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: March 23, 2026 4:00 p.m. By: MB

BOARD OF ALDERMEN
Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, March 24, 2026 6:00 PM
City Hall Board Room

Next numbers: Bill No. 3366 / Ord. No. 3291

1. CALL TO ORDER

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

2. CITIZEN INPUT

A. Seven Days Kindness Community Proclamation
B. City Clerk Certification Recognition
C. Parkville Old Towne Market Community Improvement District Tax Renewal Recognition
D. Recognition to Ward 4 Alderman Michael Lee for his service to FOPAS
E. Brent Uhrmacher; Request for Information

3. NON-ACTION ITEMS

A. Year-end 2025 Budget and Investment Reports (unaudited)

4. CONSENT AGENDA

A. Approve the minutes for the March 3, 2026, regular meeting
B. Receive and file the crime statistics for January 1 through January 31, 2026
C. Approve Resolution No. 26-008, a Resolution approving the Fourth Amendment to the Employment Agreement between the City of Parkville, Missouri and Alexa Barton (Administration)
D. Approve the semi-annual financial report for the second half of 2025 and direct City Administration to publish
E. Appointment of Alderman Brian Whitley as liaison to the Friends of Parkville Animal Sanctuary (FOPAS)

5. ACTION AGENDA

A. Approve the first and second readings of Bill No. 3369, an ordinance extending the limits of the City of Parkville by voluntary annexation to include described real estate in unincorporated Platte County, Mo. generally located at 16716 45 Highway — Platte

County Parcel No. 21-6.0-13-000-000-012.000 (58.67 acres, more or less) - Brian Mertz, applicant (Community Development)

B. Approve the second reading of Bill No. 3366, an ordinance to approve a zoning map amendment from Platte County "RMD" Residential Multiple Dwelling to City of Parkville "R-4-P" Planned Mixed-Density Residential for Creekside West R4 - Case No. PZ2026-01B; Brian Mertz, applicant (Community Development)

C. Approve the second reading of Bill No. 3367, an ordinance to approve a preliminary development plan for Creekside West R4, a planned mixed-density residential development consisting of 246 residential units on 157 lots for patio home, duplex, and triplex units on 58.87 acres, more or less, generally located west of Creekside Village Third Plat at Highway 45 - Case No. PZ2026-01C; Brian Mertz, applicant (Community Development)

D. Approve the second reading of Bill No. 3368, an ordinance to approve a conditional use permit to allow 3-plex building types in the R-4 zoning district for Creekside West R4 - Case No. PZ2026-01D; Brian Mertz, applicant (Community Development)

6. STAFF UPDATES ON ACTIVITIES

A. Administration

1. Accounts Payable

B. Police Department

C. Community Development

D. Public Works

E. Parks & Recreation

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

8. UPCOMING MEETINGS

A. - Tuesday, April 7, 2026, at 6:00 p.m
- Tuesday, April 21, 2026, at 6:00 p.m.
  - Work Session at 5:00 p.m.
- Tuesday, May 5, 2026, at 6:00 p.m.
- Tuesday, May 19, 2026, at 6:00 p.m.

9. ADJOURN

General Agenda Notes:
The agenda closed at noon on March 19, 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 March 24, 2026.

PROCLAMATION

SevenDays® Week in Parkville

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

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

WHEREAS, SevenDays® 2026 will commemorate its second decade focused on teaching kindness and making a ripple to change the world; and

WHEREAS, SevenDays® 2026 begins on Monday, April 20, and will feature the Ripples of Kindness Breakfast on Thursday, April 23—a celebration of area youth and the announcement of the sixth annual Ripple of Kindness honorees—and will continue through Tuesday, April 28; and

WHEREAS, SevenDays® continues its daily themes of Love, Discover, Others, Connect, You, Go, and Onward, bringing people from all walks of life together to overcome hate through acts of kindness; and

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

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

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

NOW, THEREFORE, I, Dean Katerndahl, Mayor of the City of Parkville, Missouri do hereby proclaim April 20th through April 28th, 2026, as SevenDays® of Kindness in Parkville, and urge all citizens to engage in acts of kindness throughout the week and to remember the events of April 13, 2014—not only for the losses of that day, but also for the significance of the powerful and enduring vow to overcome hate with kindness.

Mayor Dean Katerndahl

CITY OF PARKVILLE
Policy Report

Date: March 17, 2026

Prepared By:
Alexa Barton, City Administrator

Reviewed By:

ISSUE:
Parkville Old Towne Market Community Improvement District Tax Renewal Recognition

BACKGROUND:
The Parkville Old Towne Market Community Improvement District (POTMCID) is to be commended for its recent successful renewal of the downtown sales tax supporting the Main Street area. This renewal ensures the continued funding of vital services, maintenance, and beautification efforts for our Historic Parkville Main Street, which will continue to enhance the character and vitality of downtown Parkville. The City extends its appreciation to POTMCID for its ongoing dedication, partnership, and service to the community.

STRATEGIC GOAL(S):

BUDGET IMPACT:

ALTERNATIVES:

FINANCE COMMITTEE RECOMMENDATION:

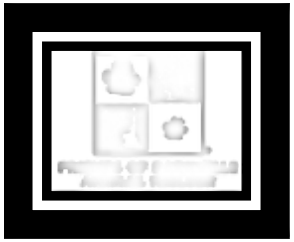
STAFF RECOMMENDATION:

POLICY:

SUGGESTED MOTION:

ATTACHMENTS:
None

CERTIFICATE OF APPRECIATION



THIS CERTIFCATE IS AWARDED TO

MICHAEL LEE

Elected Official Liaison

2023-2026

IN RECOGNITION OF VALUABLE CONTRIBUTIONS TO
FRIENDS OF PARKVILLE ANIMAL SHELTER
MARCH 24, 2026

_____

Mayor Dean Katerndahl

CITY OF PARKVILLE
Policy Report

Date: March 19, 2026

Prepared By:
Bryan Kidney, Deputy City Administrator

Reviewed By:
Alexa Barton, City Administrator

ISSUE:
Year-end 2025 Budget and Investment Reports (unaudited)

BACKGROUND:
Staff will review the end of 2025 budget variances and investment report.

STRATEGIC GOAL(S):
Operational Excellence

BUDGET IMPACT:
There is no budget impact on this item

ALTERNATIVES:

1. Review end of year 2025 budget report and investment report.
2. Do not review the end of year 2025 budget report and investment report.

STAFF RECOMMENDATION:
None

POLICY:
Parkville Municipal Code Section 143.020 directs the Finance/Audit Committee to hear financial reports and report to the Board of Aldermen on financial matters.

SUGGESTED MOTION:
Because this is a report, no motion is necessary.

ATTACHMENTS:
1. YTD 12312025
2. Parkville Dec 2025



City of Parkville

2025 Unaudited Financials
December 31, 2025

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General Fund (10)
2025 Unaudited

Category	2024 Audited	2025 Amended	2025 Revised	2025 Unaudited
Revenues				
Property Taxes	$ 1,803,344	$ 1,794,000	$ 1,849,000	$ 1,826,388
Licenses	77,024	73,000	77,000	80,584
Permits	702,450	329,000	411,000	504,600
Franchise	937,859	928,000	925,000	988,333
Sales Tax	1,890,001	1,904,000	2,165,000	2,157,547
Court	72,169	50,000	36,000	46,700
Interest & Admin Fees	206,566	121,000	277,000	248,311
Miscellaneous	655,480	760,000	764,000	729,606
Transfers	729,114	180,000	193,000	192,860
Total Revenues	**7,074,007**	**6,139,000**	**6,697,000**	**6,774,929**
Expenditures				
Department				
Administration	2,140,314	1,750,000	1,750,000	1,807,343
Court	159,111	217,000	217,000	184,587
Public Works	465,318	660,000	660,000	664,282
Community Development	623,712	823,000	823,000	713,266
Public Information	31,191	44,000	44,000	29,460
Information Technology	236,095	400,000	400,000	144,315
Transfer - Transportation	*243,000*	*247,000*	*247,000*	*247,000*
Transfer - Parks & Recreation	*426,000*	*433,000*	*433,000*	*433,000*
Transfer - Public Safety	*1,500,000*	*1,526,000*	*1,526,000*	*1,526,000*
Transfer - Public Safety - One Time	-	-	-	
Transfer - Stormwater	*185,000*	*270,000*	*278,000*	*248,000*
Transfer - Debt Transfers	*291,000*	*300,000*	*300,000*	*300,000*
Transfer - Emergency Reserve	*118,000*	*136,000*	*136,000*	*136,000*
SUBTOTAL TRANSFERS OUT	***2,763,000***	***2,912,000***	***2,920,000***	***2,890,000***
Capital Outlay	44,517	75,000	75,000	3,416
Total Expenditures	**6,463,258**	**6,881,000**	**6,889,000**	**6,436,669**
Increase (decrease)	610,749	(742,000)	(192,000)	338,260
Beginning Fund Balance	2,007,707	2,213,004	2,618,456	2,618,456
Ending Fund Balance	**2,618,456**	**1,471,004**	**2,426,456**	**2,956,716**

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

10 -General Fund
FINANCIAL SUMMARY

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
REVENUE SUMMARY					
PROPERTY TAXES	1,794,000.00	(1,123.84)	1,826,389.07	101.81	(32,389.07)
LICENSES	73,000.00	1,652.50	80,583.75	110.39	(7,583.75)
PERMITS	329,000.00	14,378.77	504,600.43	153.37	(175,600.43)
FRANCHISE FEES	928,000.00	332,395.05	988,332.49	106.50	(60,332.49)
SALES TAXES	1,904,000.00	163,516.56	2,157,548.74	113.32	(253,548.74)
COURT REVENUE	50,000.00	6,438.92	46,700.09	93.40	3,299.91
INTEREST INCOME	121,000.00	(456.76)	248,310.28	205.22	(127,310.28)
MISCELLANEOUS	760,000.00	21,882.75	729,606.25	96.00	30,393.75
TRANSFERS IN	180,000.00	15,000.00	192,860.20	107.14	(12,860.20)
TOTAL REVENUES	6,139,000.00	553,683.95	6,774,931.30	110.36	(635,931.30)
EXPENDITURE SUMMARY					
ADMINISTRATION	1,750,000.00	212,656.75	1,807,342.62	103.28	(57,342.62)
MUNICIPAL COURT	217,000.00	4,292.34	184,587.29	85.06	32,412.71
PUBLIC WORKS	660,000.00	65,261.65	664,281.89	100.65	(4,281.89)
COMMUNITY DEVELOPMENT	823,000.00	59,908.39	713,265.71	86.67	109,734.29
PUBLIC INFORMATION	44,000.00	90.00	29,459.86	66.95	14,540.14
TRANSFERS OUT	2,912,000.00	183,833.32	2,889,999.84	99.24	22,000.16
INFORMATION TECHNOLOGY	400,000.00	86,608.33	144,314.57	36.08	255,685.43
CAPITAL OUTLAY	75,000.00	0.00	3,416.25	4.56	71,583.75
TOTAL EXPENDITURES	6,881,000.00	612,650.78	6,436,668.03	93.54	444,331.97
EXCESS REVENUES OVER/(UNDER) EXPENDITUR	(742,000.00)	(58,966.83)	338,263.27		

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

10 -General Fund
FINANCIAL SUMMARY
REVENUES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PROPERTY TAXES						
41001-00	Real & Personal Property Tax	1,507,000.00	1,414.91	1,569,165.37	104.13	(62,165.37)
41002-00	Penalties	7,000.00	(2,999.22)	3,580.23	51.15	3,419.77
41003-00	Corp Merchants & Manufacturing	240,000.00	0.00	216,806.02	90.34	23,193.98
41004-00	Financial Institution Tax	0.00	0.00	8.97	0.00	(8.97)
41005-00	Vehicle Tax	40,000.00	460.47	36,828.48	92.07	3,171.52
	TOTAL PROPERTY TAXES	1,794,000.00	(1,123.84)	1,826,389.07	101.81	(32,389.07)
LICENSES						
41101-00	Dog License (Tags)	1,000.00	70.00	1,020.00	102.00	(20.00)
41102-00	Occupational License	40,000.00	1,000.00	48,940.00	122.35	(8,940.00)
41102-02	Late Fees on Occ Licenses	0.00	12.50	578.75	0.00	(578.75)
41103-00	Peddler's Licenses	1,000.00	0.00	1,200.00	120.00	(200.00)
41104-00	Liquor Licenses	28,000.00	450.00	25,545.00	91.23	2,455.00
41105-00	Golf Cart Registration Fees	3,000.00	120.00	3,300.00	110.00	(300.00)
	TOTAL LICENSES	73,000.00	1,652.50	80,583.75	110.39	(7,583.75)
PERMITS						
41201-00	Building Permits	210,000.00	11,163.77	388,046.90	184.78	(178,046.90)
41201-01	Occupancy Permit	3,000.00	50.00	750.00	25.00	2,250.00
41202-00	Sign Permits	4,000.00	600.00	3,350.00	83.75	650.00
41205-00	Development Permits	3,000.00	0.00	2,350.00	78.33	650.00
41205-01	CD-Public Improvement Fees	20,000.00	550.00	13,763.13	68.82	6,236.87
41205-03	PW-Public Improv Fees	35,000.00	0.00	40,800.40	116.57	(5,800.40)
41206-00	Rezoning Permits	0.00	0.00	500.00	0.00	(500.00)
41207-00	Subdivision Permit Fees	2,000.00	300.00	4,375.00	218.75	(2,375.00)
41208-00	BZA-Application Fees	0.00	0.00	300.00	0.00	(300.00)
41209-00	Conditional Use Permits	1,000.00	600.00	2,425.00	242.50	(1,425.00)
41210-00	Grading/PW Use Permits	1,000.00	0.00	225.00	22.50	775.00
41210-01	Right of Way Permit Fees	50,000.00	1,115.00	47,715.00	95.43	2,285.00
	TOTAL PERMITS	329,000.00	14,378.77	504,600.43	153.37	(175,600.43)
FRANCHISE FEES						
41301-00	Telecom Franchise	57,000.00	6,972.69	66,379.01	116.45	(9,379.01)
41302-00	Spire	204,000.00	9,058.78	184,124.56	90.26	19,875.44
41303-00	Missouri American Water	165,000.00	10,288.19	203,905.03	123.58	(38,905.03)
41304-00	Evergy	460,000.00	308,322.64	506,230.69	110.05	(46,230.69)
41306-00	Cable/Video Service Franchise	42,000.00	(2,247.25)	26,073.20	62.08	15,926.80
41307-00	Google License Fee	0.00	0.00	1,620.00	0.00	(1,620.00)
	TOTAL FRANCHISE FEES	928,000.00	332,395.05	988,332.49	106.50	(60,332.49)
SALES TAXES						
41401-00	Sales Tax-General Revenue	1,810,000.00	155,623.44	2,045,124.18	112.99	(235,124.18)
41402-00	Motor Vehicle Sales Tax	68,000.00	5,798.55	80,787.08	118.80	(12,787.08)
41403-00	Motor Vehicle Fee	26,000.00	2,094.57	31,637.48	121.68	(5,637.48)
	TOTAL SALES TAXES	1,904,000.00	163,516.56	2,157,548.74	113.32	(253,548.74)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

10 -General Fund
FINANCIAL SUMMARY
REVENUES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
COURT REVENUE					
41601-00 Fines - Municipal Court	50,000.00	6,414.50	46,549.50	93.10	3,450.50
41602-00 CVC Reports	0.00	24.42	150.59	0.00	(150.59)
TOTAL COURT REVENUE	50,000.00	6,438.92	46,700.09	93.40	3,299.91
INTEREST INCOME					
41701-00 Interest Income	50,000.00	(1,348.25)	228,037.76	456.08	(178,037.76)
41702-00 Marketplace CID Admin Fee	1,000.00	121.60	1,431.44	143.14	(431.44)
41703-00 Marketplace TIF Admin Fee	1,000.00	43.76	2,041.37	204.14	(1,041.37)
41704-00 Creekside CID Admin Fee	1,000.00	241.21	2,587.57	258.76	(1,587.57)
41705-00 Creekside TDD Admin Fee	1,000.00	241.21	2,587.39	258.74	(1,587.39)
41706-00 Creekside TIF Admin Fee	55,000.00	243.71	11,624.75	21.14	43,375.25
41707-00 Creekside Surplus Pilots	12,000.00	0.00	0.00	0.00	12,000.00
TOTAL INTEREST INCOME	121,000.00	(456.76)	248,310.28	205.22	(127,310.28)
MISCELLANEOUS					
41801-00 Miscellaneous Revenue	320,000.00	18,571.82	288,850.05	90.27	31,149.95
41801-02 Meeting Videos	0.00	18.92	1,950.96	0.00	(1,950.96)
41802-00 Leased/Owned Properties	40,000.00	3,292.01	38,502.24	96.26	1,497.76
41803-00 Leased Properties Contra	0.00	0.00	0.00	0.00	0.00
41803-01 Leased Properties - Interest	0.00	0.00	0.00	0.00	0.00
41804-09 Other Grants	0.00	0.00	0.00	0.00	0.00
41804-10 GAIN ON INVESTMENT	0.00	0.00	0.00	0.00	0.00
41805-00 Sale of Vehicles/Equipment	0.00	0.00	303.00	0.00	(303.00)
41807-01 Insurance Claim Reimb.	0.00	0.00	0.00	0.00	0.00
41809-01 Land Sales	400,000.00	0.00	400,000.00	100.00	0.00
TOTAL MISCELLANEOUS	760,000.00	21,882.75	729,606.25	96.00	30,393.75
TRANSFERS IN					
41903-00 Sewer Administration Fee	180,000.00	15,000.00	180,000.00	100.00	0.00
41914-00 TRANSFER IN	0.00	0.00	12,860.20	0.00	(12,860.20)
TOTAL TRANSFERS IN	180,000.00	15,000.00	192,860.20	107.14	(12,860.20)
TOTAL REVENUE	6,139,000.00	553,683.95	6,774,931.30	110.36	(635,931.30)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

10 -General Fund
ADMINISTRATION
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PERSONNEL					
501.01-01-00 Salaries	673,000.00	99,514.59	718,011.03	106.69	(45,011.03)
501.01-03-00 Overtime	0.00	(344.00)	(344.00)	0.00	344.00
501.01-11-00 Mayor and Aldermen	58,000.00	4,430.90	57,809.40	99.67	190.60
501.01-20-00 Health, Life & Dental (2025	67,000.00	6,429.84	72,138.49	107.67	(5,138.49)
501.01-21-00 FICA & Medicare	56,000.00	7,176.79	57,119.03	102.00	(1,119.03)
501.01-22-00 Retirement	111,000.00	19,164.25	131,346.28	118.33	(20,346.28)
501.01-31-00 Uniforms	1,000.00	0.00	(76.91)	7.69-	1,076.91
501.01-33-00 Auto Allowance	16,000.00	1,283.32	15,399.84	96.25	600.16
501.01-35-00 Payroll Admin Fees	15,000.00	(1,000.00)	13,000.00	86.67	2,000.00
501.01-40-00 Membership Fees & Dues - Bo	4,000.00	225.00	9,433.36	235.83	(5,433.36)
501.01-41-00 Membership Fees & Dues - St	10,000.00	300.25	7,875.61	78.76	2,124.39
501.01-41-02 Professional Dev - Staff	17,000.00	119.98	8,140.82	47.89	8,859.18
501.01-41-03 Professional Dev - Board	25,000.00	75.00	7,189.57	28.76	17,810.43
501.01-43-00 Tuition Reimbursement	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL	1,053,000.00	137,375.92	1,097,042.52	104.18	(44,042.52)
INSURANCE & BENEFITS					
501.02-01-00 Liability Insurance	36,000.00	28,604.57	67,626.57	187.85	(31,626.57)
501.02-01-01 Insurance Deductible	0.00	0.00	0.00	0.00	0.00
501.02-02-00 Health, Life & Dental	0.00	89.69	205.26	0.00	(205.26)
501.02-03-00 WORKERS COMPENSATION	5,000.00	(349.32)	1,362.52	27.25	3,637.48
501.02-04-00 Unemployment	0.00	0.00	0.00	0.00	0.00
501.02-05-00 Property Insurance	0.00	0.00	0.00	0.00	0.00
501.02-33-00 Auto Allowance	0.00	0.00	0.00	0.00	0.00
TOTAL INSURANCE & BENEFITS	41,000.00	28,344.94	69,194.35	168.77	(28,194.35)
UTILITIES					
501.03-01-00 Telephone & Voicemail	0.00	0.00	0.00	0.00	0.00
501.03-02-00 Electricity	0.00	0.00	0.00	0.00	0.00
501.03-04-00 Water	0.00	0.00	0.00	0.00	0.00
501.03-05-00 Mobile Phones & Pagers	0.00	29.75	238.00	0.00	(238.00)
501.03-07-00 Train Depot Utilities	0.00	0.00	0.00	0.00	0.00
501.03-08-00 Internet/Cable	0.00	0.00	0.00	0.00	0.00
501.03-09-00 Trash Hauling/Recycling	0.00	0.00	75.00	0.00	(75.00)
TOTAL UTILITIES	0.00	29.75	313.00	0.00	(313.00)
CAPITAL EXPENDITURES					
501.04-22-00 Lease Purchase-Office Equip	0.00	192.45	384.90	0.00	(384.90)
TOTAL CAPITAL EXPENDITURES	0.00	192.45	384.90	0.00	(384.90)
SUPPLIES & COMMODITIES					
501.05-01-00 Office Supplies & Consumabl	0.00	18.11	2,439.99	0.00	(2,439.99)
501.05-02-00 Postage	0.00	5.97	25.85	0.00	(25.85)
501.05-04-00 Printing	0.00	46.26	1,010.04	0.00	(1,010.04)
501.05-20-00 Small Office Equipment	0.00	0.00	983.00	0.00	(983.00)
TOTAL SUPPLIES & COMMODITIES	0.00	70.34	4,458.88	0.00	(4,458.88)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

10 -General Fund
ADMINISTRATION
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
MAINTENANCE					
501.06-01-00 Building Maint & Repair	0.00	0.00	245.00	0.00	(245.00)
501.06-01-01 HVAC Maintenance & Repair	0.00	0.00	0.00	0.00	0.00
501.06-02-00 Janitorial Services/Supplie	0.00	0.00	60.00	0.00	(60.00)
501.06-21-00 Vehicle Maintenance	1,000.00	6.00	573.94	57.39	426.06
501.06-22-00 Vehicle Gas & Oil	0.00	23.25	139.99	0.00	(139.99)
501.06-33-00 Software Support Agreement	7,000.00	8,022.35	8,717.35	124.53	(1,717.35)
501.06-34-00 Office Equipment Maintenanc	0.00	350.00	544.18	0.00	(544.18)
501.06-36-00 Software	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	8,000.00	8,401.60	10,280.46	128.51	(2,280.46)
CITY SERVICES					
501.07-01-00 Elections	8,000.00	188.24	19,345.69	241.82	(11,345.69)
501.07-02-00 Advertising/Public Notice	5,000.00	0.00	2,815.95	56.32	2,184.05
501.07-99-00 FOPAS - DOG/CAT BOARDING	6,000.00	0.00	6,000.00	100.00	0.00
TOTAL CITY SERVICES	19,000.00	188.24	28,161.64	148.22	(9,161.64)
PROFESSIONAL SERVICES					
501.08-01-00 Attorney/Legal Fees	25,000.00	0.00	2,105.30	8.42	22,894.70
501.08-01-01 Litigation (New)	100,000.00	4,957.00	138,126.09	138.13	(38,126.09)
501.08-02-00 Auditor Fees	0.00	0.00	0.00	0.00	0.00
501.08-02-02 Professional Services	40,000.00	34,600.38	69,405.52	173.51	(29,405.52)
501.08-02-03 Professional Svcs-Creekside	55,000.00	0.00	11,453.09	20.82	43,546.91
501.08-02-04 Professional Svcs-Eco Devo	40,000.00	40,000.00	40,000.00	100.00	0.00
501.08-06-00 Administration Fee	218,000.00	(15,000.00)	216,000.00	99.08	2,000.00
501.08-06-01 Facility Fee	57,000.00	(13,000.00)	54,000.00	94.74	3,000.00
501.08-08-00 Technology Fee	42,000.00	(14,000.00)	40,000.00	95.24	2,000.00
TOTAL PROFESSIONAL SERVICES	577,000.00	37,557.38	571,090.00	98.98	5,910.00
OTHER EXPENDITURES					
501.09-01-00 Festivals & Events	15,000.00	64.19	6,931.62	46.21	8,068.38
501.09-04-00 Holiday Decorations	15,000.00	0.00	3,724.00	24.83	11,276.00
501.09-11-00 Cemetery Maintenance	6,000.00	420.00	2,720.00	45.33	3,280.00
501.09-13-00 Hiring Expenses	0.00	0.00	0.00	0.00	0.00
501.09-20-02 Meeting Food	6,000.00	642.76	8,369.38	139.49	(2,369.38)
501.09-20-05 Misc-Cit Admnstor Food/Trav	0.00	0.00	208.42	0.00	(208.42)
501.09-20-06 Misc-Staff Food/Travel	0.00	0.00	(208.42)	0.00	208.42
501.09-20-07 Meeting Supplies	3,000.00	101.90	764.81	25.49	2,235.19
501.09-21-00 Misc-Other	7,000.00	(732.72)	3,720.03	53.14	3,279.97
501.09-21-03 Employee Appreciation	0.00	0.00	187.03	0.00	(187.03)
501.09-25-00 Flood Management	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER EXPENDITURES	52,000.00	496.13	26,416.87	50.80	25,583.13
TOTAL ADMINISTRATION	1,750,000.00	212,656.75	1,807,342.62	103.28	(57,342.62)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

10 -General Fund
MUNICIPAL COURT
EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PERSONNEL						
510.01-01-00	Salaries	68,000.00	4,082.99	62,188.05	91.45	5,811.95
510.01-03-00	Overtime	3,000.00	154.24	1,881.66	62.72	1,118.34
510.01-11-00	Judge	18,000.00	1,384.62	18,000.06	100.00	(0.06)
510.01-20-00	Health, Life, Dental (2025)	15,000.00	1,210.03	14,226.29	94.84	773.71
510.01-21-00	FICA & Medicare	7,000.00	493.26	6,467.43	92.39	532.57
510.01-22-00	Retirement	10,000.00	892.13	10,565.79	105.66	(565.79)
510.01-32-00	Expense Allow - Judge	1,000.00	45.00	540.00	54.00	460.00
510.01-35-00	Payroll Admin Fees	4,000.00	0.00	5,000.00	125.00	(1,000.00)
510.01-41-00	Memberships, Fees & Dues	1,000.00	0.00	76.75	7.68	923.25
510.01-41-02	Professional Development	7,000.00	0.00	4,944.73	70.64	2,055.27
510.01-42-00	Membership Fees	0.00	0.00	0.00	0.00	0.00
510.01-51-00	Prosecutor/Assistant	15,000.00	0.00	7,500.00	50.00	7,500.00
510.01-51-02	Public Defender	8,000.00	1,800.00	7,200.00	90.00	800.00
	TOTAL PERSONNEL	157,000.00	10,062.27	138,590.76	88.27	18,409.24
INSURANCE & BENEFITS						
510.02-01-00	Liability	5,000.00	2,242.72	8,242.72	164.85	(3,242.72)
510.02-01-01	Insurance Claim	0.00	0.00	0.00	0.00	0.00
510.02-02-00	Health, Life & Dental	0.00	0.00	0.00	0.00	0.00
510.02-03-00	Workers Compensation	1,000.00	0.00	0.00	0.00	1,000.00
510.02-04-00	Unemployment	0.00	0.00	0.00	0.00	0.00
	TOTAL INSURANCE & BENEFITS	6,000.00	2,242.72	8,242.72	137.38	(2,242.72)
UTILITIES						
510.03-05-00	Mobile Phone & Pagers	0.00	0.00	0.00	0.00	0.00
	TOTAL UTILITIES	0.00	0.00	0.00	0.00	0.00
SUPPLIES & COMMODITIES						
510.05-01-00	Office Supplies & Consumabl	1,000.00	0.00	21.39	2.14	978.61
510.05-02-00	Postage	0.00	0.00	100.60	0.00	(100.60)
510.05-04-00	Printing	2,000.00	0.00	0.00	0.00	2,000.00
510.05-05-00	Publications	1,000.00	0.00	0.00	0.00	1,000.00
510.05-06-00	CREDIT CARD PROCESSING FEES	0.00	0.00	218.54	0.00	(218.54)
	TOTAL SUPPLIES & COMMODITIES	4,000.00	0.00	340.53	8.51	3,659.47
MAINTENANCE						
510.06-33-00	Software Support Agreement	4,000.00	0.00	0.00	0.00	4,000.00
510.06-34-00	Office Equipment Maintenanc	1,000.00	0.00	594.33	59.43	405.67
	TOTAL MAINTENANCE	5,000.00	0.00	594.33	11.89	4,405.67
CITY SERVICES						
510.07-80-00	Boarding of Prisoners	0.00	0.00	0.00	0.00	0.00
510.07-82-00	Bailiff	8,000.00	476.71	3,453.88	43.17	4,546.12
510.07-82-01	Translator	1,000.00	510.64	1,365.07	136.51	(365.07)
	TOTAL CITY SERVICES	9,000.00	987.35	4,818.95	53.54	4,181.05

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

10 -General Fund
MUNICIPAL COURT
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PROFESSIONAL SERVICES					
510.08-06-00 Administration Fee	3,000.00	(1,000.00)	1,000.00	33.33	2,000.00
510.08-06-01 FACILITIES FEE	23,000.00	(5,000.00)	22,000.00	95.65	1,000.00
510.08-08-00 Technology Fee	9,000.00	(3,000.00)	9,000.00	100.00	0.00
TOTAL PROFESSIONAL SERVICES	35,000.00	(9,000.00)	32,000.00	91.43	3,000.00
OTHER EXPENDITURES					
510.09-21-00 Miscellaneous	1,000.00	0.00	0.00	0.00	1,000.00
TOTAL OTHER EXPENDITURES	1,000.00	0.00	0.00	0.00	1,000.00
TOTAL MUNICIPAL COURT	217,000.00	4,292.34	184,587.29	85.06	32,412.71

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

10 -General Fund
PUBLIC WORKS
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PERSONNEL					
515.01-01-00 Salaries	341,000.00	34,407.86	344,757.54	101.10	(3,757.54)
515.01-03-00 OVERTIME	0.00	107.81	1,225.38	0.00	(1,225.38)
515.01-20-00 Health, Life, Dental (2025)	59,000.00	5,309.64	55,126.04	93.43	3,873.96
515.01-21-00 FICA & Medicare	26,000.00	2,230.21	25,282.32	97.24	717.68
515.01-22-00 Retirement	57,000.00	4,199.90	51,265.13	89.94	5,734.87
515.01-33-00 Auto Allow-Public Wks Dir	3,000.00	250.00	3,000.00	100.00	0.00
515.01-35-00 Payroll Admin Fees	11,000.00	0.00	11,000.00	100.00	0.00
515.01-41-00 Membership Fees & Dues	2,000.00	0.00	0.00	0.00	2,000.00
515.01-41-02 Professional Development	9,000.00	0.00	2,095.13	23.28	6,904.87
515.01-42-00 Membership Fees	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL	508,000.00	46,505.42	493,751.54	97.20	14,248.46
INSURANCE & BENEFITS					
515.02-01-00 Liability	17,000.00	12,673.79	29,673.79	174.55	(12,673.79)
515.02-02-00 Health, Life & Dental	0.00	0.00	0.00	0.00	0.00
515.02-03-00 Workers Compensation	3,000.00	0.00	0.00	0.00	3,000.00
TOTAL INSURANCE & BENEFITS	20,000.00	12,673.79	29,673.79	148.37	(9,673.79)
UTILITIES					
515.03-01-00 TELEPHONES & DATA	0.00	0.00	0.00	0.00	0.00
515.03-05-00 MOBILE PHONES & DATA	1,000.00	102.28	1,192.87	119.29	(192.87)
TOTAL UTILITIES	1,000.00	102.28	1,192.87	119.29	(192.87)
CAPITAL EXPENDITURES					
515.04-01-00 Vehicle	0.00	0.00	0.00	0.00	0.00
515.04-02-00 Lease Purchase - Vehicle	11,000.00	1,000.00	9,000.00	81.82	2,000.00
515.04-03-00 Parking Lot Lease (ParkU)	0.00	0.00	0.00	0.00	0.00
515.04-21-00 Office Equipment	0.00	188.70	3,914.89	0.00	(3,914.89)
TOTAL CAPITAL EXPENDITURES	11,000.00	1,188.70	12,914.89	117.41	(1,914.89)
SUPPLIES & COMMODITIES					
515.05-01-00 Office Supplies & Consumabl	1,000.00	376.00	1,725.23	172.52	(725.23)
515.05-02-00 Postage	1,000.00	0.00	79.20	7.92	920.80
515.05-04-00 Printing	1,000.00	57.86	436.60	43.66	563.40
515.05-31-00 Uniforms	2,000.00	1,262.95	1,636.37	81.82	363.63
TOTAL SUPPLIES & COMMODITIES	5,000.00	1,696.81	3,877.40	77.55	1,122.60
MAINTENANCE					
515.06-21-00 Vehicle Repair & Maintenanc	1,000.00	121.50	2,112.65	211.27	(1,112.65)
515.06-22-00 Vehicle Gas & Oil	1,000.00	113.92	811.85	81.19	188.15
515.06-33-00 SOFTWARE SUPPORT AGREEMENT	0.00	0.00	0.00	0.00	0.00
515.06-36-00 Tornado Siren	6,000.00	416.23	7,596.37	126.61	(1,596.37)
515.06-36-01 Missouri River Stream Gauge	0.00	600.00	600.00	0.00	(600.00)
TOTAL MAINTENANCE	8,000.00	1,251.65	11,120.87	139.01	(3,120.87)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

10 -General Fund
PUBLIC WORKS
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
CITY SERVICES					
515.07-43-00 Spring/Fall Cleanup	30,000.00	950.00	29,772.80	99.24	227.20
515.07-43-01 Household Hazardous Waste	0.00	0.00	0.00	0.00	0.00
TOTAL CITY SERVICES	30,000.00	950.00	29,772.80	99.24	227.20
PROFESSIONAL SERVICES					
515.08-01-01 Construction Observation Fe	0.00	0.00	0.00	0.00	0.00
515.08-03-00 Engineer & Planning Fees	45,000.00	8,893.00	42,639.21	94.75	2,360.79
515.08-06-00 Administration Fee	13,000.00	0.00	13,000.00	100.00	0.00
515.08-06-01 Facility Fee	8,000.00	(2,000.00)	7,000.00	87.50	1,000.00
515.08-08-00 Technology Fee	9,000.00	(6,000.00)	18,000.00	200.00	(9,000.00)
TOTAL PROFESSIONAL SERVICES	75,000.00	893.00	80,639.21	107.52	(5,639.21)
OTHER EXPENDITURES					
515.09-21-00 Miscellaneous	2,000.00	0.00	1,338.52	66.93	661.48
TOTAL OTHER EXPENDITURES	2,000.00	0.00	1,338.52	66.93	661.48
TOTAL PUBLIC WORKS	660,000.00	65,261.65	664,281.89	100.65	(4,281.89)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

10 -General Fund
COMMUNITY DEVELOPMENT
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PERSONNEL					
518.01-01-00 Salaries	451,000.00	28,974.56	385,995.41	85.59	65,004.59
518.01-03-00 Overtime	1,000.00	(138.82)	682.33	68.23	317.67
518.01-20-00 Health, Life, Dental (2025)	75,000.00	4,603.22	55,810.30	74.41	19,189.70
518.01-21-00 FICA & Medicare	34,000.00	2,137.08	28,511.47	83.86	5,488.53
518.01-22-00 Retirement	75,000.00	4,863.94	56,852.96	75.80	18,147.04
518.01-31-00 Auto Allowance - CD Directo	3,000.00	200.00	2,400.00	80.00	600.00
518.01-35-00 Payroll Admin Fees	17,000.00	(1,000.00)	13,000.00	76.47	4,000.00
518.01-41-00 Membership Fees & Dues	4,000.00	390.00	4,526.25	113.16	(526.25)
518.01-41-02 Professional Development	12,000.00	5,176.37	11,644.82	97.04	355.18
TOTAL PERSONNEL	672,000.00	45,206.35	559,423.54	83.25	112,576.46
INSURANCE & BENEFITS					
518.02-01-00 Liability	23,000.00	13,619.42	34,619.42	150.52	(11,619.42)
518.02-01-01 Insurance Claim	0.00	0.00	0.00	0.00	0.00
518.02-02-00 Health, Life & Dental	0.00	0.00	0.00	0.00	0.00
518.02-03-00 Workers Compensation	12,000.00	(5,186.52)	20,230.00	168.58	(8,230.00)
TOTAL INSURANCE & BENEFITS	35,000.00	8,432.90	54,849.42	156.71	(19,849.42)
UTILITIES					
518.03-01-00 TELEPHONES & DATA	0.00	0.00	0.00	0.00	0.00
518.03-05-00 MOBILE PHONES & DATA	2,000.00	74.22	906.74	45.34	1,093.26
TOTAL UTILITIES	2,000.00	74.22	906.74	45.34	1,093.26
CAPITAL EXPENDITURES					
518.04-02-00 Lease Purchase - Vehicle	32,000.00	2,000.00	26,000.00	81.25	6,000.00
TOTAL CAPITAL EXPENDITURES	32,000.00	2,000.00	26,000.00	81.25	6,000.00
SUPPLIES & COMMODITIES					
518.05-01-00 Office Supplies & Consumabl	1,000.00	109.99	957.05	95.71	42.95
518.05-02-00 Postage	1,000.00	0.00	1,246.51	124.65	(246.51)
518.05-04-00 Printing	1,000.00	0.00	388.92	38.89	611.08
518.05-05-00 Publications	1,000.00	0.00	3,846.24	384.62	(2,846.24)
518.05-06-00 CREDIT CARD PROCESSING FEES	0.00	0.00	0.00	0.00	0.00
518.05-20-00 Small Office Equipment	1,000.00	0.00	2,509.53	250.95	(1,509.53)
518.05-21-00 Equipment & Handtools	1,000.00	37.69	824.11	82.41	175.89
518.05-31-00 Uniforms	1,000.00	0.00	1,467.89	146.79	(467.89)
TOTAL SUPPLIES & COMMODITIES	7,000.00	147.68	11,240.25	160.58	(4,240.25)
MAINTENANCE					
518.06-21-00 Vehicle Repair & Maintenanc	1,000.00	115.89	1,503.59	150.36	(503.59)
518.06-22-00 Vehicle Gas & Oil	2,000.00	115.10	1,909.73	95.49	90.27
518.06-33-00 SOFTWARE SUPPORT AGREEMENT	13,000.00	13,650.00	13,650.00	105.00	(650.00)
TOTAL MAINTENANCE	16,000.00	13,880.99	17,063.32	106.65	(1,063.32)
CITY SERVICES					
518.07-02-01 Public Notices	1,000.00	166.25	497.47	49.75	502.53
518.07-04-00 Code Enforcement	1,000.00	0.00	0.00	0.00	1,000.00
TOTAL CITY SERVICES	2,000.00	166.25	497.47	24.87	1,502.53

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

10 -General Fund
COMMUNITY DEVELOPMENT
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PROFESSIONAL SERVICES					
518.08-03-00 Engineering & Planning Fees	12,000.00	0.00	190.25	1.59	11,809.75
518.08-03-02 NPDES II / Arcview	3,000.00	0.00	0.00	0.00	3,000.00
518.08-03-03 PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00
518.08-06-00 Administration Fee	6,000.00	1,000.00	10,000.00	166.67	(4,000.00)
518.08-06-01 Facility Fee	11,000.00	(3,000.00)	10,000.00	90.91	1,000.00
518.08-08-00 Technology Fee	24,000.00	(8,000.00)	22,000.00	91.67	2,000.00
TOTAL PROFESSIONAL SERVICES	56,000.00	(10,000.00)	42,190.25	75.34	13,809.75
OTHER EXPENDITURES					
518.09-20-00 Planning Com. Meeting Suppl	1,000.00	0.00	0.00	0.00	1,000.00
518.09-21-00 Miscellaneous	0.00	0.00	1,094.72	0.00	(1,094.72)
TOTAL OTHER EXPENDITURES	1,000.00	0.00	1,094.72	109.47	(94.72)
TOTAL COMMUNITY DEVELOPMENT	823,000.00	59,908.39	713,265.71	86.67	109,734.29

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

10 -General Fund
PUBLIC INFORMATION
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PERSONNEL					
540.01-52-00 Technical Consultant/Intern	0.00	0.00	0.00	0.00	0.00
540.01-53-00 Production Assistant/Intern	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES					
540.04-11-00 Computers & Programming	0.00	0.00	0.00	0.00	0.00
540.04-21-00 Office Equipment	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00
SUPPLIES & COMMODITIES					
540.05-03-00 Computer Equip/Access/Prog/	1,000.00	0.00	424.09	42.41	575.91
540.05-05-00 Publications	5,000.00	0.00	2,167.50	43.35	2,832.50
TOTAL SUPPLIES & COMMODITIES	6,000.00	0.00	2,591.59	43.19	3,408.41
MAINTENANCE					
540.06-31-00 Computer Maintenance	1,000.00	0.00	0.00	0.00	1,000.00
TOTAL MAINTENANCE	1,000.00	0.00	0.00	0.00	1,000.00
PROFESSIONAL SERVICES					
540.08-02-02 PROFESSIONAL SERVICES	17,000.00	0.00	5,193.75	30.55	11,806.25
TOTAL PROFESSIONAL SERVICES	17,000.00	0.00	5,193.75	30.55	11,806.25
OTHER EXPENDITURES					
540.09-05-00 Newsletter/Website	20,000.00	90.00	21,674.52	108.37	(1,674.52)
TOTAL OTHER EXPENDITURES	20,000.00	90.00	21,674.52	108.37	(1,674.52)
TOTAL PUBLIC INFORMATION	44,000.00	90.00	29,459.86	66.95	14,540.14

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

10 -General Fund
TRANSFERS OUT
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
TRANSFERS-OTHER SOURCES					
550.20-01-00 Transfer to Transportation	247,000.00	20,583.33	246,999.96	100.00	0.04
550.20-02-00 Transfer to Special Police	1,526,000.00	127,166.66	1,525,999.92	100.00	0.08
550.20-03-00 Transfer to Stormwater Fund	270,000.00	0.00	248,000.00	91.85	22,000.00
550.20-04-00 Transfer to NID Debt Servic	300,000.00	0.00	300,000.00	100.00	0.00
550.20-20-00 Transfer to Emergency Reser	136,000.00	0.00	136,000.00	100.00	0.00
550.20-60-00 TRANSFER TO NATURE SANCTUAR	0.00	0.00	0.00	0.00	0.00
550.20-63-00 Transfer to Parks Sales Tax	433,000.00	36,083.33	432,999.96	100.00	0.04
TOTAL TRANSFERS-OTHER SOURCES	2,912,000.00	183,833.32	2,889,999.84	99.24	22,000.16
TOTAL TRANSFERS OUT	2,912,000.00	183,833.32	2,889,999.84	99.24	22,000.16

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

10 -General Fund
INFORMATION TECHNOLOGY
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PERSONNEL					
555.01-52-00 Information Technology Supp	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL	0.00	0.00	0.00	0.00	0.00
INSURANCE & BENEFITS					
555.02-01-00 Equipment	400,000.00	76,228.21	118,374.50	29.59	281,625.50
555.02-02-00 Software	0.00	10,380.12	25,940.07	0.00	(25,940.07)
555.02-04-00 Domain Registrations	0.00	0.00	0.00	0.00	0.00
555.02-05-00 Cyber Security	0.00	0.00	0.00	0.00	0.00
TOTAL INSURANCE & BENEFITS	400,000.00	86,608.33	144,314.57	36.08	255,685.43
MAINTENANCE					
555.06-01-00 Maintenance & Repair	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	0.00	0.00	0.00	0.00	0.00
TOTAL INFORMATION TECHNOLOGY	400,000.00	86,608.33	144,314.57	36.08	255,685.43

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

10 -General Fund
CAPITAL OUTLAY
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
CAPITAL OUTLAY					
560.50-50-00 Police Capital Outlay	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00
CAPITAL OUTLAY					
560.51-50-00 Public Works Capital Outlay	0.00	0.00	0.00	0.00	0.00
560.51-80-00 Com Development Capital Out	75,000.00	0.00	3,416.25	4.56	71,583.75
TOTAL CAPITAL OUTLAY	75,000.00	0.00	3,416.25	4.56	71,583.75
CAPITAL OUTLAY					
560.55-50-00 IT Capital Outlay	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL OUTLAY	75,000.00	0.00	3,416.25	4.56	71,583.75
TOTAL EXPENDITURES	6,881,000.00	612,650.78	6,436,668.03	93.54	444,331.97
EXCESS REVENUES OVER/(UNDER) EXPENDITUR	(742,000.00)	(58,966.83)	338,263.27		

*** END OF REPORT ***

Transportation Fund (40)
2025 Unaudited

Category	2024 Audited	2025 Adopted	2025 Revised	2025 Unaudited	% of Year
Revenues					
Taxes	$ 1,602,834	$ 1,548,000	$ 1,701,000	$ 1,653,325	107%
Other	124,140	10,000	15,000	29,088	291%
Transfers	243,000	247,000	247,000	247,000	100%
Total Revenues	**1,969,974**	**1,805,000**	**1,963,000**	**1,929,413**	107%
Expenditures					
Salary and Benefits	570,334	758,000	758,000	578,138	76%
Operating	478,316	728,000	728,000	724,330	99%
Transfer to Farmers Market	-	-	99,000	74,754	#DIV/0!
Capital	426,484	679,000	679,000	485,526	72%
Total Expenditures	**1,475,134**	**2,165,000**	**2,264,000**	**1,862,748**	86%
Increase (decrease)	494,840	(360,000)	(301,000)	66,665	
Beginning FB	630,575	965,417	1,125,415	1,125,415	
Ending FB	**$ 1,125,415**	**$ 605,417**	**$ 824,415**	**$ 1,192,080**	

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

40 -TRANSPORTATION
FINANCIAL SUMMARY

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
REVENUE SUMMARY					
PROPERTY TAXES	209,000.00	0.00	218,971.22	104.77	(9,971.22)
PERMITS	0.00	0.00	0.00	0.00	0.00
SALES TAXES	1,349,000.00	(26,123.51)	1,434,354.46	106.33	(85,354.46)
OTHER REVENUE	0.00	0.00	0.00	0.00	0.00
INTEREST INCOME	0.00	3,527.97	16,583.34	0.00	(16,583.34)
MISCELLANEOUS	0.00	(12,184.76)	12,505.13	0.00	(12,505.13)
TRANSFERS OUT	247,000.00	20,583.33	246,999.96	100.00	0.04
TOTAL REVENUES	1,805,000.00	(14,196.97)	1,929,414.11	106.89	(124,414.11)
EXPENDITURE SUMMARY					
STREET DEPARTMENT	2,165,000.00	123,205.39	1,787,993.56	82.59	377,006.44
TRANSFERS	0.00	0.00	74,754.00	0.00	(74,754.00)
TOTAL EXPENDITURES	2,165,000.00	123,205.39	1,862,747.56	86.04	302,252.44
EXCESS REVENUES OVER/(UNDER) EXPENDITUR	(360,000.00)	(137,402.36)	66,666.55		

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

40 -TRANSPORTATION
FINANCIAL SUMMARY
REVENUES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PROPERTY TAXES					
41006-00 Parkville Special Rd District	209,000.00	0.00	218,971.22	104.77	(9,971.22)
TOTAL PROPERTY TAXES	209,000.00	0.00	218,971.22	104.77	(9,971.22)
PERMITS					
41205-00 Development Permits	0.00	0.00	0.00	0.00	0.00
TOTAL PERMITS	0.00	0.00	0.00	0.00	0.00
SALES TAXES					
41404-00 City Transportation Sales Tax	835,000.00	73,802.66	980,601.33	117.44	(145,601.33)
41405-00 Motor Fuel Tax	260,000.00	29,213.29	304,847.80	117.25	(44,847.80)
41406-00 County Trans Sales Tax	244,000.00	(129,139.46)	148,905.33	61.03	95,094.67
41407-00 Marketplace TIF Fund Tfr	10,000.00	0.00	0.00	0.00	10,000.00
TOTAL SALES TAXES	1,349,000.00	(26,123.51)	1,434,354.46	106.33	(85,354.46)
OTHER REVENUE					
41504-00 Project Cost Share	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER REVENUE	0.00	0.00	0.00	0.00	0.00
INTEREST INCOME					
41701-00 Interest Income	0.00	3,527.97	16,583.34	0.00	(16,583.34)
TOTAL INTEREST INCOME	0.00	3,527.97	16,583.34	0.00	(16,583.34)
MISCELLANEOUS					
41801-00 Miscellaneous Revenue	0.00	0.00	505.13	0.00	(505.13)
41804-00 Grants	0.00	0.00	12,000.00	0.00	(12,000.00)
41805-00 Sale of Transportation Equip.	0.00	0.00	0.00	0.00	0.00
41805-02 City Capital Cost Payments	0.00	(12,184.76)	0.00	0.00	0.00
TOTAL MISCELLANEOUS	0.00	(12,184.76)	12,505.13	0.00	(12,505.13)
TRANSFERS OUT					
42010-00 Transfer from General Fund	247,000.00	20,583.33	246,999.96	100.00	0.04
TOTAL TRANSFERS OUT	247,000.00	20,583.33	246,999.96	100.00	0.04
TOTAL REVENUE	1,805,000.00	(14,196.97)	1,929,414.11	106.89	(124,414.11)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

40 -TRANSPORTATION
STREET DEPARTMENT
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PERSONNEL					
520.01-01-00 SALARIES	444,000.00	26,239.00	340,122.55	76.60	103,877.45
520.01-03-00 OVERTIME	30,000.00	2,285.50	27,621.37	92.07	2,378.63
520.01-20-00 Health, Life, Dental (2025)	81,000.00	5,814.56	70,586.10	87.14	10,413.90
520.01-21-00 FICA & MEDICARE	34,000.00	2,064.44	26,650.66	78.38	7,349.34
520.01-22-00 RETIREMENT	74,000.00	3,409.46	48,047.56	64.93	25,952.44
520.01-35-00 Payroll Admin Fees	23,000.00	(1,000.00)	18,151.00	78.92	4,849.00
520.01-41-02 PROFESSIONAL DEVELOPMENT	7,000.00	298.50	4,811.00	68.73	2,189.00
TOTAL PERSONNEL	693,000.00	39,111.46	535,990.24	77.34	157,009.76
INSURANCE & BENEFITS					
520.02-01-00 Liability Insurance	25,000.00	(10,000.00)	10,000.00	40.00	15,000.00
520.02-02-00 HEALTH & UNEMPLOYMENT INSUR	0.00	0.00	0.00	0.00	0.00
520.02-03-00 WORKERS COMPENSATION	40,000.00	1,479.83	32,148.31	80.37	7,851.69
TOTAL INSURANCE & BENEFITS	65,000.00	(8,520.17)	42,148.31	64.84	22,851.69
UTILITIES					
520.03-01-00 OFFICE PHONES	3,000.00	0.00	122.00	4.07	2,878.00
520.03-02-00 ELECTRICITY	3,500.00	430.93	3,446.32	98.47	53.68
520.03-03-00 NATURAL GAS	3,500.00	567.96	2,876.99	82.20	623.01
520.03-04-00 WATER SERVICE / DRINKING	6,500.00	1,439.02	8,611.11	132.48	(2,111.11)
520.03-05-00 MOBILE PHONES / DATA	3,000.00	169.78	1,499.58	49.99	1,500.42
520.03-08-00 CABLE / INTERNET	0.00	121.20	1,366.86	0.00	(1,366.86)
520.03-09-00 SOLID WASTE / RECYCLING	2,000.00	150.00	300.00	15.00	1,700.00
TOTAL UTILITIES	21,500.00	2,878.89	18,222.86	84.76	3,277.14
CAPITAL EXPENDITURES					
520.04-02-00 Lease Purchase-Vehicle	21,000.00	4,000.00	44,000.00	209.52	(23,000.00)
520.04-71-00 STREET PROGRAMS	80,000.00	0.00	0.00	0.00	80,000.00
520.04-81-00 CRACK SEAL - ANNUAL PROJECT	0.00	0.00	0.00	0.00	0.00
520.04-83-00 TRAFFIC & STRIPING PROGRAM	55,000.00	20,406.00	62,959.51	114.47	(7,959.51)
520.04-85-00 PAVEMENT PRESERVATION PROGR	280,000.00	17,550.00	326,720.00	116.69	(46,720.00)
520.04-85-01 EQUIPMENT	83,000.00	10,395.76	46,656.20	56.21	36,343.80
520.04-90-00 SIDEWALK MAINTENANCE	0.00	0.00	0.00	0.00	0.00
520.04-91-00 ADA ENHANCE & SIDEWALK GAP	160,000.00	0.00	5,190.00	3.24	154,810.00
TOTAL CAPITAL EXPENDITURES	679,000.00	52,351.76	485,525.71	71.51	193,474.29
SUPPLIES & COMMODITIES					
520.05-01-00 OFFICE SUPPLIES/CONSUMABLES	1,000.00	67.92	1,332.81	133.28	(332.81)
520.05-02-00 POSTAGE	0.00	0.00	0.00	0.00	0.00
520.05-20-00 SMALL OFFICE EQUIPMENT	1,000.00	0.00	104.95	10.50	895.05
520.05-21-00 EQUIP/MATERIALS/TOOLS	7,000.00	1,153.23	8,793.55	125.62	(1,793.55)
520.05-31-00 UNIFORMS / CLOTHING	5,000.00	1,656.22	5,753.31	115.07	(753.31)
520.05-99-00 MISC/OTHER PURCHASES	0.00	0.00	24.95	0.00	(24.95)
TOTAL SUPPLIES & COMMODITIES	14,000.00	2,877.37	16,009.57	114.35	(2,009.57)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

40 -TRANSPORTATION
STREET DEPARTMENT
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
MAINTENANCE					
520.06-01-00 Building Maintenance & Repa	10,000.00	2,501.00	15,036.76	150.37	(5,036.76)
520.06-21-00 Vehicle & Equipment Mainten	20,000.00	647.84	33,977.98	169.89	(13,977.98)
520.06-22-00 Vehicle & Equipment Gas &	35,000.00	1,167.47	15,728.13	44.94	19,271.87
TOTAL MAINTENANCE	65,000.00	4,316.31	64,742.87	99.60	257.13
CITY SERVICES					
520.07-20-00 Emergency Snow Removal	70,000.00	14,538.87	62,315.90	89.02	7,684.10
520.07-32-00 Storm Sewers - General Repa	0.00	0.00	0.00	0.00	0.00
520.07-33-00 Street Repair Materials	20,000.00	1,920.30	51,214.83	256.07	(31,214.83)
520.07-41-00 Street Lights - Electricity	400,000.00	23,809.83	384,208.09	96.05	15,791.91
520.07-44-00 Street Signs	15,000.00	1,840.10	6,098.44	40.66	8,901.56
520.07-45-00 Street Sweeping	15,000.00	0.00	16,687.50	111.25	(1,687.50)
520.07-51-00 MOSQUITO & WEED CONTROL	0.00	0.00	0.00	0.00	0.00
520.07-52-00 Tree Trimming & Removal	10,000.00	0.00	7,669.14	76.69	2,330.86
520.07-60-00 Rental Equipment	2,000.00	762.50	1,160.10	58.01	839.90
TOTAL CITY SERVICES	532,000.00	42,871.60	529,354.00	99.50	2,646.00
PROFESSIONAL SERVICES					
520.08-06-00 Administration Fee	89,000.00	(10,000.00)	92,000.00	103.37	(3,000.00)
520.08-08-00 Technology Fee	5,000.00	(2,000.00)	4,000.00	80.00	1,000.00
TOTAL PROFESSIONAL SERVICES	94,000.00	(12,000.00)	96,000.00	102.13	(2,000.00)
OTHER EXPENDITURES					
520.09-21-00 Miscellaneous	1,500.00	(681.83)	0.00	0.00	1,500.00
TOTAL OTHER EXPENDITURES	1,500.00	(681.83)	0.00	0.00	1,500.00
TOTAL STREET DEPARTMENT	2,165,000.00	123,205.39	1,787,993.56	82.59	377,006.44

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

40 -TRANSPORTATION
TRANSFERS
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
TRANSFERS-OTHER SOURCES					
550.20-22-00 Tfr to Debt Svc Fund -2017	0.00	0.00	0.00	0.00	0.00
550.20-43-00 Transfer to Projects Fund	0.00	0.00	74,754.00	0.00	(74,754.00)
TOTAL TRANSFERS-OTHER SOURCES	0.00	0.00	74,754.00	0.00	(74,754.00)
TOTAL TRANSFERS	0.00	0.00	74,754.00	0.00	(74,754.00)
TOTAL EXPENDITURES	2,165,000.00	123,205.39	1,862,747.56	86.04	302,252.44
EXCESS REVENUES OVER/(UNDER) EXPENDITUR	(360,000.00)	(137,402.36)	66,666.55		

*** END OF REPORT ***

Park Sales Tax Fund (41)
2025 Unaudited

Category	2024 Audited	2025 Adopted	2025 Revised	2025 Unaudited	% of Year
Revenues					
Taxes	$ 1,049,041	$ 1,062,000	$ 1,062,000	$ 1,054,046	99%
Program Revenue	45,803	45,000	45,000	62,849	140%
Other	76,340	-	-	159	
Interest Income	-	-	8,000	28,259	
Grants/Donations	100,805	-	1,000	-	
Transfers	426,000	433,000	433,000	433,000	100%
Total Revenues	**1,697,989**	**1,540,000**	**1,549,000**	**1,578,313**	102%
Expenditures					
Salary and Benefits Parks	583,485	775,000	775,000	659,178	85%
Operating	258,805	347,000	347,000	382,911	110%
Capital	355,827	850,000	500,000	67,820	8%
Transfer	*104,592*	*520,000*	*989,000*	*882,565*	170%
Nature Sanctuary Operations	71,705	47,000	30,000	26,623	57%
Total Expenditures	**1,374,414**	**2,539,000**	**2,641,000**	**2,019,097**	80%
Increase (decrease)	323,575	(999,000)	(1,092,000)	(440,784)	
Beginning FB	1,756,951	1,832,951	2,080,526	2,080,526	
Ending FB	**$ 2,080,526**	**$ 833,951**	**$ 988,526**	**$ 1,639,742**	

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

41 -PARKS & RECREATION
FINANCIAL SUMMARY

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
REVENUE SUMMARY					
DONATIONS	0.00	0.00	129.37	0.00	(129.37)
PERMITS	0.00	0.00	0.00	0.00	0.00
SALES TAXES	1,062,000.00	78,537.13	1,054,046.06	99.25	7,953.94
OTHER REVENUE	45,000.00	325.00	62,848.88	139.66	(17,848.88)
INTEREST INCOME	0.00	7,300.08	28,259.34	0.00	(28,259.34)
MISCELLANEOUS	0.00	0.00	29.59	0.00	(29.59)
TRANSFERS IN	0.00	0.00	0.00	0.00	0.00
TRANSFERS OUT	433,000.00	36,083.33	432,999.96	100.00	0.04
TOTAL REVENUES	1,540,000.00	122,245.54	1,578,313.20	102.49	(38,313.20)
EXPENDITURE SUMMARY					
PARKS & RECREATION	1,122,000.00	100,402.31	1,042,088.59	92.88	79,911.41
NATURE SANCTUARY	47,000.00	1,356.76	26,622.60	56.64	20,377.40
TRANSFERS OUT	520,000.00	69,748.35	882,565.35	169.72	(362,565.35)
CAPITAL OUTLAY	850,000.00	(14,382.15)	67,819.75	7.98	782,180.25
TOTAL EXPENDITURES	2,539,000.00	157,125.27	2,019,096.29	79.52	519,903.71
EXCESS REVENUES OVER/(UNDER) EXPENDITUR	(999,000.00)	(34,879.73)	(440,783.09)		

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

41 -PARKS & RECREATION
FINANCIAL SUMMARY
REVENUES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
DONATIONS					
40901-00 Park Donations	0.00	0.00	129.37	0.00	(129.37)
40910-00 Grants	0.00	0.00	0.00	0.00	0.00
TOTAL DONATIONS	0.00	0.00	129.37	0.00	(129.37)
PERMITS					
41205-00 Development Permits	0.00	0.00	0.00	0.00	0.00
TOTAL PERMITS	0.00	0.00	0.00	0.00	0.00
SALES TAXES					
41404-00 Park Sales Tax Revenue	1,062,000.00	78,537.13	1,054,046.06	99.25	7,953.94
TOTAL SALES TAXES	1,062,000.00	78,537.13	1,054,046.06	99.25	7,953.94
OTHER REVENUE					
41501-00 Farmers Market	2,000.00	0.00	1,228.88	61.44	771.12
41504-00 Park Shelter Reservations	16,000.00	0.00	18,690.00	116.81	(2,690.00)
41504-01 Sports Field Reservations	12,000.00	0.00	13,365.00	111.38	(1,365.00)
41504-02 Special Event Permit	15,000.00	325.00	29,565.00	197.10	(14,565.00)
TOTAL OTHER REVENUE	45,000.00	325.00	62,848.88	139.66	(17,848.88)
INTEREST INCOME					
41701-00 Interest Income	0.00	7,300.08	28,259.34	0.00	(28,259.34)
TOTAL INTEREST INCOME	0.00	7,300.08	28,259.34	0.00	(28,259.34)
MISCELLANEOUS					
41801-00 Miscellaneous	0.00	0.00	29.59	0.00	(29.59)
41804-08 Platte County Outreach Grant	0.00	0.00	0.00	0.00	0.00
41804-09 Missouri Cons Cost Share Grant	0.00	0.00	0.00	0.00	0.00
41807-01 Insurance Claim Reimbursements	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS	0.00	0.00	29.59	0.00	(29.59)
TRANSFERS IN					
41903-00 Parks & Rec Program Revenue	0.00	0.00	0.00	0.00	0.00
TOTAL TRANSFERS IN	0.00	0.00	0.00	0.00	0.00
TRANSFERS OUT					
42001-00 Transfers from Other Funds	433,000.00	36,083.33	432,999.96	100.00	0.04
TOTAL TRANSFERS OUT	433,000.00	36,083.33	432,999.96	100.00	0.04
TOTAL REVENUE	1,540,000.00	122,245.54	1,578,313.20	102.49	(38,313.20)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

41 -PARKS & RECREATION
PARKS & RECREATION
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PERSONNEL					
525.01-01-00 SALARIES	448,000.00	26,339.03	381,586.46	85.18	66,413.54
525.01-03-00 OVERTIME	20,000.00	142.20	14,405.38	72.03	5,594.62
525.01-05-00 SEASONAL WAGES	51,000.00	3,942.08	59,631.19	116.92	(8,631.19)
525.01-20-00 Health, Life, Dental (2025)	74,000.00	5,291.12	64,715.84	87.45	9,284.16
525.01-21-00 FICA & MEDICARE	38,000.00	2,215.79	33,744.30	88.80	4,255.70
525.01-22-00 RETIREMENT	67,000.00	3,045.99	52,945.00	79.02	14,055.00
525.01-35-00 Payroll Admin Fees	24,000.00	0.00	19,000.00	79.17	5,000.00
525.01-41-00 MEMBERSHIPS & SUBSCRIPTIONS	1,000.00	0.00	1,455.00	145.50	(455.00)
525.01-41-02 PROFESSIONAL DEVELOPMENT	6,000.00	1,355.00	7,222.89	120.38	(1,222.89)
TOTAL PERSONNEL	729,000.00	42,331.21	634,706.06	87.07	94,293.94
INSURANCE & BENEFITS					
525.02-01-00 Liability Insurance	26,000.00	(13,000.00)	12,000.00	46.15	14,000.00
525.02-02-00 HEALTH, LIFE & DENTAL	0.00	0.00	0.00	0.00	0.00
525.02-04-00 WORKERS COMPENSATION	20,000.00	6,421.91	12,472.45	62.36	7,527.55
TOTAL INSURANCE & BENEFITS	46,000.00	(6,578.09)	24,472.45	53.20	21,527.55
UTILITIES					
525.03-01-00 OFFICE PHONES	4,000.00	0.00	4,853.79	121.34	(853.79)
525.03-02-00 ELECTRICITY	8,000.00	1,656.72	12,975.44	162.19	(4,975.44)
525.03-03-00 NATURAL GAS	3,000.00	555.40	1,208.34	40.28	1,791.66
525.03-04-00 WATER SERVICE / DRINKING	4,000.00	1,027.30	8,590.85	214.77	(4,590.85)
525.03-05-00 MOBILE PHONES	1,000.00	192.29	2,026.47	202.65	(1,026.47)
525.03-08-00 CABLE / INTERNET	5,000.00	0.00	23.99	0.48	4,976.01
525.03-09-00 SOLID WASTE / RECYCLING	1,000.00	1,752.00	3,617.00	361.70	(2,617.00)
TOTAL UTILITIES	26,000.00	5,183.71	33,295.88	128.06	(7,295.88)
CAPITAL EXPENDITURES					
525.04-02-00 LEASE PURCHASE-VEHICLE	21,000.00	3,000.00	35,000.00	166.67	(14,000.00)
TOTAL CAPITAL EXPENDITURES	21,000.00	3,000.00	35,000.00	166.67	(14,000.00)
SUPPLIES & COMMODITIES					
525.05-01-00 OFFICE SUPPLIES/CONSUMABLES	2,000.00	106.17	4,070.59	203.53	(2,070.59)
525.05-02-00 POSTAGE	1,000.00	0.00	16.99	1.70	983.01
525.05-04-00 PRINTING	2,000.00	0.00	41.98	2.10	1,958.02
525.05-05-00 PUBLICATIONS	0.00	0.00	0.00	0.00	0.00
525.05-06-00 CREDIT CARD PROCESSING FEES	0.00	0.00	159.87	0.00	(159.87)
525.05-20-00 SMALL OFFICE EQUIPMENT	1,000.00	0.00	138.60	13.86	861.40
525.05-21-00 EQUIP/MATERIALS/TOOLS	8,000.00	1,091.72	15,154.11	189.43	(7,154.11)
525.05-31-00 UNIFORMS / CLOTHING	2,000.00	455.18	2,955.73	147.79	(955.73)
525.05-41-01 PARK RESTROOM SUPPLIES	4,000.00	1,015.57	6,037.29	150.93	(2,037.29)
525.05-41-02 PARKS TRASH BAGS	4,000.00	872.56	5,537.32	138.43	(1,537.32)
525.05-41-03 PARK ENHANCEMENTS	15,000.00	14,277.63	28,638.33	190.92	(13,638.33)
525.05-42-00 PROGRAM SUPPLIES	4,000.00	590.97	6,891.12	172.28	(2,891.12)
525.05-99-00 MISC/OTHER PURCHASES	2,000.00	5,236.80	5,639.85	281.99	(3,639.85)
TOTAL SUPPLIES & COMMODITIES	45,000.00	23,646.60	75,281.78	167.29	(30,281.78)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

41 -PARKS & RECREATION
PARKS & RECREATION
EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
MAINTENANCE						
525.06-01-00	GROUNDS/BLDG-MAINT & REPAIR	10,000.00	2,478.19	14,322.92	143.23	(4,322.92)
525.06-02-00	JANITORIAL / CLEANING SERVI	2,000.00	0.00	0.00	0.00	2,000.00
525.06-03-00	PARKS RESTROOM MAINTENANCE	5,000.00	0.00	3,607.77	72.16	1,392.23
525.06-05-01	PARKS STAGE MAINTENANCE	1,000.00	0.00	0.00	0.00	1,000.00
525.06-05-02	PARKS BALLFIELD MAINTENANCE	5,000.00	135.00	1,202.65	24.05	3,797.35
525.06-05-03	PARKS TRAIL MAINTENANCE	6,000.00	0.00	1,001.62	16.69	4,998.38
525.06-06-00	CREDIT CARD PROCESSING FEES	0.00	0.00	0.00	0.00	0.00
525.06-11-00	TRAIN DEPOT MAINTENANCE	25,000.00	0.00	17,765.41	71.06	7,234.59
525.06-12-00	PLAYGROUND EQUIPMENT&REPAIR	3,000.00	14.94	5,045.34	168.18	(2,045.34)
525.06-13-00	PARKS SPIRIT FOUNTAIN MAINT	5,000.00	0.00	4,958.30	99.17	41.70
525.06-21-00	VEHICLE MAINT & REPAIR	8,000.00	2,351.01	20,504.92	256.31	(12,504.92)
525.06-21-01	EQIUPMENT MAINT & REPAIR	5,000.00	1,850.50	4,651.07	93.02	348.93
525.06-21-02	PARKS-TRACTOR/MOWING EQUIP	33,000.00	0.00	3,727.19	11.29	29,272.81
525.06-22-00	VEHICLE GAS & OIL	4,000.00	1,070.88	6,645.93	166.15	(2,645.93)
525.06-22-01	EQUIPMENT GAS & OIL	5,000.00	173.72	1,727.37	34.55	3,272.63
525.06-33-00	SOFTWARE SUPPORT AGREEMENT	5,000.00	0.00	4,725.00	94.50	275.00
525.06-34-00	OFFICE EQUIP MAINTENANCE	1,000.00	0.00	0.00	0.00	1,000.00
	TOTAL MAINTENANCE	123,000.00	8,074.24	89,885.49	73.08	33,114.51
CITY SERVICES						
525.07-02-00	ADVERTISING & MARKETING	1,000.00	109.90	4,380.59	438.06	(3,380.59)
525.07-20-00	PARKS-PORTABLE TOILET RENTA	13,000.00	2,804.92	15,891.52	122.24	(2,891.52)
525.07-51-00	PARKS-MOW/SEED/WEED/PESTCTL	12,000.00	4,220.00	31,730.55	264.42	(19,730.55)
525.07-51-01	PARKS LANDSCAPING SUPPLIES	5,000.00	1,367.76	5,969.46	119.39	(969.46)
525.07-52-00	PARKS TREE TRIMMING&REMOVAL	25,000.00	20,950.00	21,552.00	86.21	3,448.00
525.07-53-00	PARKS-TREE PLANTING	6,000.00	64.99	10,336.78	172.28	(4,336.78)
525.07-60-00	PARKS-RENTAL EQUIPMENT	2,000.00	0.00	420.79	21.04	1,579.21
	TOTAL CITY SERVICES	64,000.00	29,517.57	90,281.69	141.07	(26,281.69)
PROFESSIONAL SERVICES						
525.08-03-00	ENGINEERING & PLANNING FEES	5,000.00	0.00	165.24	3.30	4,834.76
525.08-06-00	Administration Fee	44,000.00	1,000.00	42,000.00	95.45	2,000.00
525.08-06-01	Facility Fee	4,000.00	0.00	4,000.00	100.00	0.00
525.08-08-00	Technology Fee	14,000.00	(5,000.00)	13,000.00	92.86	1,000.00
	TOTAL PROFESSIONAL SERVICES	67,000.00	(4,000.00)	59,165.24	88.31	7,834.76
OTHER EXPENDITURES						
525.09-21-00	PARKS - MISCELLANEOUS EXPEN	1,000.00	(772.93)	0.00	0.00	1,000.00
	TOTAL OTHER EXPENDITURES	1,000.00	(772.93)	0.00	0.00	1,000.00
TOTAL PARKS & RECREATION		1,122,000.00	100,402.31	1,042,088.59	92.88	79,911.41

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

41 -PARKS & RECREATION
NATURE SANCTUARY
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PERSONNEL					
535.01-01-00 SALARIES	16,000.00	743.71	16,656.10	104.10	(656.10)
535.01-03-00 OVERTIME - NATURE SANCTUARY	0.00	0.00	14.47	0.00	(14.47)
535.01-20-00 Health, Life, Dental (2025)	0.00	0.00	0.00	0.00	0.00
535.01-21-00 FICA & MEDICARE	1,000.00	90.46	1,308.89	130.89	(308.89)
535.01-22-00 RETIREMENT	0.00	0.00	0.00	0.00	0.00
535.01-41-00 MEMBERSHIPS & SUBSCRIPTIONS	1,000.00	0.00	0.00	0.00	1,000.00
535.01-41-02 PROFESSIONAL DEVELOPMENT	1,000.00	0.00	331.88	33.19	668.12
TOTAL PERSONNEL	19,000.00	834.17	18,311.34	96.38	688.66
INSURANCE & BENEFITS					
535.02-02-00 Health Life and Dental	0.00	0.00	0.00	0.00	0.00
535.02-04-00 Unemployment	0.00	0.00	0.00	0.00	0.00
TOTAL INSURANCE & BENEFITS	0.00	0.00	0.00	0.00	0.00
UTILITIES					
535.03-02-00 ELECTRICITY	1,000.00	20.96	240.23	24.02	759.77
TOTAL UTILITIES	1,000.00	20.96	240.23	24.02	759.77
SUPPLIES & COMMODITIES					
535.05-01-00 OFFICE SUPPLIES & CONSUMABL	1,000.00	0.00	209.16	20.92	790.84
535.05-21-00 EQUIPMENT MATERIALS TOOLS	5,000.00	25.98	2,482.50	49.65	2,517.50
535.05-31-00 UNIFORMS & CLOTHING	1,000.00	0.00	0.00	0.00	1,000.00
535.05-42-00 PROGRAM EXPENSES	6,000.00	0.00	295.12	4.92	5,704.88
535.05-43-00 STAFF VOLUNTEER ACKNOWLEDGM	1,500.00	0.00	310.20	20.68	1,189.80
TOTAL SUPPLIES & COMMODITIES	14,500.00	25.98	3,296.98	22.74	11,203.02
MAINTENANCE					
535.06-01-00 GROUNDS & BLDG-MAINT REPAIR	1,000.00	0.00	0.00	0.00	1,000.00
535.06-05-03 TRAIL MAINTENANCE	2,500.00	475.65	589.25	23.57	1,910.75
535.06-21-00 VEHICLES MAINT & REPAIR	1,000.00	0.00	65.39	6.54	934.61
535.06-21-01 EQUIPMENT MAINT & REPAIR	1,000.00	0.00	1,758.08	175.81	(758.08)
535.06-22-00 VEHICLE GAS & OIL	1,000.00	0.00	0.00	0.00	1,000.00
535.06-22-01 EQUIPMENT GAS & OIL	1,000.00	0.00	1,436.33	143.63	(436.33)
TOTAL MAINTENANCE	7,500.00	475.65	3,849.05	51.32	3,650.95
CITY SERVICES					
535.07-52-00 TREE TRIMMING & REMOVAL	3,000.00	0.00	900.00	30.00	2,100.00
TOTAL CITY SERVICES	3,000.00	0.00	900.00	30.00	2,100.00
OTHER EXPENDITURES					
535.09-21-00 MISCELLANEOUS	2,000.00	0.00	25.00	1.25	1,975.00
TOTAL OTHER EXPENDITURES	2,000.00	0.00	25.00	1.25	1,975.00
TOTAL NATURE SANCTUARY	47,000.00	1,356.76	26,622.60	56.64	20,377.40

