Refunding Bonds (Brush Creek Drainage Area Neighborhood Improvement Project) Bonds (2020A bonds).

In June 2020, the City issued \$2,730,000 Series 2020B, Taxable Neighborhood Improvement District Limited General Obligation Refunding Bonds (Brink Meyer Road Neighborhood Improvement Project) Bonds (2020B bonds).

Brush Creek and Brink Meyer Special Assessments

In 2015, the City began the required special assessment levy on the property owners within the Brush Creek Drainage Area Neighborhood Improvement (Brush Creek NID) and the Brink Meyer Road Neighborhood Improvement District (Brink Meyer NID).

The City has taken legal actions against certain properties located within the Brush Creek and Brink Meyer NIDs related to delinquent special assessments on those properties. These properties are no longer subject to Brush Creek NID and/or the Brink Meyer Road NID special assessments. As discussed in Note 12, the City has entered into purchase agreements related to certain properties acquired.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements December 31, 2024

The Brush Creek and Brink Meyer NID's originally scheduled annual special assessments necessary to meet the Series 2020A and 2020B (the Series 2020A&B were issued to refund the 2014A&B bonds) debt service requirements were approximately \$670,000. Currently, the anticipated annual collections of special assessments are scheduled to be approximately \$274,000. During the year ended December 31, 2024, the City transferred \$291,000 from the General Fund to the Debt Service Fund to cover the shortfall of special assessments necessary to meet the 2020A and 2020B debt service requirements.

The City's limited general obligation bonds as of December 31, 2024, are as follows:

Series 2020A - Taxable Neighborhood Improvement District - Limited General Obligation Refunding Bonds (Brush Creek Drainage Area Neighborhood Improvement Project); due in annual installments through March 1, 2034; interest at 0.7% to 2.0%	\$ 3,130,000
Series 2020B - Taxable Neighborhood Improvement District - Limited General Obligation Refunding Bonds (Brink Meyer Road Neighborhood Improvement Project); due in annual installments through March 1, 2034; interest at 0.7% to 2.0%	<u>2,145,000</u>
Total limited general obligation bonds	<u>\$ 5,275,000</u>

B. Certificates of Participation

During fiscal year 2015, the City issued \$3,383,722 Refunding Certificates of Participation Series 2015 to current refund the 2006 Certificates of Participation issued for the purpose of constructing City Hall, public parking lot and certain other capital improvements within the City. A temporary tax levy was approved to fund a portion of the debt service payments. Principal and interest payments are due semi-annually beginning on September 1, 2016, through March 1, 2027, with principal payments ranging from \$139,867 to \$444,872, with an interest rate of 2.24%. The outstanding balance at December 31, 2024, is \$386,263.

During fiscal year 2021, the City issued \$2,985,000 Certificates of Participation Series 2021A to provide funding for the Route 9 Project. Principal and interest payments are due semi-annually beginning on March 1, 2022, through March 1, 2037, with principal payments ranging from \$160,000 to \$375,000, with an interest rate of 2.0%. The outstanding balance at December 31, 2024, is \$2,290,000.

C. Revenue Bonds

The City issued Sewerage System Revenue Bonds (State Revolving Loan Fund (SRF)) Series 2004A in the original amount of \$2,750,000. The Series 2004A Sewerage System Revenue Bonds are special, limited obligations of the City payable solely from, and secured by a pledge of, the net revenues of the Sewer Fund. The bonds are due in annual installments of \$30,000 to \$170,000 through January 1, 2025, with interest ranging from 3.0% to 5.25%. The outstanding balance at December 31, 2024, is \$30,000.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2024

D. Future Debt Service Requirements

Year Ending December 31,	Governmental Activities					
	Limited General Obligation Refunding Bonds - Series 2020A (Brush Creek)		Limited General Obligation Refunding Bonds - Series 2020B (Brink Meyer)		Certificates of Participation Series 2015	
	Principal	Interest	Principal	Interest	Principal	Interest
2025	\$ 295,000	\$ 48,659	\$ 200,000	\$ 17,184	\$ 123,277	\$ 7,272
2026	295,000	45,488	205,000	16,184	123,119	4,512
2027	300,000	41,841	205,000	15,005	139,867	1,567
2028	305,000	37,681	210,000	13,673	-	-
2029	310,000	32,989	210,000	12,150	-	-
2030-2034	1,625,000	79,802	1,115,000	32,675	-	-
2035-2038	-	-	-	-	-	-
	<u>\$ 3,130,000</u>	<u>\$ 286,459</u>	<u>\$ 2,145,000</u>	<u>\$ 106,870</u>	<u>\$ 386,263</u>	<u>\$ 13,351</u>

Year Ending December 31,	Governmental Activities				Business-type Activities	
	Certificates of Participation Series 2021A		Governmental Activities Total		Sewage System Revenue Bonds Series 2004A	
	Principal	Interest	Principal	Interest	Principal	Interest
2025	\$ 165,000	\$ 45,800	\$ 783,277	\$ 118,915	\$ 30,000	\$ 5,175
2026	165,000	42,500	788,119	108,683	-	-
2027	165,000	39,200	809,867	97,613	-	-
2028	165,000	35,900	680,000	87,253	-	-
2029	170,000	30,900	690,000	76,039	-	-
2030-2034	890,000	96,500	3,630,000	208,977	-	-
2035-2038	570,000	17,300	570,000	17,300	-	-
Totals	<u>\$ 2,290,000</u>	<u>\$ 308,100</u>	<u>\$ 7,951,263</u>	<u>\$ 714,780</u>	<u>\$ 30,000</u>	<u>\$ 5,175</u>

E. Finance Lease Agreements

The City has entered into eleven (11) financing lease agreements for the acquisition of various vehicles under terms generally from forty-eight (48) to sixty (60) months. Under the financing lease agreements, the City is scheduled to make monthly payments ranging from \$792 to \$1,343 with interest varying from 4.3 to 8.9%.

The future minimum lease payments are as follows:

Year Ending	Governmental Activities	
	Principal	Interest
2025	\$ 100,141	\$ 19,724
2026	105,820	14,045
2027	111,846	8,019
2028	77,339	2,556
2029	15,324	203
	<u>\$ 410,470</u>	<u>\$ 44,547</u>

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2024

F. Lease liabilities

The city entered into one right of use lease agreement for the use of a parking lot under terms of 20 years. Under the right of use lease agreement, the City is scheduled to make annual payments of \$22,041 with interest of 3.59%.

Management determined that the lease was not recorded in prior years in error and has reported it prospectively. There is no impact to net position.

The future minimum lease payments are as follows:

Year Ending	Governmental Activities	
	Principal	Interest
2025	\$ 56,863	\$ 9,260
2026	11,686	10,355
2027	12,105	9,936
2028	12,540	9,501
2029	12,990	9,052
2030 - 2034	72,282	37,923
2035 - 2039	86,214	23,991
2040 - 2043	80,789	7,374
	<u>\$ 345,469</u>	<u>\$ 117,392</u>

G. Conduit Debt

The City is authorized to issue industrial development revenue bonds to finance the costs of office and other industrial and commercial developments. Bonds are secured by the property financed and are payable solely from payments received on the underlying lease agreements. The bonds and the interest are limited obligations of the City payable solely out of the payments, revenues, and receipts derived by the City from the lease agreements. At December 31, 2024, there are two outstanding industrial revenue bond issuances with a total principal amount of approximately \$191 million.

(9) Cooperative Agreement – Sewer Services

The City has entered into agreements with the City of Kansas City, Missouri, and the Platte County Regional Sewer District to provide certain sewer services for the City. For the year ended December 31, 2024, expenses incurred under these agreements were \$40,635 (Kansas City, Missouri) and \$18,722 (Platte County Regional Sewer District).

(10) Employees Retirement System

A. Plan Description

The City's defined benefit pension plan provides certain retirement, disability, and death benefits to plan members and beneficiaries. The City participates in the Missouri Local Government Employees Retirement System (LAGERS). LAGERS is an agent multiple-employer, statewide public employee pension plan established in 1967 and administered in accordance with RSMo. 70.600-70.755. As such, it is LAGERS responsibility to administer the law in accordance with the expressed intent of the General Assembly. The plan is qualified under the Internal Revenue Code Section 401(a) and is tax exempt. The responsibility for the operations and administration of LAGERS is vested in the LAGERS Board of Trustees consisting of seven persons. LAGERS' issues a publicly available financial report that includes financial statements and required supplementary information. This report may be obtained by accessing the LAGERS website at www.molagers.org.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2024

B. Benefits Provided

LAGERS provides retirement, death, and disability benefits. Benefit provisions are adopted by the governing body of the employer, within the options available in the state statutes governing LAGERS. All benefits vest after 5 years of credited service. Employees who retire on or after age 60 (55 for police) with 5 or more years of service are entitled to an allowance for life based upon the benefit program information provided below. Employees may retire with an early retirement benefit with a minimum of 5 years of credited service and after attaining age 55 (50 for police) and receive a reduced allowance.

	2024 Valuation
Benefit Multiplier:	2.00%
Final Average Salary:	5 Years
Member Contributions:	4%

Benefit terms provide for annual post-retirement adjustments to each member's retirement allowance subsequent to the member's retirement date. The annual adjustment is based on the increase in the Consumer Price Index and is limited to 4% per year.

C. Employees Covered by Benefit Terms

The following employees were covered by the benefit terms:

	General	Police	Total
Inactive employees or beneficiaries currently receiving benefits	6	4	10
Inactive employees entitled to but not yet receiving benefits	14	10	24
Active employees	28	12	40
	<u>48</u>	<u>26</u>	<u>74</u>

D. Contributions

The employer is required to contribute amounts at least equal to the actuarially determined rate, as established by LAGERS. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance an unfunded accrued liability. Full-time employees of the employer contribute 4% to the pension plan. Employer contribution rates are 17.4% (General) and 21.0% (Police) of annual covered payroll.

E. Net Pension Liability

The City's net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of February 29, 2024.

F. Actuarial Assumptions

The total pension liability in the February 29, 2024, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.75% wage inflation; 2.25% price inflation
Salary Increase	2.75% to 6.75% including wage inflation (General)
	2.75% to 6.55% including wage inflation (Police)
Investment rate of return	7.00%, net of investment expenses

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

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The healthy retiree mortality tables, for post-retirement mortality, were 115% of the PubG-2010 mortality tables for males and females. The disabled retiree mortality tables, for post-retirement mortality, were 115% of the PubG-2010 disabled mortality table for males and females. The pre-retirement mortality tables used were 75% of the PubG-2010 employees mortality table for males and females.

Both the post-retirement and pre-retirement tables were adjusted for mortality improvement back to the observation period base year of 2006. The base year for males was then established to be 2017. Mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scale to the above described tables.

The long-term expected rate of return on pension plan investments was determined using a model method in which the best-estimate ranges of expected future real rates of return (expected returns, net of investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and a weighted average of the geometric real rates of return for each major asset class rollup are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Alpha	15.00%	3.67%
Equity	35.00%	4.78%
Fixed income	31.00%	1.41%
Real Assets	36.00%	3.29%
Strategic Assets	8.00%	5.25%
Cash/Leverage	-25.00%	-0.29%

G. Discount Rate

The discount rate used to measure the total pension liability is 7.00%. The projection of cash flows used to determine the discount rate assumes that employer and employee contributions will be made at the rates agreed upon for employees and the actuarially determined rates for employers. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to pay all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payment to determine the total pension liability.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2024

H. Changes in the Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) - (b)
Balances at beginning of year	\$ 5,150,983	\$ 4,196,013	\$ 954,970
Changes for the year:			
Service Cost	325,772	-	325,772
Interest	368,101	-	368,101
Change in benefit terms	116,282	-	116,282
Difference between expected and actual	564,474	-	564,474
Contributions - employer	-	523,090	(523,090)
Contributions - employee	-	56,366	(56,366)
Net investment income	-	225,913	(225,913)
Benefit payments, including refunds	(106,864)	(106,864)	-
Administrative expense	-	(8,562)	8,562
Other changes (net transfer)	-	(837)	837
Net changes	1,267,765	689,106	578,659
Balances at end of year	\$ 6,418,748	\$ 4,885,119	\$ 1,533,629

I. Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the Net Pension Liability of the employer, calculated using the discount rate of 7.00%, as well as what the employer's Net Pension Liability would be using a discount rate that is one percentage point lower (6.00%) or one percentage point higher (8.00%) than the current rate.

	1% Decrease 6.00%	Current Single Discount Rate Assumption 7.00%	1% Increase 8.00%
Total Pension Liability	\$ 7,457,561	\$ 6,418,748	\$ 5,570,328
Plan Fiduciary Net Position	(4,885,119)	(4,885,119)	(4,885,119)
Net Pension Liability	\$ 2,572,442	\$ 1,533,629	\$ 685,209

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2024

J. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2024, the City recognized LAGERS pension expense of \$577,442; \$339,069 (General) and \$238,373 (Police). The City reported deferred outflows related to LAGERS pension from the following sources:

	General	Police	Total
Deferred Outflows of Resources:			
Difference in experience	\$ 363,659	\$ 213,840	\$ 577,499
Difference in projected and actual earnings on plan investments	79,327	63,005	142,332
Contributions subsequent to the measurement date*	143,928	73,068	216,996
Total	<u>\$ 586,914</u>	<u>\$ 349,913</u>	<u>\$ 936,827</u>
Deferred Inflows of Resources:			
Assumption changes	\$ (92,741)	\$ (28,489)	\$ (121,230)
Difference in experience	(7,920)	(1,203)	(9,123)
Total	<u>\$ (100,661)</u>	<u>\$ (29,692)</u>	<u>\$ (130,353)</u>

*The amount reported as deferred outflows of resources resulting from contributions subsequent to the measurement date will be recognized as a reduction in the Net Pension Liability for the year ending December 31, 2025.

Net amounts reported as deferred outflows and deferred inflows of resources related to LAGERS pension will be recognized in pension expense as follows:

Year ending December 31:	General	Police	Total
2025	\$ 39,043	\$ 45,795	\$ 84,838
2026	98,505	89,163	187,668
2027	76,538	63,059	139,597
2028	63,039	44,717	107,756
2029	61,136	4,419	65,555
Thereafter	4,064	-	4,064
Total	<u>\$ 342,325</u>	<u>\$ 247,153</u>	<u>\$ 589,478</u>

K. Payable to the Pension Plan

At December 31, 2024, there were no outstanding contributions payable to the LAGERS pension plan.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2024

(11) Commitments and Contingencies

A. Insurance

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters.

The City is a member of the Midwest Public Risk (MPR), formerly Mid-America Regional Council Insurance Trust, a not-for-profit corporation consisting of local governments and political subdivisions. MPR was formed as a public entity risk retention pool to cover health and dental, workers' compensation, and property and casualty claims for its members. MPR has been established as assessable pools and accounting records are maintained for each line of coverage on a policy-year basis. The City pays annual premiums to MPR for all coverage. The agreement with MPR provides that MPR will be self-sustaining through member premiums. MPR has the authority to assess members for any deficiencies of revenues under expenses for any single plan year. Likewise, MPR has the authority to declare refunds to members for the excess of revenues over expenses relating to any single plan year. The City continues to carry commercial insurance for employee life insurance and short-term disability. The amount of settlements has not exceeded the City's insurance coverage in any of the past three fiscal years.

B. Investments-Trust Fund

The City was the recipient of funds from a resident's estate during the calendar year 2002. The funds were previously held by a trustee for the benefit of the City. In 2011, the City took over management of the fund and by Resolution No. 12-01-13, the Board of Aldermen enacted a policy restricting the use of the fund to follow the intentions of the original donor of the fund. The nature of the fund is that the principal of the contributions is to remain intact. One-half of the interest earnings are to be added to the principal and the remaining one-half of annual earnings may be used to fund City capital projects. At December 31, 2024, the fund had \$38,015 net appreciation on assets available for expenditure which is reported as restricted fund balance and \$596,035 in principal which is reported as nonspendable fund balance. Both of these amounts are reported as restricted net position on the government-wide statement of net position. The State of Missouri requires that recipients of endowment gifts maintain the original principal intact at the original donation value.

C. Federal and State Grants

The City has received financial assistance from various federal, state, and local agencies in the form of grants and entitlements. These programs are subject to audit by agents of the granting authority. Management does not believe that liabilities for reimbursements, if any, will have a materially adverse effect upon the financial condition of the City.

D. Litigation

The City is involved in legal proceedings arising from the ordinary course of City activities. While these proceedings may have future financial effect, management believes that their ultimate outcome will not be material to the basic financial statements.

Subsequent to year-end, on May 28, 2025, a court judgment was issued against the City awarding damages on claims of inverse condemnation and equal protection in the combined total of \$633,000, together with pre-judgement interest totaling \$110,738, resulting in a judgement against the City in the amount of \$743,738. This judgement is final and under appeal.

Although the judgment was issued after the fiscal year-end, the underlying events giving rise to the litigation occurred during the reporting period, and a potential claim was considered both probable and estimable as of year-end. Accordingly, the City has recorded a claims payable liability of \$743,738 in the financial statements for the year ended December 31, 2024

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2024

Management does not believe this judgment will materially impact the City's ability to meet its ongoing financial obligations and is pursuing an appeal to the judgement.

(12) Development Agreements

Tax Increment Financing and Economic Development Contract

On April 23, 2019, the City entered into a Tax Increment Financing and Economic Development Contract (the Agreement) with various Creekside Development entities (the Developer). The Agreement sets forth the implementation of the Creekside Plan, including the responsibilities of the City and the Developer.

The Creekside Plan is a multi-phased project along three quadrants of the intersection of Interstate 435 and Missouri Highway 45 in the City, and consists of the following planned developments:

- The Meadows At Creekside – a planned residential development consisting of 101 single-family homes, 96 townhome units and 216 apartment units on the southeast quadrant of the interchange (consisting of approximately 43.24 acres).
- Old Town At Creekside – a planned commercial development consisting of 13 lots for six restaurants, two mixed-use retail buildings with 100 apartment units, one café, one grocery/market, one hotel and one bank on the southeast quadrant of the interchange (consisting of approximately 38.12 acres).
- The Woods At Creekside & Creekside Village – a planned residential development consisting of 115 single-family homes (consisting of approximately 32.14 acres) and 172 townhome units in 43 buildings (consisting of approximately 23.36 acres) on the northwest quadrant of the interchange.
- Creekside Commons – a planned commercial development consisting of 10 lots for three hotels, two restaurants, a quick-serve restaurant, a gas station, a pharmacy/medical office, one mixed-use retail building with 50 apartment units, and six tournament quality youth baseball and softball fields on the northwest quadrant of the interchange. The total ballfield space of Creekside Commons consists of approximately 681,240 square feet, with total building space of the development consisting of approximately square feet, and total commercial space of the development (minus hotels) consisting of 66,100 square feet.
- Creekside Industrial – a planned industrial development consisting of 29 pad sites (a total of 1,024,106 square feet) for office/service and industrial uses on the southwest quadrant of the interchange.

The estimated cost of the entire Creekside project is approximately \$335 million with financial assistance from all sources of approximately \$52 million, plus interest and financing costs.

Tract IX Purchase Agreement – Meadows at Creekside

On March 5, 2019, the City entered into a Real Estate Purchase Agreement (Agreement) to sell approximately 70 acres of land held for development to a developer for a total purchase price of \$4,800,000. The agreement provides for the acquisition of the property in two phases. The initial portion (Phase I) of the property to be acquired is approximately 35 acres. The second portion (Phase II) of the property to be acquired is approximately 35 acres.

The purchase price for Phase I is \$2,400,000 and is payable with \$400,000 due at the Phase I closing and the execution of a Promissory Note of \$2,000,000 delivered by the Meadows at Creekside Community Improvement District (the CID) (Phase I closing was completed in 2019). The Promissory Note is payable solely from the proceeds of special assessments levied by the CID and secured by a second deed of trust.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2024

The purchase price for Phase II is \$2,400,000 and is payable with \$400,000 due at the Phase II closing and the execution of a Promissory Note delivered by the CID (Phase II closing occurred in 2020). The Promissory Note is payable solely from the CID special assessments and secured by a second deed of trust. The Promissory Note is payable solely from the proceeds of special assessments levied by the CID and secured by a second deed of trust.

The Meadows at Creekside Community Improvement District (Meadows CID) has been established to levy certain special assessments on each apartment unit and single-family dwelling. The annual assessment will be \$1,737 per apartment unit and \$400 per single-family home. The City is scheduled to receive \$300,000 annually as payments on the promissory notes receivable over 16 years up to a total of \$4,000,000. At December 31, 2024, the outstanding balance of the related notes receivable totaled \$2,975,000.

Tract I Purchase Option Agreement – Creekside Industrial

In November 2020, the Developer exercised the Tract I Purchase Option. Under the Tract I Purchase Option, the Developer and City entered into a purchase and sale agreement (Tract I Purchase Agreement). The Tract I Purchase Agreement set the purchase price at \$1,600,000. Beginning January 1, 2022, the City will receive \$100,000 per year from the Hotel Special Assessment. In any year, the contribution from the Hotel Special Assessment falls short, or the Developer's failure to pay the difference, the City shall receive any outstanding amount receive up to \$100,000 each year from available sources in the Creekside Incentive Fund. All payments will be deducted from the \$1,600,000 purchase and sale agreement receivable. At December 31, 2024, the outstanding balance of the related notes receivable totaled \$1,300,000.

Notes receivable activity for the year ended December 31, 2024, was as follows:

Notes Receivable	Beginning Balance	Additions	Reductions	Ending Balance
Tract IX Meadows at Creekside	\$ 3,275,000	\$ -	\$ 300,000	\$ 2,975,000
Tract I Creekside Industrial	1,400,000	-	100,000	1,300,000
	<u>\$ 4,675,000</u>	<u>\$ -</u>	<u>\$ 400,000</u>	<u>\$ 4,275,000</u>

The City established the Creekside Community Improvement District (CID). The Creekside Transportation District (TDD) was established through a judicial process. The CID and TDD will impose a one percent sales tax for a period of 40 years to fund eligible CID and TDD improvements.

The City has also approved a Chapter 100 Industrial Development Plan for the portion of the site where the apartments are built. The Chapter 100 plan provides property tax abatement to the owners of the apartments for a sixteen-year period. The City has issued its Taxable Industrial Development Revenue Bonds (Creekside Development Apartments Project), Series 2019, in an aggregate principal amount not to exceed \$26,000,000 and its Taxable Industrial Development Revenue Bonds (Creekside Development Apartments Project), Series 2019, in an aggregate maximum principal amount of \$171,000,000, for the purpose of providing funds to pay the costs of the Project.

The Creekside Plan is on a pay-as-you-go basis payable from the incremental increase in property and sales taxes generated within TIF areas of the Creekside Plan. Funding is also available from CID and TDD one percent sales taxes and certain Meadows CID special assessments. As of December 31, 2024, certified tax increment financing reimbursable project costs totaled \$5,508,858. Current year reimbursements totaled \$564,353.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2024

Parkville Market Place Tax Increment Financing Redevelopment Plan

In 2008, the City established the Parkville Market Place Tax Increment Financing Redevelopment Plan (Market Place Plan). The redeveloper designated as the redeveloper of Redevelopment Project Area 1 has not redeveloped Redevelopment Project Area 1. In 2018, the City amended the Market Place Plan to expand the boundaries of the original redevelopment area and created Redevelopment Project Area 2 (Project 2). Project 2 includes the construction of approximately 33,400 square feet of retail, restaurant, and/or other commercial facilities, and public and private infrastructure improvements. The Market Place Plan provides up to a maximum reimbursable project costs of \$5,916,893 for Project 2. The Market Place Plan is on a pay-as-you-go basis payable from the incremental increase in property and sales taxes. Funding is also available from the tax increment economic activity taxes portion of the Market Place Community Improvement District's one percent CID Sales tax and the tax increment economic activity taxes portion Market Place #2 Community Improvement District's one percent CID Sales tax. Current year reimbursements totaled \$261,660.

(13) Subsequent Events

The City evaluated subsequent events through August 14, 2025, the date the financial statements were available to be issued. Other than the subsequent event described in Note 11, no other subsequent events were identified that required adjustment to or disclosure in the financial statements.

CITY OF PARKVILLE, MISSOURI
Required Supplementary Information
Schedule of Revenues, Expenditures and
Changes in Fund Balances - Budget and Actual
General Fund
For the Year Ended December 31, 2024

	2024			Variance with
	Original	Final	Actual	Final Budget
	Budget	Budget		Positive
				(Negative)
Revenues:				
Taxes	\$ 4,300,500	\$ 4,513,000	\$ 4,730,051	\$ 217,051
Payments in lieu of tax	3,000	154,000	152,681	(1,319)
Intergovernmental	94,000	90,000	110,356	20,356
Fines and forfeitures	25,000	60,000	72,169	12,169
Licenses and permits	595,400	584,000	624,593	40,593
Charges for sewer	370,000	360,000	370,000	10,000
Interest	25,000	50,000	145,796	95,796
Other	170,000	244,000	107,076	(136,924)
Total Revenues	<u>5,582,900</u>	<u>6,055,000</u>	<u>6,314,922</u>	<u>259,922</u>
Expenditures:				
Current:				
General government	2,115,700	2,410,000	2,369,103	40,897
Public safety	170,000	156,500	159,111	(2,611)
Public works	436,000	469,500	465,318	4,182
Community development	578,000	669,000	668,229	771
Debt Service:				
Principal	-	-	32,294	(32,294)
Interest and fiscal charges	-	-	6,681	(6,681)
Total Expenditures	<u>3,299,700</u>	<u>3,705,000</u>	<u>3,700,736</u>	<u>4,264</u>
Excess of Revenues Over (Under) Expenditures	<u>2,283,200</u>	<u>2,350,000</u>	<u>2,614,186</u>	<u>264,186</u>
Other Financing Sources (Uses):				
Transfers in	118,000	118,000	359,114	241,114
Transfers out	(2,578,000)	(2,763,000)	(2,763,000)	-
Sale of land and capital assets	402,000	404,000	436,440	32,440
Total Other Financing Sources (Uses)	<u>(2,058,000)</u>	<u>(2,241,000)</u>	<u>(1,967,446)</u>	<u>273,554</u>
Change in fund balance	<u>\$ 225,200</u>	<u>\$ 109,000</u>	<u>646,740</u>	<u>\$ 537,740</u>
Fund Balances, Beginning of Year			<u>2,116,322</u>	
Fund Balances, End of Year			<u>\$ 2,763,062</u>	

Note: GAAP is the budgetary basis used to prepare this schedule

CITY OF PARKVILLE, MISSOURI
Required Supplementary Information
Schedule of Revenues, Expenditures and
Changes in Fund Balances - Budget and Actual
Transportation Sales Tax Fund
For the Year Ended December 31, 2024

	2024			Variance with Final Budget Positive (Negative)
	Original Budget	Final Budget	Actual	
Revenues:				
Taxes	\$ 758,000	\$ 758,000	\$ 843,852	\$ 85,852
Payments in lieu of tax	-	-	76,340	76,340
Intergovernmental	605,000	605,000	758,982	153,982
Grants and donations	-	-	20,000	20,000
Other	5,000	5,000	17,716	12,716
Total Revenues	<u>1,368,000</u>	<u>1,368,000</u>	<u>1,716,890</u>	<u>348,890</u>
Expenditures:				
Current:				
Public works	660,000	660,000	579,529	80,471
Capital outlay	948,000	948,000	880,100	67,900
Debt service:				
Principal	-	-	12,020	(12,020)
Interest and fiscal charges	-	-	3,485	(3,485)
Total Expenditures	<u>1,608,000</u>	<u>1,608,000</u>	<u>1,475,134</u>	<u>132,866</u>
Excess of Revenues Over (Under) Expenditures	<u>(240,000)</u>	<u>(240,000)</u>	<u>241,756</u>	<u>481,756</u>
Other Financing Sources (Uses):				
Transfers in	253,000	253,000	253,083	83
Total Other Financing Sources (Uses)	<u>253,000</u>	<u>253,000</u>	<u>253,083</u>	<u>83</u>
Change in fund balance	<u>\$ 13,000</u>	<u>\$ 13,000</u>	494,839	<u>\$ 481,839</u>
Fund Balances, Beginning of Year			<u>630,575</u>	
Fund Balances, End of Year			<u>\$ 1,125,414</u>	

Note: GAAP is the budgetary basis used to prepare this schedule

CITY OF PARKVILLE, MISSOURI
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
Park Sales Tax Fund
For the Year Ended December 31, 2024

	Original Budget	2024 Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues:				
Taxes	\$ 975,000	\$ 975,000	\$1,049,041	\$ 74,041
Payments in lieu of tax	-	-	76,340	76,340
Intergovernmental	1,500	1,500	100,805	99,305
Charges for services	35,500	35,500	45,803	10,303
Other	1,000	1,000	-	(1,000)
Total Revenues	<u>1,013,000</u>	<u>1,013,000</u>	<u>1,271,989</u>	<u>258,989</u>
Expenditures:				
Current:				
Parks and recreation	1,495,000	1,495,000	1,254,884	240,116
Debt service:				
Principal	-	-	11,899	(11,899)
Interest and fiscal charges	-	-	3,038	(3,038)
Total Expenditures	<u>1,495,000</u>	<u>1,495,000</u>	<u>1,269,821</u>	<u>225,179</u>
Excess of Revenues Over Expenditures	(482,000)	(482,000)	2,168	484,168
Other financing sources (uses):				
Transfers in	426,000	426,000	426,000	-
Transfers out	-	-	(104,592)	(104,592)
Total Other Financing Sources (Uses)	<u>426,000</u>	<u>426,000</u>	<u>321,408</u>	<u>(104,592)</u>
Change in fund balance	<u>\$ (56,000)</u>	<u>\$ (56,000)</u>	323,576	<u>\$ 379,576</u>
Fund Balance, Beginning of Year			<u>1,756,950</u>	
Fund Balance, End of Year			<u>\$2,080,526</u>	

Note: GAAP is the budgetary basis used to prepare this schedule

CITY OF PARKVILLE, MISSOURI
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
Public Safety Sales Tax Fund
For the Year Ended December 31, 2024

	2024			Variance with Final Budget Positive (Negative)
	Original Budget	Final Budget	Actual	
Revenues:				
Taxes	\$ 966,000	\$ 966,000	\$ 1,029,532	\$ 63,532
Payments in lieu of tax	-	-	76,340	76,340
Other	3,000	3,000	3,235	235
Total Revenues	<u>969,000</u>	<u>969,000</u>	<u>1,109,107</u>	<u>140,107</u>
Expenditures:				
Public safety	2,398,500	2,398,500	1,793,308	605,192
Debt service:				
Principal	-	-	26,094	(26,094)
Interest and fiscal charges	-	-	8,828	(8,828)
Total Expenditures	<u>2,398,500</u>	<u>2,398,500</u>	<u>1,828,230</u>	<u>570,270</u>
Excess of Revenues Over Expenditures	<u>(1,429,500)</u>	<u>(1,429,500)</u>	<u>(719,123)</u>	<u>710,377</u>
Other financing sources (uses):				
Transfers in	1,500,000	1,500,000	1,500,000	-
Total Other Financing Sources (Uses)	<u>1,500,000</u>	<u>1,500,000</u>	<u>1,500,000</u>	<u>-</u>
Change in fund balance	<u>\$ 70,500</u>	<u>\$ 70,500</u>	780,877	<u>\$ 710,377</u>
Fund Balance, Beginning of Year			<u>192,285</u>	
Fund Balance, End of Year			<u>\$ 973,162</u>	

Note: GAAP is the budgetary basis used to prepare this schedule

CITY OF PARKVILLE, MISSOURI
Notes to Required Supplementary Information
December 31, 2024

(1) Budgetary Data

The Board of Alderman adopted annual operating budgets for all funds except for the Court Recoupment Fees, Police Training Fees LET, Police Shop, TIF Development, Market Place Project 2, Market Place CID #1, Market Place CID #2, and the Creekside Development funds. The City's budget is adopted using Generally Accepted Accounting Principles on the Modified Accrual Basis of Accounting. Revisions to the budget can be made only by the Board of Alderman. Legally, expenditures may not exceed the total amount of expenditures budgeted, as revised, in each fund. All annual appropriations lapse at year end if not encumbered.

The City follows these procedures in establishing the budgetary date reflected in the financial statements, beginning in the prior year.

1. In early August, budget worksheets are issued to each department.
2. In early September, budget requests are submitted by departments to the City Administrator.
3. Budget meetings are held between the City Administrator and each department beginning in late September to early October.
4. In late October, a proposed budget is presented to the Board of Aldermen.
5. In early December, the Board of Alderman adopt the budget.

CITY OF PARKVILLE, MISSOURI
Required Supplementary Information
Schedule of Changes in Net Pension Liability and Related Ratios
For the Year Ended December 31, 2024

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total Pension Liability										
Service costs	\$ 325,772	\$ 248,197	\$ 233,098	\$ 239,471	\$ 201,429	\$ 172,547	\$ 148,593	\$ 119,807	\$ 116,946	\$ 104,714
Interest on total pension liability	368,101	302,491	267,813	263,386	193,934	161,830	142,885	107,562	93,722	69,352
Changes in benefit terms	116,282	483,644	-	-	443,125	-	-	252,150	-	226,297
Difference between expected and actual experience of the total pension liability	564,474	(1,001)	115,342	(220,194)	126,146	117,686	(16,202)	19,236	(66,469)	(47,700)
Changes of assumptions		-	-	(24,731)	-	-	-	(12,160)	79,853	-
Benefit payments and refunds	(106,864)	(160,577)	(97,043)	(27,877)	(22,947)	(23,897)	(27,488)	(18,639)	(31,360)	(14,002)
Net change in total pension liability	1,267,765	872,754	519,210	230,055	941,687	428,166	247,788	467,956	192,692	338,661
Total pension liability - beginning of year	5,150,983	4,278,229	3,759,019	3,528,964	2,587,277	2,159,111	1,911,323	1,443,367	1,250,675	912,014
Total pension liability - end of year (a)	<u>\$ 6,418,748</u>	<u>\$ 5,150,983</u>	<u>\$ 4,278,229</u>	<u>\$ 3,759,019</u>	<u>\$ 3,528,964</u>	<u>\$ 2,587,277</u>	<u>\$ 2,159,111</u>	<u>\$ 1,911,323</u>	<u>\$ 1,443,367</u>	<u>\$ 1,250,675</u>
Plan Fiduciary Net Position										
Contributions - employer	\$ 523,090	\$ 351,758	\$ 261,709	\$ 263,683	\$ 206,382	\$ 177,852	\$ 155,363	\$ 112,455	\$ 93,771	\$ 73,690
Contributions - employee	56,366	101,877	84,888	84,397	82,259	77,157	68,390	62,865	61,441	60,880
Net investment income	225,913	134,301	3,647	741,438	30,625	120,889	180,098	141,948	63	17,409
Benefit payments and refunds	(106,864)	(160,577)	(97,043)	(27,877)	(22,947)	(23,897)	(27,488)	(18,639)	(31,360)	(14,002)
Administrative expenses	(8,562)	(9,442)	(5,858)	(5,040)	(6,190)	(5,440)	(3,246)	(3,626)	(3,451)	(3,356)
Other (net transfer)	(837)	(65,989)	118,221	3,250	2,550	(1,855)	(6,335)	1,806	(3,952)	38,126
Net change in plan fiduciary net position	689,106	351,928	365,564	1,059,851	292,679	344,706	366,782	296,809	116,512	172,747
Plan fiduciary net position - beginning of year	4,196,013	3,844,085	3,478,521	2,418,670	2,125,991	1,781,285	1,414,503	1,117,694	1,001,182	828,435
Plan fiduciary net position - end of year (b)	<u>\$ 4,885,119</u>	<u>\$ 4,196,013</u>	<u>\$ 3,844,085</u>	<u>\$ 3,478,521</u>	<u>\$ 2,418,670</u>	<u>\$ 2,125,991</u>	<u>\$ 1,781,285</u>	<u>\$ 1,414,503</u>	<u>\$ 1,117,694</u>	<u>\$ 1,001,182</u>
Net pension liability (a) - (b)	<u>\$ 1,533,629</u>	<u>\$ 954,970</u>	<u>\$ 434,144</u>	<u>\$ 280,498</u>	<u>\$ 1,110,294</u>	<u>\$ 461,286</u>	<u>\$ 377,826</u>	<u>\$ 496,820</u>	<u>\$ 325,673</u>	<u>\$ 249,493</u>
Plan net position as a percentage of the total pension liability	76.11%	81.46%	89.85%	92.54%	68.54%	82.17%	82.50%	74.01%	77.44%	80.05%
Covered employee payroll	2,885,767	2,361,665	2,044,016	2,033,168	2,136,492	1,935,516	1,567,178	1,457,585	1,415,099	1,414,512
Net pension liability/(asset) as a percentage of covered payroll	53.14%	40.44%	21.24%	13.80%	51.97%	23.83%	24.11%	34.09%	23.01%	17.64%

CITY OF PARKVILLE, MISSOURI
Required Supplementary Information
Schedule of Employer Contributions
For the Year Ended December 31, 2024

LAGERS (General and Police)

Fiscal Year	Actuarially Determined Contribution	Contribution in Relation	Contribution Deficiency	Covered Employee Payroll	Contribution as Percentage
2015	\$ 90,936	\$ 90,936	\$ -	1,500,864	6.06%
2016	93,266	93,266	-	1,559,830	5.98%
2017	142,758	142,758	-	1,633,155	8.74%
2018	159,791	159,791	-	1,767,037	9.04%
2019	193,218	193,218	-	2,049,669	9.43%
2020	235,257	235,257	-	2,055,071	11.45%
2021	274,675	274,675	-	2,164,460	12.69%
2022	272,875	272,875	-	2,284,807	11.94%
2023	420,791	420,791	-	2,705,751	15.55%
2024	617,196	617,196	-	3,328,170	18.54%

Lagers

Valuation Date February 29, 2024

Notes: The roll-forward of total pension liability from February 29, 2024 to June 30, 2024 reflects expected service cost and interest reduced by actual benefit payments and administrative expenses.

Methods and assumptions used to determine contributions rates:

Actuarial cost method	Entry Age Normal and Modified Terminal Funding
Amortization method	Level percentage of payroll amortization method is used to amortize the UAAL over a close period of years. If the UAAL (excluding the UAAL associated with benefit changes) is negative, then this amount is amortized over the greater of (i) the remaining initial amortization period or (ii) 15 years.
Remaining amortization period	Multiple bases from 8 to 17 years
Asset valuation method	5-year smoothed market; 20% corridor
Inflation assumption	2.75% wage inflation; 2.25% price inflation
Salary increases	2.75% to 6.75% including wage inflation (General) 2.75% to 6.75% including wage inflation (General)
Investment rate of return	7.00%, net of investment expenses
Retirement age	Experienced-based table of rates that are specific to the type of eligibility condition
Mortality	The healthy retiree mortality tables, for post retirement mortality, used in evaluating allowances to be paid were 115% of the PubG-2010 Retiree Mortality Table for males and females. The disabled retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubNS-2010 Disabled Retiree Mortality Table for males and females. The preretirement mortality tables used were 75% of the PubG-2010 Employee Mortality Table for males and females of General groups and 75% of the PubS-2010 Employee Mortality Table for males and females of Police, Fire and Public Safety groups.

Mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scale to the above described tables.

Other information: None

CITY OF PARKVILLE, MISSOURI
Combining Balance Sheet - General Fund
December 31, 2024

	General Fund	Emergency Reserve Fund	Totals
Assets:			
Cash and investments	\$ 2,625,201	\$ 1,501,792	\$ 4,126,993
Receivables:			
Taxes	532,851	-	532,851
Leases	297,803	-	297,803
Other receivables	33,006	5,405	38,411
Notes receivables	4,275,000	-	4,275,000
Due from other governments	9,474	-	9,474
Prepaid, deposits and other assets	105,680	-	105,680
Total Assets	<u>\$ 7,905,547</u>	<u>\$ 1,507,197</u>	<u>\$ 9,412,744</u>
Liabilities:			
Accounts payable	\$ 323,969	\$ -	\$ 323,969
Accrued payroll and benefits	56,930	-	56,930
Total Liabilities	<u>380,899</u>	<u>-</u>	<u>380,899</u>
Deferred inflows of resources:			
Unavailable revenues - leases	281,250	-	281,250
Unavailable revenues - notes receivables	4,275,000	-	4,275,000
Unavailable revenues - taxes	205,336	-	205,336
	<u>4,761,586</u>	<u>-</u>	<u>4,761,586</u>
Fund balances:			
Nonspendable:			
Prepaid items	105,680	-	105,680
Committed:			
Emergency reserve	-	1,507,197	1,507,197
Unassigned	2,657,382	-	2,657,382
Total fund balances	<u>2,763,062</u>	<u>1,507,197</u>	<u>4,270,259</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 7,905,547</u>	<u>\$ 1,507,197</u>	<u>\$ 9,412,744</u>

CITY OF PARKVILLE, MISSOURI
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund
For the Year Ended December 31, 2024

	General Fund	Emergency Reserve Fund	Eliminations	Totals
Revenues:				
Taxes	\$ 4,730,051	\$ -	\$ -	\$ 4,730,051
Payments in lieu of tax	152,681	-	-	152,681
Intergovernmental	110,356	-	-	110,356
Fines and forfeitures	72,169	-	-	72,169
Licenses and permits	624,593	-	-	624,593
Charges for sewer administration	370,000	-	-	370,000
Interest	145,796	20,294	-	166,090
Other	107,076	36,795	-	143,871
Total Revenues	<u>6,314,922</u>	<u>57,089</u>	<u>-</u>	<u>6,372,011</u>
Expenditures:				
Current:				
General government	2,369,103	-	-	2,369,103
Public safety	159,111	-	-	159,111
Public works	465,318	-	-	465,318
Community development	668,229	-	-	668,229
Debt service:				
Principal	32,294	-	-	32,294
Interest and fiscal charges	6,681	-	-	6,681
Total Expenditures	<u>3,700,736</u>	<u>-</u>	<u>-</u>	<u>3,700,736</u>
Excess of Revenues Over (Under) Expenditures	2,614,186	57,089		2,671,275
Other financing sources (uses):				
Transfers in	359,114	118,000	(118,000)	359,114
Transfers out	(2,763,000)	-	118,000	(2,645,000)
Sale of land and capital assets	436,440	-	-	436,440
Total Other Financing Sources	<u>(1,967,446)</u>	<u>118,000</u>	<u>-</u>	<u>(1,849,446)</u>
Change in fund balance	646,740	175,089	-	821,829
Fund Balances, Beginning of Year	<u>2,116,322</u>	<u>1,332,108</u>	<u>-</u>	<u>3,448,430</u>
Fund Balances, End of Year	<u>\$ 2,763,062</u>	<u>\$ 1,507,197</u>	<u>\$ -</u>	<u>\$ 4,270,259</u>

CITY OF PARKVILLE, MISSOURI
Combining Balance Sheet - Debt Service Funds
December 31, 2024

	Certificates of Participation	Brush Creek	Brink Meyer	Lease Purchase Agreement	Totals
Assets:					
Restricted cash and investments	\$ 395,490	\$ 156,169	\$ 13,215	\$ -	\$ 564,874
Receivables:					
Special assessments	-	2,585,918	-	-	2,585,918
Total Assets	<u>\$ 395,490</u>	<u>\$ 2,742,087</u>	<u>\$ 13,215</u>	<u>\$ -</u>	<u>\$ 3,150,792</u>
Liabilities:					
Due to other funds	\$ -	\$ -	\$ -	\$ 1,751	\$ 1,751
Total Liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,751</u>	<u>1,751</u>
Deferred inflows of resources:					
Unavailable revenues -					
Special assessments and property taxes	<u>74,637</u>	<u>2,740,000</u>	<u>1,662</u>	<u>-</u>	<u>2,816,299</u>
Fund balances:					
Restricted:					
Debt service	<u>320,853</u>	<u>2,087</u>	<u>11,553</u>	<u>(1,751)</u>	<u>332,742</u>
Total fund balances	<u>320,853</u>	<u>2,087</u>	<u>11,553</u>	<u>(1,751)</u>	<u>332,742</u>
Total liabilities, deferred inflows and fund balances (deficit)	<u>\$ 395,490</u>	<u>\$ 2,742,087</u>	<u>\$ 13,215</u>	<u>\$ -</u>	<u>\$ 3,150,792</u>

CITY OF PARKVILLE, MISSOURI
Combining Statement of Revenues, Expenditures and Changes in Fund Balance -
Debt Service Funds
For the Year Ended December 31, 2024

	Certificates of Participation	Brush Creek	Brink Meyer	Lease Purchase Agreement	Totals
Revenues:					
Taxes	\$ 575,990	\$ -	\$ -	\$ -	\$ 575,990
Intergovernmental	-	-	-	207,225	207,225
Special assessments	-	276,841	1,662	-	278,503
Interest	2,907	-	-	-	2,907
Total Revenues	<u>578,897</u>	<u>276,841</u>	<u>1,662</u>	<u>207,225</u>	<u>1,064,625</u>
Expenditures:					
Current:					
Capital outlay	20,126	-	-	-	20,126
Debt service:					
Principal	444,872	290,000	195,000	160,000	1,089,872
Interest and fiscal charges	13,635	51,739	35,545	48,976	149,895
	<u>478,633</u>	<u>341,739</u>	<u>230,545</u>	<u>208,976</u>	<u>1,259,893</u>
Excess of Revenues Over (Under) Expenditures	100,264	(64,898)	(228,883)	(1,751)	(195,268)
Other financing sources (uses):					
Transfers in	-	56,000	235,000	43,650	334,650
Total Other Financing Sources	<u>-</u>	<u>56,000</u>	<u>235,000</u>	<u>43,650</u>	<u>334,650</u>
Change in fund balance	100,264	(8,898)	6,117	41,899	139,382
Fund Balances (deficit), Beginning of Year	<u>220,589</u>	<u>10,985</u>	<u>5,436</u>	<u>(43,650)</u>	<u>193,360</u>
Fund Balances (deficit), End of Year	<u>\$ 320,853</u>	<u>\$ 2,087</u>	<u>\$ 11,553</u>	<u>\$ (1,751)</u>	<u>\$ 332,742</u>

CITY OF PARKVILLE, MISSOURI
Combining Balance Sheet - Non-major Governmental Funds
December 31, 2024

	Special Revenue Funds								
	Economic Development	Stormwater	Use Tax	Nature Sanctuary	Parks Donations	Veterans Memorial	ARPA	Court Recoupment Fees	Police Training Fees LET
Assets									
Cash and investments	\$ 60,980	\$ 185,000	\$ 757,335	\$201,354	\$ 16,813	\$ 22,632	\$ -	\$ 37,969	\$ 37,769
Receivables:									
Taxes	-	-	182,760	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
Due from other governments	-	-	-	-	-	-	-	-	-
Restricted cash and investments	-	-	-	-	-	-	-	-	-
Total Assets	\$ 60,980	\$ 185,000	\$ 940,095	\$201,354	\$ 16,813	\$ 22,632	\$ -	\$ 37,969	\$ 37,769
Liabilities and Fund Balances									
Liabilities:									
Accounts payable	\$ -	\$ -	\$ -	\$ 1,942	\$ -	\$ -	\$ -	\$ -	\$ -
Unearned revenue	-	-	-	-	-	-	-	-	-
Total Liabilities	-	-	-	1,942	-	-	-	-	-
Deferred inflows of resources:									
Unavailable revenues	-	-	-	-	-	-	-	-	-
Fund balances									
Nonspendable:									
Fewson trust	-	-	-	-	-	-	-	-	-
Restricted:									
Capital projects	-	-	-	-	-	-	-	-	-
Public safety	-	-	-	-	-	-	-	37,969	37,769
Parks and recreation	-	-	-	199,412	16,813	22,632	-	-	-
Community development	60,980	185,000	940,095	-	-	-	-	-	-
Assigned:									
Capital projects	-	-	-	-	-	-	-	-	-
Total fund balances	60,980	185,000	940,095	199,412	16,813	22,632	-	37,969	37,769
Total liabilities and fund balances	\$ 60,980	\$ 185,000	\$ 940,095	\$201,354	\$ 16,813	\$ 22,632	\$ -	\$ 37,969	\$ 37,769

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	Special Revenue Funds					Permanent Fund	Capital Projects		
	Police Shop	TIF Development	Market Place Project 2 Development	Market Place CID #1	Market Place CID #2	Fewson Project	Farmers Market	Capital Projects	Totals
Assets									
Cash and investments	\$ 26,890	\$ 12,725	\$ 85,880	\$ 6,019	\$ 108,214	\$ -	\$ -	\$ 773,658	\$ 2,333,238
Receivables:									
Taxes	-	192,735	20,660	13,074	13,074	-	-	-	422,303
Other	-	-	-	-	-	2,140	-	-	2,140
Due from other governments	-	-	-	-	-	-	104,592	10,548	115,140
Restricted cash and investments	-	-	-	-	-	631,910	-	-	631,910
Total Assets	<u>\$ 26,890</u>	<u>\$ 205,460</u>	<u>\$ 106,540</u>	<u>\$ 19,093</u>	<u>\$ 121,288</u>	<u>\$ 634,050</u>	<u>\$ 104,592</u>	<u>\$ 784,206</u>	<u>\$ 3,504,731</u>
Liabilities and Fund Balances									
Liabilities:									
Accounts payable	\$ 197	\$ 192,735	\$ 20,660	\$ -	\$ -	\$ -	\$ -	\$ 14,952	\$ 230,486
Unearned revenue	-	-	-	-	-	-	104,592	367,701	472,293
Total Liabilities	<u>197</u>	<u>192,735</u>	<u>20,660</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>104,592</u>	<u>382,653</u>	<u>702,779</u>
Deferred inflows of resources:									
Unavailable revenues	-	-	63,867	-	-	-	-	10,548	74,415
Fund balances									
Nonspendable:									
Fewson trust	-	-	-	-	-	596,035	-	-	596,035
Restricted:									
Capital projects	-	-	-	-	-	38,015	-	-	38,015
Public safety	26,693	-	-	-	-	-	-	-	102,431
Parks and recreation	-	-	-	-	-	-	-	-	238,857
Community development	-	12,725	22,013	19,093	121,288	-	-	-	1,361,194
Assigned:									
Capital projects	-	-	-	-	-	-	-	391,005	391,005
Total fund balances	<u>26,693</u>	<u>12,725</u>	<u>22,013</u>	<u>19,093</u>	<u>121,288</u>	<u>634,050</u>	<u>-</u>	<u>391,005</u>	<u>2,727,537</u>
Total liabilities and fund balances	<u>\$ 26,890</u>	<u>\$ 205,460</u>	<u>\$ 106,540</u>	<u>\$ 19,093</u>	<u>\$ 121,288</u>	<u>\$ 634,050</u>	<u>\$ 104,592</u>	<u>\$ 784,206</u>	<u>\$ 3,504,731</u>

CITY OF PARKVILLE, MISSOURI
Combining Statement of Revenues, Expenditures and Changes in Fund Balance
Non-major Governmental Funds
For the Year Ended December 31, 2024

	Special Revenue Funds							Court	Police
	Economic Development	Stormwater	Use Tax	Nature Sanctuary	Parks Donations	Veterans Memorial	ARPA	Recoupment Fees	Training Fee LET
Revenues:									
Taxes	\$ 116,605	\$ -	\$1,044,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-	-	-	359,114	-	250
Charges for services	-	-	-	-	-	-	-	(225)	1,024
Interest	-	-	-	-	-	-	-	-	-
Intergovernmental activity taxes	-	-	-	-	-	-	-	-	-
Grants and donations	-	-	-	-	371	4,315	-	-	-
Other	-	-	-	3,012	-	-	-	-	-
Total Revenues	116,605	-	1,044,948	3,012	371	4,315	359,114	(225)	1,274
Expenditures:									
Current:									
Public safety	-	-	-	-	-	-	-	-	105
Parks and recreation	-	-	-	34,732	-	-	-	-	-
Community development	15,000	-	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	75,168	-	-	-
	15,000	-	-	34,732	-	75,168	-	-	105
Excess of Revenues Over (Under) Expenditures	101,605	-	1,044,948	(31,720)	371	(70,853)	359,114	(225)	1,169
Other financing sources (uses):									
Transfers in	-	185,000	-	-	-	-	-	-	-
Transfers out	(77,929)	-	(104,853)	-	-	-	(359,114)	-	-
Total Other Financing Sources (Uses)	(77,929)	185,000	(104,853)	-	-	-	(359,114)	-	-
Change in fund balance	23,676	185,000	940,095	(31,720)	371	(70,853)	-	(225)	1,169
Fund Balances, Beginning of Year	37,304	-	-	231,132	16,442	93,485	-	38,194	36,600
Fund Balances, End of Year	\$ 60,980	\$ 185,000	\$ 940,095	\$ 199,412	\$ 16,813	\$ 22,632	\$ -	\$ 37,969	\$ 37,769

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CITY OF PARKVILLE, MISSOURI
Combining Statement of Revenues, Expenditures and Changes in Fund Balance
Non-major Governmental Funds
For the Year Ended December 31, 2024

	Special Revenue Funds					Permanent Fund	Capital Projects		
	Police Shop	TIF Development	Market Place Project 2	Market Place CID #1	Market Place CID #2	Fewson Project	Farmers Market	Capital Projects	Totals
Revenues:									
Taxes	\$ -	\$ 408,454	\$ 158,933	\$ 65,149	\$ 65,149	\$ -	\$ -	\$ -	\$ 1,859,238
Intergovernmental	-	-	-	-	-	-	-	132,299	491,663
Charges for services	-	-	-	-	-	-	-	-	799
Interest	-	99	-	-	-	20,602	-	-	20,701
Intergovernmental activity taxes	-	192,735	20,660	-	-	-	-	-	213,395
Grants and donations	23,747	-	-	-	-	-	-	-	28,433
Other	-	-	-	-	-	-	-	-	3,012
Total Revenues	23,747	601,288	179,593	65,149	65,149	20,602	-	132,299	2,617,241
Expenditures:									
Current:									
Public safety	24,551	-	-	-	-	-	-	-	24,656
Parks and recreation	-	-	-	-	-	-	-	-	34,732
Community development	-	601,189	263,250	31,482	3,724	-	-	-	914,645
Capital outlay	-	-	-	-	-	-	104,592	229,652	409,412
	24,551	601,189	263,250	31,482	3,724	-	104,592	229,652	1,383,445
Excess of Revenues Over (Under) Expenditures	(804)	99	(83,657)	33,667	61,425	20,602	(104,592)	(97,353)	1,233,796
Other financing sources (uses):									
Transfers in	-	-	57,443	-	-	-	104,592	104,853	451,888
Transfers out	-	-	(10,083)	(28,722)	(28,722)	-	-	(43,650)	(653,073)
Total Other Financing Sources (Uses)	-	-	47,360	(28,722)	(28,722)	-	104,592	61,203	(201,185)
Change in fund balance	(804)	99	(36,297)	4,945	32,703	20,602	-	(36,150)	1,032,611
Fund Balances, Beginning of Year	27,497	12,626	58,310	14,148	88,585	613,448	-	427,155	1,694,926
Fund Balances, End of Year	\$ 26,693	\$ 12,725	\$ 22,013	\$ 19,093	\$ 121,288	\$ 634,050	\$ -	\$ 391,005	\$ 2,727,537

