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

DEAN KATERNDAHL
Mayor

TINA WELCH
PHILIP WASSMER
Ward 1 Aldermen

BRIAN T. WHITLEY
BOB BENNETT
Ward 2 Aldermen

DOUGLAS WYLIE
STEPHEN MELTON
Ward 3 Aldermen

MICHAEL LEE
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.
- 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.
- 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 shall limit their comments to not 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.
- Speakers with documentation or other materials to present to the Board of Aldermen must provide a copy to the City Clerk.
- CITIZEN INPUT reserves time for citizen input on any City matter, other than those listed on the agenda. A member of the public wanting to speak must submit to the City Clerk his/her name and the subject matter to be presented, by no later than noon the day of the 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."

Agendas are available on the City website at https://parkvillemo.gov/government/board-of-aldermen/ or by contacting the City Clerk at (816) 741-7676.

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

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Posted Date & Time: January 16, 2026 3:00 p.m. By: MB

BOARD OF ALDERMEN
Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, January 20, 2026 6:00 PM
City Hall Board Room

Next numbers: Bill No. 3360 / Ord. No. 3283

1. CALL TO ORDER

A. Roll Call

B. Pledge of Allegiance

C. Approval of Agenda

2. CITIZEN INPUT

A. Friends of Parkville Nature Sanctuary Annual Photo Contest Winners Recognition

B. Proclaim January 16, 2026 Religious Freedom Day

3. CONSENT AGENDA

A. Approve the minutes for the December 16, 2025, work session

B. Approve the minutes for the December 16, 2025, regular meeting

C. Receive and file the crime statistics for January through November 2025

D. Approve Resolution No. 26-001, approving a professional services agreement with Confluence for the *I-435 and MO Hwy 152 Area Planning Study* project.

E. Resolution No, 26-002, a resolution appointing Joe Wolfgeher to the Parkville Old Towne Market Community Improvement District Board of Directors

4. ACTION AGENDA

A. Approve the first and second reading of Bill No. 3360, an ordinance authorizing an agreement with Platte County for Maintenance and Use of the Thousand Oaks Extension and the Angeline Washington Extension of the Brush Creek Trail

B. Approve the second reading of Bill No. 3349, an ordinance adopting the 2024 International Family of Building Codes and designated appendices, as amended, by repealing and replacing Parkville Municipal Code, Chapter 500 Building Code in its entirety, and amending Section 605 Licensing Requirements

C. Approve the 2025 -2025 Strategic Priorities and Objectives

D. Approval of Bill No. 3363, an ordinance approving the Third Amendment to the Service Agreement between the City of Parkville and the Platte County Regional Sewer District in order to increase the District's base fee compensation for the year 2026

Posted Date & Time: January 16, 2026 3:00 p.m. By: MB

5. STAFF UPDATES ON ACTIVITIES

A. Administration
   1. Accounts Payable

B. Police Department

C. Community Development
   1. Development Updates

D. Public Works
   1. Electronics recycling & paper shredding update

E. Parks & Recreation
   1. Memorial Bench Program Update
   2. Platte County Inclusive Playground & Trail Project Overview; Outreach Grant Submitted

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

7. UPCOMING MEETINGS

A. - Tuesday, February 3, 2026, at 6:00 p.m.
- Tuesday, February 17, 2026, at 6:00 p.m.
- Tuesday, March 3, 2026, at 6:00 p.m.
- Tuesday, March 17, 2026, at 6:00 p.m.

8. CLOSED SESSION

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

9. ADJOURN

General Agenda Notes:
The agenda closed at noon on January 15, 2026. 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 January 16, 2026.

Posted Date & Time: January 16, 2026 3:00 p.m. By: MB

PROCLAMATION

NATIONAL RELIGIOUS FREEDOM DAY

WHEREAS, the First Amendment to the United States Constitution guarantees that all people are free to practice their religion according to the dictates of their own conscience, or to choose no religious belief at all, without fear of persecution or discrimination; and

WHEREAS, National Religious Freedom Day commemorates the adoption of the Virginia Statute for Religious Freedom on January 16, 1786, authored by Thomas Jefferson, which established the principle that civil rights are not dependent upon religious beliefs and laid a foundation for religious liberty in the United States; and

WHEREAS, religious freedom is a cornerstone of our nation's history and democracy, fostering a society in which individuals of diverse faiths and beliefs may live together with mutual respect, dignity, and understanding; and

WHEREAS, the City of Parkville is committed to upholding the constitutional rights of all residents and visitors, and to promoting an inclusive community that values diversity, tolerance, and peaceful coexistence; and

WHEREAS, recognizing National Religious Freedom Day provides an opportunity to reaffirm our shared commitment to protecting religious liberty for all and to encouraging dialogue, respect, and unity within our community;

NOW, THEREFORE, I, **Dean Katerndahl**, Mayor of the City of Parkville, Missouri, do hereby proclaim **January 16, 2026**, as **National Religious Freedom Day** in the City of Parkville, and I encourage all residents to observe this day by reflecting on the importance of religious freedom and by promoting understanding and respect for the beliefs and rights of others.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Parkville to be affixed this 16th day of January, 2026.

_____

Mayor Dean Katerndahl

1. GENERAL AGENDA

Mayor Dean Katerndahl opened the work session at 05:04 PM on December 16, 2025, at City Hall, 8880 Clark Avenue, Parkville, Missouri. In attendance were Tina Welch, Philip Wassmer, Brian T. Whitley (via videoconference), Douglas Wylie, Bob Bennett, Stephen Melton, and Abby LacKamp.

Absent:
Michael Lee, absent with prior notice

A quorum of the Board of Aldermen was present.

The following staff was also present:
Alexa Barton, City Administrator
Bryan Kidney, Deputy City Administrator
Jeffery Rhodes, Assistant City Administrator
Jon Jordan, Captain
Dan Harper, Public Works Director
Stephen Lachky, Community Development Director
Brittanie Propes, Parks & Recreation Director
Melissa Bazert, City Clerk

A. Sewer System Status/Overview

Public Works Director Dan Harper and Jay Norco, City Engineer, gave an overview of the sewer system. They explained the assessment process, findings and capital planning process. They also discussed next steps and approach to projects.

2. ADJOURN

The work session ended at 06:08 PM.

The work session minutes for December 16, 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 20th day of January 2026.

Submitted by:

_____
City Clerk Melissa Bazert

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 06:14 PM at City Hall, 8880 Clark Avenue, Parkville, Missouri on December 16, 2025, and was called to order by Mayor Dean Katerndahl.

A. Roll Call

City Clerk Melissa Bazert called the roll as follows:

Present:
Ward 1 Alderman Tina Welch
Ward 1 Alderman Philip Wassmer
Ward 2 Alderman Brian T. Whitley (via videoconference), arrived in person at 6:48 p.m.
Ward 2 Alderman Bob Bennett
Ward 3 Alderman Douglas Wylie
Ward 3 Alderman Stephen Melton
Ward 4 Alderman Abby LacKamp

Absent:
Michael Lee, with prior notice

A quorum of the Board of Aldermen was present.

The following staff was also present:
Alexa Barton, City Administrator
Bryan Kidney, Deputy City Administrator
Jeffery Rhodes, Assistant City Administrator
Jon Jordan, 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.

C. Approval of Agenda

ACTION: It was moved by Alderman Wylie and seconded by Alderman Welch to approve the agenda.

RESULT: Motion Passed 7-0.

2. CITIZEN INPUT

Mayor Katerndahl and Wanda Henton-Jackson honored Shawn Garland as the winner of Paint Parkville 2025.

3. CONSENT AGENDA

A. Approve the minutes for the November 18, 2025, work session

B. Approve the minutes for the November 18, 2025, regular meeting

C. Receive and file the crime statistics for January through October 2025

D. Approve Resolution No. 25-041, a resolution amending the City's Schedule of Fees

E. Approve Resolution No. 25-040, a resolution approving a Memorandum of Agreement with the Creative Communities Alliance and authorizing the Mayor to execute said Memorandum of Agreement on behalf of the City.

F. Approve Resolution No. 25-042, a resolution naming appointments to the Parkville Market Place #2 Community Improvement District Board of Directors

Alderman Whitley requested that item E be moved to the Action Agenda.

ACTION: It was moved by Alderman Wylie and seconded by Alderman Welch to approve the consent agenda, holding item E and recommended motions, as presented.

RESULT: Motion Passed 7-0.

4. ACTION AGENDA

E. (Moved from Consent Agenda) Approve Resolution No. 25-040, a resolution approving a Memorandum of Agreement with the Creative Communities Alliance and authorizing the Mayor to execute said Memorandum of Agreement on behalf of the City.

ACTION: It was moved by Alderman Wylie and seconded by Alderman Welch approving a Memorandum of Agreement with the Creative Communities Alliance and authorizing the Mayor to execute said Memorandum of

Agreement on behalf of the City.

RESULT: Motion 6-1.
AYES: Tina Welch, Philip Wassmer, Douglas Wylie, Stephen Melton, Abby LacKamp, Bob Bennett
NOES: Brian T. Whitley
ABSTAIN: None

A. **Approve Resolution No. 25-039, adopting the *Parkville Sidewalk Gap Inventory and Rating Plan***

Public Works Director Dan Harper reviewed the Sidewalk Gap Study.

ACTION: It was moved by Alderman Wylie and seconded by Alderman Welch to approve Resolution No. 25-039, adopting the *Parkville Sidewalk Gap Inventory and Rating Plan*. the consent agenda and recommended motions, as presented.
RESULT: Motion Passed 7-0.

B. **Approve Bill No. 3156, an ordinance activating Redevelopment Project Area C-5 of the Creekside Tax Increment Financing Plan and Projects. Case No. TIF 2024-01; Parkville Development 38, LLC; Parkville Development 50, LLC; Parkville Development 140, LLC; Parkville Development VVI, LLC, applicant**

Community Development Director Stephen Lacky explained that this is the second reading and approval activating area C-5 of the Creekside Tax Increment Financing.

ACTION: It was moved by Alderman Douglas Wylie and seconded by Alderman Tina Welch to Bill No. 3156, an ordinance approving Redevelopment Project Area C-5 of the Creekside Tax Increment Financing Plan as a redevelopment project and adopting tax increment financing therein was approved on first reading at the October 19, 2021, meeting of the Board of Aldermen, on second reading to become Ordinance No. 3289.
RESULT: Motion Passed 7-0.
AYES: Tina Welch, Philip Wassmer, Brian T. Whitley, Bob Bennett, Douglas Wylie, Stephen Melton, Abby LacKamp
NOES: None
ABSTAIN: None

C. **Approve the first and second readings of Bill No. 3359, an ordinance approving supplemental agreements to amend the project schedule of the previously approved Missouri Highways and Transportation Commission Surface Transportation Block Grant Program Agreement and Missouri Highways and Transportation Commission Governor's Transportation Cost Share Agreement for utilizing Federal funding for the Route 9 Corridor Complete Streets Improvements Project on MO-9 Highway**

Community Development Director Stephen Lachky explained that this Bill is to approve a supplemental agreement for the Route 9 Corridor Complete Streets Improvement Project.

ACTION: It was moved by Alderman Wylie and seconded by Alderman Welch to approve Bill No. 3359, an ordinance approving supplemental agreements to amend the project schedule of the previously approved Missouri Highways and Transportation Commission Surface Transportation Block Grant Program Agreement and Missouri Highways and Transportation Commission Governor's Transportation Cost Share Agreement for utilizing Federal funding for the Route 9 Corridor Complete Streets Improvements Project on MO-9 Highway, on first reading.

RESULT: Motion Passed 7-0.

ACTION: It was moved by Alderman Wylie and seconded by Alderman Welch to approve Bill No. 3359, an ordinance approving supplemental agreements to amend the project schedule of the previously approved Missouri Highways and Transportation Commission Surface Transportation Block Grant Program Agreement and Missouri Highways and Transportation Commission Governor's Transportation Cost Share Agreement for utilizing Federal funding for the Route 9 Corridor Complete Streets Improvements Project on MO-9 Highway, on second reading to become Ordinance No. 3285.

RESULT: Motion Passed 7-0.

AYES: Tina Welch, Philip Wassmer, Brian T. Whitley, Bob Bennett, Douglas Wylie, Stephen Melton, Abby LacKamp

NOES: None

ABSTAIN: None

D. **Approve the first and second reading of Bill No. 3361, an ordinance approving a supplemental agreement to amend the project schedule of the previously approved Missouri Highways and Transportation Commission Transportation Enhancements Funds Program Agreement for utilizing federal funding for the *Bell Road Pedestrian Improvements* project along NW Bell Road**

Community Development Director Stephen Lachky explained that this Bill approves a supplemental agreement for the Bell Road Pedestrian Improvement project.

ACTION: It was moved by Alderman Douglas Wylie and seconded by Alderman Tina Welch to approve Bill No. 3361, an ordinance approving a supplemental agreement to amend the project schedule of the previously approved Missouri Highways and Transportation Commission Transportation Enhancements Funds Program Agreement for utilizing federal funding for the *Bell Road Pedestrian Improvements* project along NW Bell Road, on first reading.

RESULT: Motion Passed 7-0.

ACTION: It was moved by Alderman Wylie and seconded by Alderman Welch to approve Bill No. 3361, an ordinance approving a supplemental agreement to amend the project schedule of the previously approved Missouri Highways and Transportation Commission Transportation Alternatives Program Supplemental Agreement for utilizing federal funding for the *Bell Road Pedestrian Improvements* project along NW Bell Road, on second reading to become Ordinance No. 3286.
RESULT: Motion Passed 7-0.
AYES: Tina Welch, Philip Wassmer, Brian T. Whitley, Bob Bennett, Douglas Wylie, Stephen Melton, Abby LacKamp
NOES: None
ABSTAIN: None

E. **Approve the first and second reading of Bill No. 3362, an ordinance amending the Parkville Municipal Code, Title IV - Development Code, Section 404.040 required improvements and engineering specifications, to update requirements relating to the design, installation, and construction of stormwater facilities and improvements**

Public Works Director Dan Harper explained that this Bill amends the Municipal Development Code pertaining to stormwater.

ACTION: It was moved by Alderman Wylie and seconded by Alderman Welch to approve Bill No. 3362, an ordinance amending the Parkville Municipal Code, Title IV - Development Code, Section 404.040 required improvements and engineering specifications, to update requirements relating to the design, installation, and construction of stormwater facilities and improvements, on first reading.
RESULT: Motion Passed 7-0.

ACTION: It was moved by Alderman Wylie and seconded by Alderman Welch to approve Bill No. 3362, an ordinance amending the Parkville Municipal Code, Title IV - Development Code, Section 404.040 required improvements and engineering specifications, to update requirements relating to the design, installation, and construction of stormwater facilities and improvements, on second reading to become Ordinance No. 3287.
RESULT: Motion Passed 7-0.
AYES: Tina Welch, Philip Wassmer, Brian T. Whitley, Bob Bennett, Douglas Wylie, Stephen Melton, Abby LacKamp
NOES: None
ABSTAIN: None

F. **Approve the first and second reading of Bill No. 3357, an Ordinance Electing that Violations of Municipal Ordinances of the City of Parkville, Missouri, be Heard and Determined by a Platte County Associate Circuit Court Judge**

City Administrator Alexa Barton explained that the packet includes questions that arose from the Finance meeting. Assistant City Administrator Jeffery Rhodes explained the new information that was in the packet. He went over the revenues if the City doubled the tickets. City Administrator Alexa Barton stated that she met with other City Administrators to discuss a possible regional court.

Judge Kevin Humiston answered questions from the Board in regard to the types of cases that are heard by the court.

Speaker: Andrew Barchers, 5705 Spinnaker Pt; made a statement against moving the court.

No vote taken.

5. STAFF UPDATES ON ACTIVITIES

A. Administration

City Administrator Alexa Barton told the Board that she received notice of the price adjustment from American Water for termination of service to its customers.

1. **Accounts Payable**

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

2. Floating Holiday, Friday, January 2, 2026

B. Police Department

Captain Jordan gave a department update. He stated Shop with a Cop was last Sunday. They assisted 51 children and 26 families.

C. Community Development

1. Development Updates

D. Public Works

1. Update: Platte 38 Irrevocable Letters of Credit Extension

Public Works Director Dan Harper explained that the Letter of Credit Extension. He then gave updates on the Crooked Road Channel Project, signs of project completions, a repair

on the stormwater inlet on Main, and that Spire has finished work in Riss Lake and will be returning in the Spring for milling and overlay.

E. **Parks & Recreation**

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

7. UPCOMING MEETINGS

A. - Tuesday, January 6, 2026, at 6:00 p.m. is canceled.
- Tuesday, January 20, 2026, at 6:00 p.m.
- Tuesday, February 3, 2026, at 6:00 p.m.
- Tuesday, February 17, 2026, at 6:00 p.m.

8. CLOSED 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

ACTION: It was moved by Alderman Wylie and seconded by Alderman Welch to enter into closed session to discuss legal actions, litigation and attorney-client communication pursuant to RSMo 610.021(1).
RESULT: Motion Passed 7-0.
AYES: Tina Welch, Philip Wassmer, Brian T. Whitley, Bob Bennett, Douglas Wylie, Stephen Melton, Abby LacKamp
NOES: None
ABSTAIN: None

ACTION: It was moved by Alderman Wylie and seconded by Alderman Welch to close the closed session.
RESULT: Motion Passed 7-0.
AYES: Tina Welch, Philip Wassmer, Brian T. Whitley, Bob Bennett, Douglas Wylie, Stephen Melton, Abby LacKamp
NOES: None
ABSTAIN: None

9. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 08:15 p.m.

The minutes for December 16, 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 20th day of January 2026.

Submitted by:

_____
City Clerk Melissa Bazert

RETURN A - MONTHLY RETURN OF OFFENSES KNOWN TO THE POLICE

1 CLASSIFICATION OF OFFENSES		2 OFFENSES REPORTED OR KNOWN TO POLICE (INCUDING "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 attempts as aggravated assault if homicide reported, submit Supplemental Homicide Report	11			Ø	Ø		Ø	Ø
b. MANSLAUGHTER BY NEGLIGENCE	12			Ø	Ø		Ø	Ø
2. RAPE TOTAL	20	1		1	2		2	1
a. Rape	21	1		1				
b. Attempts to Commit Rape	22							
c. Historical Rape	22							
3. ROBBERY TOTAL	30	1		1	1	1	1	3
a. Firearm	31							
b. Knife or Cutting Instrument	32							
c. Other Dangerous Weapon	33							
d. Strong-Arm (Hands, Fists, Feet, Etc.)	34	1		1		1		
4. ASSAULT TOTAL	40	31	1	30	25	25	34	20
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	16		16		13		
e. Other Assaults - Simple, Not Aggravated	45	13	1	12		10		
5. BURGLARY TOTAL	50	10		10	5	4	10	12
a. Forcible Entry	51	6		6		2		
b. Unlawful Entry - No Force	52	3		3		2		
c. Attempted Forcible Entry	53	1		1				
6. LARCENY - THEFT TOTAL (Except Motor Vehicle Theft)	60	43	2	41	38	9	74	85
7. MOTOR VEHICLE THEFT TOTAL	70	9		9	14		9	22
a. Autos	71	7		7				
b. Trucks and Buses	72	1		1				
c. Other Vehicles	73	1		1				
GRAND TOTAL	77	95	3	92	85	39	130	143
				2025	2024		2023	2022

January 2025
Month and Year of Report

through
November 30, 2025

Parkville, Missouri PD
Agency and State

MO0830100
Agency Identifier

8022.00
Population

January 7, 2026
Date

Jon Jordan
Prepared By

Captain
Title

Chief K.L Chrisman
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	1	35
(e) RESIDENCE (anywhere on premises)	35		
(f) BANK	36		
(g) MISCELLANEOUS	37		
TOTAL ROBBERY	30	1	35
5. BURGLARY - BREAKING AND ENTERING			
(a) RESIDENCE (dwelling)			
(1) NIGHT (6 p.m. - 6 a.m.)	51	2	
(2) DAY (6 a.m. - 6 p.m.)	52		
(3) UNKNOWN	53	5	8095
(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	10	23274
6. LARCENY - THEFT (Except Motor Vehicle Theft)			
(a) $200 AND OVER	61	17	116117
(b) $50 TO $200	62	9	999
(c) UNDER $50	63	15	271
TOTAL LARCENY (Same as Item 6X)	60	41	117387
7. MOTOR VEHICLE THEFT (Including Alleged Joy Riding)	70	9	513500
GRAND TOTAL - ALL ITEMS	77	62	654196
ADDITIONAL ANALYSIS OF LARCENY AND MOTOR VEHICLE THEFT			
6X. NATURE OF LARCENIES UNDER ITEM 6			
(a) POCKET-PICKING	81		
(b) PURSE SNATCHING	82		
(c) SHOPLIFTING	83	3	6 4 14 58
(d) FROM MOTOR VEHICLE (except e)	84	11	83193
(e) MOTOR VEHICLE PARTS AND ACCESSORIES	85		
(f) BICYCLES	86	1	1000
(g) FROM BUILDING (except c and h)	87	4	2 4 4 2325
(h) FROM ANY COIN-OPERATED MACHINES (parking meters etc.)	88		
(i) ALL OTHERS	89	22	30811
TOTAL LARCENIES (Same as Item 6)	80	41	38 74 85 117387
7X. MOTOR VEHICLES RECOVERED			2024 2023 2022
(a) STOLEN LOCALLY AND RECOVERED LOCALLY	91		
(b) STOLEN LOCALLY AND RECOVERED BY ANOTHER JURISDICTION	92	5	
(c) TOTAL LOCALLY STOLEN MOTOR VEHICLES RECOVERED (a & b)	90	5	
(d) STOLEN IN OTHER JURISDICTION AND RECOVERED LOCALLY	93	1	

2025

January 1 through November 30, 2025

CITY OF PARKVILLE
Policy Report

Date: January 7, 2026

Prepared By:
Stephen Lachky, Community Development Director

Reviewed By:
John Mautino, City Attorney

ISSUE:
Approve Resolution No. 26-001, approving a professional services agreement with Confluence for the *I-435 and MO Hwy 152 Area Planning Study* project.

BACKGROUND:
On May 11, 2021, the Planning and Zoning Commission adopted the *Parkville 2040 Master Plan* as the official public policy and comprehensive plan for the physical development and redevelopment of the City of Parkville. The document assists in decision-making as it relates to issues such as land use, zoning, development/redevelopment, and annexation.

On August 6, 2024, the Board of Aldermen adopted Ordinance No. 3224 approving a preliminary development plan for Parkville Business Park, a planned eight-lot business park generally located between Route N and I-435 at NW Jones-Myer Road. When considering the application, members of the Board of Aldermen had concerns regarding the *Parkville 2040 Master Plan*'s lack of a focus area for strategic infill development around the I-435 and MO Hwy 152 interchange. Moreover, as growth continues around this interchange in the future, both City staff and elected officials expect to receive additional applications for development for this area.

As a result, Board of Aldermen felt it was important to have an in-depth vision and planning document for this area; and on November 18, 2025, the Board of Aldermen adopted the 2026 Operating Budget and 2026-2031 Capital Improvement Program (CIP), which includes $83,000 in fiscal year 2026 for the *I-435 and MO Hwy 152 Area Planning Study*.

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

Following discussion, the selection committee narrowed down the list to two qualified consultants, and extended invitations for formal interviews to Confluence and Olsson, which were conducted on April 2, 2025, and April 4, 2025, respectively. Following the interviews, the selection committee concluded Confluence had the necessary expertise, experience, personnel, and was the most qualified team to lead the project.

The next step in the process is for the City to approve a contract for services from the consultant (see Attachment 2). Confluence has prepared a scope of services containing services and deliverables for the project (see Attachment 2.A).

STRATEGIC GOAL(S):
Quality Development

BUDGET IMPACT:
On November 4, 2025, the Board of Aldermen adopted the 2026 Operating Budget and 2026-2031 Capital Improvement Program (CIP), which includes $83,000 in fiscal year 2026 for the *I-435 and MO Hwy 152 Area Planning Study*. $83,000 was included in the 2026 adopted General Fund operational budget (Acct #10.560.51-80-00 on page 26) for the agreement.

ALTERNATIVES:

1. Approve of a professional services agreement with Confluence for the *I-435 and MO Hwy 152 Area Planning Study* project for an amount not to exceed $83,000.
2. Approve a professional services agreement with Confluence, subject to changes.
3. Do not approve of a professional services agreement with Confluence and provide alternate direction to staff.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:
On January 12, 2026, the Finance Committee recommended approval of a professional services agreement with Confluence for the *I-435 and MO Hwy 152 Area Planning Study* project for an amount not to exceed $83,000, by a vote of 4-0.

STAFF RECOMMENDATION:
Staff recommends the Board of Aldermen approve Resolution No. 26-001, approving a professional agreement with Confluence for the *I-435 and MO Hwy 152 Area Planning Study* project for an amount not to exceed $83,000.

POLICY:
The Purchasing Policy, Resolution No. 17-016, requires Board of Aldermen approval for all purchases above $10,000 upon recommendation of the Finance Committee.

SUGGESTED MOTION:
I move to approve Resolution No. 26-001, approving a professional services agreement with Confluence for the *I-435 and MO Hwy 152 Area Planning Study* project for an amount not to exceed $83,000.

ATTACHMENTS:
1. 1. Resolution 26-001 - Professional Services Agreement with Confluence
2. 2. Professional Services Agreement - I-435 and Hwy 152 Area Plan
3. 2.A Exhibit A - I-435 + 152 Highway Area Plan - Scope of Services

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

CITY OF PARKVILLE, MO.
RESOLUTION No. 26-001

A RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH CONFLUENCE FOR THE FOR I-435 AND MO HWY 152 AREA PLANNING STUDY PROJECT AND AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT ON BEHALF OF THE CITY.

WHEREAS, the City of Parkville needs professional engineering services for certain work related to the I-435 and MO Hwy 152 Area Planning Study Project; and

WHEREAS, the City wishes to enter into an agreement with Confluence., for such services.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, that the Professional Services Agreement between Confluence 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.

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this 20th Day of January, 2026.

_____
Mayor Dean Katerndahl

ATTEST:

_____
City Clerk Melissa Bazert

EXHIBIT A – AGREEMENT

PROFESSIONAL SERVICES AGREEMENT

FOR I-435 AND MO HWY 152 AREA PLANNING STUDY

THIS SERVICE AGREEMENT, entered into on this 20th day of January 2026, by and between the CITY OF PARKVILLE, MISSOURI ("City") and CONFLUENCE ("Service Provider").

WHEREAS, the City desires to develop an area plan for the I-435 and MO Hwy 152 interchange, to serve as an appendix to the *Parkville 2040 Master Plan*, which requires professional services from a qualified professional planning and public engagement consultant team ("Consultant"); and

WHEREAS, the City has $83,000 budgeted in its 2026 Capital Improvements Program (CIP) for professional services necessary to develop an area plan for the I-435 and MO Hwy 152 interchange; and

WHEREAS, the Service Provider was chosen through an extensive Request for Qualifications ("RFQ") selection process, and has demonstrated the necessary expertise, experience and personnel to develop the *I-435 and MO Hwy 152 Area Planning Study* ("Project") on time and within budget.

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 professional 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 – I-435 + 152 Highway Area Plan, City of Parkville, Missouri, Scope of Services, 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 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.

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 – I-435 + 152 Highway Area Plan, City of Parkville, Missouri, Scope of Services, unless otherwise approved in writing by the City of Parkville.

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.

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.

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: Community Development Director
8880 Clark Ave.
Parkville, MO 64152
slachky@parkvillemo.gov

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 all Services are satisfactorily completed and accepted by the City.

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 Section285.530, 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

By: _____

Dean Katerndahl, Mayor

ATTEST:

_____

Melissa Bazert, City Clerk

Confluence

By: _____

Christopher Cline, Principal-In-Charge

EXHIBIT A – I-435 + 152 HIGHWAY AREA PLAN,
CITY OF PARKVILLE, MISSOURI, SCOPE OF SERVICES

EXHIBIT B

INSURANCE REQUIREMENTS

1. The Service Provider shall secure and maintain through the duration of this Agreement insurance (on an occurrence basis unless stated below) of such types and in such amounts stated below, but in no case less than as may be necessary to protect the Service Provider and the City and agents of the City against all hazards or risks of loss as hereinafter specified. The City will only accept coverage from an insurance carrier who offers proof that it:

    a. Is authorized to do business in the State of Missouri;
    b. Carries a Best's policy holder rating of A-VIII or better and at least a Class X financial rating.
    c. Is a company mutually agreed upon by the City and the Service Provider.

2. The form of such insurance, together with the underwriter thereof in each case, shall be approved by the City, but regardless of such approval it shall be the responsibility of the Service Provider to maintain adequate insurance coverage at all times. City reserves the right to review certified copies of any and all insurance policies to which this Agreement is applicable. Failure of the Service Provider to maintain adequate coverage shall not relieve it of any contractual responsibility or obligation, including but not limited to, the indemnification obligation.