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

41 -PARKS & RECREATION
TRANSFERS OUT
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
TRANSFERS-OTHER SOURCES					
550.20-00-00 TRANSFERS OUT	520,000.00	69,748.35	882,565.35	169.72	(362,565.35)
TOTAL TRANSFERS-OTHER SOURCES	520,000.00	69,748.35	882,565.35	169.72	(362,565.35)
TOTAL TRANSFERS OUT	520,000.00	69,748.35	882,565.35	169.72	(362,565.35)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

41 -PARKS & RECREATION
CAPITAL OUTLAY
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
CAPITAL OUTLAY					
560.52-50-00 PARKS PROJECTS CAPITAL OUTL	850,000.00	(14,382.15)	67,819.75	7.98	782,180.25
TOTAL CAPITAL OUTLAY	850,000.00	(14,382.15)	67,819.75	7.98	782,180.25
TOTAL CAPITAL OUTLAY	850,000.00	(14,382.15)	67,819.75	7.98	782,180.25
TOTAL EXPENDITURES	2,539,000.00	157,125.27	2,019,096.29	79.52	519,903.71
EXCESS REVENUES OVER/(UNDER) EXPENDITUR	(999,000.00)	(34,879.73)	(440,783.09)		

*** END OF REPORT ***

Public Safety Fund (42)
2025 Unaudited

Category	2024 Audited	2025 Adopted	2025 Revised	2025 Unaudited	% of Year
Revenues					
Taxes	$ 1,029,532	$ 1,033,000	$ 1,059,000	$ 1,051,952	102%
Other	79,575	3,000	3,000	4,428	148%
Interest & Developer Reimb.	-	-	7,000	114,458	0%
Transfers	1,500,000	1,526,000	1,526,000	1,526,000	100%
One-Time Transfer	-	-	-	-	
Total Revenues	**2,609,107**	**2,562,000**	**2,595,000**	**2,696,838**	105%
Expenditures					
Salary and Benefits	1,681,244	2,038,000	2,058,000	1,942,693	95%
Operating	111,840	550,000	530,000	464,248	84%
Capital	35,145	132,000	132,000	85,173	65%
Total Expenditures	**1,828,229**	**2,720,000**	**2,720,000**	**2,492,114**	92%
Increase (decrease)	780,878	(158,000)	(125,000)	204,724	
Beginning Fund Balance	192,285	964,285	973,163	973,163	
Ending Fund Balance	**$ 973,163**	**$ 806,285**	**$ 848,163**	**$ 1,177,887**	

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

42 -PUBLIC SAFETY
FINANCIAL SUMMARY

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
REVENUE SUMMARY					
PERMITS	0.00	0.00	0.00	0.00	0.00
SALES TAXES	1,033,000.00	79,335.92	1,051,951.83	101.83	(18,951.83)
COURT REVENUE	3,000.00	160.00	4,203.00	140.10	(1,203.00)
INTEREST INCOME	0.00	103,562.37	114,457.71	0.00	(114,457.71)
MISCELLANEOUS	0.00	0.00	225.00	0.00	(225.00)
TRANSFERS IN	1,526,000.00	127,166.66	1,525,999.92	100.00	0.08
TOTAL REVENUES	2,562,000.00	310,224.95	2,696,837.46	105.26	(134,837.46)
EXPENDITURE SUMMARY					
POLICE DEPARTMENT	2,685,000.00	140,023.99	2,492,113.63	92.82	192,886.37
CAPITAL OUTLAY	35,000.00	0.00	0.00	0.00	35,000.00
TOTAL EXPENDITURES	2,720,000.00	140,023.99	2,492,113.63	91.62	227,886.37
EXCESS REVENUES OVER/(UNDER) EXPENDITUR	(158,000.00)	170,200.96	204,723.83		

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

42 -PUBLIC SAFETY
FINANCIAL SUMMARY
REVENUES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PERMITS					
41205-00 Development Permits	0.00	0.00	0.00	0.00	0.00
TOTAL PERMITS	0.00	0.00	0.00	0.00	0.00
SALES TAXES					
41404-00 Police Sales Tax	1,033,000.00	79,335.92	1,051,951.83	101.83	(18,951.83)
TOTAL SALES TAXES	1,033,000.00	79,335.92	1,051,951.83	101.83	(18,951.83)
COURT REVENUE					
41603-00 POLICE REPORTS	3,000.00	160.00	4,203.00	140.10	(1,203.00)
TOTAL COURT REVENUE	3,000.00	160.00	4,203.00	140.10	(1,203.00)
INTEREST INCOME					
41701-00 Interest Income	0.00	3,424.22	14,319.56	0.00	(14,319.56)
41708-00 Creekside Substation Agreement	0.00	100,138.15	100,138.15	0.00	(100,138.15)
TOTAL INTEREST INCOME	0.00	103,562.37	114,457.71	0.00	(114,457.71)
MISCELLANEOUS					
41801-00 Miscellaneous Revenue	0.00	0.00	225.00	0.00	(225.00)
TOTAL MISCELLANEOUS	0.00	0.00	225.00	0.00	(225.00)
TRANSFERS IN					
41901-00 TRANSFER FROM GENERAL FUND	1,526,000.00	127,166.66	1,525,999.92	100.00	0.08
TOTAL TRANSFERS IN	1,526,000.00	127,166.66	1,525,999.92	100.00	0.08
TOTAL REVENUE	2,562,000.00	310,224.95	2,696,837.46	105.26	(134,837.46)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

42 -PUBLIC SAFETY
POLICE DEPARTMENT
EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PERSONNEL						
505.01-01-00	SALARIES	1,334,000.00	136,462.74	1,273,215.26	95.44	60,784.74
505.01-03-00	POLICE OVERTIME	65,000.00	(1,686.47)	119,057.91	183.17	(54,057.91)
505.01-20-00	Health, Life, Dental (2025)	201,000.00	24,010.13	149,245.81	74.25	51,754.19
505.01-21-00	FICA W/H	95,000.00	9,258.61	103,385.02	108.83	(8,385.02)
505.01-22-00	RETIREMENT	293,000.00	22,226.61	256,349.47	87.49	36,650.53
505.01-33-00	Allowance	2,000.00	120.00	1,320.00	66.00	680.00
505.01-35-00	Payroll Administration Fee	48,000.00	(1,000.00)	40,120.00	83.58	7,880.00
	TOTAL PERSONNEL	2,038,000.00	189,391.62	1,942,693.47	95.32	95,306.53
INSURANCE & BENEFITS						
505.02-01-00	Liability Insurance	72,000.00	(36,000.00)	36,000.00	50.00	36,000.00
505.02-03-00	WORKERS COMPENSATION	70,000.00	(12,427.26)	70,672.18	100.96	(672.18)
505.02-34-00	PHONE ALLOWANCE	0.00	0.00	0.00	0.00	0.00
505.02-41-00	MEMBERSHIP FEES/DUES	2,000.00	0.00	555.00	27.75	1,445.00
505.02-42-00	PROFESSIONAL DEVELOPMENT	5,000.00	2,007.86	2,978.07	59.56	2,021.93
	TOTAL INSURANCE & BENEFITS	149,000.00	(46,419.40)	110,205.25	73.96	38,794.75
UTILITIES						
505.03-01-00	TELEPHONE SERVICES	3,000.00	0.00	1,551.41	51.71	1,448.59
505.03-02-00	ELECTRICITY SERVICES	0.00	35.15	456.35	0.00	(456.35)
505.03-03-00	NATURAL GAS	0.00	195.23	507.11	0.00	(507.11)
505.03-04-00	WATER SERVICE	0.00	70.24	317.38	0.00	(317.38)
505.03-05-00	MOBILE PHONES & DATA SERVIC	5,000.00	265.21	1,804.47	36.09	3,195.53
505.03-06-00	INTERNET SERVICE	0.00	121.20	363.60	0.00	(363.60)
	TOTAL UTILITIES	8,000.00	687.03	5,000.32	62.50	2,999.68
CAPITAL EXPENDITURES						
505.04-01-00	Vehicle	0.00	0.00	0.00	0.00	0.00
505.04-02-00	Lease Purchase-Vehicle	32,000.00	2,000.00	26,000.00	81.25	6,000.00
505.04-11-00	Computer Replacement Progra	65,000.00	4,016.75	63,989.51	98.45	1,010.49
505.04-31-00	Equipment & Machinery	0.00	0.00	0.00	0.00	0.00
	TOTAL CAPITAL EXPENDITURES	97,000.00	6,016.75	89,989.51	92.77	7,010.49
SUPPLIES & COMMODITIES						
505.05-01-00	OFFICE SUPPLIES/CONSUMABLES	3,000.00	120.52	518.72	17.29	2,481.28
505.05-01-01	Office Supplies/Consumables	0.00	0.00	0.00	0.00	0.00
505.05-02-00	POSTAGE & PRINTING	2,000.00	0.00	348.70	17.44	1,651.30
505.05-20-00	SMALL OFFICE EQUIPMENT	1,000.00	0.00	49.99	5.00	950.01
505.05-21-00	EQUIPMENT & HANDTOOLS	40,000.00	10,062.96	14,094.76	35.24	25,905.24
505.05-22-00	DATA TERMINAL	8,000.00	536.40	4,184.15	52.30	3,815.85
505.05-30-00	UNIFORMS	10,000.00	2,004.04	8,724.55	87.25	1,275.45
505.05-99-00	OTHER/MISC PURCHASES	1,000.00	0.00	45.00	4.50	955.00
	TOTAL SUPPLIES & COMMODITIES	65,000.00	12,723.92	27,965.87	43.02	37,034.13
MAINTENANCE						
505.06-00-00	Lease/Rent Payments	18,000.00	3,509.61	101,748.16	565.27	(83,748.16)
505.06-01-00	BUILDING REPAIR & MAINTENAN	6,000.00	360.26	2,381.55	39.69	3,618.45

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

42 -PUBLIC SAFETY
POLICE DEPARTMENT
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
505.06-20-00 VEHICLE REPAIR & MAINTENENA	20,000.00	4,579.33	12,351.73	61.76	7,648.27
505.06-21-00 EQUIPMENT REPAIR & MAINTENA	7,000.00	72.98	2,352.98	33.61	4,647.02
505.06-22-00 VEHICLE GAS & OIL	45,000.00	2,187.33	27,937.45	62.08	17,062.55
505.06-32-00 CRIMESTAR/FLOCK MAINTENANCE	42,000.00	0.00	6,400.00	15.24	35,600.00
505.06-34-00 OFFICE EQUIP MAINTENANCE	2,000.00	505.66	800.32	40.02	1,199.68
TOTAL MAINTENANCE	140,000.00	11,215.17	153,972.19	109.98	(13,972.19)
CITY SERVICES					
505.07-01-00 HIRING EXPENSES / RECRUITME	20,000.00	145.00	7,967.12	39.84	12,032.88
505.07-02-00 CRIME COMMISSION	2,000.00	0.00	1,500.00	75.00	500.00
505.07-03-00 LAB WORK / CRIME SCENE	2,000.00	0.00	0.00	0.00	2,000.00
505.07-04-00 CONTRACTUAL SERVICE AGREEME	2,000.00	260.00	4,816.00	240.80	(2,816.00)
505.07-05-00 OTHER/MISC CITY SERVICES	2,000.00	0.00	0.00	0.00	2,000.00
505.07-99-00 FOPAS - DOG BOARDING	6,000.00	0.00	6,000.00	100.00	0.00
TOTAL CITY SERVICES	34,000.00	405.00	20,283.12	59.66	13,716.88
PROFESSIONAL SERVICES					
505.08-06-00 Administration Fee	44,000.00	(5,000.00)	40,000.00	90.91	4,000.00
505.08-06-01 Facility Fee	51,000.00	(12,000.00)	48,000.00	94.12	3,000.00
505.08-08-00 Technology Fee	56,000.00	(17,000.00)	54,000.00	96.43	2,000.00
TOTAL PROFESSIONAL SERVICES	151,000.00	(34,000.00)	142,000.00	94.04	9,000.00
OTHER EXPENDITURES					
505.09-21-00 MISCELLANEOUS	1,000.00	3.90	3.90	0.39	996.10
505.09-22-00 HARVESTER DEER DONATIONS	2,000.00	0.00	0.00	0.00	2,000.00
TOTAL OTHER EXPENDITURES	3,000.00	3.90	3.90	0.13	2,996.10
TOTAL POLICE DEPARTMENT	2,685,000.00	140,023.99	2,492,113.63	92.82	192,886.37

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

42 -PUBLIC SAFETY
CAPITAL OUTLAY
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
CAPITAL OUTLAY					
560.52-50-00 Police Capital Outlay	35,000.00	0.00	0.00	0.00	35,000.00
TOTAL CAPITAL OUTLAY	35,000.00	0.00	0.00	0.00	35,000.00
TOTAL CAPITAL OUTLAY	35,000.00	0.00	0.00	0.00	35,000.00
TOTAL EXPENDITURES	2,720,000.00	140,023.99	2,492,113.63	91.62	227,886.37
EXCESS REVENUES OVER/(UNDER) EXPENDITUR(	158,000.00)	170,200.96	204,723.83		

*** END OF REPORT ***

Use Tax (48)
2025 Unaudited

Category	2024 Audited	2025 Adopted	2025 Revised	2025 Unaudited	% of Year
Revenues					
Taxes	$ 1,044,948	$ 1,005,000	$ 1,401,000	$ 1,413,352	141%
Interest Income	-	-	7,900	23,482	0%
Total Revenues	**1,044,948**	**1,005,000**	**1,408,900**	**1,436,834**	143%

Expenditures					
Street Capital	$ 104,853	1,000,000	484,072	422,161	42%
Street Maintenance	-	180,000	180,000	124,047	69%
Park Trail Maint & Capital	-	250,000	250,000	46,000	18%
Total Expenditures	**$ 104,853**	**1,430,000**	**914,072**	**592,208**	41%
Increase (decrease)	940,095	(425,000)	494,828	844,626	
Beginning FB	-	695,253	940,095	940,095	
Ending FB	**$ 940,095**	**$ 270,253**	**$ 1,434,923**	**$ 1,784,720**	

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

48 -USE TAX
FINANCIAL SUMMARY

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
REVENUE SUMMARY					
SALES TAXES	1,005,000.00	210,475.75	1,413,351.87	140.63	(408,351.87)
INTEREST INCOME	0.00	5,972.46	23,481.69	0.00	(23,481.69)
TOTAL REVENUES	1,005,000.00	216,448.21	1,436,833.56	142.97	(431,833.56)
EXPENDITURE SUMMARY					
ADMINISTRATION	1,000,000.00	220,021.20	422,161.50	42.22	577,838.50
STREETS	180,000.00	28,096.15	124,047.13	68.92	55,952.87
PARKS & RECREATION	250,000.00	0.00	46,000.00	18.40	204,000.00
TOTAL EXPENDITURES	1,430,000.00	248,117.35	592,208.63	41.41	837,791.37
EXCESS REVENUES OVER/(UNDER) EXPENDITUR	(425,000.00)	(31,669.14)	844,624.93		

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

48 -USE TAX
FINANCIAL SUMMARY
REVENUES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
SALES TAXES					
41408-00 Use Tax Revenue	1,005,000.00	210,475.75	1,413,351.87	140.63	(408,351.87)
TOTAL SALES TAXES	1,005,000.00	210,475.75	1,413,351.87	140.63	(408,351.87)
INTEREST INCOME					
41701-00 Interest Income	0.00	5,972.46	23,481.69	0.00	(23,481.69)
TOTAL INTEREST INCOME	0.00	5,972.46	23,481.69	0.00	(23,481.69)
TOTAL REVENUE	1,005,000.00	216,448.21	1,436,833.56	142.97	(431,833.56)

Use Tax - Street Construction Detail - Fund (48)
2025 Unaudited

Category	2024 Audited	2025 Adopted	2025 Revised	2025 Unaudited	% of Year
Revenues					
Taxes	$ 668,767	$ 643,200	$ 896,640	$ 904,545	141%
Interest			4,800	13,886	
Total Revenues	**668,767**	**643,200**	**901,440**	**918,431**	143%
Expenditures					
Transfer to Bell Road Project Fund	104,853	500,000	220,000	87,161	17%
Transfer to Route 9 Project Fund	-	500,000	264,072	335,000	67%
Transfer to Future Project Fund	-	-	-	-	0%
Total Expenditures	**104,853**	**1,000,000**	**484,072**	**422,161**	42%
Increase (decrease)	563,914	(356,800)	417,368	496,270	
Beginning Fund Balance	-	466,382	563,914	563,914	
Ending Fund Balance	**$ 563,914**	**$ 109,582**	**$ 981,282**	**$ 1,060,184**	

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

48 -USE TAX
ADMINISTRATION
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
CAPITAL EXPENDITURES					
501.04-01-00 Capital Projects - Use Tax	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00
TRANSFERS-OTHER SOURCES					
501.20-00-00 Transfers Out to Capl proje	1,000,000.00	220,021.20	422,161.50	42.22	577,838.50
TOTAL TRANSFERS-OTHER SOURCES	1,000,000.00	220,021.20	422,161.50	42.22	577,838.50
TOTAL ADMINISTRATION	1,000,000.00	220,021.20	422,161.50	42.22	577,838.50

Use Tax - Street Maintenance Detail - Fund (48)
2025 Unaudited

Category	2024 Audited	2025 Adopted	Revised 2025	2025 Unaudited	% of Year
Revenues					
Taxes	$ 167,192	$ 160,800	$ 224,160	$ 226,136	141%
Interest	-	-	1,400	3,580	
Total Revenues	**167,192**	**160,800**	**225,560**	**229,716**	143%
Expenditures					
Curb and Sidewalk Maintenance	-	180,000	180,000	124,047	69%
Total Expenditures	**-**	**180,000**	**180,000**	**124,047**	69%
Increase (decrease)	167,192	(19,200)	45,560	105,669	
Beginning FB	-	101,720	167,192	167,192	
Ending FB	**$ 167,192**	**$ 82,520**	**$ 212,752**	**$ 272,861**	

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

48 -USE TAX
STREETS
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
CAPITAL EXPENDITURES					
520.04-90-00 CURB & SIDEWALK MAINTENANCE	180,000.00	28,096.15	124,047.13	68.92	55,952.87
TOTAL CAPITAL EXPENDITURES	180,000.00	28,096.15	124,047.13	68.92	55,952.87
TOTAL STREETS	180,000.00	28,096.15	124,047.13	68.92	55,952.87

Use Tax - Park Trails Detail - Fund (48)
2025 Unaudited

Category	2024 Audited	2025 Adopted	2025 Revised	2025 Unaudited	% of Year
Revenues					
Taxes	$ 208,990	$ 201,000	$ 280,200	$ 282,670	141%
Interest			1,700	6,016	0%
Total Revenues	**208,990**	**201,000**	**281,900**	**288,686**	144%
Expenditures					
Park Trail Maint & Capital	-	250,000	250,000	46,000	18%
Total Expenditures	**-**	**250,000**	**250,000**	**46,000**	18%
Increase (decrease)	208,990	(49,000)	31,900	242,686	
Beginning FB	-	127,151	208,990	208,990	
Ending FB	**$ 208,990**	**$ 78,151**	**$ 240,890**	**$ 451,676**	

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

48 -USE TAX
PARKS & RECREATION
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
CAPITAL EXPENDITURES					
525.04-85-01 EQUIPMENT	0.00	0.00	46,000.00	0.00	(46,000.00)
TOTAL CAPITAL EXPENDITURES	0.00	0.00	46,000.00	0.00	(46,000.00)
MAINTENANCE					
525.06-05-03 PARKS TRAIL PROGRAM	250,000.00	0.00	0.00	0.00	250,000.00
TOTAL MAINTENANCE	250,000.00	0.00	0.00	0.00	250,000.00
TOTAL PARKS & RECREATION	250,000.00	0.00	46,000.00	18.40	204,000.00
TOTAL EXPENDITURES	1,430,000.00	248,117.35	592,208.63	41.41	837,791.37
EXCESS REVENUES OVER/(UNDER) EXPENDITUR	(425,000.00)	(31,669.14)	844,624.93		

*** END OF REPORT ***

Fewson Fund (45)
2025 Unaudited

Category	2024 Audited	2025 Adopted	2025 Revised	2025 Unaudited	% of Year
Revenues					
Interest	$ 20,802	$ 7,000	$ 20,000	$ 19,330	276%
Transfers		-	-	-	0%
Total Revenues	**20,802**	**7,000**	**20,000**	**19,330**	276%
Expenditures					
Operating	173	-	173	314	
Transfer	-	35,000	-	-	0%
Total Expenditures	**173**	**35,000**	**173**	**314**	1%
Increase (decrease)	20,629	(28,000)	19,827	19,016	
Beginning Fund Balance	613,448	620,298	634,077	634,077	
Ending Fund Balance	**$ 634,077**	**$ 592,298**	**$ 653,904**	**$ 653,093**	

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

45 -FEWSON PROJECT
FINANCIAL SUMMARY

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
REVENUE SUMMARY					
INTEREST INCOME	7,000.00	(1,217.70)	19,329.62	276.14	(12,329.62)
MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	7,000.00	(1,217.70)	19,329.62	276.14	(12,329.62)
EXPENDITURE SUMMARY					
ADMINISTRATION	35,000.00	19.00	314.50	0.90	34,685.50
TOTAL EXPENDITURES	35,000.00	19.00	314.50	0.90	34,685.50
EXCESS REVENUES OVER/(UNDER) EXPENDITUR	(28,000.00)	(1,236.70)	19,015.12		

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

45 -FEWSON PROJECT
FINANCIAL SUMMARY
REVENUES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
INTEREST INCOME					
41701-01 Interest Income	7,000.00	(1,217.70)	19,329.62	276.14	(12,329.62)
TOTAL INTEREST INCOME	7,000.00	(1,217.70)	19,329.62	276.14	(12,329.62)
MISCELLANEOUS					
41804-00 Gain on Investment	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUE	7,000.00	(1,217.70)	19,329.62	276.14	(12,329.62)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

45 -FEWSON PROJECT
ADMINISTRATION
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
CAPITAL EXPENDITURES					
501.04-01-00 Capital Expenditures	35,000.00	0.00	0.00	0.00	35,000.00
TOTAL CAPITAL EXPENDITURES	35,000.00	0.00	0.00	0.00	35,000.00
OTHER EXPENDITURES					
501.09-50-01 Trust Fees	0.00	19.00	314.50	0.00	(314.50)
501.09-51-01 Federal Tax	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER EXPENDITURES	0.00	19.00	314.50	0.00	(314.50)
TRANSFERS-OTHER SOURCES					
501.20-03-00 Transfer	0.00	0.00	0.00	0.00	0.00
TOTAL TRANSFERS-OTHER SOURCES	0.00	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATION	35,000.00	19.00	314.50	0.90	34,685.50
TOTAL EXPENDITURES	35,000.00	19.00	314.50	0.90	34,685.50
EXCESS REVENUES OVER/(UNDER) EXPENDITUR	(28,000.00)	(1,236.70)	19,015.12		

*** END OF REPORT ***

Guest Tax / Economic Development Fund (46)
2025 Unaudited

Category	2024 Audited	2025 Adopted	2025 Revised	2025 Unaudited	% of Year
Revenues					
Guest Room Tax	$ 116,605	$ 100,000	$ 121,000	$ 117,861	118%
Partnership Contributions	-	-	-	30,000	
Interest	-	-	500	1,130	
Total Revenues	**116,605**	**100,000**	**121,500**	**148,991**	149%
Expenditures					
Operating	15,000	28,000	25,000	25,000	89%
Transit Pilot	-	-	-	7,500	
FIFA26 impact	-	10,000	10,000	-	0%
Developer Reimbursement	77,929	91,000	81,000	76,648	84%
Total Expenditures	**92,929**	**129,000**	**116,000**	**109,148**	85%
Increase (decrease)	23,676	(29,000)	5,500	39,843	
Beginning FB	37,304	47,304	60,980	60,980	
Ending FB	**$ 60,980**	**$ 18,304**	**$ 66,480**	**$ 100,823**	

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

46 -GUEST ROOM / ECO DEVO
FINANCIAL SUMMARY

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
REVENUE SUMMARY					
PROPERTY TAXES	100,000.00	15,175.59	117,860.84	117.86	(17,860.84)
PERMITS	0.00	0.00	30,000.00	0.00	(30,000.00)
INTEREST INCOME	0.00	349.00	1,129.68	0.00	(1,129.68)
TOTAL REVENUES	100,000.00	15,524.59	148,990.52	148.99	(48,990.52)
EXPENDITURE SUMMARY					
ADMINISTRATION	116,000.00	15,253.31	109,147.64	94.09	6,852.36
TOTAL EXPENDITURES	116,000.00	15,253.31	109,147.64	94.09	6,852.36
EXCESS REVENUES OVER/(UNDER) EXPENDITUR	(16,000.00)	271.28	39,842.88		

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

46 -GUEST ROOM / ECO DEVO
FINANCIAL SUMMARY
REVENUES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PROPERTY TAXES					
41001-00 Guest Room Tax	100,000.00	15,175.59	117,860.84	117.86	(17,860.84)
TOTAL PROPERTY TAXES	100,000.00	15,175.59	117,860.84	117.86	(17,860.84)
PERMITS					
41201-00 Partnership Contribution	0.00	0.00	30,000.00	0.00	(30,000.00)
TOTAL PERMITS	0.00	0.00	30,000.00	0.00	(30,000.00)
INTEREST INCOME					
41701-00 Interest Income	0.00	349.00	1,129.68	0.00	(1,129.68)
TOTAL INTEREST INCOME	0.00	349.00	1,129.68	0.00	(1,129.68)
TOTAL REVENUE	100,000.00	15,524.59	148,990.52	148.99	(48,990.52)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

46 -GUEST ROOM / ECO DEVO
ADMINISTRATION
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
CITY SERVICES					
501.07-02-00 Advertising	0.00	0.00	0.00	0.00	0.00
501.07-03-00 Economic Development	25,000.00	0.00	25,000.00	100.00	0.00
TOTAL CITY SERVICES	25,000.00	0.00	25,000.00	100.00	0.00
OTHER EXPENDITURES					
501.09-21-00 TRANSIT	0.00	7,500.00	7,500.00	0.00	(7,500.00)
TOTAL OTHER EXPENDITURES	0.00	7,500.00	7,500.00	0.00	(7,500.00)
TRANSFERS-OTHER SOURCES					
501.20-00-00 Tfr to TIF Special Allocati	91,000.00	7,753.31	76,647.64	84.23	14,352.36
TOTAL TRANSFERS-OTHER SOURCES	91,000.00	7,753.31	76,647.64	84.23	14,352.36
TOTAL ADMINISTRATION	116,000.00	15,253.31	109,147.64	94.09	6,852.36
TOTAL EXPENDITURES	116,000.00	15,253.31	109,147.64	94.09	6,852.36
EXCESS REVENUES OVER/(UNDER) EXPENDITUR(	16,000.00)	271.28	39,842.88		

*** END OF REPORT ***

Stormwater Fund (47)
2025 Unaudited

Category	2024 Audited	2025 Adopted	2025 Revised	2025 Unaudited	% of Year
Revenues					
Transfers In	$ 185,000	$ 270,000	$ 278,000	$ 248,000	92%
Grants	-	-	-	73,774	
Interest	-	-	1,200	3,418	
Total Revenues	**185,000**	**270,000**	**279,200**	**325,192**	120%
Expenditures					
Projects (Storm-water, etc)	-	75,000	75,000	257,147	343%
Carryover CIP for master planning & Assessment					
Capital (incl debt service)	-	230,000	230,000	-	
Total Expenditures	**-**	**305,000**	**305,000**	**257,147**	84%
Increase (decrease)	185,000	(35,000)	(25,800)	68,045	
Beginning FB	-	135,000	185,000	185,000	
Ending FB	**$ 185,000**	**$ 100,000**	**$ 159,200**	**$ 253,045**	

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

47 -STORMWATER
FINANCIAL SUMMARY

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
REVENUE SUMMARY					
INTEREST INCOME	0.00	800.66	3,418.14	0.00	(3,418.14)
MISCELLANEOUS	0.00	73,774.00	73,774.00	0.00	(73,774.00)
TRANSFERS IN	270,000.00	0.00	248,000.00	91.85	22,000.00
TOTAL REVENUES	270,000.00	74,574.66	325,192.14	120.44	(55,192.14)
EXPENDITURE SUMMARY					
STORM WATER	305,000.00	22,334.65	257,147.46	84.31	47,852.54
TOTAL EXPENDITURES	305,000.00	22,334.65	257,147.46	84.31	47,852.54
EXCESS REVENUES OVER/(UNDER) EXPENDITUR	(35,000.00)	52,240.01	68,044.68		

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

47 -STORMWATER
FINANCIAL SUMMARY
REVENUES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
INTEREST INCOME					
41701-00 Interest Income	0.00	800.66	3,418.14	0.00	(3,418.14)
TOTAL INTEREST INCOME	0.00	800.66	3,418.14	0.00	(3,418.14)
MISCELLANEOUS					
41804-00 Grants	0.00	73,774.00	73,774.00	0.00	(73,774.00)
TOTAL MISCELLANEOUS	0.00	73,774.00	73,774.00	0.00	(73,774.00)
TRANSFERS IN					
41901-00 TRANSFER IN	270,000.00	0.00	248,000.00	91.85	22,000.00
TOTAL TRANSFERS IN	270,000.00	0.00	248,000.00	91.85	22,000.00
TOTAL REVENUE	270,000.00	74,574.66	325,192.14	120.44	(55,192.14)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

47 -STORMWATER
STORM WATER
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
CAPITAL EXPENDITURES					
521.04-51-00 CAPITAL PROJECT EXPENDITURE	100,000.00	0.00	89,860.50	89.86	10,139.50
TOTAL CAPITAL EXPENDITURES	100,000.00	0.00	89,860.50	89.86	10,139.50
CITY SERVICES					
521.07-32-00 STORM SEWERS GENERAL REPAIR	75,000.00	13,950.00	102,854.81	137.14	(27,854.81)
TOTAL CITY SERVICES	75,000.00	13,950.00	102,854.81	137.14	(27,854.81)
PROFESSIONAL SERVICES					
521.08-03-00 ENGINEERING AND PLANNING FE	130,000.00	8,384.65	64,432.15	49.56	65,567.85
TOTAL PROFESSIONAL SERVICES	130,000.00	8,384.65	64,432.15	49.56	65,567.85
TOTAL STORM WATER	305,000.00	22,334.65	257,147.46	84.31	47,852.54
TOTAL EXPENDITURES	305,000.00	22,334.65	257,147.46	84.31	47,852.54
EXCESS REVENUES OVER/(UNDER) EXPENDITUR	(35,000.00)	52,240.01	68,044.68		

*** END OF REPORT ***

Emergency Reserve Fund (50)
2025 Unaudited

Category	2024 Audited	2025 Adopted	2025 Revised	2025 Unaudited	% of Year
Revenues					
Interest	$ 57,088	$ -	$ 25,000	$ 32,245	
Transfers	118,000	136,000	136,000	136,000	100%
Total Revenues	175,088	136,000	161,000	168,245	124%
Expenditures					
Expenditures		-	-	-	
Total Expenditures		-	-	-	
Increase (decrease)	175,088	136,000	161,000	168,245	
Beginning Fund Balance	1,332,108	1,450,208	1,507,196	1,507,196	
Ending Fund Balance	**1,507,196**	**1,586,208**	**1,668,196**	**1,675,441**	

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

50 -Emergency Reserve Fund
FINANCIAL SUMMARY

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
REVENUE SUMMARY					
INTEREST INCOME	0.00	5,848.60	32,244.64	0.00	(32,244.64)
MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
TRANSFERS IN	136,000.00	0.00	0.00	0.00	136,000.00
TRANSFERS OUT	0.00	0.00	136,000.00	0.00	(136,000.00)
TOTAL REVENUES	136,000.00	5,848.60	168,244.64	123.71	(32,244.64)
EXPENDITURE SUMMARY					
ADMINISTRATION	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00
EXCESS REVENUES OVER/(UNDER) EXPENDITURE	136,000.00	5,848.60	168,244.64		

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

50 -Emergency Reserve Fund
FINANCIAL SUMMARY
REVENUES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
INTEREST INCOME					
41701-00 Interest Income	0.00	5,848.60	32,244.64	0.00	(32,244.64)
TOTAL INTEREST INCOME	0.00	5,848.60	32,244.64	0.00	(32,244.64)
MISCELLANEOUS					
41804-10 GAIN ON INVESTMENT	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
TRANSFERS IN					
41901-00 TRANSFER FROM THE GEN FUND	136,000.00	0.00	0.00	0.00	136,000.00
TOTAL TRANSFERS IN	136,000.00	0.00	0.00	0.00	136,000.00
TRANSFERS OUT					
42001-00 Transfers from General Fund	0.00	0.00	136,000.00	0.00	(136,000.00)
TOTAL TRANSFERS OUT	0.00	0.00	136,000.00	0.00	(136,000.00)
TOTAL REVENUE	136,000.00	5,848.60	168,244.64	123.71	(32,244.64)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

50 -Emergency Reserve Fund
ADMINISTRATION
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
CITY SERVICES					
501.07-71-00 Emergency Reserve Expenditu	0.00	0.00	0.00	0.00	0.00
TOTAL CITY SERVICES	0.00	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATION	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00
EXCESS REVENUES OVER/(UNDER) EXPENDITURE	136,000.00	5,848.60	168,244.64		

*** END OF REPORT ***

Parkville Nature Sanctuary (60)
2025 Unaudited

Category	2024 Audited	2025 Adopted	Revised 2025	2025 Unaudited	% of Year
Revenues					
Program Revenue	$ -	$ 1,000	$ 315	$ 980	98%
Donations/Grants	3,012	1,000	4,000	4,925	493%
Total Revenues	**3,012**	**2,000**	**4,315**	**5,905**	295%
Expenditures					
Operating	26,202	-	-	1,902	
Capital	8,530	200,000	3,727	-	0%
Total Expenditures	**34,732**	**200,000**	**3,727**	**1,902**	1%
Increase (decrease)	(31,720)	(198,000)	588	4,003	
Beginning FB	231,132	198,000	199,412	199,412	
Ending FB	**$ 199,412**	**$ -**	**$ 200,000**	**$ 203,415**	

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

60 -NATURE SANCTUARY
FINANCIAL SUMMARY

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
REVENUE SUMMARY					
DONATIONS	2,000.00	355.00	5,905.00	295.25	(3,905.00)
TRANSFERS OUT	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	2,000.00	355.00	5,905.00	295.25	(3,905.00)
EXPENDITURE SUMMARY					
NATURE SANCTUARY	200,000.00	1,880.06	1,902.05	0.95	198,097.95
TOTAL EXPENDITURES	200,000.00	1,880.06	1,902.05	0.95	198,097.95
EXCESS REVENUES OVER/(UNDER) EXPENDITUR	(198,000.00)	(1,525.06)	4,002.95		

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

60 -NATURE SANCTUARY
FINANCIAL SUMMARY
REVENUES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
DONATIONS					
40901-00 Donations	1,000.00	250.00	4,925.00	492.50	(3,925.00)
40903-00 Programs	1,000.00	0.00	0.00	0.00	1,000.00
40906-00 Girl Scout Cabin Rental	0.00	105.00	980.00	0.00	(980.00)
40910-00 Grants	0.00	0.00	0.00	0.00	0.00
TOTAL DONATIONS	2,000.00	355.00	5,905.00	295.25	(3,905.00)
TRANSFERS OUT					
42001-00 TRSF TO PNS FROM GF	0.00	0.00	0.00	0.00	0.00
TOTAL TRANSFERS OUT	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUE	2,000.00	355.00	5,905.00	295.25	(3,905.00)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

60 -NATURE SANCTUARY
NATURE SANCTUARY
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PERSONNEL					
535.01-01-00 SALARIES	0.00	0.00	0.00	0.00	0.00
535.01-03-00 OVERTIME	0.00	0.00	0.00	0.00	0.00
535.01-21-00 FICA & MEDICARE	0.00	0.00	0.00	0.00	0.00
535.01-22-00 RETIREMENT	0.00	0.00	0.00	0.00	0.00
535.01-41-00 MEMBERSHIPS / SUBSCRIPTIONS	0.00	1,880.06	1,880.06	0.00	(1,880.06)
535.01-41-02 PROFESSIONAL DEVELOPMENT	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL	0.00	1,880.06	1,880.06	0.00	(1,880.06)
INSURANCE & BENEFITS					
535.02-02-00 HEALTH & UNEMPLOY INSURANC	0.00	0.00	0.00	0.00	0.00
535.02-04-00 WORKERS COMPENSATION	0.00	0.00	0.00	0.00	0.00
TOTAL INSURANCE & BENEFITS	0.00	0.00	0.00	0.00	0.00
UTILITIES					
535.03-02-00 ELECTRICITY	0.00	0.00	0.00	0.00	0.00
535.03-05-00 MOBILE PHONES & PAGERS	0.00	0.00	0.00	0.00	0.00
TOTAL UTILITIES	0.00	0.00	0.00	0.00	0.00
SUPPLIES & COMMODITIES					
535.05-01-00 OFFICE SUPPLIES/CONSUMABLES	0.00	0.00	0.00	0.00	0.00
535.05-02-00 POSTAGE	0.00	0.00	0.00	0.00	0.00
535.05-04-00 PRINTING	0.00	0.00	0.00	0.00	0.00
535.05-20-00 SMALL OFFICE EQUIPMENT	0.00	0.00	0.00	0.00	0.00
535.05-21-00 EQUIP/MATERIALS/TOOLS	0.00	0.00	21.99	0.00	(21.99)
535.05-31-00 UNIFORMS / CLOTHING	0.00	0.00	0.00	0.00	0.00
535.05-41-00 MATERIALS	0.00	0.00	0.00	0.00	0.00
535.05-42-00 PROGRAM EXPENSE	0.00	0.00	0.00	0.00	0.00
535.05-43-00 VOLUNTEER ACKNOWLEDGEMENT	0.00	0.00	0.00	0.00	0.00
535.05-99-00 MISC/OTHER PURCHASES	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPLIES & COMMODITIES	0.00	0.00	21.99	0.00	(21.99)
MAINTENANCE					
535.06-01-00 BUILDING MAINT & REPAIR	0.00	0.00	0.00	0.00	0.00
535.06-02-00 JANITORIAL / CLEANING SERVI	0.00	0.00	0.00	0.00	0.00
535.06-05-03 TRAIL MAINTENANCE	0.00	0.00	0.00	0.00	0.00
535.06-21-00 VEHICLE MAINT & REPAIR	0.00	0.00	0.00	0.00	0.00
535.06-21-01 EQIUPMENT MAINT & REPAIR	0.00	0.00	0.00	0.00	0.00
535.06-22-00 VEHICLE GAS & OIL	0.00	0.00	0.00	0.00	0.00
535.06-22-01 EQUIPMENT GAS & OIL	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	0.00	0.00	0.00	0.00	0.00
OTHER EXPENDITURES					
535.09-21-00 MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER EXPENDITURES	0.00	0.00	0.00	0.00	0.00

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

60 -NATURE SANCTUARY
NATURE SANCTUARY
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
CAPITAL OUTLAY					
535.53-50-00 Nature Sanctuary CIP	200,000.00	0.00	0.00	0.00	200,000.00
TOTAL CAPITAL OUTLAY	200,000.00	0.00	0.00	0.00	200,000.00
TOTAL NATURE SANCTUARY	200,000.00	1,880.06	1,902.05	0.95	198,097.95
TOTAL EXPENDITURES	200,000.00	1,880.06	1,902.05	0.95	198,097.95
EXCESS REVENUES OVER/(UNDER) EXPENDITUR(	198,000.00)	(1,525.06)	4,002.95		

*** END OF REPORT ***

Parkville Veterans Memorial (66)
2025 Unaudited

Category	2024 Audited	2025 Adopted	Revised 2025	2025 Unaudited	% of Year
Revenues					
Grants - POTMCID Grant	$ -	$ -	$ -	$ -	
Grant - Platte County Outreach	-	-	-	13,759	
Donations	4,315	50,000	2,700	26,201	**52%**
Interest	-	-	120	294	
Total Revenues	**4,315**	**50,000**	**2,820**	**40,254**	**81%**
Expenditures					
Capital	75,167	50,000	25,453	33,683	**67%**
Total Expenditures	**75,167**	**50,000**	**25,453**	**33,683**	
Increase (decrease)	(70,852)	-	(22,633)	6,571	
Beginning FB	93,485	-	22,633	22,633	
Ending FB	**$ 22,633**	**$ -**	**$ -**	**$ 29,204**	

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

66 -Veterans Memorial Fund
FINANCIAL SUMMARY

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
REVENUE SUMMARY					
DONATIONS	50,000.00	13,759.00	39,960.00	79.92	10,040.00
INTEREST INCOME	0.00	98.98	294.20	0.00	(294.20)
TOTAL REVENUES	50,000.00	13,857.98	40,254.20	80.51	9,745.80
EXPENDITURE SUMMARY					
GENERAL	50,000.00	13,137.20	33,682.77	67.37	16,317.23
TOTAL EXPENDITURES	50,000.00	13,137.20	33,682.77	67.37	16,317.23
EXCESS REVENUES OVER/(UNDER) EXPENDITURE	0.00	720.78	6,571.43		

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

66 -Veterans Memorial Fund
FINANCIAL SUMMARY
REVENUES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
DONATIONS					
40901-00 Donations	50,000.00	0.00	26,201.00	52.40	23,799.00
40910-00 GRANTS	0.00	13,759.00	13,759.00	0.00	(13,759.00)
TOTAL DONATIONS	50,000.00	13,759.00	39,960.00	79.92	10,040.00
INTEREST INCOME					
41701-00 Interest Income	0.00	98.98	294.20	0.00	(294.20)
TOTAL INTEREST INCOME	0.00	98.98	294.20	0.00	(294.20)
TOTAL REVENUE	50,000.00	13,857.98	40,254.20	80.51	9,745.80

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

66 -Veterans Memorial Fund
GENERAL
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
CAPITAL EXPENDITURES					
501.04-24-00 CAPITAL IMPROVEMENTS	50,000.00	11,007.20	31,552.77	63.11	18,447.23
TOTAL CAPITAL EXPENDITURES	50,000.00	11,007.20	31,552.77	63.11	18,447.23
EXPENDITURES					
501.15-00-00 Expenditures	0.00	2,130.00	2,130.00	0.00	(2,130.00)
TOTAL EXPENDITURES	0.00	2,130.00	2,130.00	0.00	(2,130.00)
TOTAL GENERAL	50,000.00	13,137.20	33,682.77	67.37	16,317.23
TOTAL EXPENDITURES	50,000.00	13,137.20	33,682.77	67.37	16,317.23
EXCESS REVENUES OVER/(UNDER) EXPENDITURE	0.00	720.78	6,571.43		

*** END OF REPORT ***

Capital Projects Fund - Farmers Market (61)
2025 Unaudited

Category	2024 Audited	2025 Adopted	2025 Revised	2025 Unaudited
Revenues				
Grants/other	$ -	$ 1,165,000	$ 1,000,000	$ 1,000,000
Transfers (Parks & Rec)	104,592	520,000	989,000	840,518
Transfer (Transportation)	-	-	123,800	74,754
Total Revenues	**104,592**	**1,685,000**	**2,112,800**	**1,915,272**
Expenditures				
Engineering	102,247	100,000	100,000	71,101
Construction (includes PW share)	2,345	1,585,000	1,712,072	1,515,367
Total Expenditures	**104,592**	**1,685,000**	**1,812,072**	**1,586,468**
Increase (decrease)	-	-	300,728	328,804
Beginning Fund Balance	-	-	-	-
Ending Fund Balance	**$ -**	**$ -**	**$ 300,728**	**$ 328,804**

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

61 -CAPITAL PROJECT-FARM MARK
FINANCIAL SUMMARY

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
REVENUE SUMMARY					
DONATIONS	1,165,000.00	0.00	1,000,000.00	85.84	165,000.00
TRANSFERS IN	520,000.00	62,701.00	915,272.00	176.01	(395,272.00)
TOTAL REVENUES	1,685,000.00	62,701.00	1,915,272.00	113.67	(230,272.00)
EXPENDITURE SUMMARY					
PARKS & RECREATION	1,685,000.00	20,107.00	1,586,468.48	94.15	98,531.52
TOTAL EXPENDITURES	1,685,000.00	20,107.00	1,586,468.48	94.15	98,531.52
EXCESS REVENUES OVER/(UNDER) EXPENDITURE	0.00	42,594.00	328,803.52		

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

61 -CAPITAL PROJECT-FARM MARK
FINANCIAL SUMMARY
REVENUES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
DONATIONS					
40910-00 GRANTS	1,165,000.00	0.00	1,000,000.00	85.84	165,000.00
TOTAL DONATIONS	1,165,000.00	0.00	1,000,000.00	85.84	165,000.00
TRANSFERS IN					
41901-00 TRANSFERS IN	520,000.00	62,701.00	915,272.00	176.01	(395,272.00)
TOTAL TRANSFERS IN	520,000.00	62,701.00	915,272.00	176.01	(395,272.00)
TOTAL REVENUE	1,685,000.00	62,701.00	1,915,272.00	113.67	(230,272.00)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

61 -CAPITAL PROJECT-FARM MARK
PARKS & RECREATION
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
CAPITAL EXPENDITURES					
525.04-01-00 CAPITAL EXPENSES	1,585,000.00	17,092.00	1,515,367.58	95.61	69,632.42
TOTAL CAPITAL EXPENDITURES	1,585,000.00	17,092.00	1,515,367.58	95.61	69,632.42
PROFESSIONAL SERVICES					
525.08-03-00 ENGINEERING SERVICES	100,000.00	3,015.00	71,100.90	71.10	28,899.10
TOTAL PROFESSIONAL SERVICES	100,000.00	3,015.00	71,100.90	71.10	28,899.10
TOTAL PARKS & RECREATION	1,685,000.00	20,107.00	1,586,468.48	94.15	98,531.52
TOTAL EXPENDITURES	1,685,000.00	20,107.00	1,586,468.48	94.15	98,531.52
EXCESS REVENUES OVER/(UNDER) EXPENDITURE	0.00	42,594.00	328,803.52		

*** END OF REPORT ***

Capital Projects Fund - Highway 9 Downtown (90)
2025 Unaudited

Category	2024 Audited	2025 Adopted	2025 Revised	2025 Unaudited
Revenues				
Bond Proceeds	$ -	$ 3,200,000	$ -	$ -
County Grant	132,299	-	367,701	367,701
Marc Grant	-	50,000	-	-
MoDot Grant	-	0	-	-
Interest Income	-	-	227	635
Transfers (use tax fund)	-	500,000	264,072	335,000
Total Revenues	**132,299**	**3,750,000**	**632,000**	**703,336**
Expenditures				
Engineering	132,299	700,000	600,000	671,072
Construction	-	100,000	-	-
Contingency	-	700,000	-	-
Debt	-	-	-	-
Transfers	-	-	-	-
Total Expenditures	**132,299**	**1,500,000**	**600,000**	**671,072**
Increase (decrease)	-	2,250,000	32,000	32,264
Beginning Fund Balance	(32,000)	300,000	(32,000)	(32,000)
Ending Fund Balance	**$ (32,000)**	**$ 2,550,000**	**$ -**	**$ 264**

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

90 -CAP PROJ- 9 HWY DOWNTOWN
FINANCIAL SUMMARY

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
REVENUE SUMMARY					
PROPERTY TAXES	3,200,000.00	0.00	0.00	0.00	3,200,000.00
INTEREST INCOME	50,000.00	367,718.05	368,336.33	736.67	(318,336.33)
TRANSFERS IN	500,000.00	203,000.00	335,000.00	67.00	165,000.00
TOTAL REVENUES	3,750,000.00	570,718.05	703,336.33	18.76	3,046,663.67
EXPENDITURE SUMMARY					
ADMINISTRATION	1,500,000.00	207,668.95	671,071.74	44.74	828,928.26
TOTAL EXPENDITURES	1,500,000.00	207,668.95	671,071.74	44.74	828,928.26
EXCESS REVENUES OVER/(UNDER) EXPENDITURE	2,250,000.00	363,049.10	32,264.59		

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

90 -CAP PROJ- 9 HWY DOWNTOWN
FINANCIAL SUMMARY
REVENUES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PROPERTY TAXES					
41002-00 Debt Proceeds	3,200,000.00	0.00	0.00	0.00	3,200,000.00
TOTAL PROPERTY TAXES	3,200,000.00	0.00	0.00	0.00	3,200,000.00
INTEREST INCOME					
41701-00 Interest Income	0.00	17.18	635.46	0.00	(635.46)
41751-00 Grants/Donations	50,000.00	0.00	0.00	0.00	50,000.00
41761-00 Grant from Platte County	0.00	367,700.87	367,700.87	0.00	(367,700.87)
TOTAL INTEREST INCOME	50,000.00	367,718.05	368,336.33	736.67	(318,336.33)
TRANSFERS IN					
41901-00 Transfer In	500,000.00	203,000.00	335,000.00	67.00	165,000.00
TOTAL TRANSFERS IN	500,000.00	203,000.00	335,000.00	67.00	165,000.00
TOTAL REVENUE	3,750,000.00	570,718.05	703,336.33	18.76	3,046,663.67

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

90 -CAP PROJ- 9 HWY DOWNTOWN
ADMINISTRATION
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
CAPITAL EXPENDITURES					
501.04-53-00 Misc Project Expenditures	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00
CITY SERVICES					
501.07-20-00 Right-of-way	700,000.00	0.00	0.00	0.00	700,000.00
501.07-21-00 Capital Construction	100,000.00	0.00	0.00	0.00	100,000.00
TOTAL CITY SERVICES	800,000.00	0.00	0.00	0.00	800,000.00
PROFESSIONAL SERVICES					
501.08-03-00 Engineering	700,000.00	207,668.95	671,071.74	95.87	28,928.26
TOTAL PROFESSIONAL SERVICES	700,000.00	207,668.95	671,071.74	95.87	28,928.26
TOTAL ADMINISTRATION	1,500,000.00	207,668.95	671,071.74	44.74	828,928.26
TOTAL EXPENDITURES	1,500,000.00	207,668.95	671,071.74	44.74	828,928.26
EXCESS REVENUES OVER/(UNDER) EXPENDITURE	2,250,000.00	363,049.10	32,264.59		

*** END OF REPORT ***



Capital Projects Fund (95)
2025 Unaudited

Category	2024 Audited	2025 Adopted	2025 Revised	2025 Unaudited	% of Year
Revenues					
Transfer In	$ -	$ -	$ 500,000	$ 500,000	
Grant Revenue				10,548	
Total Revenues	**-**	**-**	**500,000**	**510,548**	
Expenditures					
6th Street Parking Lease	-	-	66,005	66,123	
Highway 45 East Entry Sign	-	215,000	-	-	0%
Wayside Horns	-	135,000	-	1,868	1%
City Hall Capital	-	-	-	121,383	
Transfers (Debt service for 9 HWY	*43,650*	-	-	-	
Total Expenditures	**43,650**	**350,000**	**66,005**	**189,374**	54%
Increase (decrease)	(43,650)	(350,000)	433,995	321,174	
Beginning Fund Balance	466,655	350,000	423,005	423,005	
Ending Fund Balance	**$ 423,005**	**$ -**	**$ 857,000**	**$ 744,179**	

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

95 -CAPITAL PROJECTS FUND
FINANCIAL SUMMARY

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
REVENUE SUMMARY					
OTHER REVENUE	0.00	0.00	0.00	0.00	0.00
COURT REVENUE	0.00	0.00	500,000.00	0.00	(500,000.00)
INTEREST INCOME	0.00	0.00	10,547.70	0.00	(10,547.70)
MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	0.00	0.00	510,547.70	0.00	(510,547.70)
EXPENDITURE SUMMARY					
ADMINISTRATION	350,000.00	78,762.69	123,250.88	35.21	226,749.12
PUBLIC WORKS	0.00	0.00	66,123.00	0.00	(66,123.00)
TRANSFERS OUT	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	350,000.00	78,762.69	189,373.88	54.11	160,626.12
EXCESS REVENUES OVER/(UNDER) EXPENDITUR	(350,000.00)	(78,762.69)	321,173.82		

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

95 -CAPITAL PROJECTS FUND
FINANCIAL SUMMARY
REVENUES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
OTHER REVENUE					
41501-00 Money Recvd from Hwy 9 Project	0.00	0.00	0.00	0.00	0.00
41502-00 Money recd Hwy9 proj-6th St	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER REVENUE	0.00	0.00	0.00	0.00	0.00
COURT REVENUE					
41602-00 Transfer In	0.00	0.00	500,000.00	0.00	(500,000.00)
41651-00 Transfer from ARPA Funds	0.00	0.00	0.00	0.00	0.00
TOTAL COURT REVENUE	0.00	0.00	500,000.00	0.00	(500,000.00)
INTEREST INCOME					
41751-00 Grants/Donations	0.00	0.00	10,547.70	0.00	(10,547.70)
TOTAL INTEREST INCOME	0.00	0.00	10,547.70	0.00	(10,547.70)
MISCELLANEOUS					
41801-00 Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUE	0.00	0.00	510,547.70	0.00	(510,547.70)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

95 -CAPITAL PROJECTS FUND
ADMINISTRATION
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
CAPITAL EXPENDITURES					
501.04-11-00 Grants/ Donations Expenditu	0.00	0.00	0.00	0.00	0.00
501.04-17-00 Community Development Proje	135,000.00	1,868.00	1,868.00	1.38	133,132.00
501.04-23-00 DRJP Project Materials	0.00	0.00	0.00	0.00	0.00
501.04-51-00 Capital Projects Expenditur	215,000.00	75,957.39	120,445.58	56.02	94,554.42
TOTAL CAPITAL EXPENDITURES	350,000.00	77,825.39	122,313.58	34.95	227,686.42
OTHER EXPENDITURES					
501.09-21-00 Misc	0.00	937.30	937.30	0.00	(937.30)
TOTAL OTHER EXPENDITURES	0.00	937.30	937.30	0.00	(937.30)
TRANSFERS-OTHER SOURCES					
501.20-10-00 Transfer to Hwy 9 DS	0.00	0.00	0.00	0.00	0.00
TOTAL TRANSFERS-OTHER SOURCES	0.00	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATION	350,000.00	78,762.69	123,250.88	35.21	226,749.12

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

95 -CAPITAL PROJECTS FUND
PUBLIC WORKS
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
CAPITAL EXPENDITURES					
515.04-15-00 Rt 9 Project Expenses	0.00	0.00	0.00	0.00	0.00
515.04-20-00 PARKING SPACE LEASE	0.00	0.00	66,123.00	0.00	(66,123.00)
TOTAL CAPITAL EXPENDITURES	0.00	0.00	66,123.00	0.00	(66,123.00)
TOTAL PUBLIC WORKS	0.00	0.00	66,123.00	0.00	(66,123.00)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

95 -CAPITAL PROJECTS FUND
TRANSFERS OUT
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
TRANSFERS-OTHER SOURCES					
550.20-22-01 Transfers Out	0.00	0.00	0.00	0.00	0.00
TOTAL TRANSFERS-OTHER SOURCES	0.00	0.00	0.00	0.00	0.00
TOTAL TRANSFERS OUT	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	350,000.00	78,762.69	189,373.88	54.11	160,626.12
EXCESS REVENUES OVER/(UNDER) EXPENDITUR(	350,000.00)	(78,762.69)	321,173.82		

*** END OF REPORT ***

Capital Projects Fund - Bell Road (97)
2025 Unaudited

Category	2024 Audited	2025 Adopted	Revised 2025	2025 Unaudited
Revenues				
Debt Proceeds	$ -	$ -	$ -	$ -
Grants		-	-	-
Transfers (use tax)	104,853	500,000	220,000	87,161
Total Revenues	**104,853**	**500,000**	**220,000**	**87,161**
Expenditures				
Engineering	97,353	99,980	100,000	86,290
Construction	-	267,000	-	-
Debt Service	-	-	-	-
Other	-	120,000	120,000	-
Total Expenditures	**97,353**	**486,980**	**220,000**	**86,290**
Increase (decrease)	7,500	13,020	-	871
Beginning FB	(7,500)	-	-	-
Ending FB	**$ -**	**$ 13,020**	**$ -**	**$ 871**

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

97 -CAP PROJ-BELL RD IMPROVE
FINANCIAL SUMMARY

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
REVENUE SUMMARY					
DONATIONS	0.00	0.00	0.00	0.00	0.00
LICENSES	0.00	0.00	0.00	0.00	0.00
INTEREST INCOME	0.00	0.00	0.00	0.00	0.00
TRANSFERS IN	500,000.00	17,021.20	87,161.50	17.43	412,838.50
TOTAL REVENUES	500,000.00	17,021.20	87,161.50	17.43	412,838.50
EXPENDITURE SUMMARY					
ADMINISTRATION	500,000.00	16,149.95	86,290.25	17.26	413,709.75
TOTAL EXPENDITURES	500,000.00	16,149.95	86,290.25	17.26	413,709.75
EXCESS REVENUES OVER/(UNDER) EXPENDITURE	0.00	871.25	871.25		

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

97 -CAP PROJ-BELL RD IMPROVE
FINANCIAL SUMMARY
REVENUES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
DONATIONS					
40901-00 GRANTS	0.00	0.00	0.00	0.00	0.00
TOTAL DONATIONS	0.00	0.00	0.00	0.00	0.00
LICENSES					
41101-00 Debt Proceeds	0.00	0.00	0.00	0.00	0.00
TOTAL LICENSES	0.00	0.00	0.00	0.00	0.00
INTEREST INCOME					
41701-00 Interest Income	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST INCOME	0.00	0.00	0.00	0.00	0.00
TRANSFERS IN					
41901-00 Transfer In	500,000.00	17,021.20	87,161.50	17.43	412,838.50
TOTAL TRANSFERS IN	500,000.00	17,021.20	87,161.50	17.43	412,838.50
TOTAL REVENUE	500,000.00	17,021.20	87,161.50	17.43	412,838.50

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

97 -CAP PROJ-BELL RD IMPROVE
ADMINISTRATION
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
CAPITAL EXPENDITURES					
501.04-53-00 Misc Project Expenditures	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00
CITY SERVICES					
501.07-20-00 Right-of-way	120,000.00	0.00	0.00	0.00	120,000.00
501.07-21-00 Capital Construction	267,000.00	0.00	0.00	0.00	267,000.00
TOTAL CITY SERVICES	387,000.00	0.00	0.00	0.00	387,000.00
PROFESSIONAL SERVICES					
501.08-03-00 Engineering	113,000.00	16,149.95	86,290.25	76.36	26,709.75
TOTAL PROFESSIONAL SERVICES	113,000.00	16,149.95	86,290.25	76.36	26,709.75
TOTAL ADMINISTRATION	500,000.00	16,149.95	86,290.25	17.26	413,709.75
TOTAL EXPENDITURES	500,000.00	16,149.95	86,290.25	17.26	413,709.75
EXCESS REVENUES OVER/(UNDER) EXPENDITURE	0.00	871.25	871.25		

*** END OF REPORT ***

Sewer Services Fund (30)
2025 Unaudited

Category	2024 Audited	2025 Adopted	2025 Revised	2025 Unaudited	% of Year
Revenues					
Sewer Charges	$ 1,693,020	$ 1,854,000	$ 1,714,000	$ 1,779,312	96%
Sewer Tap Fees	17,500	15,000	6,000	7,000	47%
Sewer Impact Fees	16,767	10,000	5,000	4,950	50%
Interest Income	3,089	5,000	7,000	13,889	278%
Miscellaneous	11,373	-	2,000	4,537	
Total Revenues	**1,741,749**	**1,884,000**	**1,734,000**	**1,809,688**	96%

Expenses					
Operating Expenses	1,167,320	940,000	940,000	864,007	92%
Capital Expenses	581,170	800,000	625,000	153,134	19%
Debt Service (Transfer to 34)	30,150	-		-	
Transfers	*370,000*	*180,000*	*180,000*	*180,000*	100%
Total Expenses	**2,148,640**	**1,920,000**	**1,745,000**	**1,197,141**	62%
Increase (Decrease)	(406,891)	(36,000)	(11,000)	612,547	-1702%
Beginning Fund Balance	618,615	393,323	211,724	211,724	54%
Ending Fund Balance	**$ 211,724**	**$ 357,323**	**$ 200,724**	**$ 824,271**	231%

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

30 -Sewer Service Fund
FINANCIAL SUMMARY

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
REVENUE SUMMARY					
OTHER REVENUE	1,879,000.00	118,615.03	1,791,261.99	95.33	87,738.01
INTEREST INCOME	5,000.00	3,288.59	13,889.34	277.79	(8,889.34)
MISCELLANEOUS	0.00	0.00	4,537.41	0.00	(4,537.41)
TOTAL REVENUES	1,884,000.00	121,903.62	1,809,688.74	96.06	74,311.26
EXPENDITURE SUMMARY					
ADMINISTRATION	1,920,000.00	278,881.21	1,197,140.59	62.35	722,859.41
TOTAL EXPENDITURES	1,920,000.00	278,881.21	1,197,140.59	62.35	722,859.41
EXCESS REVENUES OVER/(UNDER) EXPENDITUR	(36,000.00)	(156,977.59)	612,548.15		

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

30 -Sewer Service Fund
FINANCIAL SUMMARY
REVENUES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
OTHER REVENUE					
41501-00 Sewer Charges	1,854,000.00	(20,116.54)	(20,116.54)	1.09-	1,874,116.54
41501-01 Sewer Charges - PCRSD	0.00	137,510.57	1,784,403.95	0.00	(1,784,403.95)
41501-02 Sewer Pen/Shutoff Fees - PCRSD	0.00	1,221.00	15,024.58	0.00	(15,024.58)
41502-00 Sewer Tap Fees	15,000.00	0.00	7,000.00	46.67	8,000.00
41502-01 Sewer Impact Fees	10,000.00	0.00	4,950.00	49.50	5,050.00
41503-00 Mo Am Bill Collection pymt	0.00	0.00	0.00	0.00	0.00
41504-00 Grinder Pump Admin Fee	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER REVENUE	1,879,000.00	118,615.03	1,791,261.99	95.33	87,738.01
INTEREST INCOME					
41701-00 Interest Income	5,000.00	3,288.59	13,889.34	277.79	(8,889.34)
TOTAL INTEREST INCOME	5,000.00	3,288.59	13,889.34	277.79	(8,889.34)
MISCELLANEOUS					
41802	0.00	0.00	0.00	0.00	0.00
41802-00 Leased/Owned Properties	0.00	0.00	3,000.00	0.00	(3,000.00)
41804-00 Miscellaneous Revenue	0.00	0.00	1,537.41	0.00	(1,537.41)
41806-00 Contributed Capital	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS	0.00	0.00	4,537.41	0.00	(4,537.41)
TOTAL REVENUE	1,884,000.00	121,903.62	1,809,688.74	96.06	74,311.26

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

30 -Sewer Service Fund
ADMINISTRATION
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PERSONNEL					
501.01-01-00 Salaries	0.00	0.00	0.00	0.00	0.00
501.01-03-00 Overtime	0.00	0.00	0.00	0.00	0.00
501.01-21-00 FICA & Medicare	0.00	0.00	0.00	0.00	0.00
501.01-22-00 Retirement	0.00	0.00	0.00	0.00	0.00
501.01-41-00 Professional Development	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL	0.00	0.00	0.00	0.00	0.00
INSURANCE & BENEFITS					
501.02-02-00 Health, Life & Dental	0.00	0.00	0.00	0.00	0.00
TOTAL INSURANCE & BENEFITS	0.00	0.00	0.00	0.00	0.00
UTILITIES					
501.03-01-00 Telephone & Voicemail	2,000.00	0.00	845.19	42.26	1,154.81
501.03-02-00 Electricity	60,000.00	1,439.52	53,896.15	89.83	6,103.85
501.03-04-00 Water	5,000.00	664.09	4,844.39	96.89	155.61
501.03-09-00 Trash Hauling	1,000.00	150.00	300.00	30.00	700.00
TOTAL UTILITIES	68,000.00	2,253.61	59,885.73	88.07	8,114.27
CAPITAL EXPENDITURES					
501.04-31-00 Equipment & Machinery	0.00	0.00	0.00	0.00	0.00
501.04-51-00 Sewer Plant Improvements	500,000.00	9,345.00	117,799.83	23.56	382,200.17
501.04-61-00 Pump Station Improvements	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES	500,000.00	9,345.00	117,799.83	23.56	382,200.17
SUPPLIES & COMMODITIES					
501.05-01-00 Office Supplies	1,000.00	0.00	1,749.40	174.94	(749.40)
501.05-02-00 Postage	0.00	0.00	9.81	0.00	(9.81)
501.05-04-00 Printing	9,000.00	0.00	45.80	0.51	8,954.20
501.05-06-00 Delinquencies	2,000.00	0.00	0.00	0.00	2,000.00
TOTAL SUPPLIES & COMMODITIES	12,000.00	0.00	1,805.01	15.04	10,194.99
MAINTENANCE					
501.06-01-00 Building Main & Repair	60,000.00	8,776.65	34,771.36	57.95	25,228.64
501.06-12-00 Pump Stations Maintenance	50,000.00	7,856.00	53,017.61	106.04	(3,017.61)
501.06-21-00 Vehicle Repair & Maintenanc	2,000.00	126.98	635.88	31.79	1,364.12
501.06-21-02 Tractor/Lawn Mowing Equipme	15,000.00	421.97	421.97	2.81	14,578.03
501.06-22-00 Vehicle Gas & Oil	2,000.00	0.00	1,827.88	91.39	172.12
501.06-22-01 Equipment Gas & Oil	2,000.00	232.98	2,386.45	119.32	(386.45)
501.06-33-00 Software Support Agreement	10,000.00	0.00	0.00	0.00	10,000.00
501.06-42-00 Line Maintenance	300,000.00	10,848.35	35,334.35	11.78	264,665.65
501.06-99-00 Other Maintenance	0.00	0.00	32,759.12	0.00	(32,759.12)
TOTAL MAINTENANCE	441,000.00	28,262.93	161,154.62	36.54	279,845.38
CITY SERVICES					
501.07-34-00 Line Repairs	60,000.00	3,050.00	55,233.25	92.06	4,766.75
501.07-42-00 One Call Utility Locating	3,000.00	518.40	2,984.85	99.50	15.15
501.07-81-00 Contracted Sewer Billing	180,000.00	72,966.81	114,185.55	63.44	65,814.45

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

30 -Sewer Service Fund
ADMINISTRATION
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
501.07-82-00 KC Water Depart	33,000.00	0.00	30,039.42	91.03	2,960.58
501.07-83-00 Platte Co Regional Sewer Di	18,000.00	15,418.37	20,557.83	114.21	(2,557.83)
501.07-91-00 Odor Control	35,000.00	0.00	23,162.08	66.18	11,837.92
501.07-98-00 Deposit Refunds	0.00	0.00	0.00	0.00	0.00
TOTAL CITY SERVICES	329,000.00	91,953.58	246,162.98	74.82	82,837.02
PROFESSIONAL SERVICES					
501.08-01-00 Attorney Fees	0.00	0.00	0.00	0.00	0.00
501.08-02-02 Professional Services	0.00	9,925.00	25,225.00	0.00	(25,225.00)
501.08-03-00 Engineering Fees	40,000.00	8,544.00	35,511.50	88.78	4,488.50
501.08-04-00 Management Contract	345,000.00	84,983.02	339,932.00	98.53	5,068.00
501.08-06-00 Administration Fee	180,000.00	15,000.00	180,000.00	100.00	0.00
501.08-07-00 Credit Card Fees	0.00	0.00	0.00	0.00	0.00
501.08-08-00 Sewer Billing Refunds	0.00	0.00	1,009.47	0.00	(1,009.47)
TOTAL PROFESSIONAL SERVICES	565,000.00	118,452.02	581,677.97	102.95	(16,677.97)
OTHER EXPENDITURES					
501.09-21-00 Miscellaneous	2,000.00	28,614.07	28,654.45	432.72	(26,654.45)
501.09-21-01 Depreciation/Amortization	0.00	0.00	0.00	0.00	0.00
501.09-22-00 DNR Fees	3,000.00	0.00	0.00	0.00	3,000.00
TOTAL OTHER EXPENDITURES	5,000.00	28,614.07	28,654.45	573.09	(23,654.45)
SYSTEM RENEWAL PROJECT					
501.12-11-00 SRF Principal-Transfer to S	0.00	0.00	0.00	0.00	0.00
501.12-11-01 SRF Interest-Transfer to SR	0.00	0.00	0.00	0.00	0.00
501.12-11-02 SRF Admin Fee-Transfer to S	0.00	0.00	0.00	0.00	0.00
TOTAL SYSTEM RENEWAL PROJECT	0.00	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATION	1,920,000.00	278,881.21	1,197,140.59	62.35	722,859.41
TOTAL EXPENDITURES	1,920,000.00	278,881.21	1,197,140.59	62.35	722,859.41
EXCESS REVENUES OVER/(UNDER) EXPENDITUR	(36,000.00)	(156,977.59)	612,548.15		

*** END OF REPORT ***

Internal Service Fund - ISF (35)
2025 Unaudited

Category	2024 Audited	2025 Adopted	2025 Revised	2025 Unaudited	% of Year
Revenues					
Sale of Vehicles	$ 35,570	$ 5,000	$ 5,000	$ 12,654	253%
interest income				12	
Administrative Fees	-	1,193,000	1,193,000	1,178,000	99%
Total Revenues	**35,570**	**1,198,000**	**1,198,000**	**1,190,666**	99%
Expenditures					
Administration	-	416,000	416,000	420,909	101%
Payroll	-	141,000	141,000	119,167	85%
Building Services		154,000	122,000	147,058	95%
Risk Mgt	-	205,000	160,000	207,443	101%
Fleet	-	122,000	205,000	140,392	115%
IT	-	160,000	154,000	161,250	101%
Total Expenditures	**-**	**1,198,000**	**1,198,000**	**1,196,219**	100%
Increase (decrease)	35,570	-	-	(5,553)	
Beginning FB	-	35,570	35,570	35,570	
Ending FB	**$ 35,570**	**$ 35,570**	**$ 35,570**	**$ 30,017**	

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

35 -Internal Services
FINANCIAL SUMMARY

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
REVENUE SUMMARY					
OTHER REVENUE	1,193,000.00	(110,000.00)	1,178,000.00	98.74	15,000.00
INTEREST INCOME	0.00	0.00	11.98	0.00	(11.98)
MISCELLANEOUS	5,000.00	0.00	12,653.99	253.08	(7,653.99)
TOTAL REVENUES	1,198,000.00	(110,000.00)	1,190,665.97	99.39	7,334.03
EXPENDITURE SUMMARY					
ADMINISTRATION	416,000.00	(28,275.25)	420,908.52	101.18	(4,908.52)
PAYROLL	141,000.00	(3,183.23)	119,166.60	84.52	21,833.40
BUILDING SERVICES	154,000.00	(33,577.69)	147,058.36	95.49	6,941.64
RISK MANAGEMENT	205,000.00	0.00	207,443.00	101.19	(2,443.00)
FLEET SERVICES	122,000.00	12,704.48	140,392.43	115.08	(18,392.43)
TECHNICAL SERVICES	160,000.00	(52,928.47)	161,250.22	100.78	(1,250.22)
TOTAL EXPENDITURES	1,198,000.00	(105,260.16)	1,196,219.13	99.85	1,780.87
EXCESS REVENUES OVER/(UNDER) EXPENDITURE	0.00	(4,739.84)	(5,553.16)		

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

35 -Internal Services
FINANCIAL SUMMARY
REVENUES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
OTHER REVENUE					
41510-00 INTERNAL SERVICE FUND	1,193,000.00	(110,000.00)	1,178,000.00	98.74	15,000.00
TOTAL OTHER REVENUE	1,193,000.00	(110,000.00)	1,178,000.00	98.74	15,000.00
INTEREST INCOME					
41701-00 Interest Income	0.00	0.00	11.98	0.00	(11.98)
TOTAL INTEREST INCOME	0.00	0.00	11.98	0.00	(11.98)
MISCELLANEOUS					
41801-00 Miscellaneous Revenue	0.00	0.00	12,653.99	0.00	(12,653.99)
41805-00 Sale of Vehicles	5,000.00	0.00	0.00	0.00	5,000.00
TOTAL MISCELLANEOUS	5,000.00	0.00	12,653.99	253.08	(7,653.99)
TOTAL REVENUE	1,198,000.00	(110,000.00)	1,190,665.97	99.39	7,334.03

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

35 -Internal Services
ADMINISTRATION
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PERSONNEL					
501.01-01-00 Salaries	225,000.00	(1,814.22)	241,805.12	107.47	(16,805.12)
501.01-03-00 Overtime	5,000.00	200.82	5,420.92	108.42	(420.92)
501.01-20-00 Health, Life & Dental	30,000.00	2,386.14	32,322.79	107.74	(2,322.79)
501.01-21-00 FICA & Medicare	16,000.00	(1,811.69)	16,333.15	102.08	(333.15)
501.01-22-00 Retirement	35,000.00	(6,553.10)	34,836.09	99.53	163.91
501.01-31-00 Uniforms	1,000.00	99.97	573.77	57.38	426.23
501.01-41-00 Membership Fees & Dues - St	1,000.00	0.00	675.10	67.51	324.90
501.01-41-02 Professional Dev - Staff	3,000.00	0.00	4,658.25	155.28	(1,658.25)
TOTAL PERSONNEL	316,000.00	(7,492.08)	336,625.19	106.53	(20,625.19)
INSURANCE & BENEFITS					
501.02-02-00 HEALTH LIFE DENTAL EXP	0.00	0.00	0.00	0.00	0.00
TOTAL INSURANCE & BENEFITS	0.00	0.00	0.00	0.00	0.00
SUPPLIES & COMMODITIES					
501.05-01-00 Office Supplies	4,000.00	572.66	5,397.51	134.94	(1,397.51)
501.05-02-00 Postage	2,000.00	0.00	846.77	42.34	1,153.23
501.05-04-00 Printing	1,000.00	472.00	472.00	47.20	528.00
501.05-05-00 Publications	1,000.00	0.00	0.00	0.00	1,000.00
501.05-06-00 CREDIT CARD PROCESSING FEES	0.00	14.00	327.00	0.00	(327.00)
501.05-20-00 Small Office Equipment	0.00	0.00	983.00	0.00	(983.00)
TOTAL SUPPLIES & COMMODITIES	8,000.00	1,058.66	8,026.28	100.33	(26.28)
MAINTENANCE					
501.06-22-00 VEHICLE OIL & GAS	0.00	0.00	0.00	0.00	0.00
501.06-34-00 Office Equipment Maintenanc	0.00	0.00	685.35	0.00	(685.35)
501.06-36-00 Software	25,000.00	6,311.88	39,000.68	156.00	(14,000.68)
TOTAL MAINTENANCE	25,000.00	6,311.88	39,686.03	158.74	(14,686.03)
CITY SERVICES					
501.07-08-00 Banking Fees	0.00	149.56	1,485.24	0.00	(1,485.24)
TOTAL CITY SERVICES	0.00	149.56	1,485.24	0.00	(1,485.24)
PROFESSIONAL SERVICES					
501.08-02-00 Auditor Fees	50,000.00	0.00	31,900.00	63.80	18,100.00
501.08-02-02 Professional Services	15,000.00	(26,215.38)	3,149.49	21.00	11,850.51
TOTAL PROFESSIONAL SERVICES	65,000.00	(26,215.38)	35,049.49	53.92	29,950.51
OTHER EXPENDITURES					
501.09-20-02 MEETING FOOD	0.00	0.00	36.29	0.00	(36.29)
501.09-20-07 MEETING SUPPLIES	1,000.00	0.00	0.00	0.00	1,000.00
501.09-21-00 MISC-OTHER	1,000.00	(2,087.89)	0.00	0.00	1,000.00
TOTAL OTHER EXPENDITURES	2,000.00	(2,087.89)	36.29	1.81	1,963.71
TOTAL ADMINISTRATION	416,000.00	(28,275.25)	420,908.52	101.18	(4,908.52)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