CITY OF PARKVILLE, MISSOURI
Combining Balance Sheet - Creekside Development
December 31, 2024

	Creekside CID Fund	Creekside TDD Fund	Meadows at Creekside CID Fund	Creekside Special Allocation Fund	Totals
Assets:					
Cash and investments	\$ (7,751)	\$ (84)	\$ -	\$ 438,941	\$ 431,106
Receivables:					
Taxes	37,186	37,186	-	53,079	127,451
Total Assets	<u>\$ 29,435</u>	<u>\$ 37,102</u>	<u>\$ -</u>	<u>\$ 492,020</u>	<u>\$ 558,557</u>
Liabilities:					
Accounts payable	\$ -	\$ -	\$ -	\$ 53,079	\$ 53,079
Unearned revenue	-	-	-	41,250	41,250
Total Liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>94,329</u>	<u>94,329</u>
Deferred inflows of resources:					
Unavailable revenues -					
Property taxes	<u>-</u>	<u>-</u>	<u>-</u>	<u>412,211</u>	<u>412,211</u>
Fund balances:					
Restricted:					
Community development	29,435	37,102	-	(14,520)	52,017
Total fund balances	<u>29,435</u>	<u>37,102</u>	<u>-</u>	<u>(14,520)</u>	<u>52,017</u>
Total liabilities, deferred inflows and fund balances	<u>\$ 29,435</u>	<u>\$ 37,102</u>	<u>\$ -</u>	<u>\$ 492,020</u>	<u>\$ 558,557</u>

CITY OF PARKVILLE, MISSOURI
Combining Statement of Revenues, Expenditures and Changes in Fund Balance -
Creekside Development
For the Year Ended December 31, 2024

	Creekside CID Fund	Creekside TDD Fund	Meadows at Creekside CID Fund	Creekside Special Allocation Fund	Eliminations	Totals
Revenues:						
Taxes	\$ 290,787	\$ 258,046	\$ -	\$ 652,349	\$ -	\$ 1,201,182
Special assessments	-	-	381,736	-	-	381,736
Intergovernmental activity taxes	-	-	-	53,079	-	53,079
Total Revenues	<u>290,787</u>	<u>258,046</u>	<u>381,736</u>	<u>705,428</u>	<u>-</u>	<u>1,635,997</u>
Expenditures:						
Current:						
Community development	<u>178,616</u>	<u>145,874</u>	<u>381,736</u>	<u>1,013,175</u>	<u>-</u>	<u>1,719,401</u>
	<u>178,616</u>	<u>145,874</u>	<u>381,736</u>	<u>1,013,175</u>	<u>-</u>	<u>1,719,401</u>
Excess of Revenues Over (Under) Expenditures	<u>112,171</u>	<u>112,172</u>	<u>-</u>	<u>(307,747)</u>	<u>-</u>	<u>(83,404)</u>
Other financing sources (uses):						
Transfers in	-	-	-	293,914	(215,984)	77,930
Transfers out	<u>(107,992)</u>	<u>(107,992)</u>	<u>-</u>	<u>-</u>	<u>215,984</u>	<u>-</u>
Total Other Financing Sources	<u>(107,992)</u>	<u>(107,992)</u>	<u>-</u>	<u>293,914</u>	<u>-</u>	<u>77,930</u>
Change in fund balance	4,179	4,180	-	(13,833)	-	(5,474)
Fund Balances, Beginning of Year	<u>25,256</u>	<u>32,922</u>	<u>-</u>	<u>(687)</u>	<u>-</u>	<u>57,491</u>
Fund Balances (Deficit) End of Year	<u>\$ 29,435</u>	<u>\$ 37,102</u>	<u>\$ -</u>	<u>\$ (14,520)</u>	<u>\$ -</u>	<u>\$ 52,017</u>

CITY OF PARKVILLE, MISSOURI
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
Debt Service Funds
For the Year Ended December 31, 2024

	Certificates of Participation			Brush Creek			Brink Meyer			Lease Purchase Agreement			Totals		
	Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)
Revenues:															
Taxes	\$ 527,000	\$ 575,990	\$ 48,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 527,000	\$ 575,990	\$ 48,990
Intergovernmental	-	-	-	-	-	-	-	-	-	175,000	207,225	32,225	175,000	207,225	32,225
Special assessments	-	-	-	283,833	276,841	(6,992)	1,662	1,662	-	-	-	-	285,495	278,503	(6,992)
Interest	300	2,907	2,607	-	-	-	-	-	-	-	-	-	300	2,907	2,607
Total Revenues	527,300	578,897	51,597	283,833	276,841	(6,992)	1,662	1,662	-	175,000	207,225	32,225	987,795	1,064,625	76,830
Expenditures:															
Capital outlay	-	20,126	(20,126)	-	-	-	-	-	-	-	-	-	-	20,126	(20,126)
Debt service:															
Principal	444,872	444,872	-	290,000	290,000	-	200,000	195,000	5,000	160,000	160,000	-	1,094,872	1,089,872	5,000
Interest and fiscal charges	13,635	13,635	-	51,739	51,739	-	35,545	35,545	-	49,000	48,976	24	149,919	149,895	24
Total Expenditures	458,507	478,633	(20,126)	341,739	341,739	-	235,545	230,545	5,000	209,000	208,976	24	1,244,791	1,259,893	(15,102)
Excess of Revenues Over													-		
(Under) Expenditures	68,793	100,264	31,471	(57,906)	(64,898)	(6,992)	(233,883)	(228,883)	5,000	(34,000)	(1,751)	32,249	(256,996)	(195,268)	61,728
Other financing sources (uses):															
Transfers in	-	-	-	56,000	56,000	-	235,000	235,000	-	88,000	43,650	(44,350)	379,000	334,650	(44,350)
Transfers out	(200,000)	-	200,000	-	-	-	-	-	-	-	-	-	(200,000)	-	200,000
Total Other Financing Sources (Uses)	(200,000)	-	200,000	56,000	56,000	-	235,000	235,000	-	88,000	43,650	(44,350)	179,000	334,650	155,650
Change in fund balance	<u>\$ (131,207)</u>	100,264	<u>\$ 231,471</u>	<u>\$ (1,906)</u>	(8,898)	<u>\$ (6,992)</u>	<u>\$ 1,117</u>	6,117	<u>\$ 5,000</u>	<u>\$ 54,000</u>	41,899	<u>\$ (12,101)</u>	(77,996)	139,382	<u>\$ 217,378</u>
Fund Balance (deficit),															
Beginning of Year		220,589			10,985			5,436			(43,650)			193,360	
Fund Balance (deficit),															
End of Year		<u>\$ 320,853</u>			<u>\$ 2,087</u>			<u>\$ 11,553</u>			<u>\$ (1,751)</u>			<u>\$ 332,742</u>	

CITY OF PARKVILLE, MISSOURI
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
Economic Development Fund
For the Year Ended December 31, 2024

	2024			Variance with Final Budget Positive (Negative)
	Original Budget	Final Budget	Actual	
Revenues:				
Taxes	\$ 68,000	\$ 100,000	\$ 116,605	\$ 16,605
Total Revenues	<u>68,000</u>	<u>100,000</u>	<u>116,605</u>	<u>16,605</u>
Expenditures:				
Community development	23,000	23,000	15,000	8,000
Total Expenditures	<u>23,000</u>	<u>23,000</u>	<u>15,000</u>	<u>8,000</u>
Excess of Revenues Over Expenditures	<u>45,000</u>	<u>77,000</u>	<u>101,605</u>	<u>24,605</u>
Other financing sources (uses):				
Transfers out	(45,000)	(77,000)	(77,929)	(929)
Total Other Financing Sources (Uses)	<u>(45,000)</u>	<u>(77,000)</u>	<u>(77,929)</u>	<u>(929)</u>
Change in fund balance	<u>\$ -</u>	<u>\$ -</u>	23,676	<u>\$ 23,676</u>
Fund Balance, Beginning of Year			<u>37,304</u>	
Fund Balance, End of Year			<u>\$ 60,980</u>	

CITY OF PARKVILLE, MISSOURI
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
Use Tax Fund
For the Year Ended December 31, 2024

	2024			Variance with Final Budget Positive (Negative)
	Original Budget	Final Budget	Actual	
Revenues:				
Taxes	\$ 350,000	\$ 350,000	\$ 1,044,948	\$ 694,948
Total Revenues	<u>350,000</u>	<u>350,000</u>	<u>1,044,948</u>	<u>694,948</u>
Expenditures:				
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess of Revenues Over Expenditures	350,000	350,000	1,044,948	694,948
Other financing sources (uses):				
Transfers out	<u>-</u>	<u>-</u>	<u>(104,853)</u>	<u>(104,853)</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>(104,853)</u>	<u>(104,853)</u>
Change in fund balance	<u>\$ 350,000</u>	<u>\$ 350,000</u>	940,095	<u>\$ 590,095</u>
Fund Balance, Beginning of Year			<u>-</u>	
Fund Balance, End of Year			<u>\$ 940,095</u>	

CITY OF PARKVILLE, MISSOURI
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
Nature Sanctuary Fund
For the Year Ended December 31, 2024

	2024			Variance with Final Budget Positive (Negative)
	Original Budget	Final Budget	Actual	
Revenues:				
Intergovernmental	\$ 4,500	\$ 4,500	\$ -	\$ (4,500)
Other	5,500	5,500	3,012	(2,488)
Total Revenues	<u>10,000</u>	<u>10,000</u>	<u>3,012</u>	<u>(6,988)</u>
Expenditures:				
Parks and recreation	72,000	72,000	34,732	37,268
Total Expenditures	<u>72,000</u>	<u>72,000</u>	<u>34,732</u>	<u>37,268</u>
Excess of Revenues Over Expenditures	<u>(62,000)</u>	<u>(62,000)</u>	<u>(31,720)</u>	30,280
Change in fund balance	<u>\$ (62,000)</u>	<u>\$ (62,000)</u>	(31,720)	<u>\$ 30,280</u>
Fund Balance, Beginning of Year			<u>231,132</u>	
Fund Balance, End of Year			<u>\$ 199,412</u>	

CITY OF PARKVILLE, MISSOURI
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
Veterans Memorial Fund
For the Year Ended December 31, 2024

	2024			Variance with Final Budget Positive (Negative)
	Original Budget	Final Budget	Actual	
Revenues:				
Grants and donations	\$ 59,483	\$ 59,483	\$ 4,315	\$ (55,168)
Total Revenues	<u>59,483</u>	<u>59,483</u>	<u>4,315</u>	<u>(55,168)</u>
Expenditures:				
Capital outlay	-	-	75,168	(75,168)
Parks and recreation	100,000	100,000	-	100,000
Total Expenditures	<u>100,000</u>	<u>100,000</u>	<u>75,168</u>	<u>24,832</u>
Excess of Revenues Over Expenditures	<u>(40,517)</u>	<u>(40,517)</u>	<u>(70,853)</u>	<u>(30,336)</u>
Change in fund balance	<u>\$ (40,517)</u>	<u>\$ (40,517)</u>	<u>(70,853)</u>	<u>\$ (30,336)</u>
Fund Balance, Beginning of Year			<u>93,485</u>	
Fund Balance, End of Year			<u>\$ 22,632</u>	

CITY OF PARKVILLE, MISSOURI
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
ARPA Fund
For the Year Ended December 31, 2024

	Original Budget	2024 Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues:				
Intergovernmental	\$ -	\$ -	\$ 359,114	\$ 359,114
Total Revenues	<u>-</u>	<u>-</u>	<u>359,114</u>	<u>359,114</u>
Expenditures:				
Capital outlay	359,114	-	-	-
Total Expenditures	<u>359,114</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess of Revenues Over Expenditures	<u>(359,114)</u>	<u>-</u>	<u>359,114</u>	<u>359,114</u>
Other financing sources (uses):				
Transfers out	-	(359,114)	(359,114)	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>(359,114)</u>	<u>(359,114)</u>	<u>-</u>
Change in fund balance	<u>\$ (359,114)</u>	<u>\$ (359,114)</u>	-	<u>\$ 359,114</u>
Fund Balance, Beginning of Year			<u>-</u>	
Fund Balance, End of Year			<u>\$ -</u>	

CITY OF PARKVILLE, MISSOURI
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
Fewson Fund
For the Year Ended December 31, 2024

	2023			Variance with Final Budget Positive (Negative)
	Original Budget	Final Budget	Actual	
Revenues:				
Interest	\$ 4,850	\$ 4,850	\$ 20,602	\$ 15,752
Total Revenues	<u>4,850</u>	<u>4,850</u>	<u>20,602</u>	<u>15,752</u>
Expenditures:				
Capital outlay	28,355	28,355	-	28,355
Total Expenditures	<u>28,355</u>	<u>28,355</u>	<u>-</u>	<u>28,355</u>
Excess of Revenues Over Expenditures	<u>(23,505)</u>	<u>(23,505)</u>	<u>20,602</u>	<u>44,107</u>
Change in fund balance	<u>\$ (23,505)</u>	<u>\$ (23,505)</u>	<u>20,602</u>	<u>\$ 44,107</u>
Fund Balance, Beginning of Year			<u>613,448</u>	
Fund Balance, End of Year			<u>\$ 634,050</u>	

City of Parkville, Missouri

**Required Communications
and Compliance Report**

For the Year Ended December 31, 2024

City of Parkville, Missouri

Required Communications and Compliance Report For the Year Ended December 31, 2024

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To the Honorable Mayor and
Board of Aldermen
City of Parkville, Missouri

We have audited the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City of Parkville, Missouri (the City) as of and for the year ended December 31, 2024. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and Government Auditing Standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated December 2, 2024. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2024.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. Significant accounting estimates used by the City's management include determining the allowance for doubtful accounts, the estimated historical cost of infrastructure and the related estimated useful lives used in recording depreciation and accumulated depreciation for capital assets, and the estimated obligation relating to pension benefits. We evaluated the key factors and assumptions used in developing the above estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no difficulties in dealing with management in performing and completing our audit. However, there were delays in receiving certain required audit information and schedules.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. The following material misstatement was detected as a result of our audit procedures and was corrected by management.

- Adjustment to NID increase special assessment receivable and increase deferred inflows of resources of \$1,026,213.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated August 14, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the City's management's discussion and analysis and other required supplementary information (RSI) as listed in the table of contents which are required to supplement the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining and individual fund statements and schedules which accompany the financial statements but are not RSI. With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

In planning and performing our audit of the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Parkville, Missouri as of and for the year ended December 31, 2024, in accordance with auditing standards generally accepted in the United States of America, we considered the City's internal control over financial reporting (internal control) as a basis for designing our auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented or detected and corrected on a timely basis.

Our consideration of internal control was for the limited purpose described in the second paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

As part of our audit, we try to identify opportunities for improving the management of financial resources and for improving the internal controls over financial reporting. We are submitting, for your consideration, our observations, and recommendations with regard to these matters.

Management's responses to our comments are included with this report. We did not audit the City's responses and, accordingly, we express no opinion on them.

CURRENT YEAR COMMENTS

Key Personnel and Cross-training

The City is exposed to certain management risks including among others, the possible loss of continuity and disruption in City operations with the loss of key personnel either through retirement or unanticipated circumstance. We recommend that City management evaluate and identify the exposure to such risks and develop plans to mitigate such risks. Such plans might include developing an emergency management plan; performing succession planning for key members of management; documenting specific workflow responsibilities and requirements, and increased cross-training of City personnel.

Management's Response/Corrective Action Plan

The City of Parkville acknowledges the operational risks posed by the potential loss of key personnel and has taken significant steps in 2025 to mitigate these risks. Actions include restructuring critical functions to create redundancies in payroll, accounts payable, and utility billing; appointing a Finance Director to strengthen leadership; and engaging outsourced human resources and financial advisory services to ensure continuity of specialized expertise.

Additionally, the City has expanded cross-training, formalized workflow documentation, and advanced succession planning to preserve institutional knowledge and maintain service delivery. These measures collectively enhance organizational resilience, ensure continuity of operations, and support the City's long-term stability.

Lease and Subscription Based Information Technology Arrangements (SBITA) Reporting

The City has entered into an assortment of lease agreements. The contract provision requirements under some of these agreements are often complex, with events occurring that may require the recording of an accounting transaction in accordance with Governmental Accounting Standards Board (GASB) 87 and (GASB 96) which are often triggered by a cash and non-cash transactions or events. These types of accounting transactions are not always readily known or detected by finance personnel in the normal course of performing their assigned functions. Management identified a lease that was not correctly recorded and an entry was made to restate the prior year capital assets and related lease liability. We recommend that management review the processes related to the identification of leases and SBITAs, and recording of these types of accounting transactions.

Management's Response/Corrective Action Plan

The City of Parkville acknowledges that certain lease-related transactions in prior periods were not recorded in accordance with Governmental Accounting Standards Board (GASB) Statements No. 87 and No. 96. Specifically, management identified a lease that had been omitted from the financial records and subsequently restated prior-year capital assets and the related lease liability to correct the error.

This discrepancy was identified by the Deputy City Administrator, who has since assumed a central role in ensuring the accuracy and compliance of the City's financial reporting. The Deputy is now directly involved in all major City transactions, including lease and SBITA agreements, and maintains ongoing coordination with the Finance Director. This includes daily communication, collaborative review of contractual terms, and confirmation of accounting treatment in accordance with GASB guidance.

These enhanced internal controls and oversight procedures strengthen the City's ability to identify, evaluate, and properly record lease and subscription-based IT arrangements—both cash and non-cash—in a timely and accurate manner. The City remains committed to ensuring full compliance with applicable standards, safeguarding the integrity of its financial reporting, and upholding sound fiscal stewardship.

Future Accounting Pronouncements

The Governmental Accounting Standards Board (GASB) has issued the following statements which may impact the City's financial reporting requirements.

- GASB Statement No. 102, Certain Risk Disclosures, effective for the fiscal year beginning January 1, 2025.
- GASB Statement No. 103, Financial Reporting Model Improvements, effective for the fiscal year beginning January 1, 2026.
- GASB Statement No. 104, Disclosure of Certain Capital Assets, effective for the fiscal year beginning January 1, 2026

We recommend management review these standards to determine the impact they may have on the City's financial reporting.

Management's Response

The City is proactively preparing for upcoming changes to financial reporting requirements and has registered for the 2025 GFOA GASB Update training in November 2025 to ensure staff remain informed and equipped to implement new standards effectively and in a timely manner.

PRIOR YEAR COMMENTS

In the prior year, we issued a certain comment and recommendation in regard to the City's accounting, internal control, and financial reporting issue. The following table summarizes the nature of the comment, the significance of the comment as described in the prior year's report and our determination of the status of the comment.

Prior Year Comment Description	Significance	Current Year Status
Financial Policy and Procedure Review	Considering the multifaceted nature of the City's services and operations, management should consider completing a comprehensive assessment of the City's financial related policies and procedures. Such assessment might include reviewing and updating significant financial policies and procedures including but not limited to, cash receipts, cash disbursements, purchasing policy, payroll processing and approvals, personnel manual, credit card policy, grants compliance and management, and financial reporting practices. Well established and defined policies and procedures are the key fundamentals of financial management and internal controls.	We recommend that the City continue reviewing current policies and procedures related to its financial management and internal controls.
Cyber Security	Organizations are being exposed to an ever-increasing risks of cyberattacks. One example of a cyberattack is through phishing emails asking employees to click on a link which deploys malware to encrypt the organization's system or ransomware, malicious software are designed to block access to a computer system until a sum of money is paid. We recommend that the City continue reviewing current policies and procedures related to cyber security. Procedures should include evaluating existing insurance coverage, using strong passwords, multi-factor authentication, training employees on how to identify phishing emails and what to do if one is suspected, review cyber security protocols for key systems, test back-up systems with key data, and developing an incident response plan in the event a breach occurs.	We continue to recommend that the City continue reviewing current policies and procedures related to cyber security.
Future Accounting Pronouncements	We recommended that management review upcoming standards to determine what impact they may have on the City's financial reporting.	The City implemented all applicable standards that became effective during fiscal year 2024.

Restriction on Use

This information is intended solely for the information and use of the Mayor, the Board of Aldermen, and management of the City of Parkville, Missouri and is not intended to be, and should not be, used by anyone other than these specified parties.

Hood and Associates CPAs PC

Kansas City, Missouri
August 14, 2025



**Independent Auditor's Report on Internal Control Over Financial Reporting and on
Compliance and Other Matters Based on an Audit of Financial Statements
Performed in Accordance with *Government Auditing Standards***

To the Honorable Mayor and
Board of Aldermen
City of Parkville, Missouri

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Parkville, Missouri (the City), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated August 14, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Hood and Associates CPAS PC

Kansas City, Missouri
August 14, 2025

**Report to
The Honorable Mayor
and Members of the Board of Aldermen
City of Parkville, Missouri**



**Financial and Compliance Audit
For the year ended December 31, 2024**

Hood & Associates CPAs PC

Hood & Associates CPAs PC

- Serving Missouri, Kansas, Oklahoma, and Texas.
- Peer Review – We have been awarded the highest rating given as a result of our peer review.
- Member of-
 - American Institute of Certified Public Accountants (AICPA)
 - AICPA Government Audit Quality Center
 - One (1) member of our governmental services audit team is a member of the Government Finance Officers Association (GFOA) Special Review Committee
 - Licensed in Missouri, Kansas, Oklahoma, and Texas

Scope of Audit

- We were engaged to perform an audit of the City's basic Financial Statements.

Management's Responsibilities

- Management is responsible for:
 - The preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
 - Following laws and regulations.
 - Ensuring that financial information is reliable and properly reported.
 - Implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements.

Auditor Responsibilities

- Conduct our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States of America.
- Plan and perform our audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.
- Report on internal controls over financial reporting and compliance with laws and regulations.

The Auditing Standards Board of the American Institute of Certified Public Accountants (AICPA) recommends that we communicate the following matters to the Governing Board:

City of Parkville, Missouri

Illegal Acts – None came to our attention as a result of performing our audit procedures.

Changes in Significant Accounting Policies – No changes in significant accounting.

No difficulties or disagreements with management.

Cooperation – Full access to books and records.

Financial and Compliance Audit addresses three basic questions:

Question	Answers
Are the financial statements free of material misstatement?	We issued an unmodified opinion that the financial statements are fairly presented in all material respects.
Are internal controls over financial reporting adequately designed and operating effectively?	We did not identify any deficiencies in internal control that we consider to be material weaknesses. .
Did the City of Parkville, Missouri comply, in all material respects, with the finance-related laws and regulations?	No noncompliance was noted with the finance-related laws and regulations that govern the City's operations.

Other Management Letter Comments

Management Letter Comments – Contains suggestions for best practices and possible improvements in internal control noted in the conduct of the audit.

- Key Personnel
- Lease and Subscription Based Reporting
- Future Accounting Pronouncements

Prior year Comments

- Financial Policy and Procedure Review
- Cyber Security
- Future Accounting Pronouncements

Hood & Associates CPAs PC

**We appreciate the opportunity to serve as the
auditor for**

The City of Parkville, Missouri

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 6:19 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on August 5, 2025, and was called to order by Mayor Dean Katerndahl.

A. Roll Call

City Clerk Melissa McChesney called the roll as follows:

Present:

Ward 1 Alderman Philip Wassmer
Ward 2 Alderman Brian T. Whitley
Ward 2 Alderman Bob Bennett
Ward 3 Alderman Stephen Melton
Ward 4 Alderman Abby LacKamp

Absent:

Ward 1 Alderman Tina Welch - *with prior notice*
Ward 3 Alderman Douglas Wylie - *with prior notice*
Ward 4 Alderman Michael Lee

A quorum of the Board of Aldermen was present.

The following staff was also present:

Alexa Barton, City Administrator
Bryan Kidney, Deputy City Administrator/Finance Director
Jon Jordan, Police Captain
Dan Harper, Public Works Director
Stephen Lachky, Community Development Director
Brittanie Propes, Parks & Recreation Director
John Mautino, City Attorney

B. Pledge of Allegiance

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

City Administrator Alexa Barton apologized because a camera had to be removed due to water damage behind the dais.

C. Approval of Agenda

Mayor Katerndahl requested that items 4C through 4E be discussed after Citizen Input.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN BENNETT TO **AMEND THE AGENDA TO CONSIDER ITEM 4C, 4D AND 4E AFTER CITIZEN INPUT.**

RESULT: MOTION PASSED 5-0.

2. CITIZEN INPUT

4. ACTION AGENDA

- C. **Approve the first and second readings of Bill No. 3335, an ordinance to extend the limits of the City of Parkville by voluntary annexation to include described real estate in unincorporated Platte County, Mo. generally located between NW Crooked Road and N. National Drive - Platte County parcel nos. 20-5.0-21-100-001-038.000 (16.47 acres, more or less), 20-5.0-22-200-000-008.000 (6.06 acres, more or less), 20-5.0-21-400-001-001.000 (9.28 acres, more or less), 20-5.0-22-300-002-004.000 (4.48 acres, more or less), and 20-5.0-21-400-001-002.000 (0.71 acres, more or less) - The Hills at The National LLC, applicant**

Senior Planner Brad Stanton provided an overview of the proposed development; presentation attached as Exhibit A. He stated that the northern two-thirds of the property had Platte County zoning and the remaining one-third of the property was within the Parkville city limits.

Discussion focused on how the property was annexed into Parkville and the stormwater study.

Clay Blair, property owner, said the proposed development would include estate-sized lots with homes projected in to be over \$1 million. He provided a background of property and a history of project.

Jake Hattock, engineer with Schlagel, provided an overview of the project; presentation attached as Exhibit B.

The following provided comments: Nathan Willett, 8601 NW Old Stagecoach Road; Cameron Cooper, 6580 N. National Drive; Kyle Birch, 11955 NW Crooked Road; Robert Lock, 6537 Claret; Marilyn Underwood, 6526 N. National Drive; (inaudible) Chatham, 6851 N. National Drive, Katie Spencer, 6528 N. National Drive; and Mike Royal, 6949 N. National Drive.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WASSMER TO I MOVE TO APPROVE BILL NO. 3335, AN ORDINANCE **EXTENDING THE LIMITS OF THE CITY OF PARKVILLE BY VOLUNTARY ANNEXATION TO INCLUDE DESCRIBED REAL ESTATE IN UNINCORPORATED PLATTE COUNTY, MO. GENERALLY LOCATED BETWEEN NW CROOKED ROAD AND N. NATIONAL DRIVE - PLATTE COUNTY PARCEL NOS. 20-5.0-21-100-001-038.000 (16.47 ACRES, MORE OR LESS), 20-5.0-22-200-000-008.000 (6.06 ACRES, MORE OR LESS), 20-5.0-21-400-001-001.000 (9.28 ACRES, MORE OR LESS), 20-5.0-22-300-002-004.000 (4.48 ACRES, MORE OR LESS), AND 20-5.0-21-400-001-002.000 (0.71 ACRES, MORE OR LESS), ON FIRST READING.**

RESULT: MOTION FAILED 0-5.

AYES: NONE

NOES: PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT,
STEPHEN MELTON, ABBY LACKAMP

ABSTAIN: NONE

- D. Approve the first and second reading of Bill No. 3329, an ordinance to rezone five parcels on 39.4 acres, more or less, for The Hills at The National to City of Parkville "R-2-P" Planned Single-Family Residential - Case No. PZ 2023-17B; The Hills at The National, LLC, applicant

No action was taken.

- E. Approve the first and second reading of Bill No. 3336, an ordinance to approve the final plat of The Hills at The National 1st Plat, a subdivision in Parkville, Platte County, Missouri - Case No. PZ 2025-12; The Hills at The National, LLC, applicant

No action was taken.

The meeting recessed at 8:36 p.m. and reconvened at 8:42 p.m.

Mayor Katerndahl returned to the regular order of business.

3. CONSENT AGENDA

- A. Approve the minutes for the July 15, 2025, regular meeting
- B. Approve a retail liquor by the drink picnic license for Generosity USA for the 15th Annual Charity Golf Tournament at The Bluffs at the National Golf Club on August 18, 2025
- C. Approve Resolution No. 25-024 to approve a professional services agreement with George Butler Associates, Inc. for the Route 9 Corridor Complete Streets Improvements Project and to authorize the mayor to execute said agreement on behalf of the City

Mayor Katerndahl stated that an alderman requested that Item 3C be removed from the consent agenda for further discussion.

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

RESULT: MOTION PASSED 5-0.

4. ACTION AGENDA

- C. Approve Resolution No. 25-024 to approve a professional services agreement with George Butler Associates, Inc. for the Route 9 Corridor Complete Streets Improvements Project and to authorize the mayor to execute said agreement on behalf of the City

City Administrator Alexa Barton said the proposed agreement would address the next phase of the project design with George Butler Associates (GBA), and Confluence would handle the landscaping, streetscaping, signage, and communications. She noted that GBA was working closely with Burlington Northern Santa Fe regarding the railroad right-of-way. If the rights-of-way could be determined, staff would return to the Board with a status update and a recommendation for moving forward.

Lucas Rosenbaum, GBA, stated that the cost estimate was provided as if Concept B was exactly how it was designed. He noted that the scope could be adjusted if it was determined during planning that something could not be done.

Discussion focused on the work that would be done by Confluence and if they had a conflict of interest.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WASSMER TO APPROVE RESOLUTION NO. 25-024 APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH GEORGE BUTLER ASSOCIATES, INC. FOR THE ROUTE 9 CORRIDOR COMPLETE STREETS IMPROVEMENTS PROJECT AND TO AUTHORIZE THE MAYOR TO EXECUTE SAID AGREEMENT ON BEHALF OF THE CITY.

RESULT: MOTION PASSED 4-1 (WHITLEY OPPOSED).

- A. Approve the first and second reading of Bill No. 3341, an ordinance to amend Chapter 130 of the Code of Ordinances of the City of Parkville, Missouri to replace the City Treasurer position with the Finance Director, to amend Chapter 210 of the Code of Ordinances relating to the role of City Collector, and repeal Chapter 113 of the Code of Ordinances relating to the Assistant City Administrator position

City Administrator Alexa Barton stated that the reorganization of the Administration Department required amendments to the Parkville Municipal Code

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WASSMER TO APPROVE BILL NO. 3341, AN ORDINANCE AMENDING CHAPTER 130 OF THE CODE OF ORDINANCES OF THE CITY OF PARKVILLE, MISSOURI TO REPLACE THE CITY TREASURER POSITION WITH THE FINANCE DIRECTOR, AMENDING CHAPTER 210 OF THE CODE OF ORDINANCES RELATING TO THE ROLE OF CITY COLLECTOR, AND REPEALING CHAPTER 113 OF THE CODE OF ORDINANCES RELATING TO THE ASSISTANT CITY ADMINISTRATOR POSITION, ON FIRST READING.

RESULT: MOTION PASSED 5-0.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WASSMER TO APPROVE BILL NO. 3341, AN ORDINANCE AMENDING CHAPTER 130 OF THE CODE OF ORDINANCES OF THE CITY OF PARKVILLE, MISSOURI TO

REPLACE THE CITY TREASURER POSITION WITH THE FINANCE DIRECTOR, AMENDING CHAPTER 210 OF THE CODE OF ORDINANCES RELATING TO THE ROLE OF CITY COLLECTOR, AND REPEALING CHAPTER 113 OF THE CODE OF ORDINANCES RELATING TO THE ASSISTANT CITY ADMINISTRATOR POSITION, ON SECOND READING TO BECOME ORDINANCE NO. 3269.

RESULT: MOTION PASSED 5-0.

AYES: PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, STEPHEN MELTON, ABBY LACKAMP

NOES: NONE

ABSTAIN: NONE

- B. **Approve the first and second reading of Bill No. 3342 to amend Ordinance No. 3237 establishing the 2025 classification of all employee positions, and compensation for such classifications, to change the Treasurer/Accountant position to Finance Director and to establish the compensation for the Finance Director position**

City Administrator Alexa Barton said the proposed ordinance would amend the 2025 salary schedule to change the City Treasurer to the Finance Director.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WASSMER TO APPROVE BILL NO. 3342, AN ORDINANCE AMENDING ORDINANCE NO. 3237 ESTABLISHING THE 2025 CLASSIFICATION OF ALL EMPLOYEE POSITIONS, AND COMPENSATION FOR SUCH CLASSIFICATIONS, IN ORDER TO CHANGE THE TREASURER/ACCOUNTANT POSITION TO FINANCE DIRECTOR AND TO ESTABLISH THE COMPENSATION FOR THE FINANCE DIRECTOR POSITION, ON FIRST READING.

RESULT: MOTION PASSED 5-0.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WASSMER TO APPROVE BILL NO. 3342, AN ORDINANCE AMENDING ORDINANCE NO. 3237 ESTABLISHING THE 2025 CLASSIFICATION OF ALL EMPLOYEE POSITIONS, AND COMPENSATION FOR SUCH CLASSIFICATIONS, IN ORDER TO CHANGE THE TREASURER/ACCOUNTANT POSITION TO FINANCE DIRECTOR AND TO ESTABLISH THE COMPENSATION FOR THE FINANCE DIRECTOR POSITION, ON SECOND READING TO BECOME ORDINANCE NO. 3270.

RESULT: MOTION PASSED 5-0.

AYES: PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, STEPHEN MELTON, ABBY LACKAMP

NOES: NONE

ABSTAIN: NONE

5. STAFF UPDATES ON ACTIVITIES

A. Administration

City Administrator Alexa Barton thanked the Community Development staff and commended them for their hard work.

1. Accounts Payable

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

B. Police Department

C. Community Development

1. Development Updates

D. Public Works

Public Works Director Dan Harper said the curb and sidewalk repair project would begin on August 6 and the asphalt work would begin on August 19. He added that the stoplights on Highway 45 and I-435 were going through the burn-in phase and would become operational after August 13.

E. Parks & Recreation

Parks and Recreation Director Brittanie Propes said she worked with the Parkville Farmers Market Association about posting a sign prohibiting pets in the farmers market during market hours; she added that dogs and pets were also not allowed at the Parkville Nature Sanctuary. Propes said the east parking lot would be closed on August 7 and August 8 so it could be restriped because the measurements were incorrect.

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

Alderman Whitley shared resident concerns about the lack of streetlights on Woodhaven Lane in the Riss Lake subdivision. Staff would look at the development plans to determine why they were not installed. He added that there were cars broken into and mail stolen throughout the subdivision.

Alderman LacKamp thanked staff and the mayor for the response to the false information distributed to residents about Proposition C. She also requested that staff update the ward map on the City's website.

Mayor Katerndahl recognized Wild Flour Bakery for being a finalist in the Kansas City Star's Best Cinnamon Rolls in Kansas City competition.

7. UPCOMING MEETINGS

8. EXECUTIVE SESSION

9. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 9:39 p.m.

The minutes for August 5, 2025, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the nineteenth day of August 2025.

Submitted by:

City Clerk Melissa McChesney

1. GENERAL AGENDA

Mayor Dean Katerndahl opened the work session at 5:28 p.m. on August 5, 2025, at City Hall, 8880 Clark Avenue, Parkville, Missouri. In attendance were aldermen Philip Wassmer, Brian T. Whitley, Bob Bennett, Stephen Melton, and Abby LacKamp.

The following staff was also present:

Alexa Barton, City Administrator
Bryan Kidney, Deputy City Administrator/Finance Director
Jon Jordan, Police Captain
Dan Harper, Public Works Director
Stephen Lachky, Community Development Director
Brittanie Propes, Parks & Recreation Director
John Mautino, City Attorney

A. Review the 2026-2030 Capital Improvement Program

Deputy City Administrator/Finance Director Bryan Kidney presented an overview of the proposed 2026-2030 Capital Improvement Program.

Discussion focused on the housing density study, the design and construction of the park in western Parkville, and the keyless entry project that would be reduced because of an upgrade to the system.

2. ADJOURN

The work session ended at 6:13 p.m.

The work session minutes for August 5, 2025, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the nineteenth day of August 2025.

Submitted by:

City Clerk Melissa McChesney

RETURN A - MONTHLY RETURN OF OFFENSES KNOWN TO THE POLICE

1 CLASSIFICATION OF OFFENSES		2 OFFENSES REPORTED OR KNOWN TO POLICE (INCLUDING "UNFOUNDED" AND ATTEMPTS)	3 UNFOUNDED, I.E.. FALSE OR BASELESS COMPLAINTS	4 NUMBER OF ACTUAL OFFENSES (COLUMN 2 MINUS COLUMN 3) (INCLUDE ATTEMPTS)	5 TOTAL OFFENSES Cleared by Arrest OR EXCEPTIONAL MEANS (INCLUDES COL. 6)		6 NUMBER OF CLEARANCES INVOLVING ONLY PERSONS UNDER 18 YEARS OF AGE	
					2025	2024	2023	2022
1. CRIMINAL HOMICIDE								
a. MURDER AND NONNEGLIGENT HOMICIDE (score at- tempts as aggravated assault if homicide reported, submit Supplemental Homicide Report	11				0	0	0	0
b. MANSLAUGHTER BY NEGLIGENCE	12				0	0	0	0
2. RAPE TOTAL	20	1		1	1		1	1
a. Rape	21	1		1				
b. Attempts to Commit Rape	22							
c. Historical Rape	22							
3. ROBBERY TOTAL	30				0	1	1	2
a. Firearm	31							
b. Knife or Cutting Instrument	32							
c. Other Dangerous Weapon	33							
d. Strong-Arm (Hands, Fists, Feet, Etc.)	34							
4. ASSAULT TOTAL	40	16		16	8	15	16	10
a. Firearm	41	1		1		1		
b. Knife or Cutting Instrument	42							
c. Other Dangerous Weapon	43	1		1		1		
d. Hands, Fists, Feet, Etc. - Aggravated injury	44	7		7		7		
e. Other Assaults - Simple, Not Aggravated	45	7		7		6		
5. BURGLARY TOTAL	50	7		7	2	3	4	5
a. Forcible Entry	51	4		4		2		
b. Unlawful Entry - No Force	52	2		2		1		
c. Attempted Forcible Entry	53	1		1				
6. LARCENY - THEFT TOTAL (Except Motor Vehicle Theft)	60	16	2	14	11	6	41	36
7. MOTOR VEHICLE THEFT TOTAL	70	6		6	1		8	8
a. Autos	71	6		6				
b. Trucks and Buses	72							
c. Other Vehicles	73							
GRAND TOTAL	77	46	2	44	24	24	71	62

2025 2024 2023 2022

January 2025

Month and Year of Report

through

June 30, 2025

Parkville, Missouri PD

Agency and State

MO0830100

Agency Identifier

5700.00

Population

July 28, 2025

Date

Jon Jordan

Captain

Prepared By

Chief K.L. Chrisman

Title

Chief, Commissioner, Sheriff, or Superintendent

PROPERTY STOLEN BY CLASSIFICATION

CLASSIFICATION		NUMBER OF ACTUAL OFFENSES (COLUMN 4 Return A)	Monetary Value of Property Stolen
1. MURDER AND NONNEGLIGENT MANSLAUGHTER	12		
2. RAPE (TOTAL)	20	1	
3. ROBBERY			
(a) HIGHWAY (Streets, alleys, etc.)	31		
(b) COMMERCIAL HOUSE (except c, d and f)	32		
(c) GAS OR SERVICE STATION	33		
(d) CONVENIENCE STORE	34		
(e) RESIDENCE (anywhere on premises)	35		
(f) BANK	36		
(g) MISCELLANEOUS	37		
TOTAL ROBBERY	30		
5. BURGLARY - BREAKING AND ENTERING			
(a) RESIDENCE (dwelling)			
(1) NIGHT (6 p.m. - 6 a.m.)	51	1	
(2) DAY (6 a.m. - 6 p.m.)	52		
(3) UNKNOWN	53	3	4280
(b) NON-RESIDENCE (store, office, etc.)			
(1) NIGHT (6 p.m. - 6 a.m.)	54	2	12730
(2) DAY (6 a.m. - 6 p.m.)	55		
(3) UNKNOWN	56	1	2449
TOTAL BURGLARY	50	7	19459
6. LARCENY - THEFT (Except Motor Vehicle Theft)			
(a) \$200 AND OVER	61	8	99977
(b) \$50 TO \$200	62	3	243
(c) UNDER \$50	63	3	56
TOTAL LARCENY (Same as Item 6X)	60	14	100276
7. MOTOR VEHICLE THEFT (Including Alleged Joy Riding)	70	6	147000
GRAND TOTAL - ALL ITEMS	77	28	266735
<u>ADDITIONAL ANALYSIS OF LARCENY AND MOTOR VEHICLE THEFT</u>			
6X. NATURE OF LARCENIES UNDER ITEM 6			
(a) POCKET-PICKING	81		
(b) PURSE SNATCHING	82		
(c) SHOPLIFTING	83	1	3 3 5 10
(d) FROM MOTOR VEHICLE (except e)	84	4	81158
(e) MOTOR VEHICLE PARTS AND ACCESSORIES	85		
(f) BICYCLES	86	1	1000
(g) FROM BUILDING (except c and h)	87	1	1 1 2 1450
(h) FROM ANY COIN-OPERATED MACHINES (parking meters etc.)	88		
(i) ALL OTHERS	89	7	16658
TOTAL LARCENIES (Same as Item 6)	80	14	11 41 36 100276
7X. MOTOR VEHICLES RECOVERED			2024 2023 2022
(a) STOLEN LOCALLY AND RECOVERED LOCALLY	91		
(b) STOLEN LOCALLY AND RECOVERED BY ANOTHER JURISDICTION	92	2	
(c) TOTAL LOCALLY STOLEN MOTOR VEHICLES RECOVERED (a & b)	90	2	
(d) STOLEN IN OTHER JURISDICTION AND RECOVERED LOCALLY	93		

January 1 through June 30, 2025

2025

CITY OF PARKVILLE

Policy Report

Date: August 8, 2025

Prepared By:

Jon Jordan, Police Captain

Reviewed By:

Kevin Chrisman, Police Chief

ISSUE:

Approve Resolution No. 25-025 to approve memorandums of agreement for the management of white-tailed deer hunt (archery and firearms) with Park University and authorizing the mayor to execute said agreements on behalf of the City

BACKGROUND:

For the past fifteen years, the City of Parkville Police Department has supervised two deer hunts to reduce the deer herd population to a sustainable level and reduce property damage. The first is an archery deer hunt for up to 40 licensed bow hunters on Park University property. The second is a firearms permit hunt for Parkville police officers on the same property. The permit hunt is regulated by the Missouri Department of Conservation. Staff proposes to renew the program for the 2025-2026 season. Archery hunting will be allowed between September 15, 2025, and January 15, 2026.

STRATEGIC GOAL(S):

Public Safety

BUDGET IMPACT:

There is no cost to the City for the archery hunt. The City budgeted \$2,000.00 in 2025 in the Police Department Division (505) of Public Safety Fund 42 for the processing of the deer on the permit hunt. The deer meat is donated to charitable agencies.

ALTERNATIVES:

1. Approve the resolution approving the memorandums of agreement for the management of deer at Park University.
2. Do not approve the item.
3. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

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

STAFF RECOMMENDATION:

Staff recommends that the Board of Aldermen approve the memorandums of agreement with Park University for the management of white-tailed deer hunts.

POLICY:

Parkville Municipal Code Chapter 212 allows the hunting of game animals and target shooting within city limits, subject to rules established by the Chief of Police.

SUGGESTED MOTION:

I move to approve Resolution No. 25-025 approving a memorandum of agreement for the management of white-tailed deer hunt (archery) and a memorandum of agreement for the management of white-tailed deer (firearms) with Park University, and authorizing the mayor to execute said agreements on behalf of the City.

ATTACHMENTS:

1. Resolution No. 25-025
2. Archery Hunt Agreement 2025-2026
3. Firearms Hunt Agreement 2025-2026
4. Application 2025-2026
5. Waiver 2025-2026



**CITY OF PARKVILLE, MO.
RESOLUTION No. 25-025**

**A RESOLUTION APPROVING A MEMORANDUM OF AGREEMENT FOR
THE MANAGEMENT OF WHITE-TAILED DEER (ARCHERY) AND A
MEMORANDUM OF AGREEMENT FOR THE MANAGEMENT OF WHITE-TAILED
DEER (FIREARMS) WITH PARK UNIVERSITY, AND AUTHORIZING THE MAYOR
TO EXECUTE SAID AGREEMENTS ON BEHALF OF THE CITY**

WHEREAS, for the past fifteen years, the City of Parkville Police Department has supervised two deer hunts on Park University property to reduce the deer herd population in the City to a sustainable level and reduce property damage, and the first hunt is an archery deer hunt for up to 40 licensed bow hunters and the second is a firearms permit hunt for Parkville police officers; and

WHEREAS, the City wishes to enter into agreements with Park University in order to continue these two hunts for the upcoming deer season.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, that the Memorandum of Agreement for the Management of White-Tailed Deer Hunt (Archery) between Park University and the City of Parkville, a copy of which is attached to this Resolution as Exhibit A, is hereby approved, and the Mayor is hereby authorized to execute said Agreement on behalf of the City in substantially the same form as attached hereto; and

BE IT FURTHER RESOLVED that the Memorandum of Agreement between Park University and the City of Parkville for the Management of White-Tailed Deer Hunt (Firearms), a copy of which is attached to this Resolution as Exhibit B, is hereby approved, and the Mayor is hereby authorized to execute said Agreement on behalf of the City in substantially the same form as attached hereto

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this 19th day of August 2025.

Mayor Dean Katerndahl

ATTEST:

City Clerk Melissa McChesney

EXHIBIT A – AGREEMENT (ARCHERY)

EXHIBIT B – AGREEMENT (FIREARMS)

**MEMORANDUM OF AGREEMENT FOR
THE MANAGEMENT OF WHITE-TAILED DEER HUNT (ARCHERY)**

This Memorandum of Agreement (Agreement) is effective _____, 2025 between the City of Parkville, Missouri (City) and Park University, a Missouri nonprofit corporation (Park).

RECITALS

- A. The Missouri Department of Conservation (MDC) is responsible for management of the fish, forest and wildlife resources of the State of Missouri including management of white-tailed deer.
- B. Pursuant to 3 CSR 10-4.130 and 3 CSR 10-7.431 of the Missouri Wildlife Code, the MDC sets deer hunting seasons and may authorize landowners to control white-tailed deer on their property.
- C. The City desires to reduce the White Tail Deer Populations in Parkville Missouri and has requested that Park permit the City, through its Police Department (PPD) to supervise a White Tail Deer hunt on portions of the land that the University owns in Parkville.
- D. The City has notified the MDC of the City Supervised Hunt.

AGREEMENT

The parties agree as follows:

1. Park agrees:

- 1.1. To allow archery hunting for white-tailed deer on the portion (Hunt Area) of Park's Parkville property, as shown on attached Exhibit A by up to 40 licensed bow hunters from September 15, 2025 to January 15, 2026 (Hunting Period). If there is a conflict with any date during the Hunting Period, Park will notify the City at least forty-eight (48) hours prior to that date.

2. The City agrees:

- 2.1. To be exclusively responsible for determining the qualifications and capabilities of any Hunters approved and allowed by the City to participate in the City Supervised Hunt.
- 2.2. To cooperate in the targeted removal of white-tailed deer from the Hunt Area by the end of the Hunting Period, and to strictly follow all regulations imposed by the State of Missouri, the Missouri Department of Conservation, and the City of Parkville, Missouri.
- 2.3. To provide Park with a list of participating Hunters giving full names, addresses, and Conservation Identification Number and a copy of a photo ID. Participating Hunters will then receive a hunter authorization card, which must be carried on their person along with valid Resident or Non-resident Archer's Hunting Permit and a card for each vehicle parked on Park property. Participating hunters must purchase all required hunting permits.
- 2.4. To review with participating Hunters the rules and restrictions of the City Supervised Hunt and to provide hunters with a map of the Hunt Area boundaries and the specific locations from which each Hunter must hunt.
- 2.5. To maintain a record of all deer harvested in the Hunt Area during the City Supervised Hunt.

2.6. To notify Park and the MDC immediately of any person protesting or attempting to interfere with the City Supervised Hunt.

2.7. To provide Park and participating Hunters with a copy of Section 212.010 of the Code of Ordinances of the City of Parkville, Missouri, hunt rules and restrictions, and hunter authorization cards.

3. Both Parties agree:

3.1. This Agreement shall take effect on the date signed by the last party and will remain in effect until midnight the last day of the Hunt Period.

3.2. This Agreement may be terminated at any time by Park upon written notice, if the City fails to meet the City's obligations under this Agreement or fails to follow the MDC Statewide Deer Hunting Regulations or Section 212.010 of the Code of Ordinances of the City of Parkville, Missouri, or for any other reason, said decision to terminate being within Park's sole discretion.

4. General Provisions.

4.1. City Ordinance. The City Ordinances related to the City Supervised Hunt are attached as Exhibit B.

4.2. Insurance. The City will provide Park with a Certificate of Insurance, attached as Exhibit C.

For these reasons the parties have caused this Agreement to be executed as to the Effective Date.

Park University

The City of Parkville

By: _____
Kathrine Swanson, Interim President

By: _____
Dean Katerndahl, Mayor

Date: _____, 2025

Date: _____, 2025

Park

City

EXHIBIT A



EXHIBIT B

CHAPTER 212: HUNTING AND TARGET SHOOTING REGULATIONS

SECTION 212.010: HUNTING AND TARGET SHOOTING PERMITTED - WHERE

Hunting of game animals and target shooting are permitted within the City limits of Parkville under the following conditions:

1. Hunter must comply with all laws of the State of Missouri and the rules of the Missouri Department of Conservation.
2. Hunting and target shooting may be done only on property of ten (10) acres or more which the hunter owns, or on property of ten (10) acres or more which is used with the written permission of the owner, said permission to be dated and specify periods of use by date. The written permission must be in the hunter's possession and be produced upon request of any authorized law enforcement official.
3. No person shall discharge a weapon of any kind:
 - a. Within one hundred fifty (150) yards of any dwelling (whether occupied or unoccupied, except a dwelling owned by the owner of the property upon which the weapon is discharged), public building, school building, church or place where domestic animals are kept.
 - b. From, along, or across any street, sidewalk, road, vehicle, highway, boat, river, reservoir or lake.
 - c. Within or into any park, playground or recreational area.
 - d. In the direction of any person, vehicle, dwelling, house, church, school, public thoroughfare, playground, recreational area, bridge, railroad tracks or building.
 - e. In a manner to injure, wound or damage another person or another person's real or personal property.
 - f. From or onto the premises of any platted subdivision containing lots of one (1) acre or less. (Ord. No. 1893 §2, 8-1-00)

SECTION 212.020: PENALTY

Anyone violating any of the provisions of this Chapter shall upon conviction be subject to penalties not exceeding a fine of five hundred dollars (\$500.00) and costs, or imprisonment for a term not exceeding ninety (90) days, or both such fine and imprisonment. Each day of violation shall constitute a separate offense. (Ord. No. 1893 §2, 8-1-00)

SECTION 212.030: AUTHORIZED AND MANAGED DEER HUNTS

Notwithstanding the provisions of Section 212.010, Subsections (2) and (3), the Board of Aldermen of the City of Parkville may, when it is deemed necessary, authorize managed deer hunts. Such hunts shall be conducted under the following conditions:

1. All hunts shall be specifically authorized by the Missouri Department of Conservation and hunters shall follow all State Wildlife Regulations and Rules established by the MDC and the rules established from year to year by the Chief of the Parkville Police Department, said rules to be incorporated herein by reference and on file in the City offices.
2. The Board of Aldermen shall by resolution specifically authorize each managed hunt, setting forth dates and area(s) where the hunt is to be conducted. If the hunt is to be conducted on private

property, the owner of that property shall make a written request to the Board of Aldermen specifying dates and times requested and area(s) of the hunt and shall comply with the rules as adopted under Subsection (1) above.

3. The Board of Aldermen shall post notice of the dates and areas of each hunt at least a week prior to the hunt; such notice shall be maintained through the final day of the hunt. Notice shall be made on Channel 2, in written form in the lobby of City Hall and at the area(s) of the hunt through posting of signs at the entrance to the area and upon the boundaries to said permitted areas. The private entity shall also give notice of the hunt through Channel 2 and by notices posted on its property, specifically at the area(s) of the hunt.
4. Legal methods to harvest deer include only longbows and compound bows. Crossbows are prohibited. (Ord. No. 2148, 9-14-04)

SECTION 212.040: FEEDING DEER PROHIBITED

- A. *Definitions.* The following words, terms and phrases, when used in this Section, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

DEER: A ruminant animal having deciduous antlers, usually in the male only.

FEED OR FEEDING: The intentional act of furnishing or otherwise making available food or other substance which is likely to be consumed by deer.

NATURAL: Food or other substances consumed by deer, produced by or existing in nature, not artificial.

- B. *Prohibition of Feeding.* No owner or occupier of land within the City of Parkville, Missouri, shall intentionally feed, cause to be fed or provide or make available food or other substances for the consumption by deer within the City, either on private property or on public property.