3. The cost of defense of claims shall not erode the limits of coverage furnished. (This does not apply to Professional Liability, see Article 13).

4. If Service Provider should retain consultants to perform any of its services, Service Provider shall see to it that such third party maintains such insurance and shall furnish evidence thereof to City.

5. The insurance policies shall require that City shall be given at least thirty (30) days written notice from the insurer(s) before cancellation (except for non-payment of premium, for which at least ten (10) days advance notice shall be given to City) of such insurance and shall contain an endorsement stating the insurers agreement to provide such notice, using CNA form G-140327-B (Ed. 07/11), Travelers Form IL T4 00 (12/09) or other equivalent carrier forms, such as Acord forms. A copy of the Notice of Cancelation Endorsement must be furnished to the City prior to commencement of Work. The Contractor shall notify the City of any reduction in limits of protection under any policy listed in the Certificate in excess of $10,000.00 at least ten (10) days prior to such change, whether or not such impairment came about as a result of the Contract. If the City determines the Contractor's aggregate limits of protection has been impaired or reduced to such an extent that the City shall determine such limits inadequate for the balance of the project, the Contractor shall, upon notice from the City, promptly reinstate the original limits of liability required hereunder and shall furnish evidence thereof to the City. Cancellation, non-renewal or material modification of coverage of any such insurance shall be the basis for the City's exercising its right to terminate the Contract.

6. Satisfactory certificates of insurance, written on a standard AIA Document G705 or ACORD form 25-S, Accord Form 27, as applicable, shall be filed with the City prior to commencement of work. The Certificate shall specify the date when such insurance expires. A renewal certificate shall be furnished to City prior to the expiration date of any coverage. Service Provider shall keep all insurance in force throughout performance of the Services and for three (3) years after the Project Completion Date, so long a policy is reasonably available

7. Severability of Interest. All insurance carried shall be endorsed to provide that, inasmuch as this policy is written to cover more than one insured, all terms, conditions, insuring agreements and endorsements, with the exception of limits of liability, shall operate in the same manner as if there were a separate policy covering each insured.

8. Service Provider shall include the Indemnitees as identified in the Agreement as additional insureds on the Commercial General Liability Insurance and the Commercial Automobile Liability Insurance policies described in Section 9. Indemnitees shall be included as additional insureds under Service Provider's furnished insurance (except Workers' Compensation Insurance and Professional Liability Insurance), for ongoing and completed operations. General Liability shall provide the additional insured status by using ISO Additional Insured Endorsement (CG 20 10), edition date 11/85, or an equivalent (e.g., CG 20 10, edition date 10/93, plus CG 20 37, edition date 04/13 or other carrier form per Article 5). Said insurance shall be written on an OCCURRENCE basis, and shall be PRIMARY and NON-CONTRIBUTING and shall not be deemed to limit Service Provider's liability under this Agreement.

9. Service Provider agrees to procure and carry, at its sole cost, until completion of this Agreement all insurance, with identical limits of liability and scope of coverages, as set forth below:

10.1 Commercial Automobile Liability Insurance. Service Provider shall maintain commercial automobile insurance, including contractual liabilities insuring the Indemnities set forth in the Agreement, subject to standard ISO CA0001 coverage terms and conditions, covering all owned, non-owned and hired automobiles used in connection with the services or other work hereunder and shall have minimum bodily injury and property damage limits of One Million Dollars $1,000,000.00 combined single limit each accident. An MCS-90 endorsement shall be procured when applicable.

10.2 Workers' Compensation and Employer's Liability Insurance. Service Provider shall maintain Worker's Compensation Insurance to cover the statutory limits of the Workers' Compensation laws of the state in which any work is to be performed and when applicable to Federal Laws, Voluntary Compensation and Employer's Liability (including occupational disease) coverage with limits not less than One Million Dollars $1,000,000.00 per occurrence. The Service Provider shall also be protected against claims for injury, disease or death of employees which, for any reason, may not fall within the provisions of a worker's compensation law. This policy shall include "all states" coverage.

10.3 Commercial General Liability Insurance. Service Provider shall obtain and maintain Commercial General Liability Insurance, on an occurrence form for the hazards of (i) construction operation, (ii) subcontractors (iii) independent contractors, (iv) products and completed operations (with completed operations to remain in force for as long as Service Provider or those included as Additional Insureds bear exposure under all applicable statutes of limitation following project completion), (v) explosion, collapse and underground, (vi) pollution liability, and (vii) contractual liability insuring the indemnities set forth in the Agreement subject to standard ISO CG0001 coverage terms and conditions. Each Project shall have minimum limits of Two Million Dollars $2,000,000.00 per occurrence and Two Million Dollars $2,000,000.00 products/completed operations aggregate coverage.

10.4 Excess Liability. Service Provider shall maintain Excess Liability coverage on an umbrella form with minimum limits of One Million Dollars $1,000,000.00 per occurrence and Two Million Dollars $2,000,000.00 aggregate.

11. Waiver of Subrogation. All insurance policies supplied shall include a waiver of any right of subrogation of the insurers thereunder against City and all its assigns, affiliates, employees, insurers and underwriters.

12. No Limitation of Liability. The required coverages referred to and set forth herein shall in no way affect, nor are they intended as a limitation on, Service Provider's liability with respect to its performance of this Agreement.

13. Professional Liability coverage. The Service Provider shall procure and maintain Professional Liability Insurance in an aggregate amount of not less than Two Million Dollars ($2,000,000.00), with a deductible of not more than One Hundred Thousand Dollars ($100,000.00). Such insurance shall be issued by companies reasonably acceptable to City, and shall not be canceled, without thirty (30) days' prior written notice to the City, except for non-payment of premium, (for which at least ten (10) days advance notice shall be given to City. If any professional liability is canceled or not renewed, any substitute policy shall have a commencement date retroactive to the date upon which the Service Provider commences performance of the Services under this Agreement.

14. Service Provider shall not be permitted to commence any work on site until satisfactory copies of the Certificates evidencing insurance; Notice of Cancellation Endorsement; and Additional Insured Endorsement, have all been received and approved by City. Delay in commencement due to failure to provide such documentation shall constitute an unexcused delay.

I-435 + 152 HIGHWAY AREA PLAN
CITY OF PARKVILLE, MISSOURI

PROJECT DESCRIPTION

Planning services will be provided by Confluence (Consultant) to the City of Parkville, Missouri, a municipal government in the State of Missouri (City) to engage the community, property owners, and city representatives in a planning process to craft an Area Plan for this portion of the Parkville community.

The Consultant anticipates organizing and facilitating a series of strategic meetings and community engagement opportunities to explore the alignment of future land use potential and anticipated development and roadway characteristics that can assist the city in guiding future growth and economic development potential within this area. The following Scope of Services is based on our understanding of the City's desires.

SCOPE OF SERVICES

TASK 1 | PROJECT KICK-OFF

Our team will facilitate a project kick-off meeting with City staff. The purpose of this meeting is to:

- Review the project scope, schedule, and key meeting dates and finalize the Engagement Plan
- Establish dates for project milestones, on-going coordination meetings and stakeholder/community outreach efforts
- Establish roles, responsibilities, and project contacts
- Determine initial data needs
- Review the anticipated scope of the Transportation and Utility Infrastructure Analysis our team will be preparing
- Review the anticipated scope of the Market Analysis our team will be preparing
- Coordinate with the City to develop a working project plan for all identified tasks
- Identify key stakeholders and desired public input process and outcomes
- Develop and review a project name/logo to define the Area Plan process for the community

At the Kick-Off meeting, we will also review a summary of the City's Master Plan, Development Guidelines, the "Eastern Gateway" Concept Plan, and other City policy statements and guiding documents that identify key issues and areas of focus for our team's planning efforts.

TASK 2 | INFORMATION GATHERING + REVIEW

Data Assembly and Analysis

Our team will coordinate with City staff to gather existing plans and base map data. Our team will assemble and analyze all recent plans that have been adopted and/or utilized by the City, which will serve as the basis for the resulting policies, actions and implementation plan to guide future development and decision-making.

- **Market Analysis:** Our team will prepare and provide market analysis and strategy recommendations outlining the future potential for residential housing, commercial, retail, office, manufacturing and distribution facilities, and other potential land uses within the study area.
- **Transportation and Utility Infrastructure Analysis:** Our team will prepare and provide a transportation and utility infrastructure analysis outlining the future opportunities to provide essential infrastructure services within the study area that can stimulate and support future growth and development.
- **"East Gateway" Corridor Analysis:** Our team will provide an overview of this study and Leavenworth County's goals for exploring the creation of a new bridge crossing over the Missouri River to expand connectivity and potentially unlock economic development opportunities in western Platte County adjacent to the study area.

Analysis Review Workshop

Our team will present an overview of these technical analyses with City Staff and the Steering Committee. This could include a joint meeting in a work session with the City Council and Planning Commission, which has been proven to be an efficient and successful method. During this meeting, our team anticipates the following activities:

- Provide an overview of the existing Master Plan's goals, policies, and land use plan recommendations and discuss what has changed, what needs updating, etc.
- Provide an overview of the Market Analysis, the Transportation and Utility Infrastructure Analysis, and opportunities for future growth scenarios that could be explored
- Discuss the Committee's, Council's and the Commission's vision for the future of this area and the potential for growth opportunities to the west while identifying any areas of concern or additional focus related to this effort
- At the conclusion of this workshop, we will review and confirm the future development concept(s) and alternative economic development scenarios should be explored further. We anticipate up to two alternative scenarios will be selected for additional analysis.

TASK 3 | PUBLIC OUTREACH + VISION

Communication Plan and Project Brand

Prior to each public meeting, our team will review with City staff the meeting agenda and presentation materials. These meetings may be in person or virtual. We will further provide agendas and minutes for all meetings. Our team will develop a comprehensive Engagement Plan for the community outreach efforts, which will be reviewed and confirmed at the project kick-off meeting. With the input and review of the City, our team will develop a name and a graphic/logo to define this area planning effort.

Project Website

Our team will create a project specific website to centralize public information on the planning effort, regular project updates, project schedule, and other public content to keep the community and interested stakeholders engaged and informed. This website will integrate technology to provide a unique and compelling digital experience for this Area Plan and can be integrated into or linked with the City's existing website.

Community Engagement + Participation

Community engagement will be integrated into this planning effort and the process will include multiple approaches. It is structured in a manner that will allow for stakeholders to be involved in several ways throughout the process, including:

- **Project Survey** - An electronic survey will be developed and distributed to receive specific feedback from a wider audience.
- **Key Stakeholder Interviews** - Members of our team will meet with key community stakeholders and/or groups as identified by the City/Committee.
- **Public Open House/Workshop #1** - Our team will facilitate a public open house and workshop to identify key issues, priorities, and initial thoughts on future development opportunities that will guide the direction of the Area Plan.
- **Special Event Booths -** Our team can gather additional public input through hosting a booth at Parkville Days, Car Shows, Farmer's Market, or other community events during the Area Plan process.
- **Public Meeting #2 -** Our team will facilitate a second public meeting and updates to the interactive website to share optional future economic development planning concepts for the study area to gather initial public input and review comments.
- **Public Meeting #3 -** Our team will facilitate a third public meeting near the end of the planning process to share our team's Area Plan recommendations and to gather final public input and review comments. Based on this input, our team will prepare final edits to the Area Plan recommendations.

Community input can be obtained through public comment cards, map dot exercise, small group table-top discussions, and Mentimeter interactive phone technology (used previously/successfully in Parkville). Mentimeter allows us to instantly obtain and share feedback on a wide range of topics as well as visual preferences.

TASK 4 | SCENARIO ANALYSIS + REFINED OPTIONS

Our team will prepare alternative planning scenarios and recommendations for the study area and the western growth area based on the input received during the planning process. We will review drafts of these "in-progress" plans with City Staff and the Committee as they are developed, including:

Economic Development Recommendations – Based on the initial market analysis and the input received during the review process, our team will prepare market-related growth recommendations to correspond with the selected economic development strategy for the study area.

Transportation and Utility Infrastructure Analysis – Our team will prepare an analysis of the transportation and utility infrastructure systems affecting the study area and identify high-level goals, policy, and action item recommendations as needed.

Growth Scenario and Land Use Analysis – As part of this planning effort, our team will prepare development recommendations for future market-driven growth and the appropriate mix of land uses for up to two alternative growth scenarios. A summary of these scenarios will be developed and incorporated into the final report as appropriate.

The resulting Area Plan, including the future Land Use Plan and economic development goals, will be grounded in a firm understanding of the unique opportunities available for consideration in the study area by the City of Parkville. In addition, it will be based upon market opportunities to help ensure and protect the long-term financial health and quality of life within the community.

Analysis Review Meetings and Public Open House/Workshop #2 – Our team will meet with City Staff and the Committee to share information related to our analysis of existing conditions, summary of the previous 2040 Master Plan recommendations, the initial market analysis, the transportation and utility infrastructure analysis, and the initial growth and development opportunities explored. This information will also be shared at Public Meeting #2.

TASK 5 | DRAFT AREA PLAN EVALUATION + PUBLIC COMMENT

Draft Plan Presentation Review Sessions

Our team will present draft Area Plan recommendations to City Staff and the Committee, record feedback and comments, and update and modify the drafts as requested.

Draft Plan Public Presentation Open House / Public Meeting #3

Our team will share the draft Area Plan at a public open house event to illustrate the planning process, the input received from the community, and how this input shaped the resulting plan, policies, and recommendations. It is critical that the transparency of our team's planning process and the resulting input, inclusion, and rationale for recommendations be shared at this meeting.

Draft Plan Review Work Session

Our team will present an overview of the draft Area Plan at a joint work session of the Planning Commission and City Council to provide a summary review of the comments received from the City, the Committee and the Community during the planning process. Our team will record feedback and comments received at this workshop and update and modify the draft as requested.

Public Review and Comment Period

In addition to the public presentation of the complete draft, the full draft Area Plan will be uploaded to the project website and a comments section will be provided. Several web pages summarizing different chapters of the plan will be created to allow for chapter by chapter review of the Area Plan.

TASK 6 | AREA PLAN HEARINGS + ADOPTION

Final Draft Plan, Review and Public Hearings

Our team will prepare a final draft of the Area Plan and submit it to the City for review and comment. We will address City staff comments and submit a revised final draft to City staff.

Our team will attend required City Public Hearings for the review and recommendation on the adoption of the Area Plan. We will prepare final edits and assist City Staff with the presentation of the Area Plan and preparation of an Appendix to the City's 2040 Master Plan for final City adoption/acceptance.

TASK 7 | AREA PLAN PRODUCT DELIVERY

Our team will deliver the following at various stages of the project:

- Digital files of the Area Plan draft with all the inserts for review
- Digital files of the final Area Plan
- One set of Area Plan maps in digital format compatible with the City's GIS and map layers shall be ortho-corrected and geo-referenced to the state plane coordinate system.

In addition to working copies of the various draft versions of the Area Plan, the final draft version, including all maps and tables, will be provided electronically in various Word, PDF, InDesign, and ArcGIS formats.

DELIVERABLES

Various drafts of the Area Plan will be provided to the City in PDF, Word, and Excel formats as appropriate.

PROFESSIONAL PLANNING SERVICE FEES

To complete the planning process, engagement efforts, and the creation of this new area plan, the anticipated professional planning lump sum fee is $83,000.

EXCLUSIONS

Reimbursable expenses for printing and travel are not included in the service fees and will be included on each monthly invoice as incurred in accordance with "Exhibit A".

Exhibit 'A'

CONFLUENCE

STANDARD HOURLY RATES

Senior Principal	$175.00 - $275.00 per hour
Principal	$160.00 - $250.00 per hour
Associate Principal	$140.00 - $200.00 per hour
Associate	$115.00 - $185.00 per hour
Senior Project Manager	$105.00 - $165.00 per hour
Project Manager	$95.00 - $145.00 per hour
Senior Landscape Architect	$95.00 - $185.00 per hour
Landscape Architect	$85.00 - $135.00 per hour
Senior Project Planner	$95.00 - $145.00 per hour
Planner II	$85.00 - $135.00 per hour
Planner I	$75.00 - $125.00 per hour
Landscape Architect-In-Training / Landscape Designer	$75.00 - $125.00 per hour
Landscape Architect Intern / Landscape Designer	$65.00 - $100.00 per hour
Draftsperson	$55.00 - $100.00 per hour
Graphic Designer	$75.00 - $115.00 per hour
Clerical / System Staff	$75.00 - $135.00 per hour

REIMBURSABLE EXPENSES

Social Pinpoint Public Engagement Tool	$1,500.00
Costar Real Estate Tool	$1,000 (project use), $150 per report
Placer.AI Analytics Tool	1.15 x cost
Filing Fees	1.15 x cost
Materials and Supplies	1.15 x cost
Meals and Lodging	1.15 x cost
Mileage	$.70 per mile
Postage	1.15 x cost
Printing by Vendor	1.15 x cost
B/W Photocopies/Prints 8½ x 11	$.10 each
B/W Photocopies/Prints 11x17	$.20 each
Color Photocopies/Prints 8½ x 11	$.75 each
Color Photocopies/Prints 11x17	$1.50 each
Large Format Plotting – Bond	$2.50/SF
Large Format Plotting - Mylar	$4.50/SF
Large Format Plotting - Photo	$5.00/SF
Flash Drives	$10.00 each
Booklet Binding (cover, coil, back)	$4.50 each
Foam Core	$8.00 each
Easel Pads	$32.75 each
Online Meeting Service	$35.00 Each

Effective 1/1/2025

CITY OF PARKVILLE
Policy Report

Date: January 7, 2026

Prepared By: Reviewed By:

ISSUE:
Resolution No, 26-002, a resolution appointing Joe Wolfgeher to the Parkville Old Towne Market Community Improvement District Board of Directors

BACKGROUND:
On May 6, 2025, the Board of Aldermen approved Resolution No. 25-006 (attached) approving the current Board of Directors for the Parkville Old Towne Market Community Improvement District Board of Directors. In October, one of these Directors, Mr. Titus Bond, resigned from the Board of Directors. On December 15, 2025, the Board of Directors submitted its proposed appointment of Mr. Joe Wolfgeher to fill the vacancy created by Mr. Bond's resignation (attached). Filling this vacancy is handled in the same manner as the appointment of a successor Director for a new term: the Mayor appoints, subject to consent by the Board of Aldermen.

STRATEGIC GOAL(S):

BUDGET IMPACT:
This item does not impact the budget.

ALTERNATIVES:

FINANCE COMMITTEE RECOMMENDATION:
Appointments are not reviewed by the Finance Committee.

STAFF RECOMMENDATION:
Staff does not make recommendations on appointments.

POLICY:

SUGGESTED MOTION:
I move to approve Resolution No, 26-002, a resolution appointing Joe Wolfgeher to the Parkville Old Towne Market Community Improvement District Board of Directors.

ATTACHMENTS:
1. Resolution No. 26-002
2. Letter to City-Board Appointment 12.15.25
3. 25-006 POTMCID Appointments

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

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

A RESOLUTION APPOINTING JOE WOLFGEHER TO THE PARKVILLE OLD TOWNE MARKET COMMUNITY IMPROVEMENT DISTRICT BOARD OF DIRECTORS

WHEREAS, Ordinance No. 2264 approved the Petition to establish the Parkville Old Towne Community Improvement District (the "District"), and provides that the District will be governed by a Board of Directors consisting of nine Directors who shall be either an owner of real property within the District, an owner of a business operating within the District, or a registered voter residing within the District; and

WHEREAS, on May 6, 2025, the City passed Resolution No. 25-006 approving the slate of Director nominations as proposed by the District Board of Directors;

WHEREAS, one of the Directors appointed by Resolution No. 25-006, Mr. Titus Bond, resigned from the Board of Directors, and on December 15, 2025, the Board of Directors submitted its proposed appointment of Mr. Joe Wolfgeher to fill the vacancy created by Mr. Bond's resignation.

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

Section 1. Joe Wolfgeher is appointed as a property owner representative Director to the Parkville Old Towne Market Community Improvement District Board of Directors through June 30, 2028, filling the vacancy created by the resignation of Titus Bond.

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this 20th day of January, 2026.

_____
Mayor Dean Katerndahl

ATTESTED:

_____
City Clerk Melissa Bazert

PARKVILLE OLD TOWNE MARKET
COMMUNITY IMPROVEMENT DISTRICT

December 15, 2025

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

RE: Board Vacancy Appointment

Dear Mayor:

At the POTMCID board meeting held on December 5, 2025, Mr. Joe Woflgeher of the VFW was elected to fill the property owner position vacated by Mr. Titus Bond. Mr. Bond resigned from the board in October. The revised board composition is listed below.

Terms expiring June 30, 2026:
- Heather Versfeld, Property Owner
- Phil Wassmer, Property Owner
- Lindsey Derry, Resident
- Patrick Montgomery, Business Operator
- Troy Wilson, Business Operator

Terms expiring June 30, 2028:
- Joe Wolfgeher, Property Owner
- Brett Rounkles, Business Operator
- Marshall Van Tuyl, Business Operator
- Tom Hutsler, Business Operator

The board will appreciate your timely approval of this new appointment as well as the full board as listed above.

Sincerely,

Tom Hutsler, Chair

Docusign Envelope ID: 68CEDA93-958E-4BC9-A19B-343854023304

Parkville
Missouri

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

CITY OF PARKVILLE, MO.
RESOLUTION No. 25-006

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

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

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

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

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

WHEREAS, the POTMCID Board of Directors submitted its slate of nominations to the City Clerk and Mayor on April 22, 2025.

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

Section 1. The City of Parkville hereby appoints Heather Versfeld and Phil Wassmer as property owner representatives; Lindsey Derry as a resident representative; and Patrick Montgomery and Troy Wilson as operator representatives through June 30, 2026.

Section 2. The City of Parkville hereby appoints Titus Bond as a property owner representative; and Brett Rounkles, Marshall Van Tuyl and Tom Hutsler as operator representatives to the Parkville Old Towne Market Community Improvement District Board of Directors through June 30, 2028.

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this 6th day of May 2025.

SEAL OF THE CITY OF PARKVILLE PLATTE COUNTY MISSOURI

Dean Katerndahl
Mayor Dean Katerndahl

ATTESTED:

Melissa McChesney
City Clerk Melissa McChesney

CITY OF PARKVILLE
Policy Report

Date: December 4, 2025

Prepared By:
Brittanie Propes, Parks & Recreation Director

Reviewed By:
Bryan Kidney, Deputy City Administrator

ISSUE:
Approve the first and second reading of Bill No. 3360, an ordinance authorizing an agreement with Platte County for Maintenance and Use of the Thousand Oaks Extension and the Angeline Washington Extension of the Brush Creek Trail

BACKGROUND:

In 2024, the Board of Aldermen approved the Brush Creek Trail Maintenance Agreement with Platte County to define long-term responsibilities for the maintenance, operation, and capital upkeep of the Brush Creek Trail. The Brush Creek Trail is a two-mile, 10-foot-wide concrete trail that provides a scenic and inviting outdoor experience for residents and visitors. It serves as a key connection within the Platte County trail system, linking to the Southern Platte Pass Trail and supporting the County's long-term goal of connecting existing neighborhoods, including Thousand Oaks, to regional trail facilities.

At the time the agreement was approved, plans were underway to extend the trail to the Thousand Oaks neighborhood and across the Park Hill School District's planned Angeline Washington Elementary School site. Both extensions moved forward as anticipated and are now completed. These additions expand the overall Brush Creek Trail network and continue to support regional connectivity and access.

The proposed amendment updates the 2024 maintenance agreement to formally include these two trail additions: the Thousand Oaks Extension and the Angeline Washington Elementary School Extension. Under the amended agreement, Platte County and the City will maintain the same shared responsibilities. The City will continue to provide ongoing maintenance and operations for the full trail corridor, and Platte County will continue to be responsible for capital maintenance projects. The amendment ensures the new extensions are clearly included within the scope of the existing partnership and maintained consistently with the rest of the Brush Creek Trail system.

STRATEGIC GOAL(S):

- Infrastructure and Public Facilities
- Parks and Recreation

BUDGET IMPACT:
A portion of the use tax, that passed in 2023, will be used to fund the maintenance of multi-use trails and recreational trails. The 2026 adopted budget for the Use Tax Fund includes funds for ongoing

maintenance and operations of the Brush Creek Trail. (acct #48.525.06-05-03 Parks Trails Program on page 59)

ALTERNATIVES:

1. Approve the agreement with Platte County for the Brush Creek Trail.
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 to approve the amendment to the maintenance agreement with Platte County Parks for the Brush Creek Trail extensions.

POLICY:
Intergovernmental agreements require an ordinance.

SUGGESTED MOTION:
I move to approve Bill No. 3360 amending the Brush Creek Trail Maintenance Agreement with Platte County to include the Thousand Oaks Extension and the Angeline Washington Elementary School Extension.

ATTACHMENTS:
1. Brush Creek Trail Extension Agreement

BRUSH CREEK TRAIL
CONSTRUCTION, MAINTENANCE & USE AGREEMENT
BRUSH CREEK TRAIL INTERGOVERNMENTAL COOPERATIVE AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, 2024, by and between the the City of Parkville, Missouri, a fourth-class city ("Parkville") and Platte County, Missouri, a first-class county ("County"), collectively known as the parties to this Agreement ("Parties").

WHEREAS, municipalities, counties and other entities in the Kansas City metropolitan area are engaged in efforts to establish a recreational trail in Platte County and running through multiple areas governed by multiple local governments, and

WHEREAS, The Parties have all deemed it a high priority to develop recreational facilities to meet the needs of city and county residents, and

WHEREAS, The Parties in cooperation with other entities, are engaged in the planning of a pedestrian and bicycling shared use path known as the Brush Creek Trail, (the "Project"),

WHEREAS, the proposal for the Project includes the planning, engineering, construction and maintenance of the pedestrian and bicycling shared use path on lands and easements acquired by the Parties, and

WHEREAS, The Parties desire to enter into this Agreement to address the duties and responsibilities of the Parties hereto with regard to the construction, operation and maintenance of the Project,

IN CONSIDERATION OF the mutual promises, covenants, and agreements herein contained, the adequacy and sufficiency of which are hereby acknowledged, the parties do mutually promise, covenant and agree to the following:

1. **Term.** This Agreement shall remain in effect until amended or terminated by written consent of the Parties. The Agreement may be amended at any time by mutual written agreement of the Parties, including amendments for future extensions of the Brush Creek Trail by mutual written agreement of the County and respective city for which future extensions may be agreed upon.

   The Agreement may be terminated by any of the Parties by giving the other parties no less than twelve (12) months written notice of intent to terminate the Agreement.

2. **Project Purpose and Scope**. The purpose of the Brush Creek Trail project is to develop a pedestrian and bicycling shared use path for public recreational and alternative transportation use. Project shall run from NW River Road to the Creekside development.

The scope of the Project shall include the development of a paved trail and related improvements as generally described on Exhibit A, B, & C, attached hereto and any other Project related improvements as agreed upon by the Parties. The Project may be built in phases upon lands and easements currently owned and or controlled by the Parties or additional lands or easements acquired by the Parties for the purpose of Project.

3. **Project Planning and Engineering**. The Parties shall cooperate with respect to the planning and engineering of the Project. Preliminary designs, final designs, construction documents, and as-built documents shall be created for the Project.

County shall be responsible for all costs related to Project planning and engineering.

4. **Project Development and Construction**. After approval of the final design and construction documents for the Project, the County shall be responsible for advertising the Project for public bid and awarding the contract for construction to the lowest and best bidder in the sole discretion of the County. County shall be responsible for all construction costs associated with the Project, and shall establish itself as the contact agency for all construction service providers, including engineers and contractors under Section 3 above.

Parties shall cooperate with respect to all permitting required for the Project.

County shall ensure that Project construction is properly inspected and materials tested for compliance with approved Project design and construction specifications. Parkville officials shall have access to Project site at all times to review and inspect construction progress.

Upon notice of completion by contractor that all required work has been completed, Parties shall perform a final inspection of the Project. All Parties shall individually review and approve final construction of the built Project before Project may be opened to the public for use.

After initial Project construction, any significant modification or addition to Project or trail easement area must be mutually approved by the Parties.

5. **Project Operation and Maintenance**. Upon acceptance of the built Project Parties shall share responsibilities for operation and ongoing maintenance of the Project as follows:

(a) **Operations, Maintenance, and Programming.** The City of Parkville shall be responsible for all operation and maintenance of the Project. The City of Parkville shall ensure that all invoices, bills or other demands for payment related to operation and maintenance are addressed. Such operation and maintenance under this Section shall consist of any necessary activity to ensure an aesthetically pleasing, safe and secure environment for trail users including the following:

(i) *Grounds maintenance, mowing and vegetation control*: Grass and other vegetation within the easement area shall be mowed and trimmed on a regular basis, consistent with mowing and trimming practices for other sections of the trail. Erosion areas shall be filled and re-seeded. Surface

areas covered with rock or non-vegetative ground cover shall be kept free of weeds and debris.