35 -Internal Services
PAYROLL
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PERSONNEL					
502.01-01-00 SALARIES	55,000.00	(7,310.37)	56,103.35	102.01	(1,103.35)
502.01-03-00 OVERTIME	5,000.00	1,389.20	11,227.05	224.54	(6,227.05)
502.01-20-00 HEALTH, LIFE & DENTAL	8,000.00	577.52	6,641.48	83.02	1,358.52
502.01-21-00 FICA & MEDICARE	5,000.00	514.12	6,038.82	120.78	(1,038.82)
502.01-22-00 RETIREMENT	12,000.00	1,132.23	13,294.74	110.79	(1,294.74)
502.01-31-00 UNIFORMS	0.00	0.00	0.00	0.00	0.00
502.01-41-00 MEMBERSHIP FEES & DUES	1,000.00	0.00	1,237.00	123.70	(237.00)
502.01-41-02 PROFESSIONAL DEV	3,000.00	0.00	1,842.34	61.41	1,157.66
502.01-43-00 TUITION REIMBURSEMENT	15,000.00	0.00	0.00	0.00	15,000.00
TOTAL PERSONNEL	104,000.00	(3,697.30)	96,384.78	92.68	7,615.22
INSURANCE & BENEFITS					
502.02-03-00 WORKERS COMPENSATION	0.00	148.00	148.00	0.00	(148.00)
502.02-04-00 UNEMPLOYMENT	2,000.00	0.00	0.00	0.00	2,000.00
TOTAL INSURANCE & BENEFITS	2,000.00	148.00	148.00	7.40	1,852.00
SUPPLIES & COMMODITIES					
502.05-01-00 OFFICE SUPPLIES	1,000.00	0.00	0.00	0.00	1,000.00
502.05-02-00 POSTAGE	1,000.00	0.00	0.00	0.00	1,000.00
TOTAL SUPPLIES & COMMODITIES	2,000.00	0.00	0.00	0.00	2,000.00
MAINTENANCE					
502.06-34-00 OFFICE EQUIPMENT MAINTENANC	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	0.00	0.00	0.00	0.00	0.00
PROFESSIONAL SERVICES					
502.08-01-00 Legal Fees	0.00	0.00	315.00	0.00	(315.00)
502.08-02-02 PROFESSIONAL SERVICES	15,000.00	0.00	11,987.86	79.92	3,012.14
TOTAL PROFESSIONAL SERVICES	15,000.00	0.00	12,302.86	82.02	2,697.14
OTHER EXPENDITURES					
502.09-13-00 HIRING EXPENSE	3,000.00	193.90	3,716.93	123.90	(716.93)
502.09-20-02 MEETING FOOD	0.00	0.00	0.00	0.00	0.00
502.09-21-03 EMPLOYEE APPRECIATION	15,000.00	172.17	6,614.03	44.09	8,385.97
TOTAL OTHER EXPENDITURES	18,000.00	366.07	10,330.96	57.39	7,669.04
TOTAL PAYROLL	141,000.00	(3,183.23)	119,166.60	84.52	21,833.40

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

35 -Internal Services
BUILDING SERVICES
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
INSURANCE & BENEFITS					
503.02-05-00 PROPERTY INSURANCE	10,000.00	0.00	0.00	0.00	10,000.00
TOTAL INSURANCE & BENEFITS	10,000.00	0.00	0.00	0.00	10,000.00
UTILITIES					
503.03-02-00 ELECTRICTY	65,000.00	5,436.77	69,841.00	107.45	(4,841.00)
503.03-04-00 WATER	9,000.00	318.31	5,062.93	56.25	3,937.07
503.03-05-00 MOBILE PHONES & DATA	1,000.00	76.49	142.00	14.20	858.00
503.03-08-00 INTERNET/CABLE	0.00	0.00	1,516.30	0.00	(1,516.30)
503.03-09-00 TRASH HAULING/RECYCLING	1,000.00	60.00	285.00	28.50	715.00
TOTAL UTILITIES	76,000.00	5,891.57	76,847.23	101.11	(847.23)
SUPPLIES & COMMODITIES					
503.05-01-00 OFFICE SUPPLIES	0.00	0.00	231.74	0.00	(231.74)
TOTAL SUPPLIES & COMMODITIES	0.00	0.00	231.74	0.00	(231.74)
MAINTENANCE					
503.06-01-00 BUILDING MAIN & REPAIR	35,000.00	(46,122.84)	23,656.66	67.59	11,343.34
503.06-01-01 HVAC MAINTENANCE & REPAIR	8,000.00	2,813.95	20,770.43	259.63	(12,770.43)
503.06-02-00 JANITORIAL SERVICES/SUPPLIE	25,000.00	3,839.63	25,552.30	102.21	(552.30)
TOTAL MAINTENANCE	68,000.00	(39,469.26)	69,979.39	102.91	(1,979.39)
TOTAL BUILDING SERVICES	154,000.00	(33,577.69)	147,058.36	95.49	6,941.64

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

35 -Internal Services
RISK MANAGEMENT
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
INSURANCE & BENEFITS					
504.02-01-00 LIABILITY INSURANCE	170,000.00	0.00	80,215.00	47.19	89,785.00
504.02-01-01 INSURANCE DEDUCTIBLE	0.00	0.00	0.00	0.00	0.00
504.02-05-00 PROPERTY INSURANCE	35,000.00	0.00	116,028.00	331.51	(81,028.00)
TOTAL INSURANCE & BENEFITS	205,000.00	0.00	196,243.00	95.73	8,757.00
PROFESSIONAL SERVICES					
504.08-02-02 Professional Services	0.00	0.00	11,200.00	0.00	(11,200.00)
TOTAL PROFESSIONAL SERVICES	0.00	0.00	11,200.00	0.00	(11,200.00)
TOTAL RISK MANAGEMENT	205,000.00	0.00	207,443.00	101.19	(2,443.00)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

35 -Internal Services
FLEET SERVICES
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
INSURANCE & BENEFITS					
519.02-01-00 Liabliity Insurance (FLEET)	0.00	0.00	0.00	0.00	0.00
519.02-05-00 PROPERTY INSURANCE	5,000.00	0.00	0.00	0.00	5,000.00
TOTAL INSURANCE & BENEFITS	5,000.00	0.00	0.00	0.00	5,000.00
CAPITAL EXPENDITURES					
519.04-02-00 VEHICLE LEASE	117,000.00	12,704.48	140,392.43	119.99	(23,392.43)
TOTAL CAPITAL EXPENDITURES	117,000.00	12,704.48	140,392.43	119.99	(23,392.43)
PROFESSIONAL SERVICES					
519.08-02-02 Professional Services	0.00	0.00	0.00	0.00	0.00
TOTAL PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00
OTHER EXPENDITURES					
519.09-21-00 MISC-OTHER	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER EXPENDITURES	0.00	0.00	0.00	0.00	0.00
TOTAL FLEET SERVICES	122,000.00	12,704.48	140,392.43	115.08	(18,392.43)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

35 -Internal Services
TECHNICAL SERVICES
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PERSONNEL					
555.01-01-00 SALARIES	0.00	0.00	0.00	0.00	0.00
555.01-03-00 OVERTIME	0.00	0.00	0.00	0.00	0.00
555.01-20-00 HEALTH, LIFE & DENTAIL	0.00	0.00	0.00	0.00	0.00
555.01-21-00 FICA & MEDICARE	0.00	0.00	0.00	0.00	0.00
555.01-22-00 RETIREMENT	0.00	0.00	0.00	0.00	0.00
555.01-41-00 MEMBERSHIP FEES & DUES	1,000.00	0.00	0.00	0.00	1,000.00
555.01-41-02 PROFESSIONAL DEV	1,000.00	0.00	0.00	0.00	1,000.00
TOTAL PERSONNEL	2,000.00	0.00	0.00	0.00	2,000.00
UTILITIES					
555.03-01-00 TELEPHONE & VOICEMAIL	15,000.00	2,556.05	17,227.01	114.85	(2,227.01)
555.03-05-00 MOBILE PHONES & DATA	0.00	0.00	9,281.93	0.00	(9,281.93)
TOTAL UTILITIES	15,000.00	2,556.05	26,508.94	176.73	(11,508.94)
MAINTENANCE					
555.06-34-00 OFFICE EQUIPMENT MAINTENANC	1,000.00	0.00	808.25	80.83	191.75
555.06-35-00 EQUIPMENT	25,000.00	12,580.61	30,321.91	121.29	(5,321.91)
555.06-36-00 SOFTWARE	25,000.00	(33,296.10)	43,733.59	174.93	(18,733.59)
555.06-37-00 DOMAIN REGISTRATIONS	2,000.00	0.00	170.00	8.50	1,830.00
555.06-38-00 CYBER SECURITY	15,000.00	7,060.03	7,539.03	50.26	7,460.97
TOTAL MAINTENANCE	68,000.00	(13,655.46)	82,572.78	121.43	(14,572.78)
PROFESSIONAL SERVICES					
555.08-02-02 PROFESSIONAL SERVICES	0.00	2,854.50	21,113.50	0.00	(21,113.50)
555.08-03-00 INFORMATION TECHNOLOGY SUPP	75,000.00	(44,683.56)	31,055.00	41.41	43,945.00
TOTAL PROFESSIONAL SERVICES	75,000.00	(41,829.06)	52,168.50	69.56	22,831.50
TOTAL TECHNICAL SERVICES	160,000.00	(52,928.47)	161,250.22	100.78	(1,250.22)
TOTAL EXPENDITURES	1,198,000.00	(105,260.16)	1,196,219.13	99.85	1,780.87
EXCESS REVENUES OVER/(UNDER) EXPENDITURE	0.00	(4,739.84)	(5,553.16)		

*** END OF REPORT ***



Parkville Train Depot (36) NEW in 2026
2025 Unaudited

Category	2024 Audited	2025 Adopted	2025 Revised	2025 Unaudited	% of Year
Revenues					
Interest Income	$ -	$ -	$ -	$ 2	
Rental Income	-	-	-	-	
Transfers In from Parks & Recreati	-	-	-	42,047	
Total Revenues	**-**	**-**	**-**	**42,049**	
Expenditures					
Utilities	-	-	-	1,175	
Maintenance	-	-	-	-	
Professional Services	-	-	-	-	
Miscellaneous	-	-	-	-	
Capital	-	75,000	-	40,635	54%
Total Expenditures	**-**	**75,000**	**-**	**41,810**	56%
Increase (decrease)	-	(75,000)	-	239	
Beginning FB	-	-	-	-	
Ending FB	**$ -**	**$ (75,000)**	**$ -**	**$ 239**	

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

36 -Train Depot
FINANCIAL SUMMARY

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
REVENUE SUMMARY					
DONATIONS	0.00	0.00	0.00	0.00	0.00
INTEREST INCOME	0.00	0.23	1.76	0.00	(1.76)
MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
TRANSFERS OUT	0.00	7,047.35	42,047.35	0.00	(42,047.35)
TOTAL REVENUES	0.00	7,047.58	42,049.11	0.00	(42,049.11)
EXPENDITURE SUMMARY					
TRAIN DEPOT	75,000.00	6,850.02	41,809.90	55.75	33,190.10
TOTAL EXPENDITURES	75,000.00	6,850.02	41,809.90	55.75	33,190.10
EXCESS REVENUES OVER/(UNDER) EXPENDITUR	(75,000.00)	197.56	239.21		

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

36 -Train Depot
FINANCIAL SUMMARY
REVENUES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
DONATIONS					
40901-00 DONATIONS	0.00	0.00	0.00	0.00	0.00
40910-00 GRANTS	0.00	0.00	0.00	0.00	0.00
TOTAL DONATIONS	0.00	0.00	0.00	0.00	0.00
INTEREST INCOME					
41701-00 INTEREST INCOME	0.00	0.23	1.76	0.00	(1.76)
TOTAL INTEREST INCOME	0.00	0.23	1.76	0.00	(1.76)
MISCELLANEOUS					
41801-00 MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
41802-00 Leased/Owned Property	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
TRANSFERS OUT					
42001-00 TRANSFERS FROM OTHER FUNDS	0.00	7,047.35	42,047.35	0.00	(42,047.35)
TOTAL TRANSFERS OUT	0.00	7,047.35	42,047.35	0.00	(42,047.35)
TOTAL REVENUE	0.00	7,047.58	42,049.11	0.00	(42,049.11)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

36 -Train Depot
TRAIN DEPOT
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
UTILITIES					
525.03-02-00 ELECTRICITY	0.00	103.81	1,175.07	0.00	(1,175.07)
525.03-03-00 NATURAL GAS	0.00	0.00	0.00	0.00	0.00
525.03-04-00 WATER SERVICE/ DRINKING	0.00	0.00	0.00	0.00	0.00
525.03-08-00 CABLE/ INTERNET	0.00	0.00	0.00	0.00	0.00
525.03-09-00 SOLID WASTE / RECYCLING	0.00	0.00	0.00	0.00	0.00
TOTAL UTILITIES	0.00	103.81	1,175.07	0.00	(1,175.07)
MAINTENANCE					
525.06-11-00 TRAIN DEPOT MAINTENANCE	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	0.00	0.00	0.00	0.00	0.00
PROFESSIONAL SERVICES					
525.08-03-00 ENGINEERING & PLANNING FEES	75,000.00	6,746.21	40,634.83	54.18	34,365.17
TOTAL PROFESSIONAL SERVICES	75,000.00	6,746.21	40,634.83	54.18	34,365.17
OTHER EXPENDITURES					
525.09-21-00 MISCELLANEOUS EXPENSES	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER EXPENDITURES	0.00	0.00	0.00	0.00	0.00
TOTAL TRAIN DEPOT	75,000.00	6,850.02	41,809.90	55.75	33,190.10
TOTAL EXPENDITURES	75,000.00	6,850.02	41,809.90	55.75	33,190.10
EXCESS REVENUES OVER/(UNDER) EXPENDITUR(	75,000.00)	197.56	239.21		

*** END OF REPORT ***

Temporary Levy / 2006 Certificates of Participation (COPs) Fund (22)
2025 Unaudited

Category	2024 Audited	2025amended	2025 Revised	2025 Unaudited	% of Year
Revenues					
Property Taxes	$ 575,990	$ 570,000	$ 590,000	$ 593,591	104%
Interest Income	2,907	1,000	13,000	19,388	1939%
Total Revenue	**578,897**	**571,000**	**603,000**	**612,979**	107%
Expenditures					
Bond Principal	444,872	124,000	124,000	123,277	99%
Bond Interest	13,635	8,000	8,000	7,272	91%
Fees	-	-	-	-	
Transfers	-	*500,000*	*500,000*	*500,000*	
City Hall Capital	20,126	255,000	-	-	0%
Total Expenditures	**478,633**	**887,000**	**632,000**	**630,549**	71%
Increase (decrease)	100,264	(316,000)	(29,000)	(17,570)	
Beginning Fund Balance	220,589	318,582	320,853	320,853	
Ending Fund Balance	**$ 320,853**	**$ 2,582**	**$ 291,853**	**$ 303,283**	

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

22 -DEBT SERV-SPECIAL LEVY
FINANCIAL SUMMARY

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
REVENUE SUMMARY					
PROPERTY TAXES	570,000.00	668.56	593,590.75	104.14	(23,590.75)
INTEREST INCOME	1,000.00	677.03	19,387.69	938.77	(18,387.69)
TOTAL REVENUES	571,000.00	1,345.59	612,978.44	107.35	(41,978.44)
EXPENDITURE SUMMARY					
ADMINISTRATION	132,000.00	0.00	130,549.08	98.90	1,450.92
TRANSFERS	500,000.00	0.00	500,000.00	100.00	0.00
CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	632,000.00	0.00	630,549.08	99.77	1,450.92
EXCESS REVENUES OVER/(UNDER) EXPENDITUR	(61,000.00)	1,345.59	(17,570.64)		

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

22 -DEBT SERV-SPECIAL LEVY
FINANCIAL SUMMARY
REVENUES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PROPERTY TAXES					
41001-00 Property Taxes	570,000.00	668.56	593,590.75	104.14	(23,590.75)
TOTAL PROPERTY TAXES	570,000.00	668.56	593,590.75	104.14	(23,590.75)
INTEREST INCOME					
41701-00 Interest Income	1,000.00	677.03	19,387.69	938.77	(18,387.69)
41701-01 Interest on COP Reserved Funds	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST INCOME	1,000.00	677.03	19,387.69	938.77	(18,387.69)
TOTAL REVENUE	571,000.00	1,345.59	612,978.44	107.35	(41,978.44)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

22 -DEBT SERV-SPECIAL LEVY
ADMINISTRATION
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
BOND/LEASE PAYMENTS					
501.10-01-00 2006 COPS Bond Principal	124,000.00	0.00	123,277.49	99.42	722.51
501.10-02-00 2006 COPS Bond Interest	8,000.00	0.00	7,271.59	90.89	728.41
TOTAL BOND/LEASE PAYMENTS	132,000.00	0.00	130,549.08	98.90	1,450.92
TOTAL ADMINISTRATION	132,000.00	0.00	130,549.08	98.90	1,450.92

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

22 -DEBT SERV-SPECIAL LEVY
TRANSFERS
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
TRANSFERS					
550.00-01-00 Transfer	500,000.00	0.00	500,000.00	100.00	0.00
TOTAL TRANSFERS	500,000.00	0.00	500,000.00	100.00	0.00
TOTAL TRANSFERS	500,000.00	0.00	500,000.00	100.00	0.00

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

22 -DEBT SERV-SPECIAL LEVY
CAPITAL OUTLAY
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
CAPITAL OUTLAY					
560.50-10-00 Administration Capital Expe	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	632,000.00	0.00	630,549.08	99.77	1,450.92
EXCESS REVENUES OVER/(UNDER) EXPENDITUR(	61,000.00)	1,345.59	(17,570.64)		

*** END OF REPORT ***

Brush Creek NID Debt Service Fund (23)
2025 Unaudited

Category	2024 Audited	2025 Adopted	2025 Revised	2025 Unaudited	% of Year
Revenues					
Special Assessment	$ 276,841	$ 280,000	$ 280,000	$ 286,040	102%
Transfers (from General Fund)	56,000	65,000	65,000	65,000	100%
Total Revenues	**332,841**	**345,000**	**345,000**	**351,040**	102%
Expenditures					
Bond Principal	290,000	295,000	295,000	295,000	100%
Bond Interest	51,439	49,000	49,000	48,659	99%
Bond Fees	300	1,000	2,800	2,800	280%
Total Expenditures	**341,739**	**345,000**	**346,800**	**346,459**	100%
Increase (decrease)	(8,898)	-	(1,800)	4,581	
Beginning Fund Balance	10,985	9,079	2,087	2,087	
Ending Fund Balance	**$ 2,087**	**$ 9,079**	**$ 287**	**$ 6,668**	

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

23 -DEBT SERV-BRUSH CREEK NID
FINANCIAL SUMMARY

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
REVENUE SUMMARY					
PROPERTY TAXES	280,000.00	0.00	286,040.40	102.16	(6,040.40)
INTEREST INCOME	0.00	0.00	0.00	0.00	0.00
TRANSFERS IN	65,000.00	0.00	65,000.00	100.00	0.00
TOTAL REVENUES	345,000.00	0.00	351,040.40	101.75	(6,040.40)
EXPENDITURE SUMMARY					
Brush Creek NID	345,000.00	0.00	346,458.76	100.42	(1,458.76)
TOTAL EXPENDITURES	345,000.00	0.00	346,458.76	100.42	(1,458.76)
EXCESS REVENUES OVER/(UNDER) EXPENDITURE	0.00	0.00	4,581.64		

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

23 -DEBT SERV-BRUSH CREEK NID
FINANCIAL SUMMARY
REVENUES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PROPERTY TAXES					
41001-00 Brush Creek NID Spec Assess	280,000.00	0.00	286,040.40	102.16	(6,040.40)
41002-00 Penalties	0.00	0.00	0.00	0.00	0.00
TOTAL PROPERTY TAXES	280,000.00	0.00	286,040.40	102.16	(6,040.40)
INTEREST INCOME					
41701-00 Interest Income	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST INCOME	0.00	0.00	0.00	0.00	0.00
TRANSFERS IN					
41901-01 Tfr from Gen Fd-Property Sale	65,000.00	0.00	65,000.00	100.00	0.00
TOTAL TRANSFERS IN	65,000.00	0.00	65,000.00	100.00	0.00
TOTAL REVENUE	345,000.00	0.00	351,040.40	101.75	(6,040.40)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

23 -DEBT SERV-BRUSH CREEK NID
Brush Creek NID
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PROFESSIONAL SERVICES					
501.08-02-02 Professional Services	0.00	0.00	2,500.00	0.00	(2,500.00)
TOTAL PROFESSIONAL SERVICES	0.00	0.00	2,500.00	0.00	(2,500.00)
BOND/LEASE PAYMENTS					
501.10-01-00 Bond Principal	295,000.00	0.00	295,000.00	100.00	0.00
501.10-02-00 Bond Interest	49,000.00	0.00	48,658.76	99.30	341.24
501.10-03-00 Bond Fees	1,000.00	0.00	300.00	30.00	700.00
TOTAL BOND/LEASE PAYMENTS	345,000.00	0.00	343,958.76	99.70	1,041.24
TOTAL Brush Creek NID	345,000.00	0.00	346,458.76	100.42	(1,458.76)
TOTAL EXPENDITURES	345,000.00	0.00	346,458.76	100.42	(1,458.76)
EXCESS REVENUES OVER/(UNDER) EXPENDITURE	0.00	0.00	4,581.64		

*** END OF REPORT ***

Brink Meyer NID Debt Service Fund (24)
2025 Unaudited

Category	2024 Audited	2025 Adopted	2025 Revised	2025 Unaudited	% of Year
Revenues					
Special Assessment	$ 1,662	$ 1,700	$ 1,662	$ 1,662	98%
Transfers (from General Fund)	235,000	235,000	235,000	235,000	100%
Total Revenues	**236,662**	**236,700**	**236,662**	**236,662**	100%
Expenditures					
Bond Principal	195,000	205,000	210,000	200,000	98%
Bond Interest	35,245	34,000	28,678	33,368	98%
Bond Fees	300	1,000	2,700	2,800	280%
Total Expenditures	**230,545**	**240,000**	**241,378**	**236,168**	98%
Increase (decrease)	6,117	(3,300)	(4,716)	494	
Beginning Fund Balance	5,436	6,553	11,553	11,553	
Ending Fund Balance	**$ 11,553**	**$ 3,253**	**$ 6,837**	**$ 12,047**	

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

24 -DEBT SERV-Brink Meyer NID
FINANCIAL SUMMARY

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
REVENUE SUMMARY					
PROPERTY TAXES	1,700.00	0.00	1,661.64	97.74	38.36
INTEREST INCOME	0.00	0.00	0.00	0.00	0.00
TRANSFERS IN	235,000.00	0.00	235,000.00	100.00	0.00
TOTAL REVENUES	236,700.00	0.00	236,661.64	99.98	38.36
EXPENDITURE SUMMARY					
Brink Meyer Road NID	240,000.00	0.00	236,167.50	98.40	3,832.50
TOTAL EXPENDITURES	240,000.00	0.00	236,167.50	98.40	3,832.50
EXCESS REVENUES OVER/(UNDER) EXPENDITUR(	3,300.00)	0.00	494.14		

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

24 -DEBT SERV-Brink Meyer NID
FINANCIAL SUMMARY
REVENUES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PROPERTY TAXES					
41001-00 Brink Meyer Rd NID Spec Assess	1,700.00	0.00	1,661.64	97.74	38.36
41002-00 Penalties	0.00	0.00	0.00	0.00	0.00
TOTAL PROPERTY TAXES	1,700.00	0.00	1,661.64	97.74	38.36
INTEREST INCOME					
41701-00 Interest Income	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST INCOME	0.00	0.00	0.00	0.00	0.00
TRANSFERS IN					
41901-01 Tfr from Gen Fd-Property Sale	235,000.00	0.00	235,000.00	100.00	0.00
TOTAL TRANSFERS IN	235,000.00	0.00	235,000.00	100.00	0.00
TOTAL REVENUE	236,700.00	0.00	236,661.64	99.98	38.36

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

24 -DEBT SERV-Brink Meyer NID
Brink Meyer Road NID
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PROFESSIONAL SERVICES					
501.08-02-02 Professional Services	0.00	0.00	2,500.00	0.00	(2,500.00)
TOTAL PROFESSIONAL SERVICES	0.00	0.00	2,500.00	0.00	(2,500.00)
BOND/LEASE PAYMENTS					
501.10-01-00 Bond Principal	205,000.00	0.00	200,000.00	97.56	5,000.00
501.10-02-00 Bond Interest	34,000.00	0.00	33,367.50	98.14	632.50
501.10-03-00 Bond Fees	1,000.00	0.00	300.00	30.00	700.00
TOTAL BOND/LEASE PAYMENTS	240,000.00	0.00	233,667.50	97.36	6,332.50
TOTAL Brink Meyer Road NID	240,000.00	0.00	236,167.50	98.40	3,832.50
TOTAL EXPENDITURES	240,000.00	0.00	236,167.50	98.40	3,832.50
EXCESS REVENUES OVER/(UNDER) EXPENDITUR	(3,300.00)	0.00	494.14		

*** END OF REPORT ***

Highway 9 (2021 COPs) Debt Service Fund (96)
2025 Unaudited

Category	2024 Audited	2025 Adopted	Revised 2025	2025 Unaudited	% of Year
Revenues					
9 Highway CID tax	$ 207,225	$ 211,000	$ 212,000	$ 213,378	101%
Transfers (from Projects Fund)	43,650	-	-	-	
Total Revenues	**250,875**	**211,000**	**212,000**	**213,378**	101%
Expenditures					
Bond Principal	160,000	165,000	165,000	165,000	100%
Bond Interest	47,225	46,000	44,000	44,128	96%
Bond Fees	1,750	-	2,500	4,250	
Total Expenditures	**208,975**	**211,000**	**211,500**	**213,378**	101%
Increase (decrease)	41,900	-	500	-	
Beginning Fund Balance	(43,651)	-	(1,751)	(1,751)	
Ending Fund Balance	**(1,751)**	**$ -**	**$ (1,251)**	**$ (1,751)**	

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

96 -DEBT SERV-2021 COP 9 HWY
FINANCIAL SUMMARY

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
REVENUE SUMMARY					
PROPERTY TAXES	211,000.00	0.00	213,378.37	101.13	(2,378.37)
INTEREST INCOME	0.00	0.00	0.00	0.00	0.00
TRANSFERS IN	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	211,000.00	0.00	213,378.37	101.13	(2,378.37)
EXPENDITURE SUMMARY					
ADMINISTRATION	211,000.00	0.00	213,378.37	101.13	(2,378.37)
TOTAL EXPENDITURES	211,000.00	0.00	213,378.37	101.13	(2,378.37)
EXCESS REVENUES OVER/(UNDER) EXPENDITURE	0.00	0.00	0.00		

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

96 -DEBT SERV-2021 COP 9 HWY
FINANCIAL SUMMARY
REVENUES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PROPERTY TAXES					
41001-00 9 Hwy CID Payments	211,000.00	0.00	213,378.37	101.13	(2,378.37)
TOTAL PROPERTY TAXES	211,000.00	0.00	213,378.37	101.13	(2,378.37)
INTEREST INCOME					
41701-00 Interest Income	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST INCOME	0.00	0.00	0.00	0.00	0.00
TRANSFERS IN					
41901-00 Transfers	0.00	0.00	0.00	0.00	0.00
TOTAL TRANSFERS IN	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUE	211,000.00	0.00	213,378.37	101.13	(2,378.37)

REVENUE AND EXPENSE REPORT
AS OF: DECEMBER 31ST, 2025

96 -DEBT SERV-2021 COP 9 HWY
ADMINISTRATION
EXPENDITURES

ACCT# ACCOUNT NAME	ANNUAL BUDGET	PERIOD TO DATE ACTUAL	YEAR TO DATE ACTUAL	% USED	BUDGET BALANCE
PROFESSIONAL SERVICES					
501.08-02-02 PROFESSIONAL SERVICES	0.00	0.00	2,500.00	0.00	(2,500.00)
TOTAL PROFESSIONAL SERVICES	0.00	0.00	2,500.00	0.00	(2,500.00)
BOND/LEASE PAYMENTS					
501.10-01-00 Bond Principal	165,000.00	0.00	165,000.00	100.00	0.00
501.10-02-00 Bond Interest	46,000.00	0.00	44,128.37	95.93	1,871.63
501.10-03-00 Bond Fees	0.00	0.00	1,750.00	0.00	(1,750.00)
TOTAL BOND/LEASE PAYMENTS	211,000.00	0.00	210,878.37	99.94	121.63
TOTAL ADMINISTRATION	211,000.00	0.00	213,378.37	101.13	(2,378.37)
TOTAL EXPENDITURES	211,000.00	0.00	213,378.37	101.13	(2,378.37)
EXCESS REVENUES OVER/(UNDER) EXPENDITURE	0.00	0.00	0.00		

*** END OF REPORT ***

December 2025
Security Investment Report
City of Parkville, Missouri



COLUMBIA CAPITAL
MUNICIPAL ADVISORS

City of Parkville, Missouri
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CONSOLIDATED

Columbia Capital Management, LLC

PORTFOLIO SUMMARY

City of Parkville, Missouri

December 31, 2025

Security Type	Quantity	Total Cost	Market Value	Pct. Assets	Cur. Yield	Est.Annual Income
Fixed Income						
Agency Securities	5,893,000	5,796,802.32	5,835,020.41	43.7	3.6	55,941.40
Treasury Notes	1,035,000	1,028,426.75	1,028,688.84	7.7	3.5	25,012.50
	6,928,000	6,825,229.07	6,863,709.25	51.4	3.6	80,953.90
Cash and Equiv.						
Cash and Equivalents	4,255,679	5,311,639.41	5,311,639.41	39.8	0.0	2,111.92
Treasury Bills	1,189,000	1,176,849.25	1,182,059.23	8.8	3.4	0.00
	5,444,679	6,488,488.66	6,493,698.64	48.6	0.6	2,111.92
TOTAL PORTFOLIO	12,372,679	13,313,717.73	13,357,407.89	100.0	2.2	83,065.82

Columbia Capital Management, LLC

FIXED INCOME PORTFOLIO

City of Parkville, Missouri

December 31, 2025

Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value +Accr.Int.	Pct. Assets	Yield To Mat.	Duration
Agency Securities										
450,000	FEDERAL HOME LOAN BANKS 1.100% Due 09-09-26	98.16	441,713.50	98.35	442,557.42	1,540.00	444,097.42	3.3	3.54	0.68
335,000	FEDERAL HOME LOAN BANKS 1.020% Due 09-17-26	98.09	328,586.30	98.20	328,971.94	987.13	329,959.07	2.5	3.59	0.70
450,000	FEDERAL HOME LOAN BANKS 1.500% Due 11-23-26	98.02	441,101.50	98.21	441,962.29	712.50	442,674.79	3.3	3.53	0.88
			1,211,401.30		1,213,491.65	3,239.63	1,216,731.28	9.1	3.55	0.76
500,000	FEDERAL NTNL MORTGA 0%26 DUE 01/02/26 0.000% Due 01-02-26	99.51	497,574.50	99.98	499,902.50	0.00	499,902.50	3.7	3.51	0.01
233,000	FFCB 3.78%26 DUE 10/08/26 3.780% Due 10-08-26	100.01	233,025.00	99.99	232,975.98	2,030.59	235,006.58	1.7	3.77	0.75
550,000	FFCB 4.41%27 DUE 01/28/27 4.410% Due 01-28-27	100.00	550,025.00	99.89	549,420.70	10,308.37	559,729.07	4.1	4.50	1.02
560,000	FHLB 0%26 DUE 03/06/26 0.000% Due 03-06-26	98.78	553,158.85	99.36	556,440.89	0.00	556,440.89	4.2	3.49	0.18
600,000	FHLB 0%26 DUE 04/02/26 0.000% Due 04-02-26	98.59	591,569.80	99.10	594,572.00	0.00	594,572.00	4.5	3.57	0.25
833,000	FHLB 0%26 DUE 05/08/26 0.000% Due 05-08-26	98.59	821,289.72	98.76	822,633.78	0.00	822,633.78	6.2	3.54	0.35
430,000	FHLB 0%26 DUE 06/01/26 0.000% Due 06-01-26	98.04	421,587.53	98.54	423,718.18	0.00	423,718.18	3.2	3.51	0.42

Columbia Capital Management, LLC

FIXED INCOME PORTFOLIO

City of Parkville, Missouri

December 31, 2025

Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value +Accr.Int.	Pct. Assets	Yield To Mat.	Duration
207,000	FHLB 0%26 DUE 07/10/26 0.000% Due 07-10-26	97.69	202,215.76	98.18	203,227.51	0.00	203,227.51	1.5	3.52	0.52
355,000	FHLB 1%26 DUE 03/23/26 1.000% Due 03-23-26	95.13	337,721.86	99.43	352,966.20	966.39	353,932.59	2.6	3.48	0.23
390,000	FHLB 1.08%26 DUE 06/09/26 1.080% Due 06-09-26	96.73	377,233.00	98.89	385,671.04	257.40	385,928.44	2.9	3.62	0.43
			5,796,802.32		5,835,020.41	16,802.39	5,851,822.81	43.7	3.64	0.47
Cash and Equivalents										
	Cash		1,055,960.44		1,055,960.44		1,055,960.44	7.9		0.00
4,255,679	Central Bank Money Market	1.00	4,255,678.97	1.00	4,255,678.97		4,255,678.97	31.9		0.00
			5,311,639.41		5,311,639.41	0.00	5,311,639.41	39.8	0.00	0.00
Treasury Bills										
260,000	UNITED STATES TREAS BILLS 0.000% Due 03-19-26	97.35	253,112.41	99.26	258,064.62	0.00	258,064.62	1.9	3.46	0.22
229,000	UNITED STATES TREAS BILLS 0.000% Due 04-30-26	100.00	229,000.00	98.84	226,353.91	0.00	226,353.91	1.7	3.51	0.33
600,000	UNITED STATES TREAS BILLS 0.000% Due 02-10-26	99.45	596,673.99	99.62	597,698.68	0.00	597,698.68	4.5	3.38	0.11
			1,078,786.40		1,082,117.20	0.00	1,082,117.20	8.1	3.43	0.18
100,000	US TREASURY BILL26 U S T BILL DUE 01/08/26 0.000% Due 01-08-26	98.06	98,062.85	99.94	99,942.03	0.00	99,942.03	0.7	2.61	0.02
			1,176,849.25		1,182,059.23	0.00	1,182,059.23	8.8	3.36	0.17

Columbia Capital Management, LLC

FIXED INCOME PORTFOLIO

City of Parkville, Missouri

December 31, 2025

Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value +Accr.Int.	Pct. Assets	Yield To Mat.	Duration
Treasury Notes										
330,000	US TREASU NT 4.375%12/26 UST NOTE DUE 12/15/26 4.375% Due 12-15-26	100.81	332,658.40	100.79	332,593.59	634.62	333,228.21	2.5	3.53	0.93
705,000	US TREASUR NT 1.5%08/26 UST NOTE DUE 08/15/26 1.500% Due 08-15-26	98.69	695,768.35	98.74	696,095.24	3,965.62	700,060.87	5.2	3.56	0.61
			1,028,426.75		1,028,688.84	4,600.24	1,033,289.08	7.7	3.55	0.71
			13,313,717.73		13,357,407.89	21,402.63	13,378,810.52	100.0	2.16	0.27

Columbia Capital Management, LLC

PERFORMANCE REPORT
GROSS OF FEES
City of Parkville, Missouri

From 11-30-25 to 12-31-25

Portfolio Value on 11-30-25	12,337,650.36
Accrued Interest	26,453.56
Contributions	0.00
Withdrawals	0.00
Transfers In	992,229.45
Transfers Out	-19.00
Realized Gains	1,131.65
Unrealized Gains	17,014.44
Interest	9,400.99
Dividends	0.00
Change in Accrued Interest	-5,050.93
Portfolio Value on 12-31-25	13,357,407.89
Accrued Interest	21,402.63
Average Capital	12,396,110.71
Total Gain before Fees	22,496.15
IRR for 0.08 Years	0.18%

Columbia Capital Management, LLC

PERFORMANCE REPORT
GROSS OF FEES
City of Parkville, Missouri

From 01-31-24 to 12-31-25

Portfolio Value on 01-31-24	405,620.23
Accrued Interest	16,685.99
Contributions	10,600,054.89
Withdrawals	-3,300,054.89
Transfers In	18,129,183.82
Transfers Out	-12,903,169.30
Realized Gains	118,597.94
Unrealized Gains	43,690.16
Interest	263,485.04
Dividends	0.00
Change in Accrued Interest	4,716.64
Portfolio Value on 12-31-25	13,357,407.89
Accrued Interest	21,402.63
Average Capital	10,757,359.09
Total Gain before Fees	430,489.78
IRR for 1.92 Years	4.00%

Columbia Capital Management, LLC

FIXED INCOME DISTRIBUTION

City of Parkville, Missouri

December 31, 2025

Summary Information

Totals		Weighted Averages	
Par Value	8,117,000	Average YTM	3.58
Market Value	8,045,768.48	Average Maturity (yrs)	0.47
Total Cost	8,002,078.32	Average Coupon (%)	1.00
Net Gain/Loss	43,690.16	Average Duration	0.46
Annual Income	80,953.90	Average Moody Rating	NR
Number of Issues	19	Average S&P Rating	NR

Distribution by Moody Rating

Rating	Number	Mkt Value	% Bond Holdings	Average Y T M	Average Coupon	Average Duration
Not Rated	19	8,045,768.48	100.0	3.6	1.001%	0.5

Distribution by S&P Rating

Rating	Number	Mkt Value	% Bond Holdings	Average Y T M	Average Coupon	Average Duration
Not Rated	19	8,045,768.48	100.0	3.6	1.001%	0.5

Columbia Capital Management, LLC

LARGEST HOLDINGS

City of Parkville, Missouri

December 31, 2025

Securities	Market Value	Pct.
Central Bank Money Market	4,255,678.97	31.86
Cash	1,055,960.44	7.91
FHLB 0%26 DUE 05/08/26 0.000% Due 05-08-26	822,633.78	6.16
US TREASUR NT 1.5%08/26 UST NOTE DUE 08/15/26 1.500% Due 08-15-26	696,095.24	5.21
UNITED STATES TREAS BILLS 0.000% Due 02-10-26	597,698.68	4.47
FHLB 0%26 DUE 04/02/26 0.000% Due 04-02-26	594,572.00	4.45
FHLB 0%26 DUE 03/06/26 0.000% Due 03-06-26	556,440.89	4.17
FFCB 4.41%27 DUE 01/28/27 4.410% Due 01-28-27	549,420.70	4.11
FEDERAL NTNL MORTGA 0%26 DUE 01/02/26 0.000% Due 01-02-26	499,902.50	3.74
FEDERAL HOME LOAN BANKS 1.100% Due 09-09-26	442,557.42	3.31
Total	10,070,960.61	75.40

Columbia Capital Management, LLC

UNREALIZED GAINS AND LOSSES

City of Parkville, Missouri

December 31, 2025

Date	Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Unrealized Gain/Loss	% G/L
Agency Securities								
11-14-2025	500,000	FEDERAL NTNL MORTGA 0%26 DUE 01/02/26 0.000% Due 01-02-26	99.51	497,574.50	99.98	499,902.50	2,328.00	0.5
09-22-2025	560,000	FHLB 0%26 DUE 03/06/26 0.000% Due 03-06-26	98.78	553,158.85	99.36	556,440.89	3,282.04	0.6
06-05-2025	355,000	FHLB 1%26 DUE 03/23/26 1.000% Due 03-23-26	95.13	337,721.86	99.43	352,966.20	15,244.34	4.5
11-14-2025	600,000	FHLB 0%26 DUE 04/02/26 0.000% Due 04-02-26	98.59	591,569.80	99.10	594,572.00	3,002.20	0.5
12-11-2025	833,000	FHLB 0%26 DUE 05/08/26 0.000% Due 05-08-26	98.59	821,289.72	98.76	822,633.78	1,344.06	0.2
11-19-2025	430,000	FHLB 0%26 DUE 06/01/26 0.000% Due 06-01-26	98.04	421,587.53	98.54	423,718.18	2,130.65	0.5
04-10-2025	390,000	FHLB 1.08%26 DUE 06/09/26 1.080% Due 06-09-26	96.73	377,233.00	98.89	385,671.04	8,438.04	2.2
11-19-2025	207,000	FHLB 0%26 DUE 07/10/26 0.000% Due 07-10-26	97.69	202,215.76	98.18	203,227.51	1,011.75	0.5
12-10-2025	450,000	FEDERAL HOME LOAN BANKS 1.100% Due 09-09-26	98.16	441,713.50	98.35	442,557.42	843.92	0.2
12-11-2025	335,000	FEDERAL HOME LOAN BANKS 1.020% Due 09-17-26	98.09	328,586.30	98.20	328,971.94	385.64	0.1

Columbia Capital Management, LLC

UNREALIZED GAINS AND LOSSES

City of Parkville, Missouri

December 31, 2025

Date	Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Unrealized Gain/Loss	% G/L
10-10-2025	233,000	FFCB 3.78%26 DUE 10/08/26 3.780% Due 10-08-26	100.01	233,025.00	99.99	232,975.98	-49.02	0.0
12-10-2025	450,000	FEDERAL HOME LOAN BANKS 1.500% Due 11-23-26	98.02	441,101.50	98.21	441,962.29	860.79	0.2
01-29-2025	550,000	FFCB 4.41%27 DUE 01/28/27 4.410% Due 01-28-27	100.00	550,025.00	99.89	549,420.70	-604.30	-0.1
				5,796,802.32		5,835,020.41	38,218.09	0.7
Treasury Notes								
12-22-2025	705,000	US TREASUR NT 1.5%08/26 UST NOTE DUE 08/15/26 1.500% Due 08-15-26	98.69	695,768.35	98.74	696,095.24	326.89	0.0
12-11-2025	330,000	US TREASU NT 4.375%12/26 UST NOTE DUE 12/15/26 4.375% Due 12-15-26	100.81	332,658.40	100.79	332,593.59	-64.81	0.0
				1,028,426.75		1,028,688.84	262.09	0.0
Cash and Equivalents								
01-31-2025	4,255,679	Central Bank Money Market	1.00	4,255,678.97	1.00	4,255,678.97	0.00	0.0
				4,255,678.97		4,255,678.97	0.00	0.0
Treasury Bills								
07-17-2025	100,000	US TREASURY BILL26 U S T BILL DUE 01/08/26 0.000% Due 01-08-26	98.06	98,062.85	99.94	99,942.03	1,879.18	1.9

Columbia Capital Management, LLC

UNREALIZED GAINS AND LOSSES

City of Parkville, Missouri

December 31, 2025

Date	Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Unrealized Gain/Loss	% G/L
12-15-2025	600,000	UNITED STATES TREAS BILLS 0.000% Due 02-10-26	99.45	596,673.99	99.62	597,698.68	1,024.69	0.2
07-15-2025	260,000	UNITED STATES TREAS BILLS 0.000% Due 03-19-26	97.35	253,112.41	99.26	258,064.62	4,952.21	2.0
10-30-2025	229,000	UNITED STATES TREAS BILLS 0.000% Due 04-30-26	100.00	229,000.00	98.84	226,353.91	-2,646.09	-1.2
				1,176,849.25		1,182,059.23	5,209.98	0.4
Cash and Equivalents								
		Cash		1,055,960.44		1,055,960.44		
				1,055,960.44		1,055,960.44		
TOTAL PORTFOLIO				13,313,717.73		13,357,407.89	43,690.16	0.3

Columbia Capital Management, LLC

REALIZED GAINS AND LOSSES

City of Parkville, Missouri

From 12-01-25 Through 12-31-25

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
09-11-2024	12-04-2025	310,000	FHLB 4.25%26 **CALLED** @100 EFF: 12/04/2025 4.250% Due 09-04-26	310,025.00	310,000.00		-25.00
09-22-2025	12-05-2025	430,000	FHLB 0%25 DUE 12/05/25 0.000% Due 12-05-25	426,650.36	430,000.00	3,349.64	
02-25-2025	12-05-2025	227,000	FHLB 0%25 DUE 12/05/25 0.000% Due 12-05-25	219,885.62	227,000.00	7,114.38	
01-08-2024	12-10-2025	50,000	Flagstar Bank 12/10/25 4.400% Due 12-10-25	50,000.00	50,000.00		0.00
09-01-2025	12-20-2025	630,000	FHLB 4%26 DUE 08/20/26 4.000% Due 08-20-26	629,773.00	630,000.00	227.00	
11-04-2025	12-23-2025	205,000	FHLB 0%25 DUE 12/23/25 0.000% Due 12-23-25	203,967.20	205,000.00	1,032.80	
TOTAL GAINS						11,723.82	0.00
TOTAL LOSSES						0.00	-25.00
				1,840,301.18	1,852,000.00	11,723.82	-25.00
TOTAL REALIZED GAIN/LOSS			11,698.82				

Columbia Capital Management, LLC

PERFORMANCE REPORT

City of Parkville

Consolidated

December 31, 2025

Period	Portfolio	90 Day US Treasury Index
Month-to-Date	0.18%	0.35%
Year-to-Date	2.08%	4.30%
Inception-to-Date	4.00%	9.37%

Columbia Capital Management, LLC

MODEL PORTFOLIO TRACKING

City of Parkville, Missouri

December 31, 2025

Primary Liquidity

Item	Holding	Value
1	Central Bank	5,002,927
2		
3		
Total		5,002,927
Portfolio Target		3,500,000
	Above Target	**1,502,927**

Emergency Reserve

Item	Holding	Value
1	Schwab	1,412,897
2		
3		
Total		1,412,897
Portfolio Target		1,300,000
	Above Target	**112,897**

Secondary Liquidity

Item	Holding	Value
1	Schwab	1,084,711
2		
3		
Total		1,084,711
Portfolio Target		1,000,000
	Above Target	**84,711**

Income

Item	Holding	Value
1	Schwab	5,223,290
2		
3		
Total		5,223,290
Portfolio Target		n/a

COLUMBIA CAPITAL
MUNICIPAL ADVISORS

Columbia Capital Management, LLC

COLLATERAL PRICING

City of Parkville

December 31, 2025

CENTRAL BANK OF THE MIDWEST

Item	Collateral		Maturity	Type	CUSIP	Face Value	Market Price	Factor (Mtge Only)	Full Market Value	Type Modifier	Adjusted Market Value
1	FDIC Insurance		n/a	Insurance	n/a	250,000	100.000		250,000	100.0%	250,000
2	FDIC Insurance DDA Account		n/a	Insurance	n/a	250,000	100.000		250,000	100.0%	250,000
3	SBA 509633	Mtge	2/25/2040	Agency	83164LV24	154,167	99.486	0.039	5,911	95.2%	5,630
4	FHMS K548 A2	Mtge	9/25/2030	Agency	3137HNN46	5,000,000	101.165	1.000	5,058,241	95.2%	4,817,372
5	T 3 3/4 12/31/28	Govt	12/31/2028	Treasury	91282CJR3	1,800,000	100.617	1.000	1,811,109	100.0%	1,811,109
Total											7,134,111

Current Bank Balance:	5,002,927
Collateral Sufficient?	**Yes**

INCOME

Columbia Capital Management, LLC

PORTFOLIO SUMMARY

City of Parkville, Missouri

Income Portfolio

December 31, 2025

Security Type	Quantity	Total Cost	Market Value	Pct. Assets	Cur. Yield	Est.Annual Income
Fixed Income						
Agency Securities	3,935,000	3,872,940.88	3,897,632.62	74.9	3.7	39,505.00
Treasury Notes	705,000	695,768.35	696,095.24	13.4	3.6	10,575.00
	4,640,000	4,568,709.23	4,593,727.86	88.2	3.7	50,080.00
Cash and Equiv.						
Cash and Equivalents	0	14,370.99	14,370.99	0.3	0.2	28.74
Treasury Bills	600,000	596,673.99	597,698.68	11.5	3.4	0.00
	600,000	611,044.98	612,069.67	11.8	3.3	28.74
TOTAL PORTFOLIO	5,240,000	5,179,754.21	5,205,797.53	100.0	3.6	50,108.74

Columbia Capital Management, LLC

FIXED INCOME PORTFOLIO

City of Parkville, Missouri

Income Portfolio

December 31, 2025

Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value +Accr.Int.	Pct. Assets	Yield To Mat.	Duration
Agency Securities										
450,000	FEDERAL HOME LOAN BANKS 1.100% Due 09-09-26	98.16	441,713.50	98.35	442,557.42	1,540.00	444,097.42	8.5	3.54	0.68
450,000	FEDERAL HOME LOAN BANKS 1.500% Due 11-23-26	98.02	441,101.50	98.21	441,962.29	712.50	442,674.79	8.5	3.53	0.88
			882,815.00		884,519.71	2,252.50	886,772.21	17.0	3.53	0.78
500,000	FEDERAL NTNL MORTGA 0%26 DUE 01/02/26 0.000% Due 01-02-26	99.51	497,574.50	99.98	499,902.50	0.00	499,902.50	9.6	3.51	0.01
550,000	FFCB 4.41%27 DUE 01/28/27 4.410% Due 01-28-27	100.00	550,025.00	99.89	549,420.70	10,308.37	559,729.07	10.6	4.50	1.02
600,000	FHLB 0%26 DUE 04/02/26 0.000% Due 04-02-26	98.59	591,569.80	99.10	594,572.00	0.00	594,572.00	11.4	3.57	0.25
600,000	FHLB 0%26 DUE 05/08/26 0.000% Due 05-08-26	98.61	591,647.19	98.76	592,533.34	0.00	592,533.34	11.4	3.54	0.35
430,000	FHLB 0%26 DUE 06/01/26 0.000% Due 06-01-26	98.04	421,587.53	98.54	423,718.18	0.00	423,718.18	8.1	3.51	0.42
355,000	FHLB 1%26 DUE 03/23/26 1.000% Due 03-23-26	95.13	337,721.86	99.43	352,966.20	966.39	353,932.59	6.8	3.48	0.23
			3,872,940.88		3,897,632.62	13,527.26	3,911,159.88	74.9	3.67	0.48
Cash and Equivalents										
	Cash		14,370.99		14,370.99		14,370.99	0.3		0.00
			14,370.99		14,370.99	0.00	14,370.99	0.3	0.00	0.00

Columbia Capital Management, LLC

FIXED INCOME PORTFOLIO

City of Parkville, Missouri

Income Portfolio

December 31, 2025

Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value +Accr.Int.	Pct. Assets	Yield To Mat.	Duration
Treasury Bills										
600,000	UNITED STATES TREAS BILLS 0.000% Due 02-10-26	99.45	596,673.99	99.62	597,698.68	0.00	597,698.68	11.5	3.38	0.11
			596,673.99		597,698.68	0.00	597,698.68	11.5	3.38	0.11
Treasury Notes										
705,000	US TREASUR NT 1.5%08/26 UST NOTE DUE 08/15/26 1.500% Due 08-15-26	98.69	695,768.35	98.74	696,095.24	3,965.62	700,060.87	13.4	3.56	0.61
			695,768.35		696,095.24	3,965.62	700,060.87	13.4	3.56	0.61
			5,179,754.21		5,205,797.53	17,492.89	5,223,290.41	100.0	3.61	0.45

Columbia Capital Management, LLC

PERFORMANCE REPORT
GROSS OF FEES
City of Parkville, Missouri
Income Portfolio

From 11-30-25 to 12-31-25

Portfolio Value on 11-30-25	5,188,326.27
Accrued Interest	19,027.81
Contributions	0.00
Withdrawals	0.00
Realized Gains	172.75
Unrealized Gains	10,250.98
Interest	7,047.52
Dividends	0.00
Change in Accrued Interest	-1,534.92
Portfolio Value on 12-31-25	5,205,797.53
Accrued Interest	17,492.89
Average Capital	5,207,354.07
Total Gain before Fees	15,936.34
IRR for 0.08 Years	0.31%

Columbia Capital Management, LLC

PERFORMANCE REPORT
GROSS OF FEES
City of Parkville, Missouri
Income Portfolio

From 01-31-24 to 12-31-25

Portfolio Value on 01-31-24	0.00
Accrued Interest	0.00
Contributions	5,000,000.00
Withdrawals	0.00
Realized Gains	20,478.18
Unrealized Gains	26,043.32
Interest	159,276.03
Dividends	0.00
Change in Accrued Interest	17,492.89
Portfolio Value on 12-31-25	5,205,797.53
Accrued Interest	17,492.89
Average Capital	2,542,857.14
Total Gain before Fees	223,290.41
IRR for 1.92 Years	8.78%

Columbia Capital Management, LLC

FIXED INCOME DISTRIBUTION

City of Parkville, Missouri

Income Portfolio

December 31, 2025

Summary Information

Totals		Weighted Averages	
Par Value	5,240,000	Average YTM	3.62
Market Value	5,191,426.54	Average Maturity (yrs)	0.47
Total Cost	5,165,383.22	Average Coupon (%)	0.96
Net Gain/Loss	26,043.32	Average Duration	0.45
Annual Income	50,080.00	Average Moody Rating	NR
Number of Issues	10	Average S&P Rating	NR

Distribution by Moody Rating

Rating	Number	Mkt Value	% Bond Holdings	Average Y T M	Average Coupon	Average Duration
Not Rated	10	5,191,426.54	100.0	3.6	0.957%	0.5

Distribution by S&P Rating

Rating	Number	Mkt Value	% Bond Holdings	Average Y T M	Average Coupon	Average Duration
Not Rated	10	5,191,426.54	100.0	3.6	0.957%	0.5

Columbia Capital Management, LLC

Maturity Dates

City of Parkville, Missouri

Income Portfolio

Maturing December 31, 2025 - December 31, 2028

Maturity	Quantity	Description
01-02-26		
01-02-26	500,000	FEDERAL NTNL MORTGA 0%26 DUE 01/02/26 0.000% Due 01-02-26
02-10-26		
02-10-26	600,000	UNITED STATES TREAS BILLS 0.000% Due 02-10-26
03-23-26		
03-23-26	355,000	FHLB 1%26 DUE 03/23/26 1.000% Due 03-23-26
04-02-26		
04-02-26	600,000	FHLB 0%26 DUE 04/02/26 0.000% Due 04-02-26
05-08-26		
05-08-26	600,000	FHLB 0%26 DUE 05/08/26 0.000% Due 05-08-26
06-01-26		
06-01-26	430,000	FHLB 0%26 DUE 06/01/26 0.000% Due 06-01-26
08-15-26		
08-15-26	705,000	US TREASUR NT 1.5%08/26 UST NOTE DUE 08/15/26 1.500% Due 08-15-26
09-09-26		
09-09-26	450,000	FEDERAL HOME LOAN BANKS 1.100% Due 09-09-26

Columbia Capital Management, LLC

Maturity Dates

City of Parkville, Missouri

Income Portfolio

Maturing December 31, 2025 - December 31, 2028

Maturity	Quantity	Description
11-23-26		
11-23-26	450,000	FEDERAL HOME LOAN BANKS 1.500% Due 11-23-26
01-28-27		
01-28-27	550,000	FFCB 4.41%27 DUE 01/28/27 4.410% Due 01-28-27

Columbia Capital Management, LLC

UNREALIZED GAINS AND LOSSES

City of Parkville, Missouri

Income Portfolio

December 31, 2025

Date	Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Unrealized Gain/Loss	% G/L
Agency Securities								
11-14-2025	500,000	FEDERAL NTNL MORTGA 0%26 DUE 01/02/26 0.000% Due 01-02-26	99.51	497,574.50	99.98	499,902.50	2,328.00	0.5
06-05-2025	355,000	FHLB 1%26 DUE 03/23/26 1.000% Due 03-23-26	95.13	337,721.86	99.43	352,966.20	15,244.34	4.5
11-14-2025	600,000	FHLB 0%26 DUE 04/02/26 0.000% Due 04-02-26	98.59	591,569.80	99.10	594,572.00	3,002.20	0.5
12-15-2025	600,000	FHLB 0%26 DUE 05/08/26 0.000% Due 05-08-26	98.61	591,647.19	98.76	592,533.34	886.15	0.1
11-19-2025	430,000	FHLB 0%26 DUE 06/01/26 0.000% Due 06-01-26	98.04	421,587.53	98.54	423,718.18	2,130.65	0.5
12-10-2025	450,000	FEDERAL HOME LOAN BANKS 1.100% Due 09-09-26	98.16	441,713.50	98.35	442,557.42	843.92	0.2
12-10-2025	450,000	FEDERAL HOME LOAN BANKS 1.500% Due 11-23-26	98.02	441,101.50	98.21	441,962.29	860.79	0.2
01-29-2025	550,000	FFCB 4.41%27 DUE 01/28/27 4.410% Due 01-28-27	100.00	550,025.00	99.89	549,420.70	-604.30	-0.1
				3,872,940.88		3,897,632.62	24,691.74	0.6

Columbia Capital Management, LLC

UNREALIZED GAINS AND LOSSES

City of Parkville, Missouri

Income Portfolio

December 31, 2025

Date	Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Unrealized Gain/Loss	% G/L
Treasury Notes								
12-22-2025	705,000	US TREASUR NT 1.5%08/26 UST NOTE DUE 08/15/26 1.500% Due 08-15-26	98.69	695,768.35	98.74	696,095.24	326.89	0.0
				695,768.35		696,095.24	326.89	0.0
Treasury Bills								
12-15-2025	600,000	UNITED STATES TREAS BILLS 0.000% Due 02-10-26	99.45	596,673.99	99.62	597,698.68	1,024.69	0.2
				596,673.99		597,698.68	1,024.69	0.2
Cash and Equivalents								
		Cash		14,370.99		14,370.99		
				14,370.99		14,370.99		
TOTAL PORTFOLIO				5,179,754.21		5,205,797.53	26,043.32	0.5

Columbia Capital Management, LLC

REALIZED GAINS AND LOSSES

City of Parkville, Missouri

Income Portfolio

From 12-01-25 Through 12-31-25

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
09-11-2024	12-04-2025	310,000	FHLB 4.25%26 **CALLED** @100 EFF: 12/04/2025 4.250% Due 09-04-26	310,025.00	310,000.00		-25.00
09-01-2025	12-20-2025	630,000	FHLB 4%26 DUE 08/20/26 4.000% Due 08-20-26	629,773.00	630,000.00	227.00	
TOTAL GAINS						227.00	0.00
TOTAL LOSSES						0.00	-25.00
				939,798.00	940,000.00	227.00	-25.00
TOTAL REALIZED GAIN/LOSS			202.00				

Columbia Capital Management, LLC

INCOME AND EXPENSES

City of Parkville, Missouri

Income Portfolio

From 12-01-25 Through 12-31-25

Ex-Date	Pay-Date	Security	Amount
Agency Securities			
12-04-2025	12-04-2025	FHLB 4.25%26 **CALLED** @100 EFF: 12/04/2025 4.250% Due 09-04-26	3,293.75
12-10-2025	12-11-2025	FEDERAL HOME LOAN BANKS 1.100% Due 09-09-26	-1,265.00
12-10-2025	12-11-2025	FEDERAL HOME LOAN BANKS 1.500% Due 11-23-26	-337.50
12-20-2025	12-22-2025	FHLB 4%26 DUE 08/20/26 4.000% Due 08-20-26	7,770.00
			9,461.25
Treasury Notes			
12-22-2025	12-23-2025	US TREASUR NT 1.5%08/26 UST NOTE DUE 08/15/26 1.500% Due 08-15-26	-3,735.73
			-3,735.73
Treasury Bills			
12-11-2025	12-11-2025	US TREASURY BILL25 U S T BILL DUE 12/11/25 0.000% Due 12-11-25	5,522.60
			5,522.60
Cash and Equivalents			
12-15-2025	12-15-2025	Cash	4.84
12-15-2025	12-15-2025	Cash	12.16
			17.00
NET INCOME			11,265.12

Columbia Capital Management, LLC

CASH LEDGER

City of Parkville, Missouri

Income Portfolio

From 12-01-25 To 12-31-25

Trade Date	Settle Date	Tran Code	Activity	Security	Amount
Cash					
12-01-2025			Beginning Balance		635,533.00
12-04-2025	12-04-2025	dp	Interest	FHLB 4.25%26 **CALLED** @100 EFF: 12/04/2025 4.250% Due 09-04-26	3,293.75
12-04-2025	12-04-2025	dp	Sale	FHLB 4.25%26 **CALLED** @100 EFF: 12/04/2025 4.250% Due 09-04-26	310,000.00
12-10-2025	12-11-2025	wd	Purchase	FEDERAL HOME LOAN BANKS 1.100% Due 09-09-26	-441,713.50
12-10-2025	12-11-2025	wd	Purchase	FEDERAL HOME LOAN BANKS 1.500% Due 11-23-26	-441,101.50
12-10-2025	12-11-2025	wd	Accrued Interest	FEDERAL HOME LOAN BANKS 1.100% Due 09-09-26	-1,265.00
12-10-2025	12-11-2025	wd	Accrued Interest	FEDERAL HOME LOAN BANKS 1.500% Due 11-23-26	-337.50
12-11-2025	12-11-2025	dp	Sale	US TREASURY BILL25 U S T BILL DUE 12/11/25 0.000% Due 12-11-25	1,200,000.00
12-15-2025	12-16-2025	wd	Purchase	UNITED STATES TREAS BILLS 0.000% Due 02-10-26	-596,673.99
12-15-2025	12-16-2025	wd	Purchase	FHLB 0%26 DUE 05/08/26 0.000% Due 05-08-26	-591,647.19
12-15-2025	12-15-2025	dp	Interest	Cash	4.84
12-15-2025	12-15-2025	dp	Interest	Cash	12.16
12-20-2025	12-22-2025	dp	Interest	FHLB 4%26 DUE 08/20/26 4.000% Due 08-20-26	7,770.00
12-20-2025	12-22-2025	dp	Sale	FHLB 4%26 DUE 08/20/26 4.000% Due 08-20-26	630,000.00
12-22-2025	12-23-2025	wd	Purchase	US TREASUR NT 1.5%08/26 UST NOTE DUE 08/15/26 1.500% Due 08-15-26	-695,768.35

Columbia Capital Management, LLC

CASH LEDGER

City of Parkville, Missouri

Income Portfolio

From 12-01-25 To 12-31-25

Trade Date	Settle Date	Tran Code	Activity	Security	Amount
12-22-2025	12-23-2025	wd	Accrued Interest	US TREASUR NT 1.5%08/26 UST NOTE DUE 08/15/26 1.500% Due 08-15-26	-3,735.73
12-31-2025			Ending Balance		14,370.99

SECONDARY LIQUIDITY

Columbia Capital Management, LLC

PORTFOLIO SUMMARY

City of Parkville, Missouri

Secondary Liquidity Portfolio

December 31, 2025

Security Type	Quantity	Total Cost	Market Value	Pct. Assets	Cur. Yield	Est.Annual Income
Fixed Income						
Agency Securities	883,000	871,344.59	874,969.27	80.8	3.6	8,807.40
	883,000	871,344.59	874,969.27	80.8	3.6	8,807.40
Cash and Equiv.						
Cash and Equivalents	0	207,710.93	207,710.93	19.2	0.2	415.42
	0	207,710.93	207,710.93	19.2	0.2	415.42
TOTAL PORTFOLIO	883,000	1,079,055.52	1,082,680.20	100.0	2.9	9,222.82

Columbia Capital Management, LLC

FIXED INCOME PORTFOLIO

City of Parkville, Missouri

Secondary Liquidity Portfolio

December 31, 2025

Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value +Accr.Int.	Pct. Assets	Yield To Mat.	Duration
Agency Securities										
233,000	FFCB 3.78%26 DUE 10/08/26 3.780% Due 10-08-26	100.01	233,025.00	99.99	232,975.98	2,030.59	235,006.58	21.5	3.77	0.75
210,000	FHLB 0%26 DUE 03/06/26 0.000% Due 03-06-26	98.31	206,461.30	99.36	208,665.33	0.00	208,665.33	19.3	3.49	0.18
233,000	FHLB 0%26 DUE 05/08/26 0.000% Due 05-08-26	98.56	229,642.53	98.76	230,100.45	0.00	230,100.45	21.3	3.54	0.35
207,000	FHLB 0%26 DUE 07/10/26 0.000% Due 07-10-26	97.69	202,215.76	98.18	203,227.51	0.00	203,227.51	18.8	3.52	0.52
			871,344.59		874,969.27	2,030.59	876,999.86	80.8	3.59	0.46
Cash and Equivalents										
	Cash		207,710.93		207,710.93		207,710.93	19.2		0.00
			207,710.93		207,710.93	0.00	207,710.93	19.2	0.00	0.00
			1,079,055.52		1,082,680.20	2,030.59	1,084,710.79	100.0	2.90	0.37

Columbia Capital Management, LLC

PERFORMANCE REPORT
GROSS OF FEES
City of Parkville, Missouri
Secondary Liquidity Portfolio

From 11-30-25 to 12-31-25

Portfolio Value on 11-30-25	1,079,930.89
Accrued Interest	1,272.18
Contributions	0.00
Withdrawals	0.00
Realized Gains	662.08
Unrealized Gains	2,084.01
Interest	3.22
Dividends	0.00
Change in Accrued Interest	758.41
Portfolio Value on 12-31-25	1,082,680.20
Accrued Interest	2,030.59
Average Capital	1,081,203.07
Total Gain before Fees	3,507.72
IRR for 0.08 Years	0.32%

Columbia Capital Management, LLC

PERFORMANCE REPORT
GROSS OF FEES
City of Parkville, Missouri
Secondary Liquidity Portfolio

From 01-31-24 to 12-31-25

Portfolio Value on 01-31-24	0.00
Accrued Interest	0.00
Contributions	4,300,000.00
Withdrawals	-3,300,054.89
Realized Gains	38,126.46
Unrealized Gains	3,624.68
Interest	40,983.95
Dividends	0.00
Change in Accrued Interest	2,030.59
Portfolio Value on 12-31-25	1,082,680.20
Accrued Interest	2,030.59
Average Capital	972,827.50
Total Gain before Fees	84,765.68
IRR for 1.92 Years	8.71%

Columbia Capital Management, LLC

FIXED INCOME DISTRIBUTION

City of Parkville, Missouri

Secondary Liquidity Portfolio

December 31, 2025

Summary Information

Totals		Weighted Averages	
Par Value	883,000	Average YTM	3.59
Market Value	874,969.27	Average Maturity (yrs)	0.46
Total Cost	871,344.59	Average Coupon (%)	1.01
Net Gain/Loss	3,624.68	Average Duration	0.46
Annual Income	8,807.40	Average Moody Rating	NR
Number of Issues	4	Average S&P Rating	NR

Distribution by Moody Rating

Rating	Number	Mkt Value	% Bond Holdings	Average Y T M	Average Coupon	Average Duration
Not Rated	4	874,969.27	100.0	3.6	1.006%	0.5

Distribution by S&P Rating

Rating	Number	Mkt Value	% Bond Holdings	Average Y T M	Average Coupon	Average Duration
Not Rated	4	874,969.27	100.0	3.6	1.006%	0.5

Columbia Capital Management, LLC

Maturity Dates

City of Parkville, Missouri

Secondary Liquidity Portfolio

Maturing December 31, 2025 - December 31, 2028

Maturity	Quantity	Description
03-06-26		
03-06-26	210,000	FHLB 0%26 DUE 03/06/26 0.000% Due 03-06-26
05-08-26		
05-08-26	233,000	FHLB 0%26 DUE 05/08/26 0.000% Due 05-08-26
07-10-26		
07-10-26	207,000	FHLB 0%26 DUE 07/10/26 0.000% Due 07-10-26
10-08-26		
10-08-26	233,000	FFCB 3.78%26 DUE 10/08/26 3.780% Due 10-08-26

Columbia Capital Management, LLC

UNREALIZED GAINS AND LOSSES

City of Parkville, Missouri

Secondary Liquidity Portfolio

December 31, 2025

Date	Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Unrealized Gain/Loss	% G/L
Agency Securities								
09-22-2025	210,000	FHLB 0%26 DUE 03/06/26 0.000% Due 03-06-26	98.31	206,461.30	99.36	208,665.33	2,204.03	1.1
12-11-2025	233,000	FHLB 0%26 DUE 05/08/26 0.000% Due 05-08-26	98.56	229,642.53	98.76	230,100.45	457.92	0.2
11-19-2025	207,000	FHLB 0%26 DUE 07/10/26 0.000% Due 07-10-26	97.69	202,215.76	98.18	203,227.51	1,011.75	0.5
10-10-2025	233,000	FFCB 3.78%26 DUE 10/08/26 3.780% Due 10-08-26	100.01	233,025.00	99.99	232,975.98	-49.02	0.0
				871,344.59		874,969.27	3,624.68	0.4
Cash and Equivalents								
		Cash		207,710.93		207,710.93		
				207,710.93		207,710.93		
TOTAL PORTFOLIO				1,079,055.52		1,082,680.20	3,624.68	0.3

Columbia Capital Management, LLC

REALIZED GAINS AND LOSSES

City of Parkville, Missouri

Secondary Liquidity Portfolio

From 12-01-25 Through 12-31-25

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
02-25-2025	12-05-2025	227,000	FHLB 0%25 DUE 12/05/25 0.000% Due 12-05-25	219,885.62	227,000.00	7,114.38	
11-04-2025	12-23-2025	205,000	FHLB 0%25 DUE 12/23/25 0.000% Due 12-23-25	203,967.20	205,000.00	1,032.80	
TOTAL GAINS						8,147.18	0.00
TOTAL LOSSES						0.00	0.00
				423,852.82	432,000.00	8,147.18	0.00
TOTAL REALIZED GAIN/LOSS			8,147.18				

Columbia Capital Management, LLC

INCOME AND EXPENSES

City of Parkville, Missouri

Secondary Liquidity Portfolio

From 12-01-25 Through 12-31-25

Ex-Date	Pay-Date	Security	Amount
Cash and Equivalents			
12-15-2025	12-15-2025	Cash	3.22
			3.22
NET INCOME			3.22

Columbia Capital Management, LLC

CASH LEDGER

City of Parkville, Missouri

Secondary Liquidity Portfolio

From 12-01-25 To 12-31-25

Trade Date	Settle Date	Tran Code	Activity	Security	Amount
Cash					
12-01-2025			Beginning Balance		5,350.24
12-05-2025	12-05-2025	dp	Sale	FHLB 0%25 DUE 12/05/25 0.000% Due 12-05-25	227,000.00
12-11-2025	12-12-2025	wd	Purchase	FHLB 0%26 DUE 05/08/26 0.000% Due 05-08-26	-229,642.53
12-15-2025	12-15-2025	dp	Interest	Cash	3.22
12-23-2025	12-23-2025	dp	Sale	FHLB 0%25 DUE 12/23/25 0.000% Due 12-23-25	205,000.00
12-31-2025			Ending Balance		207,710.93

EMERGENCY FUND

Columbia Capital Management, LLC

PORTFOLIO SUMMARY

City of Parkville, Missouri

Emergency Reserve Portfolio

December 31, 2025

Security Type	Quantity	Total Cost	Market Value	Pct. Assets	Cur. Yield	Est.Annual Income
Fixed Income						
Agency Securities	1,075,000	1,052,516.85	1,062,418.53	75.3	3.6	7,629.00
Treasury Notes	330,000	332,658.40	332,593.59	23.6	3.5	14,437.50
	1,405,000	1,385,175.25	1,395,012.12	98.9	3.6	22,066.50
Cash and Equiv.						
Cash and Equivalents	0	16,005.59	16,005.59	1.1	0.2	32.01
	0	16,005.59	16,005.59	1.1	0.2	32.01
TOTAL PORTFOLIO	1,405,000	1,401,180.84	1,411,017.71	100.0	3.5	22,098.51

Columbia Capital Management, LLC

FIXED INCOME PORTFOLIO

City of Parkville, Missouri

Emergency Reserve Portfolio

December 31, 2025

Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value +Accr.Int.	Pct. Assets	Yield To Mat.	Duration
Agency Securities										
335,000	FEDERAL HOME LOAN BANKS 1.020% Due 09-17-26	98.09	328,586.30	98.20	328,971.94	987.13	329,959.07	23.3	3.59	0.70
350,000	FHLB 0%26 DUE 03/06/26 0.000% Due 03-06-26	99.06	346,697.55	99.36	347,775.55	0.00	347,775.55	24.6	3.49	0.18
390,000	FHLB 1.08%26 DUE 06/09/26 1.080% Due 06-09-26	96.73	377,233.00	98.89	385,671.04	257.40	385,928.44	27.3	3.62	0.43
			1,052,516.85		1,062,418.53	1,244.53	1,063,663.06	75.3	3.57	0.43
Cash and Equivalents										
	Cash		16,005.59		16,005.59		16,005.59	1.1		0.00
			16,005.59		16,005.59	0.00	16,005.59	1.1	0.00	0.00
Treasury Notes										
330,000	US TREASU NT 4.375%12/26 UST NOTE DUE 12/15/26 4.375% Due 12-15-26	100.81	332,658.40	100.79	332,593.59	634.62	333,228.21	23.6	3.53	0.93
			332,658.40		332,593.59	634.62	333,228.21	23.6	3.53	0.93
			1,401,180.84		1,411,017.71	1,879.15	1,412,896.86	100.0	3.52	0.55

Columbia Capital Management, LLC

PERFORMANCE REPORT
GROSS OF FEES
City of Parkville, Missouri
Emergency Reserve Portfolio

From 11-30-25 to 12-31-25

Portfolio Value on 11-30-25	1,406,755.44
Accrued Interest	2,000.70
Contributions	0.00
Withdrawals	0.00
Realized Gains	296.82
Unrealized Gains	2,537.39
Interest	1,428.06
Dividends	0.00
Change in Accrued Interest	-121.55
Portfolio Value on 12-31-25	1,411,017.71
Accrued Interest	1,879.15
Average Capital	1,408,756.14
Total Gain before Fees	4,140.72
IRR for 0.08 Years	0.29%

Columbia Capital Management, LLC

PERFORMANCE REPORT
GROSS OF FEES
City of Parkville, Missouri
Emergency Reserve Portfolio

From 01-31-24 to 12-31-25

Portfolio Value on 01-31-24	0.00
Accrued Interest	0.00
Contributions	1,300,054.89
Withdrawals	0.00
Realized Gains	59,993.30
Unrealized Gains	9,836.87
Interest	41,132.65
Dividends	0.00
Change in Accrued Interest	1,879.15
Portfolio Value on 12-31-25	1,411,017.71
Accrued Interest	1,879.15
Average Capital	1,264,743.93
Total Gain before Fees	112,841.97
IRR for 1.92 Years	8.92%