- C. *Exception.*

1. This Section shall not apply to any item that can be used as food if its source in nature is native to the subject premises on which the food is available. For example, by way of illustration only, this Section shall not apply to apples or acorns generated from an apple tree or oak/acorn tree located upon the subject premises or carrots and corn grown in a garden located upon the subject premises.
2. A property of ten (10) acres or more shall be exempt from this Section and shall follow the current applicable rules of the Missouri Conservation Department pertaining to the feeding and baiting of deer. (Ord. No. 2397 §§1--3, 2-19-08)

EXHIBIT C

**MEMORANDUM OF AGREEMENT FOR
THE MANAGEMENT OF WHITE-TAILED DEER (FIREARMS)**

This Memorandum of Agreement (Agreement) is effective _____, 2025 between the City of Parkville, Missouri (City) and Park University, a Missouri nonprofit corporation (Park).

RECITALS

- A. The Missouri Department of Conservation (MDC) is responsible for management of the fish, forest and wildlife resources of the State of Missouri including management of white-tailed deer, and
- B. The City desires to reduce the White Tail Deer Populations in Parkville Missouri and has requested that Park permit the City, through its Police Department (PPD) to supervise a White Tail Deer hunt on portions of the land that the University owns in Parkville.
- C. The City Board of Alderman has charged the City Police Department (PPD), acting within the guidelines set by the deer nuisance permit issued to the City by MDC, to safely harvest deer within the City limits to balance the deer herd that lives within the City.
- D. The City has requested that Park allow PPD Officers to harvest deer on land owned by Park.
- E. Park desires to honor that request.

AGREEMENT

The parties agree as follows:

- 1. Park agrees:
 - 1.1. To allow PPD Officers to harvest white-tailed deer on the portions (Harvest Area) of Park's Parkville land, as shown in red on attached Exhibit A pursuant to PPD Procedural Instruction # 606, a copy of which is attached as Exhibit B (City Supervised Hunt).
- 2. The City agrees:
 - 2.1. To be exclusively responsible for determining the qualifications and capabilities of PPD Officers approved and allowed by the City to harvest deer within the City limits.
 - 2.2. To cooperate in the harvesting of white-tailed deer from the Harvest Area, and to strictly follow all regulations imposed by the State of Missouri, the MDC and the City.
 - 2.3. To provide Park with a list of participating PPD Officers, giving full names and addresses.
 - 2.4. To review with participating PPD Officers the rules and restrictions of the City Supervised Harvest and to provide PPD Officers with a map of the Hunt Area boundaries and the specific locations from which each PPD Officer must hunt.
 - 2.5. To maintain a record of all deer harvested in the Harvest Area during the City Supervised Harvest.

2.6. To notify Park and the MDC immediately of any person protesting or attempting to interfere with the City Supervised Harvest.

3. Both Parties agree:

3.1. This Agreement shall take effect on the date (Effective Date) signed by the last party and will remain in effect until terminated by either party.

3.2. This Agreement may be terminated at any time by Park upon written notice, if the City fails to meet the City's obligations under this Agreement or Procedural Instruction #606, or for any other reason, said decision to terminate being within Park's sole discretion.

4. Insurance. The City will provide Park with a Certificate of Insurance, attached as Exhibit C.

For these reasons, the parties have caused this Agreement to be executed as to the Effective Date.

Park University

The City of Parkville

By: _____
Kathrine Swanson, Interim President

By: _____
Dean Katerndahl, Mayor

Date: _____, 2025

Date: _____, 2025

Park

City

EXHIBIT A
HARVEST AREA

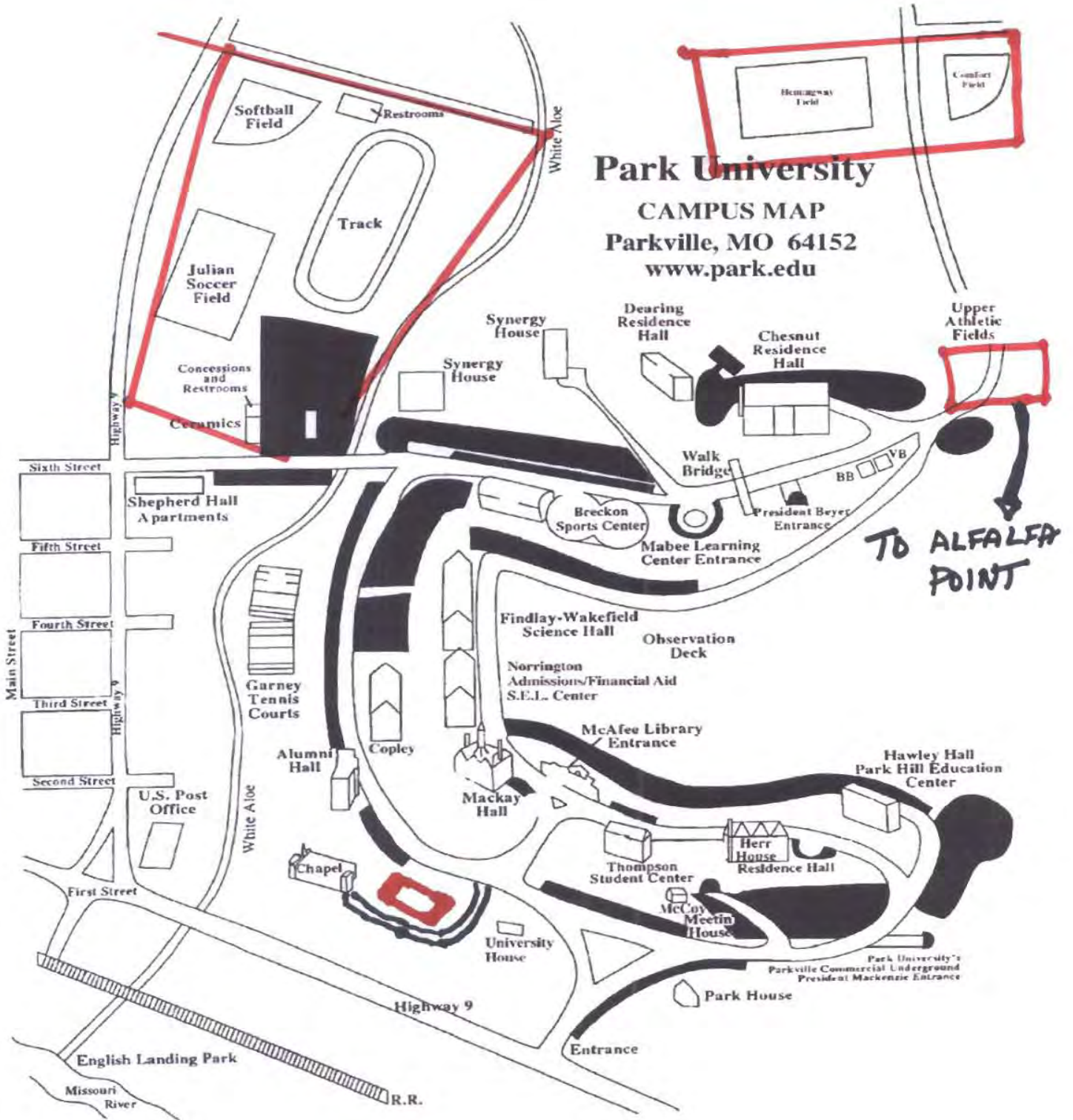


EXHIBIT B

Procedural Instruction: #606

Subject: Deer Management

Date: 11-16-2010 (Revised)

Introduction. The Missouri Department of Conservation has determined that the deer herd numbers within the city limits of Parkville Missouri are above the recommended level and the number of deer is too high for the available food sources. The large deer population has impacted motorists by increasing the number of motor vehicle accidents involving deer. Attempts to control the deer herd level by managed archery hunts have not brought the deer herd number to sustainable levels. In conjunction with the Missouri Department of Conservation the Parkville Missouri Board of Alderman has charged the Parkville Police Department with safely harvesting deer to balance the deer herd within the city limits of Parkville Missouri.

Purpose. To outline policy and procedure for the safe harvest of deer within the city limits of Parkville Missouri within the guidelines set by the deer nuisance permit issued by the Missouri Department of Conservation.

The personnel, method, equipment, location and transportation of deer harvested within the city limits of Parkville Missouri will be determined by the Chief of Police or his designee. The method utilized will be humane in nature and will not alarm, endanger any person(s) or damage any property.

I. Personnel. Police personnel assigned will be determined by the Chief of Police or his designee.

II. Method

1. Harvest operations will only be conducted during the hours of darkness, out of public view.
2. Assigned Police personnel will wear clothing that readily identifies them as "Police" and will operate marked patrol/City owned vehicle(s).
3. A patrol/City owned vehicle equipped with a hand-held spotlight will be utilized to locate the deer to be harvested and illuminate the surrounding area.
4. Infra-red equipment will be used to further determine surroundings of a harvest location.
5. A low velocity weapon and corresponding sub-sonic ammunition will be deployed at safe range(s).
6. The deceased deer(s) location will be noted.
7. After harvest, the deer will be removed by covered truck.
8. Harvest personnel will be in communication with the duty supervisor/officer.

III. Equipment

1. Marked patrol/City owned vehicle(s) with radio/cellular communications.
2. Truck with cover.
3. Infra-red sighting device.
4. Carbine rifle with sub-sonic ammunition.
5. Hand-held spotlight.

IV. Location. Deer will only be harvested on public/city owned right-of-way land. Deer Harvest operations will only be conducted on private property where verbal/written permission has been obtained or to retrieve a deceased deer.

V. Transportation. The harvested deer will be transported from the harvest location by covered truck to the field dressing area and later to the processing facility in a manner out of public view.

VI. Disposal. All harvested deer will be transported and released to the processing facility. The processing facility will donate the deer meat products to a designated food pantry/kitchen. The deer meat will not be offered for sale.

VII. Reporting. After harvest operations the Police personnel assigned will complete an Intra-Departmental form to the Chief of Police or his designee detailing the number, sex and location of all deer harvested.

EXHIBIT C

Application No. _____

City Supervised Deer Hunt

A managed archery deer hunt by hunters selected and supervised by the Parkville Police Department (PPD) will occur on a portion of land owned by Park University from September 15, 2025 to January 15, 2026. The purpose of this hunt is to reduce the number of resident deer within the City of Parkville and on University property to achieve deer management goals. **There will be a mandatory orientation for this hunt, time and location to be determined.** Interested hunters must completely fill out all fields in the application below. Hunters must be 18 years of age or older. Hunters will be selected by the PPD based upon the City's criteria. Hunters must execute the Participant Waiver and Hold Harmless Agreement City Supervised Hunt and must purchase a Resident or Nonresident Archer's Hunting Permit and / or Resident or Nonresident Archer's Antlerless Deer Hunting Permits.

Conservation I.D. Number _____
(9-digit number on hunting or fishing permit)

Date of Birth _____
Mo Day Year

Name _____
Last First Middle

Address _____

City _____ **State** _____
Zip Code _____ **Telephone** _____

Email address: _____

Vehicle: Make: _____ **Model:** _____ **Year:** _____ **Color:** _____ **License No.:** _____

Bow hunting experience: _____

Do you have a free-standing hunting stand? _____

**PARTICIPANT WAIVER AND HOLD HARMLESS AGREEMENT (AGREEMENT)
CITY SUPERVISED DEER HUNT**

As a condition to receiving from Park University (Park) a license that is terminable at will to hunt deer with a bow, on real property (Hunt Area) owned by Park, a Missouri nonprofit corporation from September 15, 2025 to January 15, 2026 as a participant in an archery deer hunt sponsored and supervised by the City of Parkville, Missouri through its Police Department (City Supervised Hunt), *I hereby release*, waive, discharge, and covenant not to sue, and agree to hold harmless for any and all purposes the University, the University's trustees, officers, servants, agents, volunteers, or employees, and the City of Parkville, Missouri and its employees (Releasees) from all liabilities, claims, demands, or injury, including death, that may be sustained by me while participating in the City Supervised Hunt, or while within the Hunt Area or while on other Park owned land, including injuries sustained as a result of the negligence of Releasees.

I am fully aware there will be other hunters participating in the City Supervised Hunt and that there are inherent risks involved with hunting, and I choose to voluntarily participate in the City Supervised Hunt with full knowledge that my participation may be hazardous to me and my personal property. I voluntarily assume full responsibility for any risks of loss, property damage and personal injury including death, which may be sustained by me as a result of my participation in the City Supervised Hunt, including injuries sustained as a result of the negligence of Releasees, the negligence of other persons participating in the City Supervised Hunt and other third parties. I further agree to indemnify and hold harmless the Releasees for any loss, liability, damage or costs, including court costs and attorneys' fees that may occur as a result of my participation in the City Supervised Hunt.

It is my express intent that this Agreement shall bind the members of my family and spouse, if I am alive, and my heirs and personal representatives, if I am deceased, and shall be governed by the laws of the State of Missouri.

During the City Supervised Hunt, I will follow the 2025-2026 City Supervised Hunt Rules (Rules) (a copy of which is attached, and incorporated by reference into this Agreement), applicable Missouri laws and applicable City ordinances. I will follow all directions issued by City Police Officers, the Park University Director of Public Safety, Park University Security Officers and other City and Park officials.

In signing this Agreement, I acknowledge and represent that I have read the Agreement, understand it and signed it voluntarily as my own free act and deed; no oral representations, statements, or inducements except as stated in this Agreement and the Rules. I execute this Agreement for full, adequate and complete consideration fully intending to be bound by the same, now and in the future.

Signed this _____ day of _____, 20__.

Participant Signature: _____

Printed Name: _____

Witness Signature: _____

Witness Printed Name: _____

Instructions to City Police Officers responsible for the City Supervised Hunt.

1. Complete all blanks in form prior to the execution.
2. Provide copy of executed form to the Participant.
3. Provide the original of this Agreement to the Park University Director of Public Safety.
4. Keep a copy of this Agreement for the City's files.

**CITY OF PARKVILLE
Policy Report**

Date: August 11, 2025

Prepared By:

Daniel Harper, Public Works Director

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Approve Resolution No. 25-026 to award the bid for the NW 59th Terrace Drainage Repairs Project to Havens Construction, Inc. and to authorize the mayor to execute said agreement for the same

BACKGROUND:

This project is for the replacement of a stormwater drainage pipe that runs between two properties on NW 59th Terrace. The city received complaints about poor drainage in the area and performed an inspection of the condition of the existing pipe in 2024. The existing pipe is a corrugated metal pipe that had several locations that had rusted through over time and had areas where the soil underneath the pipe had scoured. In addition, there was one area where a sinkhole had formed from material draining through the pipe.

Initially, contractors were contacted about the possibility of performing a pipe lining on the damaged segment. However, due to the cost of the lining being nearly the same as replacement staff determined the best course of action was full replacement. In December 2024 City staff began designing the project. During the design staff recommended seeking a Platte County Stormwater grant to assist in funding the project. On April 1, 2025, the Board of Aldermen approved a grant application for \$33,774 from the Platte County Stormwater Grant intended to cover approximately one third of the anticipated project cost. This project was awarded this same amount by the Platte County Commission as a stormwater grant that was accepted by the Board of Aldermen on June 3, 2025.

This project was placed for bid and received a total of four bids, with Haven's Construction placing the lowest bid at \$97,995.00. Haven's Construction has done multiple projects with the City in the past and routinely works with the City on behalf of developers. Most recently, Havens performed the North National Drive Drainage Improvements project in 2023.

The attached Resolution awards the project to Haven's, authorizes the Mayor to sign the agreement with Haven't for the Project, and authorizes the City Administrator to approve and execute Change Orders to the Agreement up to ten percent of the original Contract price (\$9,799.50).

STRATEGIC GOAL(S):

- Infrastructure and Public Facilities

BUDGET IMPACT:

The project total is \$97,995. The Stormwater Fund includes \$75,000 for Storm Sewer General Repairs in line item 47-521.07-32-00 on page 100 of the 2025 Budget of which \$64,251 is needed in conjunction with the Platte County Stormwater reimbursable grant of \$33,774.

ALTERNATIVES:

1. Approve a resolution approving an agreement with Havens Construction for the NW 59th Terrace Drainage Repair project.
2. Approve the item, subject to changes.
3. Do not approve the item.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

At the meeting on August 11, 2025, the Finance Committee, by a vote of 3-0, recommended that the Board of Aldermen approve a resolution for an agreement with Havens Construction for the NW 59th Terrace Drainage Repair project.

STAFF RECOMMENDATION:

Staff recommends approval of a construction agreement with Haven's Construction for the NW 59th Terrace Drainage Repair Project in the amount of \$97,995.00

POLICY:

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

SUGGESTED MOTION:

I move to approve Resolution No. 25-026 awarding the bid for the NW 59th Terrace Drainage Repairs project to Havens Construction, Inc. in the amount of \$97,995, and authorizing the mayor to execute an agreement for the same.

ATTACHMENTS:

1. Resolution No. 25-026
2. Bid Tabulation
3. Agreement
4. Construction Plans



**CITY OF PARKVILLE, MO.
RESOLUTION No. 25-026**

**A RESOLUTION AWARDDING THE BID FOR THE NW 59TH TERRACE DRAINAGE
REPAIRS PROJECT TO HAVENS CONSTRUCTION, INC. IN THE AMOUNT OF
\$97,995.00 AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR
THE SAME**

WHEREAS, the City needs to replace a stormwater drainage pipe that runs between two properties on NW 59th Terrace; and

WHEREAS, the City designed and planned the NW 59th Terrace Drainage Repairs Project (the “Project”), and issued a request for bids for the Project in accordance with applicable law; and,

WHEREAS, Haven’s Construction, Inc. (hereinafter “Contractor”) was determined to be the lowest and best bidder by City staff; and

WHEREAS, the City desires to enter into an agreement with the Contractor to construct the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, that the Board of Aldermen of the City of Parkville hereby awards the bid for the NW 59th Terrace Drainage Repair Project to the Contractor in the amount of \$97,995.00; and

BE IT FURTHER RESOLVED THAT the Agreement between the City of Parkville and Haven’s Construction, Inc. for the NW 59th Terrace Drainage Repairs Project is hereby approved, and the Mayor is hereby authorized to execute the same on behalf of the City in substantially the same form as is attached to this Resolution; and

BE IT FURTHER RESOLVED THAT the City Administrator is authorized to approve and execute Change Orders to the Agreement up to ten percent of the original Contract price (\$9,799.50).

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this 19th day of August 2025.

Mayor Dean Katerndahl

ATTEST:

City Clerk Melissa McChesney

EXHIBIT A – AGREEMENT

BID TABULATION

NW 59TH TERRACE DRAINAGE REPAIRS - 2025

Bid Opening Tuesday, August 5, 2025, at 10:15 a.m.

Bidder Name	BASE TOTAL
*Havens Construction Liberty, MO	\$97,995.00
Price Excavating Baldwin City, KS	\$116,466.80
She Digs It, LLC Blue Springs, MO	\$140,205.00
Wiedenmann, Inc. Belton, Mo	99,415.00

(*) Recommended Award of Purchase

CITY OF PARKVILLE, MO

**AGREEMENT BETWEEN CITY OF PARKVILLE
AND CONTRACTOR
FOR**

PUBLIC IMPROVEMENT OF:

NW 59TH TERRACE DRAINAGE REPAIRS - 2025

This agreement is made and entered into this _____ **2025** by and between the City of Parkville, Missouri, (hereinafter the "City") and **HAVENS CONSTRUCTION COMPANY, INC.** (hereinafter the "Contractor").

WITNESSETH:

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

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

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

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

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

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

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

ARTICLE II. The City shall pay to the Contractor for the performance of the work embraced in this Contract, and the Contractor will accept in full compensation therefor, the sum of **NINETY-SEVEN THOUSAND NINE HUNDRED NINETY-FIVE DOLLARS AND NO/100 (\$97,995.00)** (subject to adjustment as provided by the Contract Documents) for all work covered by and included in the Contract award and designated in the foregoing Article I, payment thereof to be made in cash or its equivalent and in the manner provided in the Contract Documents.

ARTICLE III. The contractor shall commence work upon the date stated in the Notice to Proceed and will complete all work within **60 days of the NOTICE TO PROCEED**. In addition, from the time Contractor mobilizes to the site, all improvements shall be complete within 60 calendar days. Time is of the essence. Accordingly, liquidated damages shall be assessed against Contractor, as stipulated liquidated damages and not as a penalty, in the amount of **\$200.00** for each and every calendar day the work remains incomplete over the specified completion time. Additional time requirements are set forth on the Drawings.

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

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

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

Contractor's Bid Form and attachments.

Exhibit A	General Conditions of the Contract
Exhibit A-1	Special Conditions of the Contract
Exhibit B-1	Performance Bond
Exhibit B-2	Payment Bond
Exhibit B-3	Maintenance Bond
Exhibit C	List of Plans (by sheet number and date), including all addenda thereto
Exhibit D	List of Specifications (by Section number) including all addenda thereto
Exhibit E	Contractor's Affidavit Acknowledging Federal Lobbying Activities and Conflict of Interest Prohibition
Exhibit F	Sales tax exemption documentation forms
Exhibit G	Contractor's Affidavit of Compliance with Non-Discrimination and Equal Employment Opportunity Laws
Exhibit H	Affidavit of Compliance with Safety Training Requirements (§292.675 R.S. Mo.)
Exhibit I	Affidavit of Compliance with R.S. Mo §285.530.6
Exhibit J-1	Applicable Missouri Prevailing Wage Rates
Exhibit J-2	Prevailing Wage Rate Reporting Form
Exhibit J-3	Certification of Compliance with Prevailing Wage Requirements
Exhibit K	Insurance Requirements
Exhibit L	Bill of Sale
Exhibit M	Bailment Agreement
Exhibit N	Conditional Partial Waiver of Lien and Release of Claims
Exhibit O	Conditional Final Waiver of Lien and Release of Claims
	Certificate of Substantial completion
	Certificate of Final Completion
	Construction Change Directive
	Change Order

WITNESS WHEREOF, the City of Parkville, Missouri, has caused this Agreement to be executed on its behalf, thereunto duly authorized, and the said Contractor has executed thru counterparts of this contract in the prescribed form and manner, dated _____.

CITY OF PARKVILLE, MISSOURI

Dean Katerndahl, Mayor

ATTEST:

(Seal)

Melissa McChesney, City Clerk

Contractor

Name/Title_____

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

CITY OF PARKVILLE
NW 59TH TERR DRAINAGE REPAIRS - 2025
SCHEDULE OF UNIT PRICES

WORK ITEM	QUANTITY	UNIT	UNIT PRICE	EXTENSION
Mobilization & General Requirements (Limited to 8% of total bid price.)	1	LS	\$7,900.00	\$7,900.00
Traffic Control: Warning signs, barriers, safety fence, flagmen as required.	1	LS	\$590.00	\$590.00
Temporary Fencing: Erect & remove temporary 6' tall chain link fence.	85	LF	\$38.00	\$3230.00
Demolition:				
Demo existing MH D concrete invert, cut wall for new 18" HDPE	1	LS	\$2850.00	\$2850.00
Demo existing culvert 18" CMP, adder to trench work for new culvert, haul & dispose.	90	LF	\$32.00	\$2880.00
Dismantle and demo existing wood fence, haul off.	125	LF	\$8.00	\$1,000.00
Demo existing concrete sidewalk, 4" thk, includes haul & dispose.	152	SF	\$5.00	\$760.00
Construction:				
Pothole utilities, hydro-excavation, est. 4' deep holes, haul off spoils.	1	LS	\$1750.00	\$1750.00
Trench and lay new 18" HDPE culvert pipe, avg 4 ft. cover depth, incl. bedding, backfill.	182	LF	\$148.00	\$26,936.00
Set vertical bend in 18" culvert, 22.5 deg HDPE elbow.	2	EA	\$875.00	\$1750.00
Pour concrete base/block below lower vertical elbow.	1.5	CY	\$650.00	\$975.00
Connect & grout new 18" HDPE to existing MH D.	1	LS	\$900.00	\$900.00
Connect & grout new 18" HDPE to existing CI-3.	1	LS	\$3750.00	\$3750.00
Set HDPE tee 18" x 4" for downspout connections.	2	EA	\$1025.00	\$2050.00
Lay 4" SDR26 PVC for connection to downspouts.	80	LF	\$88.00	\$7040.00
Lay HDPE perf drain tile with sock, below proposed 18" culvert, same trench.	65	LF	\$38.00	\$2470.00
Remove/demo existing casting at MH A.	1	LS	\$250.00	\$250.00
Pour flowable fill into MH A and abandoned 18" HDPE & CMP culverts, also voids.	15	CY	\$300.00	\$4500.00
Pour concrete sidewalk 4" thick.	152	SF	\$32.00	\$4864.00
Construct new wood privacy fence, 6' tall.	125	LF	\$84.00	\$10,500.00
Turf restoration with sod, front and side yard.	800	SF	\$9.00	\$7200.00
Lay straw ECB on slope below MH D	700	SF	\$1.50	\$1050.00
Seed & fertilizer	1	LS	\$2800.00	\$2800.00

Total Bid Price:

\$ 97,995.00
(Use Numbers)

Ninety-seven thousand, nine hundred ninety-five dollars and 00/100

(Use Words)

Notes:

- 1 Quantities are estimates for bidding purposes. Payment will be based on actual measured units.
- 2 Note that mobilization is limited to 5% of total bid price.
- 3 Unit prices shall include all cost for material, labor, equipment, fuel, supervision, overhead and profit, etc.
- 4 Cost of incidental items shall be merged into unit prices above.

CITY OF PARKVILLE, MISSOURI

NW 59TH TERRACE DRAINAGE REPAIRS - 2025



SHEET LIST:

1. TITLE SHEET & NOTES
2. GENERAL NOTES
3. LOCATION MAP
4. SITE PLAN
5. ENLARGED PLAN
6. PROFILE - LINE 1
7. PIPE DETAILS
8. MISCELLANEOUS DETAILS.

OVERALL SEQUENCE OF CONSTRUCTION

1. The following sequence of construction is proposed by Engineer. Contractor may modify this sequence with the consent of City.
2. Shop drawing submittals and approvals.
3. Mobilize.
4. Take delivery of all major materials and structures.
5. Locate utilities.
6. Erect temporary 6-ft tall chain link fence on #9400 NW 59th Terr, to confine large dogs during construction.
7. Demo existing wood fence, cut down and haul off 15" ash tree.
8. Demo existing concrete flatwork at #9310.
9. Use vac excavation to expose existing utilities.
11. Modify existing field inlet CI-3, core/cut holes for proposed pipes.
12. Starting at existing curb inlet CI-3, lay new 18-inch HDPE and 6-inch drain tile from existing curb inlet northwards.
13. Install new tee's and PVC piping to connect existing downspouts from #9310 and #9400.
14. Lay 18" HDPE to existing Manhole D. Meet with Engineer to determine location of vertical bends. Complete connection to Manhole D and modification of concrete bench.
15. Cut existing 18" CMP and pour concrete bulkheads, fill existing CMP and Manhole A with flowable fill.
16. Demo lid of existing Manhole A, abandon in place.
17. Construct new wood privacy fence.
18. Pour new concrete flatwork at #9310.
19. Line new embankment with ECB, restore disturbed areas with seed & straw mulch.
20. Complete clean-up and restoration.

TRAFFIC CONTROL & ROAD CLOSURES

1. Contractor is responsible for traffic control, signage, flagmen, barricades, etc. in the event that the roadway is temporarily obstructed as part of the work.
2. Contractor shall provide residents with vehicle access to their driveways.
3. All traffic control measures are incidental to the Work. No separate unit price applies.

CONCRETE & MATERIALS TESTING:

1. No materials testing is required of Contractor.
2. City may perform testing on concrete materials, soils compaction, and other items of work, at City's cost. In this case, Contractor shall cooperate with testing personnel and provide access to work for testing purposes.

TIME LIMITATIONS

1. Contractor and City recognize that the Work must be completed expeditiously and with minimum delay and inconvenience to residents. Accordingly, the following limitations shall apply.
2. All Work shall be complete within 60 calendar days of City's written Notice to Proceed.
3. From the time Contractor mobilizes to the site, all improvements shall be complete within 30 calendar days.
4. City will grant a time extension for days of inclement weather when Contractor is unable to work.
5. Refer to Contract Documents for liquidated damages provisions.

[illegible]

NORTH HILLS ENGINEERING, INC., northhillseng@gmail.com,
1825 Sunrise Dr. Smithville, MO 64089, (816) 935-2777

CL#2012038740



CITY OF PARKVILLE, MO
8880 CLARK AVE. - PARKVILLE, MO 64152

59TH TERR DRAINAGE REPAIRS - 2025 TITLE SHEET & NOTES

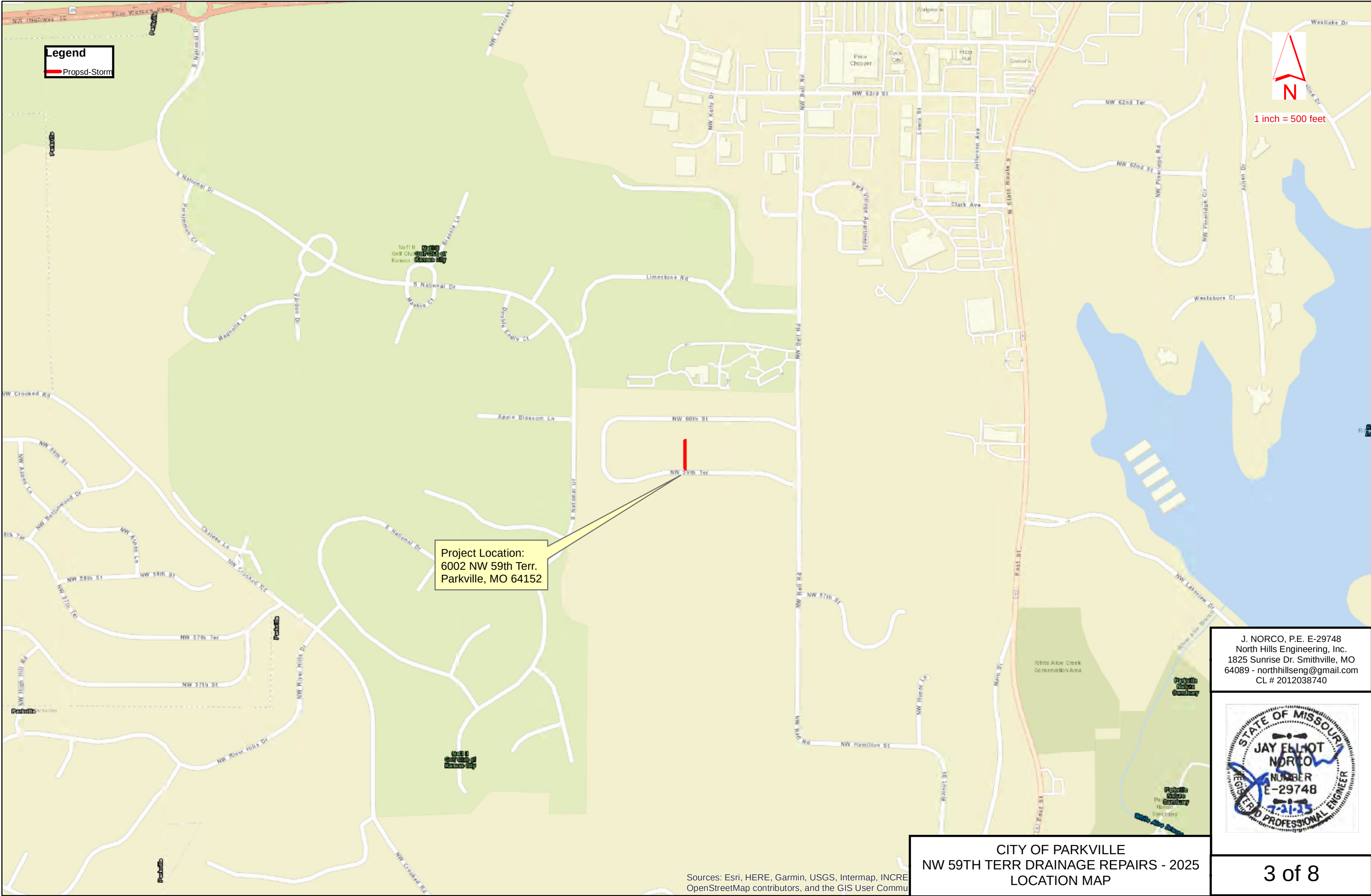
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Date:	7-21-25
Sheet:	1 of 8

1. This contract includes laying a new HDPE storm sewer pipe to replace a deteriorating corrugated metal storm pipe, modifying an existing field inlet, laying a short length of drain tile, connecting gutter downspouts, modifying an existing storm manhole, filling abandoned CMP storm sewer with flowable fill, replacing sections of existing wood privacy fence, replacing existing concrete sidewalk, surface restoration, and associated work. Refer also to the unit price descriptions for a detailed description of Work.
2. The Repairs shown herein will be constructed by a contractor for the City of Parkville, Missouri. Drawings have been prepared by North Hills Engineering, Inc. (Engineer).
3. These Drawings make reference to the APWA Specifications, which are understood to be the current edition of the Standard Specifications of Kansas City Metropolitan Chapter of the American Public Works Association.
4. Contractor shall use the Missouri "One-Call" System for utility notification and location, prior to excavation.
5. Contractor is responsible for means and methods of construction, and for jobsite safety.
6. Permits: This project requires neither a City nor a County Building Permit. However, Contractor and all subcontractors shall obtain a City occupational license at City Hall. Estimated cost is \$75.00.
7. The utility locations shown on these plans are taken from utility company records and recent locates and are approximations only. The locations shown do not constitute actual field locations unless so noted on the plans. Neither the Engineer nor the City assumes any responsibility for the accuracy of these locations nor for any additional utilities not indicated on the plans. Contractor shall verify existing dimensions and utilities prior to constructing the repairs and improvements. Contractor shall pothole utilities where noted on the Plan Sheets. Contractor shall be responsible for all damage to utilities.
9. The Contractor shall not be allowed to work on Sundays. Holiday and Saturday work shall be approved by City or Engineer.
10. Lineal foot measurements shown on the plans are horizontal measurements not slope measurements.
11. All excess soil and rock material from this project shall be removed from the project sites and disposed of by Contractor, unless Contractor reaches agreement with property owner for use/disposal of rock and soil material.
12. It shall be the responsibility of the contractor to protect the adjacent and downstream property owners from storm water, silt and erosion during all phases of construction.
13. Contractor shall restore existing surfaces and conditions to conditions equal to or better than existing conditions. Contractor shall be responsible for damage to all public and private property, resulting from Contractor's operations.
14. All Excavations shall be considered unclassified. However, Owner will compensate Contractor for removal of hard rock (requiring a hammer or rock trencher) on a per-cubic yard basis, at a rate of \$250.00 per cubic yard in-place. Contractor shall record the depths of hard rock removed, and write on the Record Drawings at 25-foot intervals.
15. All job-excavated trench backfill shall be compacted, using the tamping action of the excavator bucket. Granular backfill shall be compacted by vibratory means.
16. The contractor shall be required to keep the existing sanitary sewers operational during construction. Suggested locations for sewage hauling and/or bypass pumping are shown on the Plan Sheets.
17. According to MDNR regulations, when water mains and sewers cross, a minimum of 24-inches of clearance shall be maintained between the water mains and the sewers. When 24-inches cannot be maintained between the water main and the sewer, or when a water main must cross under a sewer, the sewer shall be constructed of ductile iron pipe, PVC pressure pipe or pre-stressed concrete cylinder pipe for a distance of 10.0 feet on each side of the crossing. One full joint of sewer pipe shall be centered on the crossing so that the joints are a minimum of 10.0 feet from the crossing. Also the water main shall have one full joint of pipe centered on the crossing, so that the joints are a minimum of 10.0 feet from the crossing. When a water main is constructed parallel to a sewer, the horizontal separation shall be 10.0 feet. A water main may be constructed closer than 10.0 feet to a sewer if the water main is in a separate trench and the vertical separation between the top of the sewer and the bottom of the water main is a minimum of 24-inches. If a vertical separation of 24-inches cannot be maintained and if the water main is constructed closer than 10.0 feet to the sewer, the sewer shall be constructed of ductile iron pipe, PVC pressure pipe or pre-stressed concrete cylinder pipe and shall be hydrostatically tested for water tightness. MDNR regulations do not allow for either the water main or the sewer to be encased in concrete when the minimum separation cannot be maintained.
18. Contractor shall provide a competent instrument person for staking of grades. Benchmarks for reference are shown on the Plan Sheets.
19. UTILITIES IN AREA:

City of Parkville (Roads, Storm Sewers, Sanitary)
K.C.P.L. Co.
AT&T
Spire (was Missouri Gas Energy)
Time Warner Cable
Missouri One Call System
Missouri American Water Co.

741-7676
471-5275
800-222-0400
314-342-0810 OR 800-582-0000(EMERGENCY)
358-5360
800-Dig-Rite
741-2992

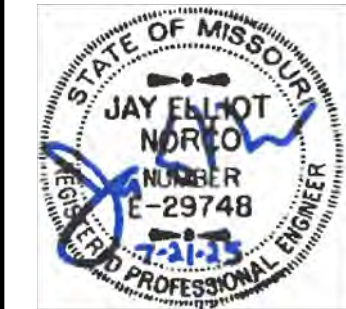
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Project Location:
6002 NW 59th Terr.
Parkville, MO 64152

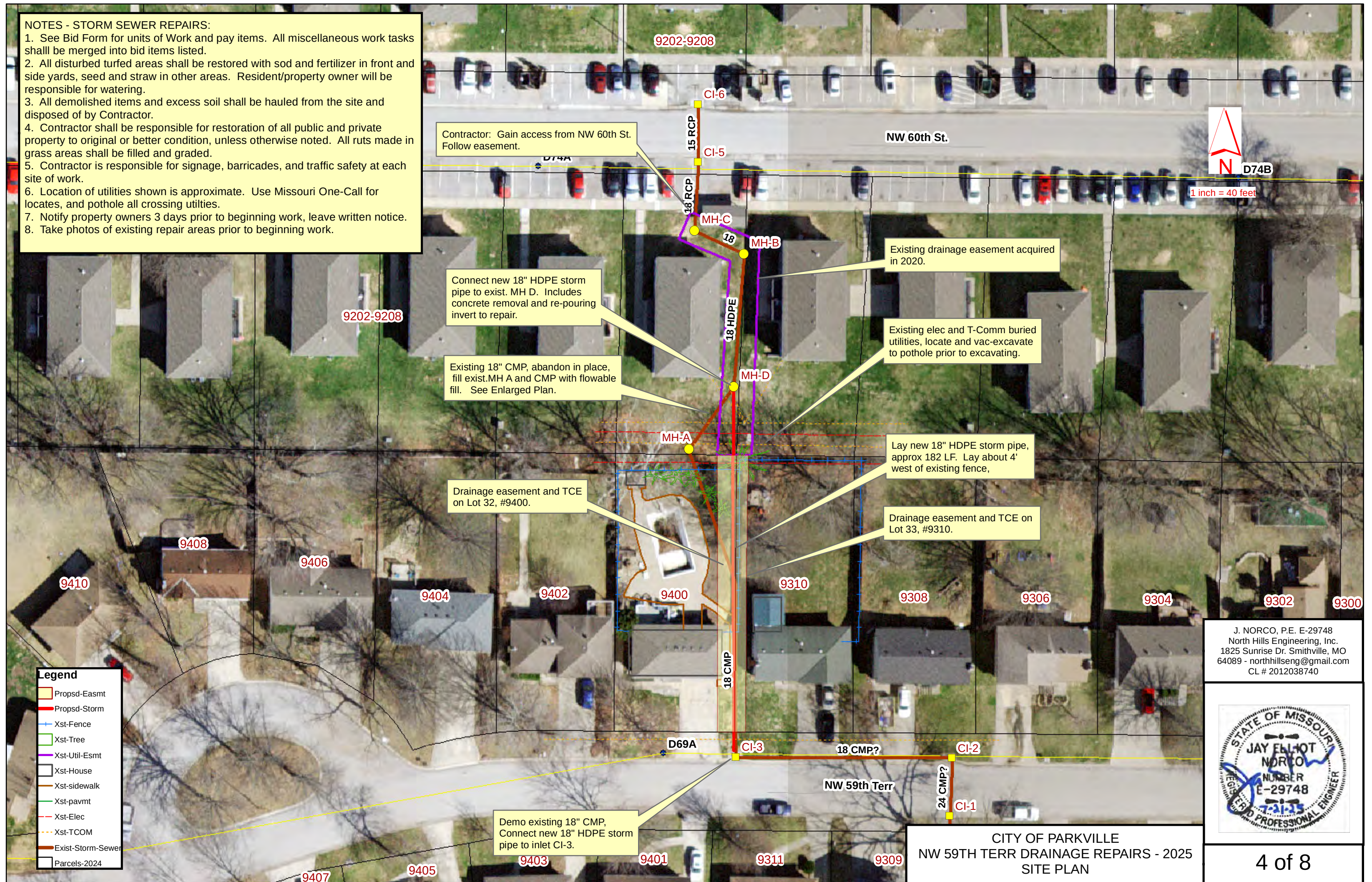
CITY OF PARKVILLE
NW 59TH TERR DRAINAGE REPAIRS - 2025
LOCATION MAP

J. NORCO, P.E. E-29748
North Hills Engineering, Inc.
1825 Sunrise Dr. Smithville, MO
64089 - northhillseng@gmail.com
CL # 2012038740



Sources: Esri, HERE, Garmin, USGS, Intermap, INCRE
OpenStreetMap contributors, and the GIS User Commu

- NOTES - STORM SEWER REPAIRS:**
1. See Bid Form for units of Work and pay items. All miscellaneous work tasks shall be merged into bid items listed.
 2. All disturbed turfed areas shall be restored with sod and fertilizer in front and side yards, seed and straw in other areas. Resident/property owner will be responsible for watering.
 3. All demolished items and excess soil shall be hauled from the site and disposed of by Contractor.
 4. Contractor shall be responsible for restoration of all public and private property to original or better condition, unless otherwise noted. All ruts made in grass areas shall be filled and graded.
 5. Contractor is responsible for signage, barricades, and traffic safety at each site of work.
 6. Location of utilities shown is approximate. Use Missouri One-Call for locates, and pothole all crossing utilities.
 7. Notify property owners 3 days prior to beginning work, leave written notice.
 8. Take photos of existing repair areas prior to beginning work.



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 7. Notify property owners 3 days prior to beginning work, leave written notice.
 8. Take photos of existing repair areas prior to beginning work.

Abandon in place 15" CMP, fill exist.MH A and CMP with flowable fill. Estimated 8,5 CY for pipe and MH, bid 15 CY with voids.

Cut exist 18" CMP, make bulkhead w/ fill riser, fill with flowable fill.

Erect 80 LF of temporary 6' tall chain link fence. Will confine resident's dogs. Remove after new wood fence is completed.

Demo & replace exist. conc.sidewalk, about 152 SF, 4" thick. Use 4K, AE Mix, 4"-6" slump.

Install 65 LF 6" HDPE perf drain tile with sock, connect to existing curb inlet. Install 6" PVC clean-out riser on end of drain tile.

Demo existing 18" CMP, Connect new 18" HDPE storm pipe to existing curb inlet CI-3.

Existing elec and T-Comm buried utilities, locate and vac-excavate to pothole prior to excavating.

Cut down and haul 15" Ash tree. Cut stump flush with ground.

Demo & replace about 125 LF of 6' tall wood privacy fence. See details. Confirm extents w/ City Inspector.

Lay new 18" HDPE storm pipe, approx 182 LF. Lay about 4' west of existing fence, Bed in 3/4" clean rock, w/ filter fabric barrier, see detail.

Build two 48" wide gates in new wood fence, each w/ latch, interior deadbolt.

Connect 4 gutter downspouts to 18" HDPE. Install two 18"x4" HDPE wye's. Lay 95 LF of 4" SDR26 PVC.

Restore front and side yards with sod, about 800 sf. Perform initial watering.

Demo existing 18" CMP in same trench as new 18" HDPE. About 90 LF.

- Legend
- Temp-Fence
 - Propsd-Fence
 - Propsd-Storm
 - Propsd-Storm-Lateral
 - Xst-Fence
 - Xst-Tree
 - Xst-Util-Esmt
 - Xst-House
 - Xst-sidewalk
 - Xst-pavmt
 - Xst-Elec
 - Xst-TCOM
 - Exist-Storm-Sewer
 - Parcels-2024



1 inch = 20 feet

J. NORCO, P.E. E-29748
North Hills Engineering, Inc.
1825 Sunrise Dr. Smithville, MO
64089 - northhillseng@gmail.com
CL # 2012038740



CITY OF PARKVILLE
NW 59TH TERR DRAINAGE REPAIRS - 2025
ENLARGED PLAN

5 of 8

STA 0+00, LINE 1. EXISTING INLET CI-3.

TOP EL. = 955.76
INV IN (N) 18"Ø CMP = 952.59 (EXIST.)
IN IN (N) 18"Ø PE = 952.50 (NEW)

MATERIAL SPECIFICATIONS:

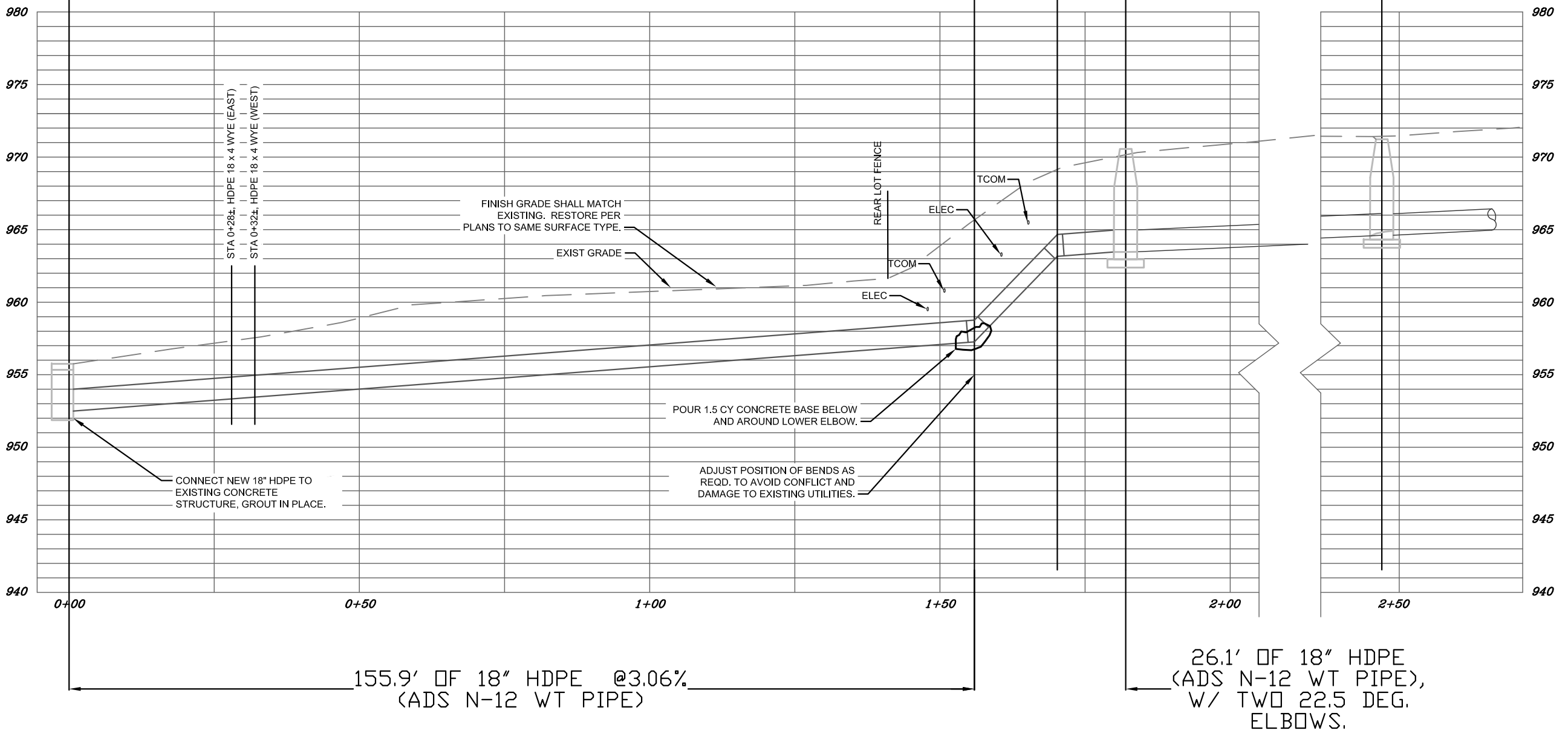
- 1. HDPE PIPE SHALL BE: ADS "N-12 WT IB", WITH SMOOTH INTERIOR AND ANNULAR CORRUGATED EXTERIOR, WATERTIGHT JOINTS, AND INTEGRAL BELL AND SPIGOT GASKETED JOINT. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M294, TYPE S OR ASTM F2306. MATERIAL SHALL BE VIRGIN HIGH DENSITY POLYETHYLENE CONFORMING TO MINIMUM REQUIREMENT OF CELL CLASSIFICATION 435400C PER ASTM D3350, BUT WITH CARBON BLACK CONTENT NOT EXCEEDING 4%.
- 2. FITTINGS FOR HDPE PIPE SHALL BE ADS "N-12 WT" DUAL WALL FABRICATED FITTINGS, WITH WT BELL JOINTS ON LINE PIPE, PLAIN END ON BRANCH OF WYE.
- 3. BEDDING ROCK: USE 3/4" CLEAN ROCK TO BED ALL PIPE (6 INCHES ABOVE TOP OF PIPE), AND FOR SETTING STRUCTURES.

STORM SEWER QUALITY CONTROL & ACCEPTANCE:

- 1. ALL NEW SEWER SEGMENTS (MANHOLE TO MANHOLE) SHALL BE LAID USING A LASER.
- 2. DEFLECTION TESTING WILL NOT BE REQUIRED.
- 3. LP AIR TESTING WILL NOT BE REQUIRED.
- 4. VACUUM TESTING OF MANHOLES WILL NOT BE REQUIRED.
- 5. FOLLOWING COMPLETION, CONTRACTOR SHALL ARRANGE AND PAY FOR CCTV INSPECTION OF ALL SEGMENTS. SUBMIT DATA TO CITY FOR REVIEW. THE NEW SEWER LINE SHALL BE LAID WITHOUT VISIBLE DEFLECTION, AND JOINTS SHALL BE CLOSED.

NOTES:

- 1. SOME CROSSING UTILITIES ARE SHOWN ON THIS PROFILE. DEPTHS SHOWN ARE APPROXIMATE. FOLLOWING UTILITY LOCATES, POT HOLE UTILITIES TO VERIFY DEPTH AND LOCATION.