Trees: Trees shall be pruned to prevent low, damaged, or dead limbs from the trail use area.

Trail Surface: Trail surface shall be maintained to ensure a clean, clear and suitable condition for recreational use. Repairs such as crack filling and pothole patching shall be done as needed to keep surface smooth and free of trip hazards.

Access Points and Gates: The City of Parkville shall be responsible for the maintenance of all trail perimeter fencing, access points and gates and shall keep all in a good condition, free of rips, tears, holes, sharp edges or foreign objects.

(ii) *Litter Control*: The City of Parkville shall be responsible for trash and debris removal on and near the trail.

(iii) *Trail signage and furnishings:* The City of Parkville shall be responsible for maintenance of any signage or trail furnishings installed along trail. Responsibilities include cleaning, painting, repairing, and securing as needed.

(iv) *Other Maintenance*: The City of Parkville shall determine all other minimum maintenance standards for the easement area and will perform operations and maintenance responsibilities in a manner consistent with the operations and maintenance of other similar parks facilities under the ownership and control of The City of Parkville.

(v) *Programming:* The City of Parkville, at their sole discretion, may charge for rentals, programs and special events held in the easement area.

(b) **Capital Maintenance**. County shall assume and be responsible for all capital maintenance and replacement for all Project improvements developed under this Agreement. Capital maintenance and replacement shall include major tasks such as resurfacing of trail paving and replacement or removal of unsafe or damaged infrastructure that is beyond repair.

(c) **Natural Disaster Preparedness and Recovery**. Due to Project location fronting the Brush Creek, the trail area may flood frequently. Parties shall cooperate mutually with respect to natural disaster preparedness and recovery resulting from damage to the Project, including closure of the trail easement area, post disaster clean-up, and management of state and federal assistance related to any natural disaster damage to the Project. City agree to address minor flooding events as they may occur from time to time consistent with routine maintenance responsibilities described in Section (a) above. City shall be responsible for initial debris and siltation removal resulting from natural disasters through the commitment of in-

kind manpower and equipment resources not to exceed the County's property insurance deductible of Twenty-Five Thousand Dollars ($25,000). County shall be responsible for repair and restoration of Project improvements damaged as a result of natural disasters, beyond the cities initial efforts, from County's insurance proceeds, federal and state assistance grants, or other available sources.

~~6.~~ **Trail Security**. All local ordinances and/or laws for the City and the County as applicable to the Project site within the respective jurisdictions will be enforced by the cities and the County.

7. **Insurance.**

(a) The City shall secure commercial general liability insurance policies for coverage of the injuries and damage for which the Parties, as political subdivisions, are legally obligated under Missouri Law. Each policy shall have minimum limits as the Cites deem appropriate through their standard insurance provider, but in no event shall any policy exceed the statutory maximum amount specified in Section 537.610 R.S.Mo. as of the date of this Agreement, for all claims arising out of a single occurrence. The insurance policies shall be maintained in force during the term of this Agreement and such insurance policies shall name specifically Cities and County as additional insured parties. A verified copy of such insurance policy or policies shall be sent to each party hereto, together with the Certificate(s) of Insurance stating that the policies are in full force and effect and that the same will not be altered, amended or terminated without ten (10) days prior written notice to the other parties hereto.

(b) County shall secure general property insurance policies to cover damage or loss for covered incidents through County's standard insurance provider, Midwest Public Risk, or other provider as determined by the County.

(c) Notwithstanding anything herein to the contrary, no provision, term, or condition in this agreement shall constitute, or be construed as, a waiver of the defenses of a sovereign immunity, official immunity, or governmental immunity by whatever name as set forth in Section 537.600 R.S.Mo. et seq., for any monetary amount whatsoever, or of any other defenses, howsoever named, that are, or in the future may become, available to the parties by statute or common law.

8. **Public Use.** All facilities and amenities located within trail easement area will be available to the public during normal operating hours established by the City consistent with other park and recreational facilities managed by the City.

9. **Project Identification.** Parties agree that the Project shall be named and identified as a continuous section of the "Brush Creek Trail". Parties may agree to cooperate and establish alternative names or references for any sub-area or alternative name for the Project by mutual written agreement of the Parties.

10. **Notice**. Any notice, demand, communication, or request required or permitted hereunder shall be in writing, except where otherwise herein designated by telephone, and delivered

in person or sent by certified, return receipt requested, via United States mail, or via facsimile transmission, as follows:

If to Parkville:
City of Parkville
8880 Clark Avenue
Parkville, Missouri 64152
Attn: City Administrator
Phone: (816) 741-7676
Fax: (816) 741-0031

If to County:
Platte County, Missouri
Parks & Recreation Department
415 Third Street
Platte City, MO 64709
Attn: Director
Phone: (816) 858-3419
Fax: (816) 858-1999

Notices shall be effective when received at the address as specified above. Changes in the addresses to which notice is to be sent may be made from time-to-time by written notice. Facsimile transmission is acceptable notice, effective when received; however, facsimile transmissions received (i.e., printed) after 4:30 p.m. or on weekends or holidays, will be deemed received on the next business day. The original items which are transmitted by facsimile equipment must also be mailed as required and provided by this Section.

11. **Independence of Agreement.** It is understood and agreed that nothing herein contained is intended or should be construed as in any way establishing the relationship of co-partners or a joint venture between any of the parties hereto, or as constituting any party as an agent, representative or employee of the other for any purpose whatsoever.

12. **Waiver.** The failure of any party to at any time to require performance by another party of any provision hereof shall in no way affect the right of the non-requiring party thereafter to enforce same. No waiver shall be effective unless in writing. Nor shall waiver by any party of any breach of any provision hereof be taken or held to be a waiver of any succeeding breach of such provision or as a waiver of any provision itself.

13. **Laws to Govern.** This Agreement shall be governed by the laws of the State of Missouri both as to interpretation and performance. Any and all legal action necessary to enforce this Agreement will be held in Platte County, Missouri, and the Agreement will be interpreted according to the laws of the State of Missouri.

14. **Compliance with Laws.** Each party hereto shall conduct its operations and perform its duties under this Agreement in compliance with all applicable Federal, State and local laws, ordinances, orders and regulations.

15. **Severability.** If any provision of this Agreement shall be declared illegal, void or unenforceable by a court of competent jurisdiction, the other provisions shall not be affected but shall remain in full force and effect.

16. **Assignment and Subletting.** No party shall make any assignment of this Agreement or any right or obligation occurring under this Agreement in whole or in part without the express written consent of all Parties hereto. The Parties hereto shall have full discretion to approve or deny, with or without cause, any proposed or actual assignment of this Agreement. Any assignment of this Agreement made without the express written consent of all parties hereto shall be null and void and shall be grounds for immediate termination, notwithstanding the termination notice provisions described in Section 1 above.

17. **Modification.** This Agreement constitutes the entire Agreement and understanding between the Parties, and it shall not be considered modified, altered, changed or amended in any respect unless in writing and signed by the Parties hereto.

18. **Additional Provisions.** This Agreement has been negotiated, executed, accepted and entered into in the State of Missouri. Paragraph headings herein have no legal significance. When the context hereof requires, the use of any gender includes all genders, and the singular includes the plural, and, vice versa. All parties signing in a representative capacity warrant that they have all requisite authority to enter into this Agreement and consummate the transaction herein contemplated. No inference in favor of or against any party shall be drawn from such party having been the party to draft any portion hereof.

IN WITNESS WHEREOF, the Cities, acting by and through their respective Board of Aldermen, the County, acting by and through its County Commission, have authorized this Agreement to be executed the day and year first written above.

CITY OF PARKVILLE, MISSOURI

_____
Mayor

Attest: _____
City Clerk

PLATTE COUNTY, MISSOURI

_____
Presiding Commissioner

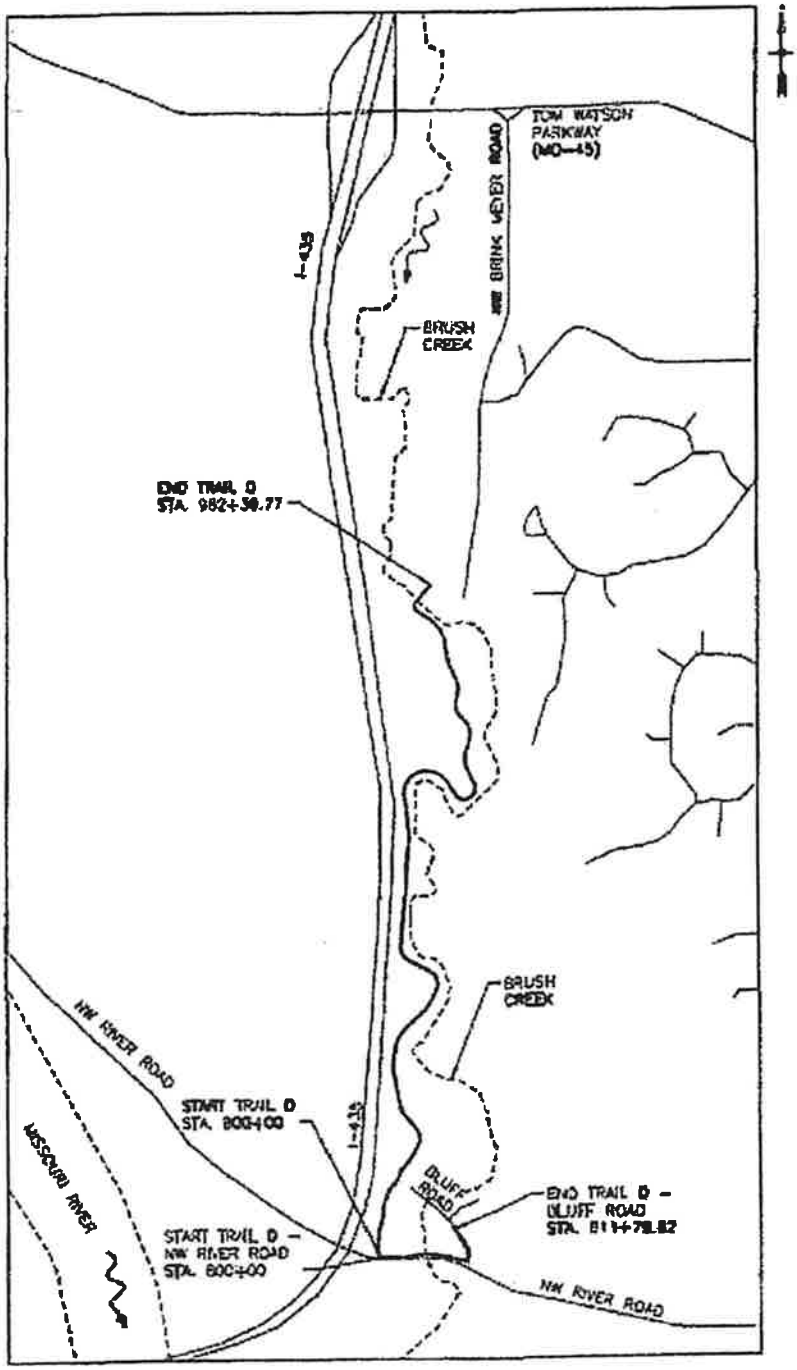
Attest: _____
County Clerk

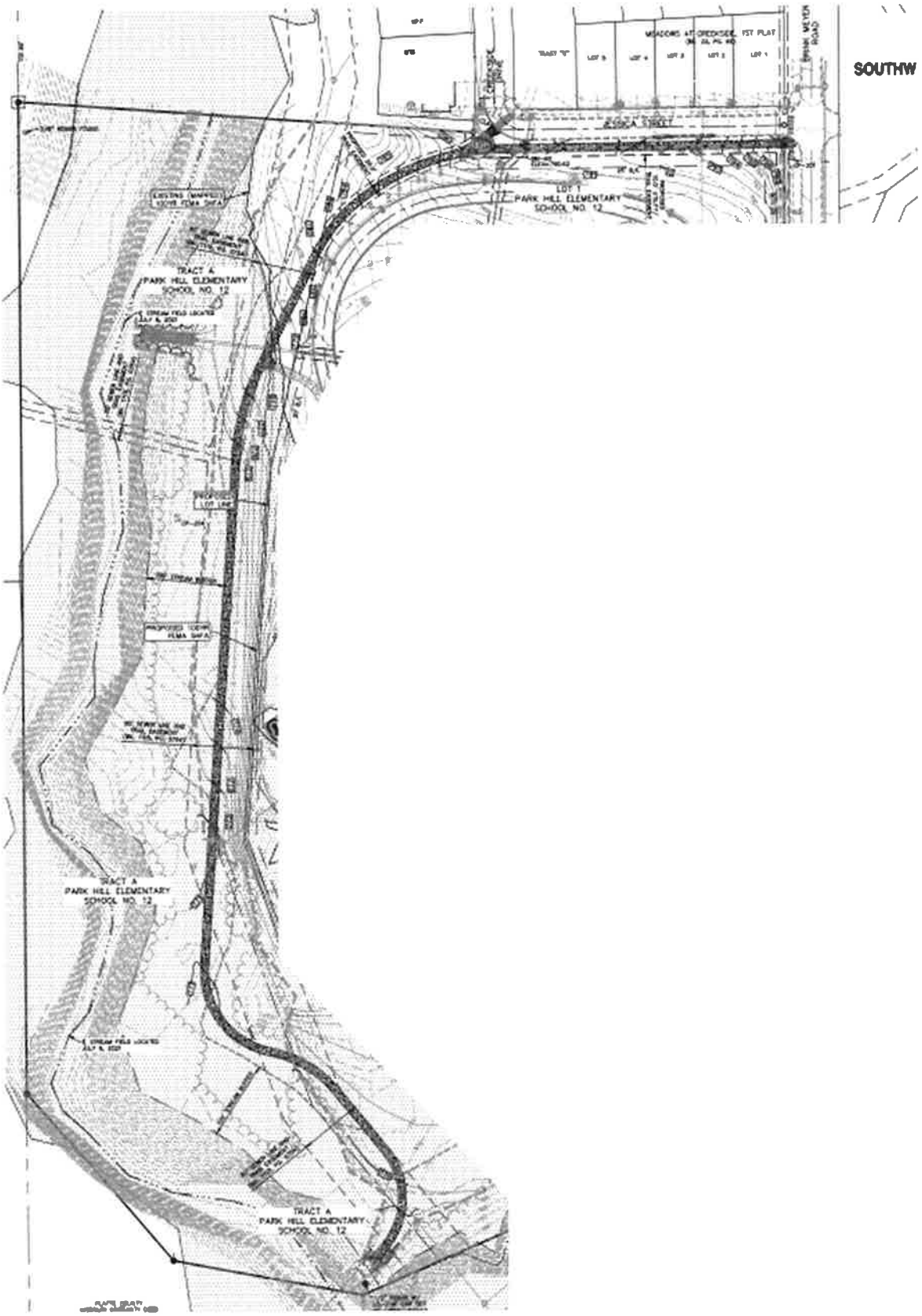
Approved as to form and legality:

_____
County Counselor

DocuSign Envelope ID: B2D81411-174B-4608-9632-89FCDD824365

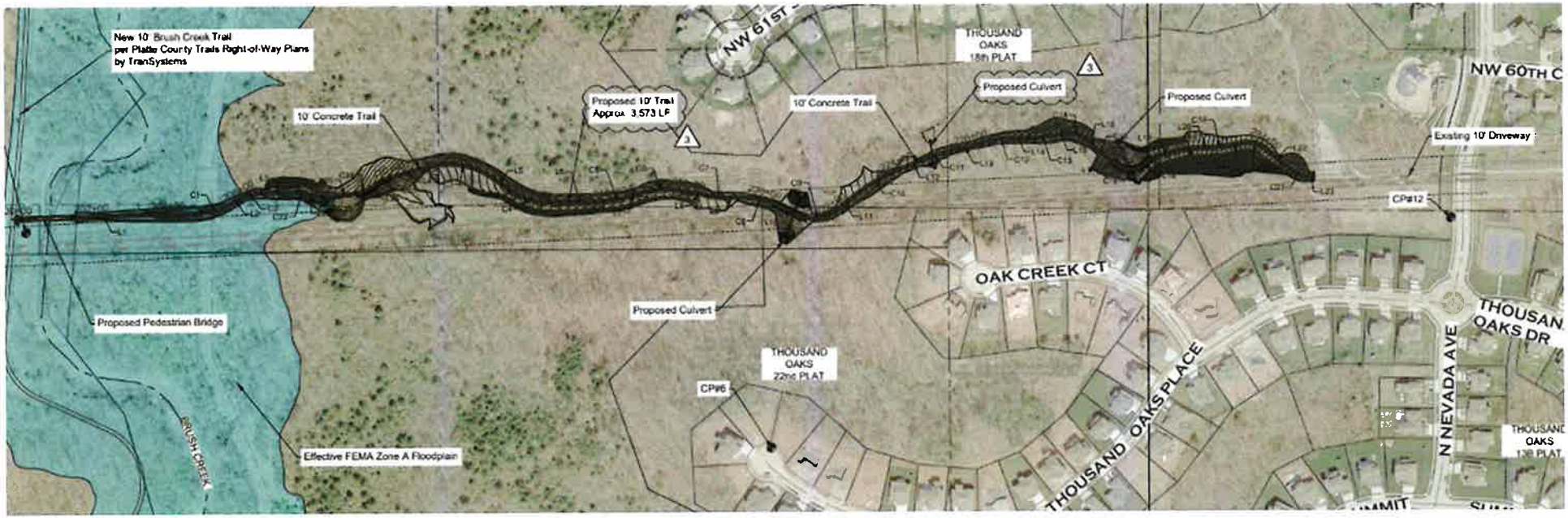
EXHIBIT A





Brush Creek Trail- Angeline Washington Section

Exhibit B



Brush Creek Trail- Thousand Oak Connector

Exhibit C

CITY OF PARKVILLE
Policy Report

Date: January 7, 2026

Prepared By:
Stephen Lachky, Community Development Director

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

ISSUE:
Approve the second reading of Bill No. 3349, an ordinance adopting the 2024 International Family of Building Codes and designated appendices, as amended, by repealing and replacing Parkville Municipal Code, Chapter 500 Building Code in its entirety, and amending Section 605 Licensing Requirements.

BACKGROUND:
The International Building Code (IBC) is a model building code developed by the International Code Council (ICC) and has been adopted for use as a base code standard by most jurisdictions in the United States. ICC updates the IBC on a three-year schedule after extensive research, development and review by code enforcement officials, industry representatives and design professionals; and most jurisdictions update their building codes on a six-year schedule. The purpose of building codes are to protect public health, safety and general welfare as they relate to the construction and occupancy of buildings and structures. The building code becomes law of a particular jurisdiction when formally enacted by the appropriate governmental authority. The Building Official is responsible for adopting and enforcing the building code.

In August 2023, the ICC released the 2024 IBC, and the Community Development Department desires to update our current 2018 IBC to the 2024 IBC standards to provide a reasonable level of safety, public health and general welfare through prescriptive and performance-related guidelines.

ADOPTION SCHEDULE:
The City of Parkville follows the same schedule most jurisdictions do by updating our building codes every six years. On January 20, 2009, the City of Parkville adopted the 2006 International Family of Building Codes and designated appendices via Ordinance No. 2464. On January 6, 2015, the City adopted the 2012 International Family of Building Codes and designated appendices via Ordinance No. 2794. On January 7, 2020, the City adopted the 2018 International Family of Building Codes and designated appendices via Ordinance No. 3027.

PROPOSED AMENDMENTS (BETWEEN 2018 and 2024 INTERNATIONAL CODES):

No Changes

- ICC A117.1-2017 Accessible and Usable Buildings and Facilities requirements

We have currently adopted ICC's 2017 edition, which provides technical requirements for how to

design and construct accessible and usable buildings and facilities to ADA. The 2017 version is the latest edition of ICC's requirements.

No Substantial Changes

- Building Code
- Residential Code
- Mechanical Code
- Plumbing Code
- Fuel Gas Code
- Fire Code
- Swimming Pool and Spa Code
- ICC Accessible and Usable Building and Facilities

Substantial Changes

- Electrical Code

Our current adopted 2017 Electrical Code does not contain many of the updated 2023 standards as published by the National Fire Protection Association and approved by the American National Standards Institute.

Proposed for Adoption

- Existing Building Code
- Energy Conservation Code

Staff recommends adopting the 2024 International Energy Conservation Code (IECC); however, we suggest adopting local amendments to the code per the recommendations of our Building Official, our on-call, third-party consultant Building Official, and the Home Builders Association of Greater Kansas City, to align our code standards with those standards to be adopted by Missouri jurisdictions* throughout the Kansas City region. It should be noted that Johnson County, Kan. and jurisdictions within Johnson County plan to adopt stricter standards of the 2024 IECC than Missouri jurisdictions.

*Note: This excludes the City of Kansas City, Mo. (KCMO) which adopted the 2021 IECC on July 1, 2023. KCMO plans to review their existing 2021 IECC standards sometime in 2026.

Updating Fees
Staff recommends updating our Schedule of Fees — specifically permit fees to include fees for plumbing, electrical and mechanical services; conducting work without a permit; and updating our inspection and re-inspection fees. Most jurisdictions currently require a separate/additional permit fee for specialized plumbing, electrical, and mechanical contract work; thus, it's in the City's interest to adopt these fees too. Staff also recommends implementing fees associated with renewing temporary certificates of occupancy to encourage builders to complete buildings and structures in a timely manner.

Contractor Master Licenses
Most municipalities throughout the Kansas City region require contractors to obtain master licenses. Currently, the City of Parkville does not; therefore, staff recommends implementing similar contractor's master license requirements (i.e., annual fees). Licensing ensures that proper steps are requirements have been met to help protect consumers. A master license also indicates that contractor has proper documentation and is qualified to do work in their field. Contractor licenses belong to the licensed individual, NOT a group or company. Typically, contractors need to complete 8 hours of continuing education units (CEUs) for their specific trade within the past 12 months, provide documentation of this completion, or pay an additional $50 renewal fee per license classification in lieu of completing the CEU requirements. Staff recommend incorporating annual contractor's licenses into the City's Schedule of Fees.

Erosion & Sediment Control Standards
In conjunction with adopting the 2024 IBC, staff recommends amending Parkville Municipal Code, Chapter 500 Building Code to include erosion control provisions.

PUBLIC INPUT AND FEEDBACK:
Throughout the year, Community Development Department staff have done considerable research on the 2024 IBC and have reached out to area builders, developers, and our on-call consultants for thoughts and feedback. This includes:

- Brian Mertz (PC Homes, LLC)
- Jim Ecton (Level Builders, LLC)
- Jeff Julian (Don Julian Builders, Inc.)
- Rhonda Holland (Integrity Homes, LLC)
- Mark Manville (Institute for Building Technology and Safety)
- Will Ruder (Home Builders Association of Greater Kansas City)
- George Schluter (Home Builders Association of Greater Kansas City)

Additionally, City staff have held informal discussions with area builders and developers regarding the 2024 IBC and proposed amendments. Staff has also reached out to the Metropolitan Energy Center to make them aware of our process for public input and timeline for adopting the 2024 IBC. On September 16, 2025, the City held a work session with our Board of Aldermen to receive information regarding the 2024 International Family of Building Codes and next steps for adoption.

UPDATE ON OTHER JURISDICTIONS:
City staff have stayed in touch with other city administrators, building officials, and codes officials throughout the region since mid-2025. In previous conversations last year, most jurisdictions were planning to update their building codes to the 2024 IBC in the last quarter (Q4) of 2025. This has since changed over the last three months, as the building officials' group in Johnson County, Kan. has decided to take additional time to review & discuss the 2024 codes, significant changes, and proposed amendments. As a result, most Kansas jurisdictions throughout the region have not yet adopted the 2024 IBC but have either started the process or plan to conduct public hearings sometime in Q1 2026 (with adoption occurring in Q2-Q3 of 2026).

Staff reached out to several city administrators, deputy city administrators, assistant city administrators, building officials, and building codes administrators throughout the Kansas City region

to learn more about where they're currently at in the adoption process (see table below). In summary, most Missouri municipalities are behind and have not begun the process; and those who've already adopted the 2024 IBC and IECC (e.g., City of Independence, Mo.), have implemented local amendments to the IECC like ones the City of Parkville proposes adopting.

On the Kansas side of the region, many smaller, first-ring suburb communities plan on adopting the 2024 IECC with few local amendments, have support from their elected officials (due to the progressive makeup of their city councils), and aren't facing much pushback from local builders due to 1) Their municipalities being landlocked without areas for annexation or expansion; 2) Most of the land area in their cities already been developed; 3) Low number of annual building permits for new residential construction projects (majority of which being individual tear-down, rebuild projects)**; and 4) Desire for their codes/regulations to be similar across Johnson County.

**For reference: Over the past five years the City of Parkville has issued an average of 64 building permits annually for new residential construction (i.e., single-family homes).

In contrast for example, many of the larger municipalities on the Kansas side of the region which are continually growing and have vacant land available for development (e.g., Lenexa, Shawnee, Olathe, Overland Park) are facing pressure and pushback on adoption of the 2024 IECC from local builders. As a result, city staff from these communities are currently working with the Home Builders Association of Greater Kansas City to compromise and find a happy medium. For example, none of the Kansas jurisdictions in the region plan to require blower door testing as part of their IECC, which is currently a requirement in the City of Kansas City Mo. and can cost thousands of dollars to conduct.

Municipality	Update	Proposed HERS® Index rating***
Belton, Mo.	Have not started the process, since they recently adopted the 2018 IBC and IECC. They plan to adopt the 2026 IBC and IECC next year in 2026 (w/ local amendments similar to City of Parkville).	TBD
Blue Springs, Mo.	Have held discussions with their city council on the 2024 IBC. Anticipated adoption on February 2, 2026. Will NOT adopt the IECC (only by reference for those who want to view it).	—
Excelsior Springs, Mo.	Have not started the process. Currently on the 2018 IBC (no adoption of IECC).	TBD
Gladstone, Mo.	Have not started the process, since they recently adopted the 2021 IBC and IECC (w/ local amendments similar to 2009 IECC standards).	TBD
Independence, Mo.	Adopted the 2024 IBC and IECC, effective December 16, 2025. IECC local amendments are identical to the ones proposed by Parkville.	—
Kearney, Mo.	Have not started the process, since they adopted the 2018 IBC and IECC last year (2025).	TBD
Lee's Summit, Mo.	Began process and held discussions with local builders on the 2024 IBC. Anticipated adoption in Q2 of 2026. Pausing adoption of the 2024 IECC to wait and see what local amendments other Missouri jurisdictions adopt first.	TBD
Lenexa, Kan.	Began process, but pausing adoption of the 2024 IBC and IECC to allow for additional research on the IECC due to pressure/pushback from homebuilders (lots of growth in	68

	the city). City staff have cited complexity of the IECC being a challenge for determining the best fit for Lenexa.	
Liberty, Mo.	Have begun the process, and plan on adopting the 2024 IBC sometime in 2026. However, they will NOT be adopting the 2024 IECC (will remain on the 2012 IECC that's currently adopted)	TBD
Mission, Kan.	Have held discussions with local builders and their city council. Anticipated adoption in Q2 2026. City staff cited support from their city council, and size/makeup of the community (2-3 building permits annually for new residential construction) for little pushback on the IECC.	TBD
Overland Park, Kan.	Held work sessions with their city council on the 2024 IBC and IECC. Anticipated adoption on July 1, 2026.	63
Parkville, Mo.	Held work session on September 16, 2025. Received support from local builders and Board of Aldermen. Anticipated adoption on January 20, 2026.	65
Platte City, Mo.	Have not started the process. Currently on the 2018 IBC (no adoption of IECC).	TBD
Raymore, Mo.	Have not started the process. Currently on the 2018 IBC and 2009 IECC. Plan on adopting the 2024 IBC in 2027.	TBD
Roeland Park, Kan.	Held work sessions with their city council on the 2024 IBC and IECC. Anticipated adoption in April 2026.	TBD
Shawnee, Kan.	Have adopted the 2024 IBC, except for the IECC. Are planning to reconvene their city council in February 2026 to discuss the IECC, with anticipated adoption on April 1, 2026.	70
Westwood, Kan.	Adopted the 2024 IBC and IECC, effective January 6, 2026. City staff cited it being a simple process due to city council support, and size/makeup of the community due (750 total homes).	65

***The HERS® Index (Home Energy Rating System Index) is a national standard for measuring a home's energy efficiency in the United States. It was developed by RESNET® (Residential Energy Services Network) and is widely used in building codes, ENERGY STAR® homes, green building programs, and energy-efficient mortgages. It's essentially the industry standard "miles per gallon" rating for homes, making energy performance measurable, comparable, and verifiable.