Columbia Capital Management, LLC

FIXED INCOME DISTRIBUTION

City of Parkville, Missouri

Emergency Reserve Portfolio

December 31, 2025

Summary Information

Totals		Weighted Averages	
Par Value	1,405,000	Average YTM	3.56
Market Value	1,395,012.12	Average Maturity (yrs)	0.56
Total Cost	1,385,175.25	Average Coupon (%)	1.58
Net Gain/Loss	9,836.87	Average Duration	0.55
Annual Income	22,066.50	Average Moody Rating	NR
Number of Issues	4	Average S&P Rating	NR

Distribution by Moody Rating

Rating	Number	Mkt Value	% Bond Holdings	Average Y T M	Average Coupon	Average Duration
Not Rated	4	1,395,012.12	100.0	3.6	1.582%	0.6

Distribution by S&P Rating

Rating	Number	Mkt Value	% Bond Holdings	Average Y T M	Average Coupon	Average Duration
Not Rated	4	1,395,012.12	100.0	3.6	1.582%	0.6

Columbia Capital Management, LLC

Maturity Dates

City of Parkville, Missouri

Emergency Reserve Portfolio

Maturing December 31, 2025 - December 31, 2028

Maturity	Quantity	Description
03-06-26		
03-06-26	350,000	FHLB 0%26 DUE 03/06/26 0.000% Due 03-06-26
06-09-26		
06-09-26	390,000	FHLB 1.08%26 DUE 06/09/26 1.080% Due 06-09-26
09-17-26		
09-17-26	335,000	FEDERAL HOME LOAN BANKS 1.020% Due 09-17-26
12-15-26		
12-15-26	330,000	US TREASU NT 4.375%12/26 UST NOTE DUE 12/15/26 4.375% Due 12-15-26

Columbia Capital Management, LLC

UNREALIZED GAINS AND LOSSES

City of Parkville, Missouri

Emergency Reserve Portfolio

December 31, 2025

Date	Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Unrealized Gain/Loss	% G/L
Agency Securities								
12-02-2025	350,000	FHLB 0%26 DUE 03/06/26 0.000% Due 03-06-26	99.06	346,697.55	99.36	347,775.55	1,078.00	0.3
04-10-2025	390,000	FHLB 1.08%26 DUE 06/09/26 1.080% Due 06-09-26	96.73	377,233.00	98.89	385,671.04	8,438.04	2.2
12-11-2025	335,000	FEDERAL HOME LOAN BANKS 1.020% Due 09-17-26	98.09	328,586.30	98.20	328,971.94	385.64	0.1
				1,052,516.85		1,062,418.53	9,901.68	0.9
Treasury Notes								
12-11-2025	330,000	US TREASU NT 4.375%12/26 UST NOTE DUE 12/15/26 4.375% Due 12-15-26	100.81	332,658.40	100.79	332,593.59	-64.81	0.0
				332,658.40		332,593.59	-64.81	0.0
Cash and Equivalents								
		Cash		16,005.59		16,005.59		
				16,005.59		16,005.59		
TOTAL PORTFOLIO				1,401,180.84		1,411,017.71	9,836.87	0.7

Columbia Capital Management, LLC

REALIZED GAINS AND LOSSES

City of Parkville, Missouri

Emergency Reserve Portfolio

From 12-01-25 Through 12-31-25

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
09-22-2025	12-05-2025	430,000	FHLB 0%25 DUE 12/05/25 0.000% Due 12-05-25	426,650.36	430,000.00	3,349.64	
TOTAL GAINS						3,349.64	0.00
TOTAL LOSSES						0.00	0.00
				426,650.36	430,000.00	3,349.64	0.00
TOTAL REALIZED GAIN/LOSS			3,349.64				

Columbia Capital Management, LLC

INCOME AND EXPENSES

City of Parkville, Missouri

Emergency Reserve Portfolio

From 12-01-25 Through 12-31-25

Ex-Date	Pay-Date	Security	Amount
Agency Securities			
12-09-2025	12-09-2025	FHLB 1.08%26 DUE 06/09/26 1.080% Due 06-09-26	2,106.00
12-11-2025	12-12-2025	FEDERAL HOME LOAN BANKS 1.020% Due 09-17-26	-806.79
			1,299.21
Treasury Notes			
12-11-2025	12-12-2025	US TREASU NT 4.375%12/26 UST NOTE DUE 12/15/26 4.375% Due 12-15-26	-7,100.41
12-15-2025	12-15-2025	US TREASU NT 4.375%12/26 UST NOTE DUE 12/15/26 4.375% Due 12-15-26	7,218.75
			118.34
Cash and Equivalents			
12-15-2025	12-15-2025	Cash	6.70
12-15-2025	12-15-2025	Cash	3.81
			10.51
NET INCOME			1,428.06

Columbia Capital Management, LLC

CASH LEDGER

City of Parkville, Missouri

Emergency Reserve Portfolio

From 12-01-25 To 12-31-25

Trade Date	Settle Date	Tran Code	Activity	Security	Amount
Cash					
12-01-2025			Beginning Balance		592,519.78
12-02-2025	12-03-2025	wd	Purchase	FHLB 0%26 DUE 03/06/26 0.000% Due 03-06-26	-346,697.55
12-05-2025	12-05-2025	dp	Sale	FHLB 0%25 DUE 12/05/25 0.000% Due 12-05-25	430,000.00
12-09-2025	12-09-2025	dp	Interest	FHLB 1.08%26 DUE 06/09/26 1.080% Due 06-09-26	2,106.00
12-11-2025	12-12-2025	wd	Purchase	FEDERAL HOME LOAN BANKS 1.020% Due 09-17-26	-328,586.30
12-11-2025	12-12-2025	wd	Purchase	US TREASU NT 4.375%12/26 UST NOTE DUE 12/15/26 4.375% Due 12-15-26	-332,658.40
12-11-2025	12-12-2025	wd	Accrued Interest	FEDERAL HOME LOAN BANKS 1.020% Due 09-17-26	-806.79
12-11-2025	12-12-2025	wd	Accrued Interest	US TREASU NT 4.375%12/26 UST NOTE DUE 12/15/26 4.375% Due 12-15-26	-7,100.41
12-15-2025	12-15-2025	dp	Interest	US TREASU NT 4.375%12/26 UST NOTE DUE 12/15/26 4.375% Due 12-15-26	7,218.75
12-15-2025	12-15-2025	dp	Interest	Cash	6.70
12-15-2025	12-15-2025	dp	Interest	Cash	3.81
12-31-2025			Ending Balance		16,005.59

FEWSON PROJECT FUND

Columbia Capital Management, LLC

PORTFOLIO SUMMARY

City of Parkville, Missouri

Fewson Project Fund

December 31, 2025

Security Type	Quantity	Total Cost	Market Value	Pct. Assets	Cur. Yield	Est.Annual Income
Cash and Equiv.						
Cash and Equivalents	0	70,624.69	70,624.69	10.8	0.2	141.25
Treasury Bills	589,000	580,175.26	584,360.55	89.2	3.3	0.00
	589,000	650,799.95	654,985.24	100.0	3.0	141.25
TOTAL PORTFOLIO	589,000	650,799.95	654,985.24	100.0	3.0	141.25

Columbia Capital Management, LLC

FIXED INCOME PORTFOLIO

City of Parkville, Missouri

Fewson Project Fund

December 31, 2025

Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value +Accr.Int.	Pct. Assets	Yield To Mat.	Duration
Cash and Equivalents										
	Cash		70,624.69		70,624.69		70,624.69	10.8		0.00
			70,624.69		70,624.69	0.00	70,624.69	10.8	0.00	0.00
Treasury Bills										
260,000	UNITED STATES TREAS BILLS 0.000% Due 03-19-26	97.35	253,112.41	99.26	258,064.62	0.00	258,064.62	39.4	3.46	0.22
229,000	UNITED STATES TREAS BILLS 0.000% Due 04-30-26	100.00	229,000.00	98.84	226,353.91	0.00	226,353.91	34.6	3.51	0.33
			482,112.41		484,418.52	0.00	484,418.52	74.0	3.48	0.27
100,000	US TREASURY BILL26 U S T BILL DUE 01/08/26 0.000% Due 01-08-26	98.06	98,062.85	99.94	99,942.03	0.00	99,942.03	15.3	2.61	0.02
			580,175.26		584,360.55	0.00	584,360.55	89.2	3.33	0.23
			650,799.95		654,985.24	0.00	654,985.24	100.0	2.97	0.20

Columbia Capital Management, LLC

PERFORMANCE REPORT
GROSS OF FEES
City of Parkville, Missouri
Fewson Project Fund

From 11-30-25 to 12-31-25

Portfolio Value on 11-30-25	651,940.00
Accrued Interest	4,152.88
Contributions	0.00
Withdrawals	0.00
Transfers Out	-19.00
Realized Gains	0.00
Unrealized Gains	2,142.05
Interest	922.19
Dividends	0.00
Change in Accrued Interest	-4,152.88
Portfolio Value on 12-31-25	654,985.24
Accrued Interest	0.00
Average Capital	656,092.26
Total Gain before Fees	-1,088.63
IRR for 0.08 Years	-0.17%

Columbia Capital Management, LLC

PERFORMANCE REPORT
GROSS OF FEES
City of Parkville, Missouri
Fewson Project Fund

From 01-31-24 to 12-31-25

Portfolio Value on 01-31-24	405,620.23
Accrued Interest	16,685.99
Contributions	0.00
Withdrawals	0.00
Transfers In	1,096,302.78
Transfers Out	-873,215.47
Realized Gains	0.00
Unrealized Gains	4,185.29
Interest	22,092.41
Dividends	0.00
Change in Accrued Interest	-16,685.99
Portfolio Value on 12-31-25	654,985.24
Accrued Interest	0.00
Average Capital	513,053.14
Total Gain before Fees	9,591.71
IRR for 1.92 Years	1.87%

Columbia Capital Management, LLC

FIXED INCOME DISTRIBUTION

City of Parkville, Missouri

Fewson Project Fund

December 31, 2025

Summary Information

Totals		Weighted Averages	
Par Value	589,000	Average YTM	3.33
Market Value	584,360.55	Average Maturity (yrs)	0.23
Total Cost	580,175.26	Average Coupon (%)	0.00
Net Gain/Loss	4,185.29	Average Duration	0.23
Annual Income	0.00	Average Moody Rating	NR
Number of Issues	3	Average S&P Rating	NR

Distribution by Moody Rating

Rating	Number	Mkt Value	% Bond Holdings	Average Y T M	Average Coupon	Average Duration
Not Rated	3	584,360.55	100.0	3.3	0.000%	0.2

Distribution by S&P Rating

Rating	Number	Mkt Value	% Bond Holdings	Average Y T M	Average Coupon	Average Duration
Not Rated	3	584,360.55	100.0	3.3	0.000%	0.2

Columbia Capital Management, LLC

Maturity Dates

City of Parkville, Missouri

Fewson Project Fund

Maturing December 31, 2025 - December 31, 2028

Maturity	Quantity	Description
01-08-26		
01-08-26	100,000	US TREASURY BILL26 U S T BILL DUE 01/08/26 0.000% Due 01-08-26
03-19-26		
03-19-26	260,000	UNITED STATES TREAS BILLS 0.000% Due 03-19-26
04-30-26		
04-30-26	229,000	UNITED STATES TREAS BILLS 0.000% Due 04-30-26

Columbia Capital Management, LLC

UNREALIZED GAINS AND LOSSES

City of Parkville, Missouri

Fewson Project Fund

December 31, 2025

Date	Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Unrealized Gain/Loss	% G/L
Treasury Bills								
07-17-2025	100,000	US TREASURY BILL26 U S T BILL DUE 01/08/26 0.000% Due 01-08-26	98.06	98,062.85	99.94	99,942.03	1,879.18	1.9
07-15-2025	260,000	UNITED STATES TREAS BILLS 0.000% Due 03-19-26	97.35	253,112.41	99.26	258,064.62	4,952.21	2.0
10-30-2025	229,000	UNITED STATES TREAS BILLS 0.000% Due 04-30-26	100.00	229,000.00	98.84	226,353.91	-2,646.09	-1.2
				580,175.26		584,360.55	4,185.29	0.7
Cash and Equivalents								
		Cash		70,624.69		70,624.69		
				70,624.69		70,624.69		
TOTAL PORTFOLIO				650,799.95		654,985.24	4,185.29	0.6

Columbia Capital Management, LLC

REALIZED GAINS AND LOSSES

City of Parkville, Missouri

Fewson Project Fund

From 12-01-25 Through 12-31-25

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
01-08-2024	12-10-2025	50,000	Flagstar Bank 12/10/25 4.400% Due 12-10-25	50,000.00	50,000.00		0.00
TOTAL GAINS						0.00	0.00
TOTAL LOSSES						0.00	0.00
				50,000.00	50,000.00	0.00	0.00
TOTAL REALIZED GAIN/LOSS			0.00				

Columbia Capital Management, LLC

INCOME AND EXPENSES

City of Parkville, Missouri

Fewson Project Fund

From 12-01-25 Through 12-31-25

Ex-Date	Pay-Date	Security	Amount
Certificate of Deposit			
12-10-2025	12-10-2025	Flagstar Bank 12/10/25 4.400% Due 12-10-25	922.19
			922.19
NET INCOME			922.19

Columbia Capital Management, LLC

CASH LEDGER

City of Parkville, Missouri

Fewson Project Fund

From 12-01-25 To 12-31-25

Trade Date	Settle Date	Tran Code	Activity	Security	Amount
Cash					
12-01-2025			Beginning Balance		19,721.50
12-10-2025	12-10-2025	dp	Sale	Flagstar Bank 12/10/25 4.400% Due 12-10-25	50,000.00
12-10-2025	12-10-2025	dp	Accrued Interest	Flagstar Bank 12/10/25 4.400% Due 12-10-25	922.19
12-31-2025	12-31-2025	to	Withdrawal	from Portfolio	-19.00
12-31-2025			Ending Balance		70,624.69

PRIMARY LIQUIDITY

Columbia Capital Management, LLC

PORTFOLIO SUMMARY

City of Parkville, Missouri

Outside Accounts

December 31, 2025

Security Type	Quantity	Total Cost	Market Value	Pct. Assets	Cur. Yield	Est.Annual Income
Cash and Equiv.						
Cash and Equivalents	4,255,679	5,002,927.21	5,002,927.21	100.0	0.0	1,494.50
	4,255,679	5,002,927.21	5,002,927.21	100.0	0.0	1,494.50
TOTAL PORTFOLIO	4,255,679	5,002,927.21	5,002,927.21	100.0	0.0	1,494.50

Columbia Capital Management, LLC

FIXED INCOME PORTFOLIO

City of Parkville, Missouri

Outside Accounts

December 31, 2025

Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value +Accr.Int.	Pct. Assets	Yield To Mat.	Duration
Cash and Equivalents										
	Cash		747,248.24		747,248.24		747,248.24	14.9		0.00
4,255,679	Central Bank Money Market	1.00	4,255,678.97	1.00	4,255,678.97		4,255,678.97	85.1		0.00
			5,002,927.21		5,002,927.21	0.00	5,002,927.21	100.0	0.00	0.00
			5,002,927.21		5,002,927.21	0.00	5,002,927.21	100.0	0.00	0.00

Columbia Capital Management, LLC

PERFORMANCE REPORT
GROSS OF FEES
City of Parkville, Missouri
Outside Accounts

From 11-30-25 to 12-31-25

Portfolio Value on 11-30-25	4,010,697.76
Contributions	0.00
Withdrawals	0.00
Transfers In	992,229.45
Realized Gains	0.00
Unrealized Gains	0.00
Interest	0.00
Dividends	0.00
Portfolio Value on 12-31-25	5,002,927.21
Average Capital	4,042,705.16
Total Gain before Fees	0.00
IRR for 0.08 Years	0.00%

Columbia Capital Management, LLC

PERFORMANCE REPORT
GROSS OF FEES
City of Parkville, Missouri
Outside Accounts

From 01-31-24 to 12-31-25

Portfolio Value on 01-31-24	0.00
Contributions	0.00
Withdrawals	0.00
Transfers In	17,032,881.04
Transfers Out	-12,029,953.83
Realized Gains	0.00
Unrealized Gains	0.00
Interest	0.00
Dividends	0.00
Portfolio Value on 12-31-25	5,002,927.21
Average Capital	5,463,877.38
Total Gain before Fees	0.00
IRR for 1.92 Years	0.00%

Columbia Capital Management, LLC

FIXED INCOME DISTRIBUTION

City of Parkville, Missouri

Outside Accounts

December 31, 2025

Summary Information

Totals	
Par Value	0
Market Value	0.00
Total Cost	0.00
Net Gain/Loss	0.00
Annual Income	0.00
Number of Issues	0

Weighted Averages	
Average YTM	0.00
Average Maturity (yrs)	0.00
Average Coupon (%)	0.00
Average Duration	0.00
Average Moody Rating	NR
Average S&P Rating	NR

Columbia Capital Management, LLC

Maturity Dates

City of Parkville, Missouri

Outside Accounts

Maturing December 31, 2025 - December 31, 2028

Maturity	Quantity	Description

Columbia Capital Management, LLC

UNREALIZED GAINS AND LOSSES

City of Parkville, Missouri

Outside Accounts

December 31, 2025

Date	Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Unrealized Gain/Loss	% G/L
Cash and Equivalents								
01-31-2025	4,255,679	Central Bank Money Market	1.00	4,255,678.97	1.00	4,255,678.97	0.00	0.0
				4,255,678.97		4,255,678.97	0.00	0.0
Cash and Equivalents								
		Cash		747,248.24		747,248.24		
				747,248.24		747,248.24		
TOTAL PORTFOLIO				5,002,927.21		5,002,927.21	0.00	0.0

Columbia Capital Management, LLC

REALIZED GAINS AND LOSSES

City of Parkville, Missouri

Outside Accounts

From 12-01-25 Through 12-31-25

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
TOTAL GAINS						0.00	0.00
TOTAL LOSSES						0.00	0.00
				0.00	0.00	0.00	0.00
TOTAL REALIZED GAIN/LOSS		0.00					

Columbia Capital Management, LLC

INCOME AND EXPENSES

City of Parkville, Missouri

Outside Accounts

From 12-01-25 Through 12-31-25

Ex-Date	Pay-Date	Security	Amount
NET INCOME			0.00

Columbia Capital Management, LLC

CASH LEDGER

City of Parkville, Missouri

Outside Accounts

From 12-01-25 To 12-31-25

Trade Date	Settle Date	Tran Code	Activity	Security	Amount
Cash					
12-01-2025			Beginning Balance		628,348.65
12-31-2025	12-31-2025	ti	Addition	to Portfolio	118,899.59
12-31-2025	12-31-2025	ti	Addition	to Portfolio	873,329.86
12-31-2025	12-31-2025	wd	Purchase	Central Bank Money Market	-873,329.86
12-31-2025			Ending Balance		747,248.24

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 06:04 PM at City Hall, 8880 Clark Avenue, Parkville, Missouri on March 3, 2026, 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
Ward 2 Alderman Bob Bennett
Ward 3 Alderman Douglas Wylie
Ward 3 Alderman Stephen Melton
Ward 4 Alderman Michael Lee
Ward 4 Alderman Abby LacKamp

Absent:
None

A quorum of the Board of Aldermen was present.

The following staff was also present:
Bryan Kidney, Deputy City Administrator
Jeffery Rhodes, Assistant City Administrator
Kevin Chrisman, Police Chief
Dan Harper, Public Works Director
Stephen Lachky, Community Development Director
Brittanie Propes, Parks & Recreation Director
Cindy Gray, Finance 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 8-0.

2. CITIZEN INPUT

Mayor Katerndahl gave a statement on Public Comments.

A. Seven Days Kindness Community Proclamation

The proclamation and presentation was moved to the March 24th meeting.

3. PUBLIC HEARING

A. **A public hearing to consider a petition to extend the limits of the City of Parkville by voluntary annexation to include described real estate in unincorporated Platte County, Mo. generally located at 16716 45 Highway, Platte County Parcel No. 21-6.0-13-000-000-012.000 (58.67 acres, more or less). Brian Mertz, applicant. (Community Development)**

The public hearing opened at 6:09 p.m.

City Clerk Melissa Bazert swore in those speaking during the Public Hearing.

Brad Stanton, City Planner, gave a presentation on the voluntary annexation petition.

Applicant Brian Mertz addressed the board.

The following provided comments:
Louise Therlow, 18020 NW Jade Court; spoke against the petition.
John Snyder, 18019 NW Amber Court; spoke against the petition.
Gerald Harris, 16800 NW 76th St; spoke against the petition.

Mayor Katerndahl asked if there were any other public comments. Hearing none, he closed the public hearing at 6:33 p.m.

ACTION: It was moved by Alderman Wylie and seconded by Alderman Welch to direct staff to prepare an ordinance approving the proposed annexation described in the Voluntary Annexation Petition submitted by Brian Mertz on January 8, 2026.

RESULT: Motion Passed 8-0.

4. CONSENT AGENDA

A. Approve the minutes for the February 17, 2026, regular meeting

B. Resolution No. 26-004, A Resolution Confirming the Appointments of Chapman Williams, Dale Brouk, Sam Stahnke, Kenneth Roberson, Martin Perrea, Lance Loewenstein, and Tara Bennett to the Board of Directors for the Industrial Development Authority of Parkville, Missouri. (Administration)

C. Resolution No. 26-005, A Resolution Approving a Letter in Support of the City's Application for the 2026 Platte County Stormwater Grant Program. (Public Works)

D. Resolution No. 26-006, A Resolution Authorizing the City Clerk to Destroy Certain Records in Accordance with the City's Records Retention Policy (Administration)

E. Resolution No. 26-007, A Resolution Approving Change Order No. 1 to the Service Agreement with Midwest Drain & Sewer (Public Works)

F. Approve a retail liquor by the drink picnic license for the Main Street Parkville Association for the Parkville Microbrew Fest on April 25, 2026 (Administration)

ACTION: It was moved by Alderman Wylie and seconded by Alderman Welch to approve the consent agenda and recommended motions, as presented.
RESULT: Motion Passed 7-0.
AYES: Tina Welch, Philip Wassmer, Brian T. Whitley, Douglas Wylie, Stephen Melton, Michael Lee, Abby LacKamp
NOES: None
ABSTAIN: Bob Bennett

5. NON-ACTION ITEMS

A. **Crooked Road Corridor Study Update**

Public Works Director Dan Harper gave an update on the Crooked Road Corridor Study that was completed last year.

6. ACTION AGENDA

A. **Approve the first reading of Bill No. 3366, an ordinance to approve a zoning map amendment from Platte County "RMD" Residential Multiple Dwelling to City of Parkville "R-4-P" Planned Mixed-Density Residential for Creekside West R4 - Case No. PZ2026-01B; Brian Mertz, applicant (Community Development)**

Community Development Director Stephen Lachky stated that there were 3 separate hearings at Planning and Zoning.
Brad Stanton, Planner, explained all three ordinances in the Action Agenda.
Mayor Katerndahl explained we would vote on each ordinance separately.

Applicant Brian Mertz gave a presentation on the status of the development.

ACTION: It was moved by Alderman Wylie and seconded by Alderman Welch to approve Bill No. 3366, an ordinance to approve a zoning map amendment

from Platte County "RMD" Residential Multiple Dwelling to City of Parkville "R-4-P" Mixed-Density Residential, on first reading and postpone the second reading to March 24, 2026.

RESULT: Motion Passed 8-0.

B. **Approve the first reading of Bill No. 3367, an ordinance to approve a preliminary development plan for Creekside West R4, a planned mixed-density residential development consisting of 246 residential units on 157 lots for patio home, duplex, and triplex units on 58.87 acres, more or less, generally located west of Creekside Village Third Plat at Highway 45 - Case No. PZ2026-01C; Brian Mertz, applicant (Community Development)**

ACTION: It was moved by Alderman Wylie and seconded by Alderman Welch to approve Bill No. 3367, an ordinance to approve a preliminary development plan for Creekside West R4, a planned mixed-density residential development consisting of 246 residential units on 157 lots for patio home, duplex, and triplex units on 58.87 acres, more or less, generally located west of Creekside Village Third Plat at Highway 45 on first reading and postpone the second reading to March 24, 2026.

RESULT: Motion Passed 8-0.

C. **Approve the first reading of Bill No. 3368, an ordinance to approve a conditional use permit to allow 3-plex building types in the R-4 zoning district for Creekside West R4 - Case No. PZ2026-01D; Brian Mertz, applicant (Community Development)**

ACTION: It was moved by Alderman Wylie and seconded by Alderman Welch to approve Bill No. 3368, an ordinance to approve a conditional use permit to allow 3-plex building types in the R-4 zoning district for Creekside West R4 on first reading and postpone the second reading to March 24, 2026.

RESULT: Motion Passed 7-1.

7. STAFF UPDATES ON ACTIVITIES

A. Administration

1. Accounts Payable

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

B. Police Department

C. Community Development

Community Development Director Stephen Lachky stated that there is one item on the agenda for the Planning and Zoning Commission. He stated it is a final development plan

for a chicken restaurant south of Connections Bank in Creekside called Heaterz.

D. **Public Works**

Public Works Director Dan Harper said that he has started to move the limited mobility spot downtown that was discussed.

E. **Parks & Recreation**

Parks and Recreation Director Brittanie Propes said the bridge in Platte Landing Park is nearing completion and the ribbon cutting will be Friday March 20th at 2:00 p.m. She stated invites are being sent.

Deputy City Administrator Bryan Kidney mentioned that the date has been set for the governing body retreat on April 28th and 29th.

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

9. UPCOMING MEETINGS

A. - Tuesday, March 10, 2026, at 5:00 p.m. Closed Session
- Tuesday, March 24, 2026, at 6:00 p.m.
  - Work Session at 5:00
- Tuesday, April 7, 2026, at 6:00 p.m.
- Tuesday, April 21, 2026, at 6:00 p.m.

10. CLOSED SESSION

There was no closed session.

11. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 07:55 p.m.

The minutes for March 3, 2026, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the 24th day of March 2026.

Submitted by:

_____
City Clerk Melissa Bazert

CITY OF PARKVILLE
Policy Report

Date: March 2, 2026

Prepared By: Reviewed By:

ISSUE:
Receive and file the crime statistics for January 1 through January 31, 2026

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. Crime Stats January 2026

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) 2026	5 TOTAL OFFENSES CLEARED BY ARREST OR EXCEPTIONAL MEANS (INCLUDES COL. 6) 2025		6 NUMBER OF CLEARANCES INVOLVING ONLY PERSONS UNDER 18 YEARS OF AGE 2024	2023
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			Ø	Ø		Ø	Ø
a. Rape	21							
b. Attempts to Commit Rape	22							
c. Historical Rape	22							
3. ROBBERY TOTAL	30			Ø	Ø		Ø	Ø
a. Firearm	31							
b. Knife or Cutting Instrument	32							
c. Other Dangerous Weapon	33							
d. Strong-Arm (Hands, Fists, Feet, Etc.)	34							
4. ASSAULT TOTAL	40	2		2	4	3	1	5
a. Firearm	41	1		1		1		
b. Knife or Cutting Instrument	42							
c. Other Dangerous Weapon	43							
d. Hands, Fists, Feet, Etc. - Aggravated injury	44					1		
e. Other Assaults - Simple, Not Aggravated	45	1		1		1		
5. BURGLARY TOTAL	50	2		2	2	1	Ø	2
a. Forcible Entry	51	2		2		1		
b. Unlawful Entry - No Force	52							
c. Attempted Forcible Entry	53							
6. LARCENY - THEFT TOTAL (Except Motor Vehicle Theft)	60	2		2	3		1	3
7. MOTOR VEHICLE THEFT TOTAL	70			Ø	2		Ø	Ø
a. Autos	71							
b. Trucks and Buses	72							
c. Other Vehicles	73							
GRAND TOTAL	77	6		6	11	4	2	10
				2026	2025		2024	2023

January 2026
Month and Year of Report

through January 31, 2026

Parkville, Missouri PD
Agency and State

MO0830100
Agency Identifier

8022.00
Population

March 2, 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		
3. ROBBERY			
(a) HIGHWAY (Streets, alleys, etc.)	31		
(b) COMMERCIAL HOUSE (except c, d and f)	32		
(c) GAS OR SERVICE STATION	33		
(d) CONVENIENCE STORE	34		
(e) RESIDENCE (anywhere on premises)	35		
(f) BANK	36		
(g) MISCELLANEOUS	37		
TOTAL ROBBERY	30		
5. BURGLARY - BREAKING AND ENTERING			
(a) RESIDENCE (dwelling)			
(1) NIGHT (6 p.m. - 6 a.m.)	51		
(2) DAY (6 a.m. - 6 p.m.)	52		
(3) UNKNOWN	53	1	
(b) NON-RESIDENCE (store, office, etc.)			
(1) NIGHT (6 p.m. - 6 a.m.)	54	1	450
(2) DAY (6 a.m. - 6 p.m.)	55		
(3) UNKNOWN	56		
TOTAL BURGLARY	50	2	450
6. LARCENY - THEFT (Except Motor Vehicle Theft)			
(a) $200 AND OVER	61	2	3400
(b) $50 TO $200	62		
(c) UNDER $50	63		
TOTAL LARCENY (Same as Item 6X)	60	2	3400
7. MOTOR VEHICLE THEFT (Including Alleged Joy Riding)	70		
GRAND TOTAL - ALL ITEMS	77	4	3850
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	Ø	Ø Ø Ø
(d) FROM MOTOR VEHICLE (except e)	84	1	1000
(e) MOTOR VEHICLE PARTS AND ACCESSORIES	85		
(f) BICYCLES	86		
(g) FROM BUILDING (except c and h)	87	1	Ø Ø Ø 2400
(h) FROM ANY COIN-OPERATED MACHINES (parking meters etc.)	88		
(i) ALL OTHERS	89		
TOTAL LARCENIES (Same as Item 6)	80	2	3 1 3 3400
7X. MOTOR VEHICLES RECOVERED			2025 2024 2023
(a) STOLEN LOCALLY AND RECOVERED LOCALLY	91		
(b) STOLEN LOCALLY AND RECOVERED BY ANOTHER JURISDICTION	92		
(c) TOTAL LOCALLY STOLEN MOTOR VEHICLES RECOVERED (a & b)	90		
(d) STOLEN IN OTHER JURISDICTION AND RECOVERED LOCALLY	93		

January 1 through January 31, 2026 2026

CITY OF PARKVILLE
Policy Report

Date: March 18, 2026

Prepared By:
John Mautino, City Attorney

Reviewed By:
John Mautino, City Attorney

ISSUE:
Approve Resolution No. 26-008, a Resolution approving the Fourth Amendment to the Employment Agreement between the City of Parkville, Missouri and Alexa Barton (Administration)

BACKGROUND:
On March 11, 2025, the Board of Aldermen concluded the process for the annual evaluation of the City Administrator and approved an increase to the City Administrator's base salary and car allowance. These changes require revisions to the City Administrator's Employment Agreement, which was executed on February 1, 2022, and previously revised by Amendments approved by the Board of Aldermen on June 6, 2023, June 6, 2024, and April 1, 2025. These revisions are shown in the attached Fourth Amendment to the City Administrator's Employment Agreement. The City Administrator will also start receiving a mobile phone allowance of $40.00 per month, but this is through a generally applicable City policy and therefore does not need to be reflected in the Employment Agreement.

STRATEGIC GOAL(S):
Operational Excellence

BUDGET IMPACT:
The adjustments to the City Administrator's base salary and car allowance are within the 2026 adopted budget salary and benefits for the City Administrator.

ALTERNATIVES:
1. Approve the fourth amendment to the employment agreement with Alexa Barton.
2. Approve the item, subject to changes.
3. Do not approve the item.
4. Postpone the item.

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

STAFF RECOMMENDATION:
Staff recommends approval.

POLICY:

Section 19 of the Employment Agreement provides that the parties by mutual written agreement may amend any provision of the Employment Agreement, and that amendments shall be incorporated and made a part of the Employment Agreement.

SUGGESTED MOTION:
I move to approve Resolution No. 26-008, a Resolution approving the Fourth Amendment to the Employment Agreement between the City of Parkville, Missouri and Alexa Barton (Administration)

ATTACHMENTS:
1. Resolution No. 26-008 - Fourth Amendment to Alexa Barton Employment Agreement
2. Fourth Amendment to Employment Agreement with A. Barton

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

CITY OF PARKVILLE, MO.
RESOLUTION No. 26-008

A RESOLUTION APPROVING THE FOURTH AMENDMENT TO THE EMPLOYMENT AGREEMENT BETWEEN THE CITY OF PARKVILLE, MISSOURI, AND ALEXA BARTON.

WHEREAS, the City of Parkville and Alexa Barton are parties to an Employment Agreement dated February 1, 2022, as previously amended by the First Amendment to Employment Agreement approved by the Board of Aldermen on June 6, 2023, the Second Amendment to Employment Agreement approved by the Board of Aldermen on June 4, 2024, and the Third Amendment approved by the Board of Aldermen on April 1, 2026 (collectively, the "Employment Agreement"); and

WHEREAS, the City and Ms. Barton wish to amend the Employment Agreement in the manner shown in the Fourth Amendment to Employment Agreement that is attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, the Mayor is hereby authorized to execute on behalf of the City the Fourth Amendment to Employment Agreement between the City of Parkville and Alexa Barton in substantially the same form as is attached to this Resolution.

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this 24th Day of March, 2026.

_____
Mayor Dean Katerndahl

ATTEST:

_____
City Clerk Melissa Bazert

EXHIBIT A – FOURTH AMENDMENT TO EMPLOYMENT AGREEMENT

Fourth Amendment to Employment Agreement
between
The City of Parkville, Missouri
and
Alexa Barton

This Fourth Amendment to Employment Agreement ("Fourth 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, (hereinafter called "Employer") and Alexa Barton, (hereinafter called "Employee"). Employer and Employee are parties to an Employment Agreement dated February 1, 2022, as previously amended by the First Amendment, the Second Amendment, and the Third Amendment (collectively, the "Employment Agreement"), and desire to amend the Employment Agreement as follows:

1. As of the Effective Date, Section 5 of the Employment Agreement is hereby amended to read as follows, with deleted language shown in strikethrough format and new language shown in bold and underlined:

Section 6: Vehicle Allowance

The Employer agrees to pay to the Employee, during the term of this Agreement and in addition to other salary and benefits herein provided, the sum of ~~$3,000~~ **$5,400** per year, payable monthly, as a vehicle allowance to be used to purchase, lease, or own, operate and maintain a vehicle. Consideration shall be given on an annual basis to adjust the monthly allowance dependent upon changes in travel demands and routine vehicle fuel and maintenance costs. The Employee shall be responsible for paying for liability, property damage, and comprehensive insurance coverage upon such vehicle and shall further be responsible for all expenses attendant to the purchase, operation, maintenance, repair, and regular replacement of said vehicle. The Employer shall reimburse the Employee at the IRS standard mileage rate for any business use of the vehicle beyond the greater Kansas City area, subject to current policy for travel reimbursement that applies to all other employees.

2. The Employee's annual base salary as provided for in Section 3 of the Employment Agreement is hereby increased to $180,351.30, retroactive to January 1, 2026. In addition, Employer's contributions to Employee's Deferred Compensation Retirement Plan sponsored by the City and LAGERS, as provided for in Section 7 of the Agreement, shall be adjusted retroactive to January 1, 2026, in order to reflect the increase to the Employee's base salary.

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

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

Dean Katerndahl, Mayor, on behalf of the City of Parkville, Missouri

_____ _____
Signature Date

Alexa Barton

_____ _____
Signature Date

Attest, Melissa Bazert, City Clerk

_____ _____
Signature Date

CITY OF PARKVILLE
Policy Report

Date: March 19, 2026

Prepared By:
Cindy Gray, Finance Director

Reviewed By:
Bryan Kidney, Deputy City Administrator

ISSUE:
Approve the semi-annual financial report for the second half of 2025 and direct City Administration to publish

BACKGROUND:
Both state statute and City ordinance require the City to produce a semi-annual financial report that summarizes revenues and expenses for a six-month period. The semi-annual report for the second half of 2025 is ready for review and publication in a local newspaper as required by law.

The report includes all revenues and expenditures credited and charged for the second half of 2025. To reduce publication costs, an abbreviated version of the report will be published in the newspaper, but it will direct readers to the City's website for additional information. The City has prepared an expanded version of the report for the website that includes additional information.

STRATEGIC GOAL(S):
Governmental Operational Excellence

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

ALTERNATIVES:

1. Approve the semi-annual financial report for the second half of 2025 and direct City Administration to publish.
2. Do not approve the report and provide further direction to staff.
3. Postpone the item.

STAFF RECOMMENDATION:
Staff recommends approving the semi-annual financial report for the second half of 2025 and authorizing staff to publish.

POLICY:
Section 130.090 of the Parkville Municipal Code requires the City to furnish to the Board of Aldermen a semi-annual report each year of the amount of money received on account of the City during the half year, from what sources received, and the amount of money disbursed, and on what account, and the balance in his hands to the credit of the City. Section 105.130 of the Parkville Municipal Code requires the Board of Aldermen to publish the semi-annual report in some newspaper in the City. The

sections of Code that require the production and publication of a six-month report are based on corresponding sections of Missouri statutes (RSMo 79.160 and 79.165).

SUGGESTED MOTION:
I move to recommend that the Board of Aldermen approve the semi-annual financial report for the second half of 2025 and direct City Administration to publish.

ATTACHMENTS:
1. December2025_SemiFinancial Report_Short Form
2. December2025_SemiFinancial Report_Long Forma

City of Parkville, Missouri

Semi-Annual Report

January 1 through December 31, 2025

General Fund

Revenue	6,774,929
Expenditures	6,436,669
Revenue, net of Expenditures	338,260

Enterprise Fund-Sewer Utility

Revenue	1,809,688
Expenditures	1,197,141
Revenue, net of Expenditures	612,547

Debt Service Funds

Revenue	1,414,059
Expenditures	1,426,554
Revenue, net of Expenditures	(12,495)

Special Revenue Funds

Revenue	14,540,876
Expenditures	12,167,193
Revenue, net of Expenditures	2,373,683

Debt of City of Parkville, December 31, 2025

Certificates of Participation	2,387,986
Leases	762,935
Neighborhood Improvement Districts NIDs)	4,780,000
Total Debt	7,930,921

For additional information, visit www.parkvillemo.gov

City of Parkville, Missouri

Semi-Annual Report

January 1 through December 31, 2025

General Fund

Revenue	
Taxes	1,826,388
Licenses	80,584
Permits	504,600
Franchise Fees	988,333
Sales Taxes	2,157,547
Court Revenue	46,700
Interest Income	248,311
Grants and Miscellaneous Revenue	729,606
Transfers In	192,860
Total Revenue	6,774,929
Administration	1,807,343
Municipal Court	184,587
Public Works	664,282
Community Development	713,266
Public Information	29,460
Transfers Out	2,890,000
Information Technology	144,315
Capital Outlay	3,416
Total Expenditures	6,436,669
Net Revenues in Excess of Expenditures	338,260
Funds Carried Forward for current year	2,618,456
Revenue & Carryover, net of Expenditures	2,956,716

Enterprise Fund - Sewer Utility

Revenue	1,809,688
Expenditures	1,197,141
Revenue & Carryover, net of Expenditures	612,547

Debt Service Funds

Revenue	1,414,059
Expenditures	1,426,554
Revenue, net of Expenditures	(12,495)

Internal Service Fund

Revenue	1,190,666
Expenditures	1,196,219
Revenue, net of Expenditures	(5,553)

Reserved and Restricted Funds

Revenue	14,540,876
Expenditures	12,167,193
Revenue, net of Expenditures	2,373,683

Debt of the City of Parkville, December 31, 2025

Certificates of Participation	2,387,986
Leases	762,935
Neighborhood Improvement Districts (NIDs) [1]	4,780,000
Total Debt	7,930,921

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

CITY OF PARKVILLE
Policy Report

Date: March 23, 2026

Prepared By: Reviewed By:

ISSUE:
Appointment of Alderman Brian Whitley as liaison to the Friends of Parkville Animal Sanctuary (FOPAS)

BACKGROUND:
Alderman Lee is the current Board of Aldermen liaison to FOPAS. Since he is not running for reelection, the Mayor has appointed Alderman Whitley as liaison to FOPAS. Section 110.040.A.2 of the Code of Ordinances provides that appointment of City representatives to committees not created by the City are done by the Mayor, with the advice and consent of the Board of Aldermen.

STRATEGIC GOAL(S):

BUDGET IMPACT:
This item does not impact the budget.

ALTERNATIVES:

- Approve the appointment.
- Do not approve the appointment, and propose a new appointee.
- Do not appoint a liaison to FOPAS.

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

STAFF RECOMMENDATION:
Staff does not make recommendations on appointments.

POLICY:

SUGGESTED MOTION:

ATTACHMENTS:
None

CITY OF PARKVILLE
Policy Report

Date: March 17, 2026

Prepared By:
Brad Stanton, Senior Planner

Reviewed By:
Stephen Lachky, Community Development Director

ISSUE:
Approve the first and second readings of Bill No. 3369, an ordinance extending the limits of the City of Parkville by voluntary annexation to include described real estate in unincorporated Platte County, Mo. generally located at 16716 45 Highway — Platte County Parcel No. 21-6.0-13-000-000-012.000 (58.67 acres, more or less) - Brian Mertz, applicant (Community Development)

BACKGROUND:
Brian Mertz is the owner of 16716 45 Highway (58.67 acres, more or less), which is located in unincorporated Platte County, Mo. immediately adjacent to and west of The Woods at Creekside and Creekside Village. The applicant is seeking to voluntarily annex the subject property to develop Creekside West R4, a planned mixed-density residential development consisting of 246 residential units on 157 lots for patio home, duplex, and triplex units on 58.87 acres, more or less, generally located west of Creekside Village Third Plat at Highway 45.

PUBLIC HEARING:
On March 2, 2026, a public hearing was held at the regular meeting of the Board of Aldermen to consider the voluntary annexation petition. Brad Stanton (Senior Planner) gave a presentation on the voluntary annexation petition, and Brian Mertz (Applicant) addressed the Board. The public hearing opened at 6:09 p.m. and the following individuals provided commentary at the public hearing:

- Louise Therlow (18020 NW Jade Court) – Spoke against the petition
- John Snyder (18019 NW Amber Court) – Spoke against the petition
- Gerald Harris (16800 NW 76th St.) – Spoke against the petition

The public hearing closed at 6:33 p.m. and following discussion, the Board of Aldermen moved (by a vote of 8-0) to direct staff to prepare an ordinance approving the proposed Voluntary Annexation Petition. No statutory protest has been filed in the 14 days since the conclusion of the public hearing.

STRATEGIC GOAL(S):

- Quality Development

BUDGET IMPACT:

Except for application and permit fees collected, there is no immediate budget impact. Long-term impacts would be realized from changes in property taxes and sales taxes collected from the site and proposed development and impacts to the same for area properties and other businesses.

ALTERNATIVES:

1. Approve the ordinance approving the Voluntary Annexation Petition, as recommended by staff.
2. Approve the ordinance approving the Voluntary Annexation Petition, subject to changes directed by the Board of Aldermen.
3. Deny the Voluntary Annexation Petition
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:
This item was not brought before the Finance Committee for consideration, as all annexation decisions are brought directly before the Board of Aldermen.

STAFF RECOMMENDATION:
Staff recommends approval of the Voluntary Annexation Petition via ordinance.

POLICY:
Per 71.012 RSMo, annexation must be approved by ordinance following Board determination that the property to be annexed is contiguous and compact to the existing corporate limits, that the annexation is reasonable and necessary to the proper development of the city and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time (see Attachment 5).

Additionally, per 71.012 RSMo, once a request for voluntary annexation is received by the City, the governing body shall hold a public hearing concerning the matter not less than fourteen or more than 60 days after the petition is received. Further, notice of the hearing shall be published in a newspaper of general circulation, and the hearing shall be held not less than seven (7) days after notice of the hearing is published (see Attachment 6). At the public hearing any interested person, corporation or political subdivision may present evidence regarding the proposed annexation. If, after holding the hearing, the governing body of the City determines that the annexation is reasonable and necessary to the proper development of the city, and the city has the ability to furnish normal municipal services to the area to be annexed within a reasonable time, it may "subject to the provisions of Section 71.012" annex the territory by ordinance without further action.

SUGGESTED MOTION:
I move to approve Bill No. 3369, an ordinance extending the limits of the City of Parkville by voluntary annexation to include described real estate in Unincorporated Platte County, Mo. generally located at 16716 NW Hwy 45 -- Platte County Parcel No. 21-6.0-13-000-000-012.000 (58.67 acres, more or less), on first reading.

I move to approve Bill No. 3369, an ordinance extending the limits of the City of Parkville by voluntary annexation to include described real estate in Unincorporated Platte County, Mo. generally located at 16716 NW Hwy 45 -- Platte County Parcel No. 21-6.0-13-000-000-012.000 (58.67 acres, more or less), on second reading to become Ordinance No. 3294.

ATTACHMENTS:
1. Ordinance for Annexation

2. Voluntary Annexation Petition
3. Subject Area Property Map
4. Legal Description
5. RSMo, Section 71.012.1
6. Newspaper Notice
7. Annexation Considerations Memorandum (11-21-2011)

BILL NO. ____ ORDINANCE NO. ____

AN ORDINANCE EXTENDING THE LIMITS OF THE CITY OF PARKVILLE BY VOLUNTARY ANNEXATION TO INCLUDE DESCRIBED REAL ESTATE IN UNINCORPORATED PLATTE COUNTY, MISSOURI GENERALLY LOCATED AT 16716 NW HIGHWAY 45 — PLATTE COUNTY PARCEL NO. 21-6.0-13-000-000-012.000 (58.67 ACRES, MORE OR LESS)

WHEREAS, Brian Mertz submitted a voluntary annexation petition for Platte County property parcel #21-6.0-13-000-000-012.000 (58.67 acres, more or less), which is currently located in Unincorporated Platte County, Mo. and is legally described in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, Platte County parcel #21-6.0-13-000-000-012.000 (58.67 acres, more or less) is adjacent to Missouri Highway 45 and contiguous to the existing City limits; and

WHEREAS, the applicant desires voluntary annexation into the City of Parkville's municipal limits; and

WHEREAS, pursuant to Missouri Revised Statutes (RSMo) Section 71.012, annexation must be approved by ordinance following Board determination that the property to be annexed is contiguous and compact to the existing corporate limits, that the annexation is reasonable and necessary to the proper development of the city and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, pursuant to RSMo 71.012, notices of public hearing were published in The Landmark Newspaper on February 18, 2026, and copies of said notices marked Exhibit B are attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to RSMo 71.012, a public hearing was held of the Governing Body (i.e., Board of Aldermen) on March 4, 2026; and

WHEREAS, at said public hearing all interested persons, corporations or political subdivisions were afforded the opportunity to present evidence regarding the proposed annexation; and

WHEREAS, no written objection to the proposed annexation was filed with the governing body of the City of Parkville within fourteen days of said public hearing; and

WHEREAS, all other prerequisites of RSMo Chapter 71 have been completed; and

WHEREAS, the Board of Aldermen concurs with staff recommendation; and

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

SECTION 1. The extension of the limits of the City of Parkville, Platte County, Missouri, over the unincorporated territory legally described in Exhibit A, said unincorporated territory being adjacent to the present limits of said city, is reasonable and necessary to the proper development of said city and will redound to the benefit of said city and to said unincorporated territory adjacent to said city.

SECTION 2. It is determined and declared that the City has the ability to furnish normal municipal services to the area to be annexed.

SECTION 3. The limits of the City shall be extended over unincorporated territory adjoining and adjacent to the present city limits, all lying, being and situated in the County of Platte, State of Missouri, and legally described in Exhibit A.

SECTION 4. The above-described property is hereby annexed by the City of Parkville, and it is the intention of the Board of Aldermen that this annexation shall be complete and final upon the filing by the City Clerk of Parkville of three certified copies of this ordinance with the Clerk of the County of Platte.

PASSED and APPROVED this 24th day of March 2026.

_____
Mayor Dean Katerndahl

ATTESTED:

_____
City Clerk Melissa Bazert

COMMUNITY
DEVELOPMENT
8880 Clark Avenue
Parkville, MO
(816) 741-7676

Application #: _____
Date Submitted: _____
Public Hearing: _____
Date Approved: _____

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

Voluntary Annexation Petition

1. Applicant / Contact Information

Owner(s)

Name: Brian Mertz
PC Homes LLC
Address: 7607 NW John Anders Road
Phone: (816) 616-9016
Fax number:
Email: bmertz1975@gmail.com

Contact, if different from petitioner

Name:
Address:
Phone:
Fax number:
Email:

2. Property Information

Property address and/ or general location: 16716 NW MO 45 HWY

Area to be annexed in acres: 58.67 square feet: 2,555,665

3. Acknowledgement and Verification

We, the undersigned Petitioners, hereby petition the Board of Aldermen of the City of Parkville, Missouri, state and allege, as evidenced by our signatures below, that:

1. we are the owners of all fee interests of record in of the real estate in Platte County, Missouri, described on "Exhibit A" attached hereto;
2. we are of lawful age and are duly authorized to make said Petition;
3. said real estate is not now a part of any incorporated municipality;
4. said real estate is contiguous and compact to the existing corporate limits of the City of Parkville, Missouri;
5. we request said real estate be annexed to, and be included within the corporate limits of, the City of Parkville, Missouri, as authorized by provisions of Section 71.012, RSMo, as amended;
6. we have read said foregoing Petition and that the facts and matters stated in said Petition and all materials submitted with said Petition are true and correct according to our best knowledge, information, and belief; and
7. we request the Board of Aldermen of the City of Parkville, Missouri, to cause the required notice to be published and to conduct the public hearing required by law and to thereafter adopt an ordinance extending the limits of the City of Parkville to include the above described real estate.

Dated this 8 day of January, 20 26

Signature: _____ Signature: _____

Printed Name: Brian Mertz Printed Name: _____

Application #: _____

State of Missouri)
) ss.
County of _____)

On this _____ day of _____, 20___, before me, the undersigned notary public, personally appeared _____, known to me to be the person(s) described in and who executed the foregoing instrument, who after being duly sworn upon his/her/their oath, deposed, stated and acknowledged the above, and executed the same as his/her/their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal the date and year first above written.

_____
Notary Public

My Commission Expires: _____

4. Checklist of required submittals

At the time of petition three (3) copies of the following items must be submitted for review and comment by the Community Development and Public Works Departments. Once reviewed, additional copies must be provided for presentation to the Board of Aldermen.

- ❑ Completed application including all information requested herein.
- ❑ A legal description of the area to be annexed.
- ❑ A certificate of survery or other scaled drawing showing the area to be annexed.
- ❑ Any other supporting materials necessary to clarify and justify the request.
- ❑ Authorization signature of the owner of record of the property.

5. Deadline

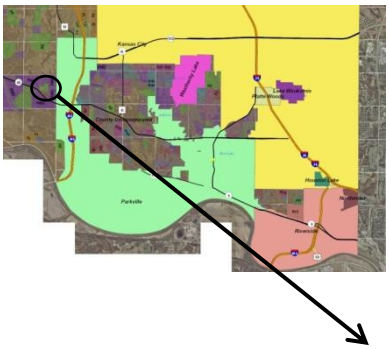
All materials must be submitted not less than fourteen (14) days nor more than sixty (60) days prior to the Board of Aldermen meeting at which annexation request is to be heard. Applicants are encouraged to submit this application and required materials prior to this deadline, as incomplete or incorrect applications will not be accepted.

For City Use Only

Application accepted as complete by:
Name / Title: _____ Date: _____
Signature: _____

Action taken by the Board of Aldermen: ☐ Approved ☐ Approved with Conditions ☐ Denied
Date: _____ Ordinance #: _____
Special conditions if any: _____
_____
_____
_____
Date recorded by the Platte County Recorder of Deed's Office: _____
Book and page #s: _____

Subject Area Property Map



Legend

Subject Property

N



Legal Description:

A TR LAND SEC 13 T 51 R 35 DAF :BEG 2020 FT OF NE COR SEC 13 TH S 1970 FT

Missouri Revised Statutes

Chapter 71
Provisions Relative to All Cities and Towns

Section 71.012.1

August 28, 2015

Annexation procedure, hearing, exceptions (Perry County, Randolph County)--contiguous and compact defined--common interest community, cooperative and planned community, defined--objection, procedure.

71.012. 1. Notwithstanding the provisions of sections 71.015 and 71.860 to 71.920, the governing body of any city, town or village may annex unincorporated areas which are contiguous and compact to the existing corporate limits of the city, town or village pursuant to this section. The term "contiguous and compact" does not include a situation whereby the unincorporated area proposed to be annexed is contiguous to the annexing city, town or village only by a railroad line, trail, pipeline or other strip of real property less than one-quarter mile in width within the city, town or village so that the boundaries of the city, town or village after annexation would leave unincorporated areas between the annexed area and the prior boundaries of the city, town or village connected only by such railroad line, trail, pipeline or other such strip of real property. The term contiguous and compact does not prohibit voluntary annexations pursuant to this section merely because such voluntary annexation would create an island of unincorporated area within the city, town or village, so long as the owners of the unincorporated island were also given the opportunity to voluntarily annex into the city, town or village. Notwithstanding the provisions of this section, the governing body of any city, town or village in any county of the third classification which borders a county of the fourth classification, a county of the second classification and the Mississippi River may annex areas along a road or highway up to two miles from existing boundaries of the city, town or village or the governing body in any city, town or village in any county of the third classification without a township form of government with a population of at least twenty-four thousand inhabitants but not more than thirty thousand inhabitants and such county contains a state correctional center may voluntarily annex such correctional center pursuant to the provisions of this section if the correctional center is along a road or highway within two miles from the existing boundaries of the city, town or village.

2. (1) When a notarized petition, requesting annexation and signed by the owners of all fee interests of record in all tracts of real property located within the area proposed to be annexed, or a request for annexation signed under the authority of the governing body of any common interest community and approved by a majority vote of unit owners located within the area proposed to be annexed is presented to the governing body of the city, town or village, the governing body shall hold a public hearing concerning the matter not less than fourteen nor more than sixty days after the petition is received, and the hearing shall be held not less than seven days after notice of the hearing is published in a newspaper of general circulation qualified to

publish legal matters and located within the boundary of the petitioned city, town or village. If no such newspaper exists within the boundary of such city, town or village, then the notice shall be published in the qualified newspaper nearest the petitioned city, town or village. For the purposes of this subdivision, the term "common-interest community" shall mean a condominium as said term is used in chapter 448, or a common-interest community, a cooperative, or a planned community.

(a) A "common-interest community" shall be defined as real property with respect to which a person, by virtue of such person's ownership of a unit, is obliged to pay for real property taxes, insurance premiums, maintenance or improvement of other real property described in a declaration. "Ownership of a unit" does not include a leasehold interest of less than twenty years in a unit, including renewal options;

(b) A "cooperative" shall be defined as a common-interest community in which the real property is owned by an association, each of whose members is entitled by virtue of such member's ownership interest in the association to exclusive possession of a unit;

(c) A "planned community" shall be defined as a common-interest community that is not a condominium or a cooperative. A condominium or cooperative may be part of a planned community.

(2) At the public hearing any interested person, corporation or political subdivision may present evidence regarding the proposed annexation. If, after holding the hearing, the governing body of the city, town or village determines that the annexation is reasonable and necessary to the proper development of the city, town or village, and the city, town or village has the ability to furnish normal municipal services to the area to be annexed within a reasonable time, it may, subject to the provisions of subdivision (3) of this subsection, annex the territory by ordinance without further action.

(3) If a written objection to the proposed annexation is filed with the governing body of the city, town or village not later than fourteen days after the public hearing by at least five percent of the qualified voters of the city, town or village, or two qualified voters of the area sought to be annexed if the same contains two qualified voters, the provisions of sections 71.015 and 71.860 to 71.920, shall be followed.

3. If no objection is filed, the city, town or village shall extend its limits by ordinance to include such territory, specifying with accuracy the new boundary lines to which the city's, town's or village's limits are extended. Upon duly enacting such annexation ordinance, the city, town or village shall cause three certified copies of the same to be filed with the county assessor and the clerk of the county wherein the city, town or village is located, and one certified copy to be filed with the election authority, if different from the clerk of the county which has jurisdiction over the area being annexed, whereupon the annexation shall be complete and final and thereafter all courts of this state shall take judicial notice of the limits of that city, town or village as so extended.

4. That a petition requesting annexation is not or was not verified or notarized shall not affect the validity of an annexation heretofore or hereafter undertaken in accordance with this section.

5. Any action of any kind seeking to deannex from any city, town, or village any area annexed under this section, or seeking in any way to reverse, invalidate, set aside, or otherwise challenge such annexation or oust such city, town, or village from jurisdiction over such annexed area shall be brought within five years of the date of adoption of the annexation ordinance.

(L. 1976 H.B. 1362, A.L. 1978 S.B. 738, A.L. 1980 H.B. 1110, A.L. 1986 H.B. 1135 merged with H.B. 1261, A.L. 1989 H.B. 487, A.L. 1990 H.B. 1536, A.L. 1993 S.B. 376, A.L. 1995 H.B. 414, A.L. 1996 H.B. 1237, A.L. 1998 H.B. 1352, A.L. 1999 S.B. 160 & 82, A.L. 2005 H.B. 58, A.L. 2007 H.B. 459 merged with S.B. 22 merged with S.B. 30, A.L. 2013 S.B. 58)

Public Hearing Notice: The Board of Aldermen of the City of Parkville, Mo. will hold a public hearing on Tuesday, March 3, 2026, at 6:00 p.m. at Parkville City Hall, 8880 Clark Ave, Parkville, MO 64152 to consider a Voluntary Annexation Petition to adopt an ordinance extending the limits of the city to include the real estate generally located at 16716 NW Hwy 45 in Unincorporated Platte County, Mo.: Parcel #21-6.0-13-000-000-012.000 (58.67 acres, more or less). A full legal description can be obtained from the Platte County Recorder of Deeds at (816) 858-3326 or at plattemo.icounty.com. This hearing is open to the public and all interested parties are welcome to addend and address the Board of Aldermen regarding the matter. A copy of supporting documents may be viewed online at https://parkvillemo.gov/government/public-hearings/ or at Parkville City Hall during regular office hours.

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

Memorandum

To: City of Parkville Mayor and Board of Aldermen

From: Sean Ackerson, AICP, Community Development Director

Date: Monday, November 21, 2011

RE: Voluntary Annexation Procedure Overview

In order to aide the Board in consideration of voluntary annexation petitions I have prepared a summary of the applicable procedures as well as a list of annexation considerations to be used as a guideline when considering voluntary annexation requests.

Procedural Summary
Following is a summary of the requirements for voluntary annexation per the Missouri Revised Statutes, Section 71.012 (also see attached).

When a request for voluntary annexation is received by the City, the Governing Body shall hold a public hearing concerning the matter not less than 14 nor more than 60 days after the petition is received. The hearing shall be held not less than seven days after notice of the hearing is published. No other notification is required.[1]

During the public hearing anyone may present evidence regarding the proposed annexation. At the conclusion of the hearing the Governing Body must determine that the annexation is "reasonable and necessary to the proper development of the city", and the city "has the ability to furnish normal municipal services to the area to be annexed within a reasonable time." If the Board makes these conclusions the territory may be annexed by ordinance after a 14-day protest period unless a valid objection is filed.

If a written objection is filed within 14 days after the public hearing by at least five percent of the qualified voters in Parkville, additional procedures must be followed. The procedures include additional review, consideration and findings, public notice, a public hearing and additional votes per the provisions of sections 71.015 and 71.860 to 71.920 of the Missouri Revised Statutes.

Rarely are any objections filed against voluntary annexations. If no objection is filed, the City limits are extended by ordinance to include the new area. After approving the ordinance, three certified copies of the ordinance must be filed with the County Assessor and Clerk. An additional certified copy must be filed with the County Election Board.

[1] As a courtesy, staff contacts the County and local utility/service providers to allow for review and comment prior to submittal to the Governing Body.

Annexation Considerations
The Parkville Municipal Code does not provide any guidance in considering proposed voluntary or involuntary annexations. Similarly, the statutory requirements for annexation provide little direction as to how a community should evaluate proposed annexation. The Parkville Master Plan, however, does provide guidance by identifying annexation priorities and relevant factors to be considered. The factors include:

- **Municipal Services**: Ability to provide or extend major municipal services to the area while maintaining adequate services to current residents. Such services may include, police public safety services, parks and recreation, streets, storm water management, building safety, planning and zoning, code enforcement and other basic services.
  - ❑ Would the City provide sanitary sewer services and if so does the City have adequate capacity to serve the property?
  - ❑ Does the City have adequate police, public works (utilities, street maintenance, and parks and recreation), and administrative services to serve the property? If not, are services planned for the near future?
  - ❑ What cumulative impacts will the proposed annexation have on municipal services in the City, and how will the City provide such services to the property?
  - ❑ Will any off-site improvements/accommodations be required to serve the property? If so, how will they be paid for?
  - ❑ Is the existing infrastructure built to the minimum City standards? If not, are maintenance costs increased creating an undue burden on the City?
  - ❑ Does the age of the infrastructure increase maintenance costs creating an undue burden on the City?
  - ❑ Is the property logically served by extension of City services?
  - ❑ Does the proposed annexation help improve existing service boundaries (square-off boundaries, provide more efficient service routes, clarify service areas, etc.)?

- **Protect Existing Developent**: Ability for the City to protect undeveloped areas from premature or low-density development which limits logical growth and efficient provision of services.

- **Manage Growth**: Ability to require and manage quality urban development and land uses in a manner consistent with the recommendations of the City's Master Plan.
  - ❑ Is the proposed annexation consistent with the goals, objectives, policies and recommendations of the Parkville Master Plan?
  - ❑ Does the proposed annexation help implement the Parkville Master Plan or other adopted City plan (parkland, road connections, service connections, etc.)?
  - ❑ Does the annexation provide for the orderly development of the City?
  - ❑ Is the property contiguous to the City limits and expected to be influenced by City growth?
  - ❑ Is it likely that significant growth will be experienced in the general area?
  - ❑ Are residents of the area directly or indirectly dependent upon the City for governmental services and for social, economic, employment, cultural and recreational opportunities and resources?
  - ❑ Does the annexation follow established City policies and precedent?
  - ❑ Does annexation set a new precedent?
  - ❑ Is the annexation strategic to implementing projected annexation plans?

- **Improve Valuation**: Ability to improve the valuation of the community at-large without creating a financial burden upon current residents.

- **Ensure Quality Development**: Ability to ensure quality development consistent with the existing or desired character of the City.

- **Implement Goals**: Ability to help further any identified goals/policies/objectives of the City (e.g. provide a broad range of housing/employment options, preserve natural or historic amenities, etc.)

These considerations are provided as a guide only. The Board is not limited to these considerations. All or none of these factors may be relevant to a specific application and some considerations may be determined to be more important and out-weigh others. These considerations are intended to assist the City and applicants by providing a general framework within which to evaluate annexation petitions.

Ultimately these considerations are intended to help answer the primary question:

Is the annexation in the best interest of the City as a whole?

End of Memorandum

CITY OF PARKVILLE
Policy Report

Date: March 19, 2026

Prepared By:
Brad Stanton, Senior Planner

Reviewed By:
Stephen Lachky, Community Development Director

ISSUE:
Approve the second reading of Bill No. 3366, an ordinance to approve a zoning map amendment from Platte County "RMD" Residential Multiple Dwelling to City of Parkville "R-4-P" Planned Mixed-Density Residential for Creekside West R4 - Case No. PZ2026-01B; Brian Mertz, applicant (Community Development)

BACKGROUND:
Three applications have been submitted for consideration for the Creekside West R4 development. The first application proposes a zoning map amendment to rezone the subject property from the existing Platte County “RMD” Residential Multiple Dwelling to City of Parkville “R-4-P” Planned Mixed-Density Residential. The proposed development, Creekside West R4, is a planned mixed-density residential development consisting of 246 residential units on 157 lots for patio home, duplex, and triplex units on 58.87 acres, more or less, The development is proposed to be accessed via a new network of public streets connecting to the existing Aaron Street, Magnus Street, and 45 Highway. The subject property is currently not annexed into the City of Parkville. In conjunction with the three Planning applications, the applicant has submitted a Voluntary Annexation Petition which is scheduled to be considered by the Board of Aldermen. The attached ordinance cannot be passed unless the Board of Aldermen passes an ordinance approving the annexation, so only the first reading of the attached ordinance will occur at tonight's meeting. The subject property is currently undeveloped, having previously contained defunct farm buildings on the site. The property will retain its Platte County zoning designation upon annexation, thus necessitating an application for zoning map amendment.

STRATEGIC GOAL(S):

- Quality Development

BUDGET IMPACT:
Except for application and permit fees collected, there is no immediate budget impact.

ALTERNATIVES:

1. Approve the second reading of an ordinance approving the Zoning Map Amendment, as recommended by staff.
2. Approve the second reading of an ordinance approving the Zoning Map Amendment, subject to changes directed by the Board of Aldermen.
3. Deny the Zoning Map Amendment.

4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:
The Finance Committee does not review planning and zoning applications. The recommendation fo the Planning and Zoning Commission is below.

PLANNING & ZONING COMMISSION RECOMMENDATION:
On February 10, 2026, the Planning & Zoning Commission held a public hearing to consider the application for zoning map amendment. Jerald Harris, 16800 NW 76th St, and John Armstrong, 16720 45 Highway, spoke in opposition to the project. After discussion, the Commission recommended approval by a vote of 9-0.

STAFF RECOMMENDATION:
Staff recommends approval of the Application for Zoning Map Amendment.

POLICY:
Per Parkville Municipal Code, Title IV, Table 403-1, a public hearing is required (distinguished from a public meeting generally open to the public) to consider Zoning Map Amendment (i.e., rezoning) applications, with the Board of Aldermen as the “decision-making authority” for such applications following review and recommendation by the Planning and Zoning Commission.

Per RSMo. 89.050 and Parkville Municipal Code Section 403.030, the Board of Aldermen shall not consider a request prior to the lapse of the 15-day protest period. Per Parkville Municipal Code Section 403.030, Subsection C, if a written protest against a proposed zoning change is filed in the office of the City Clerk within 15 days of the date of the conclusion of the Planning Commission public hearing, signed by the owners of record of 30 percent or more of any real property proposed to be rezoned, or by the owners of record of 30 percent or more of the total area required to be notified by this Code of the proposed rezoning of a specific property (excluding streets and public ways), the ordinance adopting such amendment shall not be passed except by at least a 2/3 vote of all the members of the Board of Aldermen (6 votes). No such protest petition was filed, so the proposed rezoning ordinance may be approved by a majority vote of all the members of the Board (5 votes).

SUGGESTED MOTION:
I move to approve Bill No. 3366, an ordinance to approve a zoning map amendment from Platte County "RMD" Residential Multiple Dwelling to City of Parkville "R-4-P" Mixed-Density Residential, on second reading to become Ordinance No. 3291.

ATTACHMENTS:
1. Staff Report
2. Bill 3366
3. Application
4. Legal Description
5. Creekside West Utility Comments PCRSD

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

Staff Analysis

Agenda Items: 5.A, 5.B, 5.C

Proposal: Application for Zoning Map Amendment from Platte County "RMD" Residential Multiple Dwelling to City of Parkville "R-4-P" Planned Mixed-Density Residential for Creekside West R4.

Application for Preliminary Development Plan for Creekside West R4, a planned mixed-density residential development consisting of 246 residential units on 157 lots for patio home, duplex, and triplex units on 58.87 acres, more or less, generally located west of Creekside Village Third Plat at Highway 45.

Application for Conditional Use Permit to allow 3-plex building types in the R-4 zoning district for Creekside West R4.

Staff Recommendation: Approval (with conditions)

Case No: PZ26-01B (Rezoning) , PZ26-01C (Preliminary Development Plan), PZ26-01D (Conditional Use Permit)

Applicant: Brian Mertz

Owners: PC Homes, LLC

Location: West of Creekside Village 3rd Plat and The Woods at Creekside 5th Plat along 45 Highway.

Zoning: Existing: Platte County "RMD" Residential Multiple Dwelling
Proposed: "R-4-P" Planned Mixed-Density Residential

Parcel #s: All of Platte County parcel #21-6.0-13-000-000-012.000

Exhibits:
A. This Staff Analysis
B. Application for Zoning Map Amendment
C. Application for Preliminary Development Plan
D. Application for Conditional Use Permit
E. Subject Area Property Map
F. Creekside West R4 Preliminary Development Plan (dated 1/9/26, revised 1/30/26, prepared by RIC)
G. Additional exhibits as may be presented at the public hearing

By Reference:
A. Parkville Municipal Code, Title IV – Development Code in its entirety (https://ecode360.com/PA3395-DIV-05)

B. Parkville Master Plan (http://parkvillemo.gov/government/city-plans-studies/master-plan/)
C. Notice of Public Hearing mailed to owners within 185 ft. of the subject property
D. Hearing notice published in The Platte County Citizen newspaper
E. Hearing Sign posted on the subject property
F. Hearing notice published on the Parkville City webpage (http://parkvillemo.gov/public-hearings/)

Comments Received: No written comments have been received by the Community Development Department as of the completion of this staff analysis on February 6, 2026.



Exhibit E: Subject Area Property Map

Overview
Three applications have been submitted for consideration for the Creekside West R4 development. The first application proposes a zoning map amendment to rezone the subject property from the existing Platte County "RMD" Residential Multiple Dwelling to City of Parkville "R-4-P" Planned Mixed-Density Residential. The second application is for a preliminary development plan including a preliminary plat. The third application is for a conditional use permit to allow for 3-plex building types within the R-4 zoning district.

The proposed development, Creekside West R4, is a planned mixed-density residential development consisting of 246 residential units on 157 lots for patio home, duplex, and triplex units on 58.87 acres, more or less, The development is proposed to be accessed via a new network of public streets connecting to the existing Aaron Street, Magnus Street, and 45 Highway.

Background
The subject property is currently not annexed into the City of Parkville. In conjunction with the three Planning applications, the applicant has submitted a Voluntary Annexation Petition which is scheduled to be considered by the Board of Aldermen at their March 3 regular meeting. The subject property is currently undeveloped, having previously contained defunct farm buildings on the site. The property will retain its Platte County zoning designation upon annexation, thus necessitating an application for zoning map amendment.

Zoning Comparison
Table 1 below shows a comparison between the existing Platte County "RMD" zoning allowances and the proposed City of Parkville "R-4-P" zoning district.

Table 1. Zoning Comparison

Item	Platte County "RMD"	City of Parkville "R-4"
Permitted Uses	**Single-Family Homes Duplexes Townhomes Multi-family dwellings**	**Single-Family Homes Duplexes Townhomes Multi-family dwellings**
Setbacks (min.)	**30 ft. front-yard 6.5 ft. side-yard (0 ft. for multi-family attached) 30 ft. rear-yard**	**10-35 ft. front-yard 10 ft. side-yard (5 ft. for multi-family) 25-20 ft. rear-yard**
Lot Width (min.)	**70 ft. for single-family 100 ft. for multi-family**	**70 ft. for single-family 50-100 ft. for multi-family**
Lot Area (min.)	**7,500 sq. ft. for single-family 5,000 sq. ft. for duplex 3,500 sq. ft. for other multi-family**	**3,500-21,708 sq. ft. for single-family 5,000-8,000 sq. ft. for duplex 5,000-8,000 sq. ft. for other multi-family**
Height	**3 stories / 45 ft.**	**2.5 stories / 35 ft. for single-family 3 stories / 40 ft. for multi-family**
Maximum Allowed Density	**12.45 units/acre**	**12.45 units/acre**

Traffic Study
The main access point for the subdivision is a new connection to 45 Highway in the southwest corner of the site. This access point will require MoDOT review and approval. Pursuant to that, the applicant has submitted a traffic study to MoDOT. The following summary of the traffic analysis is provided:

- The development is estimated to generate a total of 1,448 new trips on an average Weekday including 75 new trips for AM peak hour and 111 new trips in the PM peak hour.
- Access to the development is proposed at Missouri Highway 45 approximately 1,885 feet west of Homer Parkway, measured center-to-center.
- **An auxiliary westbound right turn lane was warranted at the MO-45** & Proposed Driveway and should be constructed according to MoDOT requirements with a minimum deceleration distance of 200 feet and 180-foot straight line taper.
- **Existing vegetation on the north side of MO-45 is within the intersection sight triangle and should be removed prior to intersection construction.**

Density Comparison
In Table 2 below, Staff has researched the gross density of subdivisions throughout the city for comparison.

Table 2. Density Comparison

Development/Subdivision	No. of Units	Gross Density
Estates at Thousand Oaks 2nd	44 single-family units	0.55 units/acre
Sanctuary at Riss Lake	19 single-family units	1.17 units/acre
Estates at Thousand Oaks 3rd-7th	134 single-family units	1.18 units/acre
Estates at Thousand Oaks 1st	66 single-family units	1.45 units/acre
Platte 38	9 single-family units 54 duplex units	1.66 units/acre
The Woods at Creekside	118 single-family units	3.41 units/acre
The Meadows At Creekside	101 single-family units 100 townhome units 264 apartment units	6.36 units/acre
Creekside Village	176 townhome units	6.84 unites/acre
Village on the Green	145 cluster townhome units 80 regular townhome units	8.73 units/acre
Creekside West Apartments	197 apartment units	19.14 units/acre
Creekside West R4 Proposed	**246 units on 157 lots**	**4.17 units/acre**

Existing Conditions

Figure 1. View from Adjacent 76th St (southern)



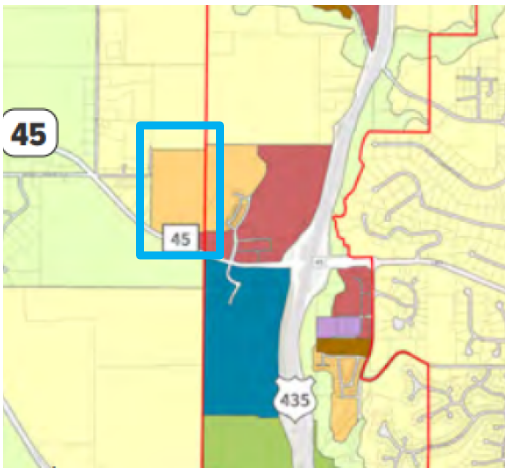
Figure 2. View from Adjacent 76th St (northern)



As displayed in figures 1 and 2 above, an existing fence row of trees provides screening of the site from adjacent properties. The applicant has also provided a landscaping plan meeting the requirements of Municipal Code Chapter 407.

Review and Analysis
Zoning Map Amendment
Parkville Municipal Code, Section 403.030, Subsection B. provides review criteria for how the Planning and Zoning Commission shall determine if a zoning map amendment is appropriate. The following are staff's findings and conclusions for the zoning map amendment (Case No. PZ26-01B).

1. **The application is consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan, and in particular the relationship of land uses within the proposed district and relationship with uses existing or anticipated in surrounding districts.**
   The future land use map of the Parkville 2040 Master Plan (shown below) projects the subject property as Medium-Density Residential. Uses in the Medium-Density Residential include townhomes and single-family residential at a density of 6-12 units per acre with an average density of 8 dwelling units per acre.