PROFILE LINE 1 - STORM DRAIN

SCALE: 12" x 18" SHT.
1"= 20' HORZ
1"=8' VERT

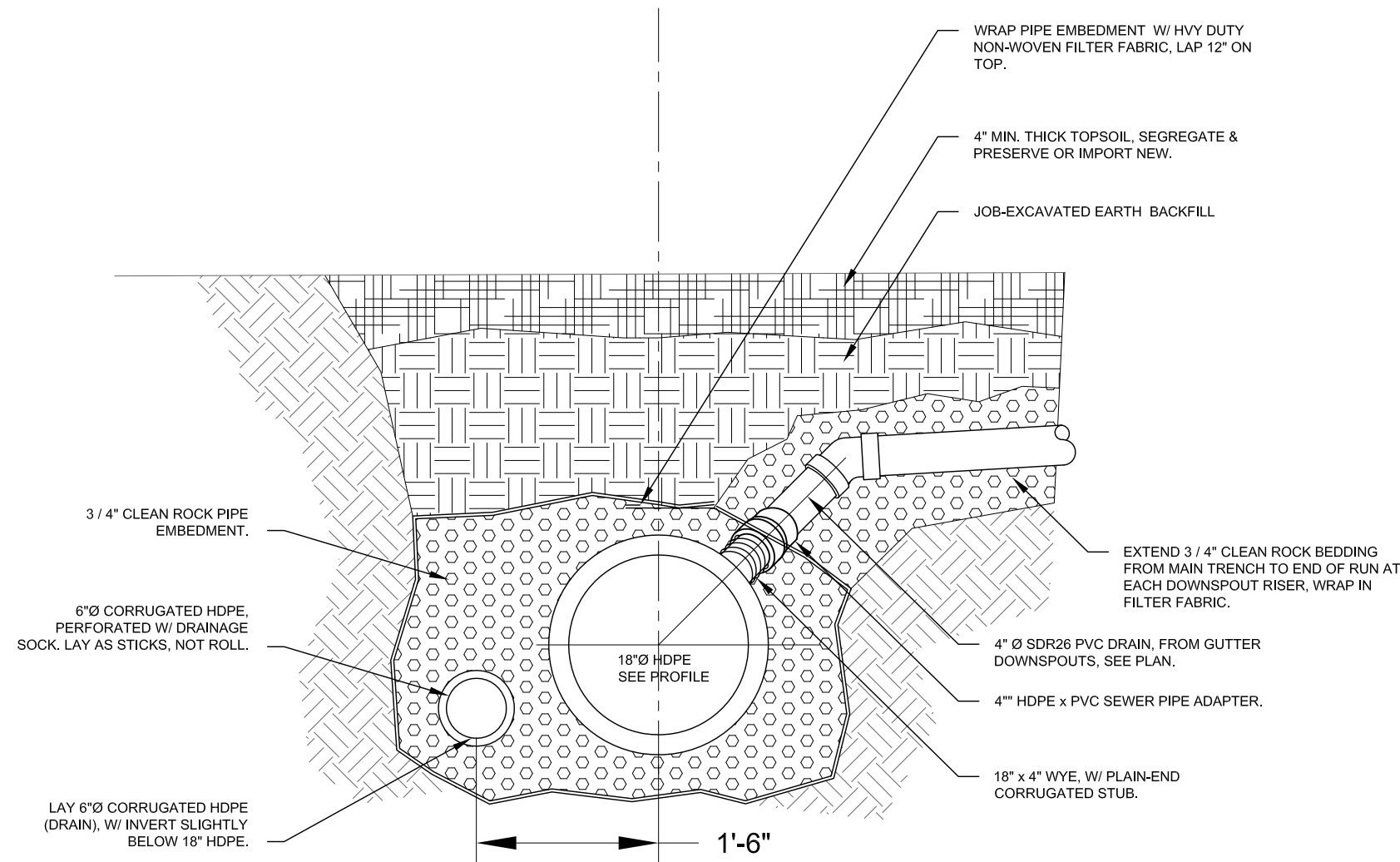
Revisions	
No.	Description

NORTH HILLS ENGINEERING, INC., northhillseng@gmail.com,
1825 Sunrise Dr. Smithville, MO 64089, (816) 935-2777

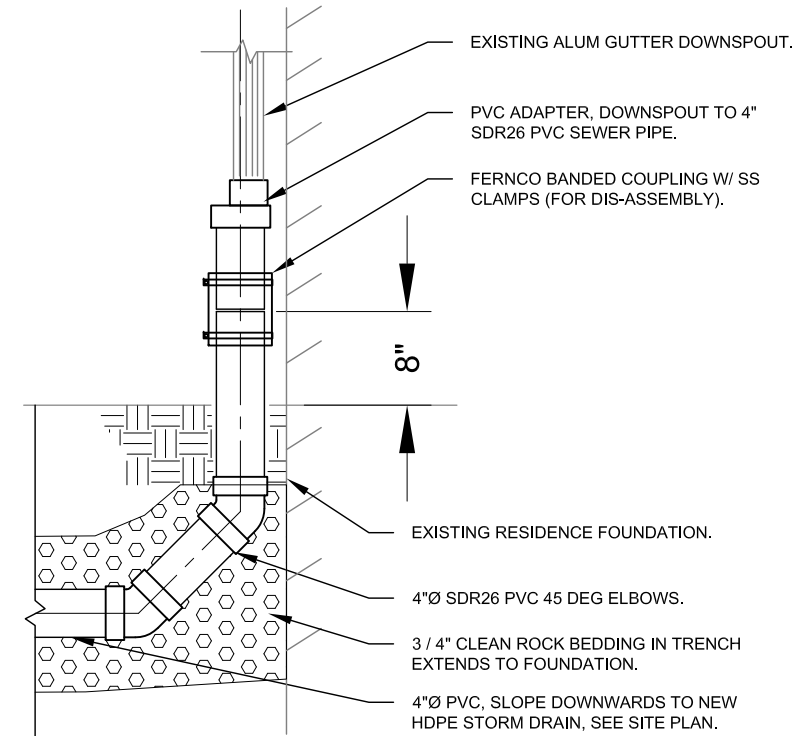
CL#2012038740

Jay E. Norco E-29748

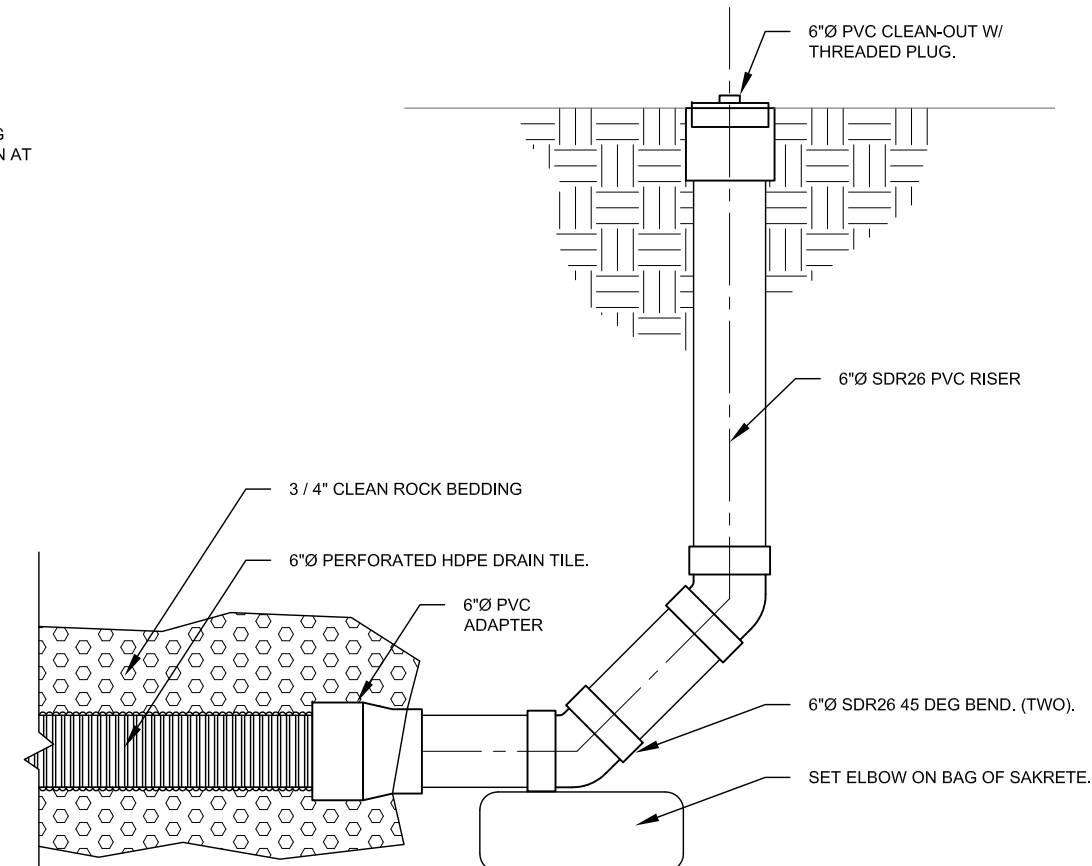
CITY OF PARKVILLE, MO 8880 CLARK AVE. - PARKVILLE, MO 64152	NW 59TH TERR DRAINAGE REPAIRS - 2025
	PROFILE LINE 1
Design:	Drawn: JEN
Date:	7-21-25
Sheet:	6 of 8



STORM DRAIN TRENCH, W/ UNDERDRAIN
SCALE 3/4" = 1'-0"



DOWNSPOUT CONNECTION
SCALE 3/4" = 1'-0"

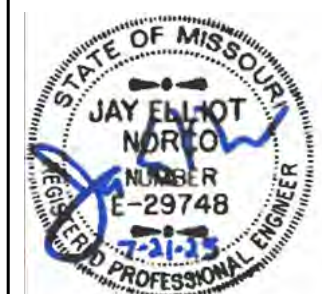


UNDERDRAIN CLEAN-OUT
SCALE 3/4" = 1'-0"

Revisions											
No.	Description										

N/AE
NORTH HILLS ENGINEERING, INC., northhillseng@gmail.com,
1825 Sunrise Dr. Smithville, MO 64089, (816) 935-2777

CL#2012038740

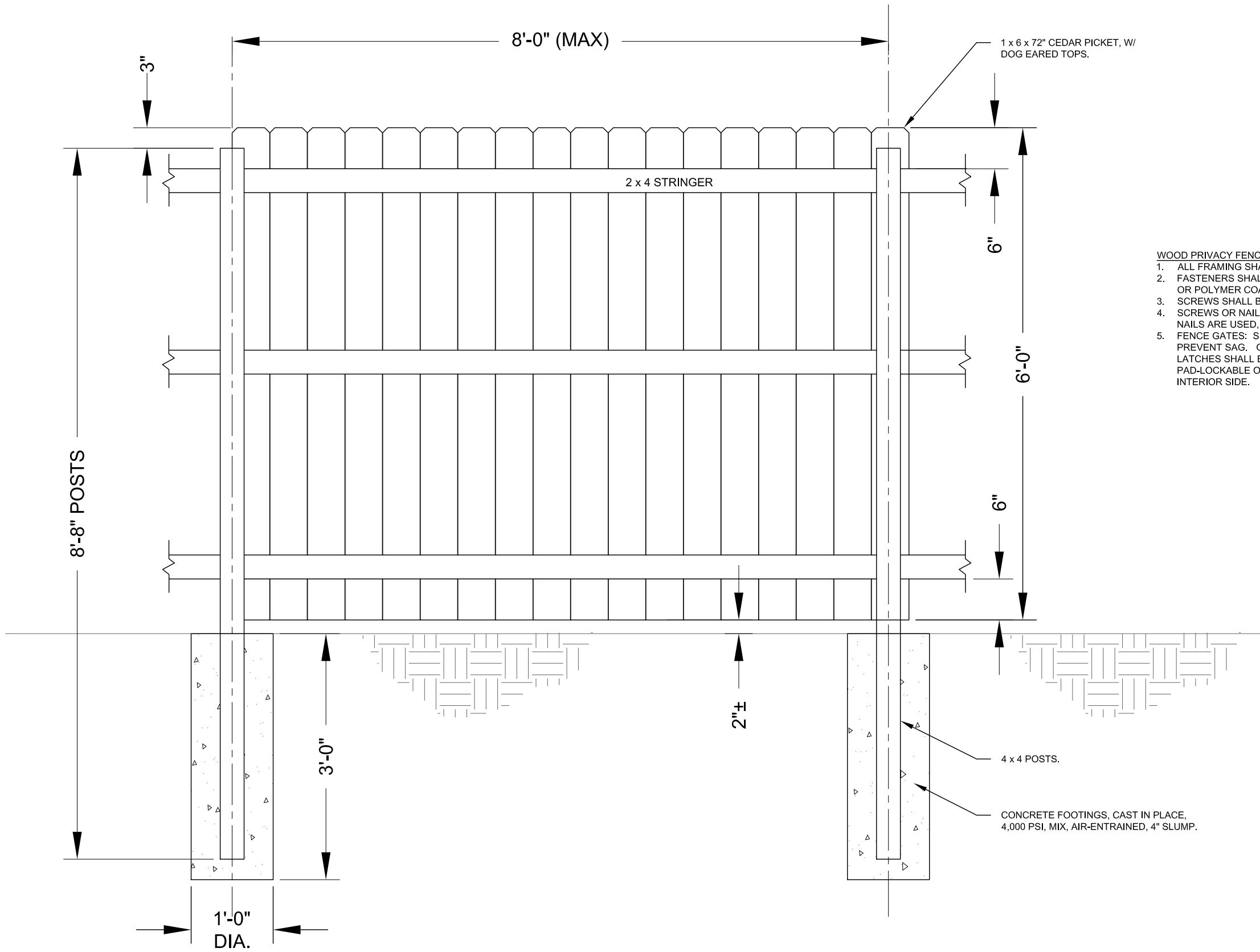


Jay E. Norco E-29748

CITY OF PARKVILLE, MO
8880 CLARK AVE. - PARKVILLE, MO 64152

NW 59TH TERR DRAINAGE REPAIRS - 2025
PIPE DETAILS

Design:	Drawn: JEN
Date:	7-21-25
Sheet:	7 of 8



- WOOD PRIVACY FENCE**
1. ALL FRAMING SHALL BE PRESSURE TREATED.
 2. FASTENERS SHALL BE STAINLESS STEEL, DOUBLE HOT-DIP GALVANIZED, OR POLYMER COATED.
 3. SCREWS SHALL BE USED TO FASTEN STRINGERS TO POSTS.
 4. SCREWS OR NAILS MAY BE USED TO FASTEN PICKETS TO STRINGERS. IF NAILS ARE USED, SHALL BE RING-SHANK TYPE, 6D OR LARGER.
 5. FENCE GATES: SIZE PER PLANS, SHALL BE DIAGONALLY REINFORCED TO PREVENT SAG. GATE HARDWARE SHALL BE BLACK COATED. GATE LATCHES SHALL BE OPERABLE FROM BOTH SIDES, AND SHALL BE PAD-LOCKABLE ON THE EXTERIOR. PROVIDE SLIDING DEADBOLT ON THE INTERIOR SIDE.

WOOD PRIVACY FENCE
SCALE 3/4" = 1'-0"

Revisions	
No.	Description

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Jay E. Norco E-29748

CITY OF PARKVILLE, MO 8880 CLARK AVE. - PARKVILLE, MO 64152	Design:
	Drawn: JEN
	Date: 7-21-25
Sheet: 8 of 8	

CITY OF PARKVILLE Policy Report

Date: August 11, 2025

Prepared By:

Daniel Harper, Public Works Director

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Approve Resolution No. 25-027 to award the bid for the 2025 Crooked Road Channel Repairs project to Wiedenmann, Inc. and to authorize the mayor to execute said agreement for the same

BACKGROUND:

This project is for the restoration of the rock lined drainage channel on the east side of Crooked Road between the intersections of 6th Street and NW Bluff Drive. It was reported to the city that conditions of the channel had deteriorated and that citizens had concerns for safety. Staff investigated this concern in 2024 and identified multiple sections where the rock walls had failed and the concrete apron had washed out areas of soil that was supporting it from below. As a temporary measure staff coned off the area to deter individuals from walking on it until a repair could be completed. The scour continued to be monitored by city staff in which no significant further deterioration has occurred since the initial report.

In December 2024, design to restore the drainage channel began. During the design, staff recommended seeking a Platte County Stormwater grant to assist in funding the project. On April 1, 2025, the Board of Aldermen approved a grant application for \$40,000 from the Platte county Stormwater Grant intended to cover approximately one third of the anticipated project cost. This project was awarded the same amount by the Platte County Commission as a stormwater grant that was accepted by the Board of Aldermen on June 3, 2025.

This project was placed for bid and received a total of six bids, with Wiedenmann Inc. placing the lowest bid at \$88,025.00. Wiedenmann has done multiple projects with the City in the past. Most recently, Weidenmann performed the 2023 Sanitary Sewer Repairs project in 2023.

The attached Resolution approved the award of the project, authorizes the Mayor to sign the enclosed construction contract on behalf of the City, and provides for administrative approval of change orders to the contract up to 10% of the contract price (\$8,802.50).

STRATEGIC GOAL(S):

- Infrastructure and Public Facilities

BUDGET IMPACT:

The Stormwater Fund includes \$100,000 for Capital Project Expenditures in the line item 47-521.04-51-00 on page 100 of the 2025 Budget. This project will also receive a \$40,000 grant reimbursement upon completion from a Platte County Stormwater grant.

ALTERNATIVES:

1. Approve a resolution to approve an agreement with Wiedenmann Inc. for the Crooked Road Channel Restoration Project.
2. Approve the item, subject to changes.
3. Do not approve the item.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

At the meeting on August 11, 2025, the Finance Committee, by a vote of 3-0, recommended that the Board of Aldermen approve a resolution for an agreement with Wiedenmann Inc. for the Crooked Road Channel Restoration Project.

STAFF RECOMMENDATION:

Staff recommends approval of a construction agreement with Wiedenmann Inc. for the Crooked Road Channel Restoration Project in the amount of \$88,025.00.

POLICY:

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

SUGGESTED MOTION:

I move to approve Resolution No. 25-027 awarding the bid for the 2025 Crooked Road Channel Repairs project to Wiedenmann, Inc. in the amount of \$88,025, and authorizing the mayor to execute an agreement for the same.

ATTACHMENTS:

1. Resolution No. 25-027
2. Bid Tabulation
3. Agreement
4. Construction Plans



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

**CITY OF PARKVILLE, MO.
RESOLUTION No. 25-027**

A RESOLUTION AWARDING THE BID FOR THE 2025 CROOKED ROAD CHANNEL REPAIRS PROJECT TO WIEDENMANN, INC., IN THE AMOUNT OF \$88,025.00 AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR THE SAME

WHEREAS, there is a need to restore the rock lined drainage channel on the east side of Crooked Road between the intersections of 6th Street and NW Bluff Drive; and

WHEREAS, the City designed and planned the 2025 Crooked Road Repairs Project (the “Project”), and issued a request for bids for the Project in accordance with applicable law; and,

WHEREAS, Wiedenmann, Inc. (hereinafter “Contractor”) was determined to be the lowest and best bidder by City staff; and

WHEREAS, the City desires to enter into an agreement with the Contractor to construct the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, that the Board of Aldermen of the City of Parkville hereby awards the bid for the 2025 Crooked Road Repairs Project to the Contractor in the amount of \$88,025.00; and

BE IT FURTHER RESOLVED THAT the Agreement between the City of Parkville and Wiedenmann, Inc., for the 2025 Crooked Road Repairs Project is hereby approved, and the Mayor is hereby authorized to execute the same on behalf of the City in substantially the same form as is attached to this Resolution; and

BE IT FURTHER RESOLVED THAT the City Administrator is authorized to approve and execute Change Orders to the Construction Contract up to ten percent of the original Contract price (\$8,802.50).

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this 19th day of August 2025.

Mayor Dean Katerndahl

ATTEST:

City Clerk Melissa McChesney

EXHIBIT A – AGREEMENT

BID TABULATION

CROOKED ROAD CHANNEL REPAIRS - 2025

Bid Opening Tuesday, August 5, 2025, at 10:00 a.m.

Bidder Name	BASE TOTAL
*Wiedenmann, Inc. Belton, MO	\$88,025.00
Havens Construction Co., Inc. Liberty, MO	\$93,465.00
Price Excavating, LLC Baldwin City, KS	\$96,350.00
She Digs It, LLC Blue Springs, MO	\$127,940.00
Terry Snelling Construction, Inc. Independence, MO	\$104,998.00
Tunks Construction, LLC Cameron, MO	\$124,660.08

(*) Recommended Award of Purchase

CITY OF PARKVILLE, MO

**AGREEMENT BETWEEN CITY OF PARKVILLE
AND CONTRACTOR
FOR**

PUBLIC IMPROVEMENT OF:

CROOKED ROAD CHANNEL REPAIRS - 2025

This agreement is made and entered into this day 2025 by and between the City of Parkville, Missouri, (hereinafter the "City") and WIEDENMANN, INC. (hereinafter the "Contractor").

WITNESSETH:

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

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

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

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

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

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

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

ARTICLE II. The City shall pay to the Contractor for the performance of the work embraced in this Contract, and the Contractor will accept in full compensation therefor, the sum of **EIGHTY-EIGHT THOUSAND AND TWENTY FIVE DOLLARS AND NO/100 (\$88,025.00)** (subject to adjustment as provided by the Contract Documents) for all work covered by and included in the Contract award and designated in the foregoing Article I, payment thereof to be made in cash or its equivalent and in the manner provided in the Contract Documents.

ARTICLE III. The contractor shall commence work upon the date stated in the Notice to Proceed and will complete all work within **60 days of the NOTICE TO PROCEED**. In addition, from the time Contractor mobilizes to the site, all improvements shall be complete within 60 calendar days. Time is of the essence. Accordingly, liquidated damages shall be assessed against Contractor, as stipulated liquidated damages and not as a penalty, in the amount of **\$200.00** for each and every calendar day the work remains incomplete over the specified completion time. Additional time requirements are set forth on the Drawings.

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

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

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

Contractor's Bid Form and attachments.

Exhibit A	General Conditions of the Contract
Exhibit A-1	Special Conditions of the Contract
Exhibit B-1	Performance Bond
Exhibit B-2	Payment Bond
Exhibit B-3	Maintenance Bond
Exhibit C	List of Plans (by sheet number and date), including all addenda thereto
Exhibit D	List of Specifications (by Section number) including all addenda thereto
Exhibit E	Contractor's Affidavit Acknowledging Federal Lobbying Activities and Conflict of Interest Prohibition
Exhibit F	Sales tax exemption documentation forms
Exhibit G	Contractor's Affidavit of Compliance with Non-Discrimination and Equal Employment Opportunity Laws
Exhibit H	Affidavit of Compliance with Safety Training Requirements (§292.675 R.S. Mo.)
Exhibit I	Affidavit of Compliance with R.S. Mo §285.530.6
Exhibit J-1	Applicable Missouri Prevailing Wage Rates
Exhibit J-2	Prevailing Wage Rate Reporting Form
Exhibit J-3	Certification of Compliance with Prevailing Wage Requirements
Exhibit K	Insurance Requirements
Exhibit L	Bill of Sale
Exhibit M	Bailment Agreement
Exhibit N	Conditional Partial Waiver of Lien and Release of Claims
Exhibit O	Conditional Final Waiver of Lien and Release of Claims
	Certificate of Substantial completion
	Certificate of Final Completion
	Construction Change Directive
	Change Order

WITNESS WHEREOF, the City of Parkville, Missouri, has caused this Agreement to be executed on its behalf, thereunto duly authorized, and the said Contractor has executed thru counterparts of this contract in the prescribed form and manner, dated _____.

CITY OF PARKVILLE, MISSOURI

Dean Katerndahl, Mayor

ATTEST:

(Seal)

Melissa McChesney, City Clerk

Contractor

Name/Title_____

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

CITY OF PARKVILLE
CROOKED ROAD CHANNEL REPAIRS - 2025
SCHEDULE OF UNIT PRICES

Rev 7-31-25, Adda. #1

WORK ITEM	QUANTITY	UNIT	UNIT PRICE	EXTENSION
Mobilization & General Requirements (Limited to 8% of total bid price.)	1	LS	6,400	6,400
Traffic Control: Traffic plan, message boards, signage, barricades, etc.	1	LS	8,500	8,500
Labor and Equipment:				
Based on 8-hour workday, includes supervision, laborers, operators, equipment as required to perform the work., with a minimum of Cat 300 series excavator, front-end loader or uni-loader, trucking, etc.	10	DAY	4,500	45,000
Trucking and disposal costs, to haul off demo'd concrete, also excess soil / spoils.	48	CY	37	1,776
Concrete Construction, In-Place:				
Concrete flatwork in-place, for sidewalk & apron, including subgrade prep, labor, material, equipment, formwork, placement, finishing.	1300	SF	12	15,600
Construction Materials (Includes delivery to site):				
Base rock for setting limestone blocks, 3/4" or 1" clean rock.	10	TON	33	3,300
Rip-rap.	60	TON	46	2,760
Granular fill.	30	TON	33	990
Grout and flowable fill for rip-rap.	24	CY	156	3,744
Concrete to fill gaps in existing stacked rocks	8	CY	225	1,800
Concrete to stabilize existing iron sewer pipe at channel crossing.	5	CY	225	1,125

Total Bid Price:

\$ 88,025.00

(Use Numbers)

Eighty Eight Thousand and Twenty Five Dollars and No Cents

(Use Words)

Notes:

- 1 Quantities are estimates for bidding purposes. Payment will be based on actual measured units
- 2 Note that mobilization is limited to 8% of total bid price
- 3 Unit prices for labor & equipment shall include fuel, supervision, overhead and profit, etc
- 4 Unit prices for material shall include delivery, supervision, overhead and profit, etc
- 5 Cost of incidental items shall be merged into unit prices above.

CITY OF PARKVILLE, MISSOURI

CROOKED ROAD CHANNEL REPAIRS - 2025



SHEET LIST:

- 1. TITLE SHEET & NOTES
- 2. GENERAL NOTES
- 3. LOCATION MAP
- 4. ROAD CLOSURE & DETOUR MAP.
- 5. SITE PLAN
- 6. CHANNEL CROSS SECTION.

OVERALL SEQUENCE OF CONSTRUCTION

- 1. The following sequence of construction is proposed by Engineer. Contractor may modify this sequence with the consent of City.
- 2. Shop drawing submittals and approvals.
- 3. Submit Traffic Control Plan for approval by City.
- 4. Mobilize.
- 5. Take delivery of all major materials and structures.
- 6. Set up variable message board (VMB) in advance of road closure, per Road Closure Map.
- 7. Locate utilities.
- 8. Set up signage and detour route, close section of NW Crooked Road, beginning on a Monday.
- 9. Demo existing concrete sidewalk and lower apron.
- 10. Lift and re-stack existing limestone blocks along west side of channel.
- 11. Remove section of upper apron, extent to be determined by existing voids, verify with City Inspector.
- 12. Excavate and haul off silt and unsuitable soils.
- 13. Place rip-rap behind blocks.
- 14. Pour thin concrete and/or flowable fill to seal joints and rip-rap at the rear of the blocks.
- 15. Place and compact granular fill behind rocks and rip-rap, to form subgrade for new sidewalk and lower apron.
- 16. Pour new lower apron, sidewalk, and upper apron.
- 17. Pour concrete encasement around existing iron sewer pipe.
- 18. Set barricades to keep traffic off of new concrete for 7 days.
- 19. Complete clean-up and restoration.
- 20. Open up closed section of roadway.

TRAFFIC CONTROL & ROAD CLOSURES

- 1. This project will require closure of a section of Crooked Road. Contractor is responsible for traffic control, signage, flagmen, barricades, etc. in accordance with the approved Traffic Control Plan.
- 2. Roadway section will be closed for a single period not to exceed 21 calendar days,. During the closure period, Contractor shall actively work when weather is favorable. If work is not possible due to weather, Contractor shall park equipment across the roadway to demonstrate the closure.
- 3. Contractor shall submit a Traffic Control Plan to comply with the Road Closure & Detour Map, included as part of this Drawing Set.
- 4. Contractor shall provide residents inside the closure zone with vehicle access to their driveways.
- 5. Refer to unit price for "Traffic Control".

CONCRETE & MATERIALS TESTING:

- 1. No materials testing is required of Contractor.
- 2. City may perform testing on concrete materials, soils compaction, and other items of work, at City's cost. In this case, Contractor shall cooperate with testing personnel and provide access to work for testing purposes.

TIME LIMITATIONS

- 1. Contractor and City recognize that the Work must be completed expeditiously and with minimum delay and inconvenience to residents. Accordingly, the following limitations shall apply.
- 2. All Work shall be complete within 60 calendar days of City's written Notice to Proceed.
- 3. From the time Contractor mobilizes to the site, all improvements shall be complete within 21 calendar days.
- 4. Note: Maximum length of road closure shall be 21 days.
- 5. City will grant a time extension for days of inclement weather when Contractor is unable to work.
- 6. Refer to Contract Documents for liquidated damages provisions.

Revisions	
No.	Description


NORTH HILLS ENGINEERING, INC., northhillseng@gmail.com,
1825 Sunrise Dr. Smithville, MO 64089, (816) 935-2777

CL#2012038740



Jay E. Norco E-29748

CITY OF PARKVILLE, MO
8880 CLARK AVE. - PARKVILLE, MO 64152

CROOKED ROAD CHANNEL REPAIRS - 2025
TITLE SHEET & NOTES

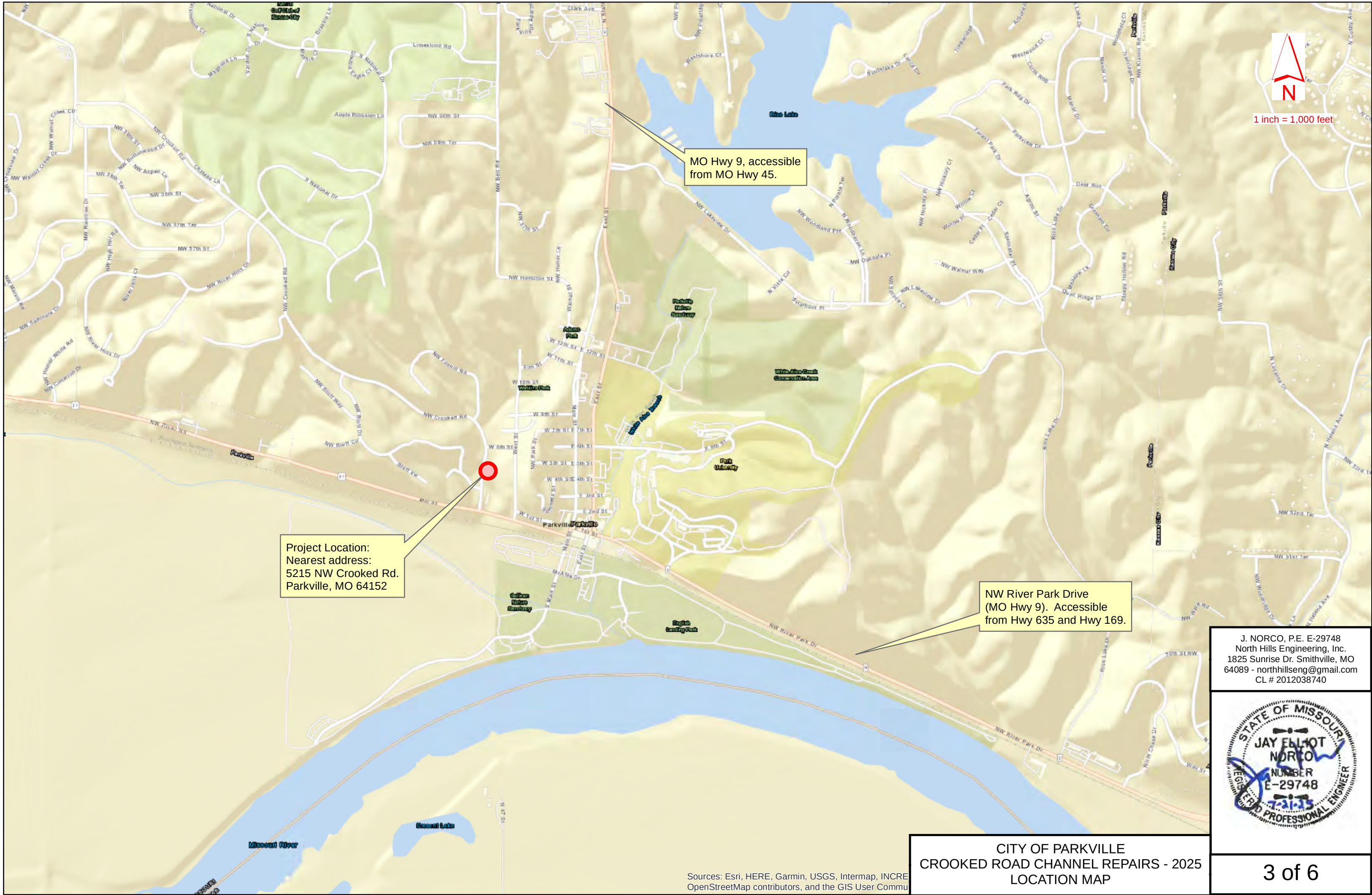
Design:	Drawn: JEN
Date:	7-21-25
Sheet:	1 of 6

1. This contract includes repairing a section of existing creek channel, including lifting and re-stocking limestone blocks, placing rip-rap and grouting rip-rap, placing and compacting granular fill, sealing gaps between existing blocks with concrete, pouring concrete to stabilize a sanitary sewer pipe crossing the creek channel, hauling off excess soil and spoils, replacing existing concrete sidewalk and roadway aprons, surface restoration, and associated work. Refer also to the Bid Form for a list of units of Work.
2. The Repairs shown herein will be constructed by a contractor for the City of Parkville, Missouri. Drawings have been prepared by North Hills Engineering, Inc. (Engineer).
3. These Drawings make reference to the APWA Specifications, which are understood to be the current edition of the Standard Specifications of Kansas City Metropolitan Chapter of the American Public Works Association.
4. Contractor shall use the Missouri "One-Call" System for utility notification and location, prior to excavation.
5. Contractor is responsible for means and methods of construction, and for jobsite safety.
6. Permits: This project requires neither a City nor a County Building Permit. However, Contractor and all subcontractors shall obtain a City occupational license at City Hall. Estimated cost is \$75.00.
7. The utility locations shown on these plans are taken from utility company records and recent locates and are approximations only. The locations shown do not constitute actual field locations unless so noted on the plans. Neither the Engineer nor the City assumes any responsibility for the accuracy of these locations nor for any additional utilities not indicated on the plans. Contractor shall verify existing dimensions and utilities prior to constructing the repairs and improvements. Contractor shall pothole utilities where noted on the Plan Sheets. Contractor shall be responsible for all damage to utilities.
9. The Contractor shall not be allowed to work on Sundays. Holiday and Saturday work shall be approved by City or Engineer.
10. Lineal foot measurements shown on the plans are horizontal measurements not slope measurements.
11. All excess soil and rock material from this project shall be removed from the project sites and disposed of by Contractor, unless Contractor reaches agreement with property owner for use/disposal of rock and soil material.
12. It shall be the responsibility of the contractor to protect the adjacent and downstream property owners from storm water, silt and erosion during all phases of construction.
13. Contractor shall restore existing surfaces and conditions to conditions equal to or better than existing conditions. Contractor shall be responsible for damage to all public and private property, resulting from Contractor's operations.
14. All Excavations shall be considered unclassified. However, Owner will compensate Contractor for removal of hard rock (requiring a hammer or rock trencher) on a per-cubic yard basis, at a rate of \$250.00 per cubic yard in-place. Contractor shall record the depths of hard rock removed, and write on the Record Drawings at 25-foot intervals.
15. All job-excavated trench backfill shall be compacted, using the tamping action of the excavator bucket. Granular backfill shall be compacted by vibratory means.
16. The contractor shall be required to keep the existing sanitary sewers operational during construction. Suggested locations for sewage hauling and/or bypass pumping are shown on the Plan Sheets.
17. According to MDNR regulations, when water mains and sewers cross, a minimum of 24-inches of clearance shall be maintained between the water mains and the sewers. When 24-inches cannot be maintained between the water main and the sewer, or when a water main must cross under a sewer, the sewer shall be constructed of ductile iron pipe, PVC pressure pipe or pre-stressed concrete cylinder pipe for a distance of 10.0 feet on each side of the crossing. One full joint of sewer pipe shall be centered on the crossing so that the joints are a minimum of 10.0 feet from the crossing. Also the water main shall have one full joint of pipe centered on the crossing, so that the joints are a minimum of 10.0 feet from the crossing. When a water main is constructed parallel to a sewer, the horizontal separation shall be 10.0 feet. A water main may be constructed closer than 10.0 feet to a sewer if the water main is in a separate trench and the vertical separation between the top of the sewer and the bottom of the water main is a minimum of 24-inches. If a vertical separation of 24-inches cannot be maintained and if the water main is constructed closer than 10.0 feet to the sewer, the sewer shall be constructed of ductile iron pipe, PVC pressure pipe or pre-stressed concrete cylinder pipe and shall be hydrostatically tested for water tightness. MDNR regulations do not allow for either the water main or the sewer to be encased in concrete when the minimum separation cannot be maintained.
18. Contractor shall provide a competent instrument person for staking of grades. Benchmarks for reference are shown on the Plan Sheets.
19. UTILITIES IN AREA:

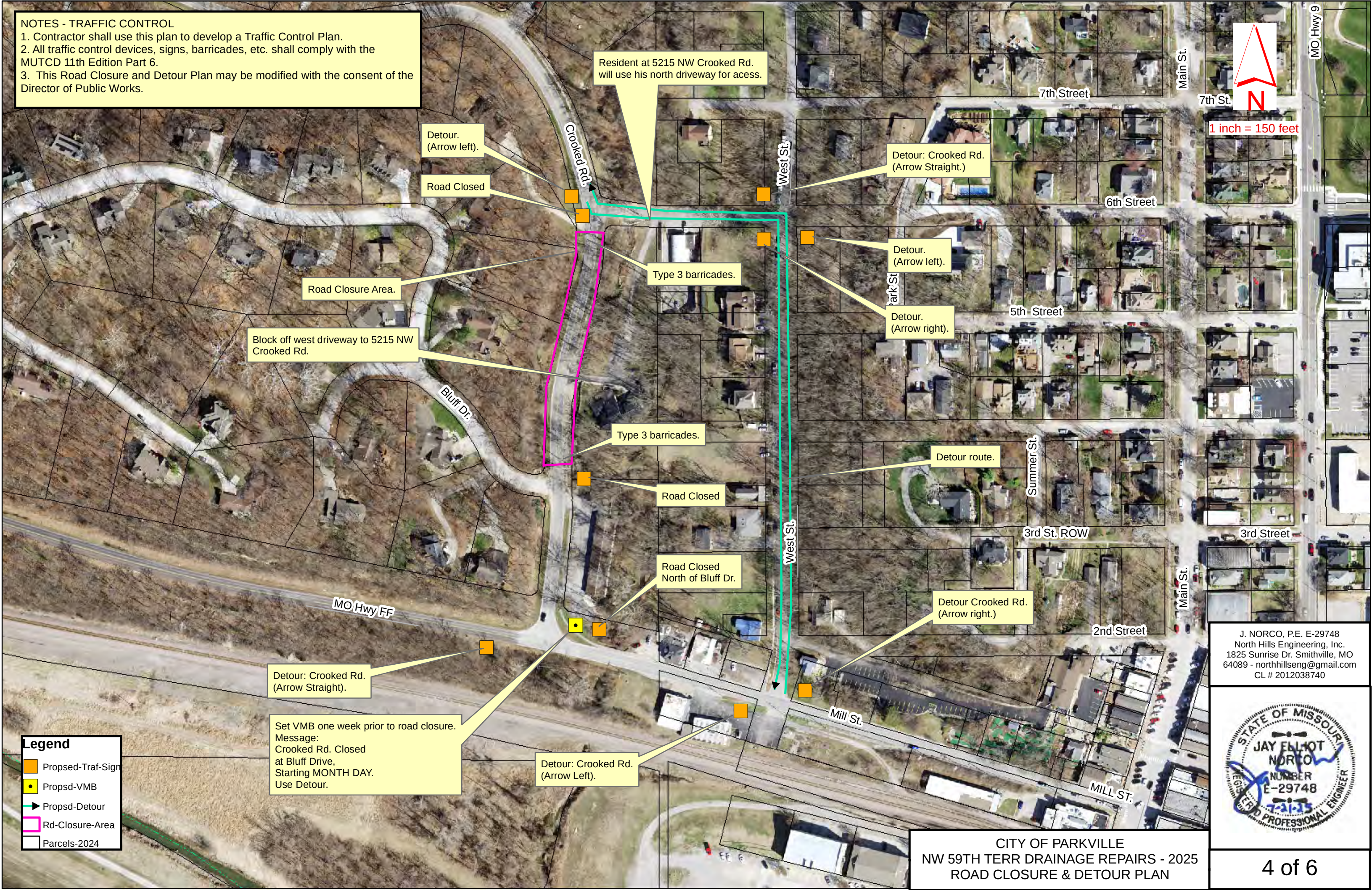
City of Parkville (Roads, Storm Sewers, Sanitary)
K.C.P.L. Co.
AT&T
Spire (was Missouri Gas Energy)
Time Warner Cable
Missouri One Call System
Missouri American Water Co.

741-7676
471-5275
800-222-0400
314-342-0810 OR 800-582-0000(EMERGENCY)
358-5360
800-Dig-Rite
741-2992

[illegible]



NOTES - TRAFFIC CONTROL
1. Contractor shall use this plan to develop a Traffic Control Plan.
2. All traffic control devices, signs, barricades, etc. shall comply with the MUTCD 11th Edition Part 6.
3. This Road Closure and Detour Plan may be modified with the consent of the Director of Public Works.



Legend

- Proposed-Traf-Sign
- Proposed-VMB
- Proposed-Detour
- Rd-Closure-Area
- Parcels-2024

Set VMB one week prior to road closure.
Message:
Crooked Rd. Closed
at Bluff Drive,
Starting MONTH DAY.
Use Detour.

J. NORCO, P.E. E-29748
North Hills Engineering, Inc.
1825 Sunrise Dr. Smithville, MO
64089 - northhillseng@gmail.com
CL # 2012038740



CITY OF PARKVILLE
NW 59TH TERR DRAINAGE REPAIRS - 2025
ROAD CLOSURE & DETOUR PLAN

NOTES - STORM SEWER REPAIRS:

1. See Bid Form for units of Work and pay items. All miscellaneous work tasks shall be merged into bid items listed.
2. All demolished items and excess soil shall be hauled from the site and disposed of by Contractor.
3. Contractor shall be responsible for restoration of all public and private property to original or better condition, unless otherwise noted. All ruts made in grass areas shall be filled and graded.
4. Contractor is responsible for signage, barricades, and traffic safety at site of work.
5. Location of utilities shown is approximate. Use Missouri One-Call for locates, and pothole all crossing utilities.
6. Notify property owners 3 days prior to beginning work, leave written notice.
7. Take photos of existing repair areas and adjacent private property features prior to beginning work.



1 inch = 15 feet

NW Crooked Road, section to be closed to allow work. Refer to General Notes and Roadway Closure Map.

Demo and replace some of upper concrete apron. Some is likely undermined with voids. Review extents with City inspector prior to demo.

5209

Demo & replace sidewalk, 4' wide. About 110 LF. Use KCMMB 4K mix, 4" slump, pour 4" thick, on compacted AB3 subgrade. Pour with 1.5% cross slope. Broom finish, use curing compound.

Demo & replace lower concrete apron, 4' wide. About 600 SF. Use KCMMB 4K mix, 4" slump, pour 4" thick, on compacted AB3 subgrade. Slope as required to meet top of blocks. Broom finish, use curing compound.

D12

Driveway to #5215. Do not disturb, block off. Resident does not need access, has driveway on 6th St.

Sawcut at north end of repair. Verify location with City inspector.

Place concrete in large gaps between limestone blocks, mainly on east side of channel. Bid 8 CY.

Do not track equipment on east side of creek channel.

Lift and re-stack existing limestone blocks, to form west side of creek channel.

5215

Place rip-rap behind blocks, pour flow-able fill or thin concrete to seal voids behind blocks. See channel cross section.

Import and compact granular fill to fill existing voids below apron and sidewalk, and to make subgrade for concrete flatwork.

Pour concrete along both sides of existing 16" iron sewer pipe, to fill voids and protect pipe. Pour concrete flush with top of pipe. Form sides, or pour stiff and slope sides. Bid 5 CY.

Legend

- Rock-Wall
- Replc-Sidewalk
- Prop-Flatwork
- Prop-Conc-Work
- Xst-sidewalk
- Xst-pavmt
- Parcels-2024

J. NORCO, P.E. E-29748
North Hills Engineering, Inc.
1825 Sunrise Dr. Smithville, MO
64089 - northhillseng@gmail.com
CL # 2012038740



CITY OF PARKVILLE
CROOKED ROAD CHANNEL REPAIRS - 2025
SITE PLAN

5 of 6

CITY OF PARKVILLE Policy Report

Date: August 11, 2025

Prepared By:

Daniel Harper, Public Works Director

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Approve Resolution No. 25-028 to approve Change Order No. 1 to the professional services agreement with McClure Engineering Co. for the Bell Road Pedestrian Improvements project and to authorize the mayor to execute said change order on behalf of the City

BACKGROUND:

The Bell Road Pedestrian Improvements project is intended to provide sidewalks from US-45 on the northern limit to the end of Bell Road at Hamilton Street. On July 19, 2022, the Board of Aldermen approved Resolution No. 22-012 endorsing an application to the Mid-American Regional Council for federal funding through a Transportation Alternatives Program grant. On December 19, 2023, the Board of Aldermen approved agreements with the Missouri Highways and Transportation Commission for the Transportation Enhancement Funds program providing \$750,000 of grant funding for the construction of the Bell Road Pedestrian Improvements. The citizens of Parkville approved the passage of a Use Tax in April 2024 to provide the matching City funding for this project. Through a competitive proposal process, the City selected McClure Engineering to perform the public engagement and design portion of the project. This contract was approved by the Board of Aldermen on May 21, 2024.

Since that time, this project included a well-attended public engagement session on September 26, field survey work, utility coordination, and a large portion of the design is complete based on citizen feedback. This project is currently scheduled to go to bid in December 2025 and is planned for construction in 2026 to align with the deadlines established by the State and Federal grant requirements. These timelines are subject to Missouri Department of Transportation (MoDOT) approval.

Change Order No. 1 is an amendment to the original contract for additional engineering services that were not originally anticipated to be required as part of the project. There are two separate items included in this change order that resulted in \$9,640 being added to the original contract.

- **Additional Survey Work:** Additional survey work was required on two properties after meeting with the owners. In an effort to ensure that the concerns of the property owners were met related to parking and safety, additional survey data was required further back on properties than originally planned in order to properly design related construction activities. In addition, since the original start of the project design, utility coordination was held with all the companies operating within the corridor. Due to Google being a new utility in the area, additional survey work was required after their installation. This additional work required McClure's surveyors to visit the site additional times to gather the required data beyond the original scope of the contract.

- **Right-of-Way (ROW) Submittal Packet:** MoDOT required an additional ROW submittal to be made for review prior to performing their required corridor review, which was not originally required. This review was critical in keeping the progress of the design moving forward as this review would later determine if any archeological or environmental assessments would be required.

STRATEGIC GOAL(S):

- Infrastructure and Public Facilities

BUDGET IMPACT:

The Capital Improvement Fund includes \$500,000 for Bell Road Improvements in the line item 97-501.04-53-00 on page 145 of the 2025 Budget.

ALTERNATIVES:

1. Approve a resolution approving the change order with McClure for the Bell Road Pedestrian Improvements project.
2. Approve the item, subject to changes.
3. Do not approve the item.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

At the meeting on August 11, 2025, the Finance Committee, by a vote of 3-0, recommended that the Board of Aldermen approve a resolution for Change Order No. 1 with McClure Engineering for additional work for the Bell Road Pedestrian Improvements Project.

STAFF RECOMMENDATION:

Staff recommends approval of Change Order #1 for McClure Engineering Professional Services Agreement for the design of Bell Road Pedestrian Improvements.

POLICY:

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

SUGGESTED MOTION:

I move to approve Resolution No. 25-028 approving Change Order No. 1 to the professional services agreement with McClure Engineering Co. for the Bell Road Pedestrian Improvements project, and authorizing the mayor to execute said change order on behalf of the City.

ATTACHMENTS:

1. Resolution No. 25-028
2. Change Order No. 1
3. McClure Original Agreement



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

**CITY OF PARKVILLE, MO.
RESOLUTION No. 25-028**

A RESOLUTION APPROVING CHANGE ORDER NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH MCCLURE ENGINEERING CO. FOR THE BELL ROAD PEDESTRIAN IMPROVEMENTS PROJECT AND AUTHORIZING THE MAYOR TO EXECUTE SAID CHANGE ORDER ON BEHALF OF THE CITY

WHEREAS, the City of Parkville has a Professional Services Agreement with McClure Engineering Co. (“McClure”) dated May 21, 2024 (the “Agreement”) for engineering related services required for the City’s Bell Road Pedestrian Improvements Project; and

WHEREAS, the City requires additional engineering services that were not originally anticipated to be required as part of the Project, as described in the attached Change Order No. 1; and

WHEREAS, the City wishes to approve the attached Change Order No. 1 to the Agreement in the amount of \$9,640, for a revised Contract Sum of \$197,333.00.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, that Change Order No. 1 to the Professional Services Agreement between the City of Parkville and McClure Engineering Co., a copy of which is attached to this Resolution as Exhibit A, is hereby approved, and the Mayor is hereby authorized to execute said Change Order on behalf of the City in substantially the same form as attached hereto.

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this 19th day of August 2025.

Mayor Dean Katerndahl

ATTEST:

City Clerk Melissa McChesney

EXHIBIT A – CHANGE ORDER NO. 1

Change Order 1

PROJECT *(Name and address):*
Eng. Design Services for the Pedestrian
Improvements between Rt. 45 & Hamilton
St.

CHANGE ORDER NUMBER: 1
DATE:

TO CONTRACTOR *(Name and Address):*
McClure Engineering Co., DBA McClure
1700 Swift St., Ste 100, NKC, MO 64116

PROJECT NO.: _____
CONTRACT DATE: May 21, 2024

THE CONTRACTOR IS CHANGED AS FOLLOWS:

The original Contract Sum was	\$	187,693.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	187,693.00
The Contract Sum will be increased by this Change Order in the amount of	\$	9,640.00
The new Contract Sum including this Change Order will be	\$	197,333.00

The Contract Time will be increased by zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is
unchanged

This Change Order provides an additional survey for updated utility locates to confirm existing & capture new utilities in the area. Also includes capturing additional topo elements to update design based on conversations the City has had with landowners at 6019 Bell Rd & 5913-5915 Bell Rd. - \$6,000. This Change Order also includes preparing ROW Submittal Packet to MoDOT (Deed Packets for permanent & temporary easements; Request for ROW authorization; donation letters for property owners - \$2,160. Administrative fees for McClure - \$1,480.00

This Change Order represents a complete and final resolution of all matters concerning or arising out of the work described in the Change Order, including any impact, delay, disruption and/or acceleration of work unless specifically identified herein.

NOT VALID UNTIL SIGNED BY THE CONTRACTOR AND OWNER.

McClure
CONTRACTOR *(Firm name)*

City of Parkville
OWNER *(Firm Name)*

ADDRESS
1700 Swift St., Ste 100, NKC, MO 64116

ADDRESS
8880 Clark Avenue, Parkville, MO 64152

BY
(Signature) *Matt Eblen*

BY
(Signature)

Matt Eblen
(Typed name)

Den Katerndahl, Mayor
(Typed name)

DATE 7/30/2025 | 8:14 AM CDT

DATE



PROFESSIONAL SERVICES CHANGE ORDER

Project Name: Bell Road Sidewalk Date: 07/16/2025
McClure Project Number: 2023001211-010 Change Order No.: 02 Agreement Date: 05/21/2024
Client: _____

Description of Change(s):
Providing additional survey for updated utility locates (called in by City of Parkville) to confirm existing & capture new utilities in the area (specifically Google Fiber). Also includes capturing additional topo elements to update design based on conversations City has had with landowners at 6019 Bell Road & 5913 - 5915 Bell Road (\$6,000)
Preparing ROW Submittal Packet to MoDOT (Deed Packets for permanent & temporary easements, Request for ROW Authorization; Donation letters for property owners) (\$2,160)
Administrative fees for McClure (\$1,480) are also included.

Attachments/References which are a part of the professional services change order:

Anticipated effects of professional services change order on basic services:	
Schedule:	Fees:
<u>None</u>	<u>\$9,640</u>
_____	_____
_____	_____
_____	_____

The change described in the professional services change order is made a part of the indicated professional services agreement between the client and McClure. All other provisions of the agreement shall remain in force.

McClure by: Matt Eblen *Matt Eblen* Date: 07/16/2025
Client by: _____ Date: _____

If directed/approved by Client by telephone, by letter, in meeting, etc... , provide reference material here.

Distribution:
☐ Client ☐ Project File ☐ McClure Accounting ☐ Other _____

This RER is being processed, it can still be edited. You will be notified when it is completed.

Date Updated: 01/13/2025
Updated By: Geordon Taylor

AS OF 01/01/2025

Request for Environmental Review Form#:2025-11-00118

☐ Alternative Project Delivery Method (such as Design/Build)

▼Project Information

Prefix:	TAP	Project Number:	3400449	Bridge Number:	
District:	Kansas City	County:		Sponsor:	City of Parkville
				Sponsor Email:	dharper@parkvillen
TIP Number:	42000	Rte/Street:	Bell Road		
MoDOT Job Number:		TIGER Grant Funds:		Is this project on or adjacent to MoDOT Right of Way:	Unknown
Location/Stream Crossing :	NONE				
TMS Project Description - termini (no stations):	CITY OF PARKVILLE IN PLATTE COUNTY, BELL ROAD PEDESTRIAN IMPROVEMENTS				
Describe RER project improvements in full detail:	Construction of sidewalk improvements along NW Bell Road from MO Hwy-45 to NW Hamilton St., as well as marked pedestrian crosswalks and native landscaping for stormwater infiltration where needed.				
District Liaison:	Donald Schoenborn - 816-607-2295	Contact:	None selected		
Email:	Donald.Schoenborn@modot.mo.gov	Email:			
Contact:	None selected	Contact:	None selected		
Email:		Email:			
Date Desired:	12/12/2024	Submit Date:	11/12/2024		
Desired A-Date:	03/03/2025				
Responsible Individual:	Kimberly Koenigs - (11/12/2024 4:36:23 PM) - 913-307-2512	Submitted By:	Kimberly Koenigs - (11/12/2024 12:00:00 AM) - 913-307-2512		

Existing Condition

ADT:	2,362 vehicles; 94 trucks; 22 semi-trucks	Speed Limit:	25
Number of Travel Lanes:	2	Lane Width:	11 ft
Shoulder Width:	0	Curb and Gutter:	No
Bridge width, measured from gutterline to gutterline:	N/A	Sidewalks:	None

Proposed Design Improvement

ADT:	2,362 vehicl	Speed Limit:	25	Design Speed:	25
Number of Travel Lanes:	2	Lane Width:	11		
Shoulder Width:	0	Curb and Gutter:	No		
Bridge width, measured from gutterline to	N/A	Sidewalks:	None		

gutterline:			
Bridge Length:	N/A	Roadway length:	0.9 miles
Railroad Crossing	No	Drainage District (If Applicable):	Choose One...

Program Year:

Preliminary Engineering:	2024	Right of Way:	2025
Construction:	2026		

Has the sponsor documented that the project has:

1. Independent utility,
2. Logical termini, and
3. Does not restrict consideration of alternatives for other reasonably foreseeable transportation improvements?:

☒ Yes ☐ No

☐ Project breakout from previous or larger project? *If checked explain:*

Acres - From all sources (e.g. donated from public or private entities):

Additional R/W (acres):	0	Temp Easement (acres):	0	Permanent Easement (acres):	0
--------------------------------	---	-------------------------------	---	------------------------------------	---

ROW may be needed, but, not yet determined? Yes

Is ANY Federally-owned land impacted by the project? ☒ Yes ☐ No

Identify agency: MoDOT

Land Disturbance:

Will project involve 1 acre or more:	Unknown	Acres of Tree Clearing:	.2 acres
--------------------------------------	---------	-------------------------	----------

DO NOT CLEAR TREES W/O MODOT'S PRIOR WRITTEN APPROVAL.

Number of Displacements(do not include partial takes that do not displace):

Residential:	☐ Yes ☒ No	Commercial:	☐ Yes ☒ No
No. of People:	Residences:	No. of Employees:	Businesses:

Any Public Involvement planned or completed:

Public Open House #1 held on September 26, 2024 (5:00-7:00 p.m. at Parkville City Hall (8880 Clark Ave, Parkville, MO 64152) Public Open House #2 TDB in 2025

Average Daily Traffic:

ADT Construction Year:	ADT Design Year:
------------------------	------------------

Traffic Impacts:

Road Closure Planned: ☐ Yes ☒ No

Days/Months Closed:

Bridge Closure Planned: ☐ Yes ☒ No

Detour > 25 mi rural
(including local roads) ☐ Yes ☒ No

Detour > 5 mi urban
(including local roads,
census defined urban) ☐ Yes ☒ No

Detour Info:

Bicycle / Pedestrian Consideration

Pedestrian facilities
considered: Yes

Bicycle facilities
considered: No

National Flood Insurance Program (NFIP) and Hydraulic Design Data:

☐ Project involves land purchased through FEMA Hazard Mitigation Grant Program (Flood buyout property)

If checked, give details:

Is ANY construction taking place on MoDOT owned property under this project?