A certified HERS® Rater evaluates and models insulation levels, air leakage, windows and doors, HVAC systems, water heating systems, lighting and appliances, and other on-site renewable energy. The HERS® Index assigns a numeric score to a home based on modeled energy use — the lower the score, the more energy-efficient the home is:

- HERS® 100 = A standard, reference home built to the 2006 IECC (baseline)
- HERS® 80 = 20% more energy-efficient than the reference home
- HERS® 60 = 40% more energy-efficient (typical ENERGY STAR home)
- HERS® 40 = 60% more energy-efficient
- HERS® 20 = 80% more energy-efficient (high-performance home)
- HERS® 0 = A net-zero energy home (produces more energy than it uses)

Note: The Home Builders Association of Greater Kansas City supports a HERS® Index rating of 65.

PUBLIC COMMENTS:
Throughout 2025, City staff held informal discussions with area builders and developers regarding the 2024 IBC and proposed amendments. On September 16, 2025, the City held a work session with our Board of Aldermen to receive information regarding the 2024 International Family of Building Codes and next steps for adoption. At the meeting, several local builders and developers provided comments & feedback on the 2024 IBC, and spoke in support of the City's local amendments, satisfying their concerns.

The ICC states that jurisdictions should require a minimum 90-day public comment period, where the proposed IBC and amendments are on display to be viewed publicly. The first reading of the ordinance was held on October 7, 2025, where there was an opportunity to provide public comments. Since this time, the proposed 2025 IBC amendments were filed with the City Clerk, publicly displayed and made available for the required minimum 90-day public comment period. Staff did not receive any public comments via letter, phone, or e-mail during the 90-day timeframe.

STRATEGIC GOAL(S):
Quality Development

BUDGET IMPACT:
In addition to required codification and enforcement, there is an amendment to Parkville Municipal Code, Section 500.040 Fees. Currently fees for building permits are established according to the 2018 IBC. This action would update building permit fees according to the 2024 IBC; establish fees for plumbing, electrical and mechanical services; updating our inspection and re-inspection fees; and implement fees associated with renewing temporary certificates of occupancy.

ALTERNATIVES:

1. Approve second reading of Bill No. 3349, an ordinance adopting the 2024 International Family of Building Codes and designated appendices, as amended, by repealing and replacing Parkville Municipal Code, Chapter 500 Building Code in its entirety, and amending Section 605 Licensing Requirements.
2. Approve second reading of the ordinance subject to revisions.
3. Do not approve the second reading of the ordinance and provide alternative direction to staff.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:
This item was not taken before the Finance Committee for consideration; rather, it was first taken to the Board of Aldermen for consideration of first reading on October 7, 2025.

STAFF RECOMMENDATION:
Staff recommends approval of the second reading of an ordinance adopting the 2024 International Family of Building Codes and designated appendices, as amended, by repealing and replacing Parkville Municipal Code, Chapter 500 Building Code in its entirety, and amending Section 605 Licensing Requirements, and postponing the second reading to January 6, 2026 to allow a required minimum 90-day public comment period; and in the meantime file the proposed 2024 IBC amendments with the City Clerk and publicly display the proposed amendments.

POLICY:
The Board of Aldermen must approve changes to the City's Municipal Code by ordinance.

SUGGESTED MOTION:
I move to approve Bill No. 3349, an ordinance adopting the 2024 International Family of Building Codes and designated appendices, as amended, by repealing and replacing Parkville Municipal Code, Chapter 500 Building Code in its entirety, and amending Section 605 Licensing Requirements, on second reading to become Ordinance No. 3290.

ATTACHMENTS:
1. 1. Ordinance_2024 IBC Adoption
2. 2. Exhibit A - Amendments to Chapter 500
3. 3. Exhibit B - Amendments to Chapter 605
4. 4.C. Exhibit C - 2024 IBC Amendments
5. 4.D. Exhibit D - 2024 IRC Amendments
6. 4.E. Exhibit E - 2024 IECC-C Amendments
7. 4.F. Exhibit F - 2024 IEBC Amendments
8. 4.G. Exhibit G - 2024 IMC Amendments
9. 4.H. Exhibit H - 2024 IPC Amendments
10. 4.I. Exhibit I - 2024 IFGC Amendments
11. 4.J. Exhibit J - 2024 IFC Amendments
12. 4.K. Exhibit K - 2023 NEC Amendments
13. 5. 2024 IECC Local Amendments Presentation_10-07-2025

BILL NO. 3349 ORDINANCE NO. ____

AN ORDINANCE ADOPTING THE 2024 INTERNATIONAL FAMILY OF BUILDING CODES AND DESIGNATED APPENDICES, AS AMENDED, BY REPEALING AND REPLACING PARKVILLE MUNCIPAL CODE, CHAPTER 500 BUILDING CODE IN ITS ENTIRETY, AND AMENDING SECTION 605 LICENSING REQUIREMENTS

WHEREAS, the International Building Code (IBC) is a model building code developed by the International Code Council (ICC) and has been adopted for use as a base code standard by most jurisdictions in the United States; and

WHEREAS, the ICC updates the IBC on a three-year schedule after extensive research, development and review by code enforcement officials, industry representatives and design professionals; and

WHEREAS, the purpose of building codes are to protect public health, safety and general welfare as they relate to the construction and occupancy of buildings and structures, become law of a particular jurisdictions when formally enacted by the appropriate governmental authority, and are adopted and enforced by the Building Official; and

WHEREAS, on January 20, 2009 the City of Parkville adopted the 2006 International Family of Building Codes and designated appendices via Ordinance No. 2464, on January 6, 2015 the City adopted the 2012 International Family of Building Codes and designated appendices via Ordinance No. 2794, and on January 7, 2020 the City adopted the 2018 International Family of Building Codes and designated appendices via Ordinance No. 3027; and

WHEREAS, in August 2023, the ICC released the 2024 IBC and the Community Development Department desires to update our current 2018 IBC to the 2024 IBC standards to provide a reasonable level of safety, public health and general welfare through prescriptive and performance-related guidelines; and

WHEREAS, considerable research on the 2024 IBC was conducted by City staff, public input and feedback was provided by area builders, developers, and on-call consultants; and

WHEREAS, the proposed 2024 IBC local amendments have been filed with the City Clerk, been publicly displayed and made available for a required minimum 90-day public comment period, and all public comments received to-date have been considered by City staff; and

WHEREAS, the Board of Aldermen have concluded adoption of these code — to be known collectively as the City of Parkville Building Code — is necessary to provide standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and to providing for the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such structures, if necessary to ensure the public health, welfare and safety.

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

Section 1. Parkville Municipal Code, Chapter 500 Building Code, is hereby amended, as shown in Exhibit A, which is attached hereto and incorporated herein by reference.

Section 2. Parkville Municipal Code, Section 605 Licensing Requirements, is hereby amended, as shown in Exhibit B, which is attached hereto and incorporated herein by reference.

Section 3. The administrative and technical codes, listed in Exhibit A of this ordinance, including appendices specified therein, are hereby adopted with amendments as specified in Exhibits C through K attached hereto and incorporated herein by reference, and described as follows:

Exhibit C. Amendments to the 2024 International Building Code
Exhibit D. Amendments to the 2024 International Residential Code, for One- and Two-Family Dwellings
Exhibit E. Amendments to the 2024 International Energy Conservation Code – Commercial Provisions
Exhibit F. Amendments to the 2024 International Existing Building Code
Exhibit G. Amendments to the 2024 International Mechanical Code
Exhibit H. Amendments to the 2024 International Plumbing Code
Exhibit I. Amendments to the 2024 International Fuel Gas Code
Exhibit J. Amendments to the 2024 International Fire Code
Exhibit K. Amendments to the 2023 National Electrical Code

Section 4. The administrative and technical codes, listed in Exhibit A of this ordinance, including appendices specified therein, are hereby adopted by reference, and along with the amendments attached hereto and incorporated herein by reference as Exhibits C through K, shall be kept on file at Parkville City Hall for public use, inspection and examination.

Section 4. This ordinance is effective upon its passage and approval.

PASSED and APPROVED this 20th day of January 2026.

_____
Mayor Dean Katerndahl

ATTESTED:

_____
City Clerk Melissa Bazert

Chapter 500. Building Code

Section 500.010. Codes Adopted.

A. For the purpose of establishing rules and regulations for the construction, alteration, repair, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including administration and permits, the City of Parkville hereby adopts the following administrative and technical codes, including appendices specified herein, in their entireties, except as otherwise amended. Said amendments are detailed in adopted exhibits and summarized in the Residential and Commercial Guidelines of the City of Parkville, all of which are incorporated herein by reference, and which are on file in the Department of Community Development. The following codes and specified appendices, and amendments and guides adopted by reference, are hereby designated as the Building Code of the City of Parkville.

1. The 2024 International Building Code, as amended.
2. The 2024 International Residential Code for One- and Two-Family Dwellings, as amended.
3. The 2024 International Energy Conservation Code – Commercial Provisions, as amended.
4. The 2024 International Existing Building Code, as amended.
5. The 2024 International Mechanical Code, as amended.
6. The 2024 International Plumbing Code, as amended.
7. The 2024 International Fuel Gas Code, as amended.
8. The 2024 International Fire Code, as amended.
9. The 2023 National Electrical Code, as amended.
10. The 2024 International Swimming Pool and Spa Code
11. ICC A117.1-2017 Accessible and Usable Building and Facilities
12. The Parkville Property Maintenance Code

B. Where, in any specific case, the Building Code specifies different material, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific in the Building Codes, the specific requirement shall be applicable.

C. Where, in any specific case, a structure or construction shall be located in more than one jurisdiction with authority, the most restrictive Building Code shall apply.

Section 500.020. Building Permit Required.

A. Any property owner, building owner, business owner, tenant, firm, partnership, corporation, architect, builder, contractor, subcontractor, tradesman, authorized agent or any other person or entity employed by or in connection therewith who intends to construct, enlarge, alter, repair,

move, demolish or change the occupancy of a building or structure or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code or to cause any such work to be done, shall first make application to the ~~Building Official~~ Community Development Department and obtain the required permit.

B. Applications for building permits shall be made to the Community Development Department and shall be accompanied by plans and specifications as required by the Department, showing the work to be done. Such plans shall be verified by the signature of either the owner of the premises or by the architect, engineer, or contractor in charge of the operations.

C. Any false representation made in the application for this permit shall be considered a violation of Section **215.560** of the Criminal Code and penalties as prescribed therein shall apply.

D. *Expiration*. Every permit issued shall become invalid unless the work authorized by such permit commences within 180 days after the issuance or after commencement of work if more than 180 days have passed between inspections. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

E. *Suspension/Revocation of Permit.* The Building Official is authorized to suspend or revoke a permit issued under the provisions of this Code whether the permit is issued in error or based on incorrect, inaccurate, or incomplete information; or if the permit is in violation of any ordinance, regulation, or any provision of this Code.

F. *Stop Work Order*. Any City inspector may order the immediate cessation of a project through a stop work order, provided there's a serious threat to the life, health, safety, or wellbeing of the public.

Section 500.030. Work Exempt From Permit.

A. *Work Exempt From Permit.* Exemptions from permit requirements of this Chapter shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Chapter or any other laws of this jurisdiction. Permits shall not be required for:

1. Any work listed in the 2024 International Building Code, Section [A] 105.2 Work Exempt from Permit.

2. Any work listed in the 2024 International Residential Code for One- and Two-Family Dwellings, Section R105.2 Work Exempt from Permit.

~~1. Buildings:~~

~~a. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed one hundred twenty (120) square feet (11.15 m2).~~
~~b. Fences not over six (6) feet (1829 mm) high.~~
~~c. Retaining walls that are not over four (4) feet (1219 mm) in height measured from the top of the footing to the top of the wall.~~
~~d. Private sidewalks and driveways not more than thirty (30) inches (762 mm) above grade and not over any basement or story below which are not part of the accessible route.~~
~~e. Painting, papering, tiling, carpeting, counter tops and similar finish work.~~

f. Prefabricated swimming pools accessory to a group "R-3" occupancy, which are less than twenty-four (24) inches (610 mm) deep, do not exceed five thousand (5,000) gallons (19,000 L) and are installed entirely above ground.
g. Swings and other playground equipment accessory to one- and two-family dwellings.
h. Window awnings supported by an exterior wall of group "R-3" occupancy.
i. Movable cases, counters and partitions not over five (5) feet nine (9) inches (1753 mm) in height.

2. Electrical:

a. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
b. The installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

3. Gas:

a. Portable heating appliances.
b. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

4. Mechanical:

a. Portable heating appliances.
b. Portable ventilation equipment.
c. Portable cooling units.
d. Steam, hot or chilled water piping within any heating or cooling equipment regulated by the current adopted technical codes.
e. Replacement of any part which does not alter its approval or make it unsafe.
f. Portable evaporative cooler.
g. Self-contained refrigeration system containing ten (10) pounds (4.54 kg) or less of refrigerant actuated by motors of one (1) horsepower (746 w) or less.

5. Plumbing:

a. The stopping of leaks in drains, water, soil, waste or vent pipe; provided however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in the currently adopted technical codes.
b. The clearing of stoppages or the repair of leaks in pipes, valves of fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

6. Emergency repairs:

a. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the Building Official.

7. Repairs:

a. ~~Application or notice to the Building Official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cuffing away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support or the removal or change of any required means of egress or rearrangement of parts of a structure affecting the egress requirement; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.~~

Section 500.040. Fees.

A. *Building Permit Fees*. Building permit fees for all residential and non-residential construction shall be set forth in the schedule of fees adopted the Board of Aldermen by resolution as authorized by Municipal Code Chapter **800**, Section **800.010**. Building permit fees shall be paid prior to plan review and the issuance of any associated building permit.

B. *Plan Review Fees.* Plan review fees shall apply when submittal of building or improvement plans is required to obtain a building permit. Plan review fees shall be as set forth in the schedule of fees adopted by the Board of Aldermen by resolution as authorized by Municipal Code Chapter **800**, Section **800.010**. Plan review fees shall be paid prior to plan review and the issuance of any associated building permit.

C. *Plumbing, Electrical, And Mechanical Fees*. Fees for specialized plumbing, electrical, and mechanical contract work shall be set forth in the schedule of fees adopted the Board of Aldermen by resolution as authorized by Municipal Code Chapter **800**, Section **800.010**. Plumbing, electrical, and mechanical fees shall be paid prior to plan review and the issuance of any associated building permit.

D. *Inspection Fees.* Inspection fees for building permits associated with new construction, tenant finishes, major remodeling, and final inspections for occupancy are provided by the City at no cost. Inspections outside of normal business hours, re-inspections for situations where a City inspector was requested out to the property and no progress had been made, or for situations where the City has made at least three or more separate trips to the property to inspect the same item shall be set forth in the schedule of fees adopted by the Board of Aldermen by resolution as authorized by Municipal Code Chapter **800**, Section **800.010**. Inspection fees shall be paid prior to the inspection/re-inspection.

E. *Fees For Work Started Without A Permit*.

1. Except in emergency situations as specified in Section **500.030**, if work for which a permit is required in this Chapter is started or commenced by any property owner, building owner, business owner, tenant, firm, partnership, corporation, architect, builder, contractor, subcontractor, tradesman, authorized agent or any other person or entity employed by or in connection therewith prior to obtaining a required permit, the building permit for such work shall be doubled. The payment of such double fee shall not relieve any person(s) from fully complying with the requirements of the Building Code, nor relieve any person(s) from violations or penalties as prescribed in Sections **500.100** and **500.110**.

2. No building permits shall be issued to any property owner, building owner, business owner, tenant, firm, partnership, corporation, architect, builder, contractor, subcontractor,

tradesman, authorized agent or any other person or entity employed by or in connection therewith who owes the City of Parkville, Missouri, permit and inspection fees as described in this Section.

F. *Fees For Expired Permits*. Permits that have expired after 180 days may be renewed for the first time as set forth in the schedule of fees adopted by the Board of Aldermen by resolution as authorized by Municipal Code Chapter **800**, Section **800.010**. Renewed permits that have expired after 180 days may be renewed again as set forth in the schedule of fees adopted by the Board of Aldermen by resolution as authorized by Municipal Code Chapter **800**, Section **800.010**.

G. *Reimbursement Of Fees.* When a fee owed under this Section is paid in excess of the amount owed or an application is withdrawn prior to any review or inspection proceeding, reimbursement may be authorized by the Building Official. Reimbursements must be requested within ninety (90) calendar days of payment.

Section 500.050. Certificate of Occupancy.

A. No building or structure shall be used or occupied, in whole or in part, for any purpose, nor shall a change in existing occupancy for non-residential use or occupancy classification of any use of a building or structure or portion thereof be made until the City of Parkville, Missouri, has issued a certificate of occupancy or a temporary certificate of occupancy as follows.

1. Certificate of occupancy.

a. *Improvements and repairs.* No certificate of occupancy shall be issued for any building or structure until all public improvements, such as curbs, gutters, sidewalks, water meter boxes, street paving, sewage, storm, flood and fire control facilities and any other required improvements, are completed and operable. If any public or other required improvements are damaged during construction, no certificate of occupancy shall be issued until such improvements are repaired.

b. *Issuance of certificate.* After the Building Official or ~~Building Inspector~~ other authorized representative ("Designee") performs the final inspection of a building or structure and finds that all improvements have been completed or repairs made as required herein and finds no violations of the currently adopted Building Codes or any other applicable laws, the Building Official or Designee shall~~, with the approval from the Community Development Director~~, issue a certificate of occupancy containing the date of inspection, the adopted Building Codes at the time of the inspection, the date of issuance and any information required by Section 110 of the International Building Code and Section 110 of the International Residential Code.

c. *Inspection report.* After the Building Official or Designee performs a final inspection of a building or structure and finds that such building or structure does not conform to the currently adopted Building Codes or other pertinent law, the Building Official or Designee shall document this in their inspection report.

2. *Temporary certificate of occupancy.* Upon sufficient showing of good cause and subject to the limitations set forth in this Section, the Building Official or Designee is empowered, ~~with the advice and consent of the Community Development Director~~, to issue a temporary certificate of occupancy for the use or occupancy of a portion(s) of a building or structure prior to the completion of the entire building or structure as follows:

a. *Limitations.* No temporary certificate of occupancy shall be issued for any incomplete requirements of the Building Code or Municipal Code which would result in substantial hazards or be injurious to the health, safety or welfare of any person or which would result in the violation of any ordinance of the City of Parkville, Missouri, or of the State of Missouri.

b. *Procedure.* In order to obtain a temporary certificate of occupancy, the applicant must complete an application for temporary certificate of occupancy to use or occupy portions(s) of a structure prior to completion of the entire structure. If the Building Official or Designee finds no substantial hazard will result, the portion(s) complying with the provisions of the technical codes and other applicable codes and standards, the Building Official or Designee shall then issue a temporary certificate of occupancy.

c. *Time period.* The applicant must fully complete, repair and/or replace improvements or work within ninety (90) days of the issuance of the temporary certificate of occupancy.

d. *Extensions.* An applicant holding an unexpired temporary certificate of occupancy may apply in writing for a sixty (60) day extension of time within which work may be completed showing that circumstances beyond the control of the applicant have prevented action from being taken within the time required; and upon sufficient evidence the Building Official or Designee may extend the time for completion. An applicant may also apply in writing for a second and final sixty (60) day extension of time, and upon sufficient evidence the Building Official or Designee may extend the time for completion again. Except for seasonal work, no temporary certificate of occupancy shall be extended for more than a total of two-hundred and ten (210) days from the date of first issuance of the temporary certificate of occupancy.

e. *Temporary Certificate of Occupancy Fees.* Prior to the issuance of a temporary certificate of occupancy, all applicable fees must be paid, along with any other applicable fees associated with determining building compliance for temporary occupancy. Temporary certificate of occupancy fees shall be as set forth in the schedule of fees adopted by the Board of Aldermen by resolution as authorized by Municipal Code Chapter **800**, Section **800.010**.

f. *Breach.* In the event the applicant fails to timely and fully complete, repair and/or replace said improvements in a satisfactory manner, the City of Parkville, Missouri, shall pursue all civil and criminal legal remedies as set forth in Sections **500.100** and **500.110** of the Parkville Municipal Code.

3. *Revocation of certificate.* The Building Official may suspend or revoke any certificate of occupancy or temporary certificate of occupancy whenever the certificate is issued in error on the basis of incorrect information supplied, where conditions or requirements contained within the certificate have not been met or when it is determined that the building or structure or portion thereof is in violation of any provisions of the currently adopted technical codes or any other applicable law.

Section 500.060. Licenses Required.

A. Prior to commencing any work requiring a building permit, every person who shall maintain, operate or conduct any of the businesses, trades, vocations, avocations or places of amusement

or exercise the privileges specified in Chapter **605** of the Parkville Municipal Code shall obtain a license to do so in accordance with the requirements therein.

B. *Contractor Master Licenses*. All plumbing, mechanical, and electrical work in the City of Parkville shall be performed be a contractor who has obtained a master license for their respective trade(s).

1. *Master Plumbing License*. A master plumbing license shall be required for all plumbing work.

2. *Master Mechanical License*. A master mechanical license shall be required for all heating, ventilation, and air conditioning (HVAC) work.

3. *Master Electrician License*. A master electrician license shall be required for all electrical work aside from low-voltage work.

4. *Electrical Low-Voltage License*. An electrical low-voltage license shall be required for all low-voltage work (50 volts or less), unless a master electrician license has already been obtained.

~~All electrical work in the City of Parkville shall be performed or signed off by an electrician licensed in the State of Missouri. All electrical work in the City of Parkville shall be performed or signed off by an electrician licensed in any City in the area encompassed by the Mid America Regional Council or performed and signed off by an electrician certified by the City Administrator of the City of Parkville.~~

C. Any false representation made in the application for this license shall be considered a violation of Section **215.560** of the Criminal Code and penalties as prescribed therein shall apply.

Section 500.070. Sanitary Facilities At Worksites.

A. *Definitions.* References to the following words in this Section shall have definitions as shown.

CONSTRUCTION SITE
Site of any construction. A "construction site" is also a worksite and subject to the rules for worksites as well as the rules for construction sites.

GARBAGE
Animal or vegetable waste resulting from the handling, cooking, preparation or consumption of food.

WORKER(S)
Any person(s) employed to carry out any responsibility at any worksite, including general contractors, subcontractors and their employees.

WORKSITE
Site of any construction, demolition, excavation or grading work.

B. *Toilet Facilities.* At every worksite, portable toilets shall be required from the first (1st) day of work until the Building Inspector affirms the work is complete. The ratio of portable toilets provided shall be one (1) toilet for every ten (10) workers on the premises at any one time.

C. *Combined Toilet Facilities.* If two (2) or more worksites are located within two (2) lots of each other or directly across the street from each other and the number of workers at these multiple sites at any one time does not number more than ten (10), the Building Inspector may, at his discretion, allow one (1) portable toilet to be used for these multiple sites.

D. *Approval And Servicing Of Portable Toilets.* Each portable toilet shall be approved by the Building Inspector and shall be serviced at least once a week.

E. *Alternate Facilities.* If alternate sewered toilet facilities are available to workers, the Building Inspector may, at his discretion, waive the requirement for portable toilets.

F. *Construction Debris And Garbage Receptacles.* Each construction site shall have receptacles for construction debris and each worksite shall have covered receptacles for garbage. These receptacles shall be sufficient in number and size to keep construction debris and garbage from littering the worksite or neighboring properties. Garbage shall be removed at least once a week by a trash hauler licensed by the City of Parkville or removed by the contractor or subcontractor to a licensed collection site. Construction debris and garbage shall not be intermingled.

G. *Responsibility.* It shall be the responsibility of the contractor on any job to assure that the requirements of this Section are carried out. Failure to provide these facilities shall be grounds for the Building Inspector to stop work.

Section 500.080. Limitation On Hours of Certain Outdoor Construction.

A. Operating or permitting the operation of any tools or equipment used in construction, drilling, earthmoving, excavating or demolition work that create noise that can be clearly heard from a distance of thirty (30) feet or more by any person of normal sensitivity shall be prohibited between the hours of 8:00 P.M. and 7:00 A.M. Monday through Friday and allowed only between the hours of 10:00 A.M. and 8:00 P.M. on Saturdays and the hours of 10:00 A.M. and 8:00 P.M. on Sundays. Exceptions include:

1. Construction operations conducted by the City of Parkville.
2. Operation of safety and emergency equipment
3. Emergency construction work authorized by the City Administrator or Building Official of Parkville.

B. Any property owner, building owner, business owner, tenant, firm, partnership, corporation, architect, builder, contractor, subcontractor, tradesman, authorized agent or any other person or entity employed by or in connection therewith engaging in above activity during prohibited time periods shall be cited under the provisions of the Parkville Criminal Code, Section **215.020(A)(3)**, Peace Disturbance.

~~Section 500.090. Electrical Work.~~

~~All electrical work in the City of Parkville shall be performed or signed off by an electrician licensed in the State of Missouri.~~

Section 500.090. Erosion Control.

A. *Required*. Builders and developers are required to install Best Management Practices (BMP) before initial land disturbance. This includes installing silt fencing prior to breaking ground, and maintaining said fencing throughout construction until ground cover is reestablished.

B. *Inspections*. When required or necessary for building permits, erosion control will be inspected as part of all scheduled inspections with the building inspector.

C. *Infractions*. If an infraction is found by silt fencing or other erosion control measures not being properly installed on the property, the scheduled inspection will still take place; however, an erosion control inspection report will be provided to the permit holder stating that all erosion controls issues need to be corrected within forty-eight (48) hours.

D. *Re-Inspections*. A City inspector will conduct an erosion control re-inspection forty-eight (48) hours after the initial infraction. If erosion control issues are still present during the re-inspection, the City inspector may provide another forty-eight (48) hours to correct all erosion control issues.

E. *Stop Work Order*. If erosion control issues are not corrected forty-eight (48) hours after the second re-inspection, a City inspector will issue a stop work order.

Section 500.100. Violations.

A. It shall be unlawful for any person, firm, partnership or corporation or any architect, builder, contractor, agent, person or corporation employed in connection therewith to:

1. Erect, construct, enlarge, alter, repair, remodel, move, improve, remove, convert, demolish, equip, use or occupy prior to passing a final inspection or maintain any building or structure or cause or permit the same to be done without first obtaining a valid, unrevoked building permit and/or temporary certificate of occupancy or certificate of occupancy as provided in this Chapter.

2. Enter, occupy, remain or permit or cause any other person to enter, occupy or remain in any building or structure which has been posted as unfit to occupy until such building or structure has been inspected and been issued a certificate of occupancy pursuant to the provisions of the City Building Code.

3. Remove or deface any order to stop work or to vacate which is posted upon any premises, building or structure.

4. Fail, neglect or refuse to obey any subpoena or final order of the Board of Zoning Adjustment or Board of ~~Housing~~ Appeals.

5. Violate any other provision of this Chapter.

B. *Stop Work Orders*. Anyone in violation of a stop work order, or continuing work after a stop work order has been issued, shall be subject to all civil and criminal legal remedies as set forth in Section **500.110** of the Parkville Municipal Code.

Section 500.110. Penalties.

Any person or corporation who shall violate any of the provisions of this Title or fail to comply therewith or with any of the requirements thereof shall be guilty of a misdemeanor and shall be liable to a fine

not exceeding five hundred dollars ($500.00) and costs or imprisonment for a term not exceeding ninety (90) days or both such fine and imprisonment and each day such violation shall be permitted to exist shall constitute a separate offense. The owner or owners of any property, building, structure or premises or part thereof, where anything in violation of this Title shall be placed or shall exist and any architect, builder, contractor, agent, person or corporation employed in connection therewith and who has assisted in the commission of any such violation shall be guilty of a separate offense and upon conviction thereof shall be fined as hereinabove provided.

Chapter 605. General Licensing Regulations

Section 605.060. Licensing Requirements.

A. All businesses operating at a location within the Parkville City limits are required to complete all the requirements in Subsection (A), in addition to any requirements listed below that apply to the type of business being conducted.

1. All businesses must complete all of the following requirements:

    a. Complete a business license application;
    b. Register legal name as required by the Missouri Secretary of State;
    c. Register fictitious name as required by the Missouri Secretary of State;
    d. *Business personal property.* Every person, corporation, partnership or association shall file with the Platte County Assessor's Office a listing of all tangible personal property for their business;
    e. *Occupancy inspections.* With the exception of home businesses, any license application for new business, change of ownership or change of business location within Parkville shall require inspection and approval of the premises for occupancy prior to issuance of a license. A copy of the current occupancy permit issued by the Parkville building official and Southern Platte Fire Protection District fire marshal or their designee is required. This requirement shall not apply to any business located outside of Parkville doing work in the City;
    f. *Compliance with zoning requirements.* All licenses issued under the provisions of this Chapter shall be subject to compliance with all zoning requirements of Title IV of this Code. This requirement shall not apply to any business located outside of Parkville doing work in the City;
    g. *Compliance with State registrations.* All applicants must present certificates or licenses showing that he or she is authorized under applicable State and Federal laws to operate the business for which he or she is seeking a license.