Excerpt from Future Land Use Map from Parkville 2040 Master Plan

   The Parkville 2040 Master Plan encourages leveraging Creekside to expand housing options while ensuring a consistent level of quality and visual character. The Master Plan also notes the importance of ensuring important commercial nodes of Parkville remain resilient, active and vibrant. Placing new residential development near the existing commercial nodes of the Creekside development will help ensure the sustainability of these commercial areas. The subject property lies within Annexation Priority 4 Area.

2. **The character of the neighborhood, including the design of streets, civic spaces and other open spaces; the scale, pattern and design of buildings; the zoning of property and compatibility of potential future uses; and the operation and uses of land and buildings.**
   The proposed subdivision will match and/or complement the character of the surrounding Woods at Creekside single-family and Creekside Village multi-family developments.

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

Per the Municipal Code, "The R-4 Mixed-Density Residential zoning district provides residential living in a medium-density neighborhood setting and compact, walkable character. The district provides primarily detached houses and integrates a range of small-scale, civic and multi-unit building types at strategic locations. This district should have strong connections to a broad range of amenities, retail needs and support services to promote walkable patterns. This district should be used in older central sections of the City or new mixed-use areas." The application furthers the intent of the proposed zoning district by providing medium-density residential near amenities (the Creekside development and associated commercial nodes).

4. **Compliance of any proposed development with the requirements of the Development Code, and the intent or design objectives associated with any specific standards.**
   The proposed development will be reviewed through the Planned Development process (see Preliminary Development Plan).

5. **The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.**
   The City will be able to provide services to the proposed development. Staff has received no concerns from other agencies regarding the development.

6. **The effect of approval on the condition or value of property in the City or in the vicinity, including the likelihood of surrounding areas to be developed in accordance with the Master Plan.**
   Staff anticipates the development increasing the value of the surrounding property. The proposed development plan will allow the surrounding area to develop in accordance with the Master Plan.

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

8. **The recommendations of professional staff or other technical reviews associated with the application.**
   Staff recommends approval of the application for zoning map amendment.

Preliminary Development Plan

The master planned development process is intended for development concepts that require a higher degree of specific planning based on the complexity of the project, the relationship of the site to the context, and the ability to meet or exceed the purpose, intent and objectives of the Development Code through more flexible application of the standards. This preliminary development plan application is the first of two steps through the process which generally looks at: *Public Realm Plan* (e.g., location, streets/circulation, and stormwater management), *Development Plan* (e.g., building types/scales, building design), *Existing Conditions* (e.g., infrastructure, utilities, and vegetation), *Public Input Summary* (e.g., previously adopted plans), *Phasing or Implementation*, and an *Illustrative Plan* (applicable renderings). Parkville Municipal Code, Section 403.040, Subsection C. provides criteria for how the Planning and Zoning Commission shall determine if a preliminary development plan is appropriate. The following are staff's findings and conclusions for the preliminary development plan (Case No. PZ26-01C).

1. **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Master Plan, and based upon generally accepted planning and design practice.**
   The planned district allows for flexibility in the base zoning standards as the surrounding area is developed in a master planned manner. The planned district allows for an integration of uses in a mixed-density context.

2. **The benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, and in particular of the areas immediately near or within the proposed project, and are not strictly to benefit the applicant or a single project.**
   The flexibility requested by the applicant does not represent any harm to the general public health, safety, or welfare. Additionally, the flexibility requested does not harm the reasonable use of any nearby properties.

3. **The benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.**
   The proposed project exceeds the intent statement of the base zoning district by allowing for better integration of housing types and coordinated development.

4. **The plan reflects generally accepted and sound planning and urban design principles with respect to applying the Master Plan and any specific plans to the area.**

   Parkville Master Plan
   The *Parkville Master Plan* calls for increased housing options and density near commercial nodes and corridors such as Creekside. The proposed preliminary development plan integrates a range of housing options into one coordinated development plan.

5. **The plan meets all of the review criteria for a zoning map amendment.**
   See zoning map amendment analysis.

Conditional Use Permit
A conditional use permit provides flexibility for different uses within a zoning district and allows the potential for additional uses. Due to the varying design and operational characteristics of the use or due to conditions in the area where the use is proposed, these uses may not be appropriate in that district, but require a case-specific review to determine the compatibility in a specific context and location. Conditional use permits may be initiated by the owners or authorized agents of any property affected. Parkville Municipal Code, Section 403.050, Subsection B. provides criteria for how the Planning and Zoning Commission shall determine if a conditional use permit is appropriate. The following are staff's findings and conclusions for the conditional use permit (Case No. PZ26-01D).

1. **The application furthers the intent of the proposed zoning district and does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan.**

The applicant furthers the intent of the R-4 zoning district to provide a mixture of residential densities. By allowing 3-plexes in this development, it will allow the construction of single-family, duplex, and 3-plex housing products.

2. **Compliance of any proposed development with the requirements of this code.**
   See Preliminary Development Plan review.

3. **Whether any additional site-specific conditions are necessary to meet the purposes and intent of this code and the intent or design objectives of any applicable subsections of this code, or mitigate any other potential impacts that are specific to the proposed use.**
   Sidewalks have been limited to one side of the road in culs-de-sac to mitigate the visual impacts of too much pavement in a limited area.

4. **The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.**
   The main impact on the public realm is the increase in pavement from multiple driveways. This has been mitigated by removing sidewalk from one side of the street in culs-de-sac.

5. **The adequacy of drainage, utilities and other public facilities.**
   Public facilities will be designed with this Conditional Use Permit in mind.

6. **Compatibility with the character of the area in terms of building scale, building form, landscape and site design.**
   The subdivision has been designed with 3-plex buildings including necessary landscaping and site design. The building scale and form is similar to existing Creekside Village townhomes.

7. **Compatibility with the area in terms of operating characteristics, such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.**
   The proposal is for a residential use within a residential neighborhood.

8. **Whether a limited time period for the permit is reasonable necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and ongoing enforcement of the permit.**
   Staff recommends approving the conditional use permit indefinitely.

9. **The application will not prevent development and use of the neighboring property in accordance with the applicable development regulations.**
   The proposed 3-plex building types are integrated into the subdivision in a planned and coordinated manner so as to not prevent development of the neighboring property(ies).

10. **The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.**
    Long-range plans for the site are supported by allowing 3-plex units and increasing the residential density.

11. **The recommendations of professional staff or other technical reviews associated with the application.**
    Staff recommends approval of the conditional use permit for an indefinite term.

Staff Conclusion and Recommendation
Staff recommends approval of the zoning map amendment.

Staff recommends approval of the preliminary development plan and conditional use permit for Creekside West R4 based on the merits of the applications and the findings and conclusions in the report, subject to the following conditions:

- Approval by the Planning & Zoning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the Municipal Code unless modified by the Planned District.
- Prior to Final Development Plan approval, a final plat shall be approved for the subject property.
- Prior to Public Improvement Permit approval, an auxiliary westbound right turn lane shall be constructed according to MoDOT requirements with a minimum deceleration distance of 200 feet and 180-foot straight line taper.
- Prior to Public Improvement Permit approval, existing vegetation on the north side of 45 Highway within the intersection sight triangle shall be removed.
- Prior to Public Improvement Permit approval, the Macro Storm Water Drainage Study shall be revised pursuant to Public Works/contract Engineer comments.
- The Conditional Use Permit is to allow 3-plex building types on the property described in attached exhibits covering 58.87 +/- acres indefinitely, unless revoked.
- Any other conditions the Planning and Zoning Commission determines are necessary.

It should be noted that the recommendation contained in this report is made without knowledge of facts, public comments or any additional information which may be presented during the public hearing. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action
Following consideration of the Applications for Zoning Map Amendment, Preliminary Development Plan and Conditional Use Permit, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action on all three applications will be forwarded to the Board of Aldermen on March 3, 2026 for final action.

End of Memorandum



02-06-2026

Brad Stanton, AICP
Senior Planner

Date

BILL NO. 3366 **ORDINANCE NO. ____**

AN ORDINANCE TO APPROVE A ZONING MAP AMENDMENT FROM PLATTE COUNTY "RMD" RESIDENTIAL MULTIPLE DWELLING TO CITY OF PARKVILLE "R-4-P" PLANNED MIXED-DENSITY RESIDENTIAL FOR CREEKSIDE WEST R4

WHEREAS, the applicant (Brian Mertz) proposed to rezone one (1) parcel to City of Parkville "R-4-P" Planned Mixed-Density Residential district via an application for zoning map amendment (Case No. PZ 2026-01B); and

WHEREAS, the subject property is generally located west of The Woods at Creekside 5th Plat and Creekside Village 3rd Plat, and is legally described in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, notice of a public hearing to be held before the Planning and Zoning Commission was published, mailed and posted in accordance with Parkville Municipal Code Title IV, Section 403.010; and

WHEREAS, all property owners within 185 feet of the subject property parcels were given proper notice and allowed their right to protest said rezoning; and

WHEREAS, City staff reviewed the application according to Parkville Municipal Code Title IV, Section 403.030 and determined their findings and conclusions; and

WHEREAS, on February 10, 2026, the Planning and Zoning Commission held a public hearing to consider the application for Zoning Map Amendment and forwarded a recommendation for approval of the zoning map amendment by a vote of 9-0; and

WHEREAS, the Board of Aldermen reviewed and considered staff's conclusions, the information provided to the Planning and Zoning Commission, the Planning and Zoning Commission's recommendation and information presented to the Board of Aldermen, and desires to approve the application.

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

SECTION 1. The application for zoning map amendment submitted by Brian Mertz, (Case No. PZ 2026-01B) for one (1) parcel west of The Woods at Creekside 5th Plat and Creekside Village 3rd Plat from Platte County "RMD" Residential Multiple-Dwelling to City of Parkville "R-4-P" Planned Mixed-Density Residential, as depicted in Exhibit A, is hereby approved.

SECTION 2. This ordinance shall be effective immediately upon its passage and approval.

PASSED and APPROVED this ___ day of March, 2026.

_____
Mayor Dean Katerndahl

ATTESTED:

_____
City Clerk Melissa Bazert

Date Submitted: _____
Public Hearing: _____
Date Approved: _____

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

Application for Zoning Map Revision (Rezoning)

1. Applicant / Contact Information

Applicant(s)

Name: Brian Mertz
Address 7607 NW John Anders Road
City, State Kansas City, MO
Phone: 816-616-9016 Fax: _____
E-mail bmertz1975@gmail.com

Owner(s), if different from applicant

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

Engineer / surveyor(s) preparing legal desc.

Name: Patrick Cassity
Address: 5015 NW Canal St. Suite 100
City, State: Riverside, MO
Phone: 816-800-0950 Fax: _____
E-mail: pcassity@ric-consult.com

Contact Person

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

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

Applicant's Signature *(Required)* _____ *Date:* 1/8/26

Property Owner's Signature *(Required)* _____ *Date:* _____

2. Property Information

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

Property address or general description of location: 16716 NW MO 45 HWY

Parcel ID Number: 21-6.0-13-000-000-012.000

Present zoning: RMD Proposed zoning: R4

Present use of the property: One single family residential home located on 58 acres.

Length of use: Unknown

Application #: _____

3. Neighboring land uses and zoning

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

	Existing Land Use	Existing Zoning
North:	Woods/Grass and Vacant.	RMD
South:	Future Creekside West Apartments	B2
	County Residential Lot	RMD
East:	Creekside Residential	R4
West:	Various Lots of County Residential	R15, R80, and RE

Attach a summary of the general character of the surrounding properties, the effects of the proposed rezoning on nearby property, the suitability of the site for development under the current zoning, adequacy of area roads, public utilities and public services necessary to serve development permitted in the proposed zoning district, consistency of the proposed zoning with the City's adopted Master Plan, and any other relevant information relating to this rezoning request.

4. Checklist of required submittals

- ☐ Completed application, including all required details and supporting data.
- ☐ Nonrefundable application fee of $300.00. Applicant will be billed to recover costs for required publication and certified notice to adjacent property owners.
- ☐ Complete written and graphical legal description of subject property in paper and electronic formats, and 8.5" x 11" area map showing the subject property and surrounding major features including roads.
- ☐ List of names and addresses of all property owners within 185' of the property to be rezoned (certified or as obtained from the Platte County Assessors Office and verified in the Platte County Recorder's Office.
- ☐ If proposed rezoning is for a "planned" district (i.e. R-5, B-4, B-P, OTD, Community Unit Plan), a complete site plan/development plan including all features as required by Municipal Code.
- ☐ Notarized affidavit of ownership and authorized signature of the applicant and owner of record of the property.

For City Use Only

Application accepted as complete by: _____ _____
Name/Title Date

Application fee payment: ☐ Check # _____ ☐ M.O._____ ☐ Cash

☐ Final reimbursable costs paid (if applicable). Date of Action: _____

Planning Commission Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

_____

Board of Aldermen Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

_____

Legal Description:

A TR LAND SEC 13 T 51 R 35 DAF :BEG 2020 FT OF NE COR SEC 13 TH S 1970 FT

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

To: Utility Providers
From: Brad Stanton, AICP, Senior Planner
Date: Thursday, February 5, 2026
Re: Utility Provider Verification – Creekside West R4 (west of The Woods at Creekside and Creekside Village townhomes along 45 Highway in Parkville, MO 64152)

Enclosed for your review and comment are preliminary development plans for Creekside West R4, a planned mixed-density residential development consisting of 246 residential units on 157 lots for patio home, duplex, and triplex units on 58.87 acres, more or less, generally located west of Creekside Village Third Plat at Highway 45. Please take a moment to answer the following questions pertaining to your awareness of the project, potential service limitations, adequacy of proposed easements and additional issues. Please mail or email your responses by Friday, February 20, 2026 to:

Brad Stanton, AICP
Senior Planner
8880 Clark Ave
Parkville, MO 64152
bstanton@parkvillemo.gov

Thank you for your time and attention to this matter.

1. Have you met with the applicant to review the proposed site plan? ☒ Yes ☐ No
2. Can you provide adequate service to the proposed development? ☒ Yes ☐ No
   If limitations, please explain _____
3. Are the utilities and easements shown on the plans adequate? ☒ Yes ☐ No
   If not, please explain _____
4. Are there any other issues that need to be addressed? ☒ Yes ☐ No
   If so, please describe _____

Additional comments may be included on a separate sheet

Name: DAN KOCH
Title: EXECUTIVE DIRECTOR
Agency: PCRSD
Date: 2/19/2026

Signature: _____

CITY OF PARKVILLE
Policy Report

Date: March 19, 2026

Prepared By:
Brad Stanton, Senior Planner

Reviewed By:
Stephen Lachky, Community Development Director

ISSUE:
Approve the second reading of Bill No. 3367, an ordinance to approve a preliminary development plan for Creekside West R4, a planned mixed-density residential development consisting of 246 residential units on 157 lots for patio home, duplex, and triplex units on 58.87 acres, more or less, generally located west of Creekside Village Third Plat at Highway 45 - Case No. PZ2026-01C; Brian Mertz, applicant (Community Development)

BACKGROUND:
Three applications have been submitted for consideration for the Creekside West R4 development. This application is for a preliminary development plan including a preliminary plat. The proposed development, Creekside West R4, is a planned mixed-density residential development consisting of 246 residential units on 157 lots for patio home, duplex, and triplex units on 58.87 acres, more or less, The development is proposed to be accessed via a new network of public streets connecting to the existing Aaron Street, Magnus Street, and 45 Highway. The subject property is currently not annexed into the City of Parkville. In conjunction with the three Planning applications, the applicant has submitted a Voluntary Annexation Petition which is scheduled to be considered by the Board of Aldermen. The attached ordinance cannot be passed unless the Board of Aldermen passes an ordinance approving the annexation, so only the first reading of the attached ordinance will occur at tonight's meeting. The subject property is currently undeveloped, having previously contained defunct farm buildings on the site.

STRATEGIC GOAL(S):

- Quality Development

BUDGET IMPACT:
Except for application and permit fees collected, there is no immediate budget impact.

ALTERNATIVES:

1. Approve the second reading of an ordinance approving the Preliminary Development Plan, as recommended by staff.
2. Approve the second reading of an ordinance approving the Preliminary Development Plan, subject to changes directed by the Board of Aldermen.
3. Deny the Preliminary Development Plan application.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:
The Finance Committee does not review planning and zoning applications.

PLANNING & ZONING COMMISSION RECOMMENDATION:
On February 10, 2026, the Planning & Zoning Commission held a public hearing to consider the application for preliminary development plan. Jerald Harris, 16800 NW 76th St, and Mike Stahl, 7570 Red Ridge, spoke in opposition to the project. After discussion, the Commission recommended approval by a vote of 9-0.

STAFF RECOMMENDATION:
Staff recommends approval of the application for preliminary development plan, subject to the following conditions:

1. Approval by the Board of Aldermen based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the Municipal Code unless modified by the Planned District.
2. Prior to Final Development Plan approval, a final plat shall be approved for the subject property.
3. Prior to Public Improvement Permit approval, an auxiliary westbound right turn lane shall be constructed according to MoDOT requirements with a minimum deceleration distance of 200 feet and 180-foot straight line taper.
4. Prior to Public Improvement Permit approval, existing vegetation on the north side of 45 Highway within the intersection sight triangle shall be removed.
5. Prior to Public Improvement Permit approval, the Macro Storm Water Drainage Study shall be revised pursuant to Public Works/contract Engineer comments.
6. An easement shall be provided for a future roadway connection to NW Schulyer Dr.
7. A stub street shall be provided to the north for future access to residential development.
8. Any other conditions the Board of Aldermen determines are necessary.

POLICY:
Per Parkville Municipal Code, Title IV, Table 403-1, a public hearing is required (distinguished from a public meeting generally open to the public) to consider Preliminary Development Plan applications, with the Board of Aldermen as the “decision-making authority” for such applications following review and recommendation by the Planning and Zoning Commission.

SUGGESTED MOTION:
I move to approve Bill No. 3367, an ordinance to approve a preliminary development plan for Creekside West R4, a planned mixed-density residential development consisting of 246 residential units on 157 lots for patio home, duplex, and triplex units on 58.87 acres, more or less, generally located west of Creekside Village Third Plat at Highway 45 on second reading to become Ordinance No. 3292.

ATTACHMENTS:
1. Staff Report
2. Bill 3367
3. Application
4. Preliminary Development Plan
5. Creekside West Traffic Memo
6. 45 & 435 crashes Feb 01,2021 thru Feb 01, 2026

7. 45 & Homer Pkw crashes Feb 01, 2021 thru Feb 01,2026
8. 45 Hwy west of Parkville crashes Feb 01, 2021 thru Feb 01, 2026
9. Creekside West R4 - Macro Storm Water Drainage Study

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Staff Analysis

Agenda Items: 5.A, 5.B, 5.C

Proposal: Application for Zoning Map Amendment from Platte County "RMD" Residential Multiple Dwelling to City of Parkville "R-4-P" Planned Mixed-Density Residential for Creekside West R4.

Application for Preliminary Development Plan for Creekside West R4, a planned mixed-density residential development consisting of 246 residential units on 157 lots for patio home, duplex, and triplex units on 58.87 acres, more or less, generally located west of Creekside Village Third Plat at Highway 45.

Application for Conditional Use Permit to allow 3-plex building types in the R-4 zoning district for Creekside West R4.

Staff Recommendation: Approval (with conditions)

Case No: PZ26-01B (Rezoning) , PZ26-01C (Preliminary Development Plan), PZ26-01D (Conditional Use Permit)

Applicant: Brian Mertz

Owners: PC Homes, LLC

Location: West of Creekside Village 3rd Plat and The Woods at Creekside 5th Plat along 45 Highway.

Zoning: Existing: Platte County "RMD" Residential Multiple Dwelling
Proposed: "R-4-P" Planned Mixed-Density Residential

Parcel #s: All of Platte County parcel #21-6.0-13-000-000-012.000

Exhibits:
A. This Staff Analysis
B. Application for Zoning Map Amendment
C. Application for Preliminary Development Plan
D. Application for Conditional Use Permit
E. Subject Area Property Map
F. Creekside West R4 Preliminary Development Plan (dated 1/9/26, revised 1/30/26, prepared by RIC)
G. Additional exhibits as may be presented at the public hearing

By Reference:
A. Parkville Municipal Code, Title IV – Development Code in its entirety (https://ecode360.com/PA3395-DIV-05)

B. Parkville Master Plan (http://parkvillemo.gov/government/city-plans-studies/master-plan/)
C. Notice of Public Hearing mailed to owners within 185 ft. of the subject property
D. Hearing notice published in The Platte County Citizen newspaper
E. Hearing Sign posted on the subject property
F. Hearing notice published on the Parkville City webpage (http://parkvillemo.gov/public-hearings/)

Comments Received: No written comments have been received by the Community Development Department as of the completion of this staff analysis on February 6, 2026.



Exhibit E: Subject Area Property Map

Overview
Three applications have been submitted for consideration for the Creekside West R4 development. The first application proposes a zoning map amendment to rezone the subject property from the existing Platte County "RMD" Residential Multiple Dwelling to City of Parkville "R-4-P" Planned Mixed-Density Residential. The second application is for a preliminary development plan including a preliminary plat. The third application is for a conditional use permit to allow for 3-plex building types within the R-4 zoning district.

The proposed development, Creekside West R4, is a planned mixed-density residential development consisting of 246 residential units on 157 lots for patio home, duplex, and triplex units on 58.87 acres, more or less, The development is proposed to be accessed via a new network of public streets connecting to the existing Aaron Street, Magnus Street, and 45 Highway.

Background
The subject property is currently not annexed into the City of Parkville. In conjunction with the three Planning applications, the applicant has submitted a Voluntary Annexation Petition which is scheduled to be considered by the Board of Aldermen at their March 3 regular meeting. The subject property is currently undeveloped, having previously contained defunct farm buildings on the site. The property will retain its Platte County zoning designation upon annexation, thus necessitating an application for zoning map amendment.

Zoning Comparison
Table 1 below shows a comparison between the existing Platte County "RMD" zoning allowances and the proposed City of Parkville "R-4-P" zoning district.

Table 1. Zoning Comparison

Item	Platte County "RMD"	City of Parkville "R-4"
Permitted Uses	**Single-Family Homes Duplexes Townhomes Multi-family dwellings**	**Single-Family Homes Duplexes Townhomes Multi-family dwellings**
Setbacks (min.)	**30 ft. front-yard 6.5 ft. side-yard (0 ft. for multi-family attached) 30 ft. rear-yard**	**10-35 ft. front-yard 10 ft. side-yard (5 ft. for multi-family) 25-20 ft. rear-yard**
Lot Width (min.)	**70 ft. for single-family 100 ft. for multi-family**	**70 ft. for single-family 50-100 ft. for multi-family**
Lot Area (min.)	**7,500 sq. ft. for single-family 5,000 sq. ft. for duplex 3,500 sq. ft. for other multi-family**	**3,500-21,708 sq. ft. for single-family 5,000-8,000 sq. ft. for duplex 5,000-8,000 sq. ft. for other multi-family**
Height	**3 stories / 45 ft.**	**2.5 stories / 35 ft. for single-family 3 stories / 40 ft. for multi-family**
Maximum Allowed Density	**12.45 units/acre**	**12.45 units/acre**

Traffic Study
The main access point for the subdivision is a new connection to 45 Highway in the southwest corner of the site. This access point will require MoDOT review and approval. Pursuant to that, the applicant has submitted a traffic study to MoDOT. The following summary of the traffic analysis is provided:

- The development is estimated to generate a total of 1,448 new trips on an average Weekday including 75 new trips for AM peak hour and 111 new trips in the PM peak hour.
- Access to the development is proposed at Missouri Highway 45 approximately 1,885 feet west of Homer Parkway, measured center-to-center.
- **An auxiliary westbound right turn lane was warranted at the MO-45** & Proposed Driveway and should be constructed according to MoDOT requirements with a minimum deceleration distance of 200 feet and 180-foot straight line taper.
- **Existing vegetation on the north side of MO-45 is within the intersection sight triangle and should be removed prior to intersection construction.**

Density Comparison
In Table 2 below, Staff has researched the gross density of subdivisions throughout the city for comparison.

Table 2. Density Comparison

Development/Subdivision	No. of Units	Gross Density
Estates at Thousand Oaks 2nd	44 single-family units	0.55 units/acre
Sanctuary at Riss Lake	19 single-family units	1.17 units/acre
Estates at Thousand Oaks 3rd-7th	134 single-family units	1.18 units/acre
Estates at Thousand Oaks 1st	66 single-family units	1.45 units/acre
Platte 38	9 single-family units 54 duplex units	1.66 units/acre
The Woods at Creekside	118 single-family units	3.41 units/acre
The Meadows At Creekside	101 single-family units 100 townhome units 264 apartment units	6.36 units/acre
Creekside Village	176 townhome units	6.84 unites/acre
Village on the Green	145 cluster townhome units 80 regular townhome units	8.73 units/acre
Creekside West Apartments	197 apartment units	19.14 units/acre
Creekside West R4 Proposed	**246 units on 157 lots**	**4.17 units/acre**

Existing Conditions

Figure 1. View from Adjacent 76th St (southern)



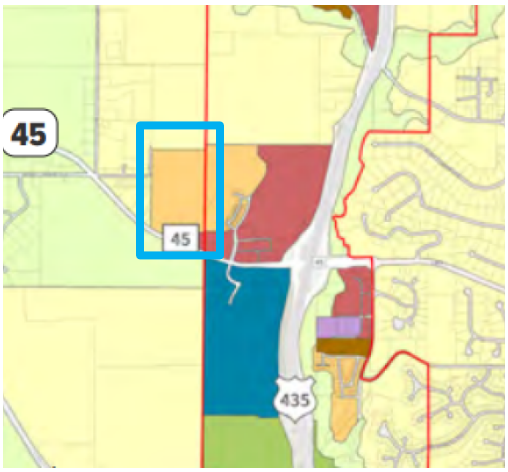
Figure 2. View from Adjacent 76th St (northern)



As displayed in figures 1 and 2 above, an existing fence row of trees provides screening of the site from adjacent properties. The applicant has also provided a landscaping plan meeting the requirements of Municipal Code Chapter 407.

Review and Analysis
Zoning Map Amendment
Parkville Municipal Code, Section 403.030, Subsection B. provides review criteria for how the Planning and Zoning Commission shall determine if a zoning map amendment is appropriate. The following are staff's findings and conclusions for the zoning map amendment (Case No. PZ26-01B).

1. **The application is consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan, and in particular the relationship of land uses within the proposed district and relationship with uses existing or anticipated in surrounding districts.**
   The future land use map of the Parkville 2040 Master Plan (shown below) projects the subject property as Medium-Density Residential. Uses in the Medium-Density Residential include townhomes and single-family residential at a density of 6-12 units per acre with an average density of 8 dwelling units per acre.



Excerpt from Future Land Use Map from Parkville 2040 Master Plan

   The Parkville 2040 Master Plan encourages leveraging Creekside to expand housing options while ensuring a consistent level of quality and visual character. The Master Plan also notes the importance of ensuring important commercial nodes of Parkville remain resilient, active and vibrant. Placing new residential development near the existing commercial nodes of the Creekside development will help ensure the sustainability of these commercial areas. The subject property lies within Annexation Priority 4 Area.

2. **The character of the neighborhood, including the design of streets, civic spaces and other open spaces; the scale, pattern and design of buildings; the zoning of property and compatibility of potential future uses; and the operation and uses of land and buildings.**
   The proposed subdivision will match and/or complement the character of the surrounding Woods at Creekside single-family and Creekside Village multi-family developments.

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

Per the Municipal Code, "The R-4 Mixed-Density Residential zoning district provides residential living in a medium-density neighborhood setting and compact, walkable character. The district provides primarily detached houses and integrates a range of small-scale, civic and multi-unit building types at strategic locations. This district should have strong connections to a broad range of amenities, retail needs and support services to promote walkable patterns. This district should be used in older central sections of the City or new mixed-use areas." The application furthers the intent of the proposed zoning district by providing medium-density residential near amenities (the Creekside development and associated commercial nodes).

4. **Compliance of any proposed development with the requirements of the Development Code, and the intent or design objectives associated with any specific standards.**
   The proposed development will be reviewed through the Planned Development process (see Preliminary Development Plan).

5. **The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.**
   The City will be able to provide services to the proposed development. Staff has received no concerns from other agencies regarding the development.

6. **The effect of approval on the condition or value of property in the City or in the vicinity, including the likelihood of surrounding areas to be developed in accordance with the Master Plan.**
   Staff anticipates the development increasing the value of the surrounding property. The proposed development plan will allow the surrounding area to develop in accordance with the Master Plan.

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

8. **The recommendations of professional staff or other technical reviews associated with the application.**
   Staff recommends approval of the application for zoning map amendment.

Preliminary Development Plan

The master planned development process is intended for development concepts that require a higher degree of specific planning based on the complexity of the project, the relationship of the site to the context, and the ability to meet or exceed the purpose, intent and objectives of the Development Code through more flexible application of the standards. This preliminary development plan application is the first of two steps through the process which generally looks at: *Public Realm Plan* (e.g., location, streets/circulation, and stormwater management), *Development Plan* (e.g., building types/scales, building design), *Existing Conditions* (e.g., infrastructure, utilities, and vegetation), *Public Input Summary* (e.g., previously adopted plans), *Phasing or Implementation*, and an *Illustrative Plan* (applicable renderings). Parkville Municipal Code, Section 403.040, Subsection C. provides criteria for how the Planning and Zoning Commission shall determine if a preliminary development plan is appropriate. The following are staff's findings and conclusions for the preliminary development plan (Case No. PZ26-01C).

1. **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Master Plan, and based upon generally accepted planning and design practice.**
   The planned district allows for flexibility in the base zoning standards as the surrounding area is developed in a master planned manner. The planned district allows for an integration of uses in a mixed-density context.

2. **The benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, and in particular of the areas immediately near or within the proposed project, and are not strictly to benefit the applicant or a single project.**
   The flexibility requested by the applicant does not represent any harm to the general public health, safety, or welfare. Additionally, the flexibility requested does not harm the reasonable use of any nearby properties.

3. **The benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.**
   The proposed project exceeds the intent statement of the base zoning district by allowing for better integration of housing types and coordinated development.

4. **The plan reflects generally accepted and sound planning and urban design principles with respect to applying the Master Plan and any specific plans to the area.**

   Parkville Master Plan
   The *Parkville Master Plan* calls for increased housing options and density near commercial nodes and corridors such as Creekside. The proposed preliminary development plan integrates a range of housing options into one coordinated development plan.

5. **The plan meets all of the review criteria for a zoning map amendment.**
   See zoning map amendment analysis.

Conditional Use Permit
A conditional use permit provides flexibility for different uses within a zoning district and allows the potential for additional uses. Due to the varying design and operational characteristics of the use or due to conditions in the area where the use is proposed, these uses may not be appropriate in that district, but require a case-specific review to determine the compatibility in a specific context and location. Conditional use permits may be initiated by the owners or authorized agents of any property affected. Parkville Municipal Code, Section 403.050, Subsection B. provides criteria for how the Planning and Zoning Commission shall determine if a conditional use permit is appropriate. The following are staff's findings and conclusions for the conditional use permit (Case No. PZ26-01D).

1. **The application furthers the intent of the proposed zoning district and does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan.**

The applicant furthers the intent of the R-4 zoning district to provide a mixture of residential densities. By allowing 3-plexes in this development, it will allow the construction of single-family, duplex, and 3-plex housing products.

2. **Compliance of any proposed development with the requirements of this code.**
   See Preliminary Development Plan review.

3. **Whether any additional site-specific conditions are necessary to meet the purposes and intent of this code and the intent or design objectives of any applicable subsections of this code, or mitigate any other potential impacts that are specific to the proposed use.**
   Sidewalks have been limited to one side of the road in culs-de-sac to mitigate the visual impacts of too much pavement in a limited area.

4. **The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.**
   The main impact on the public realm is the increase in pavement from multiple driveways. This has been mitigated by removing sidewalk from one side of the street in culs-de-sac.

5. **The adequacy of drainage, utilities and other public facilities.**
   Public facilities will be designed with this Conditional Use Permit in mind.

6. **Compatibility with the character of the area in terms of building scale, building form, landscape and site design.**
   The subdivision has been designed with 3-plex buildings including necessary landscaping and site design. The building scale and form is similar to existing Creekside Village townhomes.

7. **Compatibility with the area in terms of operating characteristics, such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.**
   The proposal is for a residential use within a residential neighborhood.

8. **Whether a limited time period for the permit is reasonable necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and ongoing enforcement of the permit.**
   Staff recommends approving the conditional use permit indefinitely.

9. **The application will not prevent development and use of the neighboring property in accordance with the applicable development regulations.**
   The proposed 3-plex building types are integrated into the subdivision in a planned and coordinated manner so as to not prevent development of the neighboring property(ies).

10. **The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.**
    Long-range plans for the site are supported by allowing 3-plex units and increasing the residential density.

11. **The recommendations of professional staff or other technical reviews associated with the application.**
    Staff recommends approval of the conditional use permit for an indefinite term.

Staff Conclusion and Recommendation
Staff recommends approval of the zoning map amendment.

Staff recommends approval of the preliminary development plan and conditional use permit for Creekside West R4 based on the merits of the applications and the findings and conclusions in the report, subject to the following conditions:

- Approval by the Planning & Zoning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the Municipal Code unless modified by the Planned District.
- Prior to Final Development Plan approval, a final plat shall be approved for the subject property.
- Prior to Public Improvement Permit approval, an auxiliary westbound right turn lane shall be constructed according to MoDOT requirements with a minimum deceleration distance of 200 feet and 180-foot straight line taper.
- Prior to Public Improvement Permit approval, existing vegetation on the north side of 45 Highway within the intersection sight triangle shall be removed.
- Prior to Public Improvement Permit approval, the Macro Storm Water Drainage Study shall be revised pursuant to Public Works/contract Engineer comments.
- The Conditional Use Permit is to allow 3-plex building types on the property described in attached exhibits covering 58.87 +/- acres indefinitely, unless revoked.
- Any other conditions the Planning and Zoning Commission determines are necessary.

It should be noted that the recommendation contained in this report is made without knowledge of facts, public comments or any additional information which may be presented during the public hearing. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action
Following consideration of the Applications for Zoning Map Amendment, Preliminary Development Plan and Conditional Use Permit, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action on all three applications will be forwarded to the Board of Aldermen on March 3, 2026 for final action.

End of Memorandum



02-06-2026

Brad Stanton, AICP
Senior Planner

Date

BILL NO. 3367 ORDINANCE NO. ____

AN ORDINANCE TO APPROVE A PRELIMINARY DEVELOPMENT PLAN FOR CREEKSIDE WEST R4, A PLANNED MIXED-DENSITY RESIDENTIAL DEVELOPMENT CONSISTING OF 246 RESIDENTIAL UNITS ON 157 LOTS FOR PATIO HOME, DUPLEX, AND TRIPLEX UNITS ON 58.87 ACRES, MORE OR LESS, GENERALLY LOCATED WEST OF CREEKSIDE VILLAGE THIRD PLAT AT HIGHWAY 45

WHEREAS, applicant Brian Mertz has submitted an Application for Preliminary Development Plan for Creekside West R4, a planned mixed-density residential development consisting of 246 residential units on 157 lots for patio home, duplex, and triplex units on 58.87 acres, more or less, generally located west of Creekside Village Third Plat at Highway 45; and

WHEREAS, City staff reviewed the application according to Parkville Municipal Code Title IV Development Code, Section 403.040 and determined their findings and conclusions; and

WHEREAS, notice of a public hearing on February 10, 2026 was published, mailed, and posted in accordance with Parkville Municipal Code Title IV, Section 403.010; and

WHEREAS, the Preliminary Development Plan for Creekside Irish Golf was considered at the February 10, 2026 meeting of the Planning and Zoning Commission, and was recommended for approval subject to staff conditions and a new condition of providing an easement for future access to NW Schulyer Dr and a stub street to the north for future development (by a vote of 9-0); and

WHEREAS, the Board of Aldermen has reviewed and considered staff's conclusions and recommendation, the information provided to the Planning and Zoning Commission, the Planning and Zoning Commission's recommendation and information presented to the Board of Aldermen, and desires to approve the application with conditions as stated herein.

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

SECTION 1. The application for preliminary development plan for Creekside West R4 (Case No. PZ26-01C) is hereby approved, subject to conditions by the Board of Aldermen, including:

1. Approval by the Board of Aldermen based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the Municipal Code unless modified by the Planned District.
2. Prior to Final Development Plan approval, a final plat shall be approved for the subject property.
3. Prior to Public Improvement Permit approval, an auxiliary westbound right turn lane shall be constructed according to MoDOT requirements with a minimum deceleration distance of 200 feet and 180-foot straight line taper.
4. Prior to Public Improvement Permit approval, existing vegetation on the north side of 45 Highway within the intersection sight triangle shall be removed.
5. Prior to Public Improvement Permit approval, the Macro Storm Water Drainage Study shall be revised pursuant to Public Works/contract Engineer comments.
6. An easement shall be provided for a future roadway connection to NW Schulyer Dr.
7. A stub street shall be provided to the north for future access to residential development.

SECTION 2. The preliminary development plan, depicted in Exhibit A and attached hereto and incorporated herein by reference, shall be effective immediately upon its passage and approval.

SECTION 3. This ordinance shall be effective immediately upon its passage.

PASSED and APPROVED this ____ day of March, 2026.

_____
Mayor Dean Katerndahl

ATTESTED:

_____
City Clerk Melissa Bazert

EXHIBIT A – PRELIMINARY DEVELOPMENT PLAN

Application #: _____
Date Submitted: _____
Public Hearing: _____
Date Approved: _____

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

Application for Preliminary Development Plan

Pre-application meeting required per Parkville Municipal Code Title IV, Section 403.010, Subsection C.

1. Applicant/Contact Information

Applicant(s)

Name: Brian Mertz
Company: PC Homes LLC
Address 7607 NW John Anders Road
City, State Kansas City, MO
Phone: (816) 616-9016 Fax: _____
E-mail bmertz1975@gmail.com

Owner(s), if different from applicant

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

Engineer/Surveyor(s) preparing plans & legal desc.

Name: Patrick Cassity
Company: Renaissance Infrastructure Consulting
Address 5015 NW Canal St. Suite 100
City, State Riverside, MO
Phone: (816) 800-0950 Fax: _____
E-mail pcassity@ric-consult.com

Contact Person, if different from applicant

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

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

Applicant's Signature (Required) _____ Date: 1/8/26

Property Owner's Signature (Required) _____ Date: _____

2. Property Information

Property address and general location: 16716 NW MO 45 HWY

Legal description (may be attached): Attached Separately

Description of proposed use(s):

Zoning district: R4
Gross acreage of lot: 58.67
Open space acreage: 8.10 (Tracts)
Proposed block and lot pattern: _____

Lot coverage: 32.19 Acres
Density/Intensity: 3.17 units/acre
Net acreage of lot: 32.19 Acres
Building types/scale: Residential

3. Factors affecting the project

Are any public improvements required for this project? Yes

Explain (may be attached):

Public streets, public sidewalk, public storm, public sanitary, public waterline

Application #: _____

4. Public Realm

- **All public improvements must be designed to city standards and require approval, guarantees and permits prior to installation.**

Functions of proposed new roadways: Residential Local

Proposed surface material: Asphalt Maximum grade: 10%

General design characteristics, open spaces, civic spaces and circulation network:

Road network connects to the Creekside development to the east, Highway 45, and a future connection to the west. Interior layout is laid out like a typical neighborhood.

Are area streets and utilities sufficient to serve the property once developed? Yes
(Note: a traffic study may be required in order to adequately address this question)

Explain: _____

Attach a stormwater management study showing facilities/improvements needed to handle stormwater adequately.

Attach a narrative addressing:

1. *How the plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Master Plan, and based upon generally accepted planning and design practice.*
2. *How the benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, in particular areas immediately near or within the proposed project, and not strictly to benefit the applicant or single project.*
3. *How the benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.*
4. *How the plan reflects generally accepted and sound planning and urban design principles with respect to applying the Master Plan and any specific plans to the area.*
5. *How the plan meets all of the review criteria for a zoning map amendment.*

5. Checklist of required submittals

- ☐ Completed application, including site plans with all required details and supporting data.
- ☐ Nonrefundable application fee of $500.00.
- ☐ Five (5) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the site plan and elevations for staff and service providers to review.
- ☐ Authorization signature of the applicant and owner of record of the property.
- ☐ If subject to covenants and/or deed restrictions, signed approval of the association/entity enforcing such.

For City Use Only

Application accepted as complete by: _____ _____
Name/Title Date

Application fee payment: Check # _____ AA Amount $ _____
Final reimbursable costs paid (if applicable). Date of Action: _____

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

_____

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

6. Preliminary Development Plan checklist for staff review

1. **Basic Information**
   a. Name of the development
   b. Name, address, contact information of person or firm that prepared the plan
   c. Date plan was prepared, including any revision dates
   d. Graphic, engineering scale
   e. North arrow
   f. Vicinity map identifying boundaries and location of property in relation to City

2. **Development Summary Table** | *Provided on site plan in chart format*
   a. Existing zoning and proposed zoning if applicable
   b. Total land area in square feet and acres
   c. Proposed use or uses of each building and/or structure
   d. Height above grade of buildings and structures and number of stories of each building and/or structure
   e. Gross floor area per floor and total for each building/structure
   f. Residential buildings shall also include residential building type and total number of dwelling units. Residential development shall identify gross and net density
   g. Building coverage and floor area ratio
   h. Ratio of required number of parking spaces for each use and amount of proposed parking spaces

3. **Plan Drawing**
   a. Property lines and lot dimensions
   b. Proposed building footprint with lines
   c. Building(s) with dimensions and distance to property lines
   d. Cross-sections of the site detailing the height of buildings/structures, distances, and relationship to existing topography, and if applicable, proposed topography
   e. Existing and proposed rights-of-way improvements (curb/gutter/sidewalk/driveways, etc.) and easements
   f. All radii, acres, points of tangency, central angles and lengths of curves
   g. Existing and proposed topography, with major contour lines at intervals of 10 feet, and minor contour lines at an interval of 2 feet
   h. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable
   i. Location and identification of any proposed and any existing site features to be retained, including detention areas, retaining walls, existing mature trees, and other pertinent site features
   j. Identification of proposed or existing use or uses within each building, building entrances and exits, docks or other service entrances, utility entrances and screening to them, trash enclosures if applicable, outdoor storage and sales areas, and other paved areas.
   k. Architectural renderings of the completed project be provided, including elevations of each side of each structure and delineation of building materials.

4. **Parking and Circulation**
   a. Location and dimensions of the widths of existing or proposed private vehicular access into the property from perimeter streets and location of existing or approved accesses on properties adjacent or opposite the property
   b. Location of proposed or existing parking spaces, aisles, and drives with setback dimensions from proposed streets right-of-way and adjacent property lines; typical width and length of parking spaces; number of parking spaces per row; and width of parking and drive aisles
   c. Illustration of AutoTURN vehicular movements for emergency vehicle access to development, specifically a Pierce Velocity fire truck (duel axle type w/ 110 ft. ladder; vehicle specifications are 43.3 ft. length X 8 ft. width)
   d. Location of proposed trash enclosures if applicable
   e. Identification of all public and private existing and proposed sidewalks, trails, bicycle facilities, and/or open space areas (Tracts A, B, C, etc.)
   f. Indication of compliance with access and parking standards per City Code (Chapter 408)

5. **Landscaping and Screening**
    a. A plan for landscaping design and screening in conformance with City Code (Section 407.020 and 407.030)
    b. A lighting plan in conformance with City Code (Section 407.040)
    c. A stormwater management plan in conformance with City Code (Section 407.050)
    d. A landscape schedule showing compliance with City Code (Chapter 407)

6. **Other Requirements**
    a. All survey monuments and benchmarks, together with their description
    b. Show windows and entrances
    c. Label all materials
    d. Show canopies and awnings if proposed
    e. Information regarding signage if proposed, in compliance with City Code (Chapter 409)

Note: *Submissions of preliminary development plans to the Planning and Zoning Commission that do not conform to the above checklist may, at the discretion of the Planning and Zoning Commission, be subject to delay until unfulfilled items are complied with.*

Creekside West R4

Parkville, Platte County, MO
Section 13, Township 51N, Range 35W

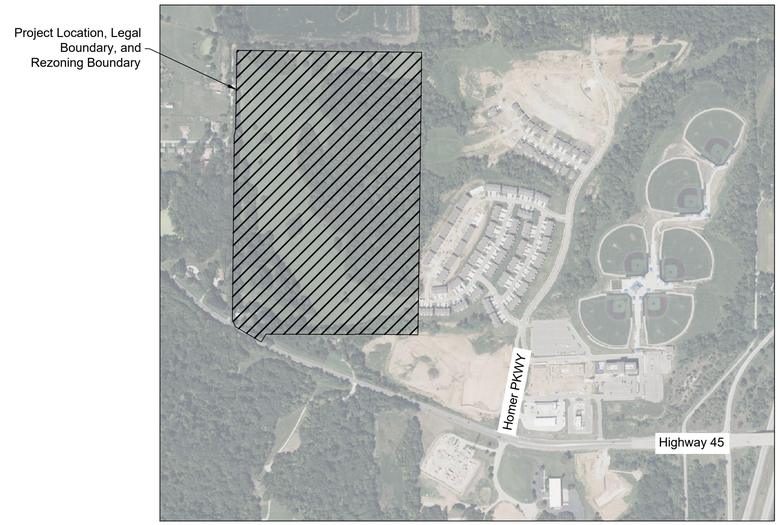
Preliminary Development Plan

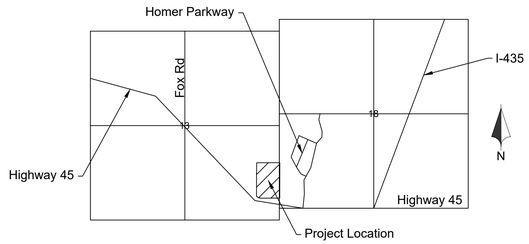
LEGEND

	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
	Existing Waterline		Proposed Fire Hydrant
	Existing Gas Main		Proposed Waterline
	Existing Sanitary Sewer		Proposed Sanitary Sewer
	Existing Sanitary Manhole		Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
			Future Curb and Gutter
U/E	Utility Easement		
SS/E	Sanitary Sewer Easement	A/E	Access Easement
D/E	Drainage Easement	T/E	Temporary Easement

Property Description

A TR LAND SEC 13 T 51 R 35 DAF :BEG 2020 FT OF NE COR SEC 13 TH S 1970 FT





LOCATION MAP
SECTION S13 T51N R35W
SECTION S18 T51N R34W
Scale 1" = 2000'

FLOOD PLAIN NOTE

According to the Federal Emergency Management (FEMA) Flood Insurance Rate Map(FIRM) Map Number 29165C0360D,(Dated: April 02, 2015), the site lies outside of the 100-year inundation zone, in Zone X, defined to be an area of minimal flood hazard

UTILITY CONTACTS

City of Parkville	(816) 741-7676
Alliance Water	(816) 741-2992
Platte County Regional Sewer District	(816) 858-2052
Spire Gas Energy	(816) 756-5252
Evergy	(816) 471-5275
Platte Clay Electric	(816) 807-7502
Century Link	(816) 243-5642
Unite Private Networks	(816) 903-9400
Spectrum	(816) 431-5818
Missouri One Call	(800) DIG-RITE
AT&T	(800) 464-7928
Comcast	(913) 891-3457

ENGINEER

Renaissance Infrastructure Consulting, LLC
5015 NW Canal Street, Suite 100
Riverside, MO 64150
(816) 800-0950

Sheet List Table

Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	General Layout
C04	Lot Details
C05	Grading Plan
C06	Utility Plan
C07	Fire Truck Path
C08	Phasing Plan
C09	Preliminary Plat I
C10	Preliminary Plat II
C11	Preliminary Plat III
C12	Preliminary Plat IV
L01	Landscape Plan
L02	Landscape Details

Summary Table

This represents a planned single and multifamily development with internal circulation, public streets, and access off HWY 45
Current Zoning RE to be converted to R4, Development Includes the following:

Areas & Density:

Gross Area	58.87 Acres
Area of Right of Way	9.64 Acres
Net Area	49.23 Acres
Total Building Square Footage	489,450 Sqft
Density In Units Per Acre	3.19 (157/49.23)

R4 Lot Standards:

"A" Lots-Patio Home
Zoning: R4
Minimum Lot Width: 50' (50' Shown)
Side Setback: 5'
Rear Setback: 25'
Front Setback: 10'-35' (25' Shown)
Number of Lots Shown: 84
"B" Lots-Duplex Units
Zoning: R4
Minimum Lot Width: 64' (64' Shown)
Side Setback: 5'
Rear Setback: 25'
Front Setback: 10'-35' (25' Shown)
Number of Lots Shown: 57 (114 Units)

"C" Lots-Triplex Units
Zoning: R4
Minimum Lot Width: 115' (119' Shown))
Side Setback: 5'
Rear Setback: 25'
Front Setback: 10'-35' (25' Shown)
Number of Lots Shown: 16 (48 Units)

Proposed Lot Areas:

Proposed Lot Area	1,771,400.35 Sqft | 40.68 Ac.
Proposed Tract A	81,557.53 Sqft | 1.87 Ac.
Proposed Tract B	44,984.36 Sqft | 1.03 Ac.
Proposed Tract C	67,243.81 Sqft | 1.54 Ac.
Proposed Tract D	105,126.66 Sqft | 2.41 Ac.
Proposed Tract E	68,305.54 Sqft | 1.56 Ac.
Proposed Tract F	5,970.40 Sqft | 0.14 Ac.
R/W Area	419,816.28 Sqft | 9.64 Ac.

Public Street Information:

Width of Right-Of-Way	50 ft
Width of Street	28 ft
Sidewalk Width	5 ft
Design Speed	25 mph

Preliminary Development Plan
25-0192
Creekside West R4
Parkville, Platte County, MO

Title Sheet

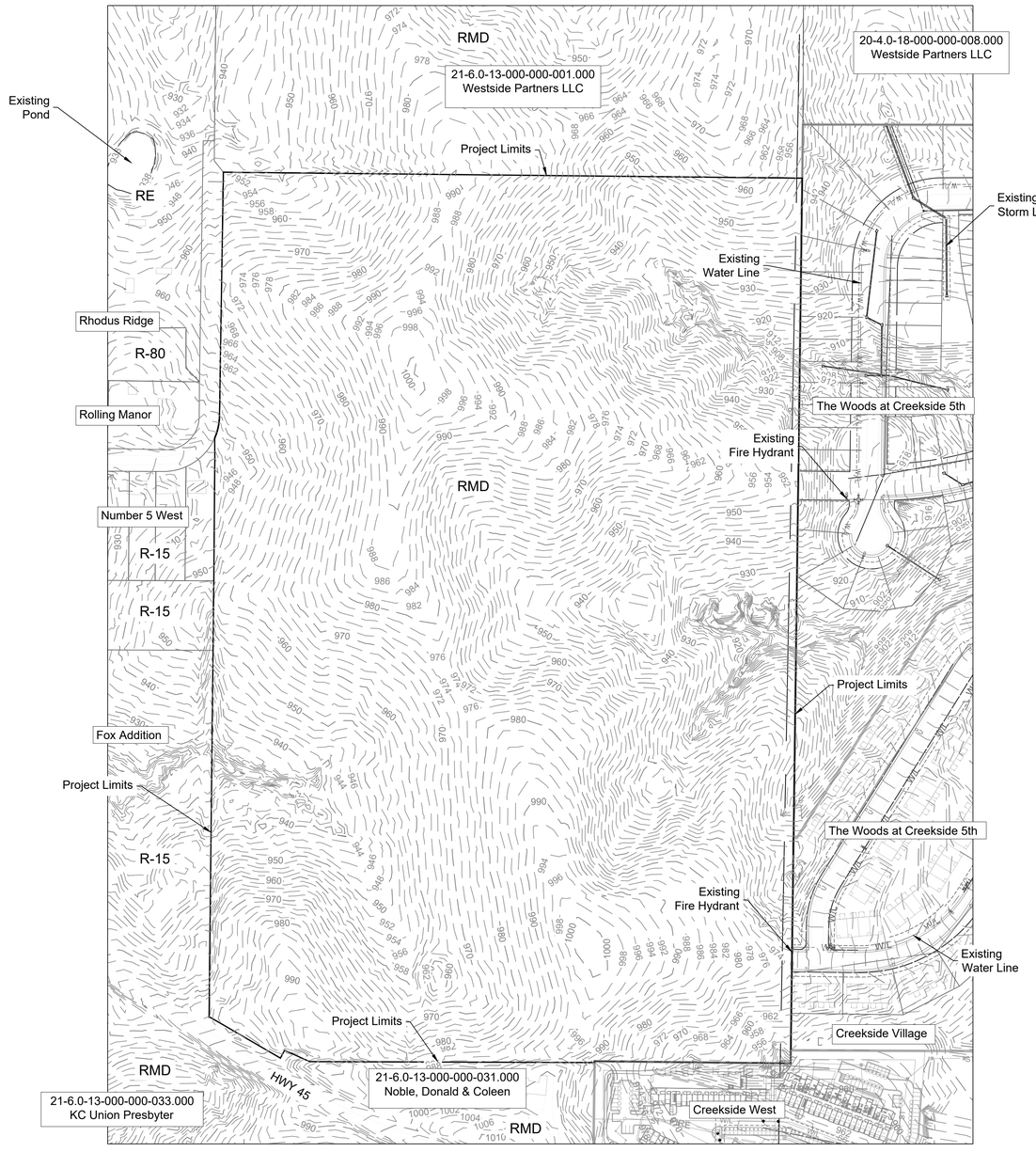
NO.	DATE	REVISION
2	02/10/2026	Revised Landscaping
1	01/30/2026	Per City Comments
0	01/09/2026	Original Submittal

DRAWN BY JA | CHECKED BY PC

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Preliminary Development Plan

25-0192
Creekside West R4
Parkville, Platte County, MO

Existing Conditions

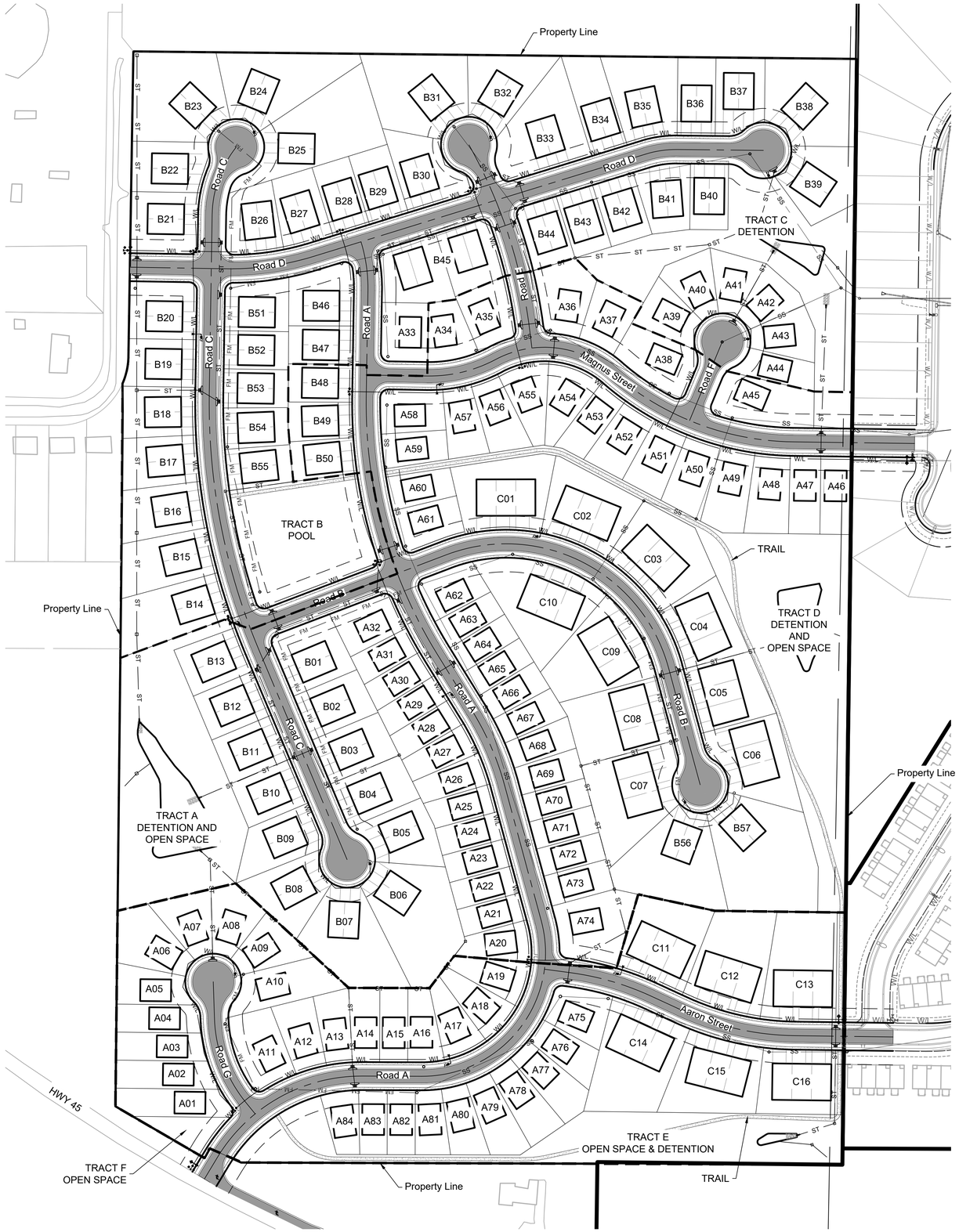
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2	02/10/2026	Revised Landscaping
1	01/30/2026	Per City Comments
0	01/09/2026	Original Submittal

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NORTH
1"=150'
0 75' 150'

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Lots "A"
Total Lots: 84
Total Lot Area: 660,006.82 Sqft | 15.15 Ac.
Proposed Zoning: R4
Building Square Footage: 2,145 sqft
Building Use: R4

Setbacks

Front: 10'-35'(25' Shown)

Rear: 25'

Side: 5'

Minimum Lot Width: 50'

Lots "B"
Total Lots: 57
Total Lot Area: 691,776.21 Sqft | 15.88 Ac.
Proposed Zoning: R4
Building Square Footage: 3,510 sqft
Building Use: R4

Setbacks

Front: 10'-35'(25' Shown)

Rear: 25'

Side: 5'

Minimum Lot Width: 50'

Lots "C"
Total Lots: 16
Total Lot Area: 345,228.12 Sqft | 7.93 Ac.
Proposed Zoning: R4
Building Square Footage: 6,825 sqft
Building Use: R4

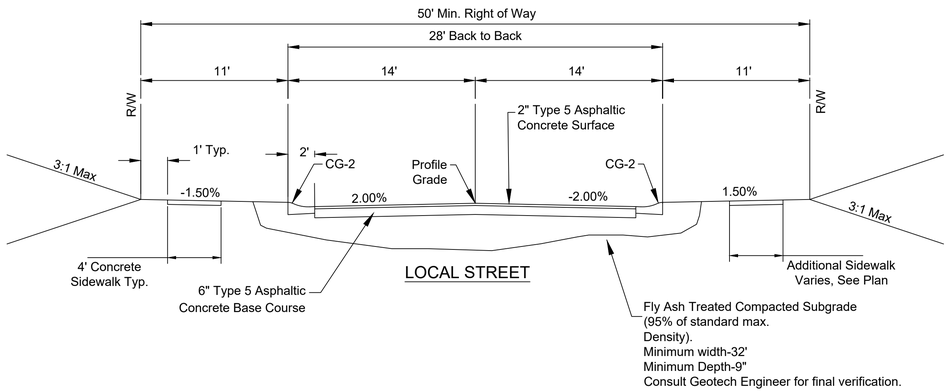
Setbacks

Front: 10'-35'(25' Shown)

Rear: 25'

Side: 5'

Minimum Lot Width: 50'





Preliminary Development Plan

25-0192
Creekside West R4
Parkville, Platte County, MO

General Layout

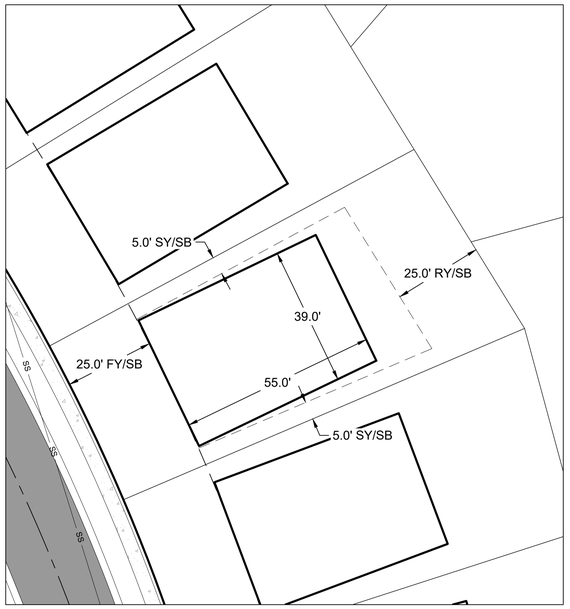
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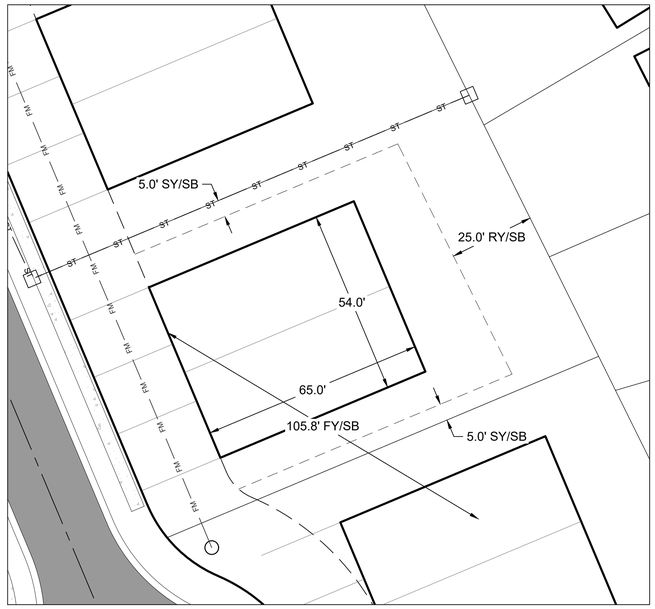
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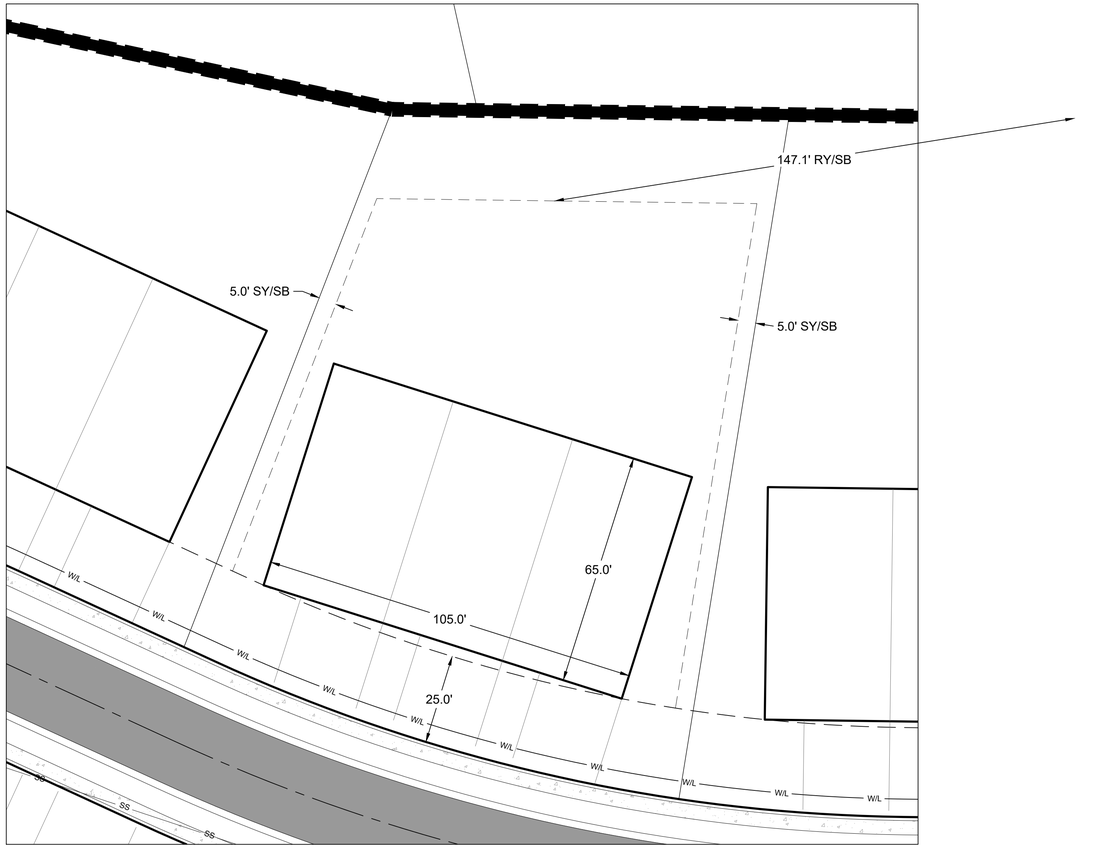
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Lot "A" Single Family Home Detail
1:20



Lot "B" Duplex Detail
1:20



Lot "C" Triplex Detail
1:20



Preliminary Development Plan

25-0192
Creekside West R4
Parkville, Platte County, MO

Lot Details

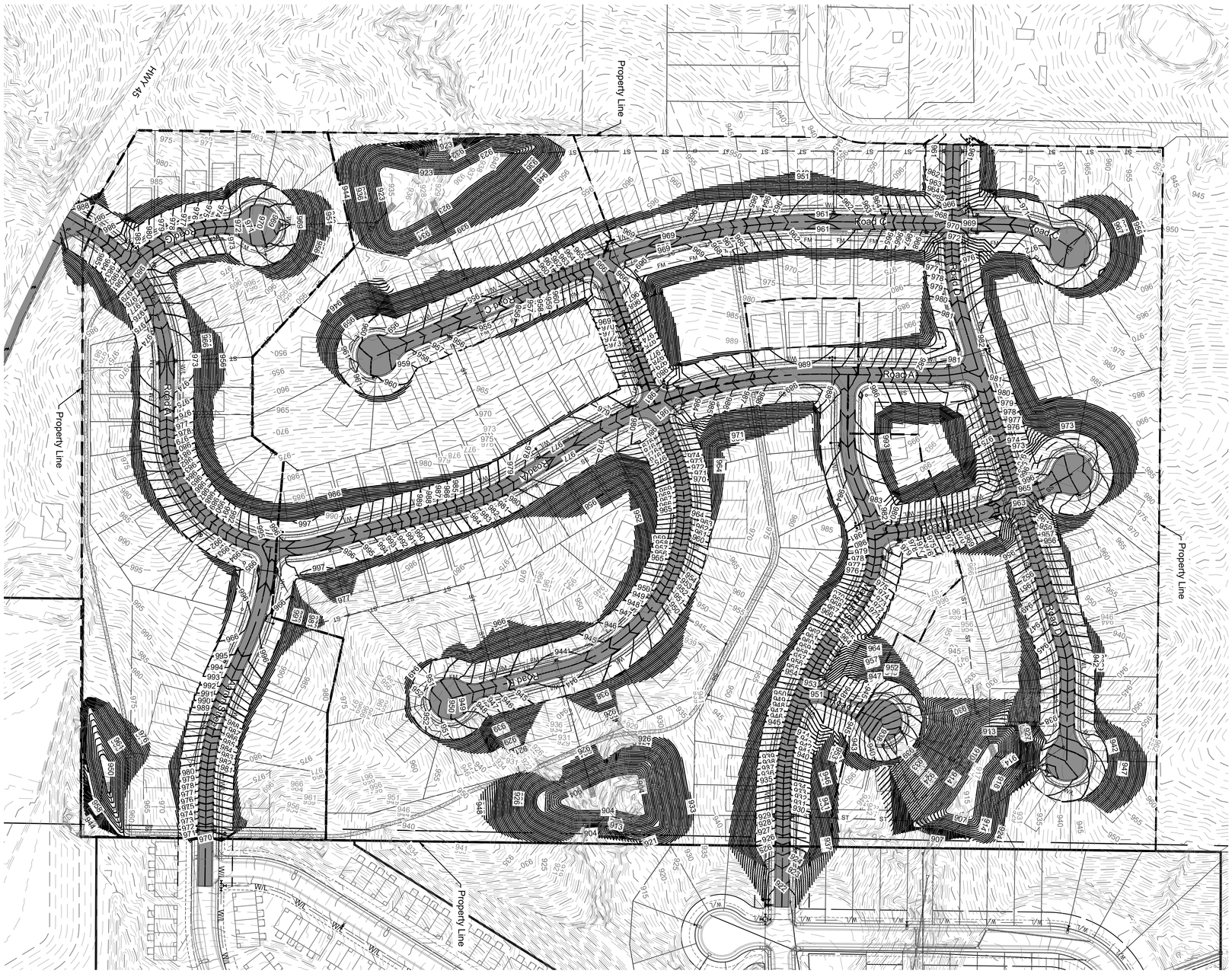
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LEGEND

- Existing Major Contour
- Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour

0 50' 100'
1"=100'
NORTH

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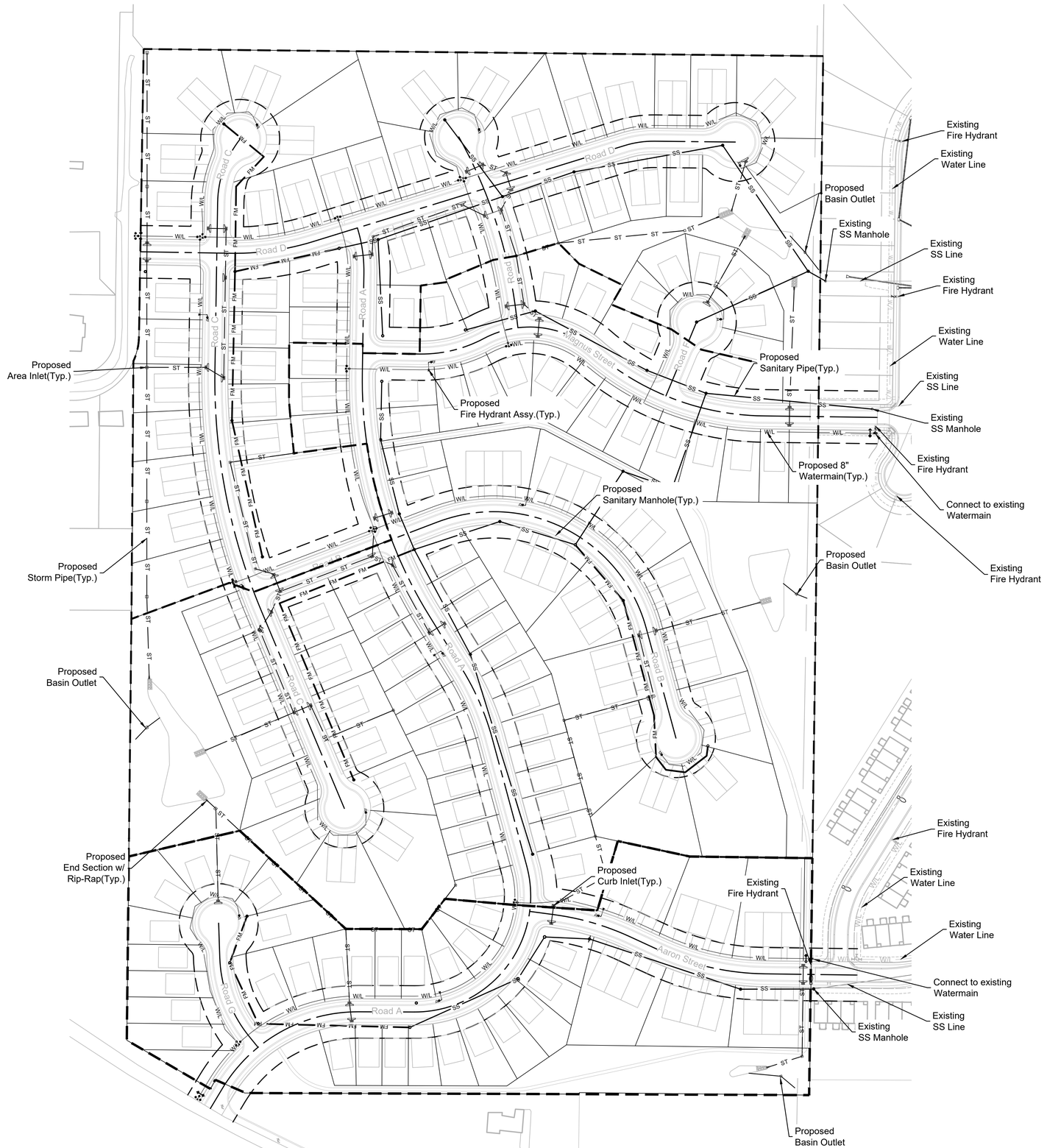
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Grading Plan

Preliminary Development Plan

25-0192
Creekside West R4
Parkville, Platte County, MO



NORTH

1"=100'

0 50' 100'