☒ Yes ☐ No

☐ Is highway improvement located within 4 miles of an existing airport?

Known Concerns: Provide information you have about these resources that you have observed in the area.

Parkland: None

Wetland/404 Permit:

Land Disturbance /
Stormwater:

Farmland: None

Threatened &
Endangered Species: NONE KNOWN BUT WILL SUBMIT PROJECT THROUGH APPROPRIATE TES PROCESS

Migratory Birds: Are there
birds nesting on the
structure?

Hazardous Waste: None

Cultural Resources: NONE ANTICIPATED, SHPO CLEARANCE REQUEST WILL BE SUBMITTED

LPA Comments:

Project Attachments:

****NOTE: If making updates to an attachment, please use a different filename than the original.**

****The combined size of attachments in one upload must be less than 100MB**

Attachments:

- ✖Parkville Bell Road Preliminary Plans for Permits.pdf
- ✖Bell Road Sidewalk--Online Survey Results.pdf
- ✖Attendee List--Bell Road Public Open House (2024-09-26).pdf
- ✖2024-09-26--Meeting Summary--Bell Road Public Engagement #1.pdf
- ✖03--COMMENT BOARD.jpg
- ✖02--SURVEY BOARD.jpg
- ✖01--CONTEXT MAP BOARD.jpg
- ✖MO_Parkville_20210520_TM_geo.pdf
- ✖Bell Road Sidewalk--Photos along project alignment.pdf
- ✖2024-12-17--Historic Properties in Parkville per National Register of Historic Places.docx
- ✖Bell Road - 780-1027 (9-22) Review Compliance Information Form.pdf
- ✖Bell Road Location Map.pdf

- Required Information to be attached for each RER stage:**
- Location map (county map, topographic map or aerial map) showing the project limits
 - plan sheets
 - KMZ files showing tree clearing limits and/or plans
 - permits/documentation as required (floodplain, farmland form, NWP, asbestos & lead based paint inspection reports, Section 106 Project Information Form for review, SHPO concurrence letter, USFWS IPac Official Species List, MDC Heritage Review Report, Effects determination)

RER Environmental Screenings

➤Farmland Impact

Status: N/A

Status Information:

☒ N/A

☐ Pending

☐ Cleared

Clearance Date:

Environmental Response:

The project is in a designated urbanized area as indicated on the U.S. Census Bureau Urban Area Reference Map. Therefore, the project is not subject to the Farmland Protection Policy Act.

LPA Action:

Attachments:

☒ Farmland Impact Submitted - Mark submitted when this review is ready to be sent to district staff.

Last Updated: Aaron Stolte - 11/22/2024 12:47:31 PM

➤ Floodplain/Regulatory Floodway

Status: N/A

Status Information: ☒ N/A ☐ Pending ☐ Cleared Clearance Date:

Environmental Response: According to the attached FEMA floodplain map, the project is not located in the 100-year floodplain or the regulatory floodway. The project is not subject to floodplain permitting requirements.

LPA Action: None

Attachments:

✖FEMA NFP RER_2025-11-00118.png

✖FEMA FIRMETTE_29165C0383D.png

✖FEMA Firm_2025-11-00118.pdf

☒ Floodplain/Regulatory Floodway Submitted - Mark submitted when this review is ready to be sent to district staff.

Last Updated: Aaron Stolte - 11/22/2024 12:47:50 PM

➤ Land Disturbance / Stormwater

Status: N/A

Status Information: ☒ N/A ☐ Possible Issues Noted Clearance Date:

Environmental Response: If the project is in a regulated MS4 area, adhere to the MS4 requirements as defined in the MS4 permit specific to that municipality. Stormwater routed into MoDOT's drainage system (e.g., ditches and stormwater conveyance systems) must be treated for water quality and/or quantity before entering the system. Any project with land disturbance of 1-acre or more requires a NPDES land disturbance permit from MDNR.

LPA Action: If the project will disturb 1-acre or more of land, obtain a NPDES land disturbance permit from DNR. The LPA must also implement best management practices in accordance with that permit and the Clean Water Act.

Attachments:

☒ Land Disturbance / Stormwater Submitted - Mark submitted when this review is ready to be sent to district staff.

Last Updated: Aaron Stolte - 11/22/2024 12:47:55 PM

➤ FEMA/SEMA Buyout

Status: N/A

Status Information: ☒ N/A ☐ Pending ☐ Cleared Clearance Date:

Environmental Response: According to the ArcMap GIS FEMA buyout layer, there are no flood buyout properties in the vicinity of the project. The project will not result in development on any FEMA buyout properties.

LPA Action:

Attachments:

☒ FEMA/SEMA Buyout Submitted - Mark submitted when this review is ready to be sent to district staff.

Last Updated: Aaron Stolte - 11/22/2024 12:48:02 PM

Socioeconomic Impact

Status: Cleared

Status Information: ☐ N/A ☐ Pending ☒ Cleared Clearance Date: 12/30/2024

Environmental Response: UPDATE 12/30/24: Documentation from the September 26, 2024 Open House was uploaded to the RER. Per the summary provided "this in-person meeting was conducted while an online public survey remained active and open for feedback, allowing participants to provide input through either platform. Attendees of the in-person meeting were encouraged to also complete the online survey to ensure comprehensive feedback, though this may have resulted in some duplication of responses. The online survey closed approximately one month later, on October 22, 2024." Comments from the public survey were also uploaded to the RER which indicated, generally, "a strong desire for improved pedestrian and bicycle infrastructure throughout the area." No controversy appears to have been raised. This satisfies MoDOT's public involvement requirements for this project. INITIAL SCREENING: The project does not require commercial or residential displacements; however, the project does require new right of way/temporary easements/permanent easements that are subject to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Road closures and detours will not be necessary during construction. Based on a review of EJSCREEN, no minority (people of color), low-income, or limited English Proficiency (LEP) populations were identified within the project area. There are no significant socioeconomic impacts associated with this project. Impacts will be temporary and limited to traffic disruptions, construction noise, and fugitive dust and emissions in the area of project construction. A Public Open House #1 was held on September 26, 2024 at the Parkville City Hall. A Public Open House #2 is planned to be held in 2025.

LPA Action: 1. Conduct the acquisition of affected properties in accordance with the procedures established in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. 2. Provide sufficient public notice of construction work and traffic management plans consistent with MoDOT's and local public involvement policies and procedures. 3. A public meeting was held on September 26, 2024. Please upload documentation of that engagement and include any meeting minutes and any materials presented on this project, as well as any sign-in sheets, any comments received, and any responses to those comments. [COMPLETE 12/30/24]

Attachments:

☒ Socioeconomic Impact Submitted - Mark submitted when this review is ready to be sent to district staff.

Last Updated: Aaron Stolte - 12/30/2024 1:37:02 PM

Threatened & Endangered Species

Status: Pending

Status Information: ☐ No Effect ☒ Pending ☐ Cleared Clearance Date:

Environmental Response: 1. Impacts to threatened and endangered species must be assessed for this project.

LPA Action: 1. Access the US Fish and Wildlife Service (USFWS) IPAC online tool at <http://ecos.fws.gov/ipac/> to obtain the official list of species for your county. 2. Access the MO Department of Conservation (MDC) online Natural Heritage Review website at <https://naturalheritagereview.mdc.mo.gov/> and generate a report. Contact MDC if the report indicates to do so. Submit the report, and MDC response, if required, to MoDOT. 3. Provide the amount, location, and time of year for tree clearing, or indicate there will be no tree clearing. 4. If there will be tree clearing, photograph the trees so that bark characteristics of the main trunk and large branches, along with any cavities, are clearly illustrated. 5. If the project involves bridgework, photograph the undersides of bridges illustrating any bird nests or unusual staining on the substructure or underside of the deck. 6. It is the responsibility of the LPA to make a written determination of their project impacts on each species listed from the IPaC. Further, the LPA must assess effects on any MDC listed species (endangered or species of conservation concern). If no effects are anticipated for a particular species, state the reason(s) why. For example: This project does not involve any tree clearing so there will be no effects on summer roosting habitat for listed bat species or this project does not impact any aquatic habitats so there will be no effects on listed fish or mussel species. 7. Submit the full project limits, easements, access, construction date, and ground disturbance information.

Attachments:

☒ Threatened & Endangered Species Submitted - Mark submitted when this review is ready to be sent to district staff.

Last Updated: Aaron Stolte - 11/22/2024 12:51:42 PM

Migratory Birds

Status: N/A

Status Information: ☒ N/A ☐ Pending ☐ Cleared Clearance Date:

Environmental Response: According to the RER submission the project will not impact bridges or other structures. Based on this information, there are no concerns related to migratory birds and no conflicts with the MBTA.

LPA Action: None.

Attachments:

☒ Migratory Birds Submitted - Mark submitted when this review is ready to be sent to district staff.

Last Updated: Aaron Stolte - 11/22/2024 12:57:09 PM

\$6,875 fee from Mustardseed to complete (see attached)...As of 1/13/2025, this IS required by MoDOT. Mustardseed will be given Notice-to-Proceed pending business license & insurance requirements to the City of Parkville.

Hazardous Waste Impact

Status: Cleared

Status Information: ☐ N/A ☐ Pending ☒ Cleared Clearance Date:

Environmental Response: According to the attached DNR E-START map, there are 0 Hazardous Substance Investigation and Cleanup Sites and 2 Regulated Petroleum and Hazardous Substance Storage Tank Facilities in the vicinity of the project area. Southwestern Bell is located at 6209 Bell Road, Parkville and is listed as a Facility Closed Prior to Implementation of 2004 Tanks RBCA. A petroleum or hazardous substance storage tank closure or regulated release was addressed under the Missouri Risk-Based Corrective Action Guidance for Petroleum Storage Tanks. Evaluation of environmental media found that concentrations of any remaining contaminants, if present, do not pose an unacceptable risk to human health or the environment. There are no concerns for this site. Fleet Maintenance Facility is located at 6207 NW Belle Road, Parkville and is listed as a No Further Action Letter Issued without Restriction. A petroleum or hazardous substance storage tank closure or regulated release was addressed under the Missouri Risk-Based Corrective Action Guidance for Petroleum Storage Tanks. Evaluation of environmental media found that concentrations of any remaining contaminants, if present, do not pose an unacceptable risk to human health or the environment. There are no concerns for this site.

LPA Action: A petroleum or hazardous substance storage tank closure or regulated release was addressed under the Missouri Risk-Based Corrective Action Guidance for Petroleum Storage Tanks. Evaluation of environmental media found that concentrations of any remaining contaminants, if present, do not pose an unacceptable risk to human health or the environment. Please review the Department of Natural Resources site file for more information.

Attachments:

✖DNR E-Start_2025-11-00118.png

☒ Hazardous Waste Impact Submitted - Mark submitted when this review is ready to be sent to district staff.

Last Updated: Aaron Stolte - 11/22/2024 12:52:26 PM

Wetland Impact (Section 404/401)

Status: N/A

Status Information: ☒ N/A ☐ Pending ☐ Cleared Clearance Date:

Environmental Response: According to the attached USFWS National Wetlands Inventory map, and Google Earth imagery, there are no wetlands, blue line streams, lakes, ponds, or other waters of the U.S. in or around the project area. The project is not anticipated to impact wetlands or waters of the U.S.

LPA Action: None

Wetland Permit Information:	404 Permit Number	Permit Submitted	Permit Received
	Permit Expiration	Compliance Certification Sent	Compliance Certification Received

Attachments:

✖NWI RER 2025-11-00118.pdf

☒ Wetland Impact Submitted - Mark submitted when this review is ready to be sent to district staff.

Last Updated: Aaron Stolte - 11/22/2024 12:57:34 PM

Noise Impact

Status: N/A

Status Information: ☒ N/A ☐ Pending ☐ Cleared Clearance Date:

Environmental Response: This is a Type III project and a noise analysis is not required.

LPA Action:

Attachments:

☒ Noise Impact Submitted - Mark submitted when this review is ready to be sent to district staff.

Last Updated: Aaron Stolte - 11/22/2024 12:57:40 PM

► Cultural Resources Impact (Section 106/Historic 4f)

Status: Pending

Section 106 Status: ☒ Pending ☐ Cleared

Section 106 SHPO

Submittal Date:

Clearance Date:

Project Specific Agreement Document:

☒ N/A ☐ PA ☐ MOA

Select Programmatic Agreements Used:

First Choice:

-- Select Programmatic Agreement Used --

Second Choice:

-- Select Programmatic Agreement Used --

Third Choice:

-- Select Programmatic Agreement Used --

Built Environment
Response:

Additional project detail is needed to determine whether a cultural resources survey is required.

Reviewer:

Kory Van Hemert

Review completed for Built Environment ☒

Archaeological
Response:

Additional project detail is needed to determine whether a cultural resources survey is required.

Reviewer:

Kory Van Hemert

Review completed for Archaeology ☒

Environmental
Response:

1.13.25-Preliminary project plans appear to illustrate the acquisition of ROW and/or temporary and permanent easements. Clarification required. 12.20.24 - MoDOT has received the submitted information and it is under review. 11.14.24 - Additional project detail is needed to determine whether a cultural resources survey is required.

LPA Action:

1.13.25- Please amend the RER section "Acres - From all sources (e.g. donated from public or private entities):" to reflect the acreage of any proposed right-of-way and/or easements. Additionally, please clearly depict the maximum project extent including proposed right-of-way and/or easements acquisition (e.g., grading, equipment staging, etc.) on project plan sheets. 11.14.24 - Please provide a detailed project description and project plan sheets showing the limits of construction and any proposed right-of-way and/or easements.

Attachments:

☐ Adverse Effect or Conditional No Adverse Effect

☐ Based on the review of the project location and description noted above, there are no identified historic 4(f) resources affected that would preclude the setting of an A-date.

Checked by:

on

Approved on:

☒ Cultural Resources Impact Submitted - Mark submitted when this review is ready to be sent to district staff.

Last Updated: Geordon Taylor - 1/13/2025 9:43:15 AM

\$9,550 fee from Mustardseed to complete Archeological Study (see attached)...As of 1/13/2025, this is not yet required by MoDOT (though included in this change order because it is typically required).

Mustardseed will NOT be given Notice-to-Proceed until MoDOT requires the study per an updated RER.

Public Land Impact (Section 4f/6f) Status: N/A

Status Information: ☒ N/A ☐ Pending ☐ Cleared Clearance Date:

Environmental Response: According to Google Earth imagery, the Land and Water Conservation Fund online mapper, the All Trails website, and MoDNR Park and Site Status Viewer, there are no Section 4(f) or Section 6(f) resources in the vicinity of the project area. The project will not result in a use to any Section 4(f) properties, nor will it result in a conversion of any Section 6(f) lands.

LPA Action:

Attachments:

☒ Based on the review of the project location and description noted above, there are no identified 4(f) or 6(f) resources affected that would preclude the setting of an A-date.

Checked by: Aaron Stolte on 11/22/2024

☒ Public Land Impact Submitted - Mark submitted when this review is ready to be sent to district staff.

Last Updated: Aaron Stolte - 11/22/2024 1:04:01 PM

Other Status: N/A

Status Information: ☒ N/A ☐ Pending ☐ Cleared Clearance Date:

Environmental Response: There are no WRP easements in the vicinity of the project. There are no airports within 4 miles of the project site.

LPA Action:

Attachments:

☒ Other Screening Submitted - Mark submitted when this review is ready to be sent to district staff.

Last Updated: Aaron Stolte - 11/22/2024 1:04:09 PM

NEPA Classification Status: Pending

NEPA Right-Of-Way Permission: Pending as determined or approved by:

NEPA Approval/Proceed to A-date Request: Re-evaluation Date:

NEPA Classification: PCE

This project qualifies for the programmatic categorical exclusion under Item#: 3 All Environmental Issues Cleared:

Commitments and/or Comments to Sponsor: A Programmatic Categorical Exclusion (PCE) NEPA classification is anticipated for this proposed project but must be confirmed following resolution of pending items herein. The NEPA approval date will be given once the Cultural Resources, Threatened & Endangered Species, and Public Lands sections are cleared. THE LPA/CONSULTANT SHOULD REVIEW ALL SECTIONS ABOVE INCLUDING THOSE MARKED AS CLEARED/GREEN. Please note the following points of contact for the environmental review: -For Farmland, Socioeconomic, Noise, and Public Lands: Holly Cantrell, holly.cantrell@modot.mo.gov, 615-649-7391 -For Floodplain/Floodway, Land/Stormwater, FEMA/SEMA, T/E, Migratory Birds, Wetlands, and HazMat: Cassie Baumgartner, cassie.baumgartner@modot.mo.gov, 615-760-0185; and/or Aaron Stolte, aaron.stolte@modot.mo.gov, 612-326-9510 -For Cultural Resources: Archaeology: Geordon Taylor, geordon.taylor@modot.mo.gov, 918-895-6596 Historic Architecture: Kory Van Hemert, kory.vanhemert@modot.mo.gov, 918-907-3512

Attachments:

Last Submitted: 01/13/2025 by Geordon Taylor



Bell Road Sidewalk (Parkville MO) Bat Habitat Study: January 21, 2025.

Threatened and Endangered Species (Bat Study).

The study area is assumed to consist of an area 75 feet from the road near the bridge and tapering down to the edge of the road at 300 feet in each direction along the roadway. The survey will result in the provision of 20-30 labeled photos depicting possible Gray, Indiana, and Northern Long-eared bat habitats per the U.S. FWS species IPaC list. Candidate and proposed species will not be photographed. No surveying or flagging of potential roosting trees is required. Shape file (showing the grading limits of the projects) will be available for uploading to a phone or tablet to identify the project boundaries while in the field. Site access will be approved prior to the fieldwork.

Cost Proposal

The following proposal includes all labor, travel, supplies and equipment.

Task	Not to Exceed Fee
Threatened & Endangered Species Photographic Documentation	\$6,875.00
Total	\$6,875.00

Terms and Conditions

The Scope of Work proposed by MCE will be performed by qualified professionals with experience in conducting Threatened & Endangered Species Inspections. MCE will perform the proposed Scope of Work with the degree of skill and care required by customarily accepted professional practices and procedures. The liability of MCE related to the Scope of Work or subsequent services, whether based on negligence or other legal theory, shall be limited to the cost of the services provided.

Payment

Upon completion of the above-mentioned work, MCE will submit an invoice for services rendered payable upon receipt of the final product. If Customer fails to pay any invoice when due, it shall be considered in default. In the event of default, interest will accrue in the Customer's account at the rate of 1.5% per month. In the event of default, all consulting services being provided by consultant pursuant to this Agreement may be terminated by consultant. If Consultant retains an attorney or collection agency to collect any balance due, Customer agrees to pay Consultant's costs of collections, attorney fees, and costs. Customer waives venue and agrees that the venue for any such action shall be in Jackson County, Missouri.



Mustardseed Cultural and Environmental Services

If you agree to the terms and conditions presented in this proposal, and wish MCE to proceed, please provide a work order or please print the name, sign, and date and return a copy of this proposal. It may be emailed ifrancis42@sbcglobal.net Please call if you have any questions or require further information. We appreciate the opportunity to provide environmental services to the Client. In the event you have any questions, please feel free to contact me at any time regarding this or any other matter at 816-3332424 or at 816-377-8069

Sincerely,

Ike Francis

Mustardseed Cultural &
Environmental Services,
LLC.

January 21, 2025

Proposal for Bell Road Sidewalk (Parkville MO)

- Threatened & Endangered Species (Bat Study) - \$6,875.00



Bell Road Sidewalk (Parkville MO) Archaeological Survey Proposal January 21, 2025.

Mustardseed Cultural & Environmental Services LLC is pleased to submit this proposal for the purposes of conducting an archaeological survey at the site of the above referenced proposed bridge project. To identify and record all cultural resources that might be present within the area of potential impact (APE) of the proposed project, the proposed cultural resources survey will be conducted under guidelines that are consistent with Section 106 of National Historic Preservation Act (NHPA). It is important to note that generally Missouri SHPO recommends approximately 1-mile area of potential effect (APE) for most cultural resource's surveys.

To achieve the goal and objectives of the survey the following tasks will be performed:

A.1. Background Research

- The Consultant project staff will participate in a start-up call with the Client point of contact to discuss project logistics, site safety, schedule, and any other issues relevant to this portion of the project.
- Consultant staff will conduct a detailed archeological site file background investigation of the surrounding area up to 1/2-mile radius around the proposed project location. The site file is designed to identify all previous cultural resource investigations conducted in the area, and to locate all previously recorded cultural resources (archaeological sites, Buildings, or structures 45 years of age or older) located within the APE of the project. State Historical Preservation Office cultural resources site files located at the SHPO in Jefferson City Missouri will be reviewed along with MoDOT's archeological site files. GLO files, plat maps, and land records relevant to the project area will also be reviewed.
- The results of the site files reviews will be used to develop a plan for an appropriate field investigation. Results of the reviews will be summarized in a map detailing the locations of all cultural resources identified within APE of the project area. The map will be included in the final report.

B. Field Survey

An initial desk-top review of the geography of the proposed project area leads us to anticipate that the field survey will consist of a combination of pedestrian and shovel testing techniques. The pedestrian survey technique will be employed in areas of the



project site with good surface visibility (i.e., areas where visibility equal 25 percent or greater). The transect interval that will be employed in these areas is 5 meters.

In areas with low surface visibility (i.e., areas with less than 25 percent surface visibility) and in areas that have not been previously disturbed/plowed systematic shovel testing technique will be employed. Transect interval in these areas is 15 meters. The shovel testing involves the excavation of holes at least 25cm in diameter down to archaeologically sterile soil. The excavated material from each shovel probe will be screened through a 1/2-inch mesh to collect a cultural material that might be present.

All cultural resources encountered during this field survey will be analyzed in-situ and photographically documented. No collection of artifacts is anticipated unless an artifact is diagnostic and/or in danger of being destroyed. Photographs of all structures located within 100 feet and the area of potential effect will be taken and recorded on a map.

C. Reporting

The Consultant will prepare a report that fully documents the information gathered during this archaeological survey. Specific report products that will be provided are as follows:

- A draft report consistent with the Secretary of the Interior's *Standards and Guidelines for Archeology and Historic Preservation* will be prepared following completion of all fieldwork and adequate field data analysis to support reported results. This draft will be provided to the Client and MoDOT within thirty (30) calendar days of completion of fieldwork.
- This document will meet or exceed the standards articulated in the Secretary of the Interior's Standards and Guidelines and will, at a minimum, include the following sections:
 - a. Summary
 - b. Introduction
 - c. Research background information
 - d. Description of Research Design and Field Methods employed
 - e. Laboratory/analytical methods employed
 - f. Survey information
 - g. Syntheses of survey findings and results
 - h. Recommendations.
 - i. Other sections. The report will also include a bibliography of sources cited, a table of contents, and lists of figures and tables, as appropriate.



C.1. Service Fees

1. Phase I Archaeological Survey. A fee of \$9,550.00 (nine thousand, seven-hundred and fifty dollars, zero cents) is proposed. This is a fully burdened, firm-fixed-price. The fee covers labor for tasks that include background research, field survey, transportation, per-diem, architectural/structures documentation and analysis, consultations with stakeholders, and report preparation.

Terms and Conditions

The Scope of Work proposed by MCE will be performed by qualified professionals with experience in conducting Cultural Resources Investigations. MCE will perform the proposed Scope of Work with the degree of skill and care required by customarily accepted professional practices and procedures. The liability of MCE related to the Scope of Work or subsequent services, whether based on negligence or other legal theory, shall be limited to the cost of the services provided.

Payment

Upon completion of the above-mentioned work, MCE will submit an invoice for services rendered payable upon receipt of the final product. If Customer fails to pay any invoice when due, it shall be considered in default. In the event of default, interest will accrue in the Customer's account at the rate of 1.5% per month. In the event of default, all consulting services being provided by consultant pursuant to this Agreement may be terminated by consultant. If Consultant retains an attorney or collection agency to collect any balance due, Customer agrees to pay Consultant's costs of collections, attorney fees, and costs. Customer waives venue and agrees that the venue for any such action shall be in Jackson County, Missouri.

If you agree to the terms and conditions presented in this proposal, and wish MCE to proceed, please provide a work order or please print the name, sign, and date and return a copy of this proposal. It may be emailed to (ifrancis42@sbcglobal.net). Please call if you have any questions or require further information. We appreciate the opportunity to provide environmental services to the Client. In the event you have any questions, please feel free to contact me at any time regarding this or any other matter at 816-333-2424 or 816-377-8069.

Sincerely,

Ike Francis

Proposal for: Archaeological Survey for Bell Road Sidewalk (Parkville MO)

Not to Exceed: \$9550.00

PROFESSIONAL SERVICES AGREEMENT

THIS SERVICE AGREEMENT, entered into on this 21st day of May 2024, by and between the CITY OF PARKVILLE, MISSOURI ("City") and MCCLURE ENGINEERING CO., D/B/A MCCLURE ("Service Provider").

WHEREAS, the City requires Engineering Design Services for the Pedestrian Improvements along NW Bell Road between Route 45 and NW Hamilton Street ("Project"); and

WHEREAS, Service Provider was chosen through a qualifications-based selection process and has demonstrated the necessary expertise, experience, and personnel to complete the Project.

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

I. SCOPE OF SERVICES

- A. The term "Services" when used in this Agreement shall mean any and all engineering services provided by the Service Provider in accordance with this Agreement.
- B. The City agrees to retain Service Provider and Service Provider agrees to perform and complete the Services described in the Exhibit A – Scope of Services and Fees, attached hereto and incorporated by reference.
- C. The City reserves the right to direct revision of the Services at the City's discretion. Service Provider shall advise the City of additional costs and time delays, if any, in performing the revision, before Service Provider performs the revised services.
- D. Service Provider shall provide Additional Services under this Agreement only upon written request of the City and only to the extent defined and required by the City. Any additional services or materials provided by the Service Provider without the City's prior written consent shall be at the Service Provider's own risk, cost, and expense, and Service Provider shall not make a claim for compensation from the City for such work.

II. STANDARD OF CARE

- A. Service Provider shall exercise the same degree of care, skill, and diligence in the performance of all Services to the City that is ordinarily possessed and exercised by reasonable, prudent, and experienced engineering professionals under similar circumstances.
- B. Service Provider represents it has all necessary licenses, permits, knowledge, and certifications required to perform the Services described herein.

III. COMPENSATION

- A. As consideration for providing the Services, the City shall pay Service Provider as follows:
 - a. Services will be billed in incremental amounts upon completion of specified tasks outlined in Exhibit A.
 - b. Service Provider is not eligible for reimbursement for miscellaneous expenses including travel, transportation, postage, etc. except as provided in Exhibit A or as reasonably incurred in connection with the Services.
- B. Service Provider shall submit an itemized invoice to the City on the first day of each month that details the Services that were provided in the month immediately prior, as well as any

other charges or reimbursements to which the Service Provider is entitled by this Agreement. The City agrees to pay the balance of an approved invoice, or undisputed portions of a disputed invoice, within 30 days of the date of receipt by the City. In the event of a dispute, and prior to the invoice's due date, City shall pay the undisputed portion of the invoice and notify Service Provider of the nature of the dispute regarding the balance.

- C. Service Provider shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to the Agreement and such other records as may be deemed necessary by the City to assure proper accounting for all funds. These records will be made available for audit purposes to the City or any authorized representative, and will be retained for three years after the expiration of this Agreement unless permission to destroy them is granted by the City.

IV. SCHEDULE

- A. Unless otherwise directed by the City, Service Provider shall commence performance of the Services upon execution of this Agreement.
- B. Services shall be completed within the timeframe(s) outlined in Exhibit A – Scope of Services and Fees.
- C. Neither the City nor the Service Provider shall be in default of the Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing party.
- D. If Service Provider's performance is delayed due to delays caused by the City, Service Provider shall have no claim against the City for damages or payment adjustment other than an extension of time to perform the Services. Provided, however, a delay by the City beyond 180 days shall give rise to a 15 days' written notice right of termination in favor of Service Provider.

V. LIABILITY AND INDEMNIFICATION

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

VI. INSURANCE

The Service Provider shall secure and maintain, at its expense, through the duration of this Agreement the insurance described on Exhibit B.

VII. ASSIGNMENT OF AND RESPONSIBILITY FOR PERSONNEL

- A. Service Provider's assignment of personnel to perform the Services shall be subject to the City's oversight and general guidance. The City reserves the right to request qualifications and/or reject service from any and all employees of the Service Provider.
- B. While upon City premises, the Service Provider's employees and agents shall be subject to the City's rules and regulations respecting its property and the conduct of employees thereon.

VIII. OWNERSHIP OF WORK PRODUCT

Service Provider agrees that any documents, materials and work products produced in whole or in part through it under this Agreement, any intellectual property rights of Service Provider therein (collectively the "Works") are intended to be owned by the City, subject to Service Provider's retained right in any documents delivered as instruments of service, and Service Provider shall retain an ownership and property interest therein (including the copyright and the right of reuse at the discretion of Service Provider). Service Provider grants City a limited license to use the documents on the Project, extensions of the Project, and for related uses of City, subject to receipt by Service Provider of full payment due and owing Service Provider under the Agreement for the Services, and subject to the following limitations: (1) City acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed and signed by Service Provider, or for use or reuse by City or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification by Service Provider; (2) any such use or reuse, or any modification of the documents, without express written completion, verification and/or authorization by Service Provider, as appropriate for the specific purpose intended, will be at City's sole risk.

IX. RELATIONSHIP OF THE PARTIES

- A. Service Provider represents that it has, or will secure at Service Provider's own expense, all personnel required in performing the Services under this Agreement. Such personnel shall not be employees of or have any contractual relationship with the City.
- B. All of the Services required hereunder will be performed by the Service Provider or under Service Provider's supervision, and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under State and Local law to perform such services.
- C. None of the work or services covered by this Agreement shall be subcontracted without the prior written approval of the City. Any work or services subcontracted hereunder shall be specified by written contract or agreement and shall be subject to each provision of this Agreement.

X. NOTICES

- A. All notices required by this Agreement shall be in writing, and unless otherwise directed by this Agreement, shall be sent to the addresses as set forth in this Section:
- B. Notices sent by Service Provider shall be sent to:

City of Parkville
Attn: Public Works Director
8880 Clark Ave.

Parkville, MO 64152
816-741-7676
dharp@parkvillemo.gov

McClure
Attn: Matt Eblen
1700 Swift St., Suite 100
North Kansas City, MO 64116
913-307-2588
meblen@mcclurevision.com

XI. TERM AND TERMINATION

- A. The effective date of this Agreement shall be the date of execution, when the Agreement is signed by both parties.
- B. The term of this Agreement shall be until the contracted duration has expired or has been terminated/no longer deemed necessary.
- C. Notwithstanding Article XI, Paragraph B, the City reserves the right and may elect to terminate this Agreement at any time, with or without cause, by giving at least ten (10) days written notice to the Service Provider. The City shall compensate Service Provider for the Services that have been completed to the City's satisfaction as of the date of termination at the rates set forth on Exhibit A, or if the appropriate compensation of services performed through the date of termination is not set forth on Exhibit A, on a pro-rata basis determined by the percentage of completion of services as described on Exhibit A. Service Provider shall perform no activities other than reasonable wrap-up activities after receipt of notice of termination.

XII. RESOLUTION OF DISPUTES

- A. City and Service Provider agree that disputes relative to the services and the Project shall first be addressed by negotiations between the parties. Such negotiations shall take place within thirty (30) days of demand by the party seeking resolution of the dispute. If direct negotiations fail to resolve the dispute, the party initiating the claim that is the basis for the dispute shall be free to take such steps as it deems necessary to protect its interests; provided, however, that notwithstanding any such dispute Service Provider shall proceed with the services as per this Agreement as if no dispute existed.
- B. In order to preserve its rights to dispute a matter hereunder, the complaining party must submit a written notice to the other party setting forth the basis for its complaint within twenty (20) calendar days following receipt of the decision of the City Administrator as to such matter or other action on which the dispute is based.
- C. Arbitration of disputes.
 - i. Claims, except those waived as provided for elsewhere in this Agreement, which have not been resolved by the procedures described above, shall be decided by arbitration which, unless the parties mutually agree otherwise, in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect at the time of the arbitration. The demand for arbitration shall be filed in writing with the other party to the Agreement and with the American Arbitration Association.

- ii. A demand for arbitration may be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when institution of legal or equitable proceedings based on such Claim would be barred by the applicable statute of limitations.
- iii. An arbitration pursuant to this Section may be joined with an arbitration involving common issues of law or fact between the City or Service Provider and any person or entity with whom the City or Service Provider has a contractual obligation to arbitrate disputes which does not prohibit consolidation or joinder. No other arbitration arising out of or relating to the Agreement shall include, by consolidation, joinder or in any other manner, an additional person or entity not a party to the Agreement or not a party to an agreement with the City, except by written consent containing a specific reference to the Agreement signed by the City and Service Provider and any other person or entities sought to be joined. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent or with a person or entity not named or described therein. The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by the parties to the Agreement shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.
- iv. Claims and Timely Assertion of Claims. The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.
- v. Judgment on Final Award. The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

XIII. MISCELLANEOUS PROVISIONS

- A. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Missouri.
- B. Assignability. Service Provider shall not assign any interest on this Agreement, and shall not transfer any interest in the same (whether by assignment or invitation), without the prior written consent of the City thereto. Provided, however, that the claims for money by Service Provider from the City under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the City.
- C. Media Announcements. Service Provider shall not be authorized to make statements to the media or otherwise on behalf of the City without express direction and consent of the City.
- D. Compliance with Local Laws. Service provider shall comply with all applicable laws, ordinances, and codes of the State and local governments, and shall save the City harmless with respect to any damages arising from any tort done in performing any of the work embraced by this Agreement.
- E. Equal Employment Opportunity. During the performance of this Agreement, Service Provider agrees as follows:
 - i. Service Provider will not discriminate against any employee or applicant for employment because of race, creed, color, national origin, religion, or sex. Service

Provider will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, color, national origin, religion, or sex. Such action shall include, but not be limited to, employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

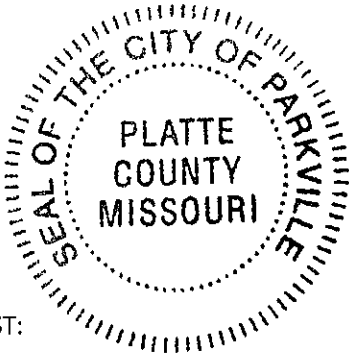
- ii. Service Provider will, in all solicitation or advertisements for employees placed by or on behalf of Service Provider, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, national origin, religion, or sex.
 - iii. Service Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement so that provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
- F. Authorized Employees. Service Provider acknowledges that Section 285.530, RSMo, prohibits any business entity or employer from knowingly employing, hiring for employment, or continuing to employ an unauthorized alien to perform work within the State of Missouri. Service Provider therefore covenants that it will not knowingly be in violation of subsection 1 of Section 285.530, RSMo, and that it will not knowingly employ, hire for employment, or continue to employ any unauthorized aliens to perform Services related to this Agreement, and that its employees can lawfully to work in the United States.
- G. Interest of Members of a City. No member of the governing body of the City and no other officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the planning and carrying out of this Agreement, shall have any personal financial interest, direct or indirect, in this Agreement, and Service Provider shall take appropriate steps to assure compliance.
- H. Interest of Service Provider and Employees. Service Provider covenants that he/she presently has no interest and shall not acquire interest, direct or indirect, in the scope of work associated with this Agreement or any other interest which would conflict in any manner or degree with the performance of his/her services hereunder. Service Provider further covenants that in the performance of this Agreement, no person having any such interest shall be employed.
- I. Entire Agreement. This Agreement represents the entire Agreement and understanding between the parties, and this Agreement supersedes any prior negotiations, proposals, or agreements. Unless otherwise provided in this Agreement, any amendment to this Agreement shall be in writing and shall be signed by the City and Service Provider, and attached hereto.
- J. Severability. If any part, term or provision of this Agreement, or any attachments or amendments hereto, is declared invalid, void, or enforceable, all remaining parts, terms, and provisions shall remain in full force and effect.
- K. Waiver. The failure of either party to require performance of this Agreement shall not affect such party's right to enforce the same. A waiver by either party of any provision of

breach of this Agreement shall be in writing. A written waiver shall not affect the waiving party's rights with respect to any other provision or breach.

- L. Third Parties. The Services to be performed by the Service Provider are intended solely for the benefit for the City. Nothing contained herein shall create a contractual relationship with, or any rights in favor of, any person or entity not a signatory to this Agreement.

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

CITY OF PARKVILLE, MISSOURI



ATTEST:

DocuSigned by:
Melissa McChesney
CAD43BCB62CE40D...
Melissa McChesney, City Clerk

DocuSigned by:
Dean Katerndahl
E25A1D0F24F41E...
By: Dean Katerndahl, Mayor

McClure Engineering Co.

Matt Eblen
Matt Eblen, its Project Manager

EXHIBIT A

SCOPE OF WORK

PRELIMINARY DESIGN

1. Preliminary Design—Includes site walk of the potential sidewalk alignments from Hwy 45 (64th Street) to NW Hamilton Street (~4,700' of trail). Also includes initial alignment of sidewalk, initial plan & profile and cross sections; as well as, an initial cost estimate to review with City Staff at the conclusion of design.
2. Survey (Field and Office)—Includes field & office survey of the area noted in the attached 'Survey Limits' schematic. Also includes utilities as located by One-Call or as-builts created by utility companies and property corners & boundary lines. Deliverable will be an AutoCAD file from which the sidewalk can be designed.

NOTE: City to provide Title Work for all properties along the survey area.

3. Public Engagement—Includes time for an Open House to initially discuss the project with Parkville residents. Also includes time to discuss the project with residents adjacent to the sidewalk as well as providing an analysis/synopsis of initial findings from both the Open House and meetings with adjacent residents.
4. Project Management—Includes time to administer the project during this phase.
5. Meetings—Includes meetings during Preliminary Design Phase (bi-weekly progress meetings and additional meetings necessary during this phase)

Right-of-Way (ROW) Design

1. Utility Coordination—Providing initial layout of preferred alignment to utilities (this will be done at the beginning of ROW design, City to provide list of all known utilities within City Limits), and beginning the coordination process for getting the utilities moved. One (1) utility meeting will be held with all utilities. Deliverable will be a sign-in sheet and minutes of the utility meeting; as well as, a spreadsheet showing all contacts with all of the utilities, and logging which utilities are or are not impacted.

NOTE: Initial solutions for reconciling conflicts will be discussed, but conflicts will not be finalized until the Final Design or PS&E phase.

2. ROW Plan Sheets—Includes enhancement of the plans created in Preliminary Design. Specifically, the grading limits for the project (which is needed for the exhibits and legal descriptions that are required at this stage of design); as well as, an updated cost estimate to review with City Staff at the conclusion of design. Also includes plan sheets depicting any ROW 'takings' (defined as new ROW, permanent or temporary easement by MoDOT).
3. Survey (Exhibits & Legals)—Providing Exhibit drawings and legal descriptions documenting any permanent or temporary easements needed to build the project. Deliverable will be a PDF of both the exhibit and legal description for each property where easements are needed.

NOTE: Initial review shows 26 properties along the east side of Bell Road and 25 properties on the west side of Bell Road. (It is anticipated that 25 legals would be required)

4. Project Management—Includes time to administer the project during this phase.
5. Meetings—Includes meetings during ROW Design Phase (bi-weekly progress meetings and additional meetings necessary during this phase)
6. Environmental Clearance—Includes obtaining any of the following permits: 106 (cultural resources), Threatened & Endangered species, 404 Permit (if necessary), Cultural Resource Survey (if necessary), Farmland (not anticipated), Floodplain (not anticipated), Land Disturbance/Stormwater (if disturbing > 1 ac, pending design), Socioeconomic Impact (impacts to residents & businesses during construction...no displacement, but new ROW & Temp. Easements could impact in short-term), Migratory Birds, Hazardous Waste (lead & asbestos testing, not anticipated), Noise Impacts, Public Land Impact (Associated with ROW & Easements).

(NOTE 1: "if necessary" is dependent on MoDOT's review process during approval)

(NOTE 2: All items in #6 above won't be fully known until MoDOT's "Request for Environmental Review" (RER) Process has begun—this process starts in the Preliminary Design Phase, but all environmental clearances must be obtained before the ROW phase is completed)

Plans, Specs & Estimate (PS&E) Design

1. Utility Coordination—Providing continued coordination for tracking utility relocations to reconcile conflicts. Deliverable will be an updated spreadsheet showing all contacts with all of the utilities, and logging which utilities are listed as still in conflict or are not impacted / have been relocated.
2. Final Plan Sheets—Includes adding final plan sheets and updating existing plan sheets from the Preliminary & ROW Plan sets to make a "construction ready" based on the following breakdown: construction callout notes (throughout), ADA ramp and driveway details, retaining wall plans & details (if necessary), storm sewer plan & profile, drainage area map and storm sewer calculations,

traffic control plans & details, erosion control plans & details. The plans will supplement the existing preliminary plan package and include color-coded sheets from the ROW Phase) showing taking by property owner. An updated cost estimate will also be provided for review with City Staff at the conclusion of design.

3. Specifications—Providing Technical Specifications that will work in tandem with the City's preferred Front End specifications to create a Project Manual to work in tandem with the Final Plans to construct the project. It is assumed the specifications set forth by the Kansas City Chapter of the American Public Works Association (KC-APWA) will be used as the basis for technical specifications. Deliverable will be a complete set of Technical Specifications and a Bid Form to include in the Front End specifications.
4. Public Engagement—Includes time for another Open House to discuss the final plans with Parkville residents. Also includes time to discuss the project with residents adjacent to the sidewalk as well as providing an analysis/synopsis of initial findings from both the Open House and meetings with adjacent residents.

NOTE: It is preferred that all easements be procured prior to the Open House discussing the final plans with the Parkville residents.

5. Project Management—Includes time to administer the project during this phase.
6. Meetings— Includes meetings during PS&E Phase (bi-weekly progress meetings and additional meetings necessary during this phase).

Bidding—Includes assistance with the pre-bid meeting, answering bidder questions, preparing addenda, create bid tabulation & providing Recommendation of Award to lowest and best bid to City Staff.

Construction Services—Providing services on an as-needed basis that include, but not be limited to: contractor submittal reviews and approvals, answering questions and making up to five (5) visits to the site during construction and performing one (1) punch list at the end of construction.

NOTE: Full- or Part-Time Construction Observation, if desired by the City, will be negotiated at a later date.

Any item not specifically noted in the scope above is excluded from the work to be performed.

FEES

Bell Road Pedestrian Improvements project	
Preliminary Design	
1. Preliminary Design	\$19,260
2. Survey (Field & Office)	\$24,110
3. Public Engagement	\$8,085
4. Project Management	\$1,480
5. Meetings	\$1,240
Total	\$54,175
Right-of-Way (ROW) Design	
1. Utility Coordination	\$5,960
2. ROW Plan Sheets	\$25,460
3. Survey (Exhibits & Legals)	\$23,813
4. Project Management	\$2,960
5. Meetings	\$1,240
6. Environmental Clearance	\$6,440
Total	\$65,873
Plans, Specs & Estimate (PS&E) Design	
1. Utility Coordination	\$3,480
2. Final Plan Sheets	\$29,440
3. Specifications	\$9,900
4. Public Engagement	\$8,085
5. Project Management	\$2,960
6. Meetings	\$2,480
Total	\$56,345
Bidding*	
Total	\$3,600
Construction Services**	
Total	\$6,200
Expenses	
Total	\$1,500
All Services	
Grand Total	\$187,693

CITY OF PARKVILLE

Policy Report

Date: August 11, 2025

Prepared By:

Chris Ashley, Parks & Recreation Project
Manager

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Approve Resolution No. 25-029 to approve Change Order No. 9 to the agreement with E.L. Crawford Construction, Inc. for the Farmers Market project and to authorize the city administrator to execute said change order on behalf of the City

BACKGROUND:

Change Order Summary – Extension of Time (No Cost)

Under the original contract, the Contractor received a Notice to Proceed on December 19, 2024. Since then, several extensions of time have been granted due to work change orders, inclement weather, and material delays.

With the Farmers Market now open, the Contractor was scheduled to begin streetscaping work in the city parking lots located between East Street and Main Street. However, due to the upcoming Parkville Days event scheduled for August 22–24, 2025, and the arrival of the carnival for setup on August 17, 2025 (departing August 25, 2025), the City has directed that no work be performed in this area during that period.

As a result, the Contractor has requested an additional 55 calendar day extension for the west parking area streetscaping. This request is formalized in the proposed change order, which extends the Contract Time by 55 days. The revised Substantial Completion date is now October 10, 2025.

This change order does not alter the project cost.

STRATEGIC GOAL(S):

- Infrastructure and Public Facilities
- Quality Development
- Parks and Recreation

BUDGET IMPACT:

There is no impact on the budget. This change order does not increase the project cost.

ALTERNATIVES:

1. Approve a resolution approving Change Order No. 9 with E.L. Crawford Construction for the Farmers Market Project.
2. Approve the item, subject to changes.

3. Do not approve the item.
4. Postpone the item

FINANCE COMMITTEE RECOMMENDATION:

At the meeting on August 11, 2025, the Finance Committee, by a vote of 3-0, recommended that the Board of Aldermen approve Change Order No. 9 to the agreement with E.L. Crawford for the Farmers Market project.

STAFF RECOMMENDATION:

Staff recommends approval.

POLICY:

The Purchasing Policy, Resolution No. 23-016, requires Board of Aldermen approval for all expenses above \$50,000, upon recommendation of the Finance Committee. All change orders related to the agreement with E.L. Crawford for this project also require Board approval.

SUGGESTED MOTION:

I move to approve Resolution No. 25-029 approving Change Order No. 9 to the agreement with E.L. Crawford Construction, Inc. for the Farmers Market project, and authorizing the city administrator to execute said change order on behalf of the City.

ATTACHMENTS:

1. Resolution No. 25-029
2. Change Order No. 9



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

**CITY OF PARKVILLE, MO.
RESOLUTION No. 25-029**

**A RESOLUTION APPROVING CHANGE ORDER NO. 9 TO THE CONSTRUCTION
CONTRACT WITH E.L. CRAWFORD CONSTRUCTION, INC., FOR THE FARMERS'
MARKET PROJECT AND AUTHORIZING THE CITY ADMINISTRATOR TO
EXECUTE SAID CHANGE ORDER ON BEHALF OF THE CITY**

WHEREAS, the City of Parkville has a Construction Contract with E.L. Crawford Construction, Inc. for the Farmers' Market Project; and

WHEREAS, the Construction Contract provides for Substantial Completion by August 15, 2025, and E.L. Crawford has requested a 55-day extension of the Contract Time; and

WHEREAS, the attached Change Order No. 9 to the Construction Contract extends the Contract Time by 55 days, for a revised Substantial Completion date of October 10, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, that Change Order No. 9 to the Construction Contract between the City of Parkville and E.L. Crawford Construction, Inc. a copy of which is attached to this Resolution as Exhibit A, is hereby approved, and the City Administrator is hereby authorized to execute said Change Order on behalf of the City in substantially the same form as attached hereto.

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this 19th day of August 2025.

Mayor Dean Katerndahl

ATTEST:

City Clerk Melissa McChesney

EXHIBIT A – CHANGE ORDER NO. 9

Change Order 9

PROJECT (*Name and address*):
Parkville Farmers Market

CHANGE ORDER NUMBER: 9
DATE:

TO CONTRACTOR (*Name and Address*):
E.L. Crawford Construction, Inc.
1502 Frederick Ave., St. Joseph, MO 64501

PROJECT NO.: _____
CONTRACT DATE: 11/19/2024

THE CONTRACTOR IS CHANGED AS FOLLOWS:

The original Contract Sum was	\$	<u>1,512,809.00</u>
The net change by previously authorized Change Orders	\$	<u>258,941.00</u>
The Contract Sum prior to this Change Order was	\$	<u>1,771,750.00</u>
The Contract Sum will be unchanged by this Change Order in the amount of	\$	<u>0.00</u>
The new Contract Sum including this Change Order will be	\$	<u>1,771,750.00</u>

The Contract Time will be increased by sixty (55) days.
The date of Substantial Completion as of the date of this Change Order therefore is
October 10, 2025.

This Change Order represents a complete and final resolution of all matters concerning or arising out of the work described in the Change Order, including any impact, delay, disruption and/or acceleration of work unless specifically identified herein.

NOT VALID UNTIL SIGNED BY THE CONTRACTOR AND OWNER.

E.L. CRAWFORD
CONTRACTOR (*Firm name*)

CITY OF PARKVILLE
OWNER (*Firm Name*)

1502 Frederick Ave., St. Joseph, MO 64501
ADDRESS

8880 Clark Ave., Parkville, MO 64152
ADDRESS

BY (*Signature*)

BY (*Signature*)

Eric Moore
(*Typed name*)

Alexa Barton, City Administrator
(*Typed name*)

DATE

DATE

CITY OF PARKVILLE Policy Report

Date: August 13, 2025

Prepared By:

Bryan Kidney, Deputy City Administrator

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Approve Resolution No. 25-030 to adopt 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 are 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 timeframe. 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 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, playfield, 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.

The Board of Aldermen reviewed the draft 2026–2030 Proposed CIP during the August 5, 2025, work session. During the review, the following updates were requested:

- Provide additional justification for the Housing and Density Study item for \$50,000 in 2027
- Provide information on how the Highway 45 corridor Plan item for \$50,000 in 2027 works with the Housing and Density Study item.
- Consideration of moving the Parkville West Bike/Park design for \$250,000 in 2027 to 2026. (See CLARB comment)
- Reduction of Keyless Entry amount from \$100,000 to \$30,000 (no longer CIP item)
- Provide a graphic representation of the expenditures in Park and Recreation Fund.

The Planning & Zoning Commission reviewed the CIP on August 12, 2025, and provided comments on those projects in the proposed 2026-2030 CIP that would come before them to be in conformity with the City's Master Plan. Some of the comments made by Commissioners during the presentation included:

It was mentioned that \$50,000 budgeted for both the *Parkville Housing and Density Study* and *Update to the Highway 45 Corridor Plan* seems too little of an amount for a third-party consultant team to do.

- It was mentioned that the City consider increasing the budget for each to ensure we receive a high-quality product.
- It was mentioned that the City consider combining the two projects and budgets together, as \$100,000 would entice more consultants.

For the *Parkville Housing and Density Study*, it was mentioned that the City consider expanding the scope; so, in addition to housing surveys and market analyses, the study would also explore land uses and determine appropriate housing typologies for specific areas and locations within the city. It was mentioned an expanded scope including land use recommendations would likely require an amendment to our *Parkville 2040 Master Plan*, which would require a vote from the Planning and Zoning Commission.

Some Commissioners were interested in knowing the specific data sets we'd use for the study and encouraged the consultant to use the most up-to-date information, as well as any data for transient populations.

Additional Comments from Planning and Zoning Commission included:

- Ensure the sizing of the East Entry Sign is appropriate for space.
- Other comments not related to the CIP:
 - i.e. Route 9 limited public input (process was explained) and review by the Planning and Zoning Commission.
 - One Commissioner was concerned with the quality of the project: Route 9 (ie: Lakeview to 45 Highway), questioning why the electrical was not placed underground.

The Community Land and Recreation Board (CLARB) reviewed the Proposed 2026-2030 CIP on August 13, 2025. CLARB was asked if the priorities of the projects and years initiated as presented, including the "Parkville West Bike Design", were still correct. CLARB confirmed the priorities of the park and recreation projects as presented, with the emphasis on the ADA projects and inclusive playground as priorities.

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 of 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.

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:

STAFF RECOMMENDATION:

Staff recommends the Board of Aldermen Approve Resolution No. 25-030 to adopt the 2026-2030 Capital Improvement Program (Administration) as a basis for establishing the 2026 operating budget.

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 to approve Resolution No. 25-030 adopting the 2026-2030 Capital Improvement Program for the City of Parkville, Missouri.

ATTACHMENTS:

1. Resolution No. 25-030
2. 2026-2030 Capital Improvement Program
3. 2026-2030 CIP Presentation



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

***CITY OF PARKVILLE, MO.
RESOLUTION No. 25-030***

**A RESOLUTION ADOPTING THE 2026-2030 CAPITAL IMPROVEMENT PROGRAM
FOR THE CITY OF PARKVILLE, MISSOURI**

WHEREAS, the Board of Alderman and leadership team held a two-day planning session and retreat to establish strategic goals, priorities and to discuss issues heard from, and facing the community, and

WHEREAS, City staff received guidance to develop a Capital Improvement Plan in preparation of the 2026 operational budget process, and

WHEREAS, a Capital Improvement Program (CIP) is a major financial, public infrastructure and equipment planning tool for municipalities, and

WHEREAS, the CIP is a long-range plan that identifies capital projects and equipment, provides a planning schedule and identifies options to fund the projects and equipment, and

WHEREAS, the development of a CIP provides information regarding planned public improvements and equipment with anticipated funding, and

WHEREAS, the CIP provides a link between the various master plans, the City's comprehensive plan and the annual budget.

NOW, THEREFORE, BE IT RESOLVED that the Board of Aldermen hereby adopts the 2026-2030 Capital Improvement Program, as attached hereto and incorporated herein by reference.

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this 19th day of August 2025.