2. *Missouri retail sales.* Every applicant for a business that involves the retail sale of goods shall:

    a. Exhibit a valid and current retail sales license issued by the State of Missouri for the Parkville business location;
    b. Exhibit a valid and current merchant's license issued by Platte County;
    c. A temporary license may be issued for up to six (6) months with submission of an affidavit of application to make retail sales showing that the applicant has applied for a retail sales license with the State of Missouri. A permanent license shall be issued following receipt of proof of a valid Missouri retail sales tax certificate.

3. *Food establishments of all types.* Food service establishments shall be governed by the following requirements as well as by other provisions of this Chapter and the Parkville Municipal Code or any City ordinance.

    a. An applicant seeking a business license for a new food service establishment, including a mobile food unit or pushcart but not including a temporary food service establishment, shall apply to the City and include with the application a copy of a current permit from the Platte County Health Department.
    b. An owner or manager of a licensed business which has not previously sold food and now wishes to add food to the products or services it offers shall make written request to the

City to amend its business license to include such products or services and include with the request a copy of a current permit from the Platte County Health Department. Such amended license, if granted, shall not require the payment of an additional license fee if there are no other changes to the original business license. Such amended license shall not be granted if, in any aspect, it would be in violation of any part of this Code or any City ordinance.

c. A person who wishes to operate a temporary food service establishment at an event shall apply to the sponsor of the event at which he or she wishes to operate said establishment and include with the application a copy of a current permit from the Platte County Health Department. The sponsor of the event shall be responsible for determining that every food service establishment at the event has such a permit.
d. Platte County Commission Order No. 01-02 is recognized as the law governing health regulations for all food service and retail food establishments in Parkville and is administered by the Platte County Health Department.
e. For smaller one-time events, mobile food units or pushcarts shall be treated as a caterer and do not require a City business license, so long as food is not offered for sale to the public at the time of the event.

4. *Liquor.* Any business selling liquor must conform to Chapter **600** of this Code.

5. *Contractors and general contractors.*

a. No City license shall be issued or renewed under this Chapter for any contractor in the construction industry unless the license or license renewal application is accompanied by a certificate of insurance for workers' compensation coverage or an affidavit, in the form required by Section 287.061 RSMo., signed by the applicant attesting that he or she is exempt. It is unlawful for any contractor to provide fraudulent information regarding workers' compensation coverage or exemption.
b. No building permit shall be issued by the City to any contractor, owner or person in control of any real estate for the construction, erection or remodeling of any residence, building, bridge, stonework, sewer, street, sidewalk, parking lot or other structure, or any parts thereof, unless that contractor, owner or person in control of the real estate has applied for, paid for and obtained a license as required in this Chapter.

6. *Contractor Master Licenses.*

a. In addition to obtaining a business license as required by this Chapter, all contractors performing plumbing, mechanical, and electrical work in the City of Parkville shall obtain a master license for their respective trade(s), as required by Section **500.060** of this Code.
b. It shall be the responsibility of any individual applying for a master license from the City Clerk to provide proof of a valid, active master license from any municipality or jurisdiction within the United States. The Building Official shall review said documentation to ensure the individual is in good standing, and have discretion for approval or denial of any individual seeking a master license.

7. *Home-based businesses.* Every applicant for a home-based business license is required to conform to Title IV of this Code and shall submit the appropriate affidavits as required, except where the home-based business qualifies as a "no impact home-based business" as defined in Section **605.020**.

8. *Self-employed working independently from business location.*

a. Self-employed persons working independently from a business, but conducting his or her trade at that business location, including but not limited to salons, auto mechanic shops, massage businesses, and other similar businesses, are required to obtain a business license.
b. It shall be the responsibility of a self-employed individual to:

   (1) Submit a copy of valid Missouri professional certification certificate, if applicable.
   (2) Register personal property for the self-employed business as required by this Chapter.

c. It shall be the responsibility of the owner of any business to provide the City Clerk a list of self-employed persons working from that business.

9. *Fireworks.*

   a. The City hereby establishes a permit fee, as set forth in the schedule of fees adopted by the Board of Aldermen by resolution, as authorized by Section **800.010** of the Municipal Code, to be assessed merchants who wish to sell fireworks within the City limits.
   b. The sale of fireworks and the erection of temporary stands for such purpose are permitted in the following Zoning Districts:

      (1) All non-residential districts subject to the additional regulations in Subsection **(8)(d)** through **(l)** below.
      (2) Any residential districts with frontage and direct access to a State highway are subject to prior approval by the Board of Aldermen and additional regulations in Subsection **(8)(d)** through **(l)** below. The Board of Aldermen may apply additional conditions as necessary to ensure the stand is compatible with any surrounding development.

   c. Any seller(s) of fireworks shall require inspection and approval of the premises for occupancy prior to issuance of a license. A copy of the current occupancy permit issued by the Parkville building official and Southern Platte Fire Protection District fire marshal or their designee is required.
   d. Any seller(s) of fireworks within the City shall have first procured bodily injury and property damage liability insurance in the amount of eight hundred thousand dollars ($800,000.00), individual and aggregate, naming the City of Parkville as additional insured.
   e. Any seller(s) of fireworks within the City shall provide a copy of a current fireworks permit from the Missouri Department of Fire Safety and a temporary sales license for the Parkville location from the Missouri Department of Revenue.
   f. Applicant shall furnish a plot plan of the tract showing the location of the proposed stand or present building in which fireworks shall be sold. Dimensions of the building and distances from the street, property lines, adequate off-street parking and other buildings on the lot must be shown. The off-street parking must be on a lot covered with either a hard surface or gravel. Off-street parking on grassed areas shall not be permitted.
   g. Sales and storage of fireworks must be at least two hundred (200) feet from a residence.
   h. Fire protection measures in the form of a water hose, fire extinguisher and sand buckets must be kept immediately available at all times.
   i. Stands must be at least fifty (50) feet from the above ground or below ground vented fuel storage tanks.
   j. Fireworks shall not be sold by minors except under the direct supervision of an adult.
   k. Licenses for the sale of fireworks must be posted in a conspicuous place, either on the stand or near the counter if sale is within a building.

l. The operator of a stand or counter must post a sign, clearly visible, prohibiting loitering, smoking, open burning and/or the discharge of fireworks in the vicinity.
m. Temporary stands are to be dismantled and removed completely, and the area restored to its former condition by July 5 of the license year.
n. Regulations for the use of fireworks are authorized by Section **215.420** of this Code.

Exhibit C

Amendments to the 2024 International Building Code

The 2024 International Building Code, and all appendices unless otherwise noted below, is adopted by Ordinance No. ____, effective January 6, 2026, subject to the following amendments.

Table 1501. Minimum Roof Covering classification – footnotes A & C are hereby deleted and amended to read as follows:

> Read Materials and Materials of application used for recovering or replacing existing roof covering shall comply with the requirements of Chapter 15.

Chapter 13 – Energy Efficiency is hereby deleted.

Retaining Walls less than four (4) feet in height when measured from the bottom of the footing to the top of the wall, do not require a permit UNLESS supporting a surcharge or impounding Class 1, 11, or 111 A Liquids.

Window awnings supported by an exterior wall of group R3 occupancy, which do not project more than 54 inches from the exterior wall with no additional support, do not require a permit.

Exhibit D

Amendments to the 2024 International Residential Code for One- and Two-Family Dwellings

The 2024 International Residential Code for One- and Two-Family Dwellings, and all appendices unless otherwise noted below, is adopted by Ordinance No. ____, effective January 6, 2026, subject to the following amendments.

Table R301.2 Manual J Design Criteria is hereby deleted.

Section R302.5.1 is amended to read as follows:

> **Section R302.5.1 Opening Protection.** Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors no less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors and no less than 13/8 inches (35 mm) thick, or a 20-minute fire rated door, equipped with a self-closing device.
>
> *Exception: Attic access opening.*

Section R309 Automatic Fire Sprinkler Systems is hereby deleted.

Chapter 11 Energy Efficiency is hereby deleted, except as listed herein:

Section N 1101.10 is amended to include the following provisions:

Table N 1101.13 (1) is hereby deleted

Table N 1101.13 (2) is hereby deleted

Table N 1101.13.3 (3) is hereby deleted

Table N 1101.12 is amended to include the following provisions:

Wood frame wall R Value in climate zone 4, except marine row column 5 to read 13

Section N1102.1.2 (R 402.2.8) Basement Walls is amended to read as follows:

Walls associated with conditional basements shall be insulated from the top of the basement wall down to 10 feet below grade or to the basement floor, whichever is less. Walls associated with unconditioned basement shall meet the requirement unless the floor overhead is insulated in accordance with Table N. 1102.1.1.

Section N 1102.2.1 is amended to read as follows:

Section N1102.2.1 (R402.2.2) Ceiling with Attic Spaces. When Section N1102.1.1 would require R-38 in the ceiling, R 30 shall be deemed to satisfy the requirement for R 38 wherever the full height of uncompressed R 30 insulation extends over the wall plate at the eaves. Similarly, R 38 shall be deemed to satisfy the requirement for R 49 whenever the full height of uncompressed R 38 insulation extends over the wall top plate at the eaves.

Section N1102.2.2 (402.2.2) is amended to read as follows:

Ceilings Without Attic Spaces. When section N 1102.1.1 would require insulation levels above R 30 and the design of the roof/ceiling assemblies does not allow sufficient space for the required insulation, the minimum required insulation for such roof/ceiling assemblies shall be R 30.

Section N1102.2.4 is amended to read as follows:

(R402.2.4) Eave Baffle. For air permeable insulations in vented attics, a baffle shall be installed adjacent to soffit and eave vents. Baffles shall maintain an opening equal to or greater than the size of the vent. The baffle shall extend over the top of the attic insulation. The baffle shall be permitted to be any solid material.

Section N1102.2.7 is amended to read as follows:

(R402.2.7) Floors. Floor insulation should be installed to maintain permanent contact with the underside of the subfloor decking.

Section G2414.3 is amended to read as follows:

Copper or Copper-Alloy Tubing. Copper tubing shall comply with standard Type K or L of ASTM B 88 or ASTM B 280. Copper and brass tubing shall not be utilized to distribute natural gas, nor shall it be utilized to distribute any other fuel gas within a building or structure.

Section G2417.4.1 is amended to read as follows:

Test Pressure. The test pressure to be used shall not be less than ten (10) PSI irrespective of design pressure. For welded piping, the test pressure shall not be less than sixty (60) PSI.

Section P2503.5.1 is amended to read as follows:

Rough Plumbing. DWV systems shall be inspected on completion of the rough plumbing installation by visual inspection of the drainage system in its entirety or in sections after rough-in piping has been installed.

Section P2603.5 is amended to read as follows:

Water, soil, or waste pipe shall not be installed outside of a building, in exterior walls, in attics, or crawl spaces, or in any other place subjected to freezing temperatures, unless adequate provision is made to protect it from freezing by insulation, heat, or both. Water service pipes shall be installed at not less than 42 inches (1,066.8 mm) below grade.

Section P2603.5.1 is amended to read as follows:

Building sewers shall be a minimum of 12 inches (304.8 mm) below grade.

Section P2902.5.3 is amended to read as follows:

Lawn Irrigation Systems. The potable water supply to lawn irrigation systems shall be protected against backflow by a device approved by the City of Parkville.

Section P2904 Dwelling Unit Fire Sprinkler Systems is hereby deleted.

Section P3008 Back Water Valves is hereby deleted.

Section E3601.2 is amended to read as follows:

Number of Services. One- and two-family dwellings shall be supplied by only one service. No additional utility meters or service connections shall be permitted for any non-conforming residential structure in any zoning district.

Section E3601.6.2 is amended to read as follows:

Service Disconnect Location. The service disconnecting means shall be installed at a readily-accessible location either outside of a building or inside the nearest point of entrance of the service conductors. When service conductors are more than 10 feet in length from the point of entry to the service panel, a separate means of disconnect shall be installed at the service cable entrance to the building or structure. Service disconnecting means shall not be installed in bathrooms. Each occupant shall have access to the disconnect serving the dwelling unit in which they reside.

Section 3601.8 Emergency Disconnects is hereby deleted.

Section 3.606.5 Surge Protection is hereby deleted.

Section 3901.4.2 Island and Peninsular Countertops and Work Surfaces is hereby deleted.

Section 3901.4.3 Receptacle Outlet Location is amended to read as follows:

Island receptacle outlets on the side of the island are allowed, provided they are maintained. The outlet should be no more than 12 inches down from the countertop, and not under counter overhands exceeding 4 inches.

Section 3902.1 Bathroom Receptacles is amended to read as follows:

Ground Fault Circuit Interrupter (GFCI) circuits are required for locations within 6 feet of a water source (e.g., tub, shower, stool, faucet).

Section 3902.2 Garage and Accessory Building Receptacles is amended to include the following provisions:

Non-GFCI receptacles are allowed for garage door openers, alarms, irrigation systems, and refrigerators/freezers.

Section 3902.5 Basement Receptacles is amended to include the following provisions:

Non-GFCI receptacles are allowed for sump pumps, refrigerators, alarm systems in the unfinished areas of a basement; and all receptacles in the finished areas of a basement are exempt from being GFCI compliant.

Section 3902.6 Kitchen Receptacles is amended to include the following provisions:

Non-GFCI receptacles are allowed for all permanently-installed appliances such as dishwashers, disposals, refrigerators, hoods, range fans, ice makers, wine coolers, and microwaves.

Section 3902.11 Indoor and Wet Locations is amended to include the following provisions:

Circuits do not need to be GFCI protected.

Section 3902.12 Specific Appliance Outlets is amended to include the following provisions:

Items 3 through 9 are excluded from requirements for GFCI protection. This includes sump pumps, dishwashers, electric ranges, wall-mounted ovens, counter-mounted cooking units, clothes dryers, and microwave ovens.

Section 3902.21 Arc Fault Circuit Interrupter Protection is amended to include the following provisions:

Requirements for arc fault are limited to bedroom receptacles only.

Section 3902.21 (3.2) is amended to read as follows:

The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 50 feet for 14 AWG conductors and 70 feet for 12 AWG conductors.

Section 3905.6.3 Weight Supporting Ceiling Receptacles and Weight Supporting Attachment Fittings is amended to include the following provisions:

Requirements of this Section limited to outlets in the center of the following rooms: Bedrooms, living spaces, and recreation rooms.

Section R304.1.1- Field Treatment is hereby deleted.

Section R318.3.2 Floor Elevations at Exterior Doors, Other than Means of Egress is amended to include the following provisions:

Exception: If there are three or less, the requirements of this Section do not apply.

Section R507.9.2 Lateral connection is amended to include the following provisions:

References to lateral deck attachment details in Figure R507.9.2(1) and R507.9.2(2) are hereby deleted. Otherwise, specifically state that ½ bolts or ½ wood lag screws staggered at 12” on center for attachment of the band or ledger joist to the structure are sufficient to provide protection in our area.

Section R602.10.4 is amended to include the following provisions:

R602.10.4 Construction methods for braced wall panels. Intermittent and continuously sheathed braced wall *panels shall be constructed in accordance with this section and the methods listed in Table R602.10.4.*

Exception: The GB Gypsum board intermittent bracing method is prohibited.

The following appendices are hereby adopted:

Appendix AA – Board of Appeals

Appendix AB – Permit Fees

Appendix BA – Manufactured Housing Used as Dwellings

Appendix BB – Tiny Houses

Appendix BC – Accessory Dwelling Units

Appendix BD – Home Day Care- R-3 Occupancy

Appendix BE – Radon Control Methods

Appendix BF – Patio Covers

Appendix BG – Sound Transmission

Appendix BH – Automatic Vehicular Gates

Appendix B1 – Light Straw-Clay Construction

Appendix BJ – Strawbale Construction

Appendix BK – Cob Construction (Monolithic Adobe)

Appendix BL – Hemp-Lime (Hempcrete) Construction

Appendix BM – 3D-Printed Building Construction

Appendix BN – Extended Plate Wall Construction

Appendix BO – Existing Buildings and Structures

Appendix CA – Sizing and Capacities of Gas Piping

Appendix CB – Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category 1 Appliances, and Appliances Listed for Use with Type B Vents

Appendix CC – Recommended Procedure for Safety Inspection of an Existing Appliance Installation

Appendix CD – Piping Standards for Various Applications.

Appendix CE – Venting Methods

Appendix CF – Sizing of Water Piping System

Appendix CG – Non-Sewered Sanitation Systems

Appendix CH – Private Sewage Disposal

Appendix NA – Reserved

The following appendices are hereby deleted:

Appendix NB – Solar-Ready Provisions – Detached One- and Two-Family Dwellings and Townhouses.

Appendix NC – Zero Net Energy Residential Building Provisions

Appendix NE – Electric Vehicle Charging Infrastructure

Appendix NF – Alternative Building Thermal Envelope Insulation R-Value Options

Appendix NG – 2024 IECC Stretch Code

Appendix NH – Operational Carbon Rating and Energy Reporting

Appendix NI – On-Site Renewable Energy

Appendix NJ – Demand Responsive Controls

Appendix NK – Electric-Ready Residential Building Provisions

Appendix NL – Renewable Energy Infrastructure

Exhibit E

Amendments to the 2024 International Energy Conservation Code – Commercial Provisions

The 2024 International Energy Conservation Code – Commercial Provisions, and all appendices unless otherwise noted below, is adopted by Ordinance No. ____, effective January 6, 2026, subject to the following amendments.

Chapter 4 – Commercial Energy Efficiency is hereby deleted.

Section C502 – Existing Buildings – Additions is hereby deleted.

Section C503 – Existing Buildings – Alterations is hereby deleted.

Section C504 – Existing Buildings – Repairs is hereby deleted.

Section C505.1 is amended to read as follows:

> **C505.1 General.** Spaces undergoing a change in occupancy from Group F (Factory), Group H (High Hazard), Group S (Storage), or Group U (Utility and Miscellaneous) occupancy classification shall comply with Section C503. Buildings or portions of buildings undergoing a change of occupancy without alterations shall comply with the adopted section of this code.

Section C505.1.1 is amended to read as follows:

> **C505.1.1 Alterations and Change of Occupancy.** Alterations made concurrently with any change of occupancy shall be in accordance with the adopted section of this code.

Chapter 6 – Reference Standards is hereby deleted.

Exhibit F

Amendments to the 2024 International Existing Building Code

The 2024 International Existing Building Code, and all appendices unless otherwise noted below, is adopted by Ordinance No. ____, effective January 6, 2026, subject to the following amendments.

Section 117.2 is amended to read as follows:

> **Section 117.2 General.** When the City of Parkville determines any structure is so old, dilapidated or has become so out of repair and is dangerous, unsafe, unsanitary and otherwise unfit for human habitation or occupancy, the City of Parkville can take the following actions: The code official is permitted to authorize the owner or owner's authorized agent to make the structure safe by repairs in order to make the structure safe and sanitary. Where there has been a cessation of construction and or repairs of any structure for a period of more than two (2) years, the structure will be ordered demolished and removed. The City of Parkville is permitted to order the owner or owner's authorized agent to demolish and remove any such structure.

Section 809.1 is amended to read as follows:

> **Minimum Requirements.** Level 2 alterations to existing buildings or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the International Energy Conversation Code or the International Residential Code. The alterations shall conform to the energy requirements of the International Energy Conservation Code or the International Residential Code as they relate to new construction only, and as adopted or amended by the Building Official.

Section 1104 is amended to read as follows:

> **Section 1104.1 Minimum Requirements.** Additions to existing buildings shall conform to the energy requirements of the International Energy Conversation Code or International Residential Code as they relate to new construction, as adopted and amended by the Building Official.

Appendix E – Temporary Emergency Uses is hereby adopted.

Exhibit G

Amendments to the 2024 International Mechanical Code

The 2024 International Mechanical Code, and all appendices unless otherwise noted below, is adopted by Ordinance No. ____, effective January 6, 2026, subject to the following amendments.

Section 506.3.2.5.2 Water Spray Test is hereby deleted.

Appendix B. Mechanical Permit Fees Schedule shall be set forth in the schedule of fees adopted by the Board of Aldermen by resolution as authorized by Parkville Municipal Code, Chapter 800, Section 800.010.

Exhibit H

Amendments to the 2024 International Plumbing Code

The 2024 International Plumbing Code, and all appendices unless otherwise noted below, is adopted by Ordinance No. ____, effective January 6, 2026, subject to the following amendments.

Section 306.2.4 is amended to read as follows:

> **Tracer Wire.** For plastic sewer piping, an insulated copper tracer wire or other approved conductor shall be installed adjacent to and over the full length of the piping. Access shall be provided to the tracer wire, or the tracer wire shall terminate at the cleanout between the building drain and building sewer. The tracer wire size shall be no less than 14 American Wire Gauge (2.5 mm^2) and the insulation type shall be listed for direct burial. Pipe with embedded wire is acceptable as well.

Section 312.5 is hereby deleted.

Section 312.10 is hereby deleted.

Section 312.11 is amended to read as follows:

> **Inspection and Testing of the Backflow Prevention Assemblies.** Inspection and testing of backflow prevention assemblies shall be in accordance with the rules and regulations of the City of Parkville, and Missouri American Water service lines and backflow standards.

Section 411.1.1 is amended to read as follows:

> **Section 411.1.1** Emergency showers and eyewash stations can be determined to be necessary by the Building Official, where possibly not required by the International Codes.

Section 419.6 is amended to read as follows:

> **19.6 Soap Dispenser.** Soap dispensers shall be provided for public lavatories. A minimum of one dispenser per three lavatories shall be provided

Section 702.6 is amended to read as follows:

> **Chemical Waste System.** A chemical waste drainage system, including its vent system, shall be completely separated independent from the sanitary drainage system. Separate drainage systems for chemical waste and vent pipes shall conform to standards indicated in Table 702.6. The chemical waste shall be treated in accordance with Section 803.2 before discharging to the sanitary drainage system and follow the rules and regulations of the City of Parkville and Missouri Department of Natural Resources. Chemical waste drainage system pipe and fitting materials shall be resistant to corrosion and degradation for the concentration of chemicals involved per manufacturer recommendations.

Section 1003.1 is amended to read as follows:

> Where required, interceptors and separators shall be provided to prevent the discharge of oil, grease, sand, and other substances harmful or hazardous to the public sewer, the private sewage system or the sewer treatment plant or processes, or whenever deemed necessary by the City of Parkville.

Section 1003.2 is amended to read as follows:

Section 1003.2 Approval. The size, type and location of each interceptor and of each separator shall be designed and installed by the manufacturer instructions and the requirements of this section based on the anticipated conditions of use, or however deemed necessary by the City of Parkville. Wastes that do not require treatment or separation shall not be discharged into any interceptor or separator.

Section 1003.3 is amended to read as follows:

Section1003.3 Grease Interceptors. Grease interceptors shall comply with the requirements of section 1003.3.1 through 1003.3.8 as well as the rules of the City of Parkville.

Section 1003.4 is amended to read as follows:

Section 1003.4 Oil Separators Required. At repair garages where floor or trench drains are provided, car washing facilities, factories where oily and flammable liquid wastes are produced, and hydraulic elevator pits, oil separators shall be installed into oil bearing, grease bearing, or flammable wastes shall be discharged before emptying into the building drainage system or other point of disposal. Oil separators may also be determined necessary by the rules and regulations of the City of Parkville.

Appendix C is hereby adopted.

Exhibit I

Amendments to the 2024 International Fuel Gas Code

The 2024 International Fuel Gas Code, and all appendices unless otherwise noted below, is adopted by Ordinance No. ____, effective January 6, 2026, subject to the following amendments.

Section 403.4.3 Copper and Copper Alloy is hereby deleted.

Section 403.4.4 Aluminum is hereby deleted.

Section 406.1.2 is amended to read as follows:

> **Repairs and Additions.** In the event repairs or additions are made after the pressure test, the affected piping shall be tested, regardless of the size of the repair or addition.

Exhibit J

Amendments to the 2024 International Fire Code

The 2024 International Fire Code, and all appendices unless otherwise noted below, in coordination with the Southern Platte Fire Protection District, is adopted by Ordinance No. ____, effective January 6, 2026, subject to the following amendments.

Section 903.2.1.1 is amended to read as follows:

As an alternative to installation of an automatic sprinkler system in buildings which exceed 5,000 sq. ft. but are less than 15,000 sq. ft., fire walls may be used provided that no more than three areas are created within the building by the fire walls, and the number of square feet in each area does not exceed 5,000 sq. ft.

Sec 903.2.8 is amended to read as follows:

Sec 903.2.8 Group R. An automatic sprinkler system shall be provided throughout all buildings with a Group R fire area more than two stories in height, including basements, or where having more than 16 dwelling units, or containing more than 5,000 sq. ft.

Section. 5704.2.9 is amended to read as follows:

Sec. 5704.2.9 Above Ground Tanks. Above ground storage of flammable and combustible liquids in tanks/containers shall comply with Section 5704.2 and Sections 5704.2.9.1 through 5704.2.10.5. Above ground storage tanks shall not be located in areas zoned residential.

Exception: Above ground storage tanks used at construction sites that meet the requirements of Section 5706.2

Exhibit K

Amendments to the 2023 National Electric Code

The 2023 National Electrical Code, and all appendices unless otherwise noted below, is adopted by Ordinance No. ____, effective January 6, 2026, subject to the following amendments.

Article 210.12 Arc-Fault Circuit Interruption Protection is amended to read as follows:

All 120 volt, single-phase 15- and 20-amp branch circuits supply outlets or devices installed in dwelling unit bedrooms only shall be protected by any means described in 210.12 (A)(1) through (6).

For any new circuits installed in an existing house, all bedroom circuits shall have an arc-fault circuit interrupter.

Article 230.70 Service Equipment Disconnecting Means is amended to read as follows:

The service disconnecting means shall be located no more than 10 feet between the point of entrance of service conductors to a readily accessible location for the installation of a service disconnecting means as specified by 230.70 (A). Service entrance conductors that extend more than 10 feet from the meter can, or more than 10 feet from the point of entrance of service conductors, shall have an outside disconnect.

Exception: GFCI is not required for a garage door opener if the receptacle is a single dedicated receptacle and not a duplex receptacle.

Exception: GFCI is not required for a sump pump if the receptacle is a single dedicated receptacle and not a duplex receptacle

The following additional requirements are hereby adopted:

Any single-family dwelling with an electrical service greater than 400 amps shall have a submitted drawing showing the electrical service and all related items for review before the electrical permit is issued.

One- and two-family dwellings shall have their respective electrical service entrance conductors routed in a manner where it does not pass through another unit or dwelling.

Any single-family dwelling located on a single addressed lot shall have only one electrical service and electrical meter. No additional utility meters or service connections shall be permitted for any non-conforming residential structure in any zoning district.

All new installations of service switches and meter locations shall be provided with simple identification tags or marks that indicate their service function. When major repairs are made to old installations, similar identification should be provided.

<u>People to whom an electrical permit may be issued:</u>

An electrical permit shall be issued only to a master electrician licensed under the provisions of this article or to an electrical contractor who employs a licensed master electrician as a full-time employee. The master electrician who holds the license for said company shall do so for only the one contractor he or she is employed by on a full-time basis. An electrical permit may be issued to any person (owner-occupant) personally performing electrical work in an existing single-family dwelling to include accessory buildings not intended for occupancy that are

detached. The single family must be located on a single addressed property and be owned and occupied by such person.

Electrical permits are not transferable:

A permit issued under the provisions of this article is not transferable from one person to another person or from one location to another location.

Emergency Electrical Repair:

Emergency electrical repair work may be performed without first obtaining a permit as required when such work is urgently necessary and it is impractical to obtain an electrical permit prior to the commencement of the emergency repair work.

Any person who performs emergency electrical work without first obtaining a permit shall obtain an electrical permit within 72 hours of the date that such emergency repair work is completed. Any person who fails to obtain an electrical permit within the time stipulated herein shall pay a permit fee that is double the fee for such repair work.

Expiration of electrical permit:

Every electrical permit issued by the Building Official under the provisions of this article shall expire and become null and void if the work authorized by such permit is not commenced within 180 days from the issuance of such permit. A permit issued that has expired may be renewed upon payment of one-half the appropriate fee required provided that no changes have been made in the original plans and specifications for such work and further provided that any suspension or abandonment of work authorized by such permit has not exceeded one year.

A person receiving an electrical permit shall notify community development that the electrical work for which such permit was issued is ready for inspection. Such notification shall be given at least one working day before work is to be inspected.