Preliminary Development Plan

25-0192
Creekside West R4
Parkville, Platte County, MO

Utility Plan

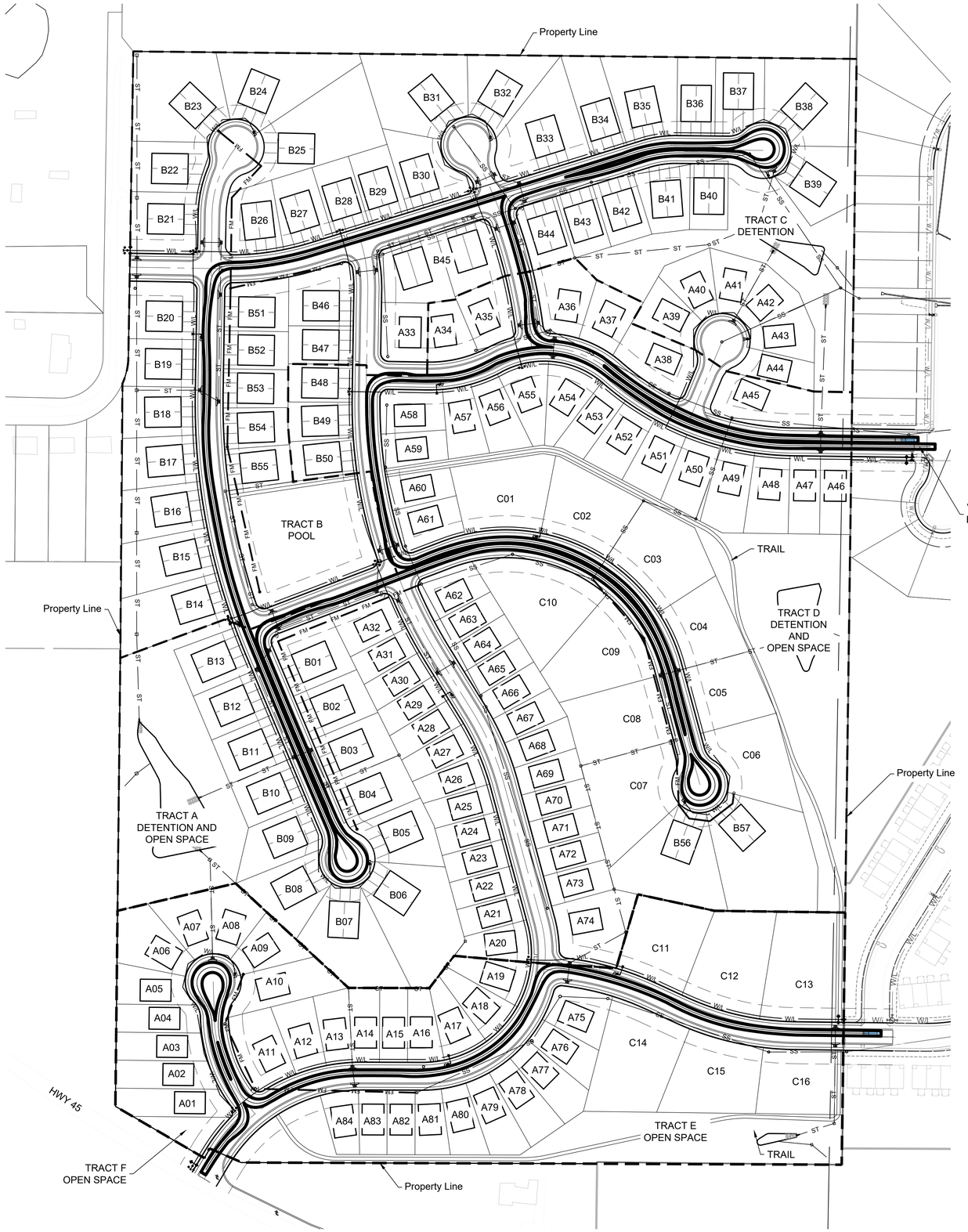
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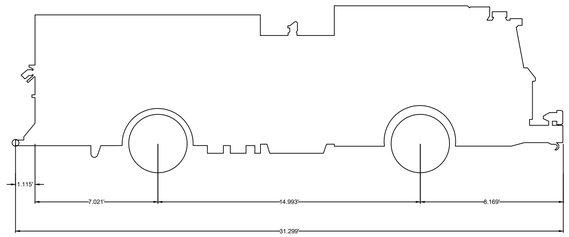
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Vehicle library: EMERGENCY_AASHTO
Name: Fire Vehicle - Pumper
Width [ft]: 9.744
Height [ft]: 9.540
Front track [ft]: 9.304
Back track [ft]: 9.304
Total vehicle length [ft]: 31.299
Average steering angle: 33.000°
Turn time (sec.): 6.0
Turning radius (curb to curb) [ft]: 31.533
Turning radius (wall to wall) [ft]: 36.308

N O R T H
1"=100'
0 50' 100'

Preliminary Development Plan

25-0192
Creekside West R4
Parkville, Platte County, MO

Fire Truck Path

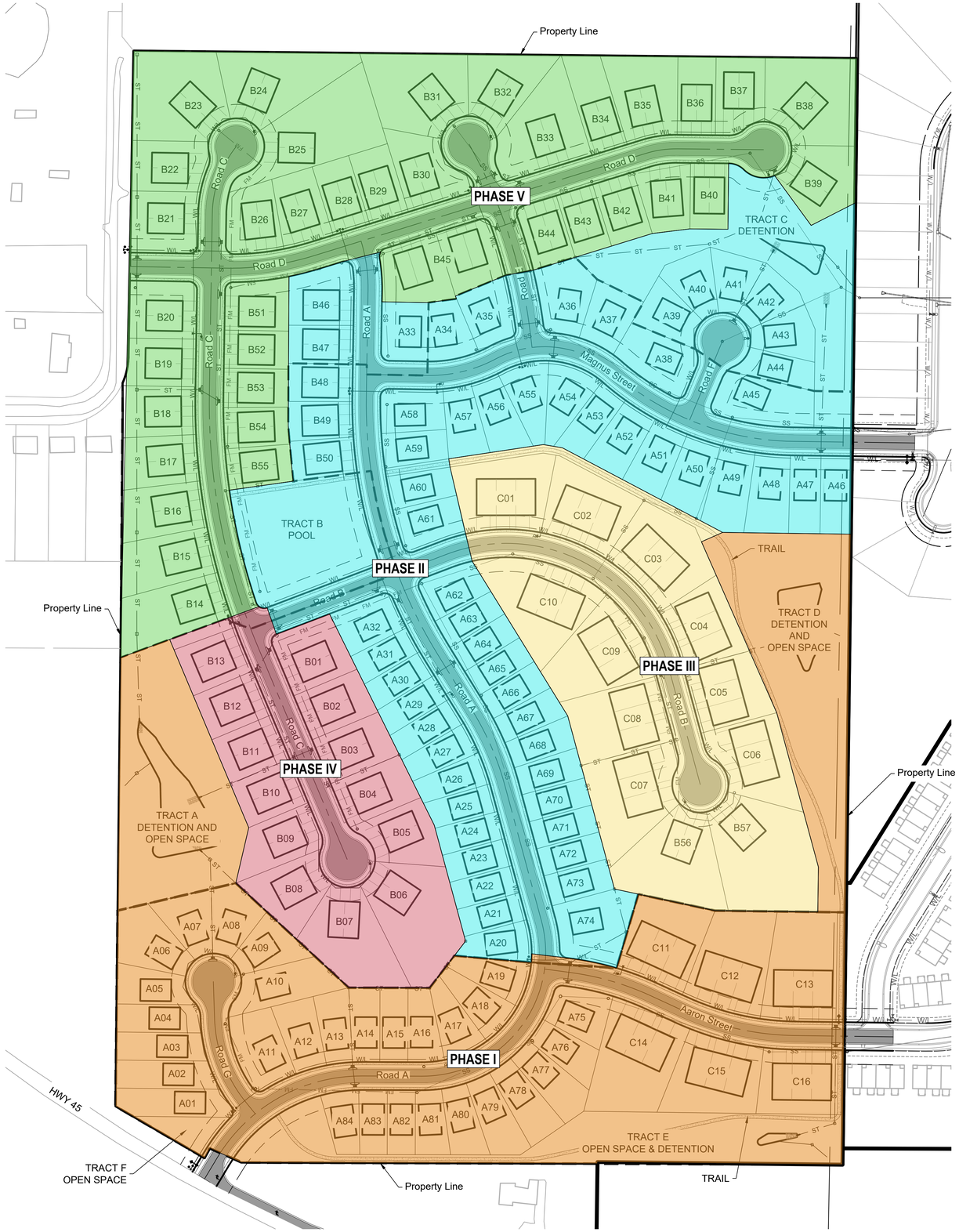
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Preliminary Development Plan

25-0192
Creekside West R4
Parkville, Platte County, MO

Phasing Plan

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A24	5750
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Lot Number	SF
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Tract B	44984.3635
Tract C	67243.8122
Tract D	105126.655
Tract E	68305.5425
Tract F	5970.3995

Preliminary Development Plan

25-0192
Creekside West R4
Parkville, Platte County, MO

Preliminary Plat I

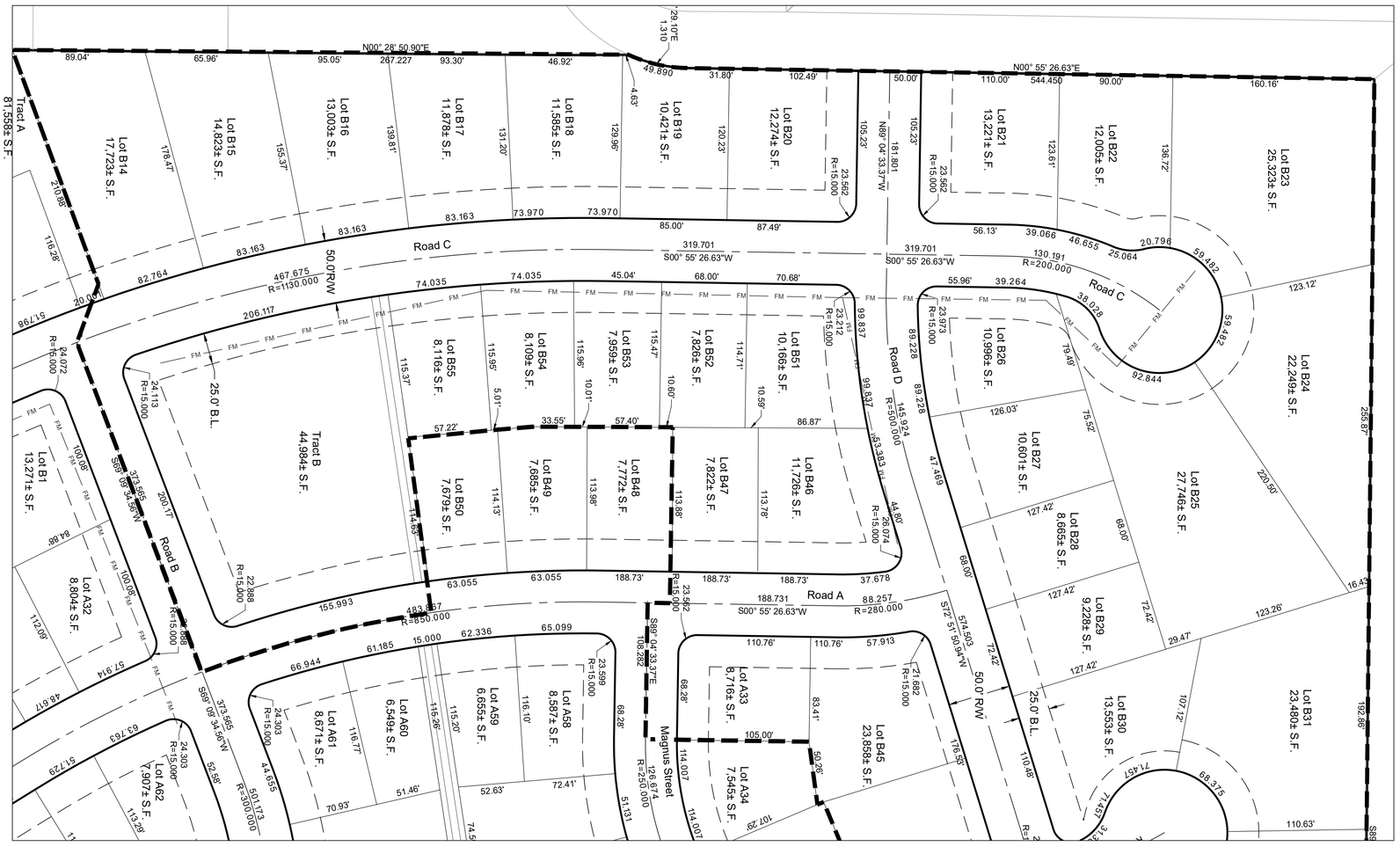
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Lot Number	SF
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Tract B	44984.3035
Tract C	67243.8122
Tract D	105126.655
Tract E	66306.5425
Tract F	5970.3995

1"=50'
0 25' 50'
N O R T H

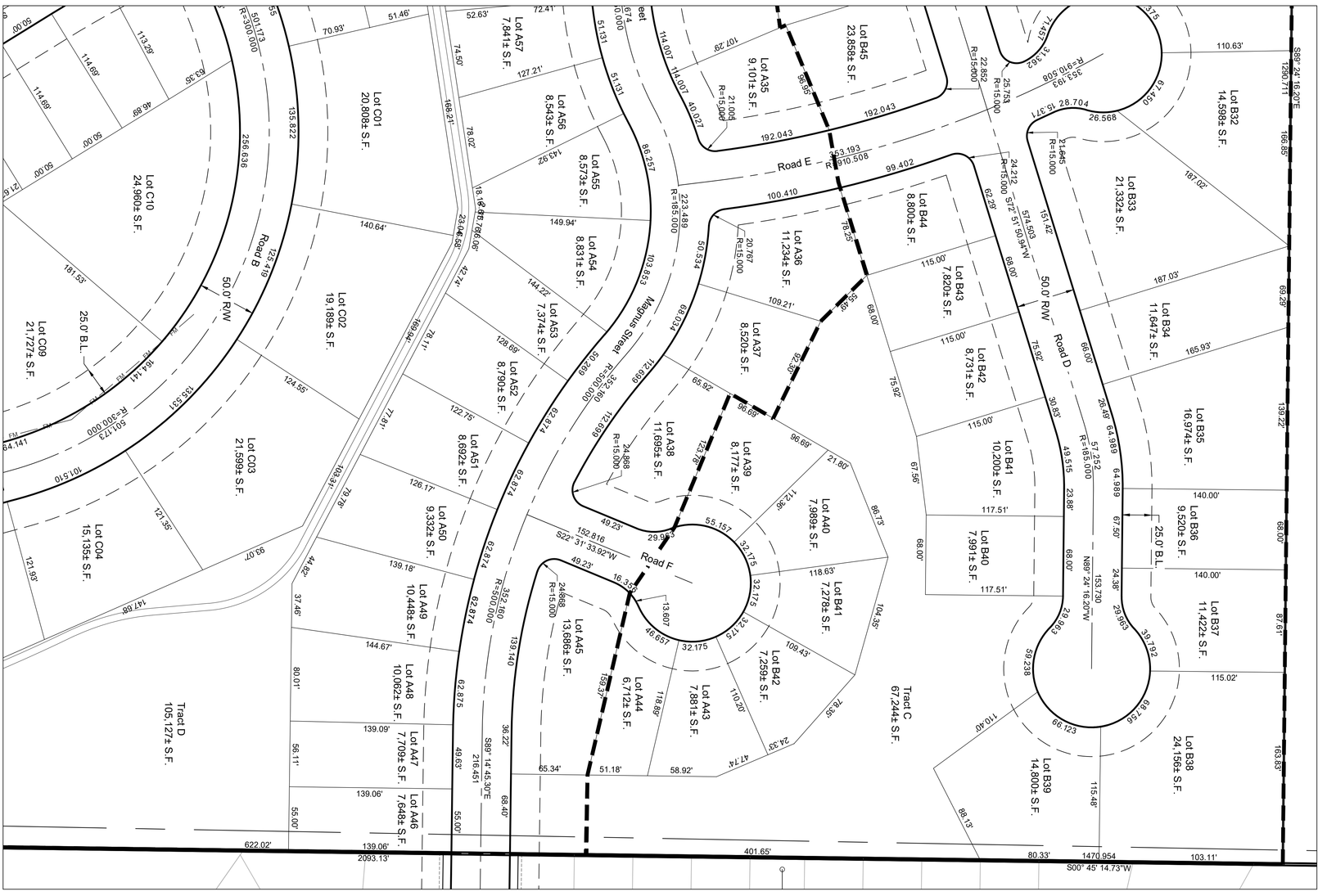
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Preliminary Plat II

Preliminary Development Plan
25-0192
Creekside West R4
Parkville, Platte County, MO

Sheet
C10



Lot Number	SF
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A74	14650.7162
A75	8977.6144
A76	7237.5022
A77	9070.7381
A78	8741.8721
A79	7187.2874
A80	6354.2791
A81	5748.9977
A82	5748.712
A83	6167.2837
A84	

Lot Number	SF
B1	13271.0008
B2	10532.6217
B3	11085.0104
B4	11531.5704
B5	12427.0643
B6	27295.2451
B7	22099.0996
B8	13328.092
B9	20467.764
B10	21727.1653
B11	24890.3414
B12	16500.0039
B13	23782.4198
B14	25535.4881
B15	20771.2225
B16	15532.3888
B17	11677.6203
B18	11395.4189
B19	10421.4281
B20	12274.1605
B21	13220.7701
B22	13220.7701
B23	23223.1955
B24	22246.2783
B25	27745.9205
B26	10006.2782
B27	10001.4252
B28	8664.8995
B29	9227.8044
B30	13552.9125
B31	23479.7163
B32	14398.8043
B33	21332.021
B34	11947.459
B35	16973.4603
B36	9519.9531
B37	11421.5297
B38	24155.6165
B39	14800.4102
B40	7990.7145
B41	10200.1792
B42	8730.8405
B43	7920
B44	8799.5369
B45	23857.6223
B46	11725.9063
B47	7822.4435
B48	7771.6245
B49	7694.6417
B50	7678.8502
B51	10765.8857
B52	7826.1249
B53	8169.7759
B54	8115.6418
B55	33417.3041
B56	24705.0837
B57	

Lot Number	SF
C1	20008.3274
C2	19189.4437
C3	21599.1449
C4	15135.0355
C5	15594.7827
C6	18704.1672
C7	23723.1192
C8	20467.764
C9	21727.1653
C10	24890.3414
C11	16500.0039
C12	22807.7435
C13	23782.4198
C14	25535.4881
C15	20771.2225
C16	15532.3888

Lot Number	SF
Tract A	81557.5303
Tract B	44894.3535
Tract C	67243.8122
Tract D	105126.655
Tract E	68035.5425
Tract F	5970.3995

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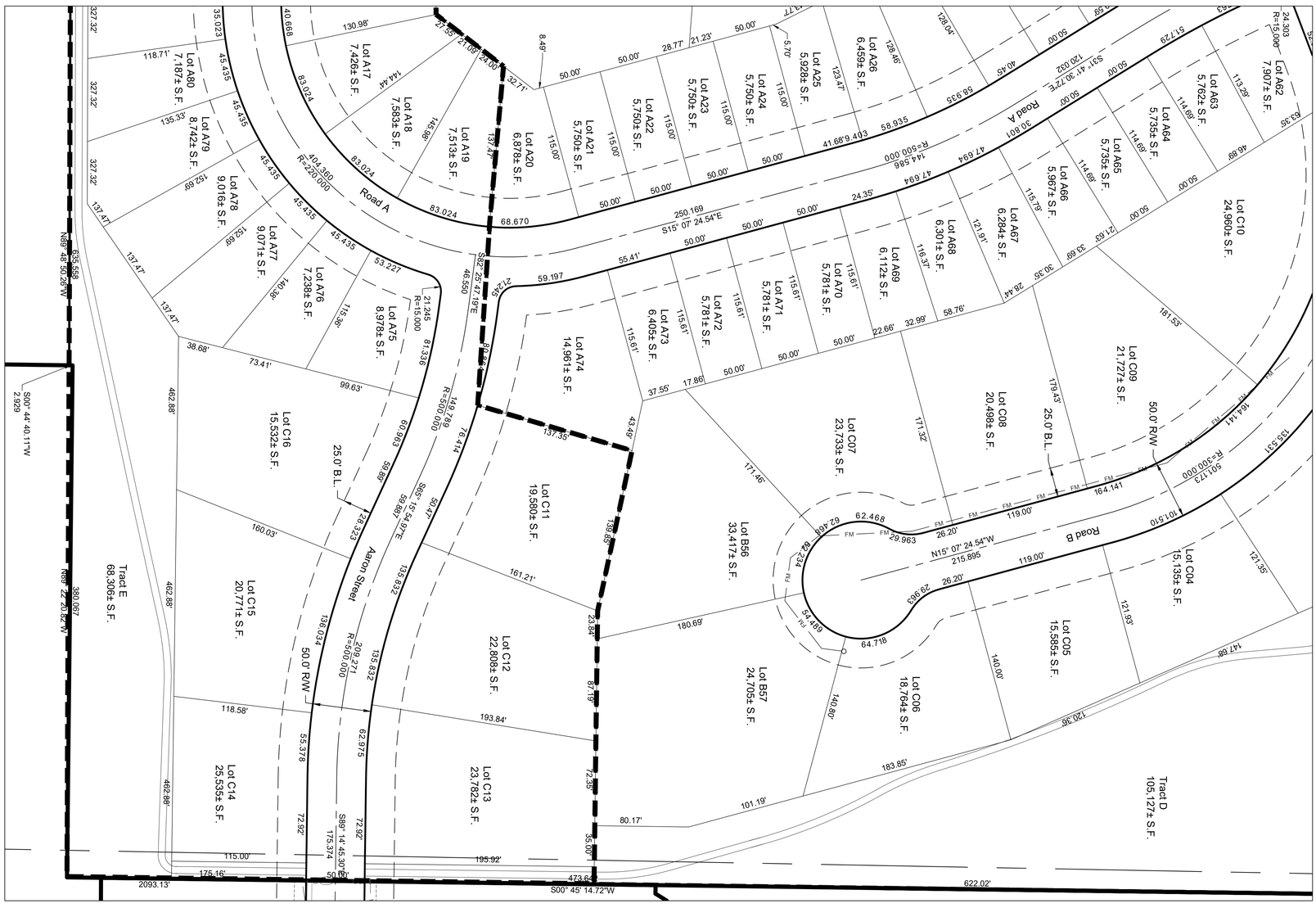
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Preliminary Plat III

Preliminary Development Plan

25-0192
Creekside West R4
Parkville, Platte County, MO

Sheet
C11



Lot Number	SF
A1	9771.5212
A2	8701.5697
A3	7688.9235
A4	7463.7252
A5	7301.9155
A6	11593.0759
A7	8574.0624
A8	8674.5938
A9	8315.3474
A10	12353.9525
A11	11693.4939
A12	5394.2815
A13	7137.6735
A14	8580.4154
A15	6894.2859
A16	7426.3576
A17	7362.9507
A18	7512.5204
A19	6877.867
A20	5750
A21	5750
A22	5750
A23	5750
A24	5750
A25	5927.4598
A26	6459.0392
B1	6557.1103
B2	6193.2803
B3	6067.0764
B4	5919.6076
B5	5946.7086
B6	8603.5395
B7	8715.5051
B8	7545.3154
B9	9101.3723
B10	11234.0791
B11	11694.9221
B12	8519.8941
B13	8177.3075
B14	7289.1231
B15	7278.1544
B16	7253.119
B17	7880.5689
B18	6712.1584
B19	13686.1631
B20	7706.3723
B21	7706.3723
B22	10032.1405
B23	9303.5447
B24	8892.3295
B25	8769.8216
B26	7774.3788
B27	8831.1778
B28	8572.6788
B29	8543.4325
B30	7941.3034
B31	8598.839
B32	6994.8723
B33	6548.9255
B34	8670.5973
B35	7907.4135
B36	5762.3762
B37	5734.524
B38	5734.524
B39	5967.0555
B40	6283.8132
B41	6300.9413
B42	6112.2657
B43	5780.4707
B44	5780.4707
B45	5780.4707
B46	6405.448
B47	14660.7162
B48	8977.6144
B49	7237.5022
B50	9070.7381
B51	9015.7839
B52	8741.8721
B53	7187.2874
B54	6594.2791
B55	5749.5977
B56	5746.9172
B57	6197.2537

Lot Number	SF
B1	13271.0008
B2	10632.8217
B3	11605.0104
B4	11531.5704
B5	12427.0943
B6	27235.2451
B7	22839.0966
B8	13225.092
B9	12072.8336
B10	9775
B11	9775
B12	9775
B13	9958.9185
B14	11422.3048
B15	14822.5048
B16	13003.0042
B17	11877.6203
B18	11584.4189
B19	10421.4281
B20	12274.1865
B21	13220.7701
B22	12004.5995
B23	25322.955
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B25	27745.9228
B26	10066.2762
B27	10001.4252
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B29	9227.6044
B30	13352.9126
B31	23479.7163
B32	14598.0843
B33	21332.021
B34	11647.459
B35	16973.4603
B36	9519.9631
B37	11421.5297
B38	24155.6165
B39	14800.4102
B40	7990.7145
B41	10200.1792
B42	8730.8435
B43	7820
B44	8799.3369
B45	23057.6223
B46	11725.3403
B47	7774.6245
B48	7694.6417
B49	7678.4652
B50	10165.8857
B51	7828.1249
B52	7569.2251
B53	8108.7136
B54	8115.6418
B55	33417.3041
B56	24705.0837

Lot Number	SF
C1	20000.3274
C2	19189.4437
C3	21599.1449
C4	15139.0355
C5	15694.7627
C6	18764.1672
C7	22733.1192
C8	20497.7154
C9	21727.1603
C10	24960.3414
C11	19580.0823
C12	22807.7406
C13	23782.4198
C14	25535.4881
C15	20771.2225
C16	15532.3068

Lot Number	SF
Tract A	20000.3274
Tract B	81557.5303
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Preliminary Plat IV

Preliminary Development Plan

25-0192
Creekside West R4
Parkville, Platte County, MO

Sheet
C12

PARKVILLE LANDSCAPE CALCULATIONS

Open Space *(Per 407.020.B)*
Required: R-4 zoning district: 10% of total site
Provided: Overall site: 2,555,383 sf * 10% = 255,538 sf req
Provided open space: 1,524,381 sf = 59.7%

Open Space Landscaping *(Per 407.020.B)*
Required:
For Single Family and Duplex Lots: 2 deciduous trees / single-family or duplex lot
For sites excluding Single Family and Duplex Lots: 1 shade tree, 2 ornamental trees, & 2 shrubs / 2,000 sf of req'd open space
Provided: Single family (A Lots): 84 * 2 = 168 Trees
Duplex (B Lots): 57 * 2 = 114 Trees
Open Space and Triplex (C Lots):
697,247 sf * 10% = 69,247 sf / 2000 =
35 Shade Trees
69 Ornamental Trees
69 Shrubs

Streetscape Landscaping *(Per 407.020.B)*
Applicability: All sites excluding Single Family and Duplex Lots
Required: 1 shade tree / 40' public or private street frontage
5 shrubs/grasses / 20' of frontage
Provided: Road B: 1414 LF / 40 = 35 Trees
1414 LF / 20 = 71 Shrubs
Aaron Street: 851 LF / 40 = 21 Trees
851 LF / 20 = 43 Shrubs

Buffer Landscaping
Required: 1 shade tree or 2 ornamental trees / 50 LF
1 shrub / 10 LF
Provided: North PL: 1,921 LF / 50 = 38 Shade Trees
or 77 Ornamental Trees
1,921 LF / 10 = 192 Shrubs
West PL: 1,033 LF / 50 = 21 Shade Trees
or 41 Ornamental Trees
1,033 LF / 10 = 103 Shrubs
East PL: 569 LF / 50 = 11 Shade Trees
or 23 Ornamental Trees
569 LF / 10 = 57 Shrubs

Site Feature Buffering and Screening *(Per Per 407.020.B)*
Required: Trash, outdoor storage, service and loading areas, ground-mounted utilities, meters and mechanical equipment to be screened from public view
Provided: As Required

NOTE: Maintain and establish all landscape areas by watering, fertilizing, weeding, mowing, trimming, replanting and other operations until acceptable establishment - TYP. RE: Specifications

GENERAL NOTES

1. Refer to Sheet L02 for Landscape Notes & Details

CONCEPT PLANT SCHEDULE

OVERSTORY TREES 373
2.0" Cal. B&B
75% of Planted Trees to be Missouri Natives
Acer saccharum / Sugar Maple
Betula nigra / River Birch
Gymnocladus dioicus / Kentucky Coffeetree
Liriodendron tulipifera / Tulip Poplar
Nyssa sylvatica / Tupelo
Ostrya virginiana / American Hophornbeam
Platanus occidentalis / American Sycamore
Quercus bicolor / Swamp White Oak
Quercus shumardii / Shumard Oak
Tilia americana / American Linden

ORNAMENTAL TREES 69
1.5" Cal. B&B
75% of Planted Trees to be Missouri Natives
Amelanchier canadensis / Canadian Serviceberry
Amelanchier laevis / Allegheny Serviceberry
Cercis canadensis / Eastern Redbud
Cornus florida / Flowering Dogwood
Cotinus obovatus / American Smoke Tree
Malus ioensis / Prairie Crabapple

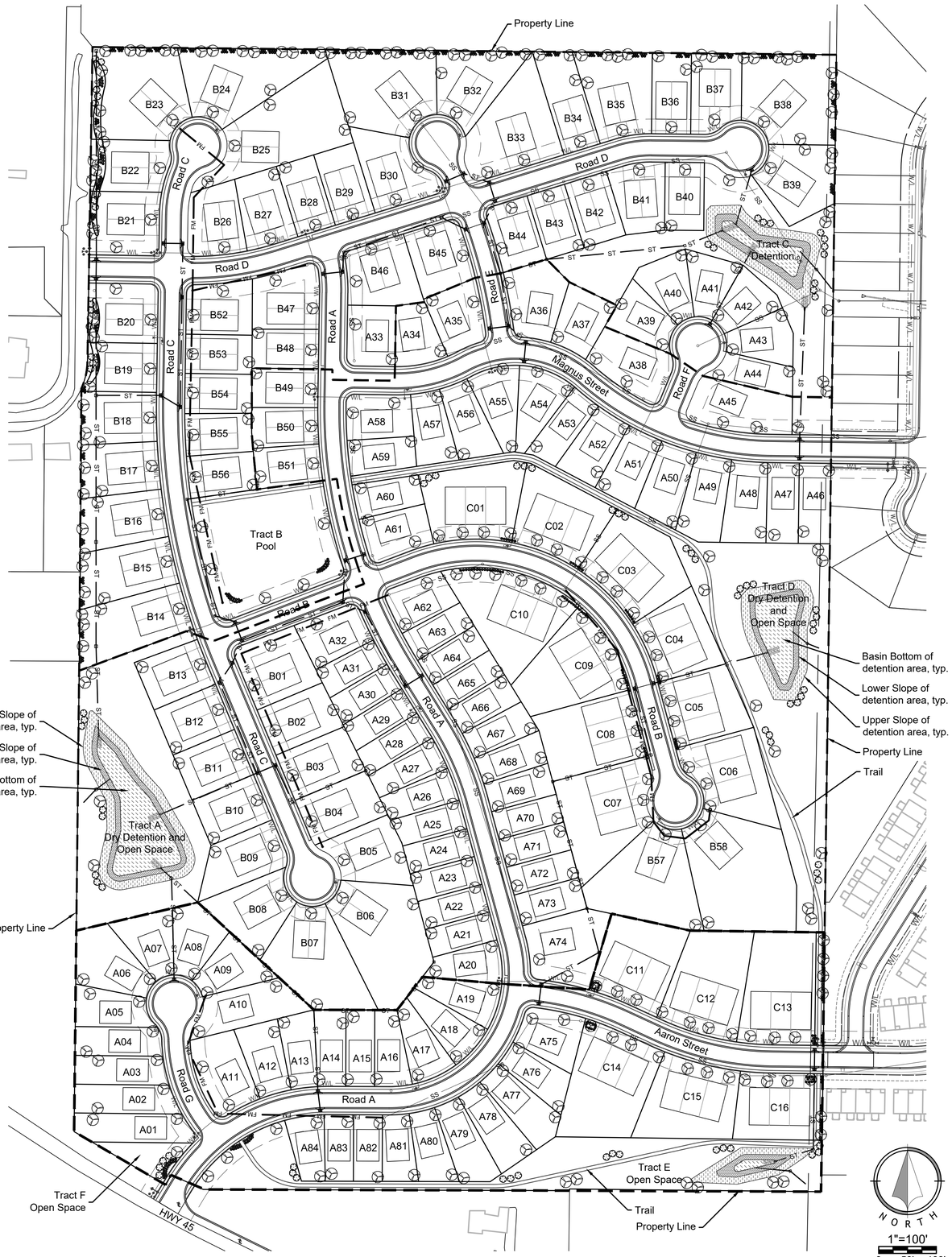
SHRUBS AND GRASSES 183
5 Gal
50% of Planted Shrubs to be Missouri Natives
Aronia melanocarpa / Black Chokeberry
Callicarpa americana / American Beautyberry
Hydrangea arborescens / Smooth Hydrangea
Itea virginica / Virginia Sweetspire
Miscanthus sinensis / Eulalia Grass
Panicum virgatum / Switch Grass
Schizachyrium scoparium / Little Bluestem
Viburnum dentatum / Viburnum

DRY DETENTION - UPPER SLOPE
Carex albicans / White-tinged Sedge
Carex bicknellii / Prairie Sedge

DRY DETENTION - LOWER SLOPE
Carex amphibola / Creek Sedge
Carex bicknellii / Prairie Sedge
Carex blanda / Woodland Sedge
Carex brevior / Oval Sedge
Carex radiata / Eastern Star Sedge

DRY DETENTION - BASIN BOTTOM
Carex grayi / Gray's Sedge
Carex shortiana / Short's Sedge
Carex stricta / Tussock Sedge
Carex vulpinoidea / Fox Sedge
Juncus effusus / Soft Rush

Note: Quantities shown are for reference only. Contractor shall verify all plant and turf quantities prior to bidding.



Preliminary Development Plan

25-0192
Creekside West R4
Parkville, Platte County, MO

Landscape Plan

NO.	DATE	REVISION
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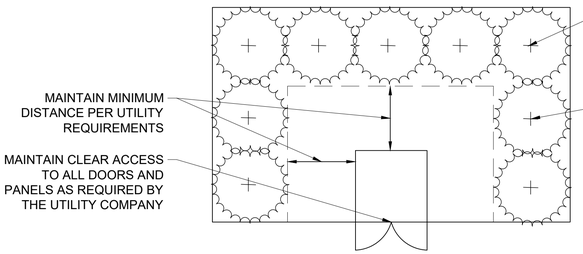
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LANDSCAPE NOTES

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. PLANT SYMBOLS ON LANDSCAPE PLAN ARE SHOWN AT FULL MATURE SIZE. ACTUAL PLANT SIZES AT INSTALLATION MAY BE SMALLER AND SHALL BE THE MINIMUM PLANTING SIZE SPECIFIED IN PLANT SCHEDULE.
5. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
6. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
7. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
8. SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
9. ALL TREES SHALL BE STAKED PER DETAIL.
10. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
11. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
12. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
13. ALL DISTURBED AREAS OUTSIDE OF INDIVIDUAL LOTS SHALL BE SODDED WITH TURF TYPE FESCUE. SODDING ON INDIVIDUAL LOTS SHALL BE BY THE LOT OWNER.
14. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
15. ALL DECORATIVE GRAVEL SHALL BE INSTALLED OVER GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).

NOTE: FINAL SCHEDULE OF PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

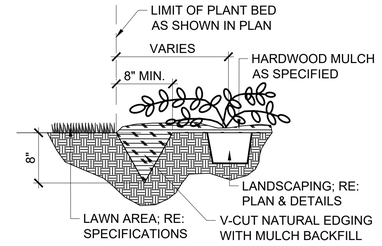


Ground Mounted Equipment

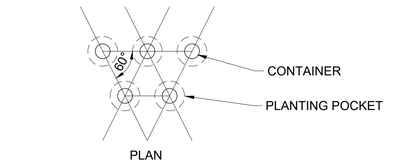
UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

UTILITY BOX SCREENING DETAILS - NTS

NOTES:
1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
2. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.

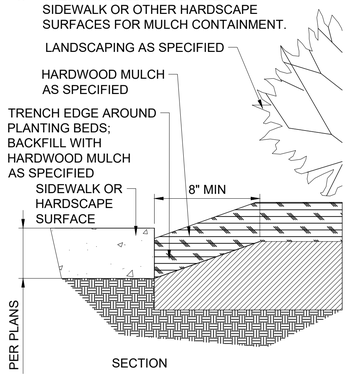


V-CUT NATURAL EDGE DETAIL - NTS

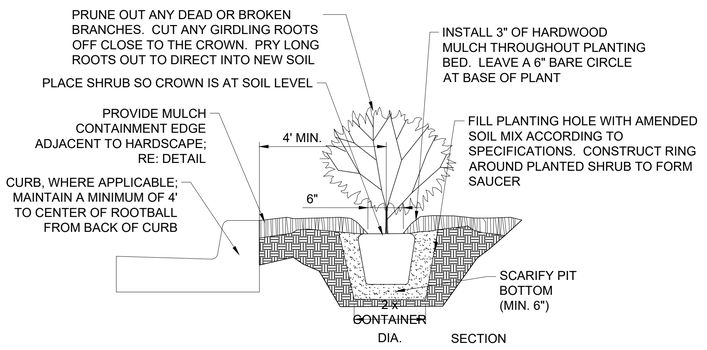


CONTAINER PLANTING DETAIL - NTS

NOTES:
1. TRENCH ALL EDGES ADJACENT TO SIDEWALK OR OTHER HARDSCAPE SURFACES FOR MULCH CONTAINMENT.



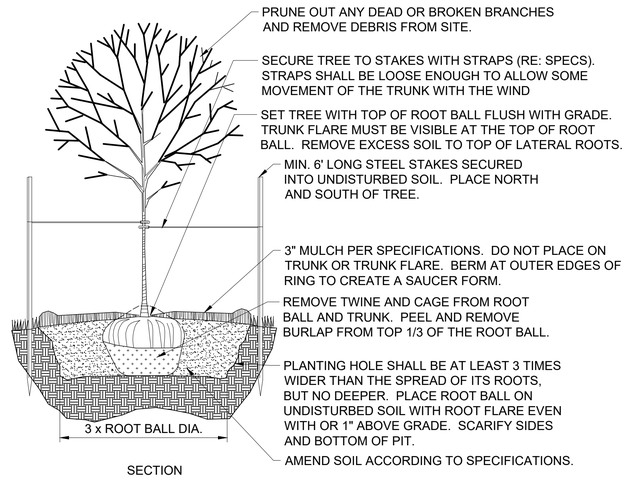
MULCH CONTAINMENT DETAIL - NTS



NOTES:
1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
4. WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4' MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

SHRUB PLANTING DETAIL - NTS

NOTES:
1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
2. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



DECIDUOUS TREE PLANTING DETAIL - NTS

Preliminary Development Plan

25-0192
Creekside West R4
Parkville, Platte County, MO

Landscape Details

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January 13, 2025



Mr. Brian Mertz
Parkville Development 38, LLC
7607 John Anders Road
Kansas City, MO 64152

RE: Creekside West Traffic Memo
Platte County, MO

Dear Mr. Mertz,

In response to your request, Renaissance Infrastructure Consulting (RIC) has completed a traffic memo for a proposed residential development located northwest of Missouri Highway 45 & Homer Parkway in Platte County, MO. The purpose of this memo was to estimate the trips from the proposed development, carry out an auxiliary turn lane warrant analysis and assess the intersection's geometry. The following report documents our analysis and recommendations.

Please do not hesitate to contact us should you have any questions.

Sincerely,

Renaissance Infrastructure Consulting

Grant Niehus, PE, PTOE
Traffic Engineer

Contents

Introduction 3
Study Scope 3
Proposed Development Plan 4
Highway and Area Street Characteristics 4
Existing Conditions 4
Proposed Conditions 5
  Trip Generation 5
  Trip Distribution 6
Auxiliary Turn Lane Warrant 7
Intersection Sight Distance 8
Summary 8

Introduction

In response to your request, Renaissance Infrastructure Consulting (RIC) has completed a traffic memo for a proposed residential development located northwest of the Missouri Highway 45 & Homer Parkway in Platte County, MO. The purpose of this memo was to estimate the number of trips from the proposed development using the 12th Edition of the ITE Trip Generation Handbook, conduct an auxiliary turn lane warrant analysis at the proposed intersection, and evaluate the intersection's geometric design. This report documents the findings of these analyses and provides recommendations to ensure the proposed development integrates effectively with the surrounding transportation network.

Figure 1 – Project Location & Study Intersection



Study Scope

Guidance provided by the *Missouri Department of Transportation (MoDOT)* and MoDOT's *Engineering Policy Guide (EPG)* were used in the development of this analysis.

Analysis Methodology

For this traffic memo, trip generation estimates were obtained using the 12th Edition of the *ITE*

Trip Generation Handbook, traffic counts were collected adjacent to the project site on MO Highway 45 at the Homer Parkway/Ensign Drive intersection. An auxiliary turn lane warrant analysis was conducted in accordance with MoDOT's *EPG Section 940.9*.

Proposed Development Plan

The proposed residential development is located northwest of Missouri Highway 45 and Homer Parkway in Platte County, Missouri. It includes 112 patio home units, 51 triplex units, and 78 duplex units. A detailed site plan for the development is provided in **Appendix A**.

The project site is currently undeveloped. The proposed site is currently located under '*RMD Residential Multiple Dwelling'* zoning, which is proposed to be rezoned as '*R-4 Mixed-Density Residential*'.

The development will have three access points. Two of these access points will connect through the existing streets of Giorgia Street and Aaron Street via Homer Parkway to the east of the development. The third access point will be a new connection to Missouri Highway 45, located approximately 1,885 feet west of Homer Parkway, measured center-to-center.

The proposed access on Missouri Highway 45 will operate as a stop-controlled intersection, with stop control applied to the minor, southbound approach. The intersection will be configured as a full-access T-intersection. It will be 25 feet wide, designed to support one inbound lane and one outbound lane.

Highway and Area Street Characteristics

Missouri Highway 45 is located adjacent to the proposed site to the south. It is a two-lane undivided roadway with a posted speed limit of 55 mph. It is classified as "Minor Arterial" west of Interstate 435 by MoDOT.

Table 1 – Roadway Characteristics

Roadway	Functional Classification	Posted Speed	Travel Lanes	Sidewalks	Median
MO-45	Minor Arterial	55	2	No	No

Existing Conditions

To evaluate the impacts of the proposed development, traffic counts for a typical weekday were collected on December 18, 2025, at the intersection of MO-45 and Homer Parkway. Additionally, traffic data from MoDOT's 2024 Traffic Volume Map was referenced. The analysis revealed that

the peak traffic hours for the study intersection, as summarized in **Table 2**.

Table 2 – Existing Peak Hour Windows

Intersection	Peak Hour	
	Weekday AM	Weekday PM
MO-45 & Homer Parkway	7:00 - 8:00 AM	3:30 – 4:30 PM

The 2024 Annual Average Daily Traffic (AADT) on MO-45 was 5,048 vehicles-per-day (vpd) of which 526 vpd were heavy vehicles. The directional split was approximately 53/47, resulting in 2,688 vpd eastbound traffic and 2,360 vpd westbound.

For the purposes of this traffic memo, the peak hour windows were determined to be 7:00 - 8:00 AM and 3:30 - 4:30 PM. A detailed summary of existing traffic counts is included in **Appendix B**.

Proposed Conditions

Trip Generation

Trip generation estimates developed for the proposed development are based on the 12th Edition of the *Trip Generation Manual* published by the *Institute of Transportation Engineers* (ITE). The Manual is the most widely used industry resource for this type of data. The trip generation data are organized by land use types, with more than 170 different categories of land uses. For each category, the manual provides a data set for use in estimating the number of vehicle and person trips generated by a site based on its characteristics such as physical size or intensity. Trips may be estimated by direction (entering or exiting the site) and for time periods typically pertaining to a full day (weekday or weekend), peak hours of the adjacent roadway, and peak hours of the particular land use. Used properly, the *Trip Generation Manual* provides an objective basis for estimating trips generated by a proposed development.

To estimate trips generated by the proposed development, the ITE land use category "*Single-Family Attached Housing*" was applied to the duplex and triplex units. For the patio homes, a weighted average trip generation rate of 5.35 weekday vehicle trips per dwelling unit, 0.26 weekday AM peak hour trips per dwelling unit, and 0.47 weekday PM peak hour trips per dwelling unit was applied in accordance with the specialized guidance provided in the Trip Generation Manual under the "*Single-Family Detached Housing*" land use category.

Trip estimates for both the AM and PM peak hours were developed using rates and directional distributions from the ITE *Trip Generation Manual*, 12th Edition and are summarized in **Table 3**.

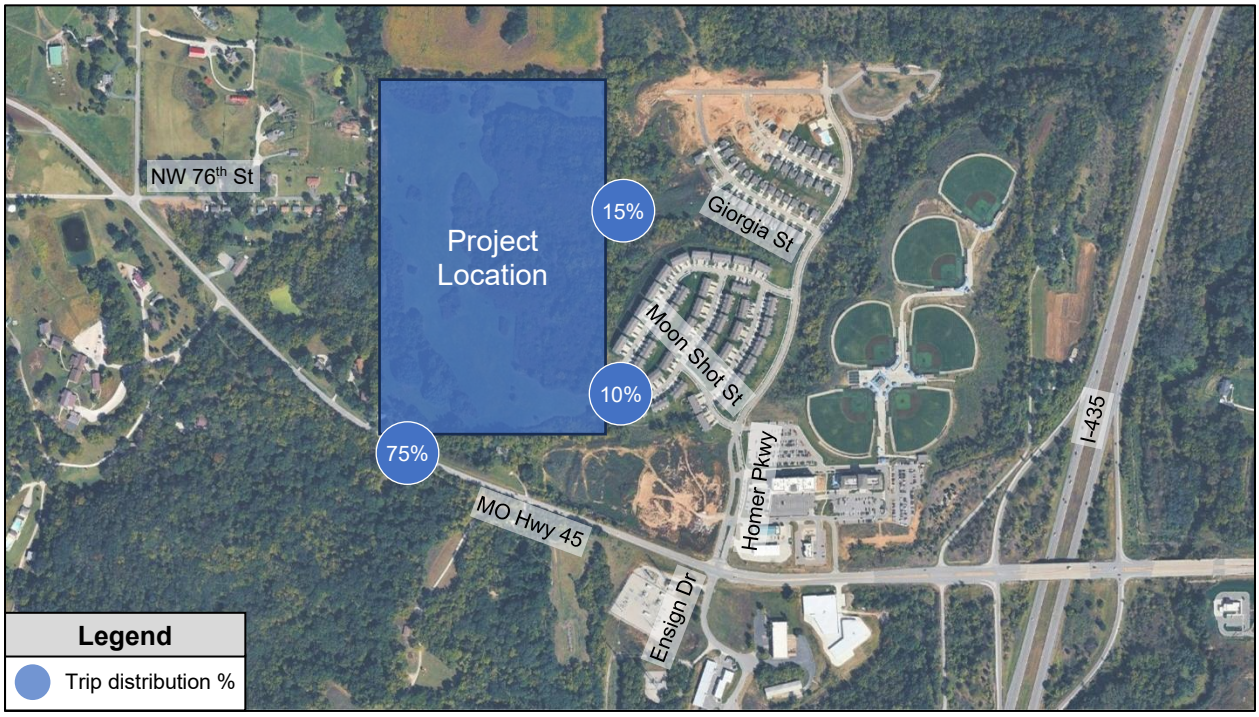
Table 3 – Trip Generation									
Land Use	**Intensity**	**ITE Code**	**Weekday Trips**	**AM Peak Hour**			**PM Peak Hour**		
				In	**Out**	**Total**	**In**	**Out**	**Total**
Patio Homes	112 Units	Specialized Land Use	599*	15*	14*	29*	27*	26*	53*
Triplex Units	51 Units	215	336	4	11	15	12	9	21
Duplex Units	78 Units	215	513	8	23	31	21	16	37
		Total Trips	**1,448**	**27**	**49**	**75**	**60**	**51**	**111**

* A weighted average trip generation rate of 5.35 weekday trips per dwelling unit, with peak hour rates of 0.26 in the AM and 0.47 in the PM, was applied.

Trip Distribution

Traffic generated by the proposed development was distributed to the surrounding roadway network based on engineering judgment, as illustrated in **Figure 2**. The majority of site-generated traffic is anticipated to approach from the east, primarily due to the proximity of Interstate 435. Approximately 75 percent of the site traffic is expected to access the development via the proposed access on MO-45. Of this traffic, approximately 10 percent will originate from the west, with the remaining traffic arriving from the east. The remaining 25 percent of site-generated traffic is expected to access the development via the existing intersections of Homer Parkway and Moon Shot Street (approximately 10 percent) and Homer Parkway and Giorgia Street (approximately 15 percent).

Figure 2 –Trip distribution



Auxiliary Turn Lane Warrant

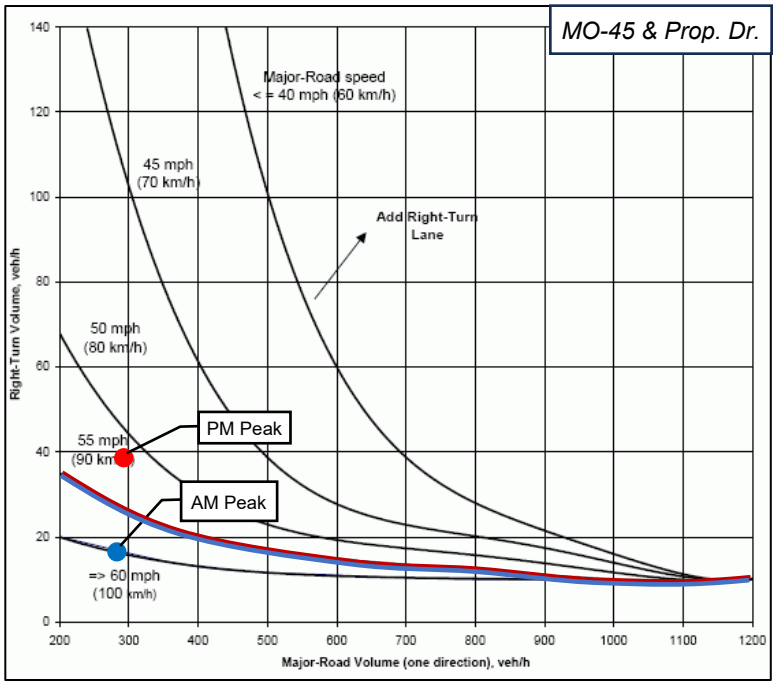
Dedicated left-turn or right-turn lanes (auxiliary lanes) are to be provided in situations where traffic volumes and speeds are relatively high, and conflicts are likely to develop at intersections between through and turning traffic. Auxiliary lanes are an asset in promoting safety and improved traffic flow in such situations.

To evaluate the need for auxiliary turn lanes at the proposed Missouri Highway 45 access, a turn-lane warrant analysis was conducted using the guidelines in MoDOT's *Engineering Policy Guide (EPG)*. The westbound right-turn movement was evaluated per *EPG Section 940.9.8* for 55-mph facilities. A left-turn lane analysis was not performed, as the projected left-turn volume was below the 10-vehicle-per-hour threshold specified in *EPG Section 940.9.4*.

Table 4 – Right Turn-Lane Warrant

Intersection	Movement	AM Peak Hour			PM Peak Hour		
		Directional Design Hourly Volumes (DDHV)	Design Hourly Right-Turn Volumes	Warrant	Directional Design Hourly Volumes (DDHV)	Design Hourly Right-Turn Volumes	Warrant
MO-Hwy 45 & Prop. Dr.	WB Right	283	17	No	294	39	Yes

Figure 3 – Right Turn Lane Warrant for 2-lane roadway



The westbound right-turn lane warrant was met for the PM peak hour as shown in **Table 4** & **Figure 3**. The auxiliary right-turn lane should be designed following MoDOT requirements with a minimum deceleration distance of 200 feet and 180-foot straight line taper.

Intersection Sight Distance

Intersection sight distance provides motorists crossing or turning onto a street or highway enough sight distance in both directions to make their movement without impeding the speed of approaching motorists. Intersection sight distance is determined by the type of intersection control at the intersection.

Based on MoDOT guidelines for the proposed access point on MO-45 with a posted speed of 55 mph, passenger cars require a minimum left and right-turn intersection sight distance of 610 feet. Based on an on-site measurement, there is existing vegetation on the north side of 45 Hwy that is within the intersection sight triangle. That vegetation should be removed prior to intersection construction.

Summary

RIC completed the preceding analysis to study the traffic impacts associated with a proposed development located northwest of the Missouri Highway 45 & Homer Parkway in Platte County, MO. Based on the traffic analysis completed, the following summary is provided:

- The development is estimated to generate a total of 1,448 new trips on an average weekday including 75 new trips for AM peak hour and 111 new trips in the PM peak hour.
- Access to the development is proposed at Missouri Highway 45 approximately 1,885 feet west of Homer Parkway, measured center-to-center.
- An auxiliary westbound right turn lane was warranted at the MO-45 & Proposed Driveway and should be constructed according to MoDOT requirements with a minimum deceleration distance of 200 feet and 180-foot straight line taper.
- Existing vegetation on the north side of MO-45 is within the intersection sight triangle and should be removed prior to intersection construction.

Please do not hesitate to contact us should you have any questions.

Appendix A - Site Plan



Site Data Table:
"A" Lots-Patio Home
Zoning: R4
Minimum Lot Width: 50' (50' Shown)
Side Setback: 5'
Rear Setback: 25'
Front Setback: 10'-35' (25' Shown)
Number of Lots Shown: 112

"B" Lots-Duplex Units
Zoning: R4
Minimum Lot Width: 64' (64' Shown)
Side Setback: 5'
Rear Setback: 25'
Front Setback: 10'-35' (25' Shown)
Number of Lots Shown: 39 (78 Units)

"C" Lots-Triplex Units
Zoning: R4
Minimum Lot Width: 115' (119' Shown))
Side Setback: 5'
Rear Setback: 25'
Front Setback: 10'-35' (25' Shown)
Number of Lots Shown: 17 (51 Units)

Concept Layout

Creekside West R4

Concept Grading Plan

NO.	DATE	REVISION
0	12/02/2A5	ORIG. SUB.

Renaissance Infrastructure Consulting
A501A5 NW CANAL STREET, SUITE 100 816.800.09A50
RIVERSIDE, MISSOURI 64A50 WWW.RIC-CONSULT.COM
MO Certificate of Authority: E-2010038630

Sheet
01 of 01

afernandezbeato
Jan 02 , 2026-3:08pm
Z:\RIC Design\2024\24-0186\Dwg\Concepts\Westtownhome_AndyConcept1.dwg

Appendix B - Traffic Volumes

45 Highway & Homer Drive - TMC

Thu Dec 18, 2025
Full Length (7 AM-9 AM, 3 PM-6 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)
All Movements
ID: 1367344, Location: 39.225009, -94.76854

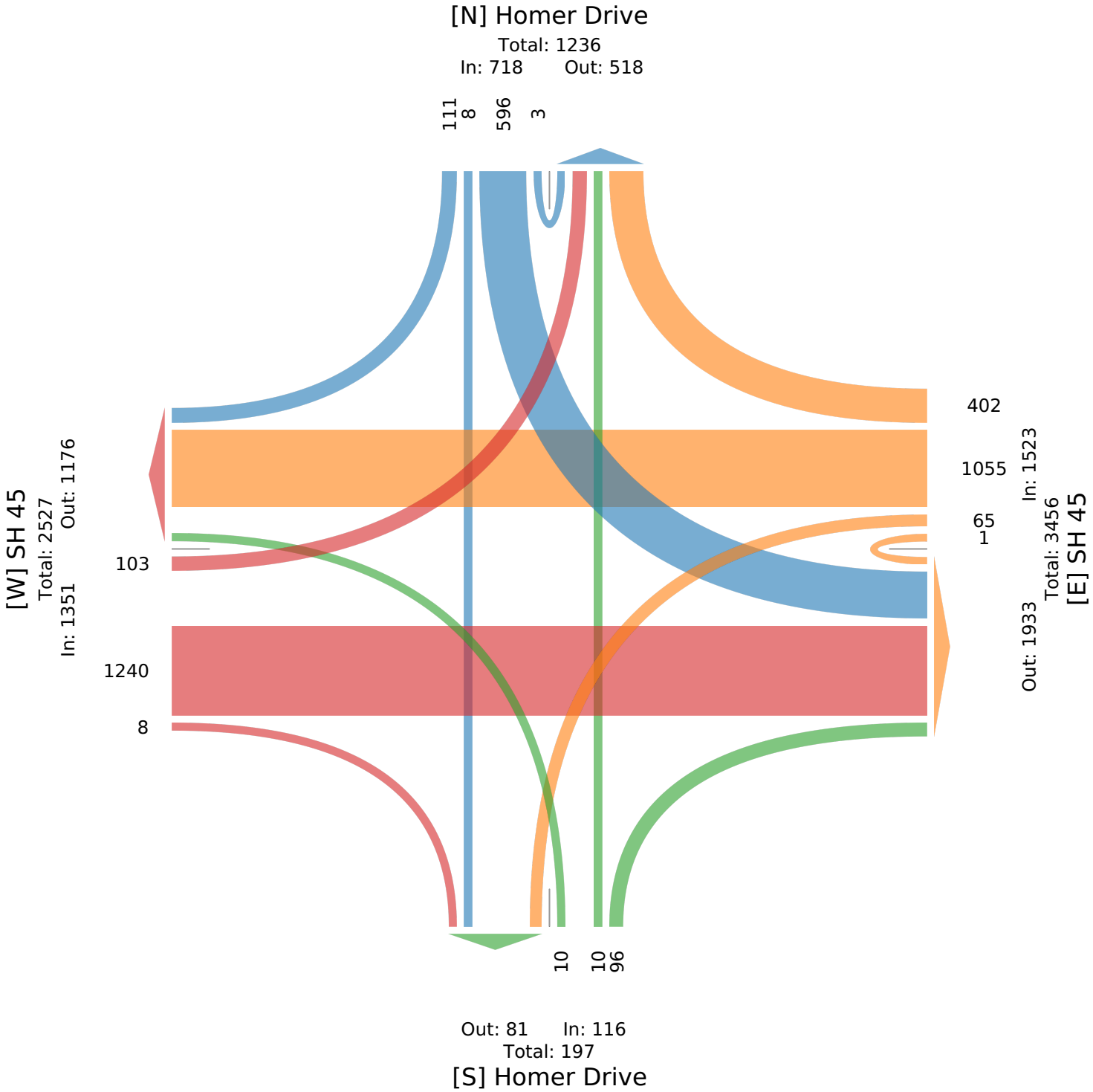
GEWALT HAMILTON ASSOCIATES, INC.
Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg	Homer Drive					Homer Drive					SH 45					SH 45					
Direction	Northbound					Southbound					Eastbound					Westbound					
Time	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	Int
2025-12-18 7:00AM	0	0	2	0	**2**	38	1	7	0	**46**	5	39	1	0	**45**	2	57	16	0	**75**	**168**
7:15AM	0	1	4	0	**5**	38	1	4	0	**43**	7	59	0	0	**66**	6	64	17	0	**87**	**201**
7:30AM	0	0	1	0	**1**	36	1	6	0	**43**	6	49	0	0	**55**	6	56	16	0	**78**	**177**
7:45AM	0	0	2	0	**2**	37	0	3	1	**41**	3	57	2	0	**62**	6	69	17	0	**92**	**197**
Hourly Total	0	1	9	0	**10**	149	3	20	1	**173**	21	204	3	0	**228**	20	246	66	0	**332**	**743**
8:00AM	0	0	3	0	**3**	31	0	4	0	**35**	1	41	0	0	**42**	9	64	15	0	**88**	**168**
8:15AM	0	1	0	0	**1**	19	1	3	0	**23**	3	64	0	0	**67**	4	38	20	0	**62**	**153**
8:30AM	0	0	4	0	**4**	24	0	8	0	**32**	5	36	2	0	**43**	11	31	17	0	**59**	**138**
8:45AM	0	1	4	0	**5**	30	2	4	0	**36**	5	31	0	0	**36**	3	45	12	0	**60**	**137**
Hourly Total	0	2	11	0	**13**	104	3	19	0	**126**	14	172	2	0	**188**	27	178	64	0	**269**	**596**
3:00PM	3	0	3	0	**6**	23	0	7	0	**30**	6	56	1	0	**63**	1	44	23	0	**68**	**167**
3:15PM	0	0	5	0	**5**	25	1	4	0	**30**	4	77	1	0	**82**	2	41	19	0	**62**	**179**
3:30PM	1	2	12	0	**15**	43	0	11	0	**54**	10	70	0	0	**80**	3	51	24	0	**78**	**227**
3:45PM	0	2	4	0	**6**	21	1	7	0	**29**	4	95	1	0	**100**	3	60	18	0	**81**	**216**
Hourly Total	4	4	24	0	**32**	112	2	29	0	**143**	24	298	3	0	**325**	9	196	84	0	**289**	**789**
4:00PM	0	0	11	0	**11**	27	0	4	0	**31**	2	75	0	0	**77**	1	65	21	0	**87**	**206**
4:15PM	0	0	5	0	**5**	20	0	3	1	**24**	6	96	0	0	**102**	0	53	16	1	**70**	**201**
4:30PM	1	0	5	0	**6**	20	0	8	0	**28**	7	74	0	0	**81**	2	62	24	0	**88**	**203**
4:45PM	0	0	4	0	**4**	40	0	8	0	**48**	6	66	0	0	**72**	3	41	29	0	**73**	**197**
Hourly Total	1	0	25	0	**26**	107	0	23	1	**131**	21	311	0	0	**332**	6	221	90	1	**318**	**807**
5:00PM	1	0	10	0	**11**	31	0	5	1	**37**	6	73	0	0	**79**	2	47	28	0	**77**	**204**
5:15PM	1	2	3	0	**6**	37	0	6	0	**43**	10	67	0	0	**77**	0	53	28	0	**81**	**207**
5:30PM	3	1	13	0	**17**	30	0	6	0	**36**	6	61	0	0	**67**	1	58	17	0	**76**	**196**
5:45PM	0	0	1	0	**1**	26	0	3	0	**29**	1	54	0	0	**55**	0	56	25	0	**81**	**166**
Hourly Total	5	3	27	0	**35**	124	0	20	1	**145**	23	255	0	0	**278**	3	214	98	0	**315**	**773**
Total	10	10	96	0	**116**	596	8	111	3	**718**	103	1240	8	0	**1351**	65	1055	402	1	**1523**	**3708**
% Approach	8.6%	8.6%	82.8%	0%	-	83.0%	1.1%	15.5%	0.4%	-	7.6%	91.8%	0.6%	0%	-	4.3%	69.3%	26.4%	0.1%	-	-
% Total	0.3%	0.3%	2.6%	0%	**3.1%**	16.1%	0.2%	3.0%	0.1%	**19.4%**	2.8%	33.4%	0.2%	0%	**36.4%**	1.8%	28.5%	10.8%	0%	**41.1%**	-
Lights	10	9	90	0	**109**	578	8	104	3	**693**	95	1210	6	0	**1311**	54	1033	382	1	**1470**	3583
% Lights	100%	90.0%	93.8%	0%	**94.0%**	97.0%	100%	93.7%	100%	**96.5%**	92.2%	97.6%	75.0%	0%	**97.0%**	83.1%	97.9%	95.0%	100%	**96.5%**	96.6%
Articulated Trucks	0	1	3	0	**4**	3	0	0	0	**3**	1	11	1	0	**13**	6	12	4	0	**22**	42
% Articulated Trucks	0%	10.0%	3.1%	0%	**3.4%**	0.5%	0%	0%	0%	**0.4%**	1.0%	0.9%	12.5%	0%	**1.0%**	9.2%	1.1%	1.0%	0%	**1.4%**	1.1%
Buses and Single-Unit Trucks	0	0	3	0	**3**	15	0	7	0	**22**	7	19	1	0	**27**	5	10	16	0	**31**	83
% Buses and Single-Unit Trucks	0%	0%	3.1%	0%	**2.6%**	2.5%	0%	6.3%	0%	**3.1%**	6.8%	1.5%	12.5%	0%	**2.0%**	7.7%	0.9%	4.0%	0%	**2.0%**	2.2%

*L: Left, R: Right, T: Thru, U: U-Turn

45 Highway & Homer Drive - TMC
Thu Dec 18, 2025
Full Length (7 AM-9 AM, 3 PM-6 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)
All Movements
ID: 1367344, Location: 39.225009, -94.76854

Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US



45 Highway & Homer Drive - TMC

Thu Dec 18, 2025
AM Peak (7 AM - 8 AM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)
All Movements
ID: 1367344, Location: 39.225009, -94.76854

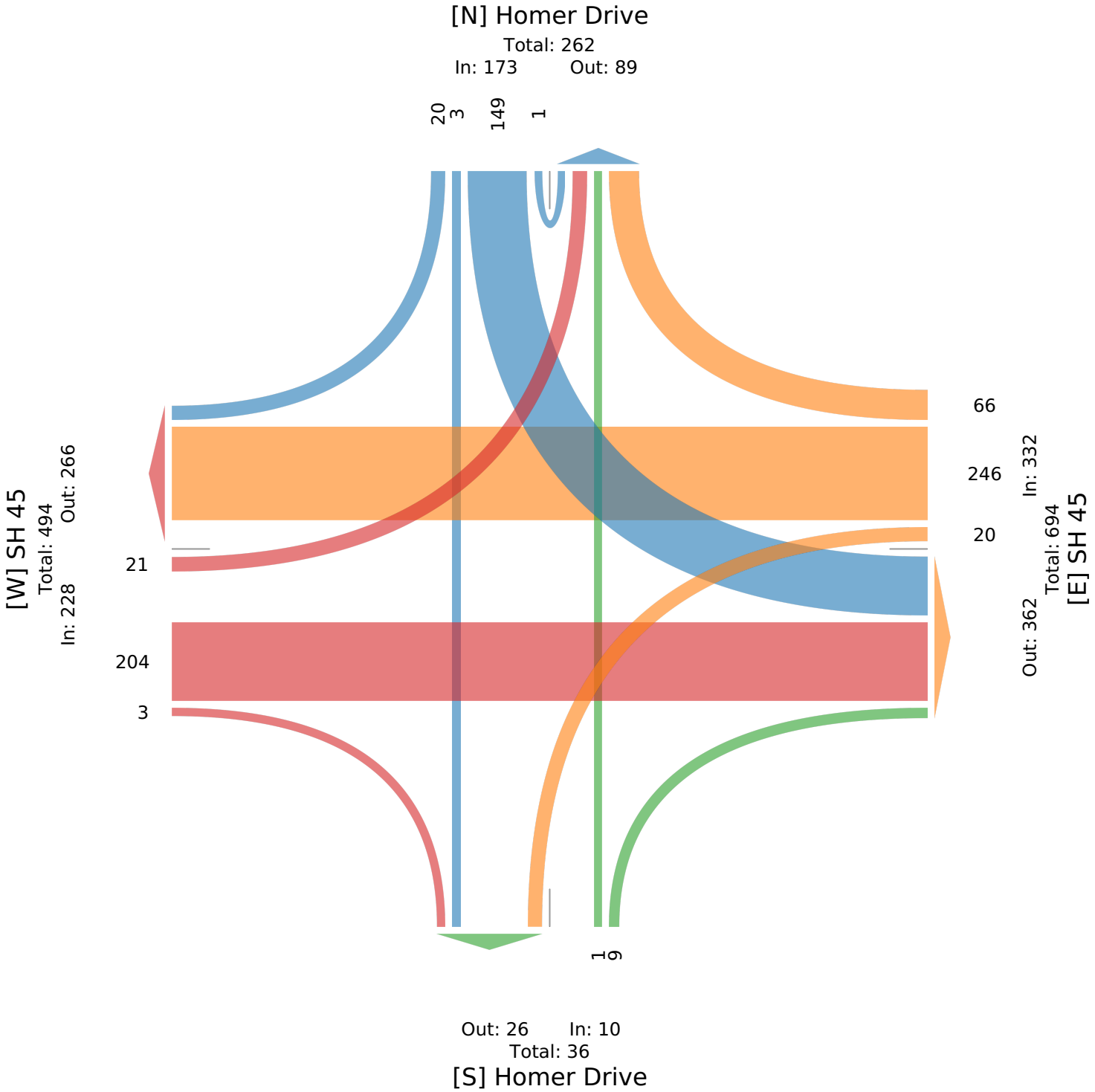
Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg	Homer Drive					Homer Drive					SH 45					SH 45					
Direction	Northbound					Southbound					Eastbound					Westbound					
Time	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	Int
2025-12-18 7:00AM	0	0	2	0	**2**	38	1	7	0	**46**	5	39	1	0	**45**	2	57	16	0	**75**	**168**
7:15AM	0	1	4	0	**5**	38	1	4	0	**43**	7	59	0	0	**66**	6	64	17	0	**87**	**201**
7:30AM	0	0	1	0	**1**	36	1	6	0	**43**	6	49	0	0	**55**	6	56	16	0	**78**	**177**
7:45AM	0	0	2	0	**2**	37	0	3	1	**41**	3	57	2	0	**62**	6	69	17	0	**92**	**197**
Total	0	1	9	0	**10**	149	3	20	1	**173**	21	204	3	0	**228**	20	246	66	0	**332**	**743**
% Approach	0%	10.0%	90.0%	0%	**-**	86.1%	1.7%	11.6%	0.6%	**-**	9.2%	89.5%	1.3%	0%	**-**	6.0%	74.1%	19.9%	0%	**-**	-
% Total	0%	0.1%	1.2%	0%	**1.3%**	20.1%	0.4%	2.7%	0.1%	**23.3%**	2.8%	27.5%	0.4%	0%	**30.7%**	2.7%	33.1%	8.9%	0%	**44.7%**	-
PHF	-	0.250	0.563	-	**0.500**	0.980	0.750	0.714	0.250	**0.940**	0.750	0.864	0.375	-	**0.864**	0.833	0.891	0.971	-	**0.902**	0.924
Lights	0	1	6	0	**7**	143	3	19	1	**166**	20	195	2	0	**217**	18	242	62	0	**322**	712
% Lights	0%	100%	66.7%	0%	**70.0%**	96.0%	100%	95.0%	100%	**96.0%**	95.2%	95.6%	66.7%	0%	**95.2%**	90.0%	98.4%	93.9%	0%	**97.0%**	95.8%
Articulated Trucks	0	0	3	0	**3**	1	0	0	0	**1**	0	2	1	0	**3**	1	4	2	0	**7**	14
% Articulated Trucks	0%	0%	33.3%	0%	**30.0%**	0.7%	0%	0%	0%	**0.6%**	0%	1.0%	33.3%	0%	**1.3%**	5.0%	1.6%	3.0%	0%	**2.1%**	1.9%
Buses and Single-Unit Trucks	0	0	0	0	**0**	5	0	1	0	**6**	1	7	0	0	**8**	1	0	2	0	**3**	17
% Buses and Single-Unit Trucks	0%	0%	0%	0%	**0%**	3.4%	0%	5.0%	0%	**3.5%**	4.8%	3.4%	0%	0%	**3.5%**	5.0%	0%	3.0%	0%	**0.9%**	2.3%

*L: Left, R: Right, T: Thru, U: U-Turn

45 Highway & Homer Drive - TMC
Thu Dec 18, 2025
AM Peak (7 AM - 8 AM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)
All Movements
ID: 1367344, Location: 39.225009, -94.76854

GEWALT HAMILTON ASSOCIATES, INC.
Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US



45 Highway & Homer Drive - TMC

Thu Dec 18, 2025
PM Peak (3:30 PM - 4:30 PM) - Overall Peak Hour
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)
All Movements
ID: 1367344, Location: 39.225009, -94.76854

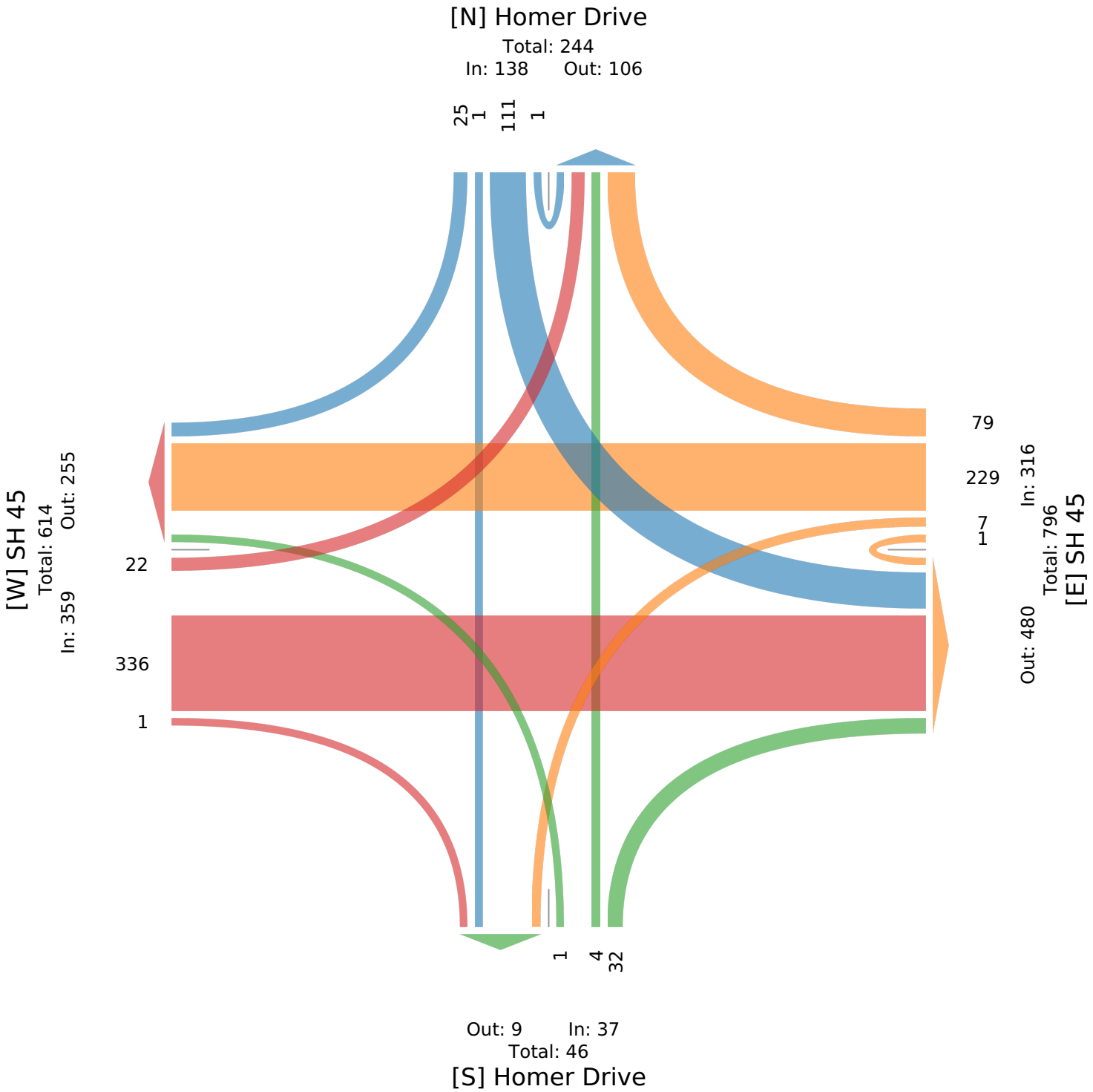
GEWALT HAMILTON ASSOCIATES, INC.
Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg	Homer Drive					Homer Drive					SH 45					SH 45					
Direction	Northbound					Southbound					Eastbound					Westbound					
Time	L	T	R	U	**App**	L	T	R	U	**App**	L	T	R	U	**App**	L	T	R	U	**App**	**Int**
2025-12-18 3:30PM	1	2	12	0	**15**	43	0	11	0	**54**	10	70	0	0	**80**	3	51	24	0	**78**	**227**
3:45PM	0	2	4	0	**6**	21	1	7	0	**29**	4	95	1	0	**100**	3	60	18	0	**81**	**216**
4:00PM	0	0	11	0	**11**	27	0	4	0	**31**	2	75	0	0	**77**	1	65	21	0	**87**	**206**
4:15PM	0	0	5	0	**5**	20	0	3	1	**24**	6	96	0	0	**102**	0	53	16	1	**70**	**201**
Total	1	4	32	0	**37**	111	1	25	1	**138**	22	336	1	0	**359**	7	229	79	1	**316**	**850**
% Approach	2.7%	10.8%	86.5%	0%	**-**	80.4%	0.7%	18.1%	0.7%	**-**	6.1%	93.6%	0.3%	0%	**-**	2.2%	72.5%	25.0%	0.3%	**-**	-
% Total	0.1%	0.5%	3.8%	0%	**4.4%**	13.1%	0.1%	2.9%	0.1%	**16.2%**	2.6%	39.5%	0.1%	0%	**42.2%**	0.8%	26.9%	9.3%	0.1%	**37.2%**	-
PHF	0.250	0.500	0.667		**- 0.617**	0.645	0.250	0.568	0.250	**0.639**	0.550	0.875	0.250		**- 0.880**	0.583	0.881	0.823	0.250	**0.908**	0.936
Lights	1	4	32	0	**37**	105	1	24	1	**131**	20	332	0	0	**352**	5	222	73	1	**301**	821
% Lights	100%	100%	100%	0%	**100%**	94.6%	100%	96.0%	100%	**94.9%**	90.9%	98.8%	0%	0%	**98.1%**	71.4%	96.9%	92.4%	100%	**95.3%**	96.6%
Articulated Trucks	0	0	0	0	**0**	0	0	0	0	**0**	0	2	0	0	**2**	0	4	0	0	**4**	6
% Articulated Trucks	0%	0%	0%	0%	**0%**	0%	0%	0%	0%	**0%**	0%	0.6%	0%	0%	**0.6%**	0%	1.7%	0%	0%	**1.3%**	0.7%
Buses and Single-Unit Trucks	0	0	0	0	**0**	6	0	1	0	**7**	2	2	1	0	**5**	2	3	6	0	**11**	23
% Buses and Single-Unit Trucks	0%	0%	0%	0%	**0%**	5.4%	0%	4.0%	0%	**5.1%**	9.1%	0.6%	100%	0%	**1.4%**	28.6%	1.3%	7.6%	0%	**3.5%**	2.7%

*L: Left, R: Right, T: Thru, U: U-Turn

45 Highway & Homer Drive - TMC
Thu Dec 18, 2025
PM Peak (3:30 PM - 4:30 PM) - Overall Peak Hour
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)
All Movements
ID: 1367344, Location: 39.225009, -94.76854

GEWALT HAMILTON ASSOCIATES, INC.
Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US



Measured Intersection Sight Distance

MO-45 HWY & Prop. Drive

Required Intersection Sight Distance:
Left (Northwest) - 610' (55 mph)
Right (Southeast) - 610' (55 mph)

LEGEND	
	Left Turn Sight Distance
	Right Turn Sight Distance





Remove Exist. Vegetation to Fulfill 610' Distance

265'

160'

Prop. Dr.