Mayor Dean Katerndahl

ATTESTED:

City Clerk Melissa McChesney

Project No	Name	City Funding Source	Amount from City Funds	% of Project Debt funded	Grant	Source of Grant	Total Sources	Through 2025	2026	2027	2028	2029	2030	Future Years	City Funds five year Cost
CD2503	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	-	67,500	67,500	-	-			135,000
CD2504	Highway 45 East Entry Sign	Capital Projects	244,000		-	-	244,000	100,000	144,000	-	-	-			144,000
CD2501	Parkville Housing and Density Study	General	50,000		-	-	50,000		-	50,000	-	-			50,000
CD2601	Update to Highway 45 Corridor Plan	General	50,000		-	-	50,000	-	-	50,000	-	-			50,000
CD2502	I-435 and MO-152 Highway Area Planning Study	General	75,000		-	-	75,000	-	75,000	-	-	-			75,000
NS2601	Nature Sanctuary Trail Upgrades	Parks Nature Sanctuary	200,000		-	-	200,000	-	100,000	100,000	-	-			200,000
PK2602	All inclusive playground in Platte Landing Park	Parks Sales Tax	300,000		700,000	Platte County	1,000,000		100,000	200,000	-	-			300,000
PK2603	ADA accessible bridge in English Landing Park	Parks Sales Tax	300,000		700,000	Platte County	1,000,000		200,000	100,000	-	-			300,000
PK2802	Parks Maintenance Building Improvements and Storage	Parks Sales Tax	75,000		-		75,000	-	-	75,000	-	-			75,000
PK2604	Parkville West Bike/Park design	Parks Sales Tax	250,000				250,000			125,000	125,000				250,000
PK2605	Parkville West Bike/Park construction	Parks Sales Tax	650,000		650,000	Platte County	1,300,000			-	-		150,000	500,000	150,000
PK2501	Future Master Plan Priority Project (s)	Parks Sales Tax	1,250,000		-	-	1,250,000		-	-	-	-	250,000	1,000,000	250,000
PK2703	English Landing Park Stream bank Stabilization (in progress)	Parks Sales Tax	210,000		40,000	Platte County	250,000	-	210,000			-			210,000
PK2407	Main Street Bridge pedestrian Bridge	Parks Sales Tax	340,000		-		340,000	-	340,000	-	-	-			340,000
PK2405	Annual Park Beautification and Maintenance	Parks Sales Tax	250,000		-	-	250,000	-	50,000	50,000	50,000	50,000	50,000		250,000
PK2502	Conservation Land Management	Parks Sales Tax	250,000		-		250,000	-	50,000	50,000	50,000	50,000	50,000		250,000
PD2402	Facility assessment and improvements to police department facilities	Police Sales Tax	150,000		-		150,000	-	75,000	75,000	-	-			150,000
SW2401	Treatment Plant	Sewer	609,000		-		609,000	-	155,000	107,000	197,000	60,000	90,000		609,000
SW2402	Pump & Lift Stations	Sewer	336,000		-		336,000	-	70,000	51,000	155,000	60,000			336,000
SW2403	Collection System	Sewer	2,066,000		-		2,066,000	-	244,000	437,000	288,000	57,000	1,040,000		2,066,000
AD64	Facilities Assessment, HVAC (end of life) repairs to concrete and stormwater.	Special Levy	525,000	-	-	-	525,000	270,000	255,000	-	-	-			255,000
PW2504	59th Terrace Stormwater Improvements	Stormwater	50,000				50,000	64,250	-	-	-	-	-		-
PW2501	Storm Sewer Assessment and Inventory	Stormwater	50,000		-		50,000	50,000	-	-	-	-	-		-

Project No	Name	City Funding Source	Amount from City Funds	% of Project Debt funded	Grant	Source of Grant	Total Sources	Through 2025	2026	2027	2028	2029	2030	Future Years	City Funds five year Cost
PW2502	Stormwater Master Plan	Stormwater	80,000		-		80,000	40,000	40,000	-	-	-	-		40,000
PW2402	6th and Crooked Low Water Crossing (debt issue)	Stormwater	1,350,000	73%	500,000	FEMA/Platt	1,850,000	-	-	-	150,000	-	100,000	1,100,000	250,000
PW2801	Elm Street Low Water Crossing (debt issue)	Stormwater	1,350,000	73%	500,000	FEMA/Platt	1,850,000	-	-	-	-	150,000	150,000	1,050,000	300,000
PW2403	Storm Sewer Unplanned Maintenance and Repair (Crooked Rd in 2025)	Stormwater	525,000		-		525,000	48,025	125,000	125,000	125,000	75,000	75,000		525,000
PW2505	Sidewalk Gap Program	Transportation	250,000		19,000	MDOT	269,000	-	50,000	50,000	50,000	50,000	50,000		250,000
TN2401	Annual Pavement Preservation (New City-wide street assessment in 2026)	Transportation	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	50,000		-		50,000	-	-	50,000	-	-			50,000
TN2601	Dump Truck	Transportation	150,000				150,000		150,000						150,000
TN2404	Traffic Program (include intersections)	Transportation	280,000		-		280,000	55,000	75,000	-	75,000	-	75,000		225,000
TN2503	Streets Master Plan	Transportation	80,000		-		80,000	40,000	40,000		-	-			40,000
TN2504	Downtown ADA Improvements (debt issue) Outside of Route 9 project area	Transportation	450,000	50%	-		450,000	-	100,000	-	75,000	75,000	75,000	125,000	325,000
PK2503	Park Trails Program (use tax)	Use Tax	975,000	-	-	-	975,000	-	150,000	175,000	200,000	200,000	250,000	-	975,000
PW2503	Curb Maintenance Program	Use Tax	450,000	-	-	-	450,000		90,000	90,000	90,000	90,000	90,000		450,000
PW2504	Sidewalk Maintenance Program	Use Tax	450,000	-	-	-	450,000	-	90,000	90,000	90,000	90,000	90,000		450,000
TN2501	Route 9 Corridor - Downtown Triangle / 1st Street Project Phase (Includes ADA Improvements)	Use Tax	9,912,050	67%	5,487,950	Various	15,400,000	500,000	500,000	500,000	500,000	500,000	500,000	6,912,050	2,500,000
PW2503	Bell Rd. Pedestrian Improvements	Use Tax	994,853	23%	750,000	Various	1,744,853	529,853	440,000	25,000	-	-			465,000
			27,331,903	27%	9,886,950	-	37,218,853	1,697,128	4,295,500	2,942,500	2,530,000	1,827,000	3,415,000	10,687,050	15,010,000

City of Parkville Capital Improvement Plan (CIP)

2026–2030 Capital Program Overview

Presented to: Board of Aldermen

August 19, 2025



What is the CIP?

- The Capital Improvement Program (CIP) is a long-range planning tool for municipalities 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
- Adjust based on evolving needs, development, and financial realities

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

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

* See Appendix A for project images

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

*Wayside Horn Grant is scheduled for funding in 2028

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

Parkville Housing and Density Study



The Parkville Housing & Density Study, initiated in 2022 by the Parkville Area Chamber of Commerce and Economic Development Council (PACE), aims to assess the city's existing housing inventory, conditions, density, and typologies to identify and prioritize future community needs. Intended as a practical guide for developers, the study will inform market opportunities and preferred development approaches. Planned for 2025, the project will be funded through a \$5,000 contribution from PACE and matched by grant opportunities from Evergy to maximize scope and impact.

45 HWY Corridor Plan Update

The Highway 45 Corridor Plan update, originally adopted in 2016, is planned for 2027 to align with Platte County's update of its 2010 Land Use Plan, which will also include the corridor.

Coordinating this effort with the Parkville Housing & Density Study or combining scopes could attract higher-quality consultant teams by offering a single \$100,000 project rather than two separate \$50,000 studies. Platte County's Planning and Zoning Department has also expressed interest in partnering again with the City, maximizing resources and ensuring cohesive regional planning.



Parks and Recreation Projects

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

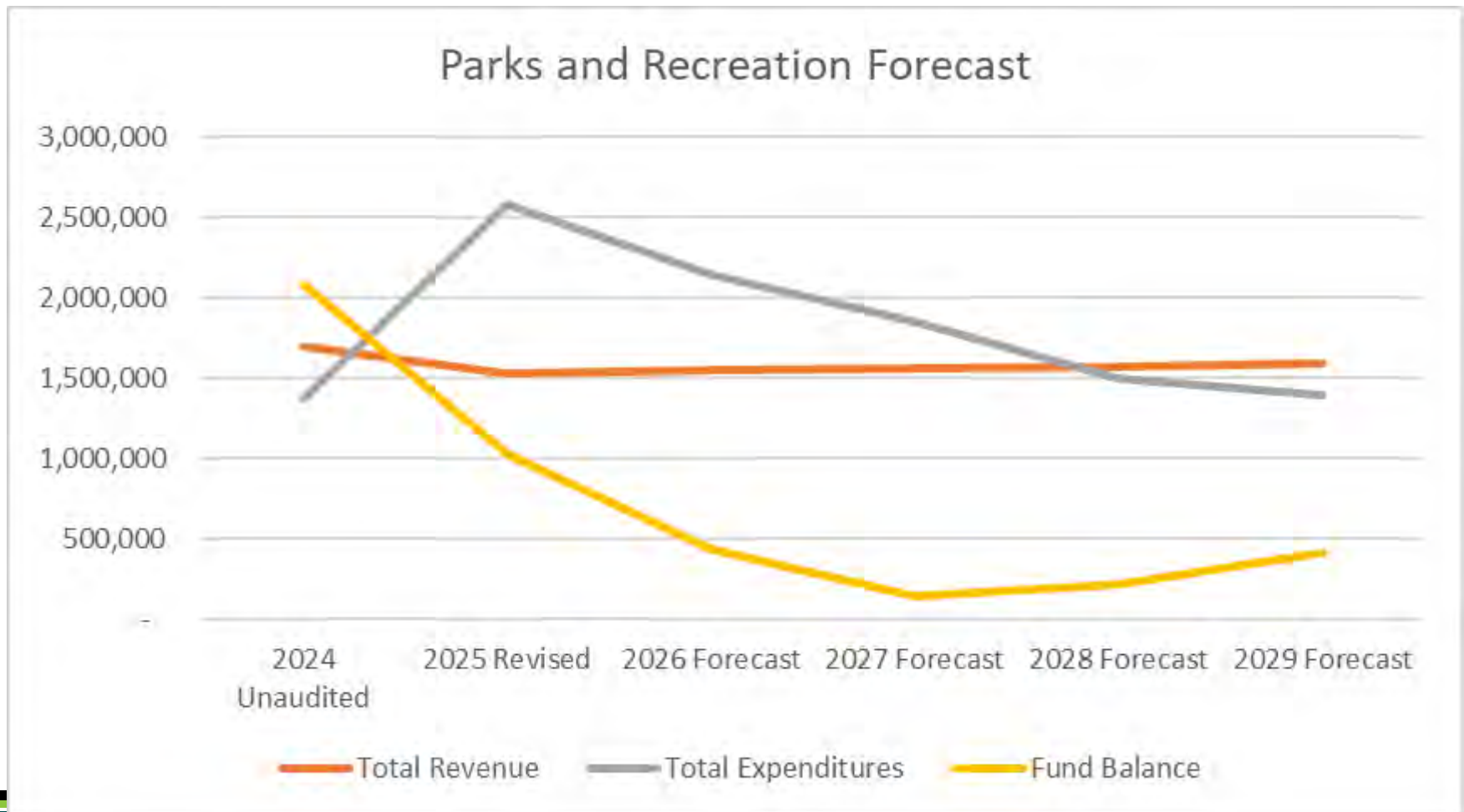
Name	City Funding Source	Amount from City Funds	% of Project Debt funded	Grant	Source of Grant	Total Sources
Nature Sanctuary Trail Upgrades	Parks Nature Sanctuary	200,000		-	-	200,000
All inclusive playground in Platte Landing Park	Parks Sales Tax	300,000		700,000	Platte County	1,000,000
ADA accessible 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

Parks and Recreation

Revenue, Expenditures & Fund Balance



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
		300,000	0%	-	-	300,000

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
		-	150,000	150,000	-	-	-	-	300,000

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
- Sewer Work Session Planned for October - TBD

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	64,250	-	-	-	-	-		-
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 Unplanned Maintenance and Repair (Crooked Rd in 2025)	Stormwater	48,025	125,000	125,000	125,000	75,000	75,000		525,000
		202,275	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 (New City-wide street assessment in 2026)	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 Improvements)	Use Tax	9,912,050	67%	5,487,950	Various	15,400,000
Bell Rd. Pedestrian Improvements	Use Tax	994,853	23%	750,000	Various	1,744,853
		14,636,903	30%	6,256,950	-	20,893,853

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 (New City-wide street assessment in 2026)	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
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 Improvements)	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	1,845,000	1,105,000	1,190,000	1,125,000	1,210,000	7,037,050	6,475,000

Transportation Sales Tax

Equipment - Dump Truck & Plow

- \$150,000 – estimate
- \$50,000 – equipment & attachments
- Hauling operations
 - Pavement patch, aggregate hauling, debris & tree removal – can move larger quantities more efficiently & safely
- Snowplow operations
 - Able to push more – width & volume
 - Intended for main routes – not smaller side streets
 - Larger salt capacity – more “up” time
- Towing
 - Able to tow larger equipment more efficiently



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 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
- If approved, CIP items will be integrated into the 2026 operating budget

QUESTIONS?

Appendix A

Select Project Images

Highway 45 East Entry Sign



City Hall HVAC, Concrete Work & Stormwater – *SUBJECT TO FUNDING AVAILABILITY*



I-435 and MO-152 Highway Area Planning Study



Wayside Horns



Parks & Recreation Projects – All-Inclusive ADA Playground



Parks & Recreation Projects – English Landing Park ADA Bridge



CITY OF PARKVILLE Policy Report

Date: August 14, 2025

Prepared By:

Daniel Harper, Public Works Director

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Approve Resolution No. 25-031 to approve Change Order No. 1 to the professional services agreement with George Butler Associates, Inc., for the Route 9 Downtown Improvements project, and to authorize the mayor to execute said change order on behalf of the City (Community Development/Public Works)

BACKGROUND:

This change order is for the final amount for the contract with George Butler and Associates (GBA) for the Conceptual Design phase of the Route 9 Downtown Improvements Project. The Route 9 Downtown Improvements originated from the Route 9 Corridor Study from 2016 and this change order concludes the conceptual phase of design. The following are key dates that have occurring leading up to the completion of the conceptual design phase of the project.

Project Timeline

- January 5, 2016: The Board of Aldermen adopted the Route 9 Corridor Study with preliminary engineering designs for multimodal improvements along Route 9 from US-45 to Mattox Road in Riverside.
- March 30, 2022: The City issued a request for qualifications seeking a design consultant for the project.
- May 2, 2022: A selection committee of staff, elected officials, and a MoDOT representative selected GBA to perform the design & engineering for the project.
- July 19, 2022: The Board of Aldermen approved a resolution endorsing an application to the Mid-America Regional Council (MARC) seeking federal funding for improvements on Route 9 from 4th Street to the Park University Entrance.
- January 11, 2023: The City received an award of \$1,787,950 in state funding from MoDOT's Governor's Transportation Cost Share Program.
- February 28, 2023: The City received an award of \$3,200,000 in STBG federal funding.
- May 16, 2023: The Board of Aldermen approved a Missouri Highways and Transportation Commission Surface Transportation Block Grant Program Agreement and a Missouri Highways and Transportation Commission Governor's Transportation Cost Share agreement to utilize these grant funds for the Route 9 Corridor Complete Streets Improvement project.
- November 7, 2023: The citizens passed a 2.5% local use tax providing the matching funding for the project.
- June 18, 2024: The City entered into a contract with GBA to perform the conceptual design work for the project.
- December 9, 2024: Public Meeting #1 was held to gather input on the project prior to establishing proposals.

- March 10, 2025: Public Meeting #2 was held to gather feedback on two primary conceptual plans with alternatives.
- July 1, 2025: The Board of Aldermen endorsed design concept B to move forward with further design.
- August 5, 2025: The Board of Aldermen approved a professional services agreement with GBA to perform preliminary and final design phases of the project, concluding the conceptual phase.

CHANGE ORDER

Throughout the conceptual phase, the project required additional community input and engagement. This work required additional meetings with the steering committee, downtown organizations, business owners, and coordination with BNSF. From these meetings to address questions and concerns, additional engineering work was required, associated with the geometry of intersections, traffic control analysis, and layout of the project with respect to structures. This additional work was not anticipated in the original proposal but was required to bring the concepts to a vote.

This change order is for an additional \$38,281.58 that was due to these items. This amount is from an additional \$7,902.78 of work performed by GBA, and an additional \$30,378.80 of work performed by Confluence, who was a subcontractor of GBA for this contract. The original proposal anticipated a cost of \$416,828.46 for this phase of work. With the change order included, the total cost of the conceptual design phase became \$455,110.04.

STRATEGIC GOAL(S):

- Infrastructure and Public Facilities

BUDGET IMPACT:

The Capital Project Fund includes \$340,880 for Route 9 Complete Streets Improvement Project in the line item 90-501-08-03-00-1 on page 133 of the 2025 Budget.

ALTERNATIVES:

1. Approve the item.
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 the approval of Change Order No. 1 with George Butler and Associates for the Conceptual Design of the Route 9 Downtown Project for the amount of \$38,281.58.

POLICY:

Changes to a contract signed by the mayor require approval from the Board of Aldermen.

SUGGESTED MOTION:

I move to approve Resolution No. 25-031 approving Change Order No. 1 to the professional services agreement with George Butler Associates, Inc. for the Route 9 Downtown Improvements project and authorizing the mayor to execute said change order on behalf of the City.

ATTACHMENTS:

1. Resolution No. 25-031
2. Change Order No. 1
3. GBA Original Agreement
4. Final Invoice
5. Confluence Additional Scope & Fees



**CITY OF PARKVILLE, MO.
RESOLUTION No. 25-031**

A RESOLUTION APPROVING CHANGE ORDER NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH GEORGE BUTLER ASSOCIATES, INC. FOR THE ROUTE 9 DOWNTOWN IMPROVEMENTS PROJECT AND AUTHORIZING THE MAYOR TO EXECUTE SAID CHANGE ORDER ON BEHALF OF THE CITY

WHEREAS, the City of Parkville has a Professional Services Agreement with George Butler Associates, Inc. (“GBA”) dated June 18, 2024 (the “Agreement”) for engineering related services required for the City’s Complete Streets Improvements along Route 9 from 4th Street to Park College Entrance Dr., and from S. Crooked Road and Route FF to the intersection with MO 9 Highway Project (the “Project”); and

WHEREAS, the City required additional services arising from additional meetings and engineering work that were not originally anticipated to be required as part of the Project; and

WHEREAS, the City wishes to approve the attached Change Order No. 1 to the Agreement in the amount of \$38,281.58, for a revised Contract Sum of \$455,110.04.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, that Change Order No. 1 to the Professional Services Agreement between the City of Parkville and George Butler Associates, Inc., a copy of which is attached to this Resolution as Exhibit A, is hereby approved, and the Mayor is hereby authorized to execute said Change Order on behalf of the City in substantially the same form as attached hereto.

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this 19th day of August 2025.

Mayor Dean Katerndahl

ATTEST:

City Clerk Melissa McChesney

EXHIBIT A – CHANGE ORDER NO. 1

Change Order 1

PROJECT *(Name and address):*

Engineering Design Services for the Complete Streets Improvements along Route 9 from 4th Street to Park College Entrance Dr., and from S. Crooked Road and Route FF to the intersection with MO 9 Highway

CHANGE ORDER NUMBER: 1**DATE:****TO CONTRACTOR** *(Name and Address):*

George Butler & Associates (GBA)
9801 Renner Boulevard
Lenexa, KS 66219-9745

PROJECT NO.: _____**CONTRACT DATE:** 6/18/2024

THE CONTRACTOR IS CHANGED AS FOLLOWS:

The original Contract Sum was	\$ 416,828.46
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 416,828.46
The Contract Sum will be increased by this Change Order in the amount of	\$ 38,281.58
The new Contract Sum including this Change Order will be	\$ 455,110.04

The Contract Time will be increased by zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is unchanged.

This Change Order represents a complete and final resolution of all matters concerning or arising out of the work described in the Change Order, including any impact, delay, disruption and/or acceleration of work unless specifically identified herein.

NOT VALID UNTIL SIGNED BY THE CONTRACTOR AND OWNER.

George Butler & Assoc. (GBA)**CONTRACTOR** *(Firm name)*

9801 Renner Boulevard, Lenexa, KS 66219**ADDRESS**

City of Parkville**OWNER** *(Firm Name)*

8880 Clark Ave., Parkville, MO 64152**ADDRESS**

BY *(Signature)*

(Typed name)

DATE

BY *(Signature)*

Dean Katerndahl, Mayor*(Typed name)*

DATE

PROFESSIONAL SERVICES AGREEMENT

THIS SERVICE AGREEMENT, entered into on this 18th day of June 2024, by and between the CITY OF PARKVILLE, MISSOURI ("City") and GEORGE BUTLER ASSOCIATES, INC. ("Service Provider").

WHEREAS, the City requires Engineering Design Services for the Complete Streets Improvements along Route 9 from 4th Street to Park College Entrance Dr., and from S. Crooked Road and Route FF to the intersection with MO 9 Highway ("Project"); and

WHEREAS, Service Provider was chosen through a qualifications-based selection process and has demonstrated the necessary expertise, experience, and personnel to complete the Project.

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

I. SCOPE OF SERVICES

- A. The term "Services" when used in this Agreement shall mean any and all engineering and architectural services provided by the Service Provider in accordance with this Agreement.
- B. The City agrees to retain Service Provider and Service Provider agrees to perform and complete the Services described in the Exhibit A – Scope of Services and Fees, attached hereto and incorporated by reference.
- C. The City reserves the right to direct revision of the Services at the City's discretion. The Service Provider shall advise the City of additional costs and time delays, if any, in performing the revision, before Service Provider performs the revised services.
- D. The Service Provider shall provide Additional Services under this Agreement only upon written request of the City and only to the extent defined and required by the City. Any additional services or materials provided by the Service Provider without the City's prior written consent shall be at the Service Provider's own risk, cost, and expense, and the Service Provider shall not make a claim for compensation from the City for such work.

II. STANDARD OF CARE

- A. Service Provider shall exercise the same degree of care, skill, and diligence in the performance of all Services to the City that is ordinarily possessed and exercised by reasonable, prudent, and experienced professionals under similar circumstances.
- B. Service Provider represents it has all necessary licenses, permits, knowledge, and certifications required to perform the Services described herein.

III. COMPENSATION

- A. As consideration for providing the Services, the City shall pay Service Provider as follows:
 - a. Services will be billed based on the hourly rates in incremental amounts upon completion of specified tasks outlined in Exhibit A.
 - b. Service Provider is not eligible for reimbursement for miscellaneous expenses including travel, transportation, postage, etc. except as provided in Exhibit A.
- B. Service Provider shall submit an itemized invoice to the City on the first day of each month that details the Services that were provided in the month immediately prior, as well as any other charges or reimbursements to which the Service Provider is entitled by this

Agreement. The City agrees to pay the balance of an approved invoice, or undisputed portions of a disputed invoice, within 30 days of the date of receipt by the City. In the event of a dispute, and prior to the invoice's due date, City shall pay the undisputed portion of the invoice and notify Service Provider of the nature of the dispute regarding the balance.

- C. Service Provider shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to the Agreement and such other records as may be deemed necessary by the City to assure proper accounting for all funds. These records will be made available for audit purposes to the City or any authorized representative, and will be retained for three years after the expiration of this Agreement unless permission to destroy them is granted by the City.

IV. SCHEDULE

- A. Unless otherwise directed by the City, Service Provider shall commence performance of the Services upon execution of this Agreement.
- B. Services shall be completed within the timeframe(s) outlined in Exhibit A – Scope of Services and Fees.
- C. Unless amended in writing by the City and executed by the parties to this Agreement, the Service Provider's estimate of hours and price shall not be exceeded.
- D. Neither the City nor the Service Provider shall be in default of the Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing party.
- E. If Service Provider's performance is delayed due to delays caused by the City, Service Provider shall have no claim against the City for damages or payment adjustment other than an extension of time to perform the Services.

V. LIABILITY AND INDEMNIFICATION

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

VI. INSURANCE

The Service Provider shall secure and maintain, at its expense, through the duration of this Agreement the insurance described on Exhibit B.

VII. ASSIGNMENT OF AND RESPONSIBILITY FOR PERSONNEL

- A. Service Provider's assignment of personnel to perform the Services shall be subject to the City's oversight and general guidance. The City reserves the right to request qualifications and/or reject service from any and all employees of the Service Provider.
- B. While upon City premises, the Service Provider's employees and agents shall be subject to the City's rules and regulations respecting its property and the conduct of employees thereon.

VIII. OWNERSHIP OF WORK PRODUCT

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

IX. RELATIONSHIP OF THE PARTIES

- A. Service Provider represents that it has, or will secure at Service Provider's own expense, all personnel required in performing the Services under this Agreement. Such personnel shall not be employees of or have any contractual relationship with the City.
- B. All of the Services required hereunder will be performed by the Service Provider or under Service Provider's supervision, and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under State and Local law to perform such services.
- C. None of the work or services covered by this Agreement shall be subcontracted without the prior written approval of the City. Any work or services subcontracted hereunder shall be specified by written contract or agreement and shall be subject to each provision of this Agreement.

X. NOTICES

- A. All notices required by this Agreement shall be in writing, and unless otherwise directed by this Agreement, shall be sent to the addresses as set forth in this Section:
- B. Notices sent by Service Provider shall be sent to:

City of Parkville
Attn: Public Works Director
8880 Clark Ave.
Parkville, MO 64152
816-741-7676
धारper@parkvillemo.gov

George Butler and Associates, Inc.
Attn: Scott Moeder
9801 Renner Boulevard
Lenexa, KS 66219-9745
smoeder@gbateam.com

XI. TERM AND TERMINATION

- A. The effective date of this Agreement shall be the date of execution, when the Agreement is signed by both parties.
- B. The term of this Agreement shall be until the contracted duration has expired or has been terminated/no longer deemed necessary.
- C. Notwithstanding Article XI, Paragraph B, the City reserves the right and may elect to terminate this Agreement at any time, with or without cause, by giving at least ten (10) days written notice to the Service Provider. The City shall compensate Service Provider for the Services that have been completed to the City's satisfaction as of the date of termination at the rates set forth on Exhibit A, or if the appropriate compensation of services performed through the date of termination is not set forth on Exhibit A, on a pro-rata basis determined by the percentage of completion of services as described on Exhibit A. Service Provider shall perform no activities other than reasonable wrap-up activities after receipt of notice of termination.

XII. RESOLUTION OF DISPUTES

- A. City and Service Provider agree that disputes relative to the services and the Project shall first be addressed by negotiations between the parties. Such negotiations shall take place within thirty (30) days of demand by the party seeking resolution of the dispute. If direct negotiations fail to resolve the dispute, the party initiating the claim that is the basis for the dispute shall be free to take such steps as it deems necessary to protect its interests; provided, however, that notwithstanding any such dispute Service Provider shall proceed with the services as per this Agreement as if no dispute existed.
- B. In order to preserve its rights to dispute a matter hereunder, the complaining party must submit a written notice to the other party setting forth the basis for its complaint within twenty (20) calendar days following receipt of the decision of the City Administrator as to such matter or other action on which the dispute is based.
- C. Arbitration of disputes.
 - i. Claims, except those waived as provided for elsewhere in this Agreement, which have not been resolved by the procedures described above, shall be decided by arbitration which, unless the parties mutually agree otherwise, in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect at the time of the arbitration. The demand for arbitration shall be filed in writing with the other party to the Agreement and with the American Arbitration Association.
 - ii. A demand for arbitration may be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when institution of legal or equitable proceedings based on such Claim would be barred by the applicable statute of limitations.
 - iii. An arbitration pursuant to this Section may be joined with an arbitration involving common issues of law or fact between the City or Service Provider and any person or entity with whom the City or Service Provider has a contractual obligation to arbitrate disputes which does not prohibit consolidation or joinder. No other arbitration arising out of or relating to the Agreement shall include, by consolidation, joinder or in any other manner, an additional person or entity not a party to the Agreement or not a party to an agreement with the City, except by written consent

containing a specific reference to the Agreement signed by the City and Service Provider and any other person or entities sought to be joined. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent or with a person or entity not named or described therein. The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by the parties to the Agreement shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

- iv. **Claims and Timely Assertion of Claims.** The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.
- v. **Judgment on Final Award.** The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

XIII. MISCELLANEOUS PROVISIONS

- A. **Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the State of Missouri.
- B. **Assignability.** Neither Party shall assign any interest on this Agreement, and shall not transfer any interest in the same (whether by assignment or invitation), without the prior written consent of the other party. Provided, however, that the claims for money by Service Provider from the City under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the City.
- C. **Media Announcements.** Service Provider shall not be authorized to make statements to the media or otherwise on behalf of the City without express direction and consent of the City.
- D. **Compliance with Local Laws.** Service provider shall comply with all applicable laws, ordinances, and codes of the State and local governments, and shall save the City harmless with respect to any damages arising from any tort done in performing any of the work embraced by this Agreement.
- E. **Equal Employment Opportunity.** During the performance of this Agreement, Service Provider agrees as follows:
 - i. Service Provider will not discriminate against any employee or applicant for employment because of race, creed, color, national origin, religion, or sex. Service Provider will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, color, national origin, religion, or sex. Such action shall include, but not be limited to, employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.
 - ii. Service Provider will, in all solicitation or advertisements for employees placed by or on behalf of Service Provider, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, national origin, religion, or sex.

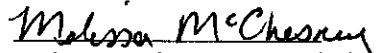
- iii. Service Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement so that provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
- F. Authorized Employees. Service Provider acknowledges that Section 285.530, RSMo, prohibits any business entity or employer from knowingly employing, hiring for employment, or continuing to employ an unauthorized alien to perform work within the State of Missouri. Service Provider therefore covenants that it will not knowingly be in violation of subsection 1 of Section 285.530, RSMo, and that it will not knowingly employ, hire for employment, or continue to employ any unauthorized aliens to perform Services related to this Agreement, and that its employees can lawfully to work in the United States.
- G. Interest of Members of a City. No member of the governing body of the City and no other officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the planning and carrying out of this Agreement, shall have any personal financial interest, direct or indirect, in this Agreement, and Service Provider shall take appropriate steps to assure compliance.
- H. Interest of Service Provider and Employees. Service Provider covenants that he/she presently has no interest and shall not acquire interest, direct or indirect, in the scope of work associated with this Agreement or any other interest which would conflict in any manner or degree with the performance of his/her services hereunder. Service Provider further covenants that in the performance of this Agreement, no person having any such interest shall be employed.
- I. Entire Agreement. This Agreement represents the entire Agreement and understanding between the parties, and this Agreement supersedes any prior negotiations, proposals, or agreements. Unless otherwise provided in this Agreement, any amendment to this Agreement shall be in writing and shall be signed by the City and Service Provider, and attached hereto.
- J. Severability. If any part, term or provision of this Agreement, or any attachments or amendments hereto, is declared invalid, void, or enforceable, all remaining parts, terms, and provisions shall remain in full force and effect.
- K. Waiver. The failure of either party to require performance of this Agreement shall not affect such party's right to enforce the same. A waiver by either party of any provision of breach of this Agreement shall be in writing. A written waiver shall not affect the waiving party's rights with respect to any other provision or breach.
- L. Third Parties. The Services to be performed by the Service Provider are intended solely for the benefit for the City. Nothing contained herein shall create a contractual relationship with, or any rights in favor of, any person or entity not a signatory to this Agreement.
- M. Modifications. The Agreement cannot be modified or amended unless evidenced in writing, executed by both parties.

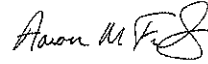
IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first above written.

CITY OF PARKVILLE, MISSOURI

By: 
Dean Katerndahl, Mayor

ATTEST:


Melissa McChesney, City Clerk



Aaron M Frits, P.E., Principal
George Butler & Associates, Inc.

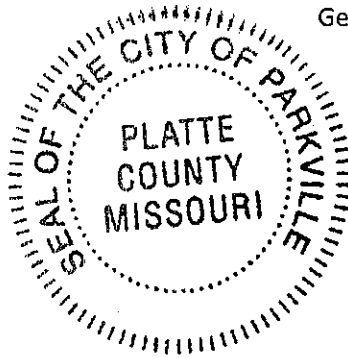


EXHIBIT A

SCOPE OF WORK AND FEES

Page 256 of 336

ESTIMATED LUMP SUM COST**Route 9 Corridor Complete Streets Improvements - Downtown (Segments 8 and 9)****6/4/2024****Direct Labor**

	Hours	Rate	Total Labor
Principal	4	\$ 290.00	\$ 1,160.00
Associate	124	\$ 245.00	\$ 30,380.00
Project Leader	197	\$ 217.00	\$ 42,749.00
Specialist	58	\$ 172.00	\$ 9,976.00
Project AES	204	\$ 172.00	\$ 35,088.00
Project Technician	174	\$ 136.00	\$ 23,664.00
Design AES	106	\$ 155.00	\$ 16,430.00
Staff AES	144	\$ 137.00	\$ 19,728.00
Field Technician 4	232	\$ 136.00	\$ 31,552.00
Field Technician 2	216	\$ 105.00	\$ 22,680.00
Senior Survey Specialist	52	\$ 275.00	\$ 14,300.00
Senior Survey Technician	96	\$ 152.00	\$ 14,592.00
Senior Administrative Assistant	6	\$ 115.00	\$ 690.00
Subtotal	1,613		\$ 262,989

TOTAL COST**\$ 262,989.00****Expenses**

Survey	\$ 41,260.00
Alynix	\$ 5,330.00
Traffic Counts	\$ 400.00
FEMA Permit Information Request	\$ 400.00
WSP (Funding Research)	\$ 13,244.46
Confluence (Public Involvement)	\$ 93,205.00
Subtotal	153,839.46

TOTAL ESTIMATED FEE	\$ 416,828.46
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**INVOICE**

9801 Renner Boulevard
Lenexa, KS 66219
913-492-0400

July 31, 2025

Project No: 16552.00

Invoice No: 88798

Invoice Total**\$65,542.16**

Mr Stephen Lachky, AICP
Community Development Director
City of Parkville, MO
8880 Clark Ave
Parkville, MO 64152

FINAL INVOICE

This project will cover conceptual layouts (20% design) with two alternatives, traffic operational analysis, topographic survey, hydrology and hydraulics analysis, public engagement support, public engagement lead role and landscape visioning (Confluence), and funding resources (WSP). As a continuation of implementing the vision for Route 9, the City has selected segments 8 and 9 from the 2015 Route 9 Corridor Study to be the next project constructed. This project will include Route 9 between 4th Street and the Park University Entrance Drive. The project will also include the streets connecting Route 9 to Mill Street then extending west to Crooked Road. The downtown area has experienced a recent influx of traffic from western developments and traffic operational deficiencies of the area. This segment presents some of the most complex design challenges of the entire Route 9 corridor in Parkville. A few of these challenges include: Constrained right-of-way, A multitude of known and unknown utilities, Complex traffic operations involving multiple intersections and movements within a small area, Downtown businesses, post office and fire station adjacent to the project, Floodplain, and Proximity of the BNSF Railroad.

Professional Services from May 31, 2025 to July 25, 2025

Task 0001 Survey

Sub-Task 002 Office Survey

Professional Personnel

	Hours	Rate	Amount	
Project AES	1.50	178.00	267.00	
Staff Technician	12.00	114.00	1,368.00	
Senior Survey Specialist	26.00	282.00	7,332.00	
Totals	39.50		8,967.00	
Total Labor				8,967.00
		Total this Sub-Task		\$8,967.00
		Total this Task		\$8,967.00

Task 0002 Project Management

Professional Personnel

	Hours	Rate	Amount
Senior Associate	8.50	274.00	2,329.00
Associate	.50	254.00	127.00

Project	16552.00	City of Parkville, MO - Route 9 Complete	Invoice	88798
Senior Lead AES	1.50	254.00	381.00	
Senior AES	24.50	205.00	5,022.50	
Staff Technician	12.00	114.00	1,368.00	
Senior Administrative Assistant	2.50	120.00	300.00	
Totals	49.50		9,527.50	
Total Labor				9,527.50
Total this Task				\$9,527.50

Task	0003	Roadway		
Professional Personnel				
		Hours	Rate	Amount
Associate		12.00	254.00	3,048.00
Senior AES		11.50	205.00	2,357.50
Project AES		6.00	178.00	1,068.00
	Totals	29.50		6,473.50
Total Labor				6,473.50
Total this Task				\$6,473.50

Task	0004	Traffic			
Sub-Task	001	Traffic Study and Analysis			
Professional Personnel					
			Hours	Rate	Amount
Lead AES			4.50	224.00	1,008.00
Design AES			6.00	160.00	960.00
	Totals		10.50		1,968.00
	Total Labor				1,968.00
				Total this Sub-Task	\$1,968.00
				Total this Task	\$1,968.00

Task	0005	Public Involvement Support		
Professional Personnel				
		Hours	Rate	Amount
Senior Associate		4.00	274.00	1,096.00
Associate		15.00	254.00	3,810.00
	Totals	19.00		4,906.00
	Total Labor			4,906.00
			Total this Task	\$4,906.00

Task	0006	Hydrology and Hydraulics		
Professional Personnel				
		Hours	Rate	Amount
Senior Associate		3.00	274.00	822.00
	Totals	3.00		822.00
Total Labor				822.00
			Total this Task	\$822.00

Project	16552.00	City of Parkville, MO - Route 9 Complete	Invoice	88798
Task	0007	Expenses		
Sub-Task	001	GBA Expenses		
Reimbursable Expenses				
AUTO MILEAGE OTHER VEHICLE				
6/4/2025	Tapko, Samuel	Parkville Steering Committee Mtg	35.51	
6/5/2025	Tapko, Samuel	Bentley Guitars/Level Builders Meeting	35.51	
6/9/2025	Tapko, Samuel	Public Mtg #3	35.51	
6/11/2025	Tapko, Samuel	Main Street Business Owner Mtg	34.17	
6/17/2025	Tapko, Samuel	Parkville Board of Alderman Working Sess	35.51	
7/1/2025	Tapko, Samuel	Parkville Board of Alderman Meeting	35.51	
POSTAGE & DELIVERY FEES				
6/21/2025	GBA Companies Corporate Services, LLC	Federal Express Corp - 5/22 Shipping Charge-GBA(K Kalar 16552.00 T7)	19.40	
Total Reimbursables			231.12	231.12
Total this Sub-Task				\$231.12
Sub-Task	004	Confluence		
Consultants				
CONSULT SERV-OTHER				
7/14/2025	Confluence	Professional Services through 6/30/25	31,330.80	
Total Consultants			31,330.80	31,330.80
Total this Sub-Task				\$31,330.80
Sub-Task	005	WSP		
Consultants				
CONSULT SERV-OTHER				
6/13/2025	WSP USA Inc	Professional Services 5/3/25-5/30/25	880.18	
7/23/2025	WSP USA Inc	Professional Services 5/31/825-7/11/25	436.06	
Total Consultants			1,316.24	1,316.24
Total this Sub-Task				\$1,316.24
Total this Task				\$32,878.16
Total this Invoice				\$65,542.16

	Current	Prior	Total
Billings to Date	65,542.16	389,567.88	455,110.04

GEORGE BUTLER ASSOCIATES, INC.



Samuel Tapko, P.E.



Confluence, Inc
525 17th Street
Des Moines, IA 50309
515.288.4875

APPROVED

By: S. Tapko

Date: 07/14/2025

Project No.: 16552.00

Task: 0007, Sub 004

GBA Architects Engineers
9801 Renner Boulevard
Suite 300
Lenexa, KS 66219
Sam Tapko.

Invoice number 32308
Date 07/11/2025

Project 22172 Downtown Parkville Route 9
Corridor

Professional Services through June 30, 2025

Note: The additional scope and fees associated with Task 8 services include preparation and facilitation of 8 additional stakeholder group meetings, an additional Community Meeting, preparation of 4 additional roadway concepts and supporting graphics developed for community sharing and input, and the additional efforts associated with use and maintenance of the interactive engagement website to include the extra community meeting.

Send invoice to stapko@gbateam.com

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
TASK 1 - PROJECT KICK-OFF + CONCEPT-PHASE COMMUNITY/STAKEHOLDER ENGAGEMENT	20,970.00	100.00	20,970.00	20,970.00	0.00
TASK 2 - VISUAL/GRAPHIC THEME + INTERACTIVE PROJECT WEBSITE	26,720.00	100.00	26,720.00	26,720.00	0.00
TASK 3 - CONCEPT DESIGN	43,015.00	100.00	43,015.00	43,015.00	0.00
TASK 8 - ADDITIONAL DESIGN + COORDINATION SERVICES	0.00	0.00	0.00	31,000.00	31,000.00
REIMBURSABLE EXPENSES	2,500.00	76.53	1,582.50	1,913.30	330.80
Total	93,205.00	132.63	92,287.50	123,618.30	31,330.80

Task 8 - Additional Design + Coordination Services

		Hours	Rate	Billed Amount
Landscape Architect				
Avery J. Nichols	6.00	95.00	570.00	
Landscape Designer				
Jennifer Becker	6.00	115.00	690.00	
Digital Studio Manager				
Daniel Tal	34.00	170.00	5,780.00	
Landscape Architect-In-Training				
Andrew Holzum	29.00	90.00	2,610.00	
Paden Crews	22.00	85.00	1,870.00	
Subtotal	51.00			4,480.00



Task 8 - Additional Design + Coordination Services

Professional Fees				
		Hours	Rate	Billed Amount
Planner I				
Abbey Eckberg		14.50	105.00	1,522.50
Planner Intern				
Keeley Rosner		8.00	65.00	520.00
Senior Principal / Director				
Wm. Christopher Cline		77.50	225.00	17,437.50
	Phase subtotal			31,000.00

Reimbursable Expenses

Reimbursables				
		Units	Rate	Billed Amount
Other Project Expenses				36.80
8.5x11 Color		12.00	0.75	9.00
Bond Plotting by SF		114.00	2.50	285.00
	Phase subtotal			330.80
			Invoice total	31,330.80

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
31816	05/07/2025	34.50			34.50		
32308	07/11/2025	31,330.80	31,330.80				
	Total	31,365.30	31,330.80	0.00	34.50	0.00	0.00

CITY OF PARKVILLE**Policy Report**

Date: August 14, 2025

Prepared By:

Brittanie Propes, Parks & Recreation Director

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Approve a Vehicle Access Policy for English Landing Park (Parks)

BACKGROUND:

In the early 2000s—around 2003 or 2004—some community members suggested adding more parking in English Landing Park to make it easier for visitors to access the park. At that time, the Community Land & Recreation Board (CLARB) preferred to preserve open green space, but after discussion, they agreed to a compromise. A parking lot was added, where it is currently located, east of the Park Maintenance Building, south of McAfee Street, in an area that had previously been open parkland.

When the lot was approved, CLARB members explained that it would be the only additional parking area in the park and asked that no further parking requests be made in the future. The lot remains in use today, serving visitors while keeping most of the park's green space intact.

The roads in this area were originally constructed to provide access to the boat ramp. At that time, the only available parking was designated for vehicles with boat trailers. Around or about 2007, a request was made to add a few ADA parking spaces along Busch Drive. In response, staff installed spaces directly on the street; however, the origin of this request is unclear, and it is not known whether these spaces were designed or constructed in full compliance with ADA Title II requirements. According to Chief Chrisman, the area was never intended to have parking; instead, it was strictly for access to the boat ramp. With the movement of the boat ramp to Platte Landing Park - as instructed by Homeland Security, Busch Drive boat ramp was closed -- and no longer needed for the former boat ramp located at the end of that road.

Since that time, Parkville's population has continued to grow, as has attendance at English Landing Park by both local residents and visitors from the region. Due to this growth and the significant increase in park attendance, City Administration—led by the City Administrator, Police Chief, and Parks & Recreation Director—met to analyze concerns about the interaction between vehicles and pedestrians within the park. They determined that the danger to citizens was substantial, and that allowing this mixture of vehicles and pedestrians to continue posed a significant liability to the City.

This concern was underscored when the Parks & Recreation Director received a call from a citizen with an ADA placard who had driven through the park and, despite taking care, accidentally struck a child who darted into the roadway. The citizen reported that the park was so crowded that it created a dangerous environment, and that they would never return due to the risk. Based on these factors, the

City concluded that the risk was too great, and the Police Chief made the decision to close vehicle access to the park in order to improve safety for all visitors.

Over the past two years, the City has restricted vehicle access inside English Landing Park east of White Alloe Creek for safety and park experience reasons. Recent resident requests to reopen the park to vehicles for ADA users or shelter renters require careful review of ordinance requirements, ADA compliance, safety impacts, and staffing resources.

Background & Process to Date

- **Prior CLARB review:** On **Wednesday, May 10, 2023**, CLARB considered staff's safety proposal to place cones at the White Alloe Creek bridge, prohibit general vehicle entry into the park, and expand ADA stalls in the small lot before the bridge.
- **Board of Aldermen Approval:** Two years ago, following CLARB's input, the BOA approved closing McAfee Drive and Busch Drive east of White Alloe Creek to vehicles on safety and user experience grounds.
- **City action & public update:** On **June 24, 2023**, the City announced barriers at the bridge to remove car traffic from Busch Dr. and McAfee St. east of White Alloe Creek, citing improved safety for thousands of weekend visitors.
- **Master planning:** The **Parks & Recreation Master Plan** was adopted on **July 15, 2025** (with an exception: ELP "Parking Removal and Vehicle Access" remains under separate consideration), providing the context for long-term access management in the riverfront parks.
- **Facilities & post-flood context:** After the **2019 flood**, ELP's circulation changed (boat ramp decommissioned; roundabout closed and integrated into trails), eliminating lawful traffic and convenient turn-arounds on Busch Dr. These changes support a walking/biking-first park interior.
- **Historical note:** Approximately **20 years ago**, the **entrance parking lot** on McAfee (at the creek) was added and has been treated administratively as "**inside ELP**" for the purposes of serving park users (per City records).
- **Mayor request for CLARB review** of access in English Landing Park: On **August 7, 2025** (*See note below outlining suggested options from Mayor Katerndahl)
- ****CLARB review:** On **Wednesday, August 13, 2025**, the CLARB considered all information from constituents, staff, and reviewed the information and data provided, with a **unanimous decision to maintain closure and keep the park closed with access only by authorized vehicles**.

**** CLARB Motion:**

I recommend that the Board of Aldermen maintain the current closure of English Landing Park east of White Alloe Creek to all parking and general vehicular access, and not add new ADA parking stalls inside the park. The City already meets and exceeds ADA requirements; therefore, no additional interior ADA spaces or accessible routes are required for compliance.

However, enhancements beyond ADA obligations should be pursued to further improve safety and convenience for all park users, including upgrading accessible routes from existing parking areas, adding wayfinding and comfort amenities where appropriate; and continuing to allow controlled access during permitted events.

To preserve the long-term safety benefits of a vehicle-free park interior, the City should also implement a permanent barrier at the White Alloe Creek bridge to prevent unauthorized vehicle entry while maintaining emergency and authorized event access.

ADA Compliance: Meets or exceeds ADA scoping requirements. ADA standards require the shortest accessible route, not a minimum walking distance, and explicitly allow restrictions for safety.

*Options for Consideration as outlined from Mayor Katerndahl's August 7, 2025 Letter to the CLARB:

Option 1 – Full Access (McAfee + Busch to all vehicles)

- Would reintroduce high pedestrian–vehicle conflict risk during peak use.
- Requires active monitoring and enforcement.
- **Staff strongly opposes.**

Option 2 – Limited Access (McAfee + Busch for ADA and shelter renters)

- Would still require gate/pass systems, new staffing, and close oversight.
- High potential for misuse and safety conflicts.
- **Staff opposes.**

Option 3 – Limited Access (McAfee only)

- Keeps Busch closed but adds ADA/shelter access on McAfee with new parking infrastructure.
- Reduces, but does not eliminate, safety concerns.
- **Staff opposes.**

Option 4 – Maintain Closure (Current Arrangement)

- Keeps both roads closed to vehicles; retains barriers with exceptions for permitted events.
- Safest option with no reduction in ADA compliance.
- **Staff recommends.**

Recommended Enhancements Without Reopening

- **Accessibility Improvements:**

- Refresh ADA stall striping and signage in all parks parking lots
- Add benches along accessible routes from entrance
- Add benches along Platte Landing Park, from ADA Parking at Friends Shelter Parking Lot
- Add additional ADA parking at White Alloe Parking Lot
- Add an accessible pedestrian bridge to Busch Drive in 2026 capital planning.
- Add an accessible pedestrian bridge from Farmers Market lot to restrooms/pickleball in 2026 capital planning

STRATEGIC GOAL(S):

- Infrastructure and Public Facilities
- Parks and Recreation
- Public Safety

BUDGET IMPACT:

There is no direct budget impact

ALTERNATIVES:

1. Approve the item.
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 maintaining the current vehicle closure of English Landing Park east of White Alloe Creek and not adding ADA parking stalls inside the park.

Safety is the highest priority, ensuring that residents and visitors can enjoy the park without the fear or concern of vehicles, and preserving its integrity as a safe outdoor space for walking, biking, and recreation. The City already meets and exceeds ADA parking requirements, and federal law allows restricting vehicle access to protect public safety. Enhancements beyond ADA obligations, such as

improving accessible routes from existing parking areas, continuing controlled event access, and installing permanent barriers to prevent unauthorized vehicle entry, should be pursued to further support safe and convenient access for all users.

POLICY:

Per Parkville Municipal Code Chapter 150, CLARB acts in an advisory capacity to the Board of Aldermen. Its recommendations must be approved by the Board of Aldermen.

SUGGESTED MOTION:

I move to accept the Community Land and Recreation Board's recommendation maintaining the closure of English Landing Park, east of White Alloe Creek, to all parking and general vehicular access, and not add new ADA parking stalls beyond the creek; to pursue enhancements beyond ADA obligations to improve safety and convenience, such as upgrading accessible routes from existing parking, adding wayfinding and comfort amenities, and allowing controlled access for authorized vehicles during permitted events, including event setup, take down, and emergency services; and to place a permanent barrier (to be approved by the Police Chief and Fire Chief) at the White Alloe Creek bridge to prevent unauthorized entry while allowing emergency and authorized event access.

ATTACHMENTS:

1. ELP Parking Memo - Mayor Katerndahl to CLARB
2. Title II ADA Compliance Memorandum
3. ELP Parking Safety Concerns
4. West Point Sentinel Article
5. Public Comments



TO: CLARB
FROM: Dean Katerndahl, Mayor
DATE: August 7, 2024
BCC: Board of Aldermen
RE: Parking in English Landing Park

As I mentioned at your last meeting I am asking CLARB to review and recommend how the City should manage parking access in English Landing Park.

About two years ago, after CLARB's input and approval, the Board of Aldermen authorized closing the park to vehicles (McAfee east of White Aloe Creek and Busch Drive), based on safety and user experience concerns raised by the Chief of Police and the Parks Director.

Recently, some residents have requested reopening the park to vehicles—either fully or partially for disabled users and shelter renters. Reopening would require additional staffing and possibly new technology to regulate access and ensure safety.

Please consider the following options:

1. Full Access – Open both McAfee and Busch to all vehicles. Designate disabled and general parking. This poses significant safety risks, especially during events, and would require active monitoring. Staff strongly opposes this option.
2. Limited Access – Both Roads: Allow access only for disabled users and shelter renters. This would require staff oversight and potentially a gate/pass system. Still raises safety concerns. Staff opposes.
3. Limited Access – McAfee Only: Keep Busch Drive closed, allow limited disabled and shelter access on McAfee. This would require new parking and infrastructure along McAfee. Reduces, but doesn't eliminate, concerns. Staff opposed.
4. Maintain Closure (Current Arrangement) – Keep both roads closed to vehicles. Staff considers this the safest option and best for overall park experience. ADA compliance is fully met, and enhancements could further improve accessibility (e.g., benches along current route, new ADA parking at White Aloe Creek lot, accessible bridge to Busch Drive).

Staff continues to recommend keeping the park closed to vehicles to ensure pedestrian safety and preserve the park environment.

Though some argue current ADA parking is too far from key attractions, federal standards require only the shortest accessible route, not minimal distance, and ADA does allow restrictions for safety.

Staff and community members with opposing views will present at the upcoming CLARB meeting. We appreciate your thoughtful review and ask that you include your rationale in your recommendation.

Memorandum

To: Community Land and Recreation Board, Board of Aldermen

From: Alexa Barton, Parkville City Administrator

Date: August 8, 2025

Subject: ADA Title II Compliance – Accessible Parking Requirements in Parks

Purpose

This memorandum provides a summary of Title II of the Americans with Disabilities Act (ADA) as it relates to accessible parking in public parks and affirms the City of Parkville's compliance with these requirements.

Background and Key Facts Related to ADA Parking in Parks:

1. Program Accessibility Requirement:
 - Title II does not require cities to make every part of a facility accessible, but the overall program must be accessible to individuals with disabilities.
 - If a park includes features such as trails, restrooms, picnic areas, or playgrounds, then accessible routes and parking must be provided to ensure those areas can be used by people with disabilities.
 2. Accessible Parking:
 - Where parking is provided, the city must provide accessible parking spaces that meet ADA Standards for Accessible Design (minimum number based on total spaces, proper signage, slope, access aisles, etc.).
 3. Beyond the Barrier of the Park:
 - There is no requirement under Title II ADA for a city to construct new parking facilities beyond the boundary of the park solely for individuals with disabilities.
 - However, if no parking exists within or near the park and lack of parking effectively denies access to individuals with disabilities, then the city may need to evaluate reasonable modifications to provide access—this could include designating existing nearby on-street parking as accessible or making other programmatic changes to ensure accessibility.
 4. When No Parking Is Provided:
 - If a facility (like a park) does not offer any parking to the public at all, then ADA does not require the creation of new parking just for ADA access. But alternate means of access must still be provided if needed to ensure the program is accessible overall.
-

City of Parkville's Compliance

The City of Parkville fully complies with all applicable Title II ADA requirements regarding accessible parking in parks. Specifically:

- Where public parking is provided (White Aloe Parking Lot), accessible spaces are designated and maintained in accordance with ADA Standards for Accessible Design.
 - Parkville ensures that accessible routes (McAfee and Busch Drive) connect parking areas to key park features such as restrooms, picnic areas, and trails.
 - In parks where no dedicated parking is present, the city assesses and implements alternative access solutions to maintain overall program accessibility.
 - The city is not required to create new parking beyond the boundary of the park solely for ADA access, and Parkville adheres to this provision while still ensuring full program accessibility.
-

Conclusion

The City of Parkville's current practices are consistent with Title II ADA requirements and reflect a continued commitment to ensuring equal access for individuals with disabilities across all public park facilities.