Temporary Electrical Permit:

A temporary electrical permit may be issued authorizing the connection and use of a temporary installation, and such permit shall expire on the date stated thereon.

Supply of electric current to condemned equipment:

An electrical inspector shall tag or seal all condemned electrical equipment and it shall be unlawful for any person to furnish or connect electric current to any electrical wire, installation, fixture, appliance or other equipment that has been condemned or disconnected or rendered inoperative by the Building Official or Electrical Inspector, or to use such electrical wire, installation, fixture, appliance or equipment as part of any electrical system until the same has been repaired and the repairs approved in writing by the Building Official or Electrical Inspector.

Penalty:

Any person violating any of the provisions of this article shall upon conviction be punished by a fine not exceeding $500 for each violation. Such punishment in the case of a licensed electrician shall be in addition to the revocation of a master professional electrician’s license in the City of Parkville. Each day upon which such violation continues shall be deemed a separate offense.

The following provisions and numbered sections of the approved edition of the 2023 National Electrical Code adopted are hereby amended to read as follows:

Low Voltage Permit:

A permit shall be required for the installation of low voltage wiring as outlined below:

Residential Application:

A permit shall only be required for the installation of a hard-wired security system.

The installer shall have the proper licensing and insurance as required by the City Code.

Commercial Application:

A permit shall be required for the installation of low-voltage wiring defined as: Wiring systems therewith, listed in the 2023 National Electrical Code – Articles 411, 725, 750, and 760.

A low voltage electrical permit authorizes the licensee to install, maintain, or repair only low-voltage wiring and directly related wiring. Wiring is directly related if it:

Originates at the load-side terminals of a disconnecting means or junction box that:

1. It has been installed, complete with line-side connections, by others for the specific purpose of supplying the low-voltage wiring systems involved.
2. Is permanently and legibly marked to identify the low-voltage wiring system supplied and is not installed in a location as hazardous under the 2023 National Electrical Code — Articles 501-503.

The installer shall have the proper licensing and insurance required by the City Code.

Exemption of certain low voltage wiring systems:

The installation, maintenance or repair of certain low voltage wiring systems may be performed by those not licensed as a contractor by the City of Parkville if all the following conditions are met:

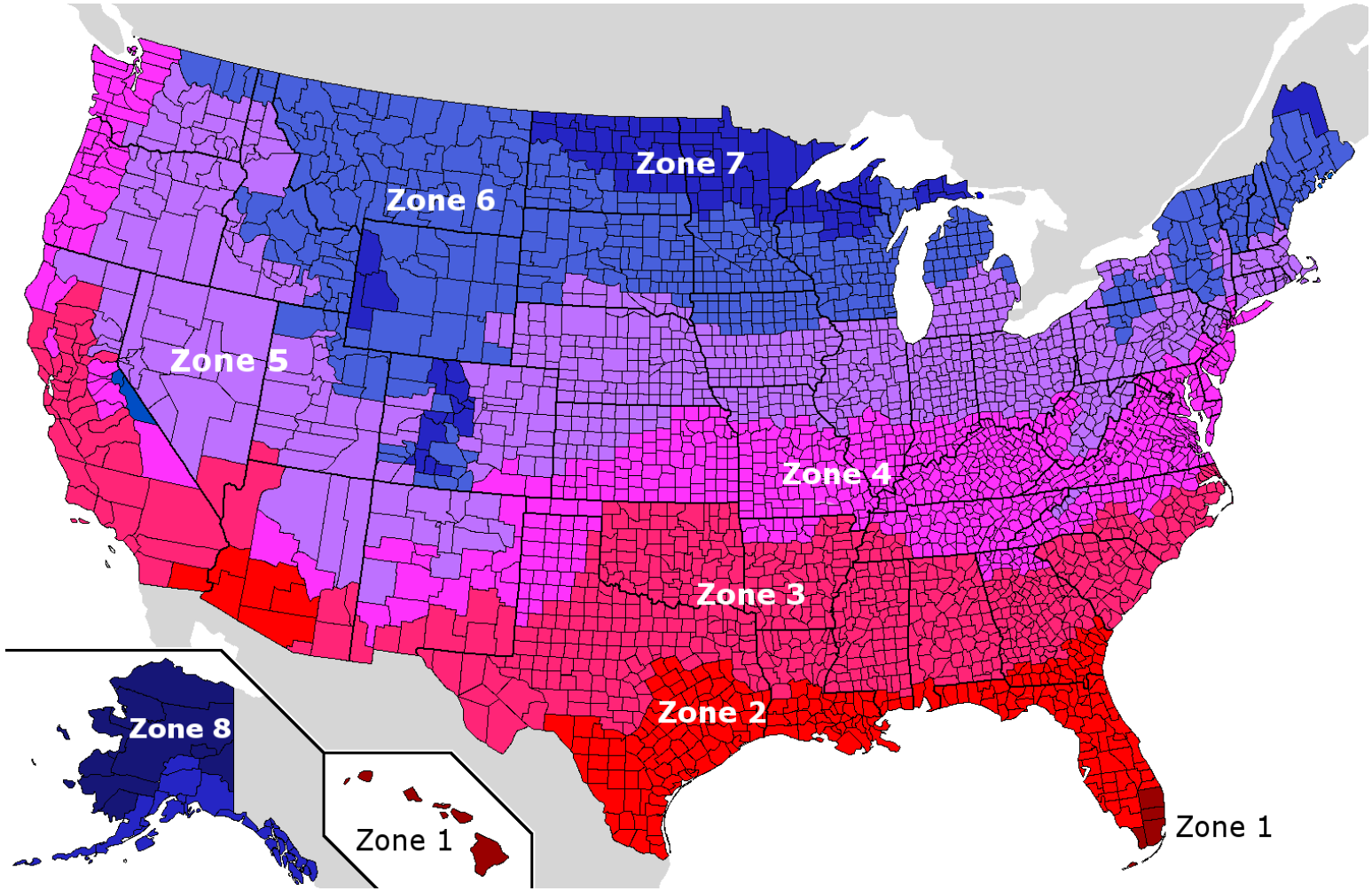
1. The system is not required to be permitted by the Internation Building Code or the International Residential Code:
2. No part of the system is installed in an area considered hazardous under the 2023 National Electrical Code
3. The system is limited or protected by a circuit breaker, fuse, or other current limiting device.
4. A failure in the system would not, in the opinion of the authority having jurisdiction, create a shock or fire hazard for persons or property. The Building Official or a designated deputy inspector shall research the requirements of the 2023 National Electrical Code, and/or make field investigations of low-voltage wiring systems in question and issue rulings on whether a low-voltage system meets the above criteria. Any decision from the Building Official shall be binding in the determination of a permit being required.

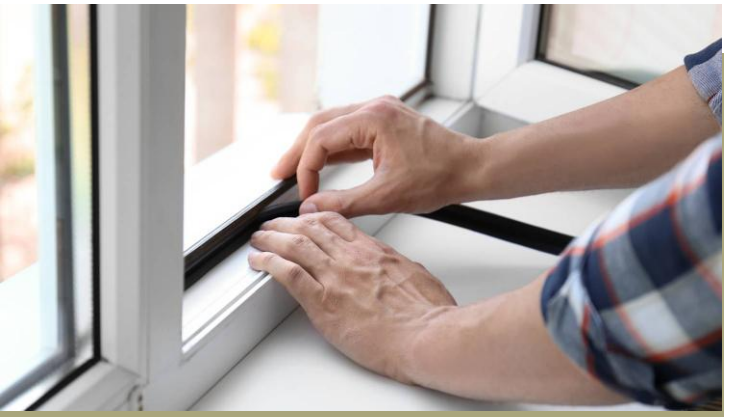
2024 IECC

IECC Background

- The **International Energy Conservation Code (IECC)** promotes energy-efficient building practices and sets minimum efficiency standards for new construction.
- It covers **energy efficiency** in things such as walls, floors, ceilings, lighting, windows, doors, duct leakage, and air leakage.
- The IECC establishes a baseline for energy efficiency with **performance standards** for building envelopes, mechanical systems, lighting systems, and service water heating systems.
- Since its creation in 2000, it has been updated periodically (latest version being the **2024 IECC**).

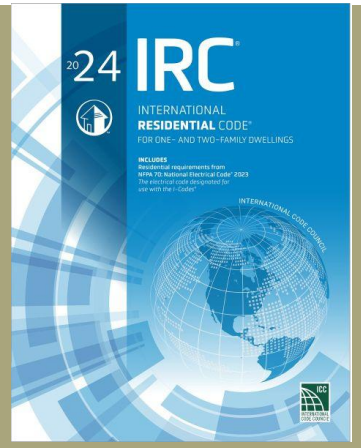
IECC
Climate Zones



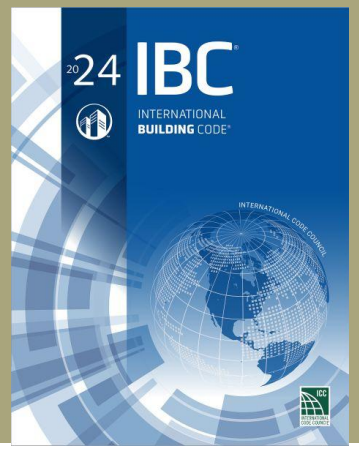


Residential vs. Commercial

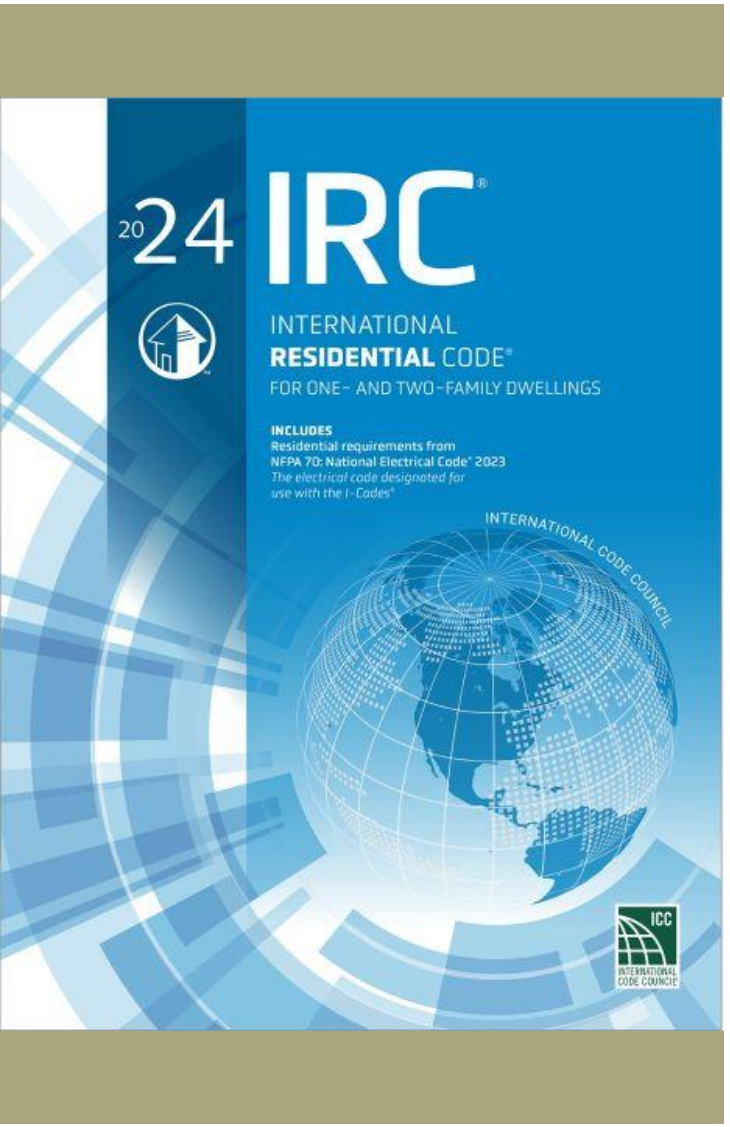
- **Residential Provisions**
  - Apply to one- and two-family dwellings, townhouses, and R-2, R-3, and R-4 buildings three stories or less in height.
  - Focuses on insulation levels, window performance, air sealing, and HVAC system efficiency.
- **Commercial Provisions**
  - Apply to all other buildings (including high-rise residential and mixed-use facilities)
  - Focus on lighting controls, HVAC and service water heating performance, and building envelope requirements.



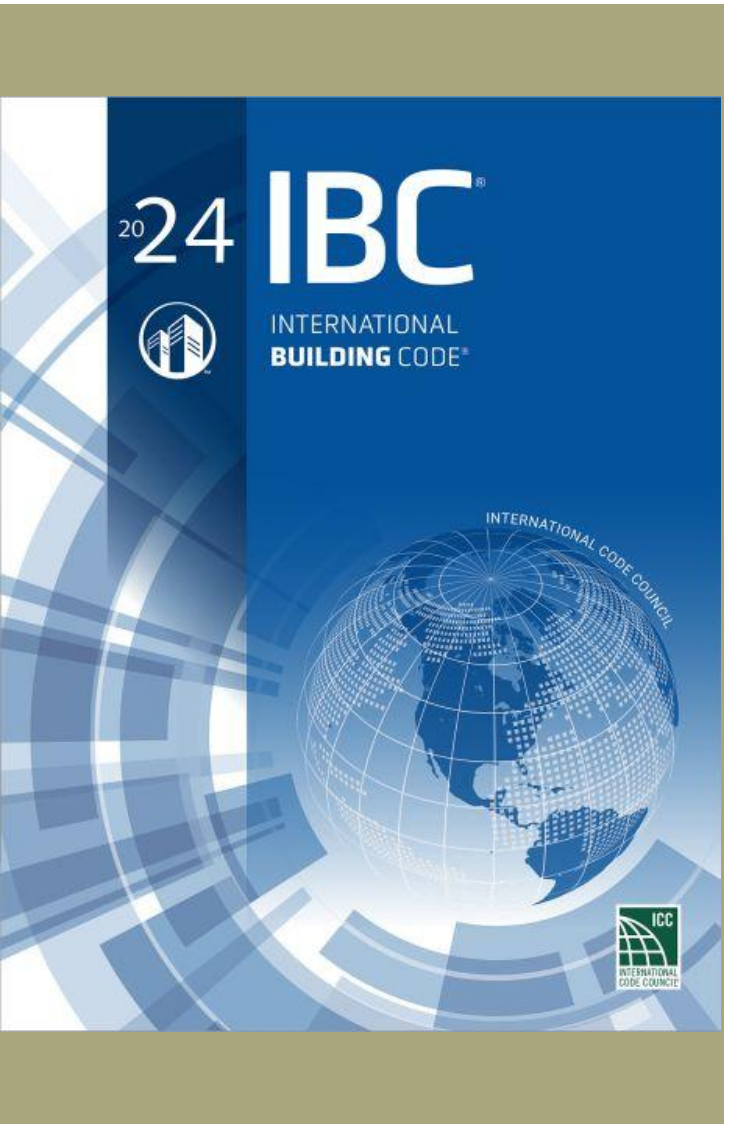
Residential vs. Commercial



- **Residential Projects**
  - Parkville currently enforces energy requirements through IRC Chapter 11 (Energy Efficiency), not a separately adopted IECC.
  - It's recommended that jurisdictions adopt/update energy standards within the IRC.
- **Commercial Projects**
  - The IBC does NOT have an Energy Efficiency chapter, because detailed performance standards would overwhelm the IBC.
  - It's recommended that jurisdictions adopt/update energy standards via a standalone code (ex: IECC).



- **2024 International Residential Code**
  - Contains an Energy Efficiency Chapter
  - Therefore, any energy standards for one- and two-family dwellings should be incorporated into this chapter (as opposed to a separate IECC residential code)



- **2024 International Building Code**
  - Does NOT have an Energy Efficiency chapter.
  - Therefore, any energy standards for most multi-family residential and all commercial buildings should be incorporated within the separate IECC.

Compliance Pathways

- **Prescriptive Path**
  - Following specific requirements for insulation, windows, HVAC, etc.
- **Performance Path**
  - Showing through modeling that the building uses no more energy than a prescriptive-compliant building.
- **Energy Rating Index (ERI) Path (in residential)**
  - Meeting a target score (often via HERS rating).

Proposed 2024 IECC local amendments

IECC by versions

- **The City of Parkville currently has not adopted any version of the IECC.**
  - Ex: 2018 IECC
  - Ex: 2021 IECC
  - Ex: 2024 IECC
- Comparing recent versions:
  - The 2021 had more restrictive standards than the 2018.
  - The 2024 lessened its restrictions back towards the 2018 standards.
  - The 2024 also provides flexibility from the strictness of the 2021.
- **Parkville's current regulations:**
  - Are either less restrictive than the 2018 IECC or equivalent.
- **Parkville's proposed 2024 IECC local amendments:**
  - Are either equivalent to the 2018 IECC standards or more restrictive.

Item	Current Parkville Code	2018 IECC	**2024 IECC (as proposed for adoption)**
Windows/Fenestrations U-Values (lower = better)	0.35	0.32	**0.32**
Ceiling Insultation R-Values (higher = better)	R-38	R-49	**R-38**
Wood Framed Wall Insulation R-Values (higher = better)	R-13	R-13	**R-20 or R-13 + R-5 Continuous**
Basement Insulation (higher = better)	No requirement in most cases	R-10 continuous	**R-10 Continuous**

Missouri vs. Kansas

- **Missouri jurisdictions that have adopted the 2024 I-Codes**
  - Independence, Mo.
  - Gladstone, Mo.
- **Kansas jurisdictions that have adopted the 2024 I-Codes**
  - None currently.
  - Johnson County, Kan. plans to later this year, but have yet to determine their requirements (they do plan on requiring blower door testing and duct testing)
- Parkville's proposed 2024 I-Codes are identical to the standards adopted in Independence and Gladstone.

Local Amendments for Residential

- **Table N 1101.12**
  - Amend wood frame wall R Value in climate zone 4, except marine row column 5 to read 13.

- **Deletions**
  - Table N 1101.10 *Building Thermal Envelope Insulation*
  - Table N 1101.13 (1) *Prescriptive Compliance Option*
  - Table N 1101.13 (2) *Simulated Building Performance Option*
  - Table N 1101.13 (3) *Energy Rating Index Option*

Local Amendments for Residential

- **Basement Walls**
  - Walls associated with conditional basements shall be insulated from the top of the basement wall down to 10 feet below grade or to the basement floor, whichever is less. Walls associated with unconditioned basement shall meet the requirement unless the floor overhead is insulated in accordance with Table N. 1102.1.1.

Local Amendments for Residential

- **Ceiling with Attic Spaces**
  - When Section N1102.1.1 would require R-38 in the ceiling, R 30 shall be deemed to satisfy the requirement for R 38 wherever the full height of uncompressed R 30 insulation extends over the wall plate at the eaves. Similarly, R 38 shall be deemed to satisfy the requirement for R 49 whenever the full height of uncompressed R 38 insulation extends over the wall top plate at the eaves.

Local Amendments for Residential

- **Ceilings Without Attic Spaces.**
  - When section N 1102.1.1 would require insulation levels above R 30 and the design of the roof/ceiling assemblies does not allow sufficient space for the required insulation, the minimum required insulation for such roof/ceiling assemblies shall be R 30.

Local Amendments for Residential

- **Eave Baffle**
  - For air permeable insulations in vented attics, a baffle shall be installed adjacent to soffit and eave vents. Baffles shall maintain an opening equal to or greater than the size of the vent. The baffle shall extend over the top of the attic insulation. The baffle shall be permitted to be any solid material.

Local Amendments for Residential

- **Floors**
  - Floor insulation should be installed to maintain permanent contact with the underside of the subfloor decking.

Local Amendments for Commercial

- **General**
  - **Section C505.1 – General.** Buildings and spaces (e.g., Factory, High Hazard, Storage, Utility and Miscellaneous) undergoing a change of occupancy shall comply.
  - **C505.1.1 Alterations and Change of Occupancy.** Alterations made concurrently with any change of occupancy shall be to the adopted code.

- **Deletions**
  - Chapter 4 – *Commercial Energy Efficiency.*
  - Section C502 – *Existing Buildings – Additions.*
  - Section C503 – *Existing Buildings – Alterations*
  - Section C504 – *Existing Buildings – Repairs*
  - Chapter 6 – *Reference Standards* is hereby deleted.

STRATEGIC PRIORITIES & OBJECTIVES

Photo: Sunset over the Wetlands by Mary Gresham

GOVERNMENTAL OPERATIONAL EXCELLENCE

- Ensure Long-Term Fiscal Sustainability
- Cultivate a High-Performing and Resilient Workforce and a robust succession plan
- Drive Efficiency Through Technology and Best Practices
- Effectively Manage Consultants
- Enhance Communication and Community Engagement
- Continuing to Implement Best Practices for Effective Governance

INFRASTRUCTURE & PUBLIC FACILITIES

- Develop a plan for infrastructure expansion
- Curbs and potholes
- Address parking needs in our downtown

PARKS & RECREATION

- Adoption of Master Plan: Prioritize Projects, CIP/Maintenance Plan
- Maximize Staffing
- Parks Programs & Events: Implement Master Plan
- Community Partners
- Establish Farmers Market
- Re-imagine Parks Board
- Ward 4 Park: Pursue planning/engineering (68th St. & Brush Creek)
- Connectivity & Accessibility
- Trails
- Revenue Enhancements at Riverfront Parks
- Destination Park Amenities: Identification/Historical, Pla grounds
- Conservation Efforts & Education

PUBLIC SAFETY

- Recruit, Develop and Retain Police Officers
- Proactive standards and accountability
- Meet established FTO (19)
- 3/4 on shift, every shift as budget allows
- Outreach/Social Engagement
- Continue to Stay on the Cutting Edge of Technology (Flock, Phone, Fleet, Mobile Data Terminals, In-car cameras, TruNarc, Livescan)
- Standards/Accountability (proactive)
- Milestones (Substation, Technology, Safest Community)

QUALITY DEVELOPMENT

- Building Standards
- Location & Layout: Missing Amentities I-435 and 152 Plan/Study, Zoning Matches Expectations
- Synergy with other organizations incentive policy and EDC staffing goals/relationships
- Quality: Facility, Building Design Standards, Community Benefits, Define Current List/Needs

CITY OF PARKVILLE
Policy Report

Date: January 7, 2026

Prepared By:
Daniel Harper, Public Works Director

Reviewed By:
Alexa Barton, City Administrator

ISSUE:
Approval of Bill No. 3363, an ordinance approving the Third Amendment to the Service Agreement between the City of Parkville and the Platte County Regional Sewer District in order to increase the District's base fee compensation for the year 2026

BACKGROUND:
The Platte County Regional Sewer District (PCRSD) operates the City's sewer system providing operations and maintenance functions through the attached Service Agreement. This Agreement was approved by the Board of Alderment on December 19, 2023, and the District's Base Compensation for the first year of the Agreement (2024) was $330,031.00. The Agreement has been amended twice:

First Amendment: On August 16, 2024, the Board of Aldermen approved the First Amendment adding utility billing services to the contract. Utility billing was included with a fee structure specific to each account and any additional functions such as deposits & shut-off functions to be charged for each instance to the City.

Second Amendment: On November 19, 2024, the Board of Aldermen approved the Second Amendment which provided a 3% increase to the Base Fee compensation for 2025 (for a revised Base Fee compensation of $339,932.00).

The proposed Third Amendment, attached, increases the District’s Base Fee compensation for the year 2026 to $350,130.00. Like the Second Amendment, this represents a 3% increase to the Base Fee compensation.

STRATEGIC GOAL(S):

- Governmental Operational Excellence
- Infrastructure and Public Facilities

BUDGET IMPACT:
The Sewer Fund includes $350,500.00 for Management Contract in the line item 30-501-08-04-00 on page 66 of the 2026 Budget.

ALTERNATIVES:

1. Approve the item.
2. Approve the item, subject to changes.

3. Do not approve the item.
4. Postpone the item.

STAFF RECOMMENDATION:
Staff recommends approval of the third amendment to the Service Agreement with Platte County Regional Sewer District.

POLICY:
Amendments to a contract previously approved by the Board of Aldermen are presented to the Board of Alderment for consideration.

SUGGESTED MOTION:
I move to approve Bill No.3363, approving the Third Amendment to the Service Agreement between the City of Parkville and the Platte County Regional Sewer District in order to increase the District's base fee compensation for the year 2026.

ATTACHMENTS:
1. Ordinance Approving Third Amendment to Service Agreement with PCRSD
2. Third Amendment to Service Agreement (01.07.26)

BILL NO. _____ ORDINANCE NO: ____

AN ORDINANCE APPROVING THE THIRD AMENDMENT TO THE SERVICE AGREEMENT BETWEEN THE CITY OF PARKVILLE AND THE PLATTE COUNTY REGIONAL SEWER DISTRICT IN ORDER TO INCREASE THE DISTRICT'S BASE FEE COMPENSATION FOR THE YEAR 2026.

WHEREAS, City and the District are parties to a Service Agreement dated December 19, 2023, as amended by the First Amendment to Service Agreement dated September 4, 2024 and the Second Amendment to Service Agreement dated November 18, 2024 (collectively, the "Service Agreement"); and

WHEREAS, the District's Base Fee compensation under the Service Agreement is $339,932.00 per year, and the Parties wish to approve a 3% increase to the Base Fee for the year 2026.

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

SECTION 1: The Third Amendment to Service Agreement between City of Parkville and the Platte County Regional Sewer District is approved, and the Mayor is authorized to execute the Third Amendment in substantially the same form as is attached hereto as Exhibit A.

SECTION 2: This Ordinance shall be in full force and effect upon final passage and approval.

PASSED and APPROVED this _____ day of January, 2026.

_____
Mayor Dean Katerndahl

ATTEST:

_____
City Clerk Melissa Bazert

EXHIBIT A – THIRD AMENDMENT

Third Amendment to Service Agreement between the City of Parkville, Missouri and the Platte County Regional Sewer District

This Third Amendment to Service Agreement ("Third Amendment") is made and entered into as of the _____ day of _____, 2026 ("Effective Date"), by and between the City of Parkville, Missouri, a municipal corporation organized and existing under the laws of the State of Missouri ("City") and the Platte County Regional Sewer District, a political subdivision organized and existing under the laws of the State of Missouri ("District"). The City and the District may be refereed to individually as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, City and the District are parties to that certain Service Agreement dated December 19, 2023, as amended by the First Amendment to Service Agreement dated September 4, 2024 and the Second Amendment to Service Agreement dated November 18, 2024 (collectively, the "Service Agreement"); and

WHEREAS, the District's Base Fee compensation under Section V.A of the Service Agreement is currently $339,932.00 per year, and the Parties wish to approve a 3% increase to the Base Fee for the year 2026.

NOW THEREFORE, IN CONSIDERATION of the mutual covenants and agreements set forth herein, the parties agree to amend the Service Agreement as follows:

1. Section V.A of the Service Agreement is hereby amended to increase the District's Base Fee compensation for the year 2026 to $350,130.00.

2. All other terms and provisions of the Service Agreement that are not specifically modified by this Second Amendment shall remain in full force and effect, unmodified by the terms of this Second Amendment.

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IN WITNESS WHEREOF, the parties herein have executed this Second Amendment as of the date first written above.

PLATTE COUNTY REGIONAL SEWER DISTRICT

By: _____
Dan Koch, Executive Director

Date: _____

ATTEST:

Signature: _____

Name: _____

Title: _____

CITY OF PARKVILLE, MISSOURI

By: _____

Dean Katerndahl, Mayor

Date: _____

ATTEST:

_____
Melissa Bazert, City Clerk

CITY OF PARKVILLE
Policy Report

Date: December 12, 2025

Prepared By:
Autumn Manning, 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 December 16, 2025, through January 20, 2026.

STRATEGIC GOAL(S):

- Operational Excellence
- Communications Best Practices

BUDGET IMPACT:
The total amount paid since the last Alderman meeting was $781,179.80. All expenditures with a pay-date in 2025 or a pay-date in 2026 were included in the respective adopted annual budgets.

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 Finance Director and attested by the City Clerk.