MO-45 HWY

Scale: 1" = 150'





Renaissance Infrastructure Consulting
400 E 17th Street 816.800.0950
Kansas City, Missouri 64108 www.ric-consult.com

browley
Nov 04 , 2025-11:51am
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Traffic Crashes Online Mapping

Legend

STARS_CRASHES

CRASHES

- Fatal
- Personal Injury
- Property Damage

Troops

TROOPS

COUNTY

State of Missouri
STARS Reporting

Colonel Michael A. Turner, Superintendent



Traffic Crashes Online Mapping

Legend

STARS_CRASHES

CRASHES

- Fatal
- Personal Injury
- Property Damage

Troops

TROOPS

COUNTY

Crash Maps

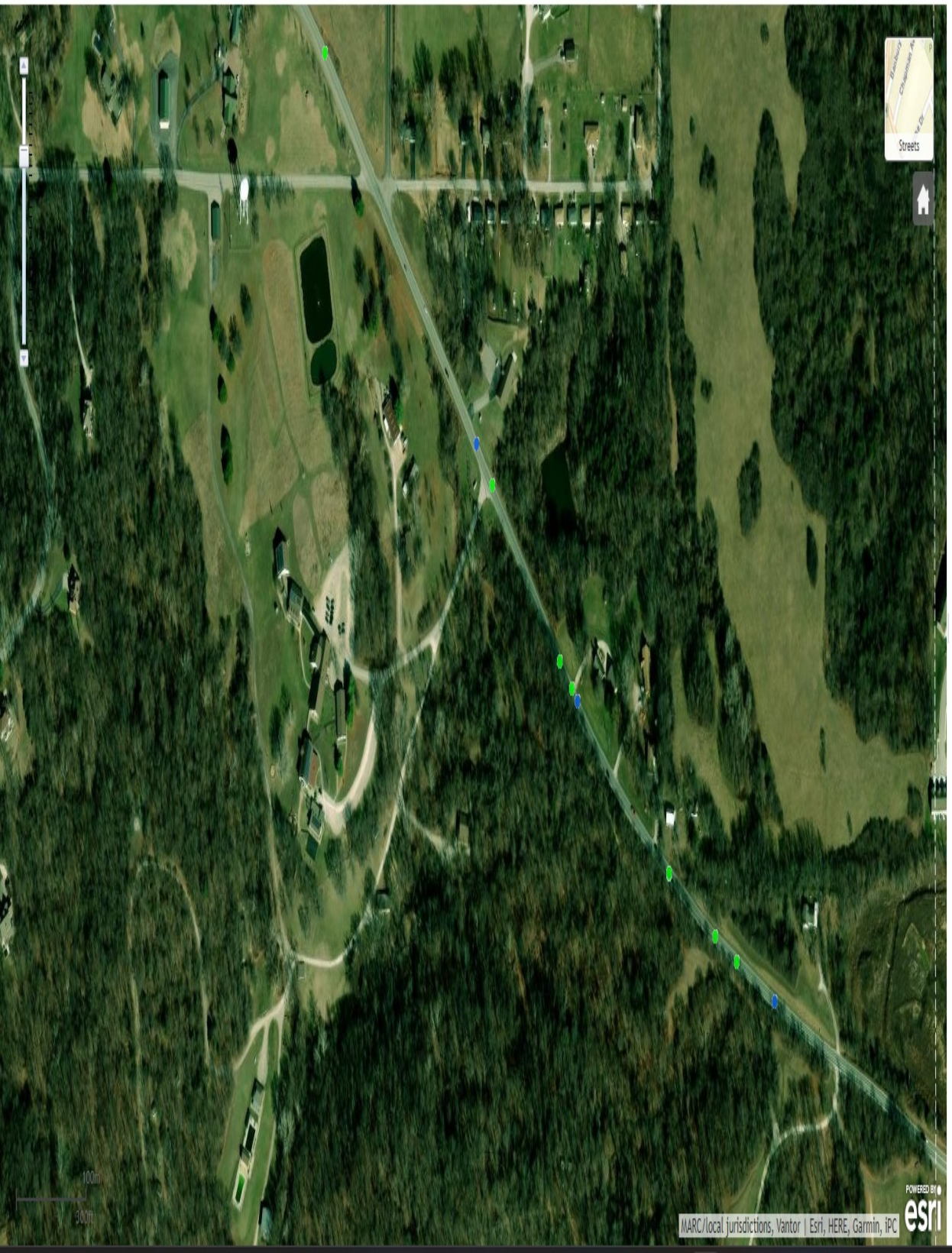
mshp.dps.missouri.gov/TR15Map/Search

PV Website | PLS | Bank | PV guage | PLCO GIS | Receuiting video 3_... | Rochester 2 | Rochester (public) | Verkada Command | PLCO SD | Flock | LeadsOnline | MACHS | RAP back | CARFAX | NetCloud by Cradle... | Ring Central | All Bookmarks

State of Missouri
STARS
Reporting



Colonel Michael A. Turner, Superintendent



Traffic Crashes Online Mapping

Legend

STARS_CRASHES

CRASHES

- Fatal
- Personal Injury
- Property Damage

Troops

TROOPS

COUNTY

51°F
Partly sunny

Search

3:22 PM
02/11/2026

Macro Storm Water Drainage Study

Creekside West R4

Platte County, Missouri

Prepared:
January 2026

Prepared by:

Renaissance Infrastructure Consulting

5015 NW Canal Street, Suite 100 Riverside, MO 64150
pcassity@ric-consult.com
816.800.0950

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General Information

A. Project Description

The proposed site is located at 16716 NW MO 45 Highway, Platte County, Missouri. The development is approximately 58 acres and is planned to be rezoned to "R4" with a mix of single family homes, duplexes, and triplexes. The property lies within the northeast and southeast quarters of Section 13, Township 51, Range 35.

B. Floodplain Information

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) map number 29165C0360D (Dated: April 02, 2015), the site lies outside of the 100-year inundation zone, in Zone X, defined to be an area of minimal flood hazard. Refer to Appendix A for site location map and Appendix B for the FEMA FIRM panel.

C. Soil Classification

Soil classifications published by the United States Department of Agriculture/Natural Resources Conservation Service (USDA/NRCS) website for Platte County, MO on January 05 2025 indicate the existing site is made up of three soil types:

10055	*Knox silt loam, 5 to 9 percent slopes, eroded* *Hydrologic Soil Group (HSG) Type B*
10059	*Knox silty clay loam, 14 to 20 percent slopes, severely eroded* *Hydrologic Soil Group (HSG) Type B*
10063	*Knox silty clay loam, 9 to 14 percent slopes, severely eroded* *Hydrologic Soil Group (HSG) Type B*

Soil Groups were all decreased to HSG Type C for proposed conditions. Refer to Appendix C for a detailed soil report.

D. Site Hydrology

The site generally is into an east and west watershed, with the ridgeline located in the western 1/3 of the site. The eastern watershed sheet flows into natural swales which discharges into and through the Woods at Creekside development. The eastern watershed is a tributary of the Brush Creek Watershed. The western watershed sheet flows into natural swales and flows south/southwest eventually discharging into the Missouri River.

E. Additional Permit Requirements

USACE Jurisdictional Determination was not completed for this project; according to the EPA watershed map, there are no "Waters of the United States" on the property or adjacent properties. As referenced above, the site is not located within any Special Flood Hazard Areas (SFHA).

Design Methodology

Stormwater routing was performed utilizing the NRCS TR-55 hydrology methodology in accordance with Parkville Design Criteria for Storm Drainage Facilities and MARC-APWA Division V Section 5600 Version 2025.01 . Rainfall depths for the 2-year, 10-year and 100-year events were taken from NRCS TR-55. These rainfall depths were distributed using the temporal distribution curve for 6-hr analysis. Stormwater modeling and detention calculations were performed using Autodesk Storm and Sanitary Analysis 2022.

Table 1 - Rainfall Depths for Regional Average Rainfall Depths for MARC Counties

Storm Return	06 hr (in)
2-yr	2.66
10-yr	4.04
100-yr	6.47

Existing Conditions

The site consists of six subbasins; a separate outfall has been identified for each subbasin analyzed. The outfall designations are provided in Table 2.

Table 2: Existing Conditions Outfalls

Subbasin Description	Corresponding Outfall Description	Outfall Summary
Existing Northeast	NE	Swale discharging into Creekside 5th storm sewer
Existing East	East	Swale discharging into Creekside storm sewer
Existing Southeast	SE	Swale discharging along the northside of Creekside Apartments
Existing Southwest	SW	Swale discharging to an offsite pond
Existing West	West	Swale discharging to swale adjacent to 76th St.
Existing Northwest	NW	Swale discharging to an offsite pond

The existing land use designation for the site is primarily a woods and grass combination. This has been applied to all existing subbasins, see Table 3 for the description.

Table 3: Existing Curve Numbers based on Land Use and HSG

HSG	Land Use	Curve Number
B	Woods and Grass Combination (Fair Condition)	65

Runoff from all subbasins reach their corresponding outfall locations via a combination of sheet flow and shallow concentrated flow. See Appendix E for a detailed description of the time of concentrations for each respective subbasin.

See Appendix D for an existing drainage map. The results from the existing conditions model have been provided in Appendix E. A summary of the analysis and results has been provided in Table 4.

Table 4. Existing Conditions Hydrology Summary

Subbasin	Outfall	Area (Ac.)	T_c (min)	CN Value	$Q_{1\%}$ (cfs)	$Q_{10\%}$ (cfs)	$Q_{50\%}$ (cfs)
Existing Northeast	NE	13.38	17.12	65	18.32	7.81	2.76
Existing East	East	18.78	19.03	65	25.57	10.86	3.80
Existing Southeast	SE	3.76	18.64	65	5.13	2.18	0.76
Existing Southwest	SW	18.31	17.57	65	25.04	10.67	3.76
Existing West	West	5.61	12.93	65	7.79	3.35	1.20
Existing Northwest	NW	3.53	13.75	65	0.75	2.10	4.88

Proposed Conditions

Following the Parkville Design Criteria for Storm Drainage Facilities and MARC-APWA Division V Section 5600 Version 2025.01, the proposed development must meet the allowable release rate requirements. The storm water detention basins shall be designed and constructed for the attenuation for the peak rate of runoff to an amount not greater than 0.2 cfs/acre for the 2-yr design storm, 0.6 cfs/acre for the 10-yr design storm, and 3.0 cfs/acre for the 100-yr design storm.

The proposed subbasins generally follow the outfalls and areas of the existing subbasins. The proposed development will be served by four detention basins located in the northeast, east, southeast, and southwest

subbasins. The existing northwest and west subbasin areas will be redirected with storm sewer to the southwest subbasin and be served by the southwest detention basin.

The proposed land use designation for the site is primarily ¼ acre lots, 38" impervious. This has been applied to all proposed subbasins, see Table 5 for the description.

Table 5: Proposed Curves Numbers based on Land Use and HSG

HSG	Land Use	Curve Number
C	¼ acre lots, 38% Impervious	83

Runoff from all proposed subbasins reach their corresponding outfall locations via a combination of sheet flow, shallow concentrated flow, and channel flow through storm sewer. See Appendix G for a detailed description of the time of concentrations for each respective subbasin.

See Appendix F for a proposed drainage map. The results from the proposed conditions model have been provided in Appendix G. A summary of the analysis and results has been provided in Table 6, (proposed subbasins without detention).

Table 6. Proposed Conditions Hydrology Summary

Subbasin	Outfall	Area (Ac.)	T_c (min)	CN Value	$Q_{1\%}$ (cfs)	$Q_{10\%}$ (cfs)	$Q_{50\%}$ (cfs)
Proposed Northeast	NE	15.07	16.71	83	31.37	16.68	8.83
Proposed East	East	16.88	17.09	83	35.10	18.67	9.88
Proposed Southeast	SE	4.15	18.64	83	8.59	4.56	2.42
Proposed Southwest	SW	26.58	16.90	83	55.29	29.41	15.56

Detention Analysis

The proposed detention has been designed to meet the requirements stated in the MARC-APWA Division V Section 5600 Version 2025.01 prior to discharging offsite. The proposed development will be served by four detention basins located in the northeast, east, southeast, and southwest. All four detention basins will serve as an extended dry detention, retaining the water quality storm for a period of 40 hours. This storage is reported as "Open Storage, Ponding" within the provided KC Compliance Calculator spreadsheet. The peak release rates for the 2, 10, and 100 year storms are 0.20 cfs/acre, 0.60 cfs/acre, and 3.00 cfs/acre respectively.

Below is a summary of the NE dry detention basin characteristics:

Bottom Elevation – 904.00
Top Elevation – 916.00
Outlet –1.60" Dia. Orifice @ 904.00 and 48"x48" Open top @ 914.00

Table 7 -Allowable Release Rate Summary for the NE Subbasin

Storm Event	Required Release Rate (cfs/acre)	Allowable Peak Runoff – Total Site (cfs)
2-yr	0.20	3.01
10-yr	0.60	9.04
100-yr	3.00	45.21

Table 8 – Detention Basin NE Summary

Storm Event	Max Water Depth (ft)	WSEL Proposed	Peak Qin (cfs)	Peak Qout (cfs)
2-yr	8.59	912.59	8.78	0.20
10-yr	10.29	914.29	16.68	8.37
100-yr	10.67	914.67	31.35	29.66

Below is a summary of the east dry detention basin characteristics:

Bottom Elevation – 902.00
Top Elevation – 912.00
Outlet –1.86" Dia. Orifice @ 902.00 and 48"x48" Open top @ 910.70

Table 9 - Allowable Release Rate Summary for the East Subbasin

Storm Event	Required Release Rate (cfs/acre)	Allowable Peak Runoff – Total Site (cfs)
2-yr	0.20	3.38
10-yr	0.60	10.13
100-yr	3.00	50.64

Table 10– Detention Basin East Summary

Storm Event	Max Water Depth (ft)	WSEL Proposed	Peak Qin (cfs)	Peak Qout (cfs)
2-yr	7.35	909.35	9.83	0.25
10-yr	9.01	911.01	18.65	9.66
100-yr	9.43	911.43	35.09	33.25

Below is a summary of the SE dry detention basin characteristics:

Bottom Elevation – 948.00
Top Elevation – 958.00
Outlet –0.83" Dia. Orifice @ 948.00 nd 6"x48" Rectangular Orifice @ 956.00

Table 11 - Allowable Release Rate Summary for the SE Subbasin

Storm Event	Required Release Rate (cfs/acre)	Allowable Peak Runoff – Total Site (cfs)
2-yr	0.20	0.83
10-yr	0.60	2.49
100-yr	3.00	12.45

Table 12 – Detention Basin SE Summary

Storm Event	Max Water Depth (ft)	WSEL Proposed	Peak Qin (cfs)	Peak Qout (cfs)
2-yr	7.13	955.13	2.40	0.05
10-yr	7.44	956.27	4.55	2.01
100-yr	8.81	956.81	8.59	7.57

Below is a summary of the SW dry detention basin characteristics:

Bottom Elevation – 920.00
Top Elevation – 930.00
Outlet –2.33" Dia. Orifice @ 920.00 and 24"x48" Rectangular Orifice @ 927.00

Table 13 - Allowable Release Rate Summary for the SW Subbasin

Storm Event	Required Release Rate (cfs/acre)	Allowable Peak Runoff – Total Site (cfs)
2-yr	0.20	5.32
10-yr	0.60	15.95
100-yr	3.00	79.74

Table 14 – Detention Basin SW Summary

Storm Event	Max Water Depth (ft)	WSEL Proposed	Peak Qin (cfs)	Peak Qout (cfs)
2-yr	5.44	925.44	15.49	4.53
10-yr	8.00	928.00	29.39	14.70
100-yr	9.31	929.31	55.27	46.52

Water Quality Analysis

Required retention volume calculations were performed using the "KC Compliance Calculator." The target retention volume was achieved in the east, northeast, southeast, and southwest basins by retaining the 1.37" storm and discharging the volume by infiltration and through the detention orifice over a period of 72 hours. Within the east basin, additional storage aggregate media was added to achieve the required retention volume. See Appendix H for the KC Compliance Calculator worksheets and detention outlet orifice sizing calculations.

Conclusion & Recommendations

As shown in Tables 7-14 above and supporting detention calculations, the achieved release rate for the proposed development meets the required release rate. Additionally, as shown in Appendix H, the required retention volume is met using the proposed retention practices. Therefore, we recommend approval of this Storm Drainage Study.

RENAISSANCE INFRASTRUCTURE CONSULTING

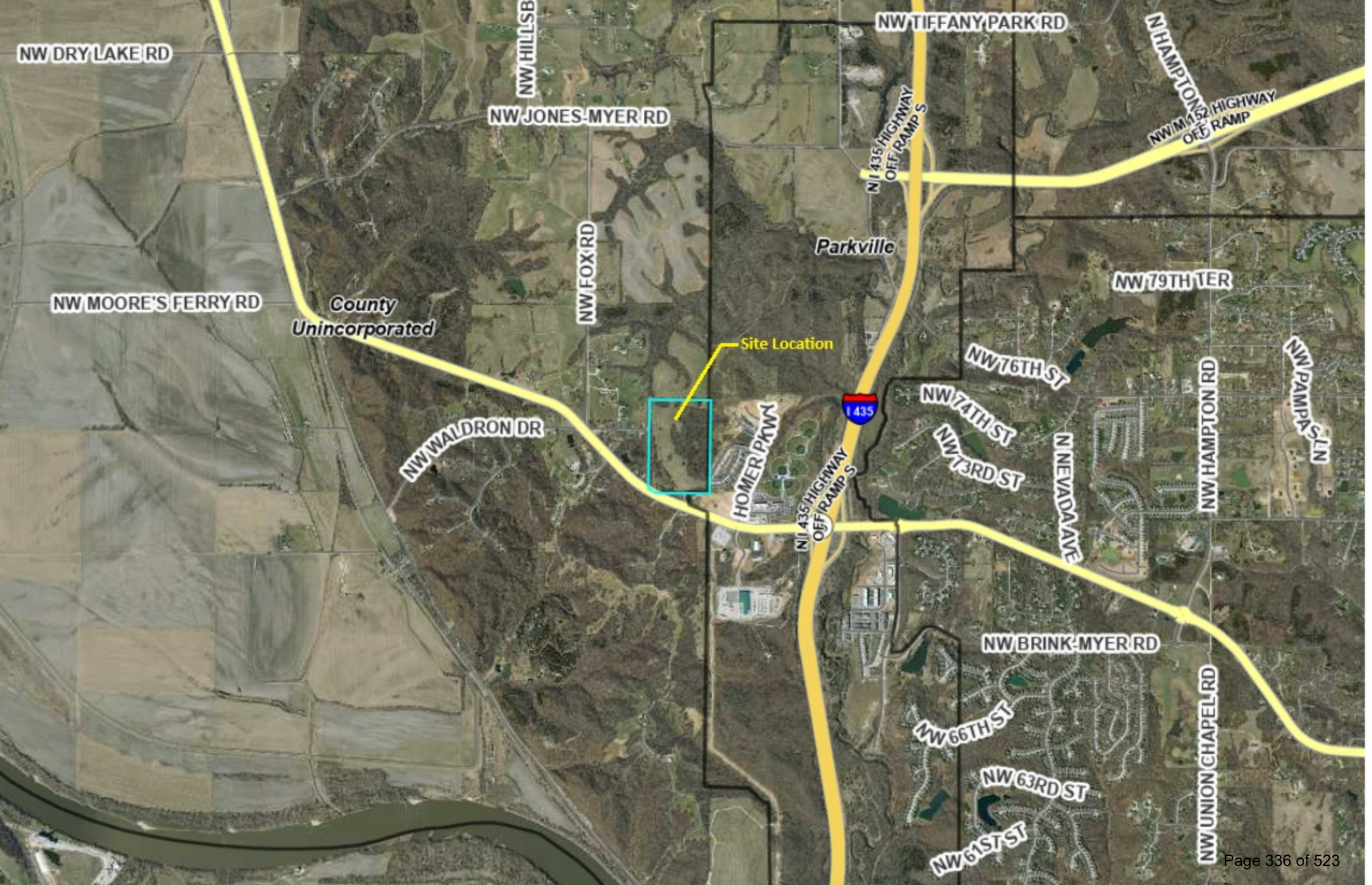
Patrick Cassity, P.E.

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P: 913.317.9500
ric-consult.com

Appendix A

Site Location Map


NW FOX RD
Marston Ridge
Rhodus Ridge
Rolling Manor
NW 76TH ST
Site Location
Fox Addition
Creekside West
The Woods At Creekside 4th
The Woods at Creekside 3rd Plat
The Woods at Creekside 5th
The Woods at Creekside 1st
Tract 1
GRAND SLAM ST
AARON ST
MOON SHOT ST
GRIFFEY ST
HOMER PKWY
LONG BALL ST
ROUND TRIPPER DR
RUTH ST
LCCE-1
000-012.000
000-033.000


NW DRY LAKE RD
NW HILLSB
NW TIFFANY PARK RD
N HAMPTON
NW JONES-MYER RD
NI 435 HIGHWAY OFF RAMP S
NW M152 HIGHWAY OFF RAMP
NW FOX RD
Parkville
NW 79TH TER
NW MOORE'S FERRY RD
County Unincorporated
Site Location
NW 76TH ST
NW 74TH ST
I 435
NW WALDRON DR
HOMER PKWY
NW 73RD ST
N NEVADA AVE
NW HAMPTON RD
NW PAMPAS LN
NI 435 HIGHWAY OFF RAMP S
NW BRINK-MYER RD
NW 66TH ST
NW 63RD ST
NW UNION CHAPEL RD
NW 61ST ST

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Appendix B

FEMA Firmette Map

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Missouri State Plane West Zone (FIPS zone 2403). The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from the 1 /2-foot Orthoimagery collected in 2006. Base map information shown on the FIRM was provided in digital format by the Platte County Planning and Zoning Department.

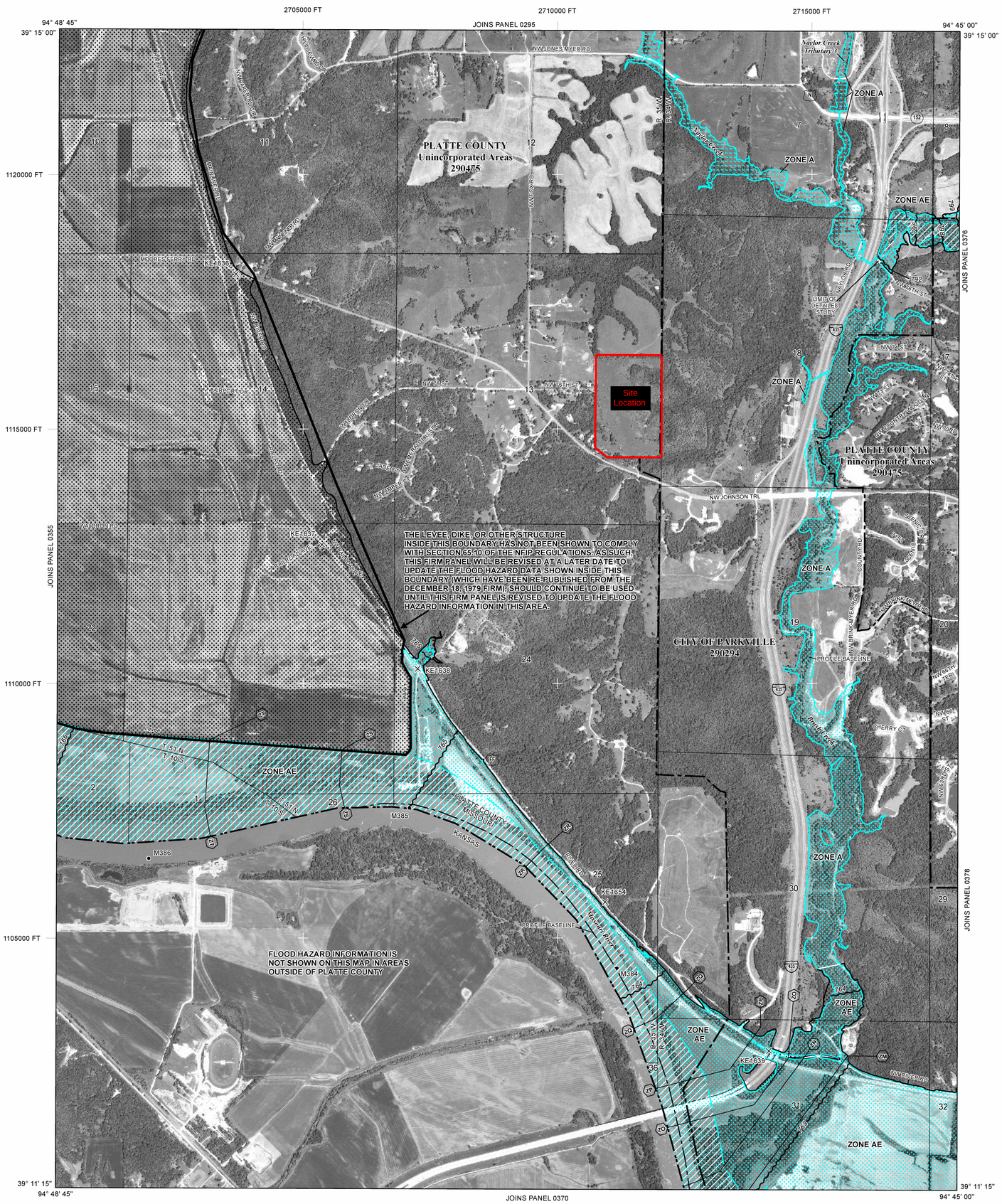
The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.


2705000 FT
2710000 FT
2715000 FT
94° 48' 45"
94° 45' 00"
39° 15' 00"
39° 11' 15"
1120000 FT
1115000 FT
1110000 FT
1105000 FT
JOINS PANEL 0295
JOINS PANEL 0355
JOINS PANEL 0376
JOINS PANEL 0378
JOINS PANEL 0370
PLATTE COUNTY
Unincorporated Areas
290475
CITY OF PARKVILLE
290294
Site Location
ZONE A
ZONE AE
THE LEVEE, DIKE, OR OTHER STRUCTURE INSIDE THIS BOUNDARY HAS NOT BEEN SHOWN TO COMPLY WITH SECTION 65.10 OF THE NFIP REGULATIONS. AS SUCH, THIS FIRM PANEL WILL BE REVISED AT A LATER DATE TO UPDATE THE FLOOD HAZARD DATA SHOWN INSIDE THIS BOUNDARY (WHICH HAVE BEEN RE-PUBLISHED FROM THE DECEMBER 18, 1979 FIRM). SHOULD CONTINUE TO BE USED UNTIL THIS FIRM PANEL IS REVISED TO UPDATE THE FLOOD HAZARD INFORMATION IN THIS AREA.
FLOOD HAZARD INFORMATION IS NOT SHOWN ON THIS MAP IN AREAS OUTSIDE OF PLATTE COUNTY
LIMIT OF DETAILED STUDY
PROFILE BASELINE
Naylor Creek Tributary 1
Naylor Creek
Line Creek
Line Creek Tributary 1
Line Creek Tributary 2
Line Creek Tributary 3
Line Creek Tributary 4
Line Creek Tributary 5
Line Creek Tributary 6
Line Creek Tributary 7
Line Creek Tributary 8
Line Creek Tributary 9
Line Creek Tributary 10
Line Creek Tributary

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Appendix C

NRCS Soil Report

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Platte County, Missouri



January 5, 2026

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Soil Map



Map Scale: 1:3,360 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 45 90 180 270

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Platte County, Missouri
Survey Area Data: Version 26, Sep 2, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 30, 2022—Sep 16, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10055	Knox silt loam, 5 to 9 percent slopes, eroded	12.5	25.3%
10059	Knox silty clay loam, 14 to 20 percent slopes, severely eroded	35.8	72.6%
10063	Knox silty clay loam, 9 to 14 percent slopes, severely eroded	1.0	2.1%
Totals for Area of Interest		**49.3**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate

pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Platte County, Missouri

10055—Knox silt loam, 5 to 9 percent slopes, eroded

Map Unit Setting

National map unit symbol: 2qkym
Elevation: 700 to 1,000 feet
Mean annual precipitation: 33 to 41 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 177 to 220 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Knox and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Knox

Setting

Landform: Ridges
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loess

Typical profile

Ap - 0 to 6 inches: silt loam
Bt - 6 to 46 inches: silty clay loam
C - 46 to 60 inches: silt loam

Properties and qualities

Slope: 5 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 11.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: R107XB002MO - Deep Loess Upland Prairie
Hydric soil rating: No

10059—Knox silty clay loam, 14 to 20 percent slopes, severely eroded

Map Unit Setting

National map unit symbol: 2qkyq
Elevation: 700 to 1,000 feet
Mean annual precipitation: 33 to 41 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 177 to 220 days
Farmland classification: Not prime farmland

Map Unit Composition

Knox and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Knox

Setting

Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loess

Typical profile

Ap - 0 to 6 inches: silty clay loam
Bt - 6 to 32 inches: silty clay loam
C - 32 to 60 inches: silt loam

Properties and qualities

Slope: 14 to 20 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 11.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: F107XB004MO - Deep Loess Protected Backslope Woodland, R107XB003MO - Deep Loess Exposed Backslope Savanna
Hydric soil rating: No

10063—Knox silty clay loam, 9 to 14 percent slopes, severely eroded

Map Unit Setting

National map unit symbol: 2qkyt
Elevation: 700 to 1,000 feet
Mean annual precipitation: 33 to 41 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 177 to 220 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Knox and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Knox

Setting

Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loess

Typical profile

Ap - 0 to 4 inches: silty clay loam
Bt - 4 to 54 inches: silty clay loam
C - 54 to 60 inches: silt loam

Properties and qualities

Slope: 9 to 14 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 11.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: R107XB002MO - Deep Loess Upland Prairie
Hydric soil rating: No

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8653 Penrose Lane
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Appendix D

Pre-Development Drainage Map



Appendix D

Creekside West R4

Existing Drainage Map

NO.	DATE	REVISION
0	01/09/26	ORIG. SUB.

Renaissance Infrastructure Consulting

A50/A5 NW Canal Street, Suite 100 Riverside, Missouri 64A50

816.800.09A50 www.ric-consult.com

MO Certificate of Authority: E-2010033630

Sheet 01 of 01

pcassity
Jan 09 , 2026 - 9:21am
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ric-consult.com

Appendix E

Existing Conditions Analysis

Subbasin Hydrology

Subbasin : Ex. East

Input Data

Area (ac)	18.78
Peak Rate Factor	484
Weighted Curve Number	65
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods & grass combination, Fair	18.78	B	65
Composite Area & Weighted CN	18.78		65

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where :

Tc = Time of Concentration (hr)
n = Manning's roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation :

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where :

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft^2)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's roughness

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	9	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.16	0	0
Computed Flow Time (min) :	15.56	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	975	0	0
Slope (%) :	8.4	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	4.68	0	0
Computed Flow Time (min) :	3.47	0	0

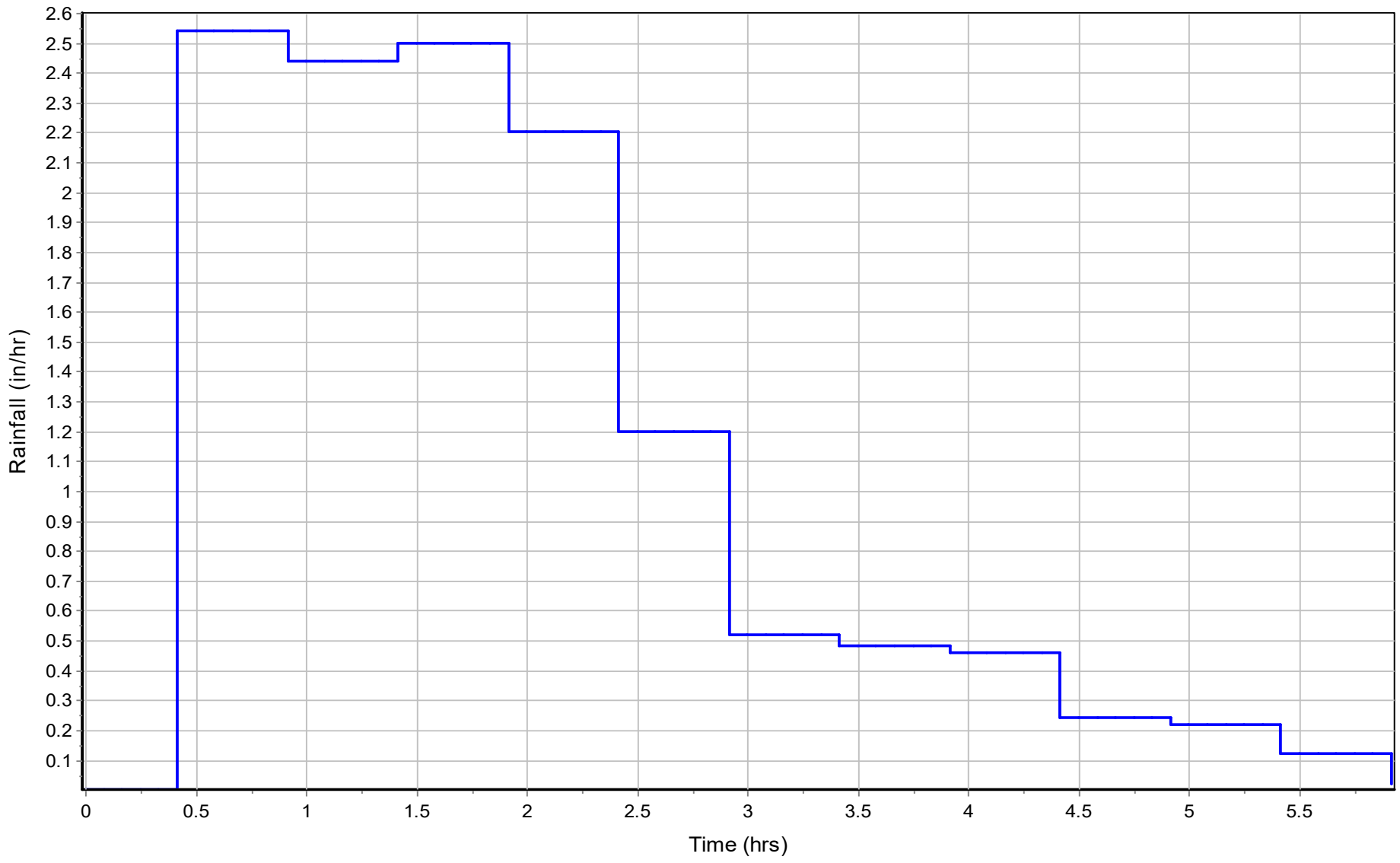
Total TOC (min) 19.03

Subbasin Runoff Results

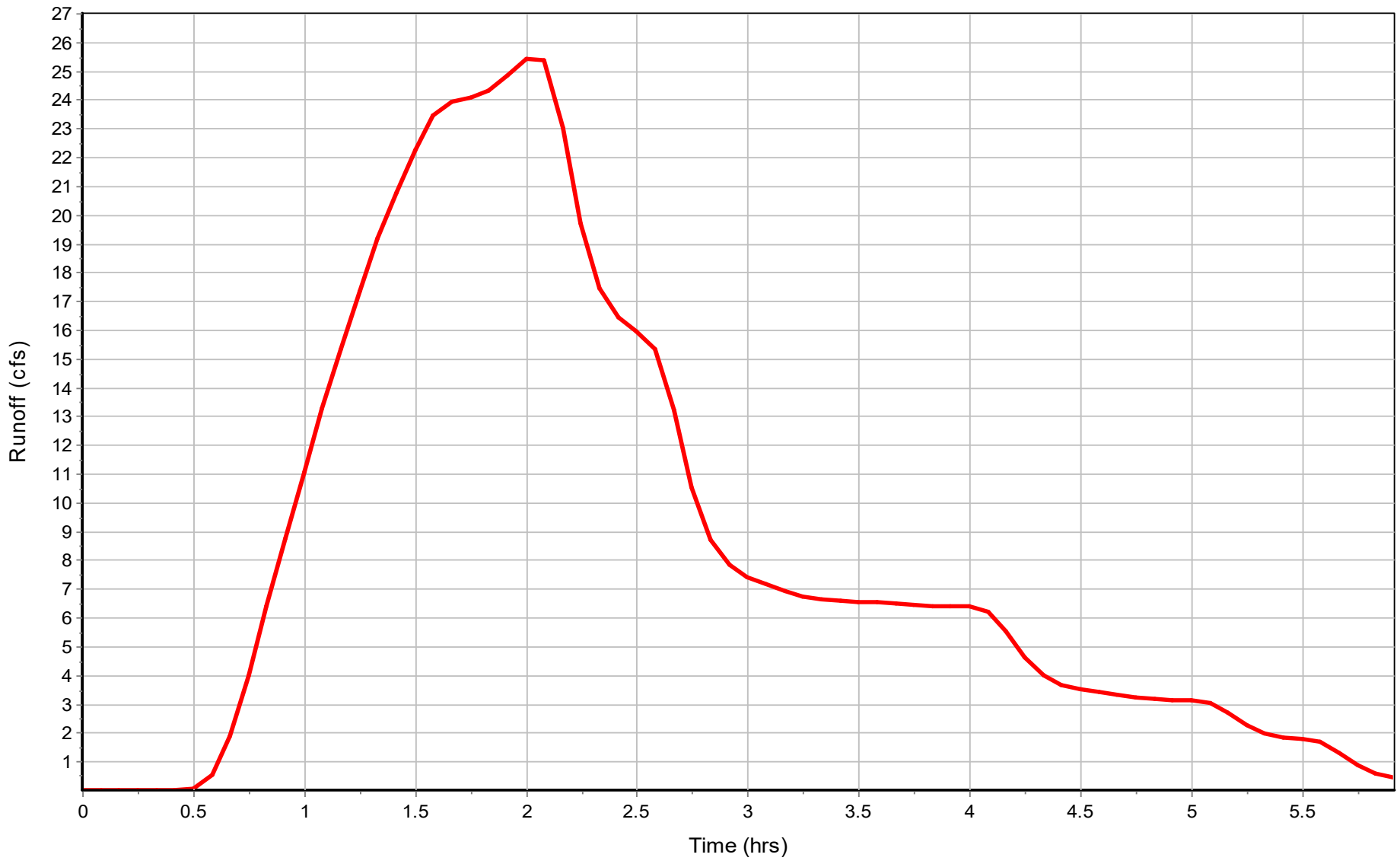
Total Rainfall (in)	6.47
Total Runoff (in)	2.7
Peak Runoff (cfs)	25.57
Weighted Curve Number	65
Time of Concentration (days hh:mm:ss)	0 00:19:02

Subbasin : Ex. East

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Ex. Northeast

Input Data

Area (ac)	13.38
Peak Rate Factor	484
Weighted Curve Number	65
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods & grass combination, Fair	13.38	B	65
Composite Area & Weighted CN	13.38		65

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	10	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.17	0	0
Computed Flow Time (min) :	14.92	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	750	0	0
Slope (%) :	12.4	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	5.68	0	0
Computed Flow Time (min) :	2.2	0	0

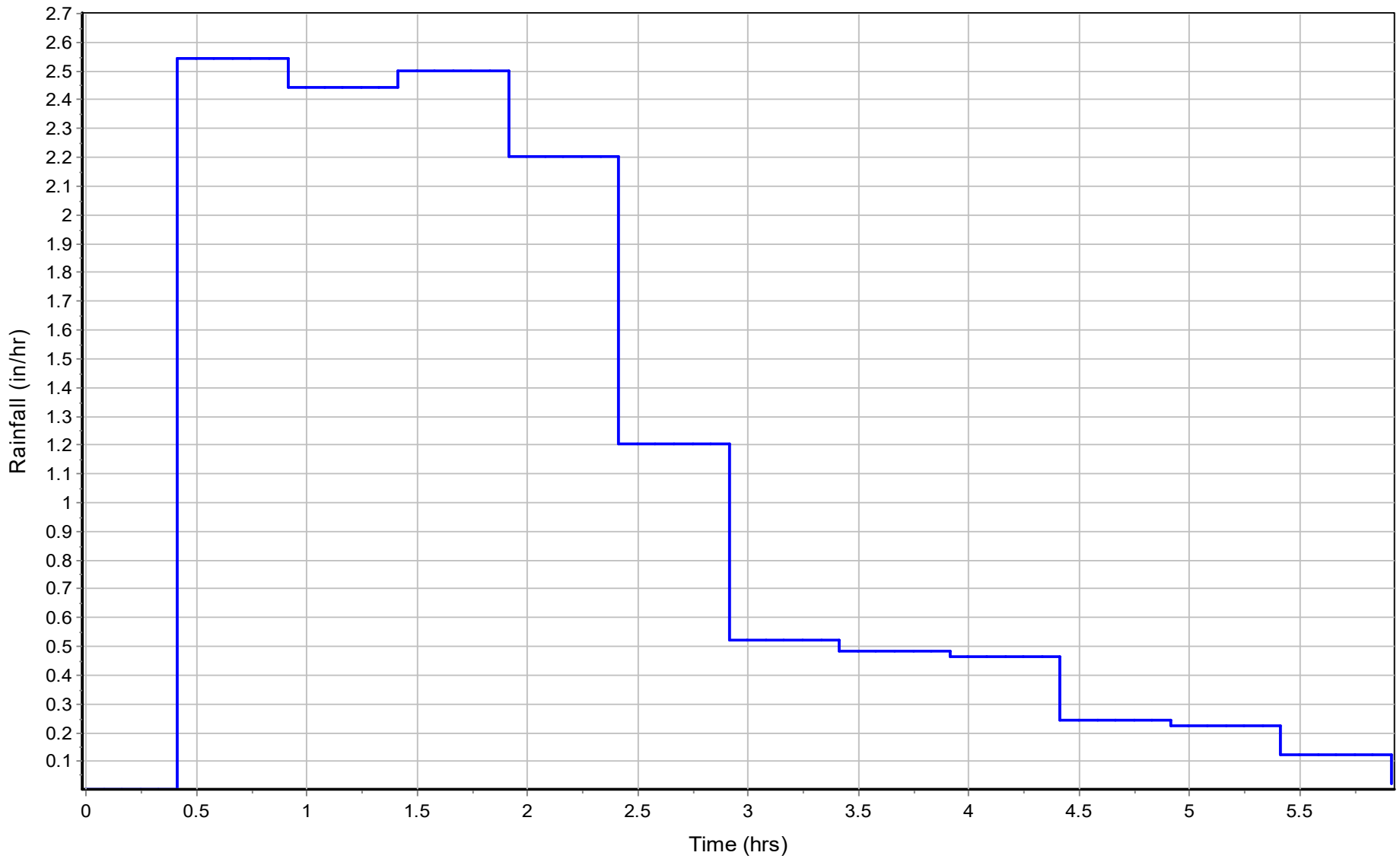
Total TOC (min) 17.12

Subbasin Runoff Results

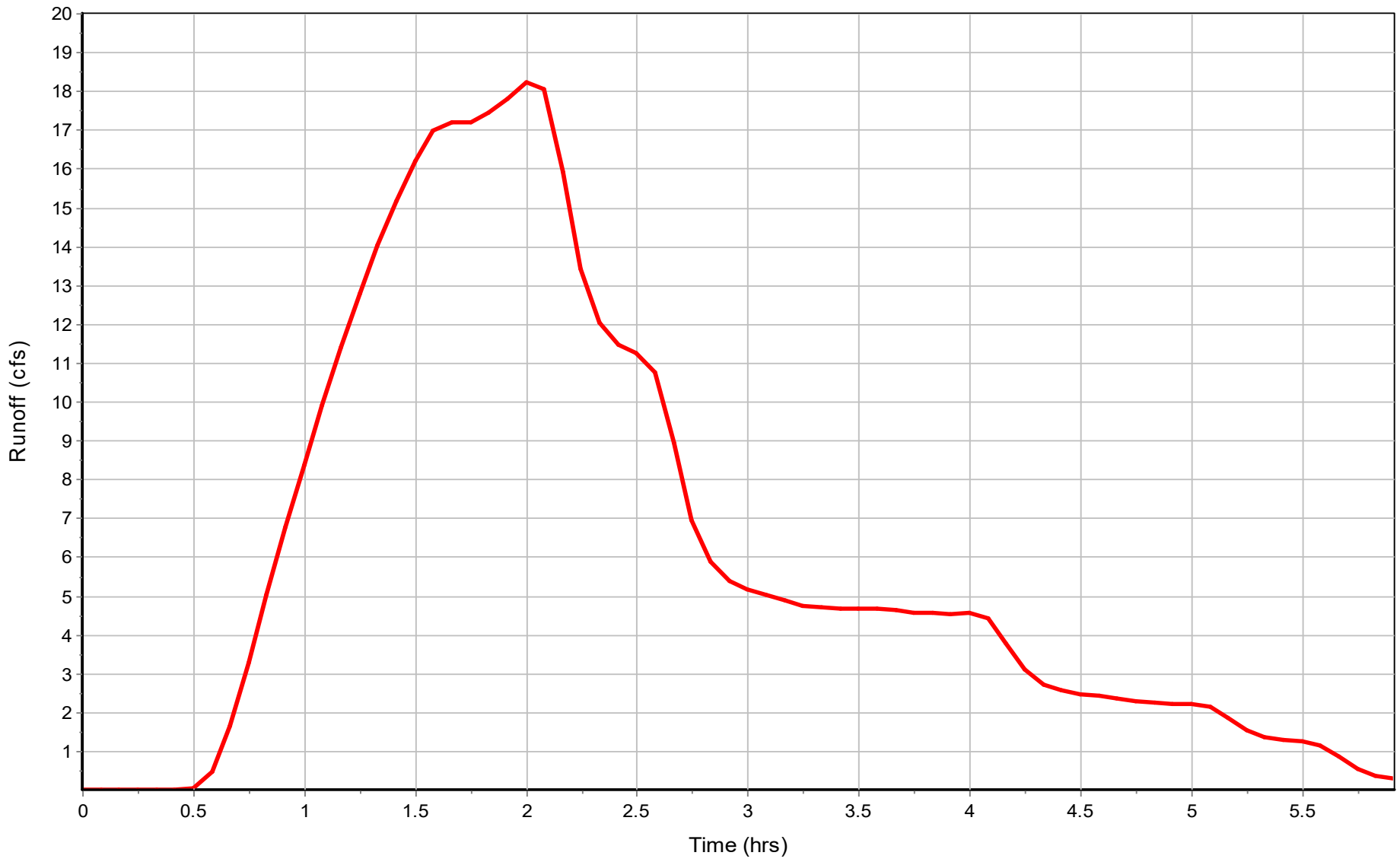
Total Rainfall (in)	6.47
Total Runoff (in)	2.7
Peak Runoff (cfs)	18.32
Weighted Curve Number	65
Time of Concentration (days hh:mm:ss)	0 00:17:07

Subbasin : Ex. Northeast

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Ex. Northwest

Input Data

Area (ac)	3.53
Peak Rate Factor	484
Weighted Curve Number	65
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods & grass combination, Fair	3.53	B	65
Composite Area & Weighted CN	3.53		65

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	100	0	0
Slope (%) :	7	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.13	0	0
Computed Flow Time (min) :	12.44	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	380	0	0
Slope (%) :	7	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	4.27	0	0
Computed Flow Time (min) :	1.48	0	0

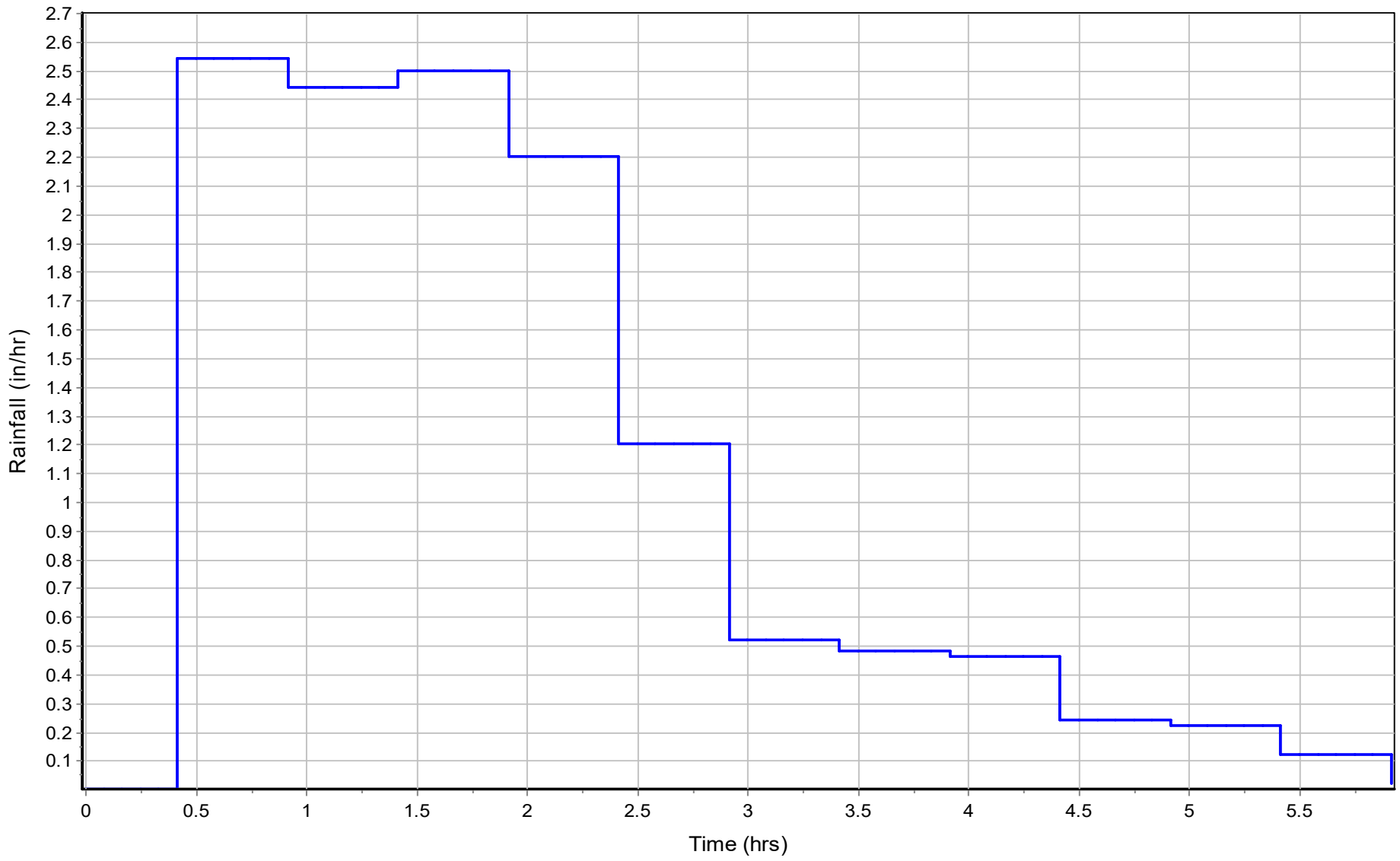
Total TOC (min) 13.92

Subbasin Runoff Results

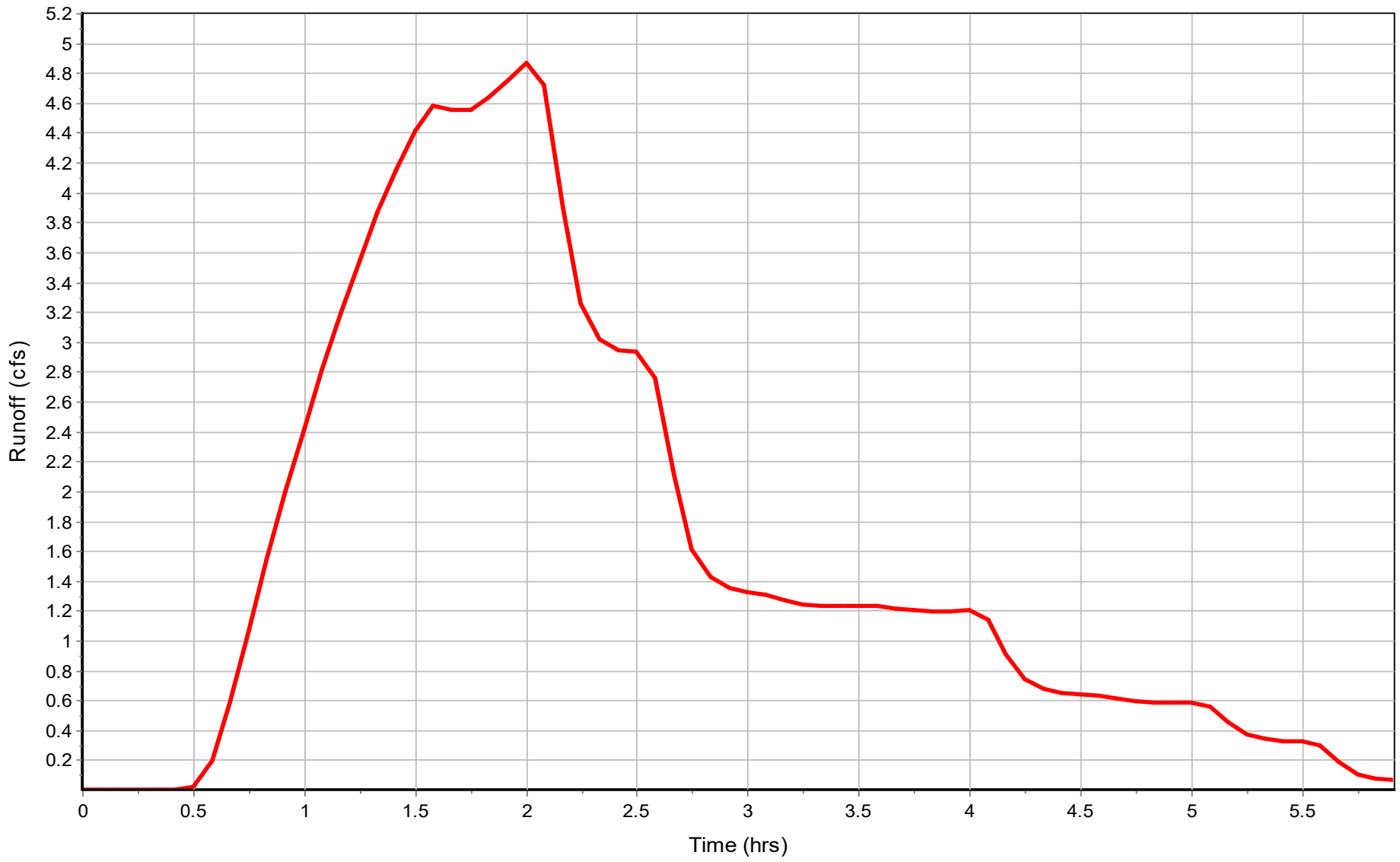
Total Rainfall (in)	6.47
Total Runoff (in)	2.7
Peak Runoff (cfs)	4.88
Weighted Curve Number	65
Time of Concentration (days hh:mm:ss)	0 00:13:55

Subbasin : Ex. Northwest

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Ex. Southwest

Input Data

Area (ac)	18.31
Peak Rate Factor	484
Weighted Curve Number	65
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods & grass combination, Fair	18.31	B	65
Composite Area & Weighted CN	18.31		65

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	12	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.18	0	0
Computed Flow Time (min) :	13.87	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	1000	0	0
Slope (%) :	7.8	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	4.51	0	0
Computed Flow Time (min) :	3.7	0	0

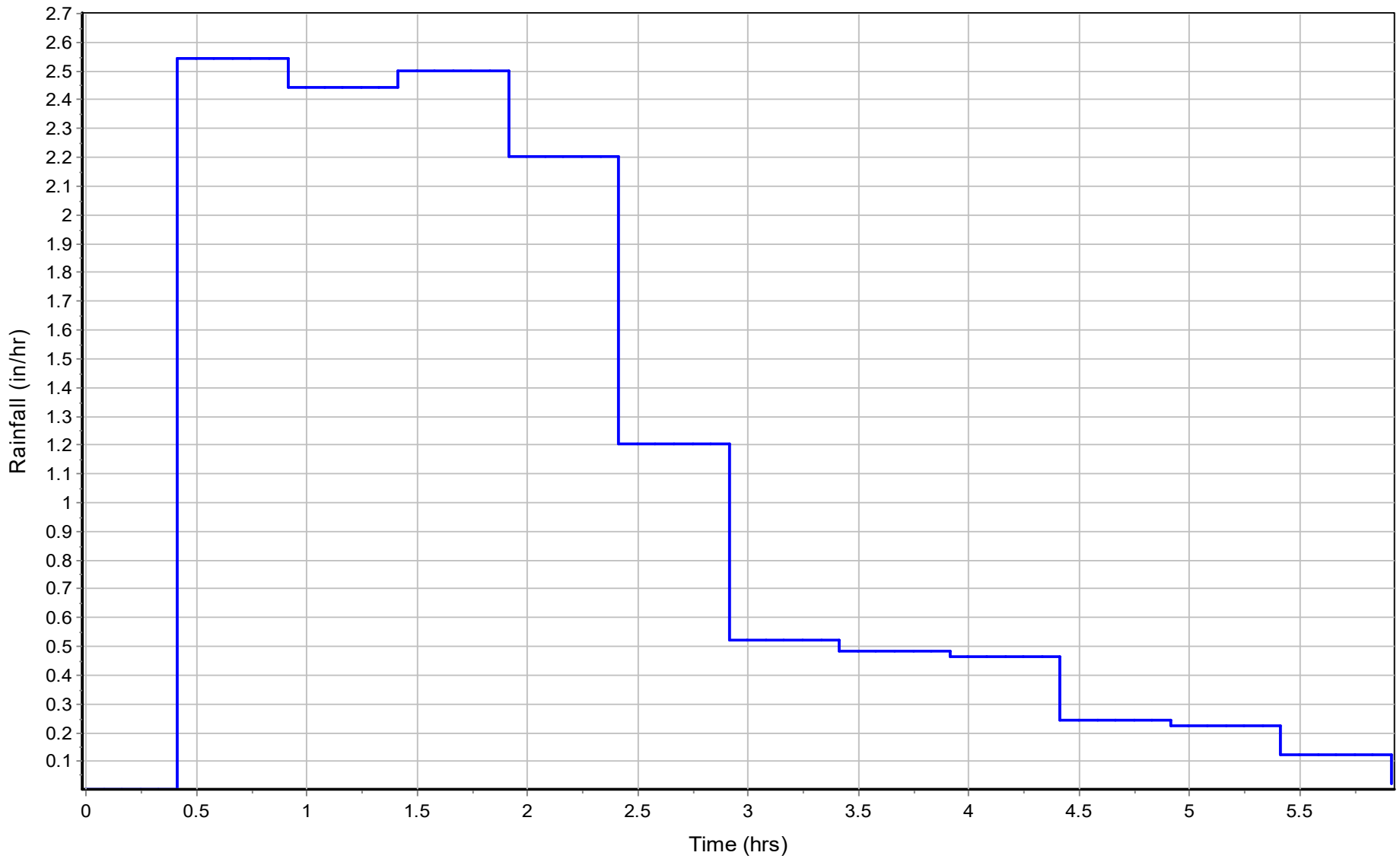
Total TOC (min) 17.57

Subbasin Runoff Results

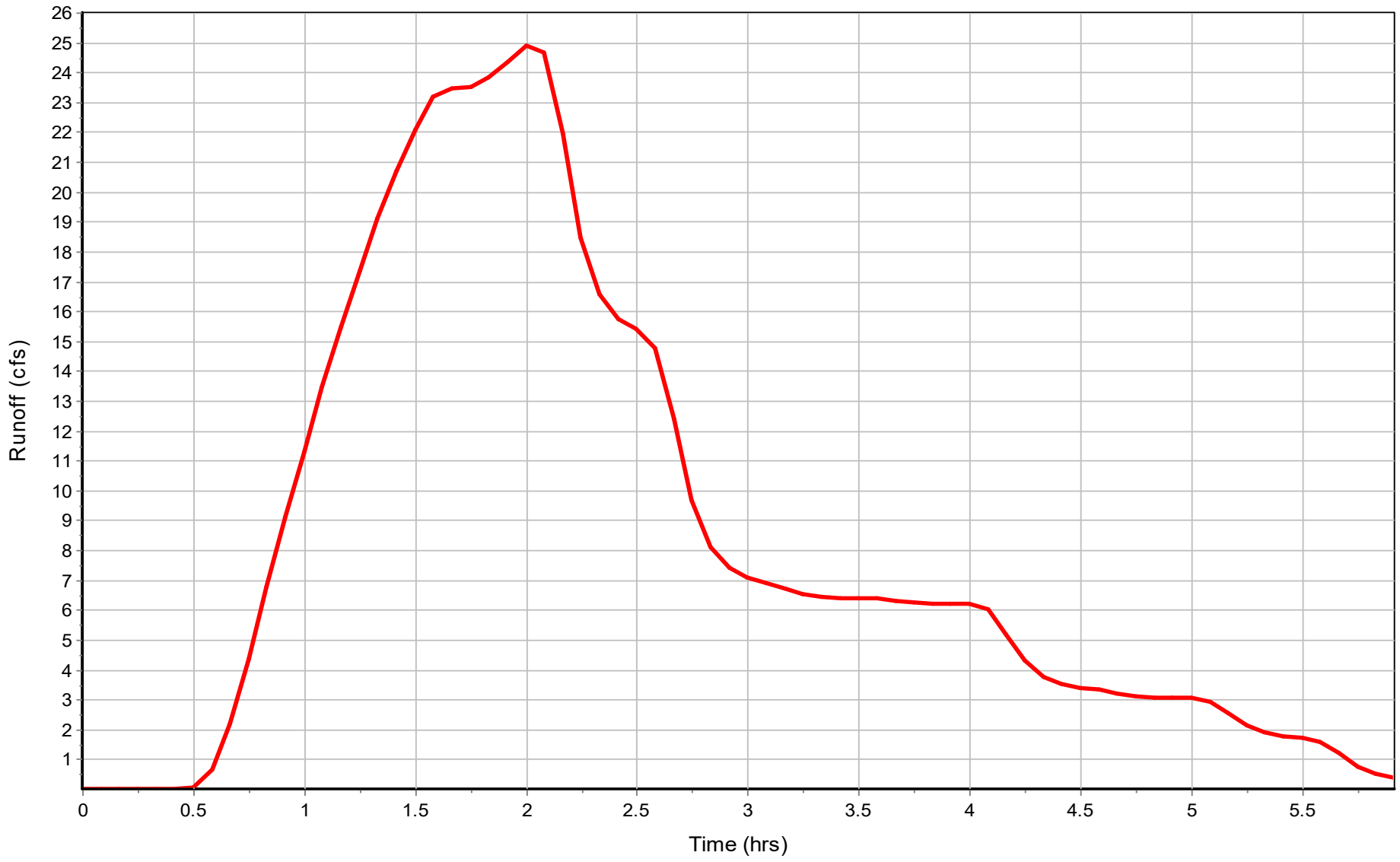
Total Rainfall (in)	6.47
Total Runoff (in)	2.7
Peak Runoff (cfs)	25.04
Weighted Curve Number	65
Time of Concentration (days hh:mm:ss)	0 00:17:34

Subbasin : Ex. Southwest

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Ex. West

Input Data

Area (ac)	5.61
Peak Rate Factor	484
Weighted Curve Number	65
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods & grass combination, Fair	5.61	B	65
Composite Area & Weighted CN	5.61		65

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	17	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.21	0	0
Computed Flow Time (min) :	12.07	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	325	0	0
Slope (%) :	15	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	6.25	0	0
Computed Flow Time (min) :	0.87	0	0

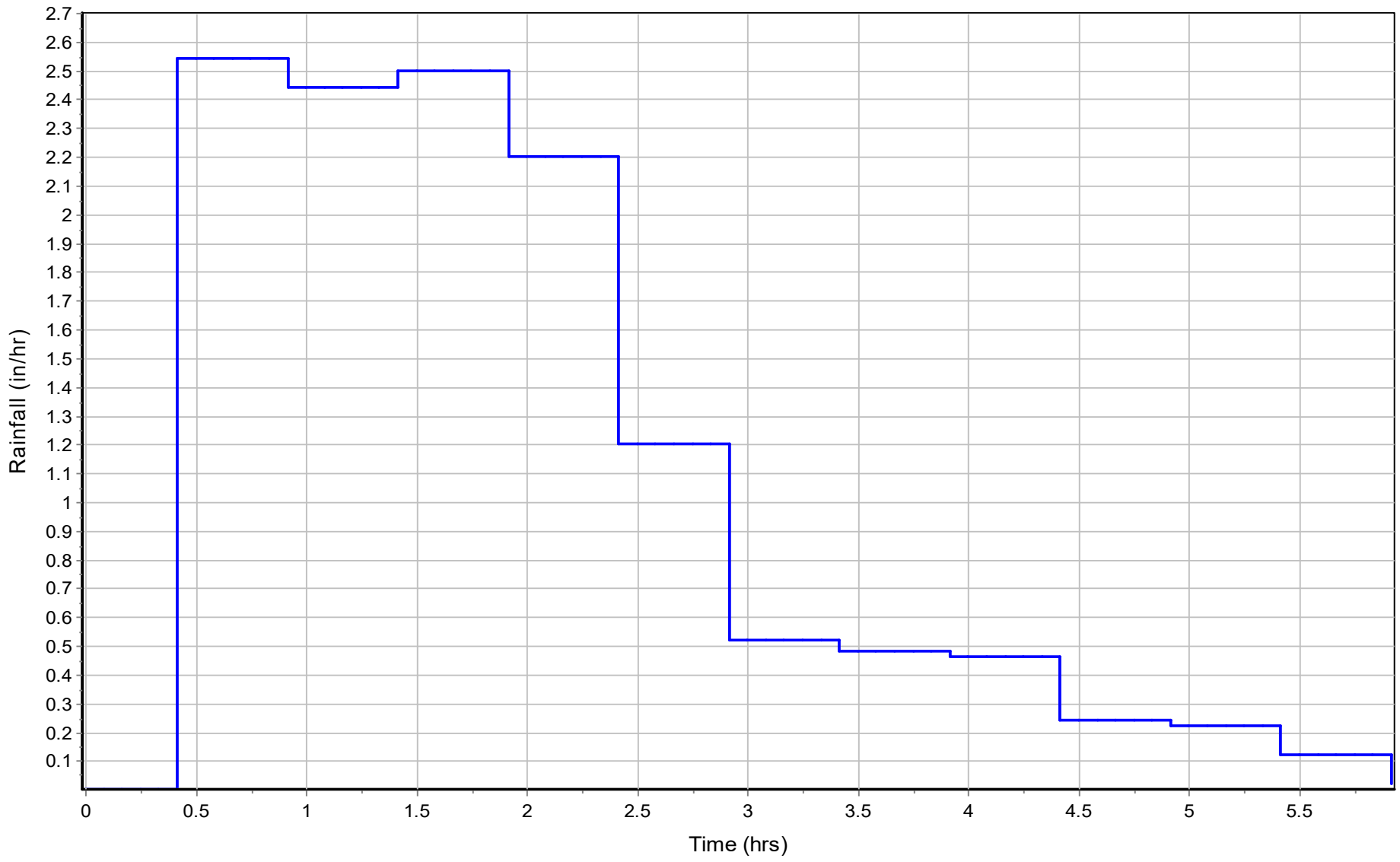
Total TOC (min) 12.93

Subbasin Runoff Results

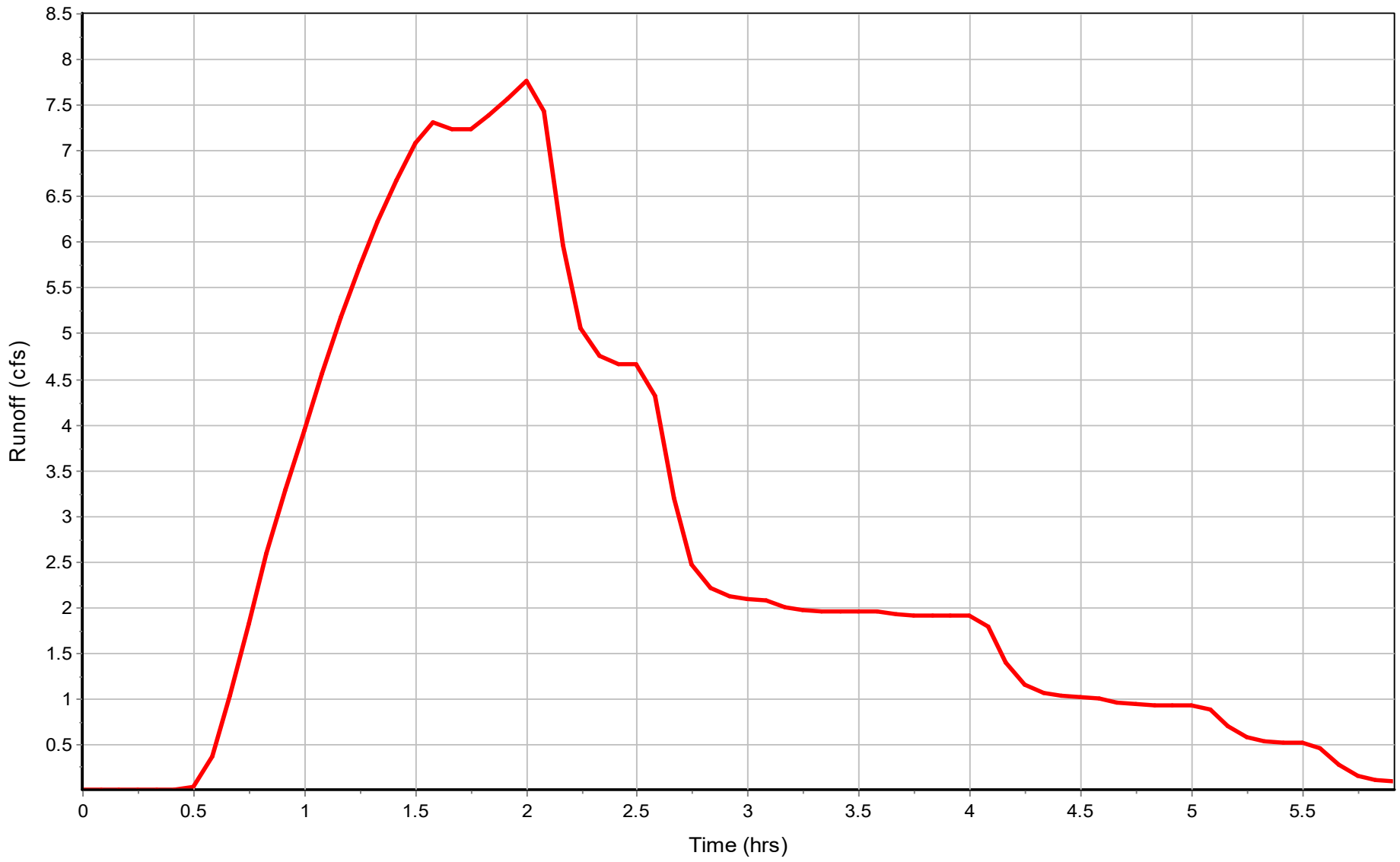
Total Rainfall (in)	6.47
Total Runoff (in)	2.7
Peak Runoff (cfs)	7.79
Weighted Curve Number	65
Time of Concentration (days hh:mm:ss)	0 00:12:56

Subbasin : Ex. West

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Ex.SE

Input Data

Area (ac)	3.76
Peak Rate Factor	484
Weighted Curve Number	65
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods & grass combination, Fair	3.76	B	65
Composite Area & Weighted CN	3.76		65

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	6.7	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.14	0	0
Computed Flow Time (min) :	17.51	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	400	0	0
Slope (%) :	13.5	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	5.93	0	0
Computed Flow Time (min) :	1.12	0	0