To: Community Land and Recreation Board (CLARB), and
Board of Aldermen (Boa)

August 13, 2025

Subject: Safety Concerns Regarding Vehicular Access to English Landing Park

Dear Members,

We write to you today with deep concern regarding recent discussions about opening English Landing Park—a treasured open and pedestrian-centered setting—to regular vehicular traffic. While the desire to improve accessibility and convenience is understandable, we urge you to consider the substantial public safety risks such a decision could create—both from targeted attacks and preventable accidents.

There is a growing body of evidence, both historical and recent, that highlights the danger of permitting vehicles into areas designed specifically for pedestrians. Most concerning are incidents where vehicles have been used intentionally to cause harm. One of the most recent examples involved a driver—previously convicted of hate crimes—who is accused of deliberately plowing into a crowd outside a Hollywood nightclub, causing multiple casualties. Tragically, this is not an isolated case.

According to the University of Maryland’s Global Terrorism Database, between 1970 and 2020, there were 288 recorded incidents in which vehicles were deliberately used as blunt-force weapons against civilians—excluding attacks involving explosives or targeting military personnel. Alarming, over 70% of these attacks occurred after 2014, and more than half took place in developed nations like the U.S. and Europe. These tragic events may seem distant, but they underscore a global trend that has reached peaceful, public spaces just like ours. These events *can* happen here too.

In addition to targeted attacks, there are persistent and well-documented dangers in simply mixing vehicles with pedestrians in park settings. Accidents involving cars and pedestrians occur frequently, and parks are no exception.

Common causes include:

- **Distracted Driving:** Drivers using mobile devices or other distractions often fail to notice walkers or children.
- **Speeding:** Even low-speed zones in parks can become deadly when reaction time is reduced.
- **Poor Visibility:** Trees, low lighting, and winding paths make it difficult for drivers to see pedestrians.
- **Inadequate Infrastructure:** A lack of sidewalks, signage, or marked crosswalks heightens the risk.
- **Parking Lot Hazards:** Drivers backing out or maneuvering in tight spaces often fail to see pedestrians.

We fully acknowledge and are deeply sympathetic to the needs of individuals with limited mobility and those protected under the Americans with Disabilities Act (ADA). Ensuring accessibility for all residents is essential, and the City has a responsibility to uphold that principle. However, even policies that allow vehicular access *only* for ADA-permitted drivers or individuals with mobility limitations create serious safety concerns.

Allowing any vehicles into pedestrian-heavy spaces increases the chance of tragic accidents—especially when children, families, and elderly residents are sharing the same space. It also makes enforcement of vehicle restrictions difficult, as distinguishing between legitimate and unauthorized access becomes a gray area in practice.

It's worth recalling that in 2004, a formal request to expand parking in the park was resolved through the addition of the lot near the maintenance building at the park's entrance. At that time, a member of the Park Board made a clear statement that this would be the final expansion of parking within the park. That decision represented a thoughtful and lasting compromise that prioritized long-term safety and preservation.

The core of what makes English Landing Park so valuable to our community is its peaceful, walkable, car-free environment—a place where families can gather, children can run freely, and residents can safely enjoy nature without fear. Opening this area to vehicle access, even with limitations, risks undermining the very qualities that make it such a vital public asset.

For further consideration, I have attached a highly relevant and timely article from the Combating Terrorism Center at West Point, titled:

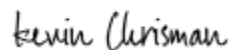
"Into the Crowd: The Evolution of Vehicular Attacks and Prevention Efforts"

By Alexandre Rodde and Justin Olmstead – March 2025 | Volume 18, Issue 3

This publication offers a sobering look at the rise of vehicle-based attacks and discusses policy responses and prevention strategies that public agencies can implement. I strongly encourage you to review it as part of your deliberations.

Thank you for your continued service to our community and for taking this issue seriously. The safety of our residents and the preservation of our public spaces must remain top priorities.

Respectfully,



Chief Kevin Chrisman,



Brittanie Propes, Parks and Recreation Direct,



Alexa Barton, City Administrator

Into the Crowd: The Evolution of Vehicular Attacks and Prevention Efforts

By Alexandre Rodde and Justin Olmstead

In recent months, there have been a series of vehicular attacks in Germany, the United States, and Israel targeting civilians during celebrations and public gatherings. This is representative of an increase in the use of the tactic. Following the Nice and Berlin attacks in 2016, vehicular ramming terrorist attacks in North America and Europe reached a peak in 2017, before subsiding with the waning of the international terror threat posed by the Islamic State and its supporters. Of the 18 terrorist vehicular ramming attacks between 2014 and March 2025, 15 (83%) were carried out by jihadis and three (17%) by right-wing extremists. Since 2016, governments and security practitioners have focused significant attention on protecting against the vehicle-ramming threat to pedestrianized areas, bringing in new technologies. Yet, the relative ease of launching a vehicle attack and the very large number of soft targets available means it is a tactic that is very difficult to defend against. When it comes to indicators and warnings of future attacks, the demonstration effect created by high-casualty vehicle-ramming attacks has in the past seemingly produced a surge in copycat attacks, which means the security agencies should be particularly vigilant given the recent uptick in high-profile attacks, including the New Orleans attack.

Five recent mass-casualty attacks underline the continued threat posed by the vehicle-ramming terrorist tactic. On December 20, 2024, Taleb Jawad Al-Abdulmohsen, a 50-year-old Saudi psychiatrist and self-professed atheist and anti-Islamist,¹ drove his rented BMW X3 around the Magdeburg Christmas Market in northeast Germany. Using an emergency escape road set up by local law enforcement,² the perpetrator was able to drive into the crowd for 400 meters, killing six and injuring 299.³

Eleven days later, Shamsud-Din Jabbar, a U.S. veteran from Texas, drove a Ford F-150 Lightning pickup truck flying an Islamic State flag into pedestrians celebrating New Year's Eve on Bourbon Street in New Orleans, Louisiana.⁴ Crashing his vehicle after 400 meters, he opened fire on the crowd before being neutralized by law enforcement officers. Fourteen people were killed and 35 were injured during the attack.⁵

A few weeks later, on February 13, 2025, Farhad Noori, a 24-year-old Afghan national, rammed his Mini Cooper into a union demonstration close the Munich train station. Two people—a mother and her two-year-old daughter—were killed and 37 others were injured before the suspect was arrested by German law enforcement. Noori was known to share Islamist content online;

he screamed “Allah Akbar” multiples times as he was arrested.⁶

A further two weeks later, in a terrorist attack on February 27, 2025, a 53-year-old Palestinian driver injured 13 people at a bus stop in Israel before being neutralized by Israeli law enforcement.⁷

Most recently, on March 3, 2025, in Mannheim, Germany, a 40-year-old German national with mental health challenges drove his car into a crowd, before fleeing. The attack killed two people and injured 11 others. The driver then attempted suicide using an alarm pistol in his car, before being detained.⁸

This article explores the characteristics of vehicular attacks, with part one discussing the tactical advantages they offer to the assailants both during the preparation of attacks and in their execution. The second part of the article discusses the evolution of the threat, and the third part examines the evolution of prevention efforts.

Characteristics of Vehicular Attacks

Vehicle-ramming tactics, and efforts to stop them, are far from a new phenomenon and were first observed in Israel in the early 1970s and have more recently been a regular feature of Islamic State terrorism in the West.⁹ Vehicular attacks are, by definition, a low-skill and low-tech *modus operandi*. Most individuals are familiar with the use of a motor vehicle, and no technical knowledge is required outside of the target selection phase of the attack. Access to a vehicle can be gained through various means such as theft (as seen in Berlin in 2016 where Anis Amri stole the truck he used to target the Breitscheidplatz Christmas Market)¹⁰ or taken from work (as seen in an attack in Jerusalem in 2008 involving a bulldozer).¹¹

In other cases, assailants have used their personal vehicles during

Alexandre Rodde is a Visiting Fellow at the Protective Security Lab at Coventry University. He works as a security consultant and analyst, specializing in terrorism, mass shootings, and violent extremism in the French national security apparatus. He is the author of Le Jihad en France: 2012-2022 (not yet available in English).

Justin Quinn Olmstead, Ph.D., is a historian for Sandia National Laboratories in Albuquerque, New Mexico. Prior to that, he was Associate Professor of History at the University of Central Oklahoma. His most recent book is From Nuclear Weapons to Global Security: 75 Years of Research and Development at Sandia National Laboratories. He is a Resident Fellow at the CMC, a Senior Research Fellow at the Armed Services Institute in the Center for Military Life, Thomas University, Visiting Fellow at the Center for Peace & Security, Coventry University, U.K., and an Associate Editor for the Journal of the Society for Terrorism Research.

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attacks, as seen as in a car-ramming attack in Munster, Germany, in 2018¹² and Waukesha, Wisconsin, in December 2021.¹³ In numerous cases, perpetrators rented—at no significant cost—the vehicles they used in attacks. For example, Mohamed Lahouaiej-Bouhlel, who carried out what remains the deadliest vehicular attack in history in 2016 in Nice, France, rented a truck for a few thousand euros.¹⁴ The rise of vehicle-sharing apps, similar to the one used by the New Orleans attacker, can reduce the cost of obtaining a vehicle while at the same time allow perpetrators to avoid whatever scrutiny they might face from commercial car renting companies.^a

Perpetrators of vehicular attacks also have access to a vast number of potential targets given the growth of pedestrianized areas in urban centers and of open-air gatherings following the COVID-19 pandemic. Despite attempts by authorities to protect certain zones where there is high foot traffic, it remains all too easy for perpetrators to find targets. According to an examination by the authors of mass casualty attacks in the West between January 2012 and December 2022—defined as attacks in which four or more victims were killed—vehicular ramming was the second most common method used after mass shootings.¹⁵

Vehicular attacks also have a particularly shocking component, due to their speed and kinetic force and the fact that they occur in highly vulnerable pedestrian spaces. This facilitates an important aspect of terrorism: media coverage, especially if images or videos of the attack are posted online or broadcast. In the case of the Magdeburg attack, CCTV images immediately spread on social media in the minutes following the attack, before being broadcast on traditional channels. Some assailants seek to maximize the media impact, with one example being the New Orleans attacker flying an Islamic State flag at the back of his attack vehicle.¹⁶

Countering vehicular attacks is hugely challenging. Potential targets are numerous, changing in number according to seasonal activities, events, or time of day. The type of vehicle used by attackers will also impact the type of protection that needs to be set up, according to speed, weight, size, and special capacity in the case of a weaponized excavator or bulldozer. Detection of potential attackers is also made difficult because of the number of vehicles in urban areas and because of the usual absence of criminal acts in the preparation of attacks. In the Magdeburg, New Orleans, and Munich attacks, the intention of the perpetrators was only clear to law enforcement personnel at the moment the vehicle entered the restricted zones, just seconds before the attacks began.

On the response side, vehicular attacks are extremely fast-paced events with the immediate potential for a large number of casualties, including numerous polytraumatized victims who need immediate medical attention. The speed and impact of vehicular attacks sometimes resemble more of a large bomb attack than a mass shooting. The complexity of the victims' injuries presents challenges that go beyond the medical capacities of first responders.

The Evolution of the Threat

According to the University of Maryland's Global Terrorism Database, there were 288 incidents of vehicular terrorism from

1970 to 2020.¹⁷ This number is focused on vehicles used as blunt-force weapons to attack civilians and does not include vehicle-borne explosives, or, in the case of Israel, against soldiers.

In 1973, Olga Hepnarová killed eight people in Prague when she drove her Praga RN truck into a group of pedestrians. Four years later, a man in his early 30s rammed his car into the stage during a Ku Klux Klan rally in Plains, Georgia, injuring some 30 people.¹⁸ Seven years later, in 1984, an individual looking to “get even with the police” drove his car into a crowd in Los Angeles, killing one person and injuring 54 injured.¹⁹ Similar attacks took place elsewhere in the world, including in Australia and Brazil.²⁰ From 1990 to early 2000, there were regular vehicular attacks in Israel and the West Bank, frequently targeting IDF soldiers at bus stops.²¹ This method of attack continued and expanded in the 2010s, mostly used by lone operators organizing attacks without the support of a group. In a 2010 edition of the *al-Qa`ida* magazine *Inspire*, jihadi groups promoted such tactics due to their efficiency, calling followers to “mow down the enemies of Allah.”²² In the mid-2010s, there was an increase in Palestinian vehicular attacks in Israel and the West Bank,²³ at the same time a wave of Islamic State-organized and -inspired attacks started in Western Europe.²⁴

In September 2014, Islamic State spokesman Abu Muhammad al-Adnani called for supporters to use vehicles as weapons, saying that if they were “not able to find an IED or a bullet,” then they should “single out the disbelieving American, Frenchman, or any of their allies, smash his head with a rock, or slaughter him with a knife, or run him over with your car.”²⁵ Just weeks later, on October 20, 2014, one of the group's supporters, Martin Couture-Rouleau, heeded the call in a vehicle attack that killed a member of the Canadian armed forces.²⁶ There were, however, no further terrorist vehicular ramming attacks in the West until a January 2016 attack on the French military in the town of Valence. (See Table 1 in the appendix.)

The watershed moment for the threat came on France's national day in 2016. At 10:32 PM on July 14, a 19-ton Renault Midlum truck, driven by 31-year-old Tunisian jihadi named Mohamed Lahouaiej-Bouhlel, plowed into the crowd on the Promenade des Anglais in Nice, France, for more than a kilometer. Eighty-six people were killed and 458 were injured in the span of four minutes and 17 seconds, before the terrorist was shot dead by law enforcement. He had carefully organized his attack, using his job as a delivery man to rent the truck in advance, and practicing reconnaissance and driving in the area 11 times in the days preceding the attack.²⁷ In the years that followed the Nice attack, there was an increase in mass-casualty vehicular attacks in the West. (See Table 1.) Just five months after the Nice attack, in December 2016, another jihadi attack using a semi-trailer truck killed 12 people at a Christmas market in Berlin. As noted by Vincent Miller and Keith Hayward, “the VRA [vehicle ramming attack] has transitioned from being a relatively rare occurrence, to become, by 2016, the most lethal form of terror attack in Western countries, claiming just over half of all terrorism-related deaths in the West that year.”²⁸

The following year saw a surge in vehicular terrorist attacks in the West (defined for the purpose of this study as North America, Europe, Australia, and New Zealand), with seven attacks, the most seen in any year. (See Table 1.) These included mass-casualty attacks by jihadis in London in March 2017 (five killed, including four with a vehicle),²⁹ in Stockholm in April (five killed),³⁰ Barcelona in August (13 killed),³¹ and New York in October (eight killed).³²

a According to reports, the vehicle used by Shamsud-Din Jabbar in the New Orleans attack was rented via the car-sharing app Turo. Natalie Neysa Alund, “What is Turo? Car rental app was used in both New Orleans attack and Las Vegas explosion,” *USA Today*, January 2, 2025.

It is noteworthy that there was a surge in vehicular terrorist attacks following the two deadliest attacks (Nice and Berlin). The authors assess that this created a demonstration effect in which the high casualties and significant media coverage of those attacks showed the effectiveness of this terror tactic and in turn produced a copycat effect. This suggests that the demonstration effect is a more powerful indicator of future attacks than calls by terrorist leaders such as the late Abu Muhammad al-Adnani for the tactic to be used.

The surge in vehicular attacks during this period was also seen in the developed world as a whole, to include Palestinian terrorism targeting Israel. Writing in 2019, Brian Michael Jenkins stated, “because there are relatively few events over a long period of time (more than 45 years), the trend lines can be misleading. However, the recent increase is obvious. There were 16 attacks between 1973 and 2007 and 62 attacks between 2008 and the end of April 2018. Thirty of these occurred in 2017 and the first four months of 2018 alone.”³³ According to Brian Michael Jenkins and Bruce Butterworth, the use of vehicles as weapons of terror in developed countries increased from two in the years 1994-1997 to 68 in the period from 2014-2019.^{34b}

These tactics soon extended beyond the jihadi ecosystem to include attacks perpetrated by non-ideological attackers in Melbourne, Australia, in 2017 (six killed, 27 injured);³⁵ Munster, Germany, in 2018 (four killed, 20 injured);³⁶ Trier, Germany, in 2020 (five killed, 23 injured);³⁷ and Waukesha, Wisconsin, in 2021 (six killed, 62 injured). Far-right terrorists also applied the same tactics, in London, United Kingdom, in front of the Finsbury Park Mosque where one person was killed and 12 others were injured by Darren Osborne in 2017³⁸ and London, Canada, where a 20-year-old killed four members of a Pakistani family with his car in 2021.³⁹

According to the authors’ database, there were 18 terrorist vehicular ramming attacks between January 2014 and March 2025 in the West. The large majority of attacks were carried out by jihadis, many of whom were inspired by the Islamic State. Fifteen (83%) of the terrorist attacks were carried out by jihadis and three (17%) by right-wing extremists. Five of the attacks (28%) targeted the military, police, and security services.

Cars were most often used in the attacks. Thirteen of the attacks (72%) were carried out by cars, three of the attacks (17%) were carried out by trucks and two (11%) by vans. It is notable that the two highest casualty attacks were carried out by trucks—the Nice attack (86 killed and 458 injured) and the Berlin attack (12 killed, 56 injured)—underlining that this form of vehicular attack poses the greatest threat. Nine of the attacks (50%) were carried out by vehicles owned by the perpetrators, seven of the attacks (39%) were carried out in rented vehicles, and two (11%) were carried out in stolen vehicles, in both cases trucks.

A total of 152 people died in the 18 attacks. Demonstrating that attacks are highly likely to produce casualties after being launched, 12 (67%) of the attacks produced fatalities and only one attack resulted in no injuries.

As can be seen Table 1, with the waning of the Islamic State international terror threat, terrorist use of vehicular attacks dropped in the West from 2018 onward, before ticking up in 2025 with the attacks in New Orleans and Munich. Both these attacks, especially

the New Orleans attack, received significant media coverage or, in other words, created a new demonstration effect that could lead to a surge in copycat attacks in the months ahead.

The Evolution of Prevention Measures

Beginning in the 1990s, there have been efforts in the United States to harden buildings and other critical infrastructure from vehicle-borne improvised explosive devices (VBIEDs).⁴⁰ In many cases, this had the added benefit of protecting pedestrians who use the sidewalks separating the street from commercial or government buildings. Security practitioners saw bollards as one means of hardening the landscape while not limiting the aesthetic value of the area. From the 1990s, the use of bollards has been the preferred choice of protecting campuses and buildings in the United States. In the United States alone, 90,000 sites have added concrete bollards since the 1995 Oklahoma City bombing.⁴¹

Attempts to prevent any type of vehicular collision with pedestrians began as early as the 18th century with the use of wood and iron structures to direct pedestrians away from horse-drawn vehicles.⁴² Preventative measures continued to be adopted in the form of streets and highways being designed around neighborhoods well into the 20th century.⁴³ As Paul Hess and Sneda Mandhan point out, in New York, prior to the 2017 vehicle-ramming attacks in Nice and Berlin, physical security of public spaces was focused on VBIEDs.⁴⁴ The U.S. Federal Emergency Management Agency did not provide any guidance on how to protect against vehicle ramming that was not delivered via VBIED.⁴⁵ Protection rested on diversion of vehicles from high pedestrian zones with the use of bollards and other physical barriers, or limiting access of vehicles and pedestrians to areas deemed critical.⁴⁶ According to the Mineta Transportation Institute, since 2012, preventative measures have evolved to include more technology, such as cameras, fencing, and effective intelligence gathering, to disrupt potential attacks.⁴⁷

It was after the Nice and Berlin attacks of 2016 that governments and security practitioners in the West focused significant attention on protecting against the vehicle-ramming threat to pedestrianized areas. Governments and security practitioners began working on new prevention techniques. Traditional retractable traffic bollards were deemed no longer sufficient because they cannot withstand the impact of large trucks. Stronger protective measures were put in place, with, for example, the French company La Barrière Automatique (LBA) developing a retractable bollard capable of withstanding the impact of a 7.5-ton truck going 80 kilometers per hour (approximately 50 miles per hour).⁴⁸ The LBA model is deployed one meter above ground and another 1.70 meters below, providing an ‘iceberg’ protection effect. While traditionally delivering products for the French Vigipirate national security plan, LBA is seeing its customer base expand from embassies, industrial sites, and stadiums to communities and businesses such as shopping centers and supermarkets. Much like the LBA model, Intertex Barriers of Valencia, California, has developed a retractable barrier that can be manually operated or function autonomously.⁴⁹

In recent years, the use of active, passive, deployable, or improvised vehicle-ramming mitigation tools became common practice.⁵⁰ Vehicle inspections and security checks at entry points, remote parking, and shuttle services have also helped in mitigating the risk as once an attack is underway, it is extremely difficult to stop because of the speed of the attack and the difficulty in bringing a moving vehicle to a stop. During the Nice attack, for example,

b The data includes all cases, including non-ideological ones, in OECD-signatory countries.

the killing was only stopped by the action of a civilian was able to throw his scooter in front of the 19-ton truck, slowing it down so that law enforcement officers were able to shoot and neutralize the terrorist.⁵¹ The use of hollow point bullets by a majority of law enforcement agencies⁵² is another impediment to stopping attacks in their tracks due to the deflection caused by the windshield.⁵³ The difficulty of responding to an active vehicular ramming attack underlines the importance of preventing attacks.

Conclusion

Vehicular attacks committed by terrorists are not a new phenomenon. As described in this article, this *modus operandi* has been used by lone actors and groups for decades around the world. The recent cases in Germany and the United States are not a return of the vehicular attacks in the West but rather an evolution of the *modus operandi*, using new technical tools such as the use of electric cars and peer-to-peer apps.⁵⁴

The recent attacks do represent an uptick in the use of the tactic, however. Following the Nice and Berlin attacks in 2016, vehicular ramming terrorist attacks in North America and Europe reached a peak in 2017, before subsiding with the waning of the international terror threat posed by the Islamic State and its supporters. Of the 18 terrorist vehicular ramming attacks between 2014 and March 2025, 15 (83%) were carried out by jihadis and three (17%) by right-

wing extremists. Most of the attacks involved cars but the two of the highest casualty attacks (Nice and Berlin) involved trucks, underlining that these forms of vehicular attacks pose the greatest threat. Most of the attacks produced fatalities and only one resulted in no injuries, demonstrating the high likelihood that vehicular ramming attacks will produce casualties once launched.

Since 2016, governments and security practitioners have focused significant attention on protecting against the vehicle-ramming threat to pedestrianized areas, bringing in new technologies. Protective measures such as using fixed or mobile bollards are key because once an attack is underway, it is very difficult to stop. But the facility of launching a vehicle attack and the very large number of soft targets means it is a tactic that is very difficult to defend against. Therefore, preventing attacks from being carried out in the first place through intelligence and law enforcement efforts is key but nonetheless challenging because an attack involving a vehicle can be planned and prepared with little risk of arousing suspicion.

When it comes to indicators and warnings of future attacks, the demonstration effect created by high-casualty attacks has, in the past, seemingly produced a surge in copycat attacks, which means that security agencies should be particularly vigilant in the months ahead given the recent uptick of high-profile attacks, including in New Orleans. **CTC**

Appendix: Table 1 - Terrorist Vehicular Attacks in the West since 2014

Date	Location	Perpetrator	Target	Ideology	Vehicle	Casualties
October 20, 2014 ⁵⁵	Saint Jean sur Richelieu (Canada)	Martin Couture-Rouleau	Two Canadian Forces members	Islamic State inspired	Car (Nissan Altima, owned)	1 killed, 1 injured
January 1, 2016 ⁵⁶	Valence (France)	Raouf El Ayed	French military members in front of a mosque	Islamic State inspired	Car (Peugeot 307, owned)	4 injured
July 14, 2016 ⁵⁷	Nice (France)	Mohamed Lahouaiej-Bouhel	Bastille Day celebrations	Islamic State inspired	Truck (Renault Midlum, rented)	86 killed, 458 injured
November 8, 2016 ⁵⁸	Columbus, Ohio (United States)	Abdul Razak Ali Artan	Students on a campus	Islamic State inspired	Car (Honda Civic, owned)	11 injured, including some stabbed
December 19, 2016 ⁵⁹	Berlin (Germany)	Anis Amri	Christmas market	Islamic State inspired	Truck (Scania R 450, stolen)	12 killed, 56 injured
March 22, 2017 ⁶⁰	London (United Kingdom)	Khalid Mansoor	People on Westminster Bridge and in front of Westminster Palace	Islamic State inspired	Car (Hyundai Tucson, rented)	4 killed using the car, 1 killed by stabbing, 48 injured
April 7, 2017 ⁶¹	Stockholm (Sweden)	Rakhmat Akilov	Pedestrians on the Drottninggatan Street	Islamic State inspired	Truck (Mercedes Benz Actros, stolen)	5 killed, 15 injured
June 19, 2017 ⁶²	Paris (France)	Adam Lotfi Djaziri	Gendarmes in a vehicle on the Champs Elysées	Islamic State inspired	Car (Renault Megane, owned)	None
June 19, 2017 ⁶³	London (United Kingdom)	Darren Osborne	Muslims close to the Finnsbury Mosque	Right-wing extremism	Van (Luton Box, rented)	1 killed, 11 injured
August 9, 2017 ⁶⁴	Levallois-Perret (France)	Hamou Benlatrèche	French military members	Islamic State inspired	Car (BMW Serie II, rented)	Six injured
August 12, 2017 ⁶⁵	Charlottesville, Virginia (United States)	James Alex Fields Jr.	Protesters during a counter demonstration	Right-wing extremism	Car (Dodge Challenger, owned)	1 killed, 35 injured
August 17, 2017 ⁶⁶	Barcelona (Spain)	Younes Abouyaaqoub	Pedestrians on the Ramblas	Islamic State inspired	Van (Fiat Talento, rented)	13 killed, around 130 injured
October 31, 2017 ⁶⁷	New York, New York (United States)	Sayfullo Saipov	People on a bike path in Manhattan	Islamic State inspired	Car (Ford Super Duty, rented)	8 killed, 13 injured
August 14, 2018 ⁶⁸	London (United Kingdom)	Salih Khater	People close to Westminster Palace	Global jihad	Car (Ford Fiesta, owned)	3 injured
April 27, 2020 ⁶⁹	Colombes (France)	Youssef Thilah	French police officers	Islamic State inspired	Car (BWM Serie 1, owned)	3 injured
June 6, 2021 ⁷⁰	London (Canada)	Nathaniel Veltman	Member of a Canadian-Pakistani family	Right-wing extremism	Car (Dodge Ram, owned)	4 killed
January 1, 2025 ⁷¹	New Orleans, Louisiana (United States)	Shamsud-Din Jabbar	People on Bourbon Street	Islamic State inspired	Car (Ford F150 Lightning, rented)	14 killed, 54 injured using the car, 3 shot
February 13, 2025 ⁷²	Munich (Germany)	Farhad Noori	Demonstrators	Global jihad	Car (Mini Cooper, owned)	2 killed, 37 injured

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Outlook

CLARB meeting tonight**From** Gmail <kstategreg@gmail.com>**Date** Tue 8/12/2025 3:52 PM**To** Brittanie Propes <BPropes@parkvillemo.gov>**Cc** Dean Katerndahl <DKaterndahl@parkvillemo.gov>; Philip Wassmer <PWassmer@parkvillemo.gov>; Tina Welch <TWelch@parkvillemo.gov>

Dear Brittanie

Thank you again for your quick response to my See/Click/Fix post yesterday concerning four vehicles in the park. I appreciate you inviting me to tonight's meeting but I am out of town today. May I share my perspective to make sure my voice is heard?

As you, the mayor and my alderman, Phil Wassmer, know I have been pretty vocal about the presence of vehicles and the lack of any serious barriers to the park's entrance since last summer. Once the police chief's opinion that this policy of no vehicles in the park (with exceptions for large events such as the brew fest, etc) was needed, I don't believe there is any grey area.

I empathize with people who are wheel chair bound. I have pushed my 90 plus year mother in law around on rough ground and "long" distances.

Unless the police chief now feels differently, I only want to see the bollards that have been put forth as the solution to people pushing park entrance barriers aside. There is no room for exceptions for letting some vehicles in when we are talking about children and walker's safety.

On a separate note, I would like the CLARB board to also talk about the increase in electric bike use in the park and if any signage or guidance needs to be provided for their use.

Thank add for your service,

Greg Smith
206 Summers St.

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Outlook

Park & Recreation Master plan inputs

From brent uhrmacher <brentuhrmacher@gmail.com>

Date Mon 6/23/2025 11:31 PM

To Brittanie Propes <BPropes@parkvillemo.gov>

City of Parkville
Department of Parks and Recreation
Brittanie Propes
8880 Clark Ave
Parkville, MO 64152

Dear Brittanie,

I am writing to request that the City of Parkville consider re-opening access to English Landing Park (ELP) to our citizens and visitors. As a minimum, the six ADA parking spots that were removed and shelter rental clients. ELP is the heartbeat of Parkville parks with high daily usage volumes, hosting 71% of all Parkville parks calendared events. The previously existing ADA spots provided access, use and participation of the crown jewel to all walks of people respective of profile.

It is important that all members of our community can enjoy the beauty and what a unique environment brings to mental, physical enhancement / rehabilitation and general well-being. It is a lifestyle energizer.

The Parks Master Plan should "embrace, not exclude" such a significant segment of Parkville's population. Embracing the needs of the people now, can grow a very positive message / economic rewards for Parkville's future.

The Parkville Master Plan should include:

- PLP Riverview benches"
- Children's playground with sensory equipment area
- Adult exercise / Rehabilitation equipment area.
- ADA consideration in All Parks throughout the City
- Compliance with a Federal Laws, state Local city
- **Functionality first.** The beautification will come from our users, without extreme expenditures.

Thank you for your consideration.

Brent Uhrmacher

brentuhrmacher@gmail.com

816-588-3376

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English Landing Park

From Heather Versfeld <hlversfeld@gmail.com>
Date Thu 6/19/2025 1:04 PM
To Brittanie Propes <BPropes@parkvillemo.gov>

City of Parkville
Department of Parks and Recreation
Brittanie Propes
8880 Clark Ave
Parkville, MO 64152

Dear Brittanie,

I am writing to respectfully request that the City of Parkville consider opening access to the park for patrons, even if limited to accessible parking and shelter rentals. Ensuring that all members of our community can enjoy the beauty and recreational opportunities of our parks is essential for fostering inclusivity and promoting a healthy, active lifestyle for everyone.

Many individuals with limited mobility—such as children in wheelchairs, elderly grandparents, heart transplant patients, and those recovering from knee or hip replacements—benefit greatly from access to outdoor spaces. These parks provide vital opportunities for relaxation, socialization, and physical activity, which are crucial for their well-being.

While I understand there may be concerns regarding capacity or preservation, allowing limited access to designated accessible parking and shelters would significantly enhance the quality of life for these individuals and their families. It would demonstrate the City's commitment to inclusivity and ensure that all residents and visitors can enjoy the natural beauty and community benefits that our parks offer.

Thank you for your consideration of this important matter. I look forward to your positive response and to seeing our parks become even more welcoming and accessible for everyone.

Sincerely,

Heather L. Versfeld

Resident of Parkville, Business and Property owner in Downtown Parkville

AJV Holdings, LLC

HLVersfeld@Gmail.com

Mobile: +1.816.716.1097

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**FW: ADA Parking Spots English Landing Park**

From John/Cindy <cejec63@sbcglobal.net>

Date Sat 6/21/2025 1:15 PM

To Brittanie Propes <BPropes@parkvillemo.gov>

 5 attachments (4 MB)

Pediatirc Concussions.pdf; 2021 Pedestrians Traffic Safety Facts.pdf; Stanford Pediatric Sport Injuries.pdf; IMG_2678.jpg; Pic 3.jpg;

Ms. Propes,

I am forwarding this message to you in case you didn't receive it.

John Carter

Aldermans Lackamp and Lee,

This email is to express my opinion regarding the removal of the six ADA parking spots in English Landing Park.

Liability and safety have been cited for the removal of the ADA parking spots in English Landing Park. An incident was cited in which a child was hit by a vehicle driven by a disabled individual. The disabled individual reported the incident at a later date to Parkville Staff. The child was not injured, the parents did not report the incident and no police report was filed. It appears the individual driving the vehicle was upset and was trying to transfer the blame to Parkville. The driver and/or child were at fault- period!

I have walked McAfee Drive and Busch Street in English Landing Park. The speed limit is posted at 10 MPH on northbound Busch. Safety could be improved for pedestrians by adding stop signs at the intersection of McAfee and Busch in addition to a speed limit sign on southbound Busch. If there appears to be a risk of children running onto Busch in the area of the playground equipment a small fence (2 to 4 feet high) could be erected along Busch.

Walking in downtown Parkville appears to be far more risky to pedestrians (especially during rush hour) than pedestrians walking in English Landing Park. Parkville incurs less liability for a pedestrian walking in English Landing Park than the risk of injury to an individual at a Parkville event with a city issued alcohol permit. Children encounter far more risk for injury/death in contact and extreme sports than getting hit by a vehicle in the Park.

I have attached some pictures of the Park for clarification and articles to support my opinion.

In summary, the removal of the six ADA parking spots in English Landing Park due to safety and liability reasons was not supported by science and the ADA parking spots should be reinstated immediately.

John Carter
8650 NW Highway N
Kansas City, MO 64153

(Actually a resident of Parkville)

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CITY OF PARKVILLE

Policy Report

Date: August 12, 2025

Prepared By:

Alexa Barton, City Administrator

Reviewed By:

John Mautino, City Attorney

ISSUE:

Approval of Resolution No. 25-032 to approve a lease agreement with White Farmhouse Flowers, LLC for the train depot building and to authorize the city administrator to execute said lease agreement (Parks)

BACKGROUND:

On February 18, 2025, the Board of Aldermen considered a proposed Lease Agreement with White Farmhouse Flowers, LLC, for use of the Train Depot, and approved Resolution No. 25-002, which authorized the City Administrator to execute the Lease Agreement in substantially the same form as attached to Resolution No. 25-002. The original staff report from the February 18th agenda is shown below. As explained during that meeting, the Tenant was still reviewing the Lease and may have additional comments. After the February 18th meeting, the Tenant provided additional comments and proposed revisions, some of which were substantive in nature and thus requiring Board review and approval. While discussions continued, staff received a survey done for the pending Route 9 project. This survey, as well as a subsequent survey prepared by GBA, indicated that the Railroad right of way (ROW) running parallel to the Train Depot extended beyond the existing fence adjacent to the Train Depot. Put simply, it is difficult to determine the exact location of the south boundary line, and City staff continue to work with the Railroad to resolve the matter. Possible solutions include an agreement between the City and the Railroad providing for the presence and use of the back patio, if the final determination is that the ROW extends past the fence.

One of the anticipated Tenant Improvements was the replacement of the brick comprising the patio to the immediate south of the Depot (see Exhibit D to the Lease). Since it appears that a portion of this patio may be within Railroad ROW, the Lease was revised to recognize the boundary line issue and to provide a basis for addressing issues concerning the ability to use the back patio (**Section 1.2**). The Lease was also revised to provide that the back patio work will be removed from Exhibit D as a Tenant Improvement, and replaced with construction of a patio on the north side of the Depot building (**Section 4.2**). The Lease was also revised to provide that the Tenant may design up to 2 parking spots on the east side of the Depot as parking for its customers (**Section 6.2**).

The attached draft of the Lease also reflects the following revised business points:

1. The City may no longer terminate the Lease for convenience, but may terminate upon 90 days' notice if it determines that leasing the Premises becomes unlawful for any reason. If the City terminates for this reason within the first 5 years of the Lease, it will pay the Tenant for anticipated moving and relocation expenses on a sliding scale: Year One - \$10,000; Year Two - \$8,000; Year Three - \$6,000; Year Four - \$4,000; Year Five - \$2,000 (**Section 3.3(a)**).

2. Starting three years after the Commencement Date, the Tenant may terminate in the event of a serious, long-term illness or death of the principal member of the Tenant. **(Section 3.3(a))**. If the Tenant terminates for this reason before the Maximum Rent Incentive is reached, the City is only required to reimburse the Tenant for one-half of the remaining Rent Incentive.

The amount of Rent, and the Rent Incentive, are unchanged and are described below.

Original Staff Report from February 18, 2025, Agenda Packet

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

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

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

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

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

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

A key component of the proposal is its commitment to enhancing the historic appeal and curbside

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

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

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

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

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

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

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

The Tenant proposes to construct certain improvements which will enhance and improve the Train Depot, including new doors, a handicap accessible ramp, and new sidewalk from the east parking lot. These improvements, referred to in the Lease as the "Tenant Improvements," are shown in Exhibit D to the Lease. Upon completion, the City will certify the cost of the Tenant Improvements. The amount of the Certified Tenant Improvements Costs, subject to a maximum amount of \$202,444, will serve as

a basis for a Rent Incentive. The Rent Incentive is available as a credit against rent equal to 75% of rent in the first 5 years of the Term, and 40% of Rent in the last two years of the Term. Application of the Rent Incentive is described in detail in Section 3.2 of the Lease. Again, this is only a credit against Rent; if the Maximum Rent Incentive (the lesser of the Certified Tenant Improvement Costs or \$202,444) is not reached upon the expiration or earlier termination of the Lease, the Tenant is not entitled to any further payment or credit relating to the cost of the Tenant Improvements. The only exception is if the City terminates the lease for convenience; in such a case the City would reimburse the Tenant in an amount equal to the remaining amount of Rent Incentive that would have been available through the end of the Term.

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

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

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

STRATEGIC GOAL(S):

- Parks and Recreations
- Infrastructure and Public Facilities

BUDGET IMPACT:

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

ALTERNATIVES:

1. Approve Resolution No. 25-002 authorizing the City Administrator to execute a lease agreement with White Farmhouse Flowers for the train depot.
2. Approve the item, subject to changes.
3. Do not approve the item.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

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

STAFF RECOMMENDATION:

Staff recommends approval of the Resolution to Execute a Lease Agreement of the Train Depot to White Farmhouse Flowers, LLC.

POLICY:

The leasing of City property requires Board of Aldermen approval.

SUGGESTED MOTION:

I move to approve Resolution No. 25-032 approving a lease agreement with White Farmhouse Flowers, LLC for the train depot building and to authorize the city administrator to execute said lease agreement.

ATTACHMENTS:

1. Resolution No. 25-032
2. Train Depot Lease



**CITY OF PARKVILLE, MO.
RESOLUTION No. 25-032**

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

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

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

WHEREAS, based upon WFF’s proposal, the City determined that it would like to enter into a lease agreement with WFF for the lease of the Train Depot to WFF, and on February 18, 2025, passed Resolution No. 25-002 authorizing the City Administrator to execute a lease agreement in substantially the same form as was attached to said Resolution; and

WHEREAS, the lease agreement approved by Resolution No. 25-002 was never executed because the City and WFF negotiated further revisions to the lease agreement; and

WHEREAS, the City wishes to enter into the attached Lease Agreement with WFF for the lease of the Train Depot to WFF.

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

BE IT FURTHER RESOLVED that the authority granted to the City Administrator under Resolution No. 25-002 to execute the draft lease agreement attached to Resolution No. 25-002 is rescinded.

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this ____ Day of August, 2025.

Mayor Dean Katerndahl

ATTEST:

City Clerk Melissa McChesney

LEASE AGREEMENT

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

1. DEMISE.

1.1. Demise. In consideration of the payment of Rent (as defined below), the mutual covenants, and each and every act to be performed by Landlord and Tenant under this Lease, Landlord hereby leases to Tenant and Tenant hereby leases from Landlord for the Term (as defined below) and upon the terms and conditions set forth in this Lease the premises known as Parkville Train Depot (described more specifically below), with a mailing address of 8701 NW River Drive, Parkville, MO 64152 (the "**Premises**"), which Premises is located on certain property owned by Landlord more specifically described in Exhibit A to this Lease in Parkville, Missouri (the "**Property**"). The Premises include the Train Depot Building (the "**Building**" or "**Train Depot**") containing approximately 1,929 square feet of area, more or less, a portion of the adjacent patio (as described in Section 1.2, below), and a new patio to be constructed, but does not include any parking spaces, except as described in Section 6.2. Subject to the terms set forth in Section 6.2, the adjacent parking may be used by Tenant and its customers but remains public parking as described more fully in Section 6, below. The Property and the Premises are generally shown on the site plan included with Exhibit A.

1.2. An active railroad line operated by BNSF Railway Company ("**BNSF**") is located next to the Property. The City acquired the Property from a predecessor in interest to BNSF. There is a fence running parallel to and between the railroad tracks and the Train Depot. Between this fence and the Train Depot is a paved patio. It is

possible that the southern boundary of the Property does not extend to the fence, and that a portion of the patio is within BNSF right-of-way. . The parties agree that if any dispute arises relating to Landlord's ownership of any part of the patio, or the ability of the Tenant to utilize any part of the patio, the Parties will work to reasonably resolve such dispute. Tenant agrees that if it is determined by Landlord that Tenant's use of the patio or adjacent parking areas requires approval of BNSF, upon notice from Landlord, Tenant will discontinue use of such areas until such approvals may be obtained.

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

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

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

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

2. TERM.

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

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

improvements to the Building that the Landlord anticipates performing in the future, and which Landlord agrees will not materially interfere with Tenant's quiet enjoyment of the Premises under this Lease. These Projects are not part of the Landlord's Work. Further, the estimated completion timeframe for said Projects is subject to change, and is subject to appropriation of funds by the Landlord's governing body.

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

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

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

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

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

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

All Rent, subject to the credits and offsets for the Rent Incentive provided in Section 3.2, below, shall be payable in monthly installments in advance, on the 1st day of each calendar month included within the term of this Lease. Rent due for any fraction of a month at the commencement or expiration of the Term, shall be prorated on a per diem basis.

3.2. Rent Incentive.

(a) Tenant is eligible for the "**Rent Incentive**," which is a credit or offset against Rent equal to 75% of Rent in the first 5 years of the Term, and 40% of Rent in the last 2 years of the Term, subject to a maximum amount equal to the lesser of the Final Certified Tenant Improvement Costs (as defined in Section 4.2, below) or \$202,444 (the "**Maximum Rent Incentive**"). Once the Maximum Rent Incentive is reached, Rent returns to the full amounts provided for in Section 3.1. By way of example, assume the Final Certified Tenant Improvement Costs are \$145,000. The Maximum Rent Incentive is \$145,000, and for the first 5 years of the Term, the Tenant receives a credit or offset against Rent equal to 75% of the current Rent amount until the

Maximum Rent Incentive of \$145,000 is reached, which would occur approximately halfway through the 5th year of the Term, at which point the monthly Rent returns to the normal amount provided in Section 3.1. Application of the Rent Incentive is also illustrated in the worksheet example attached to this Lease as Exhibit C.

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

3.3. Termination not related to Default.

(a) Notwithstanding any other provision of this Lease, if at any time during the Term leasing the Premises to Tenant becomes unlawful for any reason, Landlord may terminate the Lease upon 90 days' advance written notice to the Tenant, subject to Landlord's obligation to reimburse and pay Tenant any remaining portion of the Maximum Rent Incentive as described in Section 3.2(b), above, together with a payment for Tenant's anticipated moving and relocation expenses if such termination occurs within the first five years of the Term, which shall be determined as follows: Year One - \$10,000; Year Two - \$8,000; Year Three - \$6,000; Year Four - \$4,000; Year Five - \$2,000. Further, starting three years after the Commencement Date, in the event of a serious, long-term illness or death of the principal member of Tenant, Tenant may terminate the Lease upon 90 days' advance written notice to Landlord; provided, however,

¹ Commencing on the Commencement Date.

that if Tenant terminates before the Maximum Rent Incentive is reached, Landlord shall be required to promptly pay Tenant one-half of the remaining Rent Incentive.

3.4. Utilities. Tenant shall directly contract for the provision of, and shall pay (before delinquency) for, all water, gas, heat, light, power, telephone, telecommunications, and other utilities and services supplied to the Premises, except as otherwise provided in Section 7.2, together with any taxes thereon and hook-up or connection fees associated therewith, during the Term.

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

4. CONDITION OF THE PREMISES.

4.1. No Representations. Tenant acknowledges that: (a) neither Landlord nor Landlord's officials, officers, agents, or employees have made any representations or warranties as to the suitability or fitness of the Premises for the conduct of Tenant's business or for any other purpose; (b) except as expressly provided herein, neither Landlord nor its officials, officers, agents, or employees have agreed to undertake any alterations or construct any improvements to the Premises. TENANT FURTHER ACKNOWLEDGES, BY TAKING POSSESSION OF THE PREMISES, THAT AS OF THE COMMENCEMENT DATE, TENANT IS SATISFIED THAT THE PREMISES IS IN DELIVERABLE CONDITION, SUBJECT TO ANY OBLIGATION OF LANDLORD TO COMPLETE 'PUNCH LIST ITEMS' AS PROVIDED IN SECTION 2.2, ABOVE.

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

The Tenant Improvements serve as the basis for the Rent Incentive. Upon completion of the Tenant Improvements, the Tenant shall provide

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

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

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

4.4. Liens. Tenant shall promptly pay its contractors and materialmen for all Tenant's Work so as to prevent the assertion or imposition of liens upon or against the Premises, and shall, upon request, provide Landlord with lien waivers, and should any such lien be asserted or filed, Tenant shall bond against or discharge the same within 30 days after written request by Landlord. In the event Tenant fails to remove said lien or

post said bond within said 30 days, Landlord may, at its sole option, elect to satisfy and remove the lien by paying the full amount claimed or otherwise, without investigating the validity thereof, and Tenant shall pay Landlord upon demand the amount paid out by Landlord on Tenant's behalf, including Landlord's reasonable attorney's fees, costs, and expenses, with interest at the Default Rate.

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

5. USE.

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

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

- (a) that violates any recorded declaration or other restriction encumbering the Train Depot or Property;
- (b) that is unlawful;
- (c) that is inconsistent with any applicable grant document or grant restrictions applying to the Premises;

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

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

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

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

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

6. PUBLIC ACCESS AND PARKING.

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

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

7. REPAIRS AND MAINTENANCE.

7.1. Landlord's Obligations. Subject to this Section 7 and all provisions in this Lease relating to damage, destruction, or condemnation of the Premises and to Tenant's indemnification of Landlord, Landlord shall maintain, repair, and keep in a condition consistent with the exterior appearance of other similar facilities of comparable age and size in the vicinity, the foundation, the roof, any roof coverings, gutters, and water spouts, exterior canopies, and exterior walls (excluding the interior and exterior finish surfaces of exterior walls, windows, window frames, and doors), and that portion of any equipment or facilities serving the Building (such as plumbing, heating, ventilating, air-conditioning, electrical, lighting facilities, boilers, pressure vessels, and fire protection systems). If Landlord shall be called on to make any such repairs occasioned by the negligent act or omission of Tenant, its employees, agents, servants, customers, or other invitees, the entire cost of such repair shall be borne by Tenant. Except as provided above and in Section 7.2, below, it is intended by the

Parties hereto that Landlord have no obligation, in any manner whatsoever, to repair and maintain the Premises, or the equipment therein, all of which obligations are intended to be that of Tenant. It is the intention of the Parties that the terms of this Lease govern the respective obligations of the Parties as to maintenance and repair of the Premises, and they expressly waive the benefit of any statute now or hereafter in effect to the extent it is inconsistent with the terms of this Lease. Subject to the terms of and Landlord's obligations under Section 12, Landlord shall use reasonable efforts to cause any necessary repairs to be made promptly; provided, however, that if Landlord is acting reasonably and with appropriate diligence, it shall have no liability whatsoever for any injury to or loss of Tenant's business caused by the needed repairs. The performance of Landlord's obligations hereunder shall be subject to delays attributable to force majeure as provided in Section 23.

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

for snow and ice removal for the sidewalks adjacent to the Premises through 2025, but thereafter Tenant is responsible for removal of snow and ice from the sidewalks adjacent to the Premises.

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

8. SECURITY.

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

9. LAWS.

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

9.2. Prevailing Wage, Payment Bond, and Other Requirements relating to Work on the Building. Tenant understands that the Building is a public facility owned by a municipality, and as such is subject to certain Laws relating to governmental entities, including, without limitation, i) the requirements of Sections 290.210-340, of the Revised Statutes of Missouri (RSMo.), requiring payment of not less than the Prevailing Wages for Platte County, Missouri, and of Title 8, Division 30, Chapter 3, of the Code of State Regulations, for covered work (the "**Prevailing Wage Requirements**"); and ii) the requirements of Section 107.170, RSMo.,

requiring the procurement of a payment bond for certain public works projects (the "**Payment Bond Requirements**"). The Tenant Improvements are subject to the Prevailing Wage Requirements and the Payment Bond Requirements, and Tenant and Tenant's contractor for the Tenant Improvements (the "**Tenant Improvements Contractor**") must comply with said Requirements. Tenant agrees to comply, and by contract shall require the Tenant Improvements Contractor to comply with all Prevailing Wage Requirements and Payment Bond Requirements, including but not limited to, maintaining and submitting full and accurate payroll records as required by Section 290.290.1, RSMo. and 8 CSR 3-30.010 et seq., and posting a payment bond in a form and amount approved by the Landlord. Tenant further agrees to indemnify, defend, and hold harmless the Landlord, its elected and appointed officials, employees, and agents, from and against any claim, liability, assessment, fine, penalty, or other cost, including attorney's fees, which may be asserted against or incurred by the City as a result of an allegation that Tenant or its contractors have not complied with these Prevailing Wage Requirements and Payment Bond Requirements, whether such claim is asserted by a worker or by the Division of Labor Standards or any other entity. This indemnification shall survive termination of this Lease.

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

after issuance, shall not affect Tenant's obligations under this Lease.

10. HAZARDOUS SUBSTANCES.

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

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

11. INSURANCE.

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

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

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

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

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

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

11.2. Certificates. Tenant shall deliver to Landlord and each additional insured certificates in form reasonably acceptable to

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

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

12. CASUALTY.

12.1. Loss by Casualty. If the Premises are damaged by fire or other casualty, Landlord shall give Tenant an estimate of the number of days from the occurrence of such casualty within which the Premises, with the exercise of reasonable diligence, can be made fit for occupancy (the "**Repair Period**"), and the election, if any, which Landlord has made according to this Section. Such notice will be given before the 30th day after such casualty, and the date of such notice shall be referred to herein as the "**Notice Date**." If there is damage to the Premises as described in this Section 12, and if

the Lease is not terminated as provided in this Section, then this Lease shall remain in full force and effect, and the parties waive any provisions of any law to the contrary.

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

12.3. Major Casualty; End of Term. If: (a) the Premises are damaged by fire or other insured casualty to the extent that the Repair Period exceeds 180 days; or (b) the Premises are damaged to any extent by any casualty and, on the Notice Date, the remainder of the Term is less than 12 months, then Landlord may, at Landlord's option, diligently pursue the repair of damage to the Premises (excluding Tenant's Work, except for the Tenant Improvements). If Landlord elects to repair the damage during the Repair Period, Rent will be abated on a pro-rata basis during the Repair Period, based on the portion of the Premises the Tenant cannot use during the Repair Period. If Landlord elects not to repair the damage during the Repair Period, subject to Landlord's obligations set forth in Section 3.3(a), above, this Lease will terminate effective on the date of termination set forth in the notice, and Rent will be abated on a pro-rata basis based on the portion of the Premises Tenant cannot use during the period from the date of the casualty to the date of termination of the Lease.

12.4. Limitation. Notwithstanding any other provision of this Lease, if the proceeds of Landlord's insurance are insufficient to pay for the repair of any damage to the Premises, or if the casualty is of such a nature so as to not be insured under Landlord's insurance, then

Landlord will have the option to repair such damage or cancel this Lease as of the date of such casualty by written notice to Tenant, subject to Landlord's obligations set forth in Section 3.3(a), above. In no event will Landlord have any liability to Tenant whatsoever for casualty loss or damage under Section 12, including, without limitation, any liability for injury to or loss of Tenant's business, nor shall any such loss entitle Tenant to any damages, except for any payments that may be due under Section 3.3(a), above. If a fire or other casualty is the result of willful misconduct of Tenant, its agents, contractors, employees, or invitees, there will be no abatement of Rent as otherwise provided for in this Section 12.

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

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

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

Landlord shall have the right to sell, convey, transfer or assign all or any part of its interest in the Building or its interest in this Lease. Tenant agrees to attorn to Landlord's purchaser or

assignee. All covenants and obligations of Landlord under this Lease shall cease upon the execution of such conveyance, transfer or assignment, but such covenants and obligations shall be binding upon the subsequent owner or owners thereof or of this Lease.

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

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

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

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

insolvency such as making an assignment for the benefit of its creditors.

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

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

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

16.2. Termination. In addition to its termination rights under Section 3.3, Landlord may terminate this Lease, effective at such time as may be specified by written notice to Tenant, and recover possession of the Premises from Tenant, whereupon Landlord shall be entitled to recover forthwith from Tenant, as damages for loss of the bargain and not as a penalty, an aggregate sum which, at the time of such termination of this Lease, represents the present value of the excess, if any, of: (a) the aggregate of the Rent and other sums payable by Tenant

hereunder that would have accrued for the balance of the Term, subject to the credits and offsets for the Rent Incentive provided in Section 3.2, above; over and exceeding (b) the amount, if any, of such Rent and other sums which Tenant establishes Landlord can reasonably expect to recover by reletting the Premises for the remainder of the Term, taking into consideration loss of Rent while finding a new tenant, tenant improvements and rent abatements necessary to secure a new tenant, leasing brokers' commissions and other costs which Landlord might incur in leasing the Premises to a new tenant plus any other sum of money and damages owed by Tenant to Landlord for events or actions occurring before the date of termination. Such present value shall be computed by discounting the amount due from Tenant, using a discount rate of 6%.

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

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

17. Access. Landlord and Landlord's employees, agents, contractors, and other authorized representatives shall have the right to enter the Premises at any time in the case of an emergency, and otherwise at reasonable times upon not less than 24 hours' prior notice to Tenant for the purpose of showing the same to prospective purchasers, lenders, or tenants, or making such alterations, repairs, improvements, or additions to the Premises as Landlord may deem necessary, or performing any obligation of Landlord under this Lease. All such activities

shall be without abatement of Rent. Landlord may at any time place on the Premises any ordinary "For Sale" signs and Landlord may during the last 6 months of the Term hereof place on the Premises (but not in any show windows) any ordinary "For Lease" signs.