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

ATTACHMENTS:
1. AP_Open_Item_Report_12.17.25 to 1.20.26

Parkville, Missouri
Expenditure Posting
December 17, 2025-January 20, 2026

VendorNo	VendorName	Invoice Number	Invoice Date	PayDate	Description	Gross	Total Vendor	BankCode	CheckNo
01-00012	Carquest Auto Parts Store	2059-874235	11/3/2025	12/16/2025	V602 HEADLIGHTS-PD	69.99		AP	048078
01-00012	Carquest Auto Parts Store	2059-876024	11/19/2025	12/16/2025	CYCLE CHAIN LUB WD-40-STREETS	45.48		AP	048078
01-00012	Carquest Auto Parts Store	2059-876944	11/28/2025	12/16/2025	V601 HEADLIGHT - PD	34.99		AP	048078
					VENDOR SUBTOTAL		**150.46**		
01-00051	Galls, Inc.	033589262	12/26/2025	12/31/2025	D MCCAULEY & JOHNSON - PD	515.52		AP	048134
01-00051	Galls, Inc.	033589263	12/26/2025	12/31/2025	D MCCAULEY & JOHNSON - PD	295.88		AP	048134
01-00051	Galls, Inc.	033621530	12/30/2025	12/31/2025	UNIFORM - JOHNSON - PD	47.21		AP	048172
01-00051	Galls, Inc.	033621550	12/30/2025	12/31/2025	OC SPRAY - PD	104.95		AP	048172
01-00051	Galls, Inc.	033656918	12/31/2025	12/31/2025	RPLCMNT OC SPRAY - PD	209.90		AP	048172
01-00051	Galls, Inc.	033682349	12/31/2025	12/31/2025	UNIFORM - MCCAULEY - PD	96.10		AP	048172
					VENDOR SUBTOTAL		**1,269.56**		
01-00053	Grass Pad Warehouse	421217	11/24/2025	12/16/2025	STRAW FOR DOG PK ENTRANCE-PST	47.70		AP	048086
					VENDOR SUBTOTAL		**47.70**		
01-00055	H&H Septic Service, Inc.	4976	12/4/2025	12/16/2025	JETTER PC PKG LOT - SEWER	1,350.00		AP	048088
01-00055	H&H Septic Service, Inc.	5027	12/11/2025	12/31/2025	2ND ST SEWER BREAK - SWR	350.00		AP	048174
01-00055	H&H Septic Service, Inc.	5087	12/23/2025	12/31/2025	2ND ST SWR BRK RPR - SWR	1,350.00		AP	048174
01-00055	H&H Septic Service, Inc.	5157	1/8/2026	1/20/2026	6235 WALL ST SEWR REPAIR - SWR	6,150.00		AP	048200
01-00055	H&H Septic Service, Inc.	5163	1/9/2026	1/20/2026	STORM BOX CLEANING - STMWTR	500.00		AP	048200
					VENDOR SUBTOTAL		**9,700.00**		
01-00079	Mid America Regional Counc	G-I-0020039	11/24/2025	12/31/2025	ANNUAL STREAM GAGE - 2025 - PW	600.00		AP	048139
					VENDOR SUBTOTAL		**600.00**		
01-00092	Lucet	INV-40674	1/1/2026	1/20/2026	Q1 2026 EAP SERVICE - ISF PYRL	335.34		AP	048203
					VENDOR SUBTOTAL		**335.34**		
01-00107	Platte Rental & Supply	121420-1	11/18/2025	12/16/2025	CHAINSAW CHAIN - PST	81.37		AP	048108
01-00107	Platte Rental & Supply	w10845-1	11/18/2025	12/16/2025	TRIMMER REPAIR - PST	171.16		AP	048108
01-00107	Platte Rental & Supply	W-10905-1	12/10/2025	12/31/2025	PLATE COMPACTOR SRVC - ST	99.99		AP	048150
					VENDOR SUBTOTAL		**352.52**		
01-00114	Rampart Security, Inc.	97936	1/1/2026	12/31/2025	SECURITY - ST	44.00		AP	048153
01-00114	Rampart Security, Inc.	98082	1/1/2026	1/20/2026	QTRLY SECUR MONITORING-ISF BLD	99.00		AP	048209
					VENDOR SUBTOTAL		**143.00**		
01-00153	Westlake Ace Hardware	13908772	11/4/2025	12/16/2025	SHOP SUPPLIES FASTNER-STREETS	5.29		AP	048118
01-00153	Westlake Ace Hardware	13908779	11/6/2025	12/16/2025	DOG PK SHELTER REPAIR-PST	48.96		AP	048118
01-00153	Westlake Ace Hardware	13908790	11/7/2025	12/16/2025	SHOP SUPPLIES BOLTS-STREETS	82.98		AP	048118
01-00153	Westlake Ace Hardware	13908801	11/12/2025	12/16/2025	SNOW SPRAY FOR MSPA TREE-PST	9.98		AP	048118
01-00153	Westlake Ace Hardware	13908817	11/14/2025	12/16/2025	STA-BIL ANTIFZ/AA BAT-PST	25.98		AP	048118
01-00153	Westlake Ace Hardware	13908824	11/17/2025	12/16/2025	TOOLS ANCHORS ETC BENCHES-PST	76.34		AP	048118
01-00153	Westlake Ace Hardware	13908829	11/18/2025	12/16/2025	HAMMER & CARABINER-STREETS	64.96		AP	048118
01-00153	Westlake Ace Hardware	13908843	11/21/2025	12/16/2025	PLAYROUND REPAIR-PST	14.94		AP	048118
01-00153	Westlake Ace Hardware	13908844	11/21/2025	12/16/2025	BLDG MAINT SUPPLIES-ISF BLDG	91.75		AP	048118
01-00153	Westlake Ace Hardware	13908865	12/1/2025	12/16/2025	BATTERIES - PST	13.99		AP	048118
01-00153	Westlake Ace Hardware	2960064	12/31/2025	12/31/2025	DEC 2025 STSTEMENT - MULTI	319.11		AP	048192
					VENDOR SUBTOTAL		**754.28**		
01-00154	T-Ray Specialties Inc.	44914	11/17/2025	12/16/2025	RR SUPPLIES/TRASHBGS-PST	366.42		AP	048115

Parkville, Missouri
Expenditure Posting
December 17, 2025-January 20, 2026

VendorNo	VendorName	Invoice Number	Invoice Date	PayDate	Description	Gross	Total Vendor	BankCode	CheckNo
01-00154	T-Ray Specialties Inc.	44920	11/20/2025	12/16/2025	WINTER CLOTHING - PST	455.18		AP	048115
01-00154	T-Ray Specialties Inc.	44936	12/5/2025	12/16/2025	SHOP SUPPLIES - STREETS	421.33		AP	048115
01-00154	T-Ray Specialties Inc.	44969	12/16/2025	12/31/2025	CLOTHING - ST	112.50		AP	048160
					VENDOR SUBTOTAL		**1,355.43**		
01-00156	Dave's Foreign Car Repair	0154223	12/2/2025	12/16/2025	V605 OIL CHANGE - PD	55.00		AP	048081
01-00156	Dave's Foreign Car Repair	0154233	12/3/2025	12/16/2025	V609 OIL CHANGE - PD	55.00		AP	048081
01-00156	Dave's Foreign Car Repair	0154235	12/3/2025	12/16/2025	V605 VALVE STEM & TIRE WTS-PD	88.00		AP	048081
01-00156	Dave's Foreign Car Repair	0154222	12/11/2025	12/31/2025	V601 HEATER CORE - PD	1,608.25		AP	048130
01-00156	Dave's Foreign Car Repair	0154293	12/16/2025	12/31/2025	CHIEF-OIL - RF SUSPENSION - PD	122.50		AP	048130
01-00156	Dave's Foreign Car Repair	0154352	1/5/2026	1/20/2026	V601 OIL CHNG - PD	55.00		AP	048198
					VENDOR SUBTOTAL		**1,983.75**		
01-00160	Spire	1111-122225	12/22/2025	12/31/2025	1121-1222 GRADEN RD SERV-ST	403.68		AP	
01-00160	Spire	5457-122225	12/22/2025	12/31/2025	1121-1222 GAS USAGE - PD	132.22		AP	
					VENDOR SUBTOTAL		**535.90**		
01-00222	The Deister Company, Inc.	1943	11/16/2025	12/31/2025	XMAS TREE-TRUCK,OPR & LBR - ST	762.50		AP	048169
					VENDOR SUBTOTAL		**762.50**		
01-00343	Barry Road Tire & Service	68231	12/10/2025	12/16/2025	TIRES FOR PATROL FLEET-PD	1,320.00		AP	048076
					VENDOR SUBTOTAL		**1,320.00**		
01-00344	Coleman Equipment, Inc.	95531	12/4/2025	12/16/2025	SEEDER&TRACK LOADER PARTS-PST	1,555.02		AP	048080
					VENDOR SUBTOTAL		**1,555.02**		
01-00389	Superior Bowen Asphalt Co	56945	11/17/2025	12/31/2025	COLD PATCH - ST	130.00		AP	048159
01-00389	Superior Bowen Asphalt Co	57221	12/9/2025	12/31/2025	COLD PATCH - ST	130.00		AP	048159
01-00389	Superior Bowen Asphalt Co	57259	12/11/2025	12/31/2025	COLD PATCH - ST	137.80		AP	048159
					VENDOR SUBTOTAL		**397.80**		
01-00483	ADH Rental & Sales	160365	11/13/2025	12/16/2025	TILLER FOR NO MOW ZONE-PST	66.00		AP	048073
01-00483	ADH Rental & Sales	160552	12/5/2025	12/16/2025	HEATER FUEL - PST	111.00		AP	048073
01-00483	ADH Rental & Sales	160575	12/5/2025	12/16/2025	STUMP GRINGER - PST	165.00		AP	048073
					VENDOR SUBTOTAL		**342.00**		
01-00489	American Equipment Co.	75188	12/20/2025	12/31/2025	DUMPSTER REPLACEMENT - PST	1,345.88		AP	048125
					VENDOR SUBTOTAL		**1,345.88**		
01-00496	Gunter Pest Management, In	293479	11/25/2025	12/16/2025	MONTHLY PEST SERVICE-ISF BLDG	60.00		AP	048087
01-00496	Gunter Pest Management, In	297522	12/23/2025	12/31/2025	DEC - PEST CONTROL - ISF BLDG	60.00		AP	048135
					VENDOR SUBTOTAL		**120.00**		
01-00530	Missouri Municipal League	10510597-2026	11/24/2025	1/20/2026	2026 MMBRSHP FEES	1,350.21		AP	048206
					VENDOR SUBTOTAL		**1,350.21**		
01-00543	T-Mobile	5516-11212025	11/21/2025	12/19/2025	MOBILE PHONE USAGE - MULTI	793.53		AP	
					VENDOR SUBTOTAL		**793.53**		
01-00704	Midwest Shredding Service,	156912	11/28/2025	12/31/2025	DOCUMENT SHREDDING - ADMIN	60.00		AP	048145
01-00704	Midwest Shredding Service,	156914	11/28/2025	12/16/2025	ONSITE SHRED EVENT 10/25-PW	500.00		AP	048103
					VENDOR SUBTOTAL		**560.00**		
01-00723	Missouri One Call System	5110260	11/30/2025	12/16/2025	NOV2025 LOCATES - SEWER	139.05		AP	048104
01-00723	Missouri One Call System	5120260	12/31/2025	12/31/2025	DEC 2025 LOCATE FEES (105)-SWR	141.75		AP	048180
					VENDOR SUBTOTAL		**280.80**		

Parkville, Missouri
Expenditure Posting
December 17, 2025-January 20, 2026

VendorNo	VendorName	Invoice Number	Invoice Date	PayDate	Description	Gross	Total Vendor	BankCode	CheckNo
01-00797	Blue Valley Public Safety	19633	1/6/2026	1/20/2026	2026 Q1 SIREN MAINT - PW	1,212.00		AP	048194
					VENDOR SUBTOTAL		**1,212.00**		
01-00838	The Work Zone, Inc.	74466	11/20/2025	12/16/2025	STREET SIGNS - STREETS	1,136.38		AP	048120
01-00838	The Work Zone, Inc.	74522	11/20/2025	12/16/2025	STREET SIGNS - STREETS	61.90		AP	048120
01-00838	The Work Zone, Inc.	74953	1/8/2026	1/20/2026	LICENSE PLATES - MULTI	132.00		AP	048212
					VENDOR SUBTOTAL		**1,330.28**		
01-00904	Police Legal Sciences Inc	13732	12/29/2025	12/31/2025	YRLY POST TRNING - PD	1,991.00		AP	048183
					VENDOR SUBTOTAL		**1,991.00**		
01-00934	Allen's Water Service	2649	12/1/2025	12/16/2025	NOV BULK WATER SERV-STREES	600.00		AP	048074
					VENDOR SUBTOTAL		**600.00**		
01-00942	McKeever Enterprises dba P	1958	11/4/2025	12/16/2025	MEETING FOOD - ADMIN	11.48		AP	048097
01-00942	McKeever Enterprises dba P	1959	11/5/2025	12/16/2025	SNOW RALLY REFRESHMTS-STREETS	50.63		AP	048097
01-00942	McKeever Enterprises dba P	1960A	11/5/2025	12/16/2025	MEETING FOOD/CHICKEN - ADMIN	263.79		AP	048097
01-00942	McKeever Enterprises dba P	1961	11/13/2025	12/16/2025	MEETING FOOD - ADMIN	11.97		AP	048097
01-00942	McKeever Enterprises dba P	1962	11/18/2025	12/16/2025	MEETING FOOD - ADMIN	39.92		AP	048097
					VENDOR SUBTOTAL		**377.79**		
01-00950	Midwest Mobile Radio Servi	108000825-2	12/11/2025	12/31/2025	SECURITY - ST	8,385.00		AP	048144
01-00950	Midwest Mobile Radio Servi	80085972	1/1/2026	1/20/2026	2026 YRLY RADIO MAINT - PD	2,580.00		AP	048205
					VENDOR SUBTOTAL		**10,965.00**		
01-01028	Applied Concepts Inc	470394	12/31/2025	12/31/2025	REPAIR LIDAR UNIT DEC 2025 -PD	262.50		AP	048166
					VENDOR SUBTOTAL		**262.50**		
01-01081	Consolidated Public Water	12312025	12/31/2025	12/31/2025	11/24-12/29 WATER SRVC - ST	39.56		AP	
					VENDOR SUBTOTAL		**39.56**		
01-01097	Lippert Mechanical Service	SI2139114	12/5/2025	12/31/2025	HVAC REPAIR - BLDG	813.70		AP	048138
01-01097	Lippert Mechanical Service	SI2139309	12/10/2025	12/31/2025	HVAC REPAIR - BLDG	581.50		AP	048138
01-01097	Lippert Mechanical Service	SI2140250	1/1/2026	1/20/2026	MAINT 1/1/26 - 3/31/26 - ISFBL	996.00		AP	048202
					VENDOR SUBTOTAL		**2,391.20**		
01-01163	North Hills Engineering, I	2511	12/1/2025	12/31/2025	NOV 2025 - ENG SRVCS	8,544.00		AP	048181
01-01163	North Hills Engineering, I	2512	12/31/2025	12/31/2025	DEC 2025 ENG SRVCS	8,410.50		AP	048181
					VENDOR SUBTOTAL		**16,954.50**		
01-01168	Parkville Area Chamber & E	EZCLQQPN-0003	12/1/2025	12/16/2025	2026 EDC SERVICES - ADMIN	40,000.00		AP	048106
					VENDOR SUBTOTAL		**40,000.00**		
01-01200	Digital Ally Inc.	1127726	12/22/2025	12/31/2025	SRVR VIDEO MIGRATION - ISF TS	300.00		AP	048170
					VENDOR SUBTOTAL		**300.00**		
01-01235	Landmark Newspaper	29329	12/3/2025	12/16/2025	VOL ANNEX PUBLIC HRG NOTICE-CD	61.57		AP	048093
01-01235	Landmark Newspaper	29353	12/14/2025	12/31/2025	ELECTION NOTICE - ADMIN	133.24		AP	048137
01-01235	Landmark Newspaper	29360	12/16/2025	12/31/2025	PZ25-32 NOTICES - CD	50.26		AP	048137
01-01235	Landmark Newspaper	29361	12/16/2025	12/31/2025	BZA25-02 NOTICES - CD	42.72		AP	048137
					VENDOR SUBTOTAL		**287.79**		
01-01371	Blue Valley Laboratories,	66111	12/15/2025	12/31/2025	PAC WINTERIZATION - PST	325.00		AP	048128
					VENDOR SUBTOTAL		**325.00**		
01-01394	Homestead Landscaping LLC	312958	8/6/2025	12/16/2025	MULCH - PST	97.50		AP	048089
					VENDOR SUBTOTAL		**97.50**		

Parkville, Missouri
Expenditure Posting
December 17, 2025-January 20, 2026

VendorNo	VendorName	Invoice Number	Invoice Date	PayDate	Description	Gross	Total Vendor	BankCode	CheckNo
01-01454	Embassy Landscape Group In	175715	12/9/2025	12/31/2025	SNOW 12/1/25 - ST	2,673.90		AP	048132
					VENDOR SUBTOTAL		**2,673.90**		
01-01485	George Butler Associates	90688	11/25/2025	12/31/2025	DWNTWN TRI 9/27-10/24 - CP	48,653.65		AP	048173
01-01485	George Butler Associates	91126	12/22/2025	12/31/2025	WAYSIDE HORNS 11/24-11/28 - CP	1,868.00		AP	048173
01-01485	George Butler Associates	91129	12/23/2025	12/31/2025	DWNTWN TRI 10/25-11/28 - CP	159,015.30		AP	048173
					VENDOR SUBTOTAL		**209,536.95**		
01-01514	Kansas City Fence & Guardr	6117	11/21/2025	12/16/2025	PICKLE BALL GATE REPAIR-PST	300.00		AP	048091
					VENDOR SUBTOTAL		**300.00**		
01-01549	Tom Barnard	A10473	6/3/2025	12/16/2025	BOULDRS/PERS CC USED-PST	122.47		AP	048075
					VENDOR SUBTOTAL		**122.47**		
01-01579	Kansas City Metro Crime Co	INV00852	1/1/2026	1/20/2026	2026 TIPS HOTLINE - PD	1,500.00		AP	048201
					VENDOR SUBTOTAL		**1,500.00**		
01-01614	EVERGY	M109059252	12/23/2025	12/23/2025	TDPT ELEC LINE RELATE-PST TD	6,612.24		AP	046904
					VENDOR SUBTOTAL		**6,612.24**		
01-01690	Missouri Door Co.	62775	11/21/2025	12/31/2025	RIGHT DRUM HAS LOOSE SCREW-ST	182.00		AP	048146
					VENDOR SUBTOTAL		**182.00**		
01-01701	Platte County Citizen	48650	12/2/2025	12/31/2025	ELECTION NOTICE - ADMIN	55.00		AP	048149
					VENDOR SUBTOTAL		**55.00**		
01-01711	BCBSKC	DNC202512114528	12/5/2025	12/19/2025	BCBS Dental Insurance	435.00		PY	002068
01-01711	BCBSKC	DNE202512114528	12/5/2025	12/19/2025	DENTAL-EMPLOYEE	408.75		PY	002068
01-01711	BCBSKC	DNF202512114528	12/5/2025	12/19/2025	BCBS Dental Insurance	621.50		PY	002068
01-01711	BCBSKC	DNS202512114528	12/5/2025	12/19/2025	BCBSKC Dental	131.00		PY	002068
01-01711	BCBSKC	M1C202512114528	12/5/2025	12/19/2025	MED $1,000- CHILD(REN)	693.66		PY	002068
01-01711	BCBSKC	M1E202512114528	12/5/2025	12/19/2025	MED $1,000 DED - EMP ONLY	1,852.20		PY	002068
01-01711	BCBSKC	M1F202512114528	12/5/2025	12/19/2025	MED $1,000 DED-FAMILY	2,183.38		PY	002068
01-01711	BCBSKC	M1S202512114528	12/5/2025	12/19/2025	MED $1,000 DED- SPOUSE	737.60		PY	002068
01-01711	BCBSKC	M2C202512114528	12/5/2025	12/19/2025	MED $3,000 DED-CHILD(REN)	644.63		PY	002068
01-01711	BCBSKC	M2E202512114528	12/5/2025	12/19/2025	MED $3,000 DED-EMP ONLY	1,147.64		PY	002068
01-01711	BCBSKC	M2F202512114528	12/5/2025	12/19/2025	MED $3,000 DED-FAMILY	2,028.68		PY	002068
01-01711	BCBSKC	M3C202512114528	12/5/2025	12/19/2025	SPIRA $1,500 DED- CHILD(REN)	2,546.56		PY	002068
01-01711	BCBSKC	M3E202512114528	12/5/2025	12/19/2025	SPIRA $1,500 DED- EMP ONLY	1,699.68		PY	002068
01-01711	BCBSKC	M3S202512114528	12/5/2025	12/19/2025	SPIRA $1,500 DED-SPOUSE	676.59		PY	002068
01-01711	BCBSKC	M4C202512114528	12/5/2025	12/19/2025	MED $4,000 DED-CHILD(REN)	587.56		PY	002068
01-01711	BCBSKC	M4E202512114528	12/5/2025	12/19/2025	MED $4,000 DED-EONLY	784.47		PY	002068
01-01711	BCBSKC	M4F202512114528	12/5/2025	12/19/2025	MED $4,000 DED-FAMILY	924.73		PY	002068
01-01711	BCBSKC	M5C202512114528	12/5/2025	12/19/2025	SPIRA $3,300 DED-CHILD(REN)	2,219.72		PY	002068
01-01711	BCBSKC	M5E202512114528	12/5/2025	12/19/2025	SPIRA $3,300 DED-EMPLOYEE	987.84		PY	002068
01-01711	BCBSKC	M5F202512114528	12/5/2025	12/19/2025	SPIRA $3,300 DED-FAMILY	1,746.12		PY	002068
01-01711	BCBSKC	M5S202512114528	12/5/2025	12/19/2025	SPIRA-$3,300 DED-SPOUSE	1,770.45		PY	002068
01-01711	BCBSKC	VSE202512114528	12/5/2025	12/19/2025	VISION-EMPLOYEE ONLY	72.00		PY	002068
01-01711	BCBSKC	VSF202512114528	12/5/2025	12/19/2025	VISION FAMILY	117.53		PY	002068
01-01711	BCBSKC	VSS202512114528	12/5/2025	12/19/2025	VISION-SPOUSE	43.15		PY	002068
01-01711	BCBSKC	DNC202512244529	12/19/2025	12/19/2025	BCBS Dental Insurance	435.00		PY	002068

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01-01711	BCBSKC	DNE202512244529	12/19/2025	12/19/2025	DENTAL-EMPLOYEE	408.75		PY	002068
01-01711	BCBSKC	DNF202512244529	12/19/2025	12/19/2025	BCBS Dental Insurance	621.50		PY	002068
01-01711	BCBSKC	DNS202512244529	12/19/2025	12/19/2025	BCBSKC Dental	131.00		PY	002068
01-01711	BCBSKC	M1C202512244529	12/19/2025	12/19/2025	MED $1,000- CHILD(REN)	693.66		PY	002068
01-01711	BCBSKC	M1E202512244529	12/19/2025	12/19/2025	MED $1,000 DED - EMP ONLY	1,852.20		PY	002068
01-01711	BCBSKC	M1F202512244529	12/19/2025	12/19/2025	MED $1,000 DED-FAMILY	2,183.38		PY	002068
01-01711	BCBSKC	M1S202512244529	12/19/2025	12/19/2025	MED $1,000 DED- SPOUSE	737.60		PY	002068
01-01711	BCBSKC	M2C202512244529	12/19/2025	12/19/2025	MED $3,000 DED-CHILD(REN)	644.63		PY	002068
01-01711	BCBSKC	M2E202512244529	12/19/2025	12/19/2025	MED $3,000 DED-EMP ONLY	1,147.64		PY	002068
01-01711	BCBSKC	M2F202512244529	12/19/2025	12/19/2025	MED $3,000 DED-FAMILY	2,028.68		PY	002068
01-01711	BCBSKC	M3C202512244529	12/19/2025	12/19/2025	SPIRA $1,500 DED- CHILD(REN)	2,546.56		PY	002068
01-01711	BCBSKC	M3E202512244529	12/19/2025	12/19/2025	SPIRA $1,500 DED- EMP ONLY	1,699.68		PY	002068
01-01711	BCBSKC	M3S202512244529	12/19/2025	12/19/2025	SPIRA $1,500 DED-SPOUSE	676.59		PY	002068
01-01711	BCBSKC	M4C202512244529	12/19/2025	12/19/2025	MED $4,000 DED-CHILD(REN)	587.56		PY	002068
01-01711	BCBSKC	M4E202512244529	12/19/2025	12/19/2025	MED $4,000 DED-EONLY	784.47		PY	002068
01-01711	BCBSKC	M4F202512244529	12/19/2025	12/19/2025	MED $4,000 DED-FAMILY	924.73		PY	002068
01-01711	BCBSKC	M5C202512244529	12/19/2025	12/19/2025	SPIRA $3,300 DED-CHILD(REN)	2,219.72		PY	002068
01-01711	BCBSKC	M5E202512244529	12/19/2025	12/19/2025	SPIRA $3,300 DED-EMPLOYEE	987.84		PY	002068
01-01711	BCBSKC	M5F202512244529	12/19/2025	12/19/2025	SPIRA $3,300 DED-FAMILY	1,746.12		PY	002068
01-01711	BCBSKC	M5S202512244529	12/19/2025	12/19/2025	SPIRA-$3,300 DED-SPOUSE	1,770.45		PY	002068
01-01711	BCBSKC	VSE202512244529	12/19/2025	12/19/2025	VISION-EMPLOYEE ONLY	72.00		PY	002068
01-01711	BCBSKC	VSF202512244529	12/19/2025	12/19/2025	VISION FAMILY	117.53		PY	002068
01-01711	BCBSKC	VSS202512244529	12/19/2025	12/19/2025	VISION-SPOUSE	43.15		PY	002068
					VENDOR SUBTOTAL		**50,120.88**		
01-01730	LAGERS	RLE202512114528	12/5/2025	12/24/2025	LAGERS RETIREMENT	15,892.80		PY	002069
01-01730	LAGERS	RPD202512114528	12/5/2025	12/24/2025	POLICE DEPARTMENT LAGERS	11,804.65		PY	002069
01-01730	LAGERS	RLE202512244529	12/19/2025	12/24/2025	LAGERS RETIREMENT	16,173.82		PY	002069
01-01730	LAGERS	RPD202512244529	12/19/2025	12/24/2025	POLICE DEPARTMENT LAGERS	9,850.56		PY	002069
					VENDOR SUBTOTAL		**53,721.83**		
01-01739	Print Time	1341639-IN	12/3/2025	12/16/2025	BUSINESS CARDS BLOVELL-STREETS	52.86		AP	048109
01-01739	Print Time	1341885-IN	12/9/2025	12/16/2025	BUSINESS CARDS JEDMISTON-PW	57.86		AP	048109
01-01739	Print Time	1342161-IN	12/12/2025	12/31/2025	PKVLL BUS CRDS T PHELAN - PST	52.86		AP	048151
					VENDOR SUBTOTAL		**163.58**		
01-01807	City of Parkville/Flex Pla	DCA202512114528	12/5/2025	12/19/2025	FSA- Dependent Care	323.33		PY	002063
01-01807	City of Parkville/Flex Pla	FLX202512114528	12/5/2025	12/19/2025	Flex Plan	655.65		PY	002063
01-01807	City of Parkville/Flex Pla	DCA202512244529	12/19/2025	12/19/2025	FSA- Dependent Care	323.33		PY	002063
01-01807	City of Parkville/Flex Pla	FLX202512244529	12/19/2025	12/19/2025	Flex Plan	655.65		PY	002063
					VENDOR SUBTOTAL		**1,957.96**		
01-01824	Terracon Consultants, Inc.	TP98148	12/10/2025	12/31/2025	FRMR MKT SPC INSPEC - PST	1,842.50		AP	048161
					VENDOR SUBTOTAL		**1,842.50**		
01-01900	LexisNexis Risk Solutions	1100237551	11/30/2025	12/16/2025	NOV2025 SERVICE-PD	130.00		AP	048094
01-01900	LexisNexis Risk Solutions	1100249245	12/31/2025	12/31/2025	DEC 2025 SRVC AGRMNT - PD	130.00		AP	048178
					VENDOR SUBTOTAL		**260.00**		

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01-01982	Rejis Commission	558455	8/1/2025	12/31/2025	MDT SFTWR & INSTALL - PD	2,817.00		AP	048185
01-01982	Rejis Commission	565499	11/7/2025	12/31/2025	NOV 2025 REJIS BILL - PD	268.20		AP	048154
01-01982	Rejis Commission	567254	12/5/2025	12/16/2025	DEC2025 REJIS SERVICE-PD	268.20		AP	048110
01-01982	Rejis Commission	569133	1/5/2026	1/20/2026	JAN 2026 MNTHLY REJIS - PD	268.20		AP	048210
					VENDOR SUBTOTAL		**3,621.60**		
01-02018	Ace ImageWear	1551453	11/25/2025	12/31/2025	ST LAUNDRY 11/25/25 - ST	62.36		AP	048165
01-02018	Ace ImageWear	1559419	12/23/2025	12/31/2025	LAUNDRY -ST	62.36		AP	048123
					VENDOR SUBTOTAL		**124.72**		
01-02035	ProPrint, Inc.	105660	1/6/2026	1/20/2026	2028 GOLF CART STICKERS - ADMI	654.52		AP	048208
					VENDOR SUBTOTAL		**654.52**		
01-02057	Lowe's Accounts Receivable	980240	12/20/2025	12/20/2025	LANDSCAPING - PST	120.20		AP	
01-02057	Lowe's Accounts Receivable	982871	12/20/2025	12/20/2025	LUMBER/SUPPLIES - PST	158.70		AP	
01-02057	Lowe's Accounts Receivable	988484	12/20/2025	12/20/2025	LUMBER/SUPPLIES - PST	49.69		AP	
01-02057	Lowe's Accounts Receivable	990111	12/20/2025	12/20/2025	LUMBER/SUPPLIES - PST	171.09		AP	
01-02057	Lowe's Accounts Receivable	991516	12/20/2025	12/20/2025	LUMBER/SUPPLIES - PST	243.98		AP	
					VENDOR SUBTOTAL		**743.66**		
01-02131	Heritage Tractor, Inc.	13118398	12/15/2025	12/31/2025	SWR PLNT MOWER ANNL MAINT- SWR	421.97		AP	048175
					VENDOR SUBTOTAL		**421.97**		
01-02201	Mission Square-307067	R4%202512244529	12/19/2025	12/24/2025	457 PERCENT CONTRIBUTION	561.41		PY	002070
01-02201	Mission Square-307067	R4A202512244529	12/19/2025	12/24/2025	457 PLAN FLAT AMOUNTS	955.00		PY	002070
01-02201	Mission Square-307067	R4M202512244529	12/19/2025	12/24/2025	457 PLAN EE AND MATCH	1,083.39		PY	002070
01-02201	Mission Square-307067	RR%202512244529	12/19/2025	12/24/2025	457 Def Comp %	1,545.27		PY	002070
01-02201	Mission Square-307067	RRA202512244529	12/19/2025	12/24/2025	457 Def Comp Roth	195.00		PY	002070
01-02201	Mission Square-307067	R4%202601084531	1/2/2026	1/9/2026	457 PERCENT CONTRIBUTION	196.96		PY	002074
01-02201	Mission Square-307067	R4A202601084531	1/2/2026	1/9/2026	457 PLAN FLAT AMOUNTS	930.00		PY	002074
01-02201	Mission Square-307067	R4M202601084531	1/2/2026	1/9/2026	457 PLAN EE AND MATCH	1,062.56		PY	002074
01-02201	Mission Square-307067	RR%202601084531	1/2/2026	1/9/2026	457 Def Comp %	1,290.22		PY	002074
01-02201	Mission Square-307067	RRA202601084531	1/2/2026	1/9/2026	457 Def Comp Roth	195.00		PY	002074
					VENDOR SUBTOTAL		**8,014.81**		
01-02228	Metro Rolloff Container Se	M31611	9/11/2025	12/31/2025	FRMRS MKT POTTY 9/11-10/8 PST	284.00		AP	048142
01-02228	Metro Rolloff Container Se	M32982	10/24/2025	12/16/2025	PNS GS RR RENT 1024-1120-PST	1,054.00		AP	048099
01-02228	Metro Rolloff Container Se	M33983	12/3/2025	12/16/2025	ELP2 RR RENT 1203-1230-PST	204.00		AP	048099
01-02228	Metro Rolloff Container Se	M34056	12/5/2025	12/16/2025	FRIENDS SHTR RR 1205-0101-PST	285.98		AP	048099
01-02228	Metro Rolloff Container Se	M34057	12/5/2025	12/16/2025	ELP RR 1205-0101 RENT-PST	230.98		AP	048099
01-02228	Metro Rolloff Container Se	M34073	12/5/2025	12/16/2025	PNS RR RENT 1205-0101-PST	229.00		AP	048099
					VENDOR SUBTOTAL		**2,287.96**		
01-02253	TooBaRoo	1167	12/5/2025	12/31/2025	DNS MODIFICATIONS - TS	612.50		AP	048162
01-02253	TooBaRoo	PKVLMO-1166	12/5/2025	12/16/2025	DEC2025 WEBSITE HOSTING-ISF TE	170.00		AP	048116
					VENDOR SUBTOTAL		**782.50**		
01-02317	UMB Bank, N.A.	HSA202512244529	12/19/2025	12/24/2025	HSA Contribution	1,559.58		PY	002072
01-02317	UMB Bank, N.A.	HSA202601084531	1/2/2026	1/9/2026	HSA Contribution	8,624.92		PY	002075
					VENDOR SUBTOTAL		**10,184.50**		
01-02319	CNH Industrial Accounts	6278055	10/30/2025	12/31/2025	BACKHOE LEASE - ST	1,005.38		AP	048168

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01-02319	CNH Industrial Accounts	6175873	11/29/2025	12/24/2025	BACKHOE LEASE - DEC 2025 - ST	1,005.38		AP	
					VENDOR SUBTOTAL		**2,010.76**		
01-02335	KCMO City Treasurer (Reven	KC2202510024522	9/26/2025	12/24/2025	KC Earnings Tax W/H	662.16		PY	002071
01-02335	KCMO City Treasurer (Reven	KC2202510154523	10/10/2025	12/24/2025	KC Earnings Tax W/H	679.43		PY	002071
01-02335	KCMO City Treasurer (Reven	KC2202510294524	10/24/2025	12/24/2025	KC Earnings Tax W/H	667.67		PY	002071
01-02335	KCMO City Treasurer (Reven	KC2202511134525	11/7/2025	12/24/2025	KC Earnings Tax W/H	601.56		PY	002071
01-02335	KCMO City Treasurer (Reven	KC2202511254527	11/21/2025	12/24/2025	KC Earnings Tax W/H	644.22		PY	002071
01-02335	KCMO City Treasurer (Reven	KC2202512114528	12/5/2025	12/24/2025	KC Earnings Tax W/H	632.78		PY	002071
01-02335	KCMO City Treasurer (Reven	KC2202512244529	12/19/2025	12/24/2025	KC Earnings Tax W/H	591.86		PY	002071
					VENDOR SUBTOTAL		**4,479.68**		
01-02365	Quality Plumbing	141570291	10/29/2025	12/31/2025	STREETS SEPTIC - ST	412.50		AP	048184
01-02365	Quality Plumbing	157636515	12/10/2025	12/31/2025	STREETS SPEPTIC - ST	702.50		AP	048152
01-02365	Quality Plumbing	155224338	12/12/2025	12/31/2025	STREETS SEPTIC - ST	1,140.00		AP	048184
					VENDOR SUBTOTAL		**2,255.00**		
01-02374	Platte County Regional Sew	2025-029	7/11/2025	12/31/2025	2025 Q2 OFF SYS TRTMNT - SWR	5,139.46		AP	048182
01-02374	Platte County Regional Sew	2025-042	11/7/2025	12/31/2025	NOV 2025 OPS - SWR	28,327.66		AP	048182
01-02374	Platte County Regional Sew	2025-045	12/4/2025	12/31/2025	DEC 2025 OPS - SWR	28,327.70		AP	048182
01-02374	Platte County Regional Sew	2025-047	12/5/2025	12/31/2025	RSS LK ODOR CNTRL - SWR	4,173.35		AP	048182
01-02374	Platte County Regional Sew	2026-002	12/31/2025	12/31/2025	2025 Q3-Q4 OFF SYS TRTMNT - SW	10,278.91		AP	048182
					VENDOR SUBTOTAL		**76,247.08**		
01-02409	UniFirst Corporation	3281337069	11/3/2025	12/16/2025	NOV2025 MAT SERVICE-ISF BLDG	210.62		AP	048117
01-02409	UniFirst Corporation	3281345769	12/1/2025	12/16/2025	DEC MAT SERVICE - ISF BLDG	210.62		AP	048117
01-02409	UniFirst Corporation	3281354938	12/29/2025	12/31/2025	DEC 2025 RUG SRVC CH - ISFBLDG	210.62		AP	048191
					VENDOR SUBTOTAL		**631.86**		
01-02440	Overland Park Awards	2576	12/2/2025	12/16/2025	NAME BADGE/PLATES - ADMIN	71.45		AP	048105
01-02440	Overland Park Awards	2659	12/16/2025	12/31/2025	MEETING SUPPLIES - ADMIN	30.45		AP	048148
					VENDOR SUBTOTAL		**101.90**		
01-02465	Charlesworth Consulting, L	869446	12/29/2025	12/31/2025	DEC 2025 RISK MGMT - ISF ADMIN	1,600.00		AP	048167
					VENDOR SUBTOTAL		**1,600.00**		
01-02500	Surency	AMN202512114528	12/5/2025	12/19/2025	FSA and DCA Admin Fees	22.00		PY	002064
01-02500	Surency	AMN202512244529	12/19/2025	12/19/2025	FSA and DCA Admin Fees	22.00		PY	002064
					VENDOR SUBTOTAL		**44.00**		
01-02534	Stewart Title Company	2801103	12/23/2025	12/31/2025	O&E REPORT FOR TERRA VISTA - P	250.00		AP	048158
					VENDOR SUBTOTAL		**250.00**		
01-02557	Midwest Recycling Center	250982	10/9/2025	12/16/2025	100925 RECYCLING EVENT-STREETS	450.00		AP	048102
					VENDOR SUBTOTAL		**450.00**		
01-02558	Cintas Corporation #430	5306884303	12/9/2025	12/31/2025	DISINFECTANT - ST	7.53		AP	048129
01-02558	Cintas Corporation #430	5311886604	1/8/2026	1/20/2026	DISINFECTANT - ST	7.53		AP	048196
					VENDOR SUBTOTAL		**15.06**		
01-02569	Axon Enterprise, Inc.	INUS373452	9/1/2025	12/31/2025	YEARLY TASER SUB - PD	9,422.72		AP	048126
					VENDOR SUBTOTAL		**9,422.72**		
01-02574	Everfast Fiber Networks	0569-20260101	12/31/2025	12/31/2025	CITY HALL PHONE SRVC - ISF BLD	76.49		AP	048171
					VENDOR SUBTOTAL		**76.49**		

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01-02632	MEI Total Elevator Solutio	1162918	12/27/2025	12/31/2025	ELEVATOR REPAIR - ISF BLDG	468.75		AP	048140
					VENDOR SUBTOTAL		**468.75**		
01-02636	BBN Architects	WA#17-12.19.2025	12/19/2025	12/31/2025	WA#17 FINAL DESIGN - PST	1,172.50		AP	048127
					VENDOR SUBTOTAL		**1,172.50**		
01-02691	Mid-American Research Chem	0865031-IN	11/21/2025	12/16/2025	SILICONIZED RELEASE AGENT-STRE	220.50		AP	048101
					VENDOR SUBTOTAL		**220.50**		
01-02791	McClure Engineering Compan	164717	12/4/2025	12/16/2025	NOV WORK BELL RD SDWK-CIP	5,615.00		AP	048096
01-02791	McClure Engineering Compan	164718	12/4/2025	12/16/2025	PLP BRIDGE CONSTRUCTION-CIP	92.50		AP	048096
01-02791	McClure Engineering Compan	165171	12/30/2025	12/31/2025	BELL RD PSA 11/30-12/27 - CP	7,128.75		AP	048179
					VENDOR SUBTOTAL		**12,836.25**		
01-02803	MCCALL, JIM	112225	11/22/2025	12/17/2025	REIMB VET MEM FUNDRAISER-VM	2,130.00		AP	048122
					VENDOR SUBTOTAL		**2,130.00**		
01-02818	C & G Rubber Stamp, Inc.	0153822	1/8/2026	1/20/2026	2026 DOG TAGS - ADMIN	170.00		AP	048195
					VENDOR SUBTOTAL		**170.00**		
01-02871	Chris Ashley	AUG-NOV	11/25/2025	12/16/2025	MILEAGE REIMB - PST	148.40		AP	048079
					VENDOR SUBTOTAL		**148.40**		
01-02894	Menards	97552	12/16/2025	12/31/2025	SANDER & BELTS - PST	173.85		AP	048141
					VENDOR SUBTOTAL		**173.85**		
01-02916	Renaissance Infrastructure	25-1038	11/30/2025	12/31/2025	WA12 FRESH KARMA - PW	3,690.00		AP	048155
					VENDOR SUBTOTAL		**3,690.00**		
01-02920	Ryan Lawn & Tree	1077315	11/19/2025	12/16/2025	IRRIGATION WINTERIZATION-PST	135.00		AP	048112
					VENDOR SUBTOTAL		**135.00**		
01-02950	Toshiba America Business S	3913326	10/21/2025	12/31/2025	FINAL MOVE CHARGE - ADMIN	350.00		AP	048163
					VENDOR SUBTOTAL		**350.00**		
01-02967	Linde Gas & Equipment INC	53621317	11/30/2025	12/16/2025	CYLINDER LEASE - STREETS	225.75		AP	048095
					VENDOR SUBTOTAL		**225.75**		
01-02978	Sontiq	IDE202512114528	12/5/2025	12/19/2025	IDENTITY THEFT-EMPLOYEE	38.00		PY	002065
01-02978	Sontiq	IDF202512114528	12/5/2025	12/19/2025	Sontiq (Identity Force)	17.50		PY	002065
01-02978	Sontiq	IDE202512244529	12/19/2025	12/19/2025	IDENTITY THEFT-EMPLOYEE	38.00		PY	002065
01-02978	Sontiq	IDF202512244529	12/19/2025	12/19/2025	Sontiq (Identity Force)	17.50		PY	002065
					VENDOR SUBTOTAL		**111.00**		
01-03029	Southern Platte Fire Prote	25-144	12/2/2025	12/16/2025	DEC2025 TORNADO SIREN-PW	150.00		AP	048114
01-03029	Southern Platte Fire Prote	26-001	1/2/2026	12/31/2025	JAN 2026 MNTHLY SIREN - PW	150.00		AP	048190
					VENDOR SUBTOTAL		**300.00**		
01-03053	FP Mailing Solutions	RI06884092	11/25/2025	12/16/2025	YRLY METER LEASE/MNT-ADMIN	192.45		AP	048085
					VENDOR SUBTOTAL		**192.45**		
01-03054	She Digs It	25120	12/29/2025	12/31/2025	WA13 805 MAIN ST STRM LID - SW	13,950.00		AP	048189
					VENDOR SUBTOTAL		**13,950.00**		
01-03093	Fluid Equipment/Cogent	5641084	11/4/2025	12/16/2025	WA46 PM DECANT PUMP WWTF-SEWER	1,550.00		AP	048083
01-03093	Fluid Equipment/Cogent	5643377	12/2/2025	12/16/2025	WA47 RAS PUMP BACKUP PUMP-SEWE	2,200.00		AP	048083
					VENDOR SUBTOTAL		**3,750.00**		
01-03120	Next Generation Recreation	2194	12/31/2025	1/20/2026	50% DEPOSIT ON BENCHES - PST	4,320.00		AP	048207
					VENDOR SUBTOTAL		**4,320.00**		

Parkville, Missouri
Expenditure Posting
December 17, 2025-January 20, 2026

VendorNo	VendorName	Invoice Number	Invoice Date	PayDate	Description	Gross	Total Vendor	BankCode	CheckNo
01-03137	North Kansas City Electric	55555	12/12/2025	12/31/2025	RELOCATE FIRE ALARM - PW	631.37		AP	048147
					VENDOR SUBTOTAL		**631.37**		
01-03138	Riverside Technologies, In	RC0004061	8/31/2025	12/31/2025	AUG 2025 - AA652 PRNT AGMNT-PD	20.51		AP	048186
01-03138	Riverside Technologies, In	IN0450902	9/2/2025	12/31/2025	BKING RM VIDEO EQ - PD	72.98		AP	048186
01-03138	Riverside Technologies, In	IN0452988	9/24/2025	12/31/2025	AC ADAPTER - ISF ADMIN	40.00		AP	048186
01-03138	Riverside Technologies, In	IN0453244	9/29/2025	12/31/2025	COMPTR DOCK - KERSTEN - ISF TS	165.00		AP	048186
01-03138	Riverside Technologies, In	IN0453648	10/2/2025	12/31/2025	MONITORS - CLARK - ISF TS	377.40		AP	048186
01-03138	Riverside Technologies, In	IN0454686	10/10/2025	12/31/2025	SERVER FREFRESH - ISF TS	47,220.81		AP	048186
01-03138	Riverside Technologies, In	INO455183	10/17/2025	12/31/2025	HP MONITOR - PW	188.70		AP	048186
01-03138	Riverside Technologies, In	RC0004531	10/31/2025	12/31/2025	NOV 2025 PNTR CNT - ISF ADMIN	472.00			
01-03138	Riverside Technologies, In	IN0458882	11/26/2025	12/31/2025	CAM @ PD SUB LOBBY - PD	360.26		AP	048186
01-03138	Riverside Technologies, In	RC0004719	11/30/2025	12/16/2025	DEC2025 ADMIN PRINTER - PD	20.51		AP	048111
01-03138	Riverside Technologies, In	RC0004752	11/30/2025	12/31/2025	EASTSIDE PTR LEASE&SERV-ISF TE	472.00		AP	048156
01-03138	Riverside Technologies, In	RC0004786	11/30/2025	12/16/2025	DEC2025 MSP&SW LICENSING-ISF T	4,385.00		AP	048111
01-03138	Riverside Technologies, In	IN0458942	12/1/2025	12/16/2025	YRLY PHOTOSHOP SUBSCPTN-ISF TE	141.25		AP	048111
01-03138	Riverside Technologies, In	IN0460178	12/16/2025	12/31/2025	BKING & INVW RM CAMERA - PD	1,199.75		AP	048156
01-03138	Riverside Technologies, In	IN0460239	12/17/2025	12/31/2025	FOXIT NAOMI & JAMES - PW	376.00		AP	048156
01-03138	Riverside Technologies, In	IN0461554	12/31/2025	12/31/2025	CMRA INST @ PD SUB - PD	459.90		AP	048186
01-03138	Riverside Technologies, In	IN0461555	12/31/2025	12/31/2025	SUB COMPUTER INSTALL - PD	1,439.70		AP	048186
01-03138	Riverside Technologies, In	RC0004940	12/31/2025	1/20/2026	JAN 2026 - AA652 PNTR - PD	20.51		AP	048211
01-03138	Riverside Technologies, In	RC0004973	12/31/2025	1/20/2026	JAN 2026 - AA674 PNTR - ISF AD	472.00		AP	048211
01-03138	Riverside Technologies, In	RC0005006	12/31/2025	1/20/2026	2026 JAN - LICENSE FEES-ISF TS	4,385.00		AP	048211
					VENDOR SUBTOTAL		**62,289.28**		
01-03139	Enterprise FM Trust	FBN5502734	12/3/2025	12/22/2025	VEHICLE MAINT & LEASE - DEC 25	15,151.03		AP	
					VENDOR SUBTOTAL		**15,151.03**		
01-03142	Columbia Capital Managemen	26575001	12/31/2025	1/15/2026	CRKSD PROF -DEC 2025	5,118.75		AP	000203
01-03142	Columbia Capital Managemen	26575002	12/31/2025	1/15/2026	CRKSDE TIF/CID - FINAL	10,000.00		AP	000203
01-03142	Columbia Capital Managemen	26575003	12/31/2025	1/15/2026	CRKSD WTRFLL EXP - Q3-4 2025	7,000.00		AP	000203
					VENDOR SUBTOTAL		**22,118.75**		
01-03146	DOCUSIGN INC	111100602429	12/3/2025	12/16/2025	YRLY SUBSCRIPTION-ADMIN	3,042.00		AP	048082
					VENDOR SUBTOTAL		**3,042.00**		
01-03155	RubinBrown LLP	1079547	10/31/2025	12/31/2025	OCT 2025 - PROF SRVCS - SWR	4,100.00		AP	048188
01-03155	RubinBrown LLP	1084556	11/30/2025	12/31/2025	NOV 2025 PROF SRVCS - SWR	5,825.00		AP	048188
					VENDOR SUBTOTAL		**9,925.00**		
01-03174	Fisher Patterson Sayler &	116211	12/14/2025	12/31/2025	NRTHLND MNGMT 11/30/25 - ADMIN	4,037.00		AP	048133
					VENDOR SUBTOTAL		**4,037.00**		
01-03214	Simply Living LLC	1850	12/2/2025	12/16/2025	HANDYMAN WORK @CH-ISF BLDG	250.00		AP	048113
					VENDOR SUBTOTAL		**250.00**		
01-03226	ACTServices/Acessibilty Co	2524	11/30/2025	12/16/2025	TRAINING ADA/FAIR HOUSING-CD	4,000.00		AP	048072
01-03226	ACTServices/Acessibilty Co	2525	11/30/2025	12/16/2025	INCIDENTALS FOR TRAINER-CD	1,176.37		AP	048072
					VENDOR SUBTOTAL		**5,176.37**		
01-03230	Hutchinson Salt Company, I	200301	12/7/2025	12/16/2025	SNOW SALT MATERIAL-STREETS	4,704.82		AP	048090
01-03230	Hutchinson Salt Company, I	200859	12/21/2025	12/31/2025	SALT - ST	7,109.52		AP	048176

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					VENDOR SUBTOTAL		**11,814.34**		
01-03239	Metropoint Services, LLC	6147	11/1/2025	12/31/2025	JANITORIAL NOV - BLDG	1,550.00		AP	048143
01-03239	Metropoint Services, LLC	6198	12/1/2025	12/16/2025	DEC2025 JANITORIAL SERV-ISF BL	1,550.00		AP	048100
01-03239	Metropoint Services, LLC	6242	1/1/2026	1/20/2026	JAN 2026 MNTHLY JS - ISF BLDG	1,550.00		AP	048204
					VENDOR SUBTOTAL		**4,650.00**		
01-03244	City of Lenexa	2286	12/31/2025	1/20/2026	2025 KCMMB CONCRETE - PW	661.21		AP	048197
01-03244	City of Lenexa	2302	12/31/2025	1/20/2026	2025 KCMMB ASPHALT - PW	689.63		AP	048197
					VENDOR SUBTOTAL		**1,350.84**		
01-03271	White Lawn and Landscape,	10896	11/7/2025	12/31/2025	9 HWY ROW MOW 10/10 & 10/25-ST	160.00		AP	048193
01-03271	White Lawn and Landscape,	11068	12/9/2025	12/16/2025	ROUTE 9 MOWING - STREETS	160.00		AP	048119
01-03271	White Lawn and Landscape,	11069	12/9/2025	12/16/2025	CITY HALL & CEMETARY-ADMIN	1,090.00		AP	048119
01-03271	White Lawn and Landscape,	11070	12/9/2025	12/16/2025	GW PK & PAC PARK MOWING-PST	845.00		AP	048119
					VENDOR SUBTOTAL		**2,255.00**		
01-03280	CKC HOLDINGS, LLC	DEC2025	12/1/2025	1/2/2026	DEC 2025 PD SUBSTN RENT-PD	1,610.01		AP	
					VENDOR SUBTOTAL		**1,610.01**		
01-03281	MERITAS HEALTH OCCUPATIONA	79195	11/3/2025	12/16/2025	POST ACCIDENT SCNG-ISF PR	148.00		AP	048098
					VENDOR SUBTOTAL		**148.00**		
01-03293	CYNTHIA CLARK	7	12/30/2025	1/8/2026	PROF SRVCS 12/10-12/24 -ADMIN	2,970.00		AP	000202
					VENDOR SUBTOTAL		**2,970.00**		
01-03294	FLYNN MIDWEST LP	143585	10/15/2025	12/16/2025	VESTIBULE WATER TEST-PW	614.00		AP	048084
01-03294	FLYNN MIDWEST LP	145819	11/25/2025	12/16/2025	CH 2ND FLR WINDOW REPLCMT-PW	3,221.00		AP	048084
01-03294	FLYNN MIDWEST LP	146383	12/5/2025	12/16/2025	CHIEFS WINDOW REPLCMT-PW	2,421.00		AP	048084
01-03294	FLYNN MIDWEST LP	146395	12/5/2025	12/16/2025	N VESTBL HINGE/CLOSURE-PW	2,255.00		AP	048084
01-03294	FLYNN MIDWEST LP	146645	12/10/2025	12/16/2025	CH VESTIBULE RECONSTRCTN-PW	8,401.00		AP	048084
01-03294	FLYNN MIDWEST LP	146668	12/10/2025	12/16/2025	EAST DOOR CD AREA HINGE-PW	2,255.00		AP	048084
01-03294	FLYNN MIDWEST LP	148276	1/9/2026	1/20/2026	E DOOR @CD ATRAGAL & SWEEP -PW	1,491.00		AP	048199
					VENDOR SUBTOTAL		**20,658.00**		
01-03310	GEST MISSOURI HOLDINGS LLC	1014	1/8/2026	1/8/2026	JAN MNTHLY SERVICE - ADMIN	5,000.00		AP	000201
					VENDOR SUBTOTAL		**5,000.00**		
01-03311	VALIDITY SCREENING SOLUTIO	264404	12/31/2025	1/16/2026	BACKGROUND CHECKS - ISF HR	107.90		AP	000204
					VENDOR SUBTOTAL		**107.90**		
01-03312	ELLIOTT ELECTRIC SUPPLY	171-47547-01	11/14/2025	12/31/2025	PKVLL DAYS PEDASTAL BASE - PST	200.19		AP	048131
					VENDOR SUBTOTAL		**200.19**		
01-03313	BLADES GROUP LLC	18050504	11/25/2025	12/16/2025	PAVEMENT PATCHING-STREETS	1,302.00		AP	048077
					VENDOR SUBTOTAL		**1,302.00**		
01-03314	JODI KERSTEN	3033	11/3/2025	12/31/2025	WALGREENS MTG FOOD - ADMIN	21.17		AP	048136
01-03314	JODI KERSTEN	202512294530	11/4/2025	12/31/2025	MEETING FOOD - ADMIN	8.30		AP	048136
					VENDOR SUBTOTAL		**29.47**		
01-03315	WRIGHT OUTDOOR SOLUTIONS,	19854	9/30/2025	12/31/2025	FALL CONTAINER INSTALL - PK	1,225.85		AP	048164
01-03315	WRIGHT OUTDOOR SOLUTIONS,	21965	11/30/2025	12/31/2025	WINTER PLANTERS - PST	1,225.85		AP	048164
01-03315	WRIGHT OUTDOOR SOLUTIONS,	ACI202512114528	12/5/2025	12/19/2025	ACCIDENTAL & CRITICAL ILLNESS	236.11		PY	002066
01-03315	WRIGHT OUTDOOR SOLUTIONS,	ADD202512114528	12/5/2025	12/19/2025	ADD on Guardian	1,019.76		PY	002066
01-03315	WRIGHT OUTDOOR SOLUTIONS,	ADE202512114528	12/5/2025	12/19/2025	ADD on Guardian	14.91		PY	002066

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01-03315	WRIGHT OUTDOOR SOLUTIONS,	LTD202512114528	12/5/2025	12/19/2025	Long Term Disability	232.82		PY	002066
01-03315	WRIGHT OUTDOOR SOLUTIONS,	ACI202512244529	12/19/2025	12/19/2025	ACCIDENTAL & CRITICAL ILLNESS	236.11		PY	002066
01-03315	WRIGHT OUTDOOR SOLUTIONS,	ADD202512244529	12/19/2025	12/19/2025	ADD on Guardian	1,019.76		PY	002066
01-03315	WRIGHT OUTDOOR SOLUTIONS,	ADE202512244529	12/19/2025	12/19/2025	ADD on Guardian	14.91		PY	002066
01-03315	WRIGHT OUTDOOR SOLUTIONS,	LTD202512244529	12/19/2025	12/19/2025	Long Term Disability	232.82		PY	002066
					VENDOR SUBTOTAL		**5,458.90**		
					TOTAL	-	781,179.80		

CITY OF PARKVILLE
Policy Report

Date: January 9, 2026

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	P&Z mtg on 9/9/25	-	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	P&Z mtg on 9/9/25	-	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	P&Z mtg on 10/14/25	-	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-straoge facillity	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 Shelt	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
Creekisde 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.	SW corner of Brush Creek Pkwy	20-4.0-19-000-000-031.000	Two-and-a-half story, 74,410 sq. ft. elementary school	6/9/2023	Yes	Completed	No change	2/29/2024	7/1/2025	Brad Stanton
8 East Street	8 East St.	20-7.0-35-400-004-001.000	Interior + exterior remodeling of two-story building	7/5/2023	Yes	Completed	No change	Fall 2023	Early 2025	Stephen Lachky
Chase Bank	9000 NW 45 Hwy	20-6.0-23-400-005-002.000	3,333 sq. ft. office/bank building w/ ATM drive-thru	11/2/2023	Yes	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, limit	5/9/2025	Yes	Approved	No change	TBD	TBD	Brad Stanton
Fresh Karma Marijuana Dispens	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	Yes	Approved	No change	Fall 2025	Spring 2026	Brad Stanton