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

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

relied on by the third party for whom the certification is requested but shall not, as between Landlord and Tenant, affect their respective rights.

20. End of Term.

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

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

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

21.1. Addresses.

Notices to Landlord shall be sent to:

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

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

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

Denise Glanzer
12155 NW 81st Street
Parkville, MO 64152

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

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

21.3. Date Given. Notices delivered by United States Express Mail or a nationally recognized overnight courier (including FedEx, DHL, UPS, and Airborne) that guarantee next day delivery will be deemed given 24 hours after delivery of the same to the Postal Service or such

courier. Notices transmitted by electronic mail or similar means will be deemed delivered upon telephonic or electronic confirmation of receipt, provided a copy is also delivered via delivery or mail. If notice is received on a non-business day, it shall be deemed received on the next business day.

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

23. Force Majeure. Whenever a period of time is provided in this Lease for either party to

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

24. Tenant Indemnity and Release.

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

24.2. Waiver. Landlord and its officials, officers, agents and employees shall not be liable

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

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

26. Miscellaneous

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

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

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

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

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

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

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

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

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

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

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

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

LANDLORD:

CITY OF PARKVILLE, MISSOURI

By: _____

Alexa Barton, City Administrator

TENANT:

WHITE FARMHOUSE FLOWERS, LLC

By: _____

Name: Denise Glazer

Title: _____

Attest:

By: _____

Name: _____

Title: _____

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

TRACT I:

All that portion of Burlington Northern Railroad Company's (formerly Chicago, Burlington & Quincy Railroad Company) Station Grounds in Parkville, Missouri in the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 35, Township 51 North, Range 34 West, 5th P.M., Platte County, Missouri, described as follows, to-wit:

Beginning on the Southerly line of First Street, produced Easterly, 391.0 feet Easterly from the intersection of the East line of Main Street with the Southerly line of First Street, in Parkville, Platte County, Missouri, said distance being measured along the Southerly line of First Street; thence Easterly on a prolongation of the Southerly line of First Street, 217.2 feet; thence Southerly, forming an included angle with the last described course of 81 degrees 38 minutes on a line along the Easterly line of Woodward Hall Building 160.3 feet to a point 10.0 feet Northerly from, measured at right angles to the centerline of the Original Main Track of the Chicago, Burlington & Quincy Railroad Company; thence Westerly, parallel with the centerline of said Main Track, in a curved line, concaved Southerly, radius being 2900.00 feet, 221.0 feet; thence Northerly in a straight line, 161.2 feet to the Point of Beginning. EXCEPT therefrom the Southerly 15.0 feet, subject to that part, if any, in streets, roadways, highways or other public rights-of-way.

TRACT II:

All that portion of said Railroad Company's Station Grounds in Parkville, Platte County, Missouri in the Northeast Quarter of the Southeast Quarter of Section 35, Township 51 North, Range 34 West, of the 5th P.M., described as follows, to-wit:

Beginning at a point of intersection between a line drawn parallel with and distant 25.0 feet Northeasterly, measured radially to said Railroad Company's Main Track centerline, as now located and constructed and a line drawn due North and South distant 60.0 feet due East of Missouri Valley house or College crosses said Railroad right of way; thence Southeasterly parallel with said Main Track centerline a distance of 80.0 feet; thence due North a distance of 40.0 feet; thence Northwesterly parallel with said Main Track centerline to a point on the prolongation of the East line of the Woodward Hall Building; thence Southwesterly along said East line prolonged to a point distant 25.0 feet Northeasterly, measured radially to said Main Track centerline; thence Southeasterly parallel with said Main Track centerline to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way.

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



View of Train Depot southern and eastern facades



Subject Property Aerial Map

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

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

Landlord’s Work

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

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

Landlord’s Anticipated Maintenance Projects

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

EXHIBIT D – TENANT IMPROVEMENTS

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

ITEM 6.A.1.

For 8/19/2025

Board of Aldermen Meeting

**CITY OF PARKVILLE
Policy Report**

Date: July 31, 2025

Prepared By:

Karla Shewell, Deputy City Clerk/Finance
Specialist

Reviewed By:

Bryan Kidney, Deputy City Administrator

ISSUE:

Accounts Payable

BACKGROUND:

The Accounts Payable and Payroll reports attached here represent the transactions for the period August 6, 2025 through August 19, 2025:

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

The reports are broken down into the following categories:

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

STRATEGIC GOAL(S):

- Operational Excellence
- Communications Best Practices

BUDGET IMPACT:

Accounts Payable (Regular)	\$213,747.75
Payroll	\$108,833.68
Payroll Taxes Paid	\$11,118.30
Benefits Paid	\$45,166.43
Total	\$378,866.16

ALTERNATIVES:

N/A: Informational Purposes

FINANCE COMMITTEE RECOMMENDATION:

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

STAFF RECOMMENDATION:

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

POLICY:

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

SUGGESTED MOTION:

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

ATTACHMENTS:

1. AP & Payroll Check Register 08.18.25

8/14/2025 2:38 PM
PACKET: 08692 Regular Payments - 08.19.25
VENDOR SET: 01
BANK : AP Pooled Cash Regular AP

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

PAGE: 1

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00934	Allen's Water Service I-2572	JUL BULK WATER-STREETS	R	8/19/2025		600.00CR	047705	600.00
02227	BagSpot Pet Waste Solutions I-BGSPT-8915	DOG BAGS - PST	R	8/19/2025		347.70CR	047706	347.70
02465	Charlesworth Consulting, LLC I-845857	JUL2025 CONSULTING FEE-ISF ADM	R	8/19/2025		1,600.00CR	047707	1,600.00
03142	Columbia Capital Management, LLC I-25575006 I-2557507	Q2 2025 INVESTMT MGMT SERV-ADM PROG PMT SEC BOND CKSD TIF/CID	R R	8/19/2025 8/19/2025		4,644.21CR 20,000.00CR	047708 047708	 24,644.21
00156	Dave's Foreign Car Repair LLC I-0153579 I-0153605 I-0153607	V601 2EA FRONT TIRES - PD V600 OIL CHANGE - PD V606 OIL CHANGE - PD	R R R	8/19/2025 8/19/2025 8/19/2025		104.50CR 55.00CR 55.00CR	047709 047709 047709	 214.50
00039	Downing Construction I-2152	FM TOP SOIL WA2 - PST	R	8/19/2025		17,092.00CR	047710	17,092.00
03195	Easy Tiger Yoga I-080125	07/11 & 07/18 SESSIONS-PST	R	8/19/2025		80.00CR	047711	80.00
00051	Galls, Inc. I-032056578 I-032056600 I-032141793	SHIRTS CORREA - PD KEVLAR VEST&CARRIERS-MUMPHR-PD DOUBLE MAG POUCH MHILL-PD	R R R	8/19/2025 8/19/2025 8/19/2025		95.92CR 1,263.49CR 34.41CR	047712 047712 047712	 1,393.82
00496	Gunter Pest Management, Inc. I-272864	MONTHLY PEST CONTROL-ISF BLDG	R	8/19/2025		60.00CR	047713	60.00
00055	H&H Septic Service, Inc. I-4048	7805 NW TWILIGHT PL WA137-SEWR	R	8/19/2025		3,250.00CR	047714	3,250.00
02131	Heritage Tractor, Inc. I-12918220	BLADE FOR MOWER - PST	R	8/19/2025		236.16CR	047715	236.16
03258	KCI TECHNOLOGIES I-(4) ARIV1030011	GIS IMPLEMENTATION-STMWTR	R	8/19/2025		7,220.00CR	047716	7,220.00
01610	Letcher's ECI, Inc. I-25229	ANNUAL ELEVATOR INSP-ISF BLDG	R	8/19/2025		195.00CR	047717	195.00

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A / P CHECK REGISTER
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PAGE: 2

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
01900	LexisNexis Risk Solutions I-1100179176	JUL SERVICE - PD	R	8/19/2025		130.00CR	047718	130.00
01097	Lippert Mechanical Service I-S12130631	HVAC REPAIRS - ISF BLDG	R	8/19/2025		4,515.43CR	047719	4,515.43
00202	McGuire Lock and Safe I-160986	DOOR REPAIR - ISF BLDG	R	8/19/2025		510.00CR	047720	510.00
03281	MERITAS HEALTH OCCUPATIONAL MEDICINE, INC I-69429	WORK COMP SCREENINGS-PW	R	8/19/2025		148.00CR	047721	
	I-74543	WORK COMP SCREENING-PW	R	8/19/2025		148.00CR	047721	296.00
03239	Metropoint Services, LLC I-6001	AUG CLEANING SERV-ISF BLDG	R	8/19/2025		1,550.00CR	047722	1,550.00
02691	Mid-American Research Chemical I-0855653-IN	WEED KILLER JUDGEMENT DAY-PST	R	8/19/2025		677.87CR	047723	677.87
01690	Missouri Door Co. I-60860	PD GARAGE DOOR REPAIR-ISF BLDG	R	8/19/2025		319.36CR	047724	319.36
00723	Missouri One Call System I-5070262	JUL2025 LOCATE SERV-SEWER	R	8/19/2025		279.45CR	047725	279.45
00357	Platte County EDC I-11051	2025-2026 DUES - ADMIN	R	8/19/2025		2,500.00CR	047726	2,500.00
02374	Platte County Regional Sewer District I-2025-030	AUG2025 OPERATIONS - SEWER	R	8/19/2025		28,327.66CR	047727	28,327.66
00107	Platte Rental & Supply I-118309-1	FLR SCRUBBER/SCRAPER-ISF BLDG	R	8/19/2025		68.00CR	047728	
	I-118640-1	RENTAL OF SANDER-ISF BLDG	R	8/19/2025		85.42CR	047728	153.42
00111	PsychLogic I-1782	PSYCH EVAL PRE-EMP MCCAULEY-PD	R	8/19/2025		300.00CR	047729	300.00
02365	Quality Plumbing I-130868064	MANHOLE RAISE FOR FM WA2-SEWER	R	8/19/2025		8,162.00CR	047730	8,162.00
01982	Rejis Commission I-558464	AUG SERV/MOBILE TKG SETUP-PD	R	8/19/2025		332.50CR	047731	332.50

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A / P CHECK REGISTER
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PAGE: 3

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
03138	Riverside Technologies, Inc (RTI)							
	I-IN0444934	PRO-RATED MGMT AGMT CD/PW-ISF	R	8/19/2025		72.83CR	047732	
	I-IN0447861	INSPECTOR HEADSET/BAG-PW	R	8/19/2025		324.00CR	047732	
	I-RC0003851	PRINTER MNT - PD	R	8/19/2025		20.51CR	047732	417.34
02920	Ryan Lawn & Tree							
	I-952797	REPR IRRIGATN GRIGSBY FLD-PST	R	8/19/2025		935.00CR	047733	935.00
03184	Servpro of Chillicothe/Cameron/Richmond							
	I-1484	COURT RM WATER REMED-ISF BLDG	R	8/19/2025		12,167.25CR	047734	12,167.25
02395	T. G. Rankin Company							
	I-0118049-IN	PO-3 UV COMPONENTS-SEWER	R	8/19/2025		11,101.52CR	047735	11,101.52
01824	Terracon Consultants, Inc.							
	I-TP29425	FM SPECIAL INSPECTNS-PST	R	8/19/2025		5,019.38CR	047736	5,019.38
02409	UniFirst Corporation							
	I-3281311138	AUG MONTHLY RUG SERV-ISF BLDG	R	8/19/2025		210.35CR	047737	210.35
00153	Westlake Ace Hardware							
	I-13908275	DRILL BITS - PST	R	8/19/2025		15.58CR	047738	
	I-13908299	Westlake Ace Hardware	R	8/19/2025		19.99CR	047738	
	I-13908305	CABLE TIES/3STP STOOL-ISF BLDG	R	8/19/2025		103.98CR	047738	
	I-13908314	SCRUB BRUSHES/BAKING SODA-PST	R	8/19/2025		33.37CR	047738	
	I-13908317	SOIL/PRUNER/PVC STICK-PST	R	8/19/2025		133.86CR	047738	
	I-13908338	GLOVES/FASTERNERS/TOOLS-PST	R	8/19/2025		78.66CR	047738	
	I-13908357	BLACK PAINT SHOP SUP-STREETS	R	8/19/2025		23.56CR	047738	
	I-13908368	INSECT REPELLANT - STREETS	R	8/19/2025		63.53CR	047738	
	I-13908370	COOLER EVENT SUPPLIES - ADMIN	R	8/19/2025		44.99CR	047738	
	I-13908386	WASP SPRAY/ZIP TIES&MULCH-PST	R	8/19/2025		103.22CR	047738	
	I-13908393	GLUE & ZIP TIES - PD	R	8/19/2025		18.98CR	047738	
	I-13908401	DECK SCREWS - PST	R	8/19/2025		55.99CR	047738	
	I-13908413	SHOP SUPPLIES - STREETS	R	8/19/2025		40.98CR	047738	
	I-13908422	GARDEN HOSE&PLANT FOOD-PST	R	8/19/2025		72.98CR	047738	
	I-13908429	BOARD ROOM SUPPLIES-ISF BLDG	R	8/19/2025		270.15CR	047738	
	I-13908433	BOARD ROOM SUPPLIES-ISF BLDG	R	8/19/2025		71.94CR	047738	
	I-13908463	COMDEV TAPE MEASURES-CD	R	8/19/2025		79.96CR	047738	1,231.72
VOID	VOID CHECK		V	8/19/2025			047739	**VOID**
02400	WSKF ARCHITECTS, INC							
	I-230540009	CH PH II PLNG, BD RM RENO-ADMN	R	8/19/2025		1,453.85CR	047740	1,453.85

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A / P CHECK REGISTER
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PAGE: 4

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
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* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	35	0.00	137,523.49	137,523.49
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	1	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	36	0.00	137,523.49	137,523.49

TOTAL ERRORS:	0	TOTAL WARNINGS:	0
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VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
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** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
10	8/2025	7,607.15CR
22	8/2025	1,453.85CR
30	8/2025	51,120.63CR
35	8/2025	21,785.72CR
40	8/2025	1,044.06CR
41	8/2025	19,862.39CR
42	8/2025	2,410.31CR
47	8/2025	7,220.00CR
61	8/2025	5,019.38CR
94	8/2025	20,000.00CR
=====		
ALL		137,523.49CR

VENDOR	I.D.	NAME	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
02140	I-6204	Commerce Bank - Commercial Card MOCCFOA MM MBSHP DUES 25-26-AD D		5/17/2025		30.00	001911	30.00
00159	I-837500118844	Missouri American Water 0411-0512 WATER USAGE - VAR	D	6/05/2025		1,132.95	001904	1,132.95
00160	I-1111-052225	Spire 0423-0522 GAS USAGE - STREET	D	6/06/2025		83.40	001905	83.40
00207	I-152132201052125	Spectrum (TimeWarner) 0521-0620 PH/INTERNET/TV-ISFTE	D	6/06/2025		2,589.90	001906	2,589.90
03185	I-13692768 I-13692876	CSG Forte Payments INC MAY2025 CC PROCESS - ISF ADMIN MAY2025 CC PROC FEES-ISF ADMIN	D D	6/10/2025 6/10/2025		11.00 63.00	001916 001916	 74.00
03254	I-6953-060925	Google Fiber, LLC JUN2025 FIBER BUS G1-ISF BLDG	D	6/18/2025		121.20	001918	121.20
00543	I-5516-061925	T-Mobile 0421-0520 MOBILE PH SERV-VARI	D	6/19/2025		575.41	001907	575.41
02592	I-105081917	Wexbank MAY2025 FUEL FEES - VARIOUS	D	6/20/2025		3,666.44	001914	3,666.44
03139	I-FBN5353550	Enterprise FM Trust JUN2025 VEH LEASES&MNT-VARIOUS	D	6/20/2025		14,831.87	001915	14,831.87
03254	I-9442-061025	Google Fiber, LLC JUN2025 INTERNET-STREETS	D	6/20/2025		121.20	001919	121.20
02057	I-909900 I-970562 I-971022 I-971278 I-973297 I-990895 I-998978	Lowe's Accounts Receivable HDWR 4 BDWK/BATTERIES CAM-PNS BOARDWALD MATERIAL - PNS SUP OVERLOOK BDWK - PNS METAL TIES FOR BDWK-PNS SHOP SUPPLIES - STREETS MULCH POCKET PARK/GLOVES-PST BOARDWALK MATERIAL-PNS	D D D D D D D	6/23/2025 6/23/2025 6/23/2025 6/23/2025 6/23/2025 6/23/2025 6/23/2025		238.18 78.09 67.51 98.93 21.54 83.16 79.70	001910 001910 001910 001910 001910 001910 001910	 667.11
02140	C-050625 REWARD C-5957049 C-5957049A C-P01341 I-000185 I-000887450 I-003745 I-020008407 I-02886G I-051425 I-052925 I-06079G	Commerce Bank - Commercial Card MAY REWARDS REDEMPTION AMZN RETURN TENT WTS - ADMIN AMZN RETURN TENT WTS-ADMIN VERMEER CREDIT FOR TAX-PST PKV COFFEE MEETING FOOD-ADMIN APWA 2025 PW POSTER - PW SA ENT SANTA CLAUS DEP-PST PKVL FRAME PW POSTER FRAMNG-PW FELDMANS SPRAYER PARTS-PST MCSA MTG & LUNCHEON-PD APPLE STORAGE B4 TB RETIRE-PST QT EQMT GAS - PST	D D D D D D D D D D D D	6/23/2025 6/23/2025 6/23/2025 6/23/2025 6/23/2025 6/23/2025 6/23/2025 6/23/2025 6/23/2025 6/23/2025 6/23/2025 6/23/2025		2,500.00CR 34.57CR 34.57CR 25.48CR 271.70 21.00 275.00 42.12 271.94 16.86 3.02 0.81	001912 001912 001912 001912 001912 001912 001912 001912 001912 001912 001912 001912	

VENDOR	I.D.	NAME	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
	I-06414G	TRCTR SUP SPRAYER PARTS-PST	D	6/23/2025		95.94	001912	
								CHECK DATE < ITEM DATE
	I-08299G	SAMS SHOP SUPPLIES - STREETS	D	6/23/2025		176.68	001912	
	I-1000033	ROTARY 0509 BRKFT SOC BP-PST	D	6/23/2025		15.00	001912	
	I-1016367431	CONCENTRA PRE-EMP SCNG-ISF PR	D	6/23/2025		86.00	001912	
	I-102010456	ICC RESIDENTIAL PLANS TRNG-CD	D	6/23/2025		69.00	001912	
	I-102013794	ICC 3YR MEMBERSHIP - CD	D	6/23/2025		405.00	001912	
	I-10293973050	SAMS EVENT SUPPLIES-ADMIN	D	6/23/2025		127.84	001912	
	I-10299307824	SAMS M&M COOKIES/PLATES/NAP-AD	D	6/23/2025		152.79	001912	
	I-10301784084	SAMS EVENT SUPPLIES-ADMIN	D	6/23/2025		170.82	001912	
	I-10520939	TREE CTR-5 TREES - PNS	D	6/23/2025		280.31	001912	
	I-1155	TOOBAROO JUN WEBSITE-PUB INFO	D	6/23/2025		170.00	001912	
	I-1192039535	ATTIC STRGE 0527-0630 TEMP-ISF	D	6/23/2025		185.32	001912	
	I-13891544	CALENDLY SUBSCPTN 0513-06/13-P	D	6/23/2025		12.00	001912	
	I-14678	MML W GATE LUNCH AB&DK-ADMIN	D	6/23/2025		42.00	001912	
	I-15108	MML INS OUTLOOK 2025 - ISF PR	D	6/23/2025		10.50	001912	
	I-152097	APR2025 SHRED CONSOL PU-ADMIN	D	6/23/2025		140.00	001912	
	I-1530-04604G	HINKLEY - WATER PST SHOP	D	6/23/2025		80.27	001912	
	I-1582	OPAWARDS NAME PLATES&TAGS-ADMN	D	6/23/2025		76.70	001912	
	I-171640	NRPA CONF BP 0915-0918-PST	D	6/23/2025		614.00	001912	
	I-1X3LM5JN3	CONCENTRA PRE-EMP SCNGS-ISF PR	D	6/23/2025		344.00	001912	
	I-2025 MARC DK	MARC REGIONAL ASSEMBLY DK-ADMN	D	6/23/2025		70.00	001912	
	I-22572613 051625	CITY HALL WATER SERV-ISF ADMN	D	6/23/2025		80.05	001912	
	I-254889	VALIDITY PRE-EMP BKGD CKS-ISFP	D	6/23/2025		660.50	001912	
	I-26236393	GBL IND OFC CHAIR DM - PST	D	6/23/2025		411.90	001912	
	I-2765820	AMZN JANI & OFFICE SUP-VAR	D	6/23/2025		118.91	001912	
	I-28062422	\$TREE TBL CVRS STRAGPLAN -ADMN	D	6/23/2025		6.90	001912	
	I-30809	MILLER SIGN SHP GW PARK-PSTCIP	D	6/23/2025		380.00	001912	
	I-36235604	PAYPRO GBL RELIEFJET ESS-ADMIN	D	6/23/2025		59.95	001912	
	I-394866	IMSA SIGNAL FIELD TRNG-STREETS	D	6/23/2025		110.00	001912	
	I-403251-0	OPA JANI SUPPLIES - ISF & ADMN	D	6/23/2025		194.54	001912	
	I-4280252	AMZN CA PH CASE & PROTECTOR-CD	D	6/23/2025		26.94	001912	
	I-5127	QUETZAL MAR2025 EMP APRCTN-ISF	D	6/23/2025		367.75	001912	
	I-5283410	AMZN C APONTE PH CHGR-CD	D	6/23/2025		18.69	001912	
	I-53568	OASIS HTL LODG KC MOIA TRNG-PD	D	6/23/2025		312.63	001912	
	I-5600-0326-0424	CPWSD1 12303 NW FF HWY-SEWER	D	6/23/2025		65.22	001912	
	I-5ES11 4YR	USFCR CONTRACT 4YRS-CD	D	6/23/2025		2,396.00	001912	
	I-608988	4SEASON KH RM MMC CONF-COURTS	D	6/23/2025		228.00	001912	
	I-608989	4SEASONS AC RM MMC CONF-COURTS	D	6/23/2025		228.00	001912	
	I-6321375	TOSHIBA ADMIN COPIER-APR-ADMIN	D	6/23/2025		124.33	001912	
	I-6336231	AMZN POSTITS/DRY ERASE-ISF/STR	D	6/23/2025		78.68	001912	
	I-67	OUTLAW CIGAR ERROR/REIMB-PD	D	6/23/2025		11.52	001912	
	I-70563284	ROYALS RESERVATION - ISF PR	D	6/23/2025		1,020.00	001912	
	I-7310628	AMZN JANI SUP/MAILBX/SUPPLIES	D	6/23/2025		94.86	001912	
	I-7657484830	STPLS OFFICE SUPPLIES - VAR	D	6/23/2025		154.37	001912	
	I-7657484830A	STPLS SURGE PROTECTORS 2EA-ISF	D	6/23/2025		73.78	001912	
	I-7657940535	STPLS COPY PAPER 11X17 1CS-ISF	D	6/23/2025		64.21	001912	
	I-7658418406	STPLS JANI & OFC SUP-ISF	D	6/23/2025		123.58	001912	
	I-8503461	AMZN PP SHELF PLANTERS-PST	D	6/23/2025		379.98	001912	
	I-8956265	AMZ RICE PH CASE & PROTECTR-CD	D	6/23/2025		45.94	001912	
	I-A08058	SUBL&G 3 EA TREES - PST	D	6/23/2025		420.96	001912	
	I-A1452	SAFETYDEPO-VEST DM - PST	D	6/23/2025		31.54	001912	
	I-DB 3945710	SWANK MOANA MOVIE N THE PK-PST	D	6/23/2025		345.00	001912	

VENDOR	I.D.	NAME	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
	I-MC21018319	MAY2025 MAILCHMP ESS-PUB INFO	D	6/23/2025		45.00	001912	
	I-N61848	MARGVL RESORT TR 4NTS-COURT	D	6/23/2025		516.00	001912	
	I-Q2 2025-5497	Q2 2025 CH TRASH SERV-ISF BLDG	D	6/23/2025		75.00	001912	
	I-Rc000004JMQj	USFCR CONTR SAM REGISTRN-SL-CD	D	6/23/2025		599.00	001912	11,501.73
02319		CNH Industrial Accounts						
	I-5572492	BACKHOE LEASE - STREETS	D	6/24/2025		1,005.38	001913	1,005.38
03188		CBIZ						
	I-3131794	JUN2025 HR SERVICES - ISF PR	D	6/27/2025		900.00	001917	900.00
01593		AT&T						
	I-6350-060125	JUN2025 2593 PARK PH LINE-PST	D	6/30/2025		477.82	001908	477.82
01614		EVERGY						
	I-JUN2025	JUN2025 ELECTRIC SERVICE - VAR	D	6/30/2025		37,253.79	001909	
	I-JUN2025A	JUN2025 ELECTRIC SERV - PST/PW	D	6/30/2025		1,192.06	001909	38,445.85

* * B A N K T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	16	0.00	76,224.26	76,224.26
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
BANK TOTALS:	16	0.00	76,224.26	76,224.26

8/13/2025 3:07 PM
PACKET: 08671 Direct Payables-JUN BANK
VENDOR SET: 01 City Vendors
BANK: ALL

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

PAGE: 4

** REGISTER GRAND TOTALS *

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	16	0.00	76,224.26	76,224.26
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	16	0.00	76,224.26	76,224.26

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
10	5/2025	30.00CR
10	6/2025	6,728.10CR
30	6/2025	6,959.71CR
35	6/2025	22,351.98CR
40	6/2025	29,758.91CR
41	6/2025	7,799.85CR
42	6/2025	2,595.71CR
=====		
ALL		76,224.26CR

CHECK #	VENDOR	NAME	PAGE	ERROR MESSAGE	NOTES
001912	01-02140	Commerce Bank - Commercial C	2	CHECK DATE < ITEM DATE	
TOTAL ERRORS: 0		TOTAL WARNINGS: 1			

DEPT: ALL

PAYROLL NO#: 01

PAY PERIOD BEGINNING: 7/19/2025

PAY PERIOD ENDING: 8/01/2025

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

-----EARNINGS-----			----BENF/REIMB-----		-----DEDUCTIONS-----				-----TAXES-----			
DESC	HRS	AMOUNT	DESC	AMOUNT	CD	ABBV	EMPLOYEE	EMPLOYER	DESC	TAXABLE	EMPLOYEE	EMPLOYER
SAL	0.00	2,907.76	LIFE	222.80	ACI	ACI	218.77		FED W/H	142,618.08	15,011.70	
SLRY	896.00	49,773.82			ADD	ADD	363.62	517.97	ST WH MO	142,618.08	4,688.00	
REG	2,505.40	73,445.45			ADE	ADE		14.91	FICA	145,337.90	9,010.95	9010.95
OVT	61.20	3,128.90			AMN	ADMN		20.00	MEDI	145,337.90	2,107.35	2107.35
CT	77.80	2,384.94			DCA	DCA	318.33					
VAC	246.60	9,797.17			DNC	DNC	161.91	229.59				
SICK	109.70	3,787.04			DNE	DNE		359.70				
EPD	0.00	950.00			DNF	DNF	329.76	229.59				
MLP	32.00	1,073.44			DNS	DNS	28.96	102.04				
NPD	0.00	375.00			EMP	EMP	31.00					
PFL	64.00	3,364.56			FLX	FLEX	550.65					
UNP	4.00	0.00			HSA	HSA	1690.49					
BER	2.50	67.26			IDE	IDE	38.00					
WC	0.00	154.79			IDF	IDF	17.50					
CE	5.40	0.00			KC2	KC2	566.49					
					LTD	LTD	103.70	103.81				
					M1C	M1C	143.66	550.00				
					M1E	M1EO	108.95	1434.55				
					M1F	M1F	583.38	1600.00				
					M1S	M1S	187.60	550.00				
					M2C	M2C	94.63	550.00				
					M2E	M2EO		573.82				
					M2F	M2F	428.68	1600.00				
					M3C	M3C	259.92	1650.00				
					M3E	M3EO		1133.12				
					M3F	M3F	201.63	800.00				
					M3S	M3S	126.59	550.00				
					M4C	M4C	37.56	550.00				
					M4E	M4EO		784.47				
					M4F	M4F	124.73	800.00				
					M5C	M5C	19.72	2200.00				
					M5E	M5E		987.84				
					M5F	M5F	146.12	1600.00				
					M5S	M5S	120.45	1650.00				
					R4%	457%	1170.82					
					R4A	457FL	825.00					
					R4M	457M	724.00	338.56				
					RLE	RLE		14597.48				
					RPD	RPD		9088.98				
					RR%	RR%	1394.31					
					RRA	RRA	165.00					
					VC	VSC	79.83					

8/07/2025 8:11 AM
DEPT: ALL
PAYROLL NO#: 01
PAY PERIOD BEGINNING: 7/19/2025
PAY PERIOD ENDING: 8/01/2025

P A Y R O L L R E G I S T E R

** (CONTINUED) **

DATE	ORG	FUND	ACCOUNT	CODE/RATE	HOURLY	RATE	HOURS	AMOUNT	PROJECT
						VSE VSE	52.80		
						VSF VSF	100.74		
						VSS VSS	43.15		
TOTALS:	4,004.60	151,210.13			222.80		11558.45	45166.43	

30,818.00 11118.30

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

DEPT NO#	GROSS	REGULAR	OVERTIME	LEAVE	OTHER	BENEFITS	DEDUCTIONS	TAXES	NET
10-01	40,857.85	8,015.96	526.40	3,293.75	28,933.75	87.99	4,979.31	9,732.72	26,057.83
10-05	49,095.17	31,784.82	2,422.36	5,214.16	9,583.14	90.69	2,613.60	10,231.50	36,159.38
10-10	3,133.07	3,056.01	0.00	76.77	0.00	0.29	166.35	493.30	2,473.13
10-15	12,641.03	2,920.21	135.74	3,526.49	6,052.54	6.05	789.07	2,606.21	9,239.70
10-18	14,418.17	7,060.64	0.00	668.31	6,661.69	27.53	1,621.89	2,421.31	10,347.44
10-20	13,470.91	10,537.44	0.00	2,746.33	179.79	7.35	664.29	2,360.98	10,438.29
10-25	17,401.95	12,563.35	44.40	510.60	4,280.70	2.90	723.94	2,915.25	13,759.86
10-35	414.78	414.78	0.00	0.00	0.00	0.00	0.00	56.73	358.05
TOTALS	151,432.93	76,353.21	3,128.90	16,036.41	55,691.61	222.80	11,558.45	30,818.00	108,833.68

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

ITEM 6.C.1.

For 8/19/2025

Board of Aldermen Meeting

**CITY OF PARKVILLE
Policy Report**

Date: August 13, 2025

Prepared By:

Reviewed By:

ISSUE:

Development Updates

BACKGROUND:

STRATEGIC GOAL(S):

BUDGET IMPACT:

The **Fund Name** Fund includes \$**budgeted amount** for **project name** in the line item ____-____-____-____ on page ____ of the ____ Budget.

ALTERNATIVES:

FINANCE COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATION:

POLICY:

SUGGESTED MOTION:

I move to

...and authorize the _____ Director authority to approve change orders not to exceed 10% of the total value of the contract.

ATTACHMENTS:

1. Development Tracking List

City of Parkville - Development Tracking Spreadsheet

Residential Developments										
Project Name	Address	Parcel No.	Detail	Date Submitted	Approved	Status	Change in Status from Last Month	Construction Start Date	Completion Date	Staff Contact
Platte 38	West of The National 7th Plat	20-8.0-27-100-002-006.000	27 duplex lots and 9 detached home lots	11/1/2021	Yes	Under construction	No change	1/4/2022	2025	Stephen Lachky
Sanctuary At Riss Lake	MO-9 Hwy and Lakeview Dr	20-7.0-26-400-006-001.000	19 duplex lots and 4 tracts of open space	12/28/2021	Yes	Under construction	No change	1/18/2022	2025	Stephen Lachky
Village On The Green East	MO-45 Hwy and Lake Crest Ln	20-7.0-26-200-002-003.001	23 cluster townhomes and 7 1-3 story townhomes	8/6/2021	Yes	Approved	No change	-	2026	Brad Stanton
Village On The Green West	MO-45 Hwy and Lake Crest Ln	20-8.0-27-100-002-002.002	23 cluster townhomes and 7 1-3 story townhomes	8/6/2021	Yes	Approved	No change	-	2026	Brad Stanton
Woods At Creekside 4th Plat	West of Woods At Creekside 3rd Plat	20-4.0-18-000-000-010.003	28 detached home lots	6/10/2022	Yes	Approved	No change	-	2024	Stephen Lachky
Woods At Creekside 5th Plat	West of Woods At Creekside 3rd Plat	20-4.0-18-000-000-010.003	39 detached home lots and 2 tracts of open space	6/10/2022	Yes	Approved	No change	-	2024	Stephen Lachky
River Hills Estates Replat	10118 River Hills Dr	20-8.0-27-400-014-027.000	Replatting 7 detached home lots and 1 tract of open space	6/28/2022	Yes	Approved	No change	-	2023	Brad Stanton
Taliesin	Bell Rd and NW 57th St	20-7.0-26-300-001-047.002	10 detached home lots and 2 tracts of open space	4/4/2023	Yes	Prelim Plat approved	No change	-	2025	Brad Stanton
Creekside West Apartments	NW corner of Hwy 45 and Homer Pkwy	20-4.0-18-000-000-010.001	4 four-story apartment buildings (200 units)	6/9/2023	Yes	Under construction	No change	4/1/2025	2026	Brad Stanton
The Cliffs At Parkville	West of The National 7th Plat	20-8.0-27-100-002-006.000	33 duplex lots and 3 triplex lots	7/19/2023	No	Application withdrawn	No change	-	2025	Brad Stanton
Thousand Oaks 25th Plat	South of Thousand Oaks Phase 13B	20-9.0-29-000-000-010.001	73 detached home lots and 3 tracts of open space	8/8/2024	Yes	Approved	BOA approval	-	2026	Brad Stanton
Thousand Oaks 26th Plat	West of Thousand Oaks 25th Plat	20-9.0-30-000-000-012.000	51 detached home lots and 3 tracts of open space	9/6/2024	Yes	Prelim Plat approved	P&Z approval	-	2027	Brad Stanton
The Hills At The National	NW Crooked Rd and N National Dr	20-5.0-22-300-001-015.000	52 detached home lots and 12 tracts of open space	5/8/2025	No	Applications denied	BOA mtg on 8/5/25	N/A	N/A	Brad Stanton
Estates at Th. Oaks 1st Plat	South of Thousand Oaks Phase 13B	20-9.0-29-000-000-010.001	66 detached home lots and 5 tracts of open space	7/31/2025	No	Under review	Applications submitted	-	2027	Brad Stanton
Estates at Th. Oaks 2nd Plat	West of Thousand Oaks Estates 1st	20-9.0-30-000-000-012.000	45 detached home lots and 4 tracts of open space	7/31/2025	No	Under review	Applications submitted	-	2027	Brad Stanton
Estates at Th. Oaks 3rd-7th Plat	South of Thousand Oaks Phase 13B	20-9.0-29-000-000-010.000	134 detached home lots and 6 tracts of open space	7/31/2025	No	Under review	Applications submitted	-	2027	Brad Stanton

Commercial and Industrial Developments										
Project Name	Address	Parcel No.	Detail	Date Submitted	Approved	Status	Change in Status from Last Month	Construction Start Date	Completion Date	Staff Contact
Attic Storage	Vertical Ventures III, Lot 3	20-4.0-19-000-000-019.000	New two-story self-straoage facility	1/7/2022	Yes	Completed	No change	8/17/2022	-	Brad Stanton
Dairy Queen	8803 NW MO-45 Hwy	20-7.0-26-100-002-003.000	New 2,400 sq. ft. drive-thru restaurant	1/5/2022	Yes	Completed	No change	4/18/2022	10/6/2022	Brad Stanton
Whataburger	9110 NW 45 Hwy	20-6.0-23-400-003-005.000	New 3,100 sq. ft. drive-thru restaurant	4/8/2022	Yes	Completed	No change	5/1/2023	1/8/2024	Brad Stanton
Taylor Animal Hospital	6300 MO-9 Hwy	20-7.0-26-100-002-002.000	1,840 sq. ft. addition to existing building	4/7/2022	Yes	Completed	No change	9/28/2022	-	Brad Stanton
Contractor's Garages	Vertical Ventures III, Lot 5	20-4.0-19-000-000-023.000	22,160 sq. ft. contractor's self-storage units	8/5/2022	Yes	Completed	No change	-	-	Brad Stanton
Recreation - Indoor (Limited)	2 2nd Street	20-7.0-35-100-027-001.003	Using existing baseball batting cages as a business	7/7/2022	Yes	Approved	No change	N/A	N/A	Brad Stanton
Lodges At The National, Lot 8	10875 Allen Way	20-5.0-22-200-005-002.000	Rezoning property from "R-2-P" to "B-1" district	7/15/2022	No	Withdrawn	No change	N/A	N/A	Stephen Lachky
Parkville Presbyterian Church	819 Main St	20-7.0-35-100-009-006.000	Using interior space for finanical planning office	9/7/2022	Yes	Approved	No change	N/A	N/A	Brad Stanton
Restaurant and Law Offices	12 E 1st St	20-7.0-35-100-035-001.000	Rehab & repurposing 1st floor + 2nd floor expansion	10/7/2022	Yes	Completed	No change	6/12/2023	Fall 2024	Brad Stanton
Friends of Parkville Animal Shelter	1356 N MO-9 Hwy	20-7.0-26-400-002-006.000	Rezoning subject property from "R-4" to "B-4-P"	10/12/2022	Yes	Approved	No change	-	-	Brad Stanton
Creekside Costa Oil Shop	7024 Elizabeth St.	20-4.0-19-000-000-008.001	835 sq. ft. vehicle service/repair - limited shop	1/27/2023	Yes	Completed	No change	-	-	Brad Stanton
Cingular Wireless AT&T Tower	8403 Observatory Rd	20-7.0-36-000-000-001.000	155 ft. tall monopole telecommunications tower	1/27/2023	Yes	Completed	No change	-	-	Brad Stanton
Park Hill Elementary School No. 8	SW corner of Brush Creek Pkwy 8 East Street	20-4.0-19-000-000-031.000 20-7.0-35-400-004-001.000	Two-and-a-half story, 74,410 sq. ft. elementary school Interior + exterior remodeling of two-story building	6/9/2023 7/5/2023	Yes Yes	Completed Completed	No change No change	2/29/2024 Fall 2023	7/1/2025 Early 2025	Brad Stanton Stephen Lachky
Chase Bank	9000 NW 45 Hwy	20-6.0-23-400-005-002.000	3,333 sq. ft. office/bank building w/ ATM drive-thru	11/2/2023	Yes	Completed	No change	Spring 2024	Fall 2024	Brad Stanton
Exploring Minds Academy	15485 Old Town Dr	20-4.0-19-000-000-008.017	New two-story, 20,000 sq. ft. daycare center	4/3/2024	Yes	Approved	No change	TBD	TBD	Brad Stanton
Codes Marijuana Dispensary	16209 NW MO-45 Hwy	20-4.0-19-000-000-025.000	New one-story, 3,200 sq. ft. marijuana dispensary	4/3/2024	Yes	Approved	No change	TBD	TBD	Brad Stanton
Parkville Business Park	NW Corner of I-435 and Hwy 152	20-3.0-07-000-000-003.001	Platting + dev plan for 3 lots for office/warehouse uses	5/10/2024	Yes	Approved	No change	TBD	TBD	Brad Stanton
Creekside Grocery Store	NW Corner of Rustic Ln and Elizabeth St	20-4.0-19-000-000-008.001	25,395 sq. ft. grocery store + 10,615 sq. ft. event space	6/5/2024	Yes	Approved	No change	TBD	TBD	Brad Stanton
Creekside Restaurant	NE Corner of Rustic Ln and Elizabeth St	20-4.0-19-000-000-008.010	New one-sotry, 5,070 sq. ft. restaurant building	6/5/2024	Yes	Completed	No change	TBD	TBD	Brad Stanton
Creekside Industrial Complex	15854 NW MO-45 HWY	20-4.0-18-000-000-011.000	Rezoning + prelim dev plan for 5 lots for industrial uses	10/4/2024	Yes	Approved	No change	TBD	TBD	Brad Stanton
Creekside Irish Golf	SE Corner of I-435 and Hwy 152	20-4.0-19-000-000-009.000	Rezoning + prelim dev plan for a recreation — outdoor, limil	5/9/2025	Yes	Approved	P&Z mtg on 6/10/25	TBD	TBD	Brad Stanton
Fresh Karma Marijuana Dispensary	16209 NW MO-45 Hwy	20-4.0-19-000-000-025.000	New one-story, 4,500 sq. ft. marijuana dispensary	7/22/2025	No	Under review	P&Z mtg on 9/9/25	TBD	TBD	Brad Stanton

Parkville Parks and Recreation 2025 Events

Event Name	Organization	Date	Type	Location
Time Travelers Marathon	Bodies Race Company	1/4/2025	Race	ELP
Electronics Recycling and Paper Shredding	Midwest Recycling Center	2/1/2025	Program	PLP
Couple Shuffle 5K	Bodies Race Company	2/16/2025	Race	ELP
Sporting KC Rec League	Sporting KC	3/10/2025	League	Friends Field
Hero Hustle	Bodies Race Company	3/30/2025	Race	ELP
Soccer Shots Spring Season	Soccer Shots	4/2/2025	League	Friends Field
Electronics Recycling and Paper Shredding	Midwest Recycling Center	4/5/2025	Program	PLP
Path to Change 5K/Youth with Vision (cancelled)	Beacon Mental Health	4/12/2025	Race	ELP
Pruning for Beginners Class	Parkville Parks and Rec/Bridging the Gap	4/12/2025	Program	PLP
RiverPark Church Services	RiverPark Church	4/18/2025	Event	McKeon Stage
Community Heros Storytime	MCPL	4/23/2025	Program	ELP
Final Fridays in the Alley	American Legion	4/25/2025	Event	Alley
Parkville Brewfest	MSPA	4/26/2025	Festival	ELP
Parkville Farmers Market	Farmers Market Association	4/26/2025	Market	Downtown
Symphony in the Park	The Kansas City Symphony	5/1/2025	Event	ELP
Women on the Move 5K	AWLF (Womens Lawyers)	5/3/2025	Race	ELP
Storytime in the Park	Parkville Parks and Rec/Mid-Continent Public Library	5/5/2025	Program	ELP
Intro to Birding Hike	Parkville Parks and Rec/Missouri Department of Conservation	5/9/2025	Program	PLP
Northland Mothers Day 5K	Equal Start	5/10/2025	Race	ELP
Brock Allen Graduation Party	Jay Allen	5/10/2025	Event	Alley
RiverPark Church Services	RiverPark Church	5/11/2025	Event	McKeon Stage
Storytime in the Park	Parkville Parks and Rec/Mid-Continent Public Library	5/12/2025	Program	ELP
Pruning for Beginners Workday	Bridging the Gap	5/14/2025	Program	PLP
PHHS Senior Day Celebration	PHHS	5/15/2025	Event	ELP
Gateway Park Ribbon Cutting	Pinecrest Neighborhood	5/16/2025	Program	ELP
Midwest Walk-Run-N-Roll	SRNA	5/17/2025	Race	ELP
Path to Parenthood 5K	KC Infertility Clinic	5/18/2025	Race	ELP
Storytime in the Park	Parkville Parks and Rec/Mid-Continent Public Library	5/19/2025	Program	ELP
Martin Luther Academy Event	End of School Celebration	5/21/2025	Program	ELP
Memorial Day Carnival	CID	5/23/2025	Festival	Downtown
Hiking with Baby!	Parkville Parks and Rec/Missouri Department of Conservation	5/24/2025	Program	PNS
RiverPark Church Services	RiverPark Church	5/25/2025	Event	McKeon Stage
Storytime in the Park	Parkville Parks and Rec/Mid-Continent Public Library	5/26/2025	Program	ELP
Urban Hike: Parkville	Parkville Parks and Rec/Missouri Department of Conservation	5/27/2025	Program	ELP
Final Fridays in the Alley	American Legion	5/30/2025	Event	Alley
Parkville 4 The Gospel	River Park Church	6/1/2025	Event	ELP
Jazz Festival	Banneker Foundation	6/7/2025	Concert	ELP
Dog Days at Barkville	Parkville Parks and Recreation	6/7/2025 +	Event	Barkville
Rolling on the River Bike Ride	Parkville and Platte County	6/7/2025	Race	ELP

Electronics Recycling and Paper Shredding	Midwest Recycling Center	6/7/2025	Program	PLP
RiverPark Church Services	RiverPark Church	6/8/2025	Event	McKeon Stage
Hometown Half Marathon	Bodies Race Company	6/14/2025	Race	ELP
School of Rock Concert	Parkville Parks and Recreation	6/20/2025	Concert	McKeon Stage
DBN Fest - CANCELLED VIA ORGANIZER	Lucas Mertz	6/21/2025	Concert	McKeon Stage
RiverPark Church Services	RiverPark Church	6/22/2025	Event	McKeon Stage
Heartland Tree Alliance	Parkville Parks and Recreation	6/25/2025	Program	PLP
Final Fridays in the Alley	American Legion	6/27/2025	Event	Alley
The Provence Wedding - CANCELLED VIA ORGANIZER	Kaitlyn Njoo Wedding	6/28/2025	Wedding	ELP
Dani Beyer Party in Parkville	Dani Beyer Real Estate	6/28/2025	Event	ELP
4th of July Parade	MSPA	7/4/2025	Parade	Downtown
RiverPark Church Services	RiverPark Church	7/6/2025	Event	McKeon Stage
Storytime in the Park	Parkville Parks and Rec/Mid-Continent Public Library	7/7/2025	Program	ELP
Storytime in the Park	Parkville Parks and Rec/Mid-Continent Public Library	7/14/2025	Program	ELP
School of Rock Concert	Parkville Parks and Recreation	7/18/2025	Concert	McKeon Stage
Storytime in the Park	Parkville Parks and Rec/Mid-Continent Public Library	7/21/2025	Program	ELP
Final Fridays in the Alley	American Legion	7/25/2025	Event	Alley
Storytime in the Park	Parkville Parks and Rec/Mid-Continent Public Library	7/28/2025	Program	ELP
AYSO Soccer Camp - CANCELLED VIA ORGANIZER	Parkville Parks and Recreation	7/28/2025	Program	Friends Field
AYSO Soccer Camp - CANCELLED VIA ORGANIZER	Parkville Parks and Recreation	7/29/2025	Program	Friends Field
AYSO Soccer Camp - CANCELLED VIA ORGANIZER	Parkville Parks and Recreation	7/30/2025	Program	Friends Field
AYSO Soccer Camp - CANCELLED VIA ORGANIZER	Parkville Parks and Recreation	7/31/2025	Program	Friends Field
AYSO Soccer Camp - CANCELLED VIA ORGANIZER	Parkville Parks and Recreation	8/1/2025	Program	Friends Field
Electronics Recycling and Paper Shredding	Midwest Recycling Center	8/2/2025	Program	PLP
Intro to Sporting Clays	Missouri Department of Conservation	8/2/2025	Program	Parma Woods
Intro to Archery	Missouri Department of Conservation	8/3/2025	Program	Parma Woods
Goudie/Quintang Wedding	Terri Rhoades	8/7/2025	Wedding	Lewis and Clark
Whispering Leave and Wild Critters	Missouri Department of Conservation	8/9/2025	Program	PNS
RiverPark Church Services	RiverPark Church	8/10/2025	Event	McKeon Stage
School of Rock Concert	Parkville Parks and Recreation	8/15/2025	Concert	McKeon Stage
Scottish Highland Games	Scottish Athletics	8/16/2025	Event	PLP
Ronald McDonald House 5k	RMHC	8/17/2025	Race	ELP
Parkville Days	MSPA	8/22/2025	Festival	Downtown
BB Gun Fun	Missouri Department of Conservation	8/23/2025	Program	PNS
Final Fridays in the Alley	American Legion	8/29/2025	Event	Alley
Intro to Sporting Clays	Missouri Department of Conservation	8/30/2025	Program	Parma Woods
RiverPark Church Services	RiverPark Church	8/31/2025	Event	McKeon Stage
Movie Night at Creekside	Parkville Parks and Recreation	9/6/2025	Event	Infield at Creekside
Bethel Neighborhood Center Pickleball Tournament	Bethel Neighborhood Center	9/13/2025	Event	Pickleball Courts
RiverPark Church Services	RiverPark Church	9/14/2025	Event	McKeon Stage
School of Rock Concert	Parkville Parks and Recreation	9/19/2025	Concert	McKeon Stage

U.S. Engineering Family Celebration	U.S. Engineering	9/20/2025	Event	ELP
Seize the Day 5k	EFMK	9/21/2025	Race	ELP
Final Fridays in the Alley	American Legion	9/26/2025	Event	Alley
Bourbon in the Park	Rose Productions	9/27/2025	Event	ELP
RiverPark Church Services	RiverPark Church	9/28/2025	Event	McKeon Stage
Out of the Darkness Walk	American Foundation for Suicide Prevention (AFSP)	10/4/2025	Race	ELP
Electronics Recycling and Paper Shredding	Midwest Recycling Center	10/4/2025	Program	PLP
MOJO Real Estate Oktoberfest	MOJO Real Estate	10/11/2025	Event	ELP
Ian's Rainbow Flu Foundation Walk	Ians Rainbow Flu Foundation	10/11/2025	Race	ELP
School of Rock Concert	Parkville Parks and Recreation	10/17/2025	Concert	McKeon Stage
Dani Beyer Pumpkin Patch	Dani Beyer Real Estate	10/18/2025	Event	ELP
Pumpkin Carving	Parkville Parks and Rec	10/23/2025	Event	ELP
Strong Like Lisa 5K	Strong Like Lisa	10/25/2025	Race	ELP
Ghost Stories and Haunted Trail	Parkville Parks and Rec	10/25/2025	Event	Nature Sanctuary
Nelson Wedding	Chelsea Caldwell/Wyatt Nelson Wedding	10/25/2025	Wedding	Lewis & Clark Area
Turkey Trot 5K	Turkey Trot	11/27/2025	Race	ELP
Christmas on the River	MSPA	12/5/2025	Festival	Downtown
Trek w/Santa	Parkville Parks and Rec	12/6/2025	Event	Nature Sanctuary
Candy Cane Course 5K	Bodies Race Company	12/13/2025	Race	ELP
RiverPark Church Sports Bash - CANCELLED VIA ORGANIZER	River Park Church	7/7/2025 & 7/8/25	Event	ELP/PLP



**June 7: German
Shepherds**

**June 21: Senior Dogs
(10+ years old)**

July 5: Corgis

**July 19: Labs &
Retrievers**

August 2: Beagles

**August 16: Extra Small
Dogs (Under 10 lbs)**

September 6: Huskies

September 20: Doodles

October 4: Mutts & Mixes

**October 18: Extra
Large Dogs (100+ lbs)**

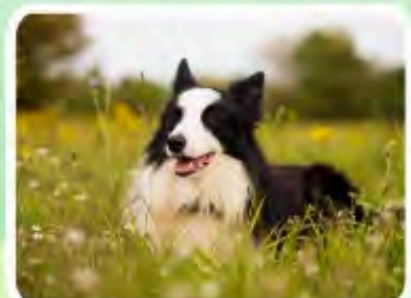
DOG DAYS AT BARKVILLE

Dog Breed Meetups

**1st & 3rd Saturday's
of the month from
March-October.**

10am-Noon.

**Barkville Dog Park in
Platte Landing Park.**





MOVIE NIGHT AT CREEKSIDE

17 May 3rd at 7:00PM

**15425 Old Town Dr,
Parkville, MO 64152**



Moana 2

Presented By:
Parkville Parks
and Recreation



MOVIE NIGHT AT CREEKSIDE

17 July 5th at 7:00PM

**15425 Old Town Dr,
Parkville, MO 64152**



Inside Out 2

Presented By:
Parkville Parks
and Recreation



MOVIE NIGHT AT CREEKSIDE

17 September 6th
at 7:00PM

**15425 Old Town Dr,
Parkville, MO 64152**



A Minecraft Movie

Presented By:
Parkville Parks
and Recreation

★ **MCKEON STAGE - ENGLISH LANDING PARK** ★

**JUNE
20**

**July
18**

**August
15**

**Sept.
19**

**October
17**

**5:00
PM**



Rock The Park

**School of
Rock
Parkville**

**Parkville
Parks and
Recreation**

**SCHOOL
of ROCK**
PARKVILLE (KANSAS CITY)

Parkville
Missouri

**Enjoy an evening in the park with a free performance
from the School of Rock Parkville - Presented by
Parkville Parks and Recreation! Showtime is 5:00 PM at
McKeon Stage in English Landing Park!**



Parkville Parks and Recreation & Missouri Department of Conservation August Programs

Introduction to Sporting Clays

August 2: 10am-1pm or 1:30pm-4:30pm
Ages 11+ (11-17 must be accompanied by an adult)
Parma Woods Shooting Range
REGISTRATION REQUIRED!

Intro to Archery

August 3: 8:30am-10am
Ages 8+ (youths must be accompanied by an adult)
Parma Woods Shooting Range
REGISTRATION REQUIRED!

Whispering Leaves & Wild Critters

August 9: 9am-Noon
All Ages
Parkville Nature Sanctuary
REGISTRATION REQUIRED!

BB Gun Fun

August 23: 8:30am-9:30am
Ages 8-11 (Must be accompanied by an adult)
Parma Woods Shooting Range
REGISTRATION REQUIRED!

Introduction to Sporting Clays

August 30: 10am-1pm or 1:30pm-4:30pm
Ages 11+ (11-17 must be accompanied by an adult)
Parma Woods Shooting Range
REGISTRATION REQUIRED!



For more information and to register, please scan the QR code or visit mdc.mo.gov/events.



Parks and Rec Month Recap