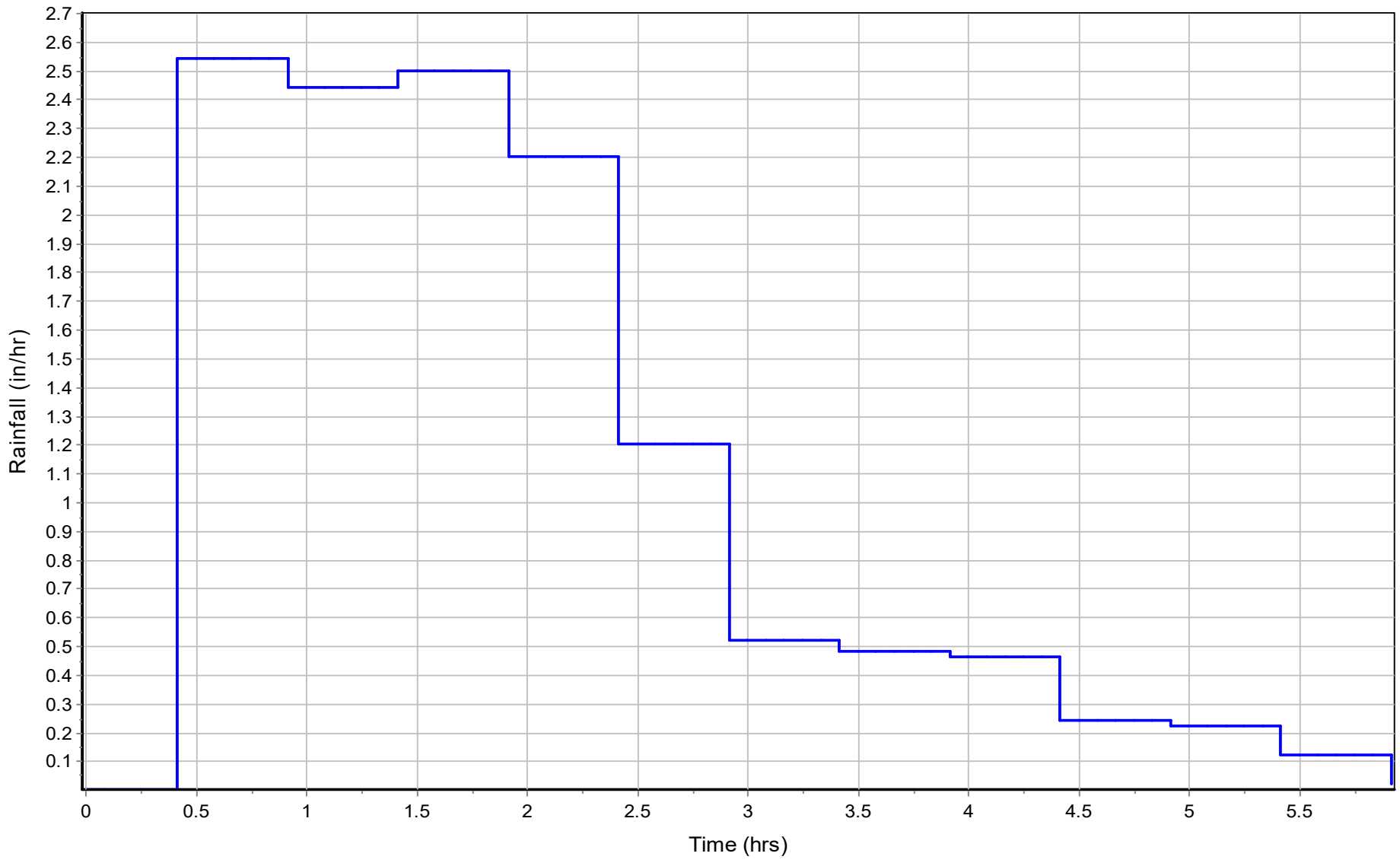
Total TOC (min) 18.64

Subbasin Runoff Results

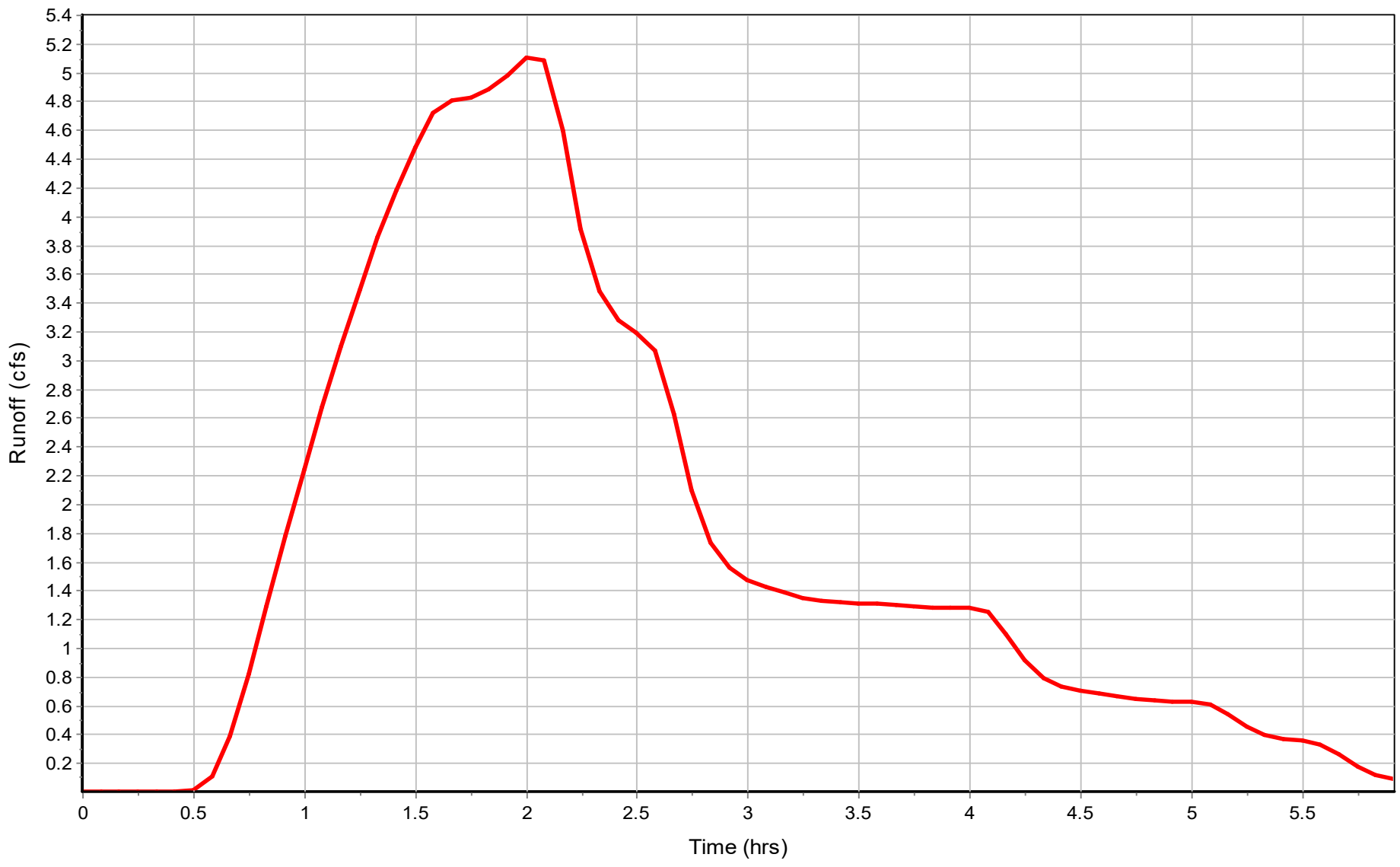
Total Rainfall (in)	6.47
Total Runoff (in)	2.7
Peak Runoff (cfs)	5.13
Weighted Curve Number	65
Time of Concentration (days hh:mm:ss)	0 00:18:38

Subbasin : Ex.SE

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin Hydrology

Subbasin : Ex. East

Input Data

Area (ac) 18.78
Peak Rate Factor 484
Weighted Curve Number 65
Rain Gage ID ..... Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods & grass combination, Fair	18.78	B	65
Composite Area & Weighted CN	18.78		65

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where :

Tc = Time of Concentration (hr)
n = Manning's roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation :

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where :

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft^2)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's roughness

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	9	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.16	0	0
Computed Flow Time (min) :	15.56	0	0

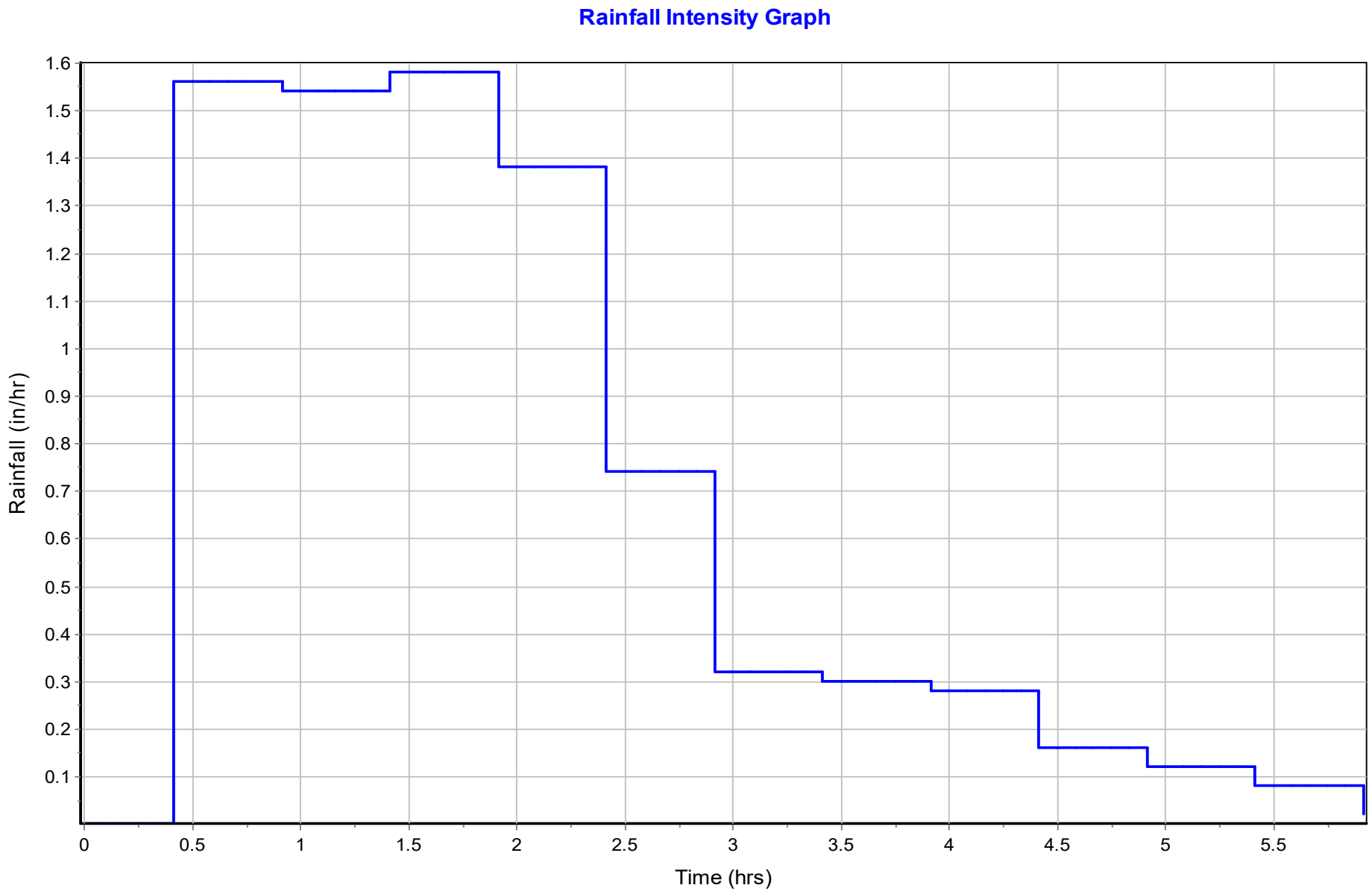
Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	975	0	0
Slope (%) :	8.4	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	4.68	0	0
Computed Flow Time (min) :	3.47	0	0

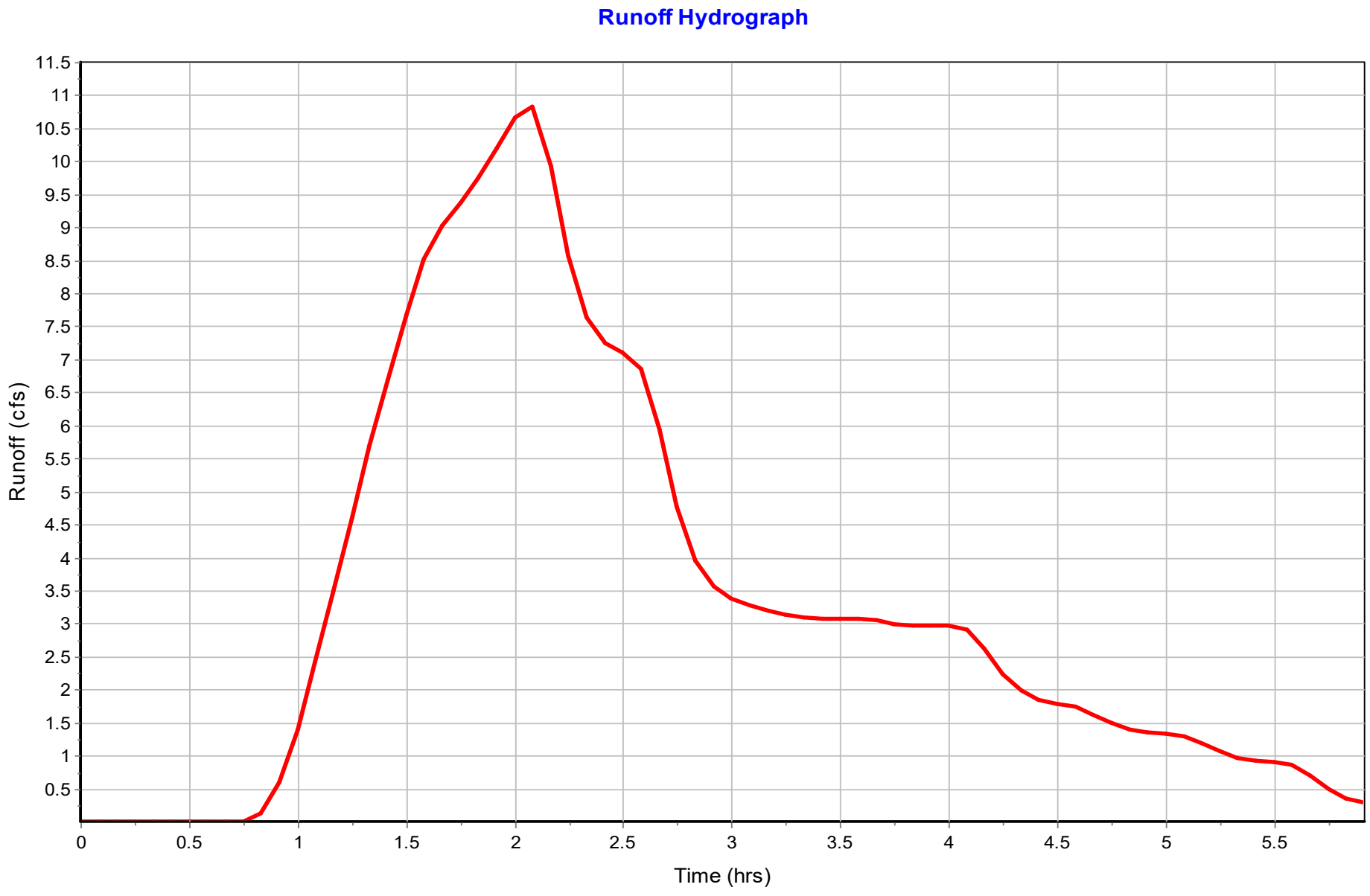
Total TOC (min) 19.03

Subbasin Runoff Results

Total Rainfall (in)	4.04
Total Runoff (in)	1.05
Peak Runoff (cfs)	10.86
Weighted Curve Number	65
Time of Concentration (days hh:mm:ss)	0 00:19:02

Subbasin : Ex. East





Subbasin : Ex. Northeast

Input Data

Area (ac)	13.38
Peak Rate Factor	484
Weighted Curve Number	65
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods & grass combination, Fair	13.38	B	65
Composite Area & Weighted CN	13.38		65

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	10	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.17	0	0
Computed Flow Time (min) :	14.92	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	750	0	0
Slope (%) :	12.4	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	5.68	0	0
Computed Flow Time (min) :	2.2	0	0

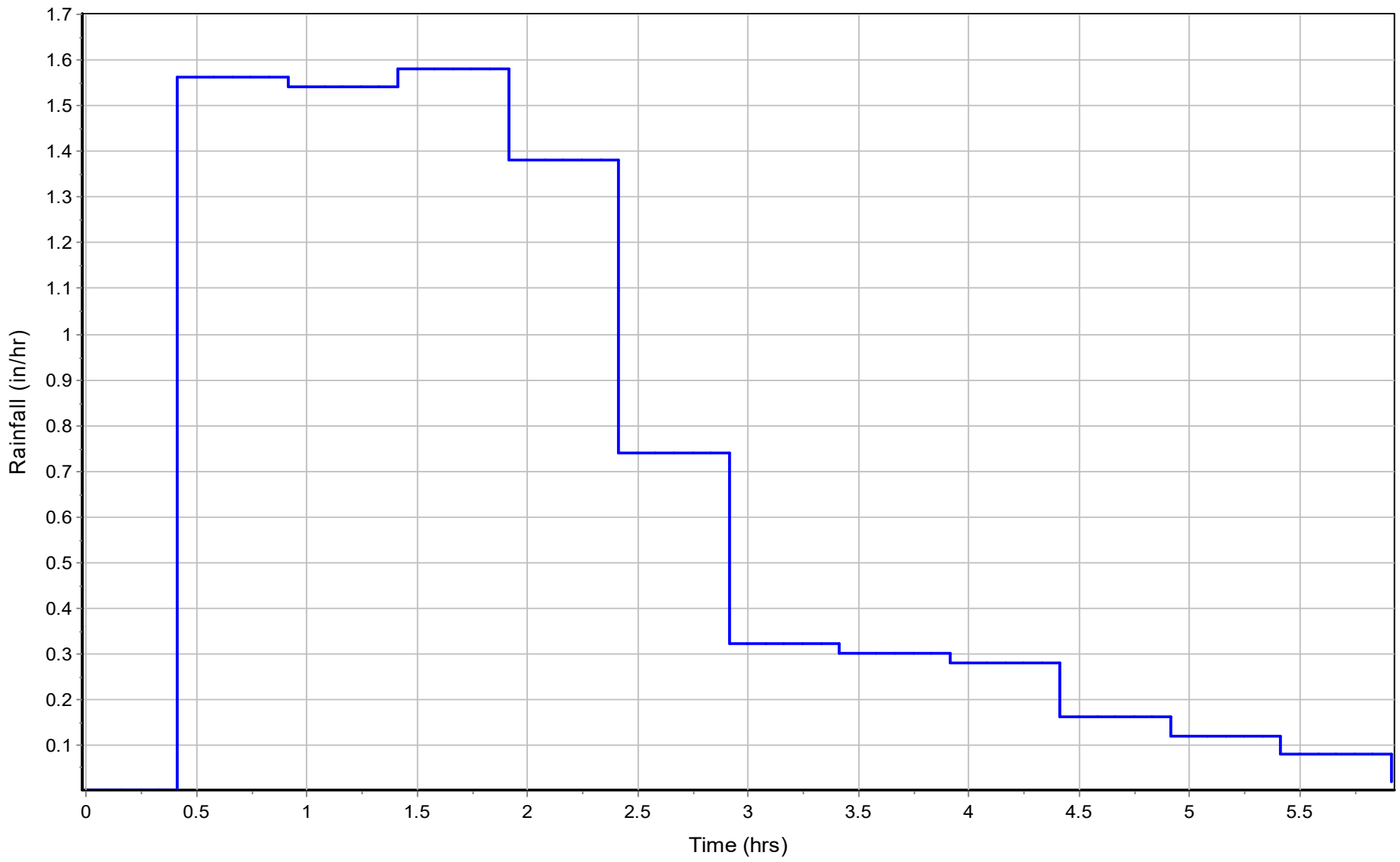
Total TOC (min) 17.12

Subbasin Runoff Results

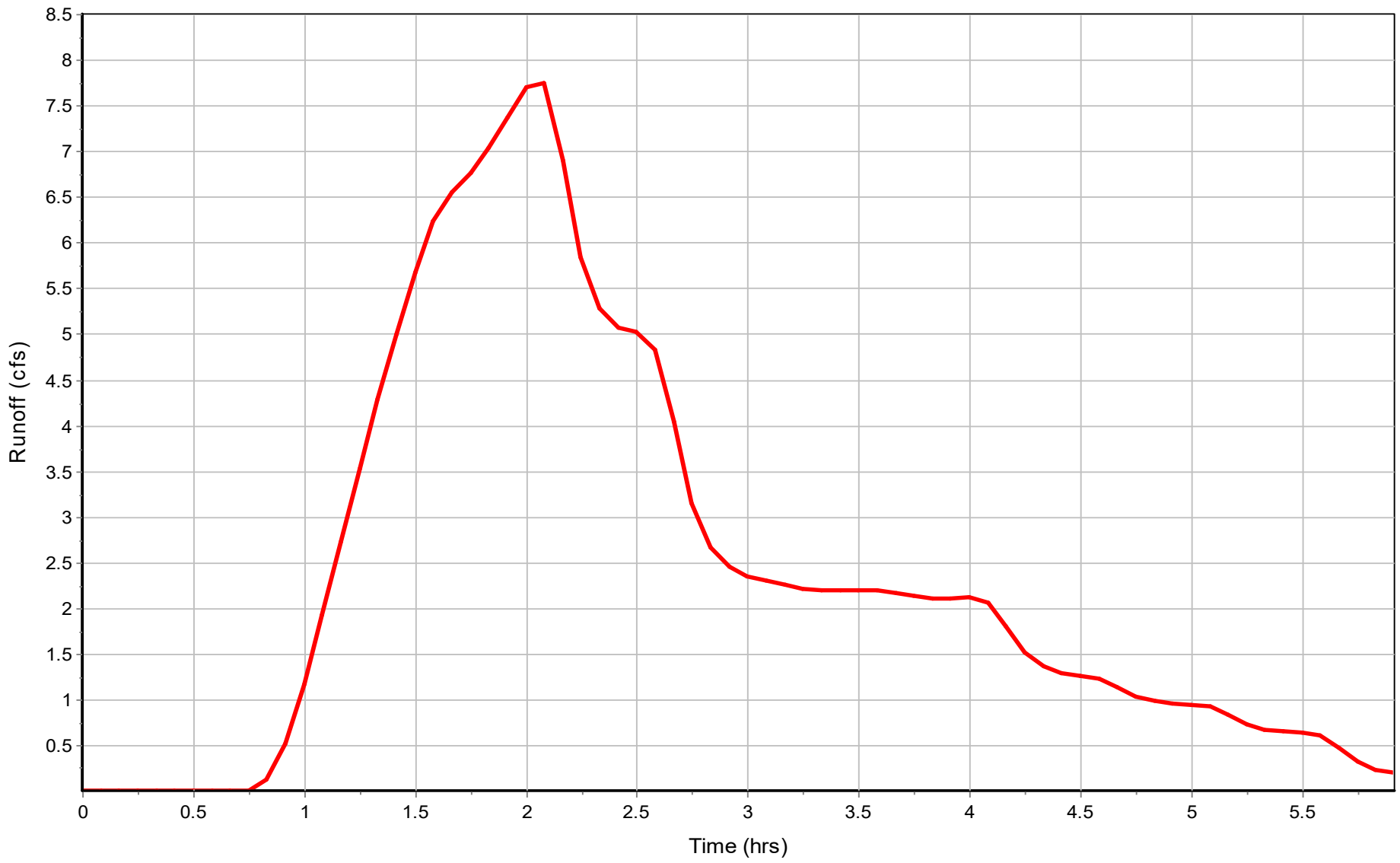
Total Rainfall (in)	4.04
Total Runoff (in)	1.05
Peak Runoff (cfs)	7.81
Weighted Curve Number	65
Time of Concentration (days hh:mm:ss)	0 00:17:07

Subbasin : Ex. Northeast

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Ex. Northwest

Input Data

Area (ac)	3.53
Peak Rate Factor	484
Weighted Curve Number	65
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods & grass combination, Fair	3.53	B	65
Composite Area & Weighted CN	3.53		65

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	100	0	0
Slope (%) :	7	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.13	0	0
Computed Flow Time (min) :	12.44	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	380	0	0
Slope (%) :	7	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	4.27	0	0
Computed Flow Time (min) :	1.48	0	0

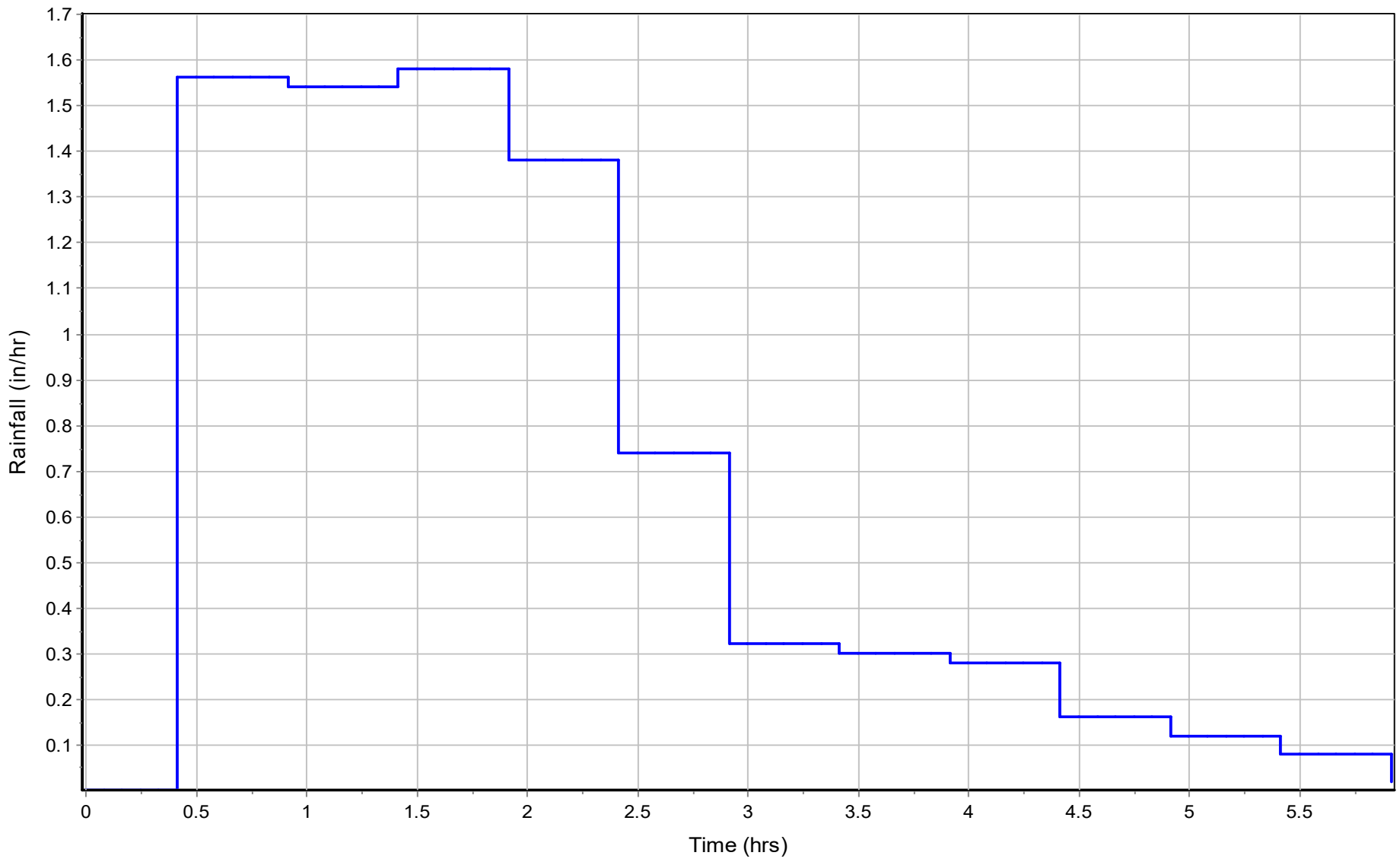
Total TOC (min) 13.92

Subbasin Runoff Results

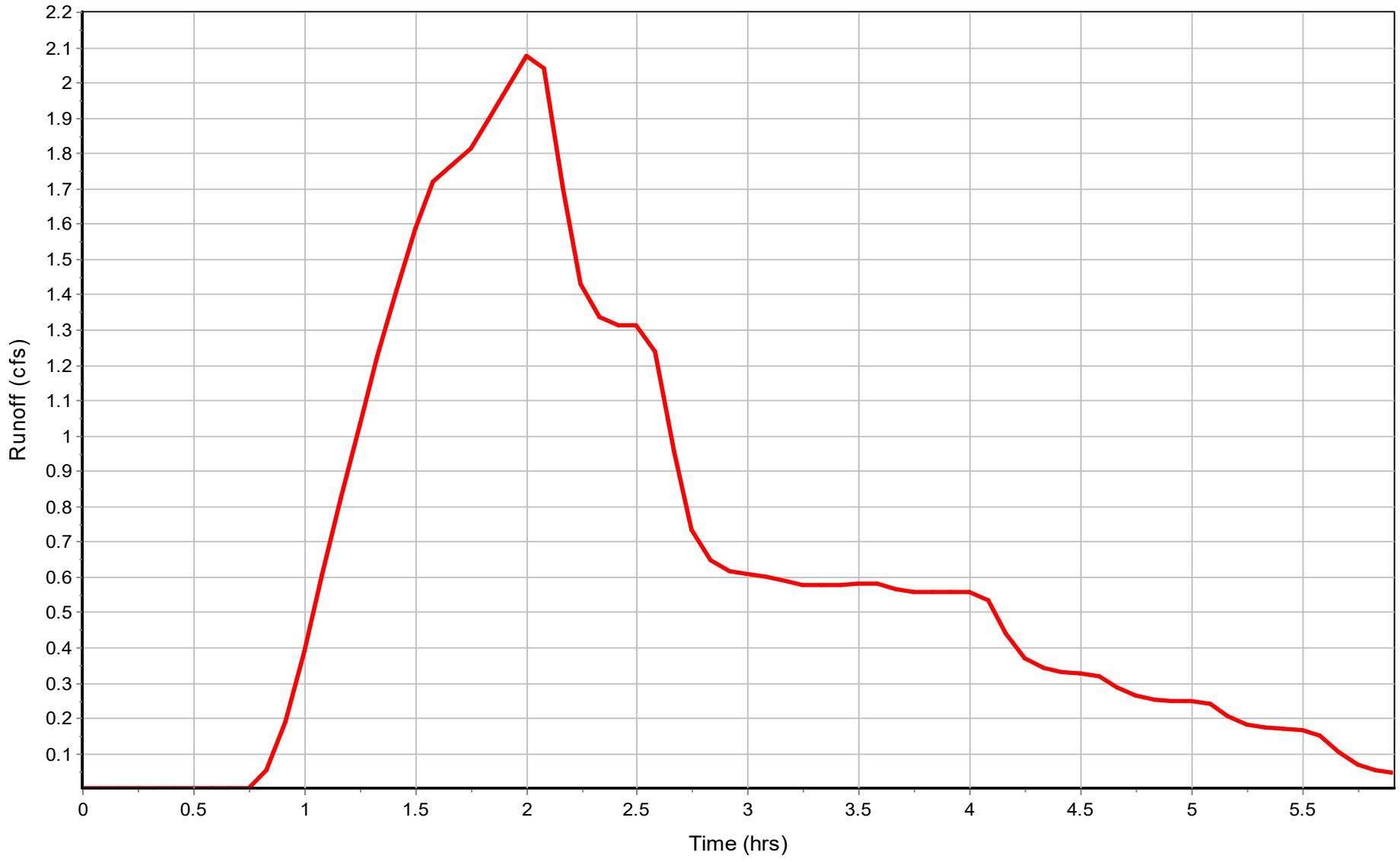
Total Rainfall (in)	4.04
Total Runoff (in)	1.05
Peak Runoff (cfs)	2.1
Weighted Curve Number	65
Time of Concentration (days hh:mm:ss)	0 00:13:55

Subbasin : Ex. Northwest

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Ex. Southwest

Input Data

Area (ac)	18.31
Peak Rate Factor	484
Weighted Curve Number	65
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods & grass combination, Fair	18.31	B	65
Composite Area & Weighted CN	18.31		65

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	12	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.18	0	0
Computed Flow Time (min) :	13.87	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	1000	0	0
Slope (%) :	7.8	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	4.51	0	0
Computed Flow Time (min) :	3.7	0	0

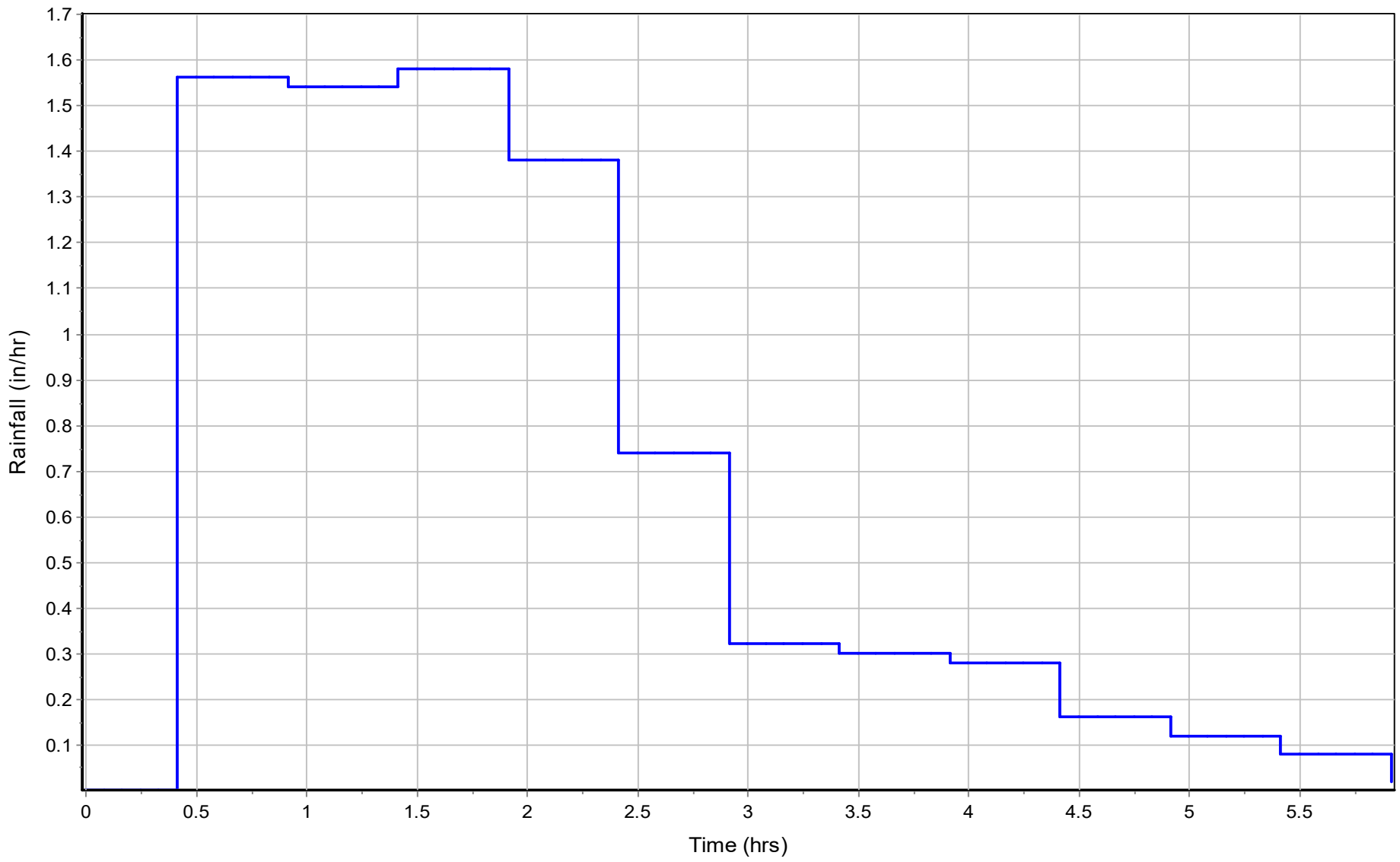
Total TOC (min) 17.57

Subbasin Runoff Results

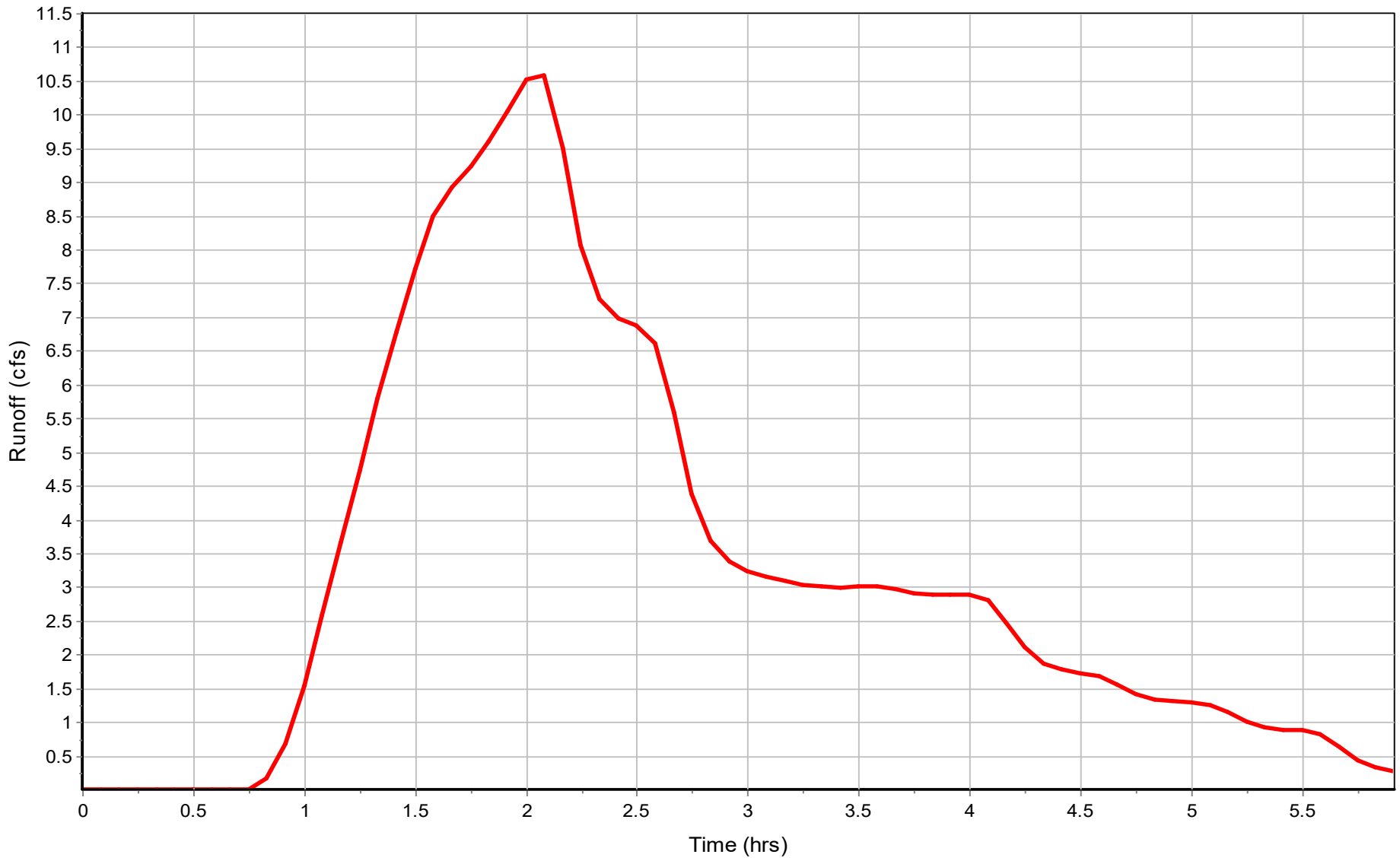
Total Rainfall (in)	4.04
Total Runoff (in)	1.05
Peak Runoff (cfs)	10.67
Weighted Curve Number	65
Time of Concentration (days hh:mm:ss)	0 00:17:34

Subbasin : Ex. Southwest

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Ex. West

Input Data

Area (ac) 5.61
Peak Rate Factor 484
Weighted Curve Number 65
Rain Gage ID ..... Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods & grass combination, Fair	5.61	B	65
Composite Area & Weighted CN	5.61		65

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	17	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.21	0	0
Computed Flow Time (min) :	12.07	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	325	0	0
Slope (%) :	15	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	6.25	0	0
Computed Flow Time (min) :	0.87	0	0

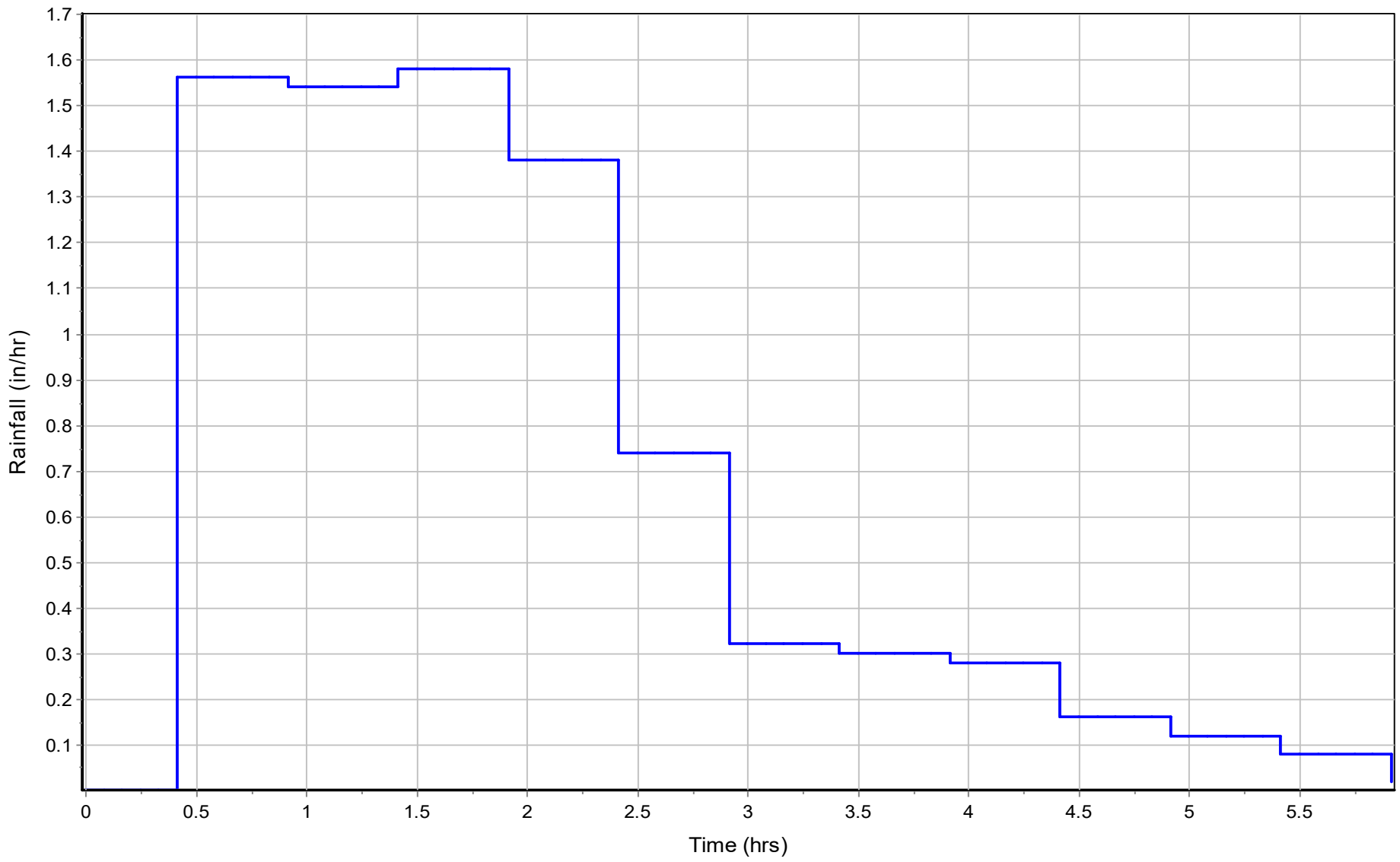
Total TOC (min) 12.93

Subbasin Runoff Results

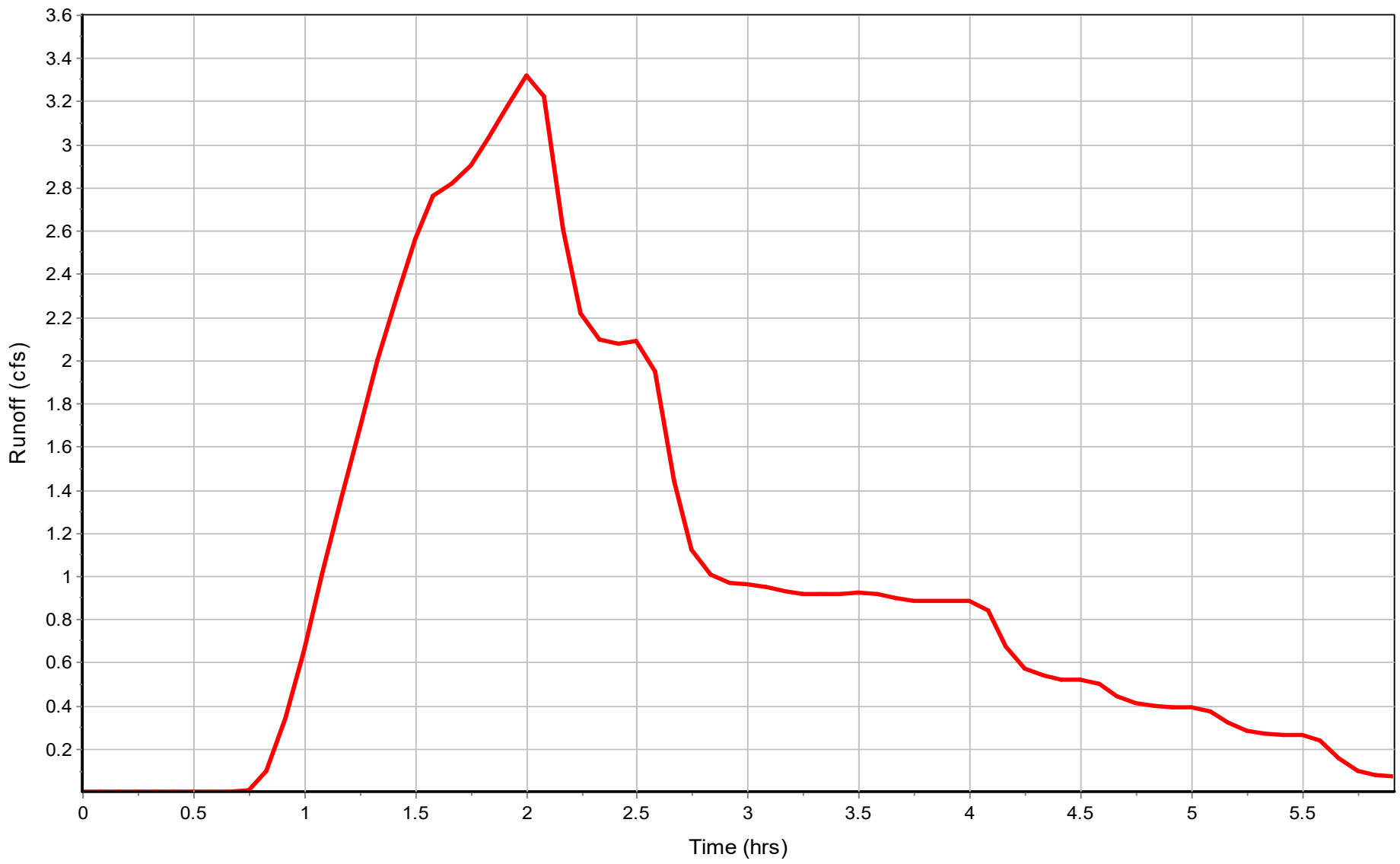
Total Rainfall (in) 4.04
Total Runoff (in) 1.05
Peak Runoff (cfs) 3.35
Weighted Curve Number 65
Time of Concentration (days hh:mm:ss) 0 00:12:56

Subbasin : Ex. West

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Ex.SE

Input Data

Area (ac)	3.76
Peak Rate Factor	484
Weighted Curve Number	65
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods & grass combination, Fair	3.76	B	65
Composite Area & Weighted CN	3.76		65

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	6.7	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.14	0	0
Computed Flow Time (min) :	17.51	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	400	0	0
Slope (%) :	13.5	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	5.93	0	0
Computed Flow Time (min) :	1.12	0	0

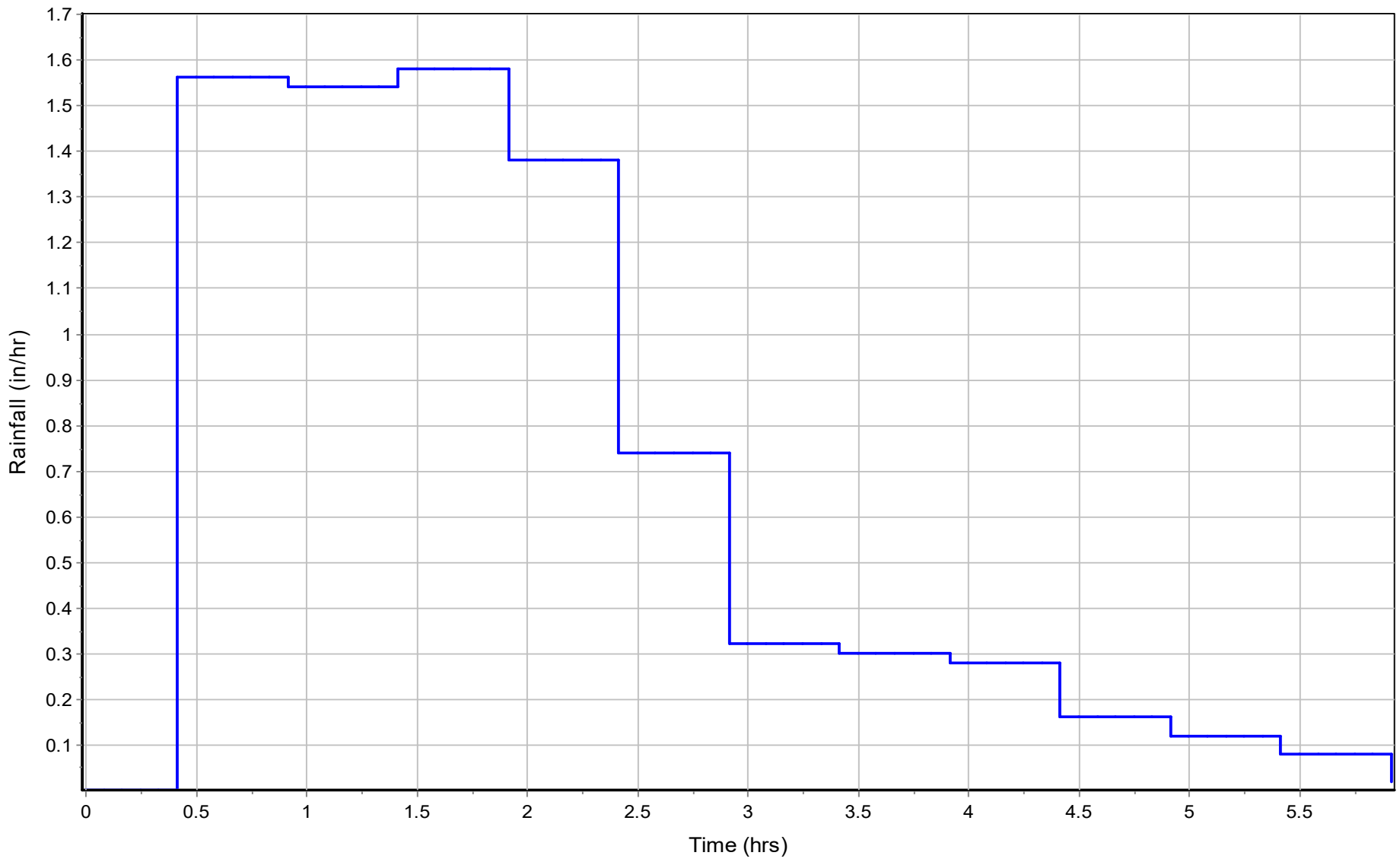
Total TOC (min) 18.64

Subbasin Runoff Results

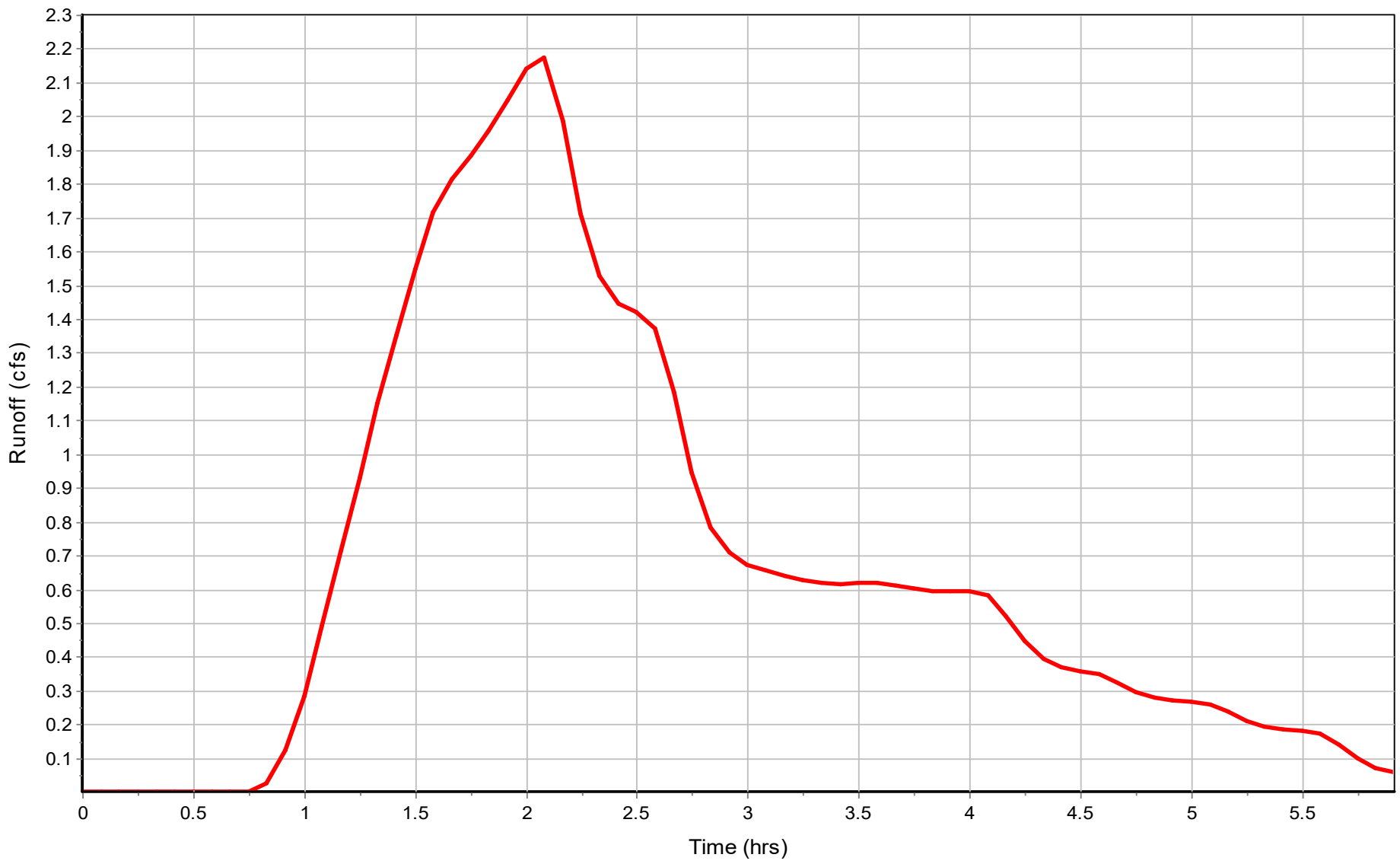
Total Rainfall (in)	4.04
Total Runoff (in)	1.05
Peak Runoff (cfs)	2.18
Weighted Curve Number	65
Time of Concentration (days hh:mm:ss)	0 00:18:38

Subbasin : Ex.SE

Rainfall Intensity Graph



Runoff Hydrograph



Project Description

File Name ..... Existing.SPF

Project Options

Flow Units ..... CFS
Elevation Type ..... Elevation
Hydrology Method ..... SCS TR-55
Time of Concentration (TOC) Method ..... SCS TR-55
Link Routing Method ..... Kinematic Wave
Enable Overflow Ponding at Nodes ..... YES
Skip Steady State Analysis Time Periods .... YES

Analysis Options

Start Analysis On	00:00:00	0:00:00
End Analysis On	00:00:00	6:00:00
Start Reporting On	00:00:00	0:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins.....	6
Nodes.....	6
Junctions	0
Outfalls	6
Flow Diversions	0
Inlets	0
Storage Nodes	0
Links.....	0
Channels	0
Pipes	0
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
49		Time Series	2-yr TD	Cumulative	inches				0.00	

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Ex. East	18.78	484.00	65.00	2.66	0.36	6.76	3.80	0 00:19:01
2	Ex. Northeast	13.38	484.00	65.00	2.66	0.36	4.82	2.76	0 00:17:07
3	Ex. Northwest	3.53	484.00	65.00	2.66	0.36	1.27	0.75	0 00:13:55
4	Ex. Southwest	18.31	484.00	65.00	2.66	0.36	6.59	3.76	0 00:17:34
5	Ex. West	5.61	484.00	65.00	2.66	0.36	2.02	1.20	0 00:12:55
6	Ex.SE	3.76	484.00	65.00	2.66	0.36	1.35	0.76	0 00:18:38

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	East	Outfall	0.00					0.00	0.00					
2	NE	Outfall	0.00					0.00	0.00					
3	NW	Outfall	0.00					0.00	0.00					
4	SE	Outfall	0.00					0.00	0.00					
5	SW	Outfall	0.00					0.00	0.00					
6	West	Outfall	0.00					0.00	0.00					

Subbasin Hydrology

Subbasin : Ex. East

Input Data

Area (ac)	18.78
Peak Rate Factor	484
Weighted Curve Number	65
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods & grass combination, Fair	18.78	B	65
Composite Area & Weighted CN	18.78		65

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where :

Tc = Time of Concentration (hr)
n = Manning's roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation :

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where :

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft^2)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's roughness

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	9	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.16	0	0
Computed Flow Time (min) :	15.56	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	975	0	0
Slope (%) :	8.4	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	4.68	0	0
Computed Flow Time (min) :	3.47	0	0

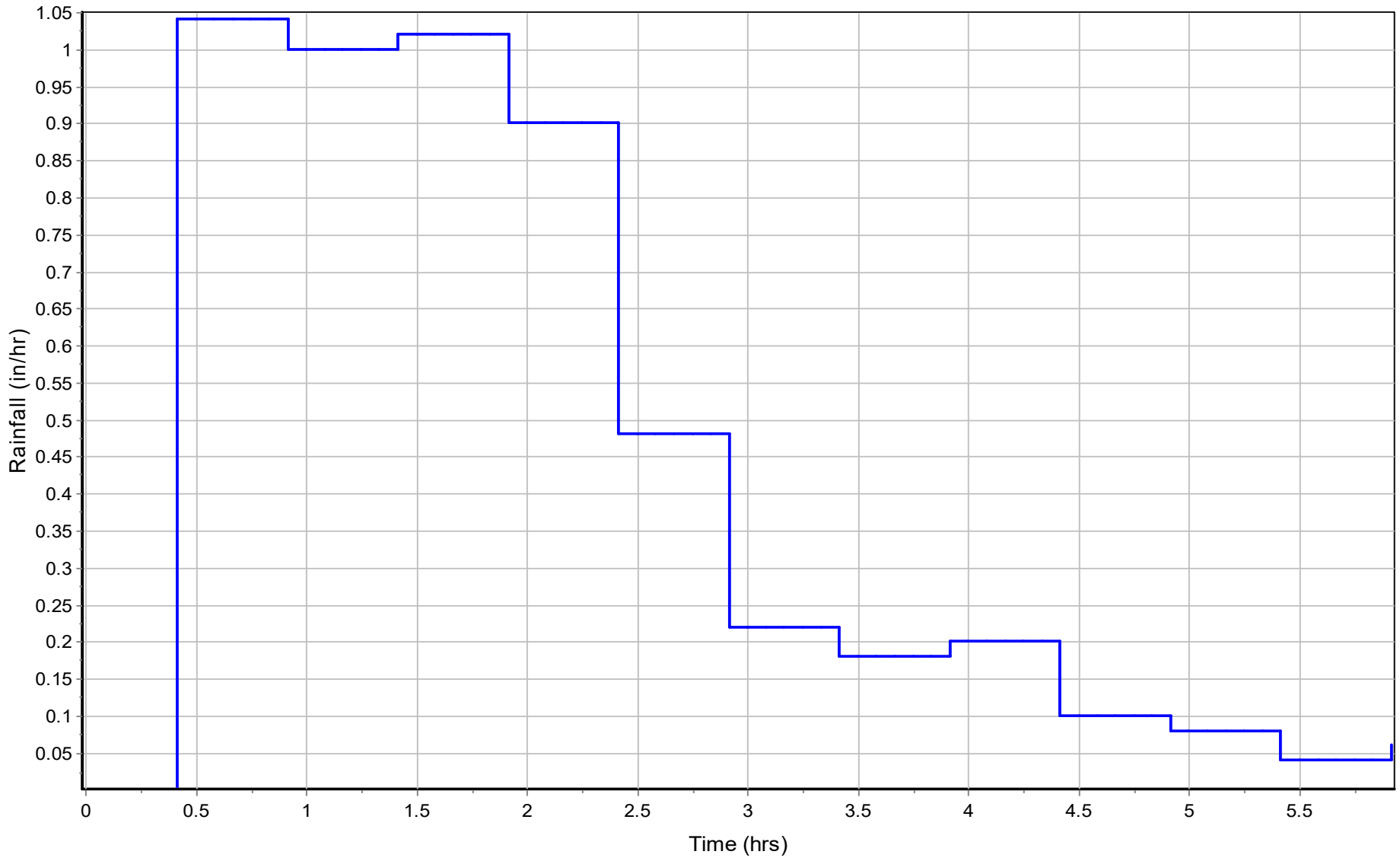
Total TOC (min) 19.03

Subbasin Runoff Results

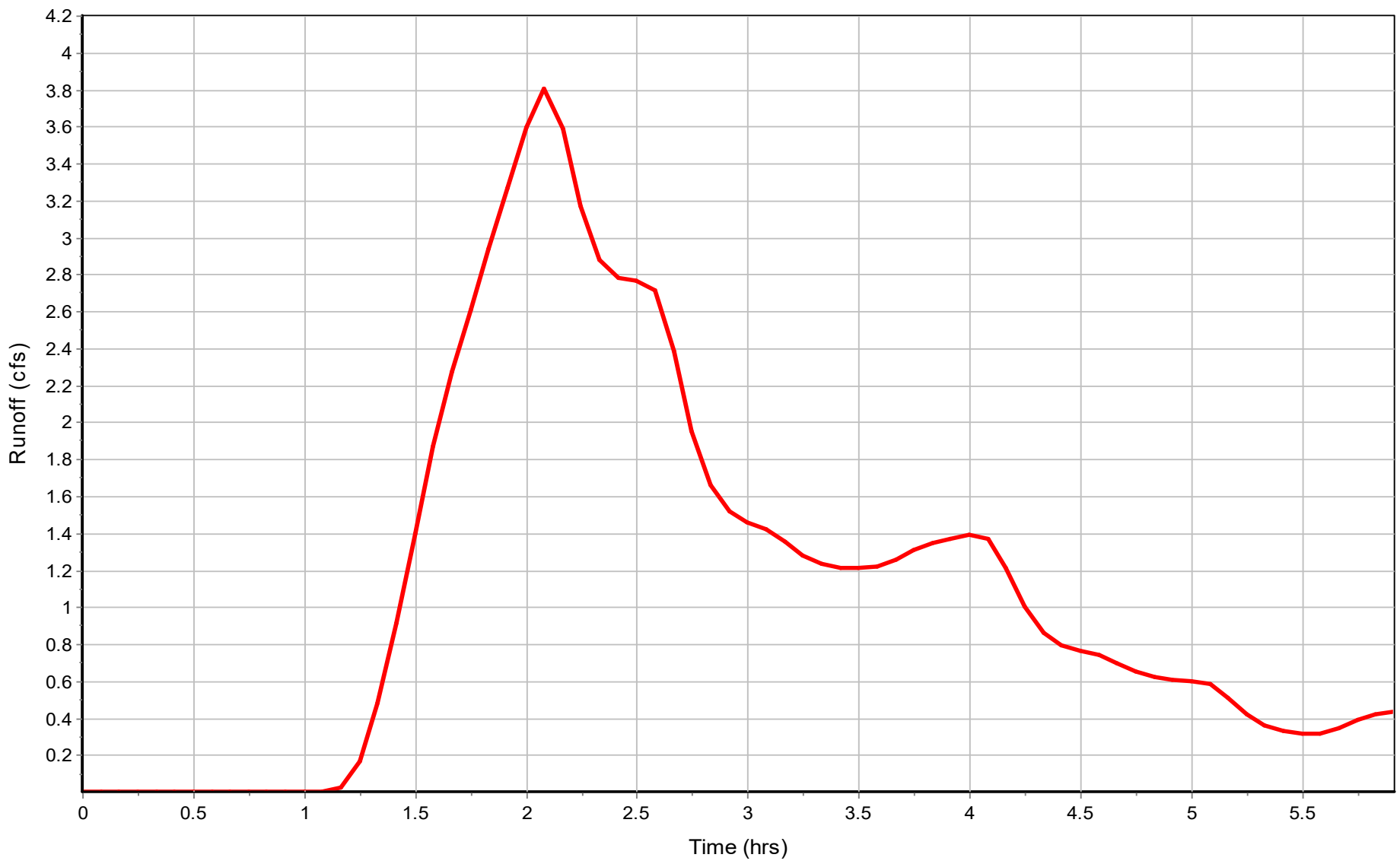
Total Rainfall (in)	2.66
Total Runoff (in)	0.36
Peak Runoff (cfs)	3.8
Weighted Curve Number	65
Time of Concentration (days hh:mm:ss)	0 00:19:02

Subbasin : Ex. East

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Ex. Northeast

Input Data

Area (ac)	13.38
Peak Rate Factor	484
Weighted Curve Number	65
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods & grass combination, Fair	13.38	B	65
Composite Area & Weighted CN	13.38		65

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	10	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.17	0	0
Computed Flow Time (min) :	14.92	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	750	0	0
Slope (%) :	12.4	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	5.68	0	0
Computed Flow Time (min) :	2.2	0	0

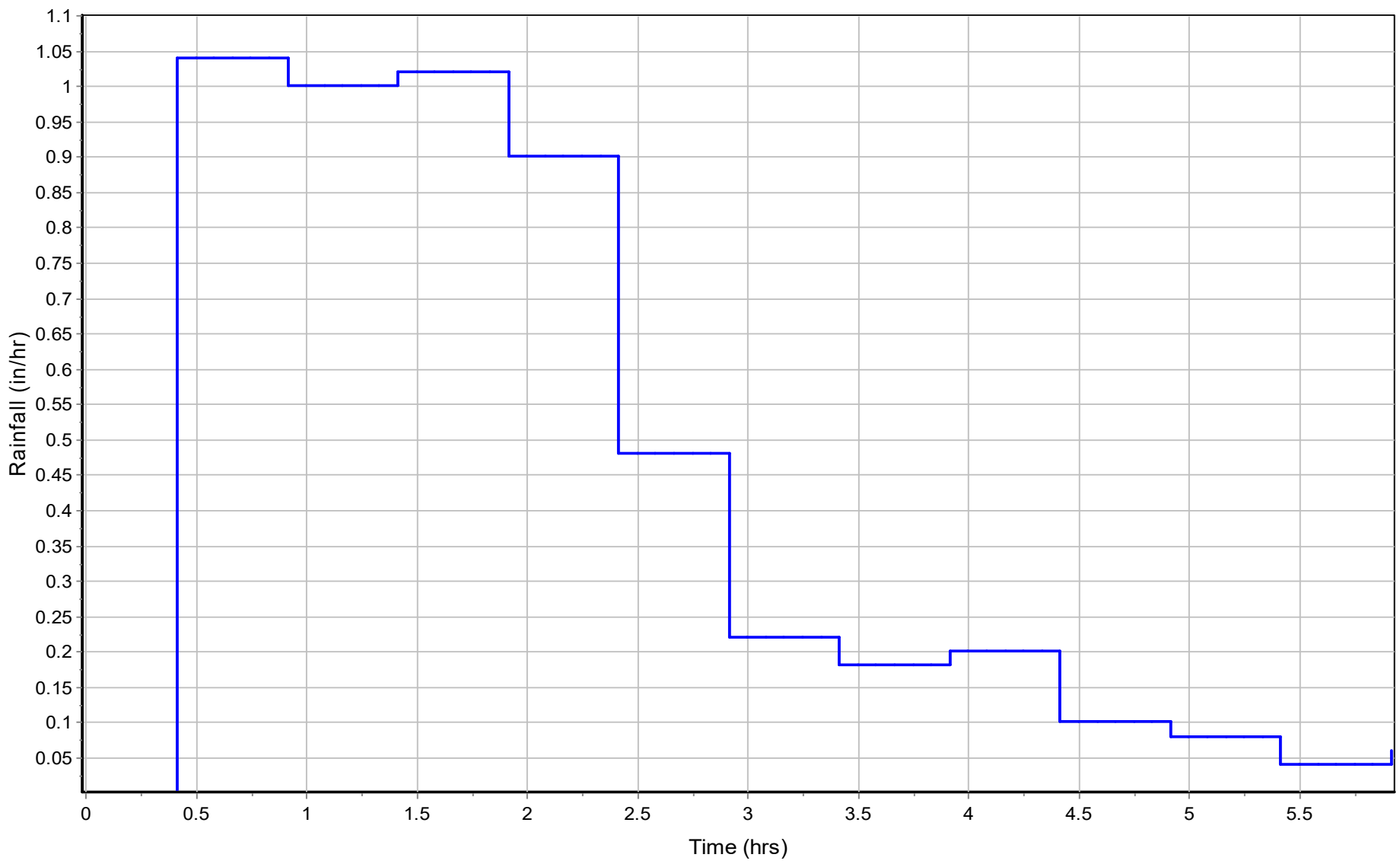
Total TOC (min) 17.12

Subbasin Runoff Results

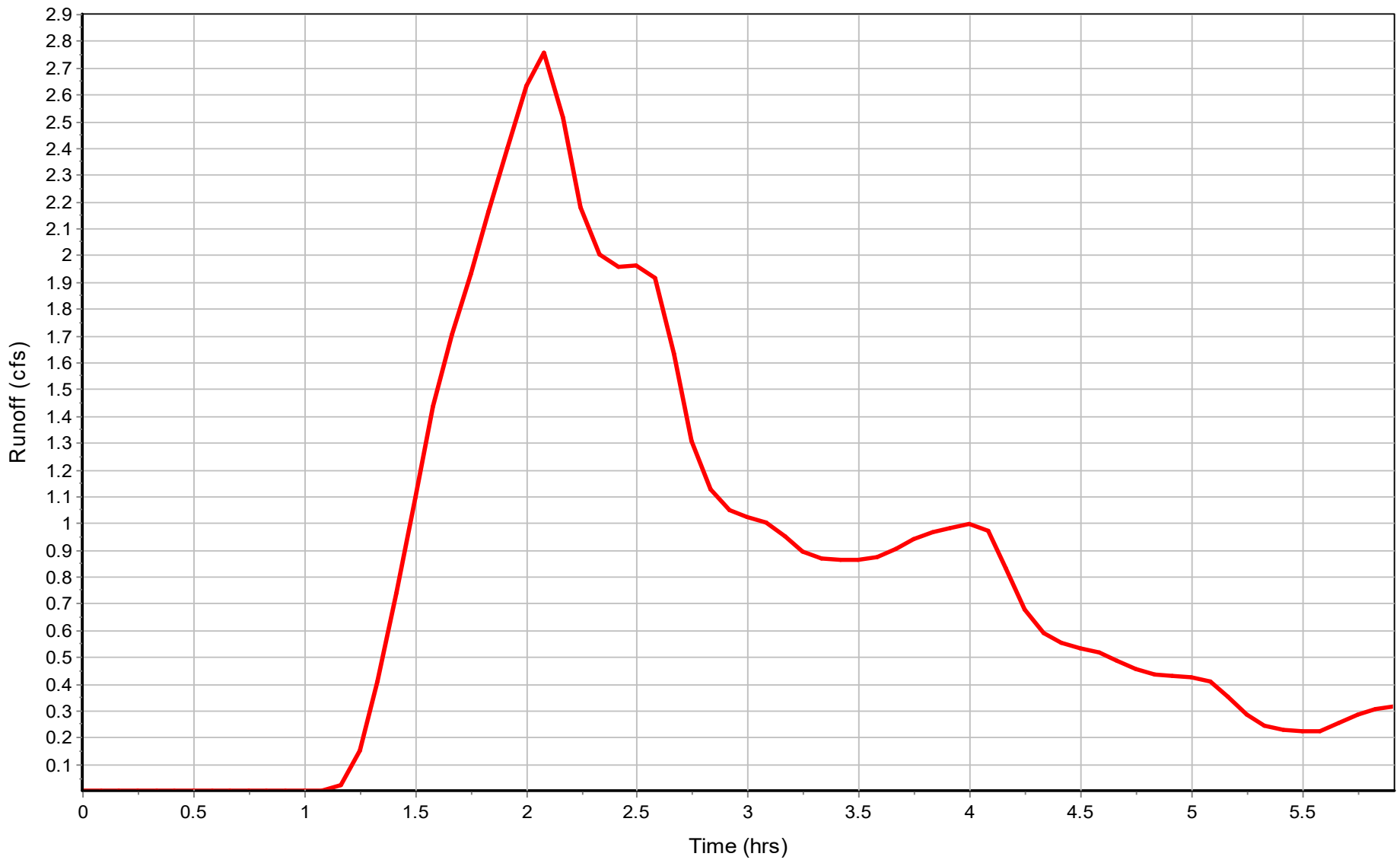
Total Rainfall (in)	2.66
Total Runoff (in)	0.36
Peak Runoff (cfs)	2.76
Weighted Curve Number	65
Time of Concentration (days hh:mm:ss)	0 00:17:07

Subbasin : Ex. Northeast

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Ex. Northwest

Input Data

Area (ac) 3.53
Peak Rate Factor 484
Weighted Curve Number 65
Rain Gage ID ..... Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods & grass combination, Fair	3.53	B	65
Composite Area & Weighted CN	3.53		65

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	100	0	0
Slope (%) :	7	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.13	0	0
Computed Flow Time (min) :	12.44	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	380	0	0
Slope (%) :	7	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	4.27	0	0
Computed Flow Time (min) :	1.48	0	0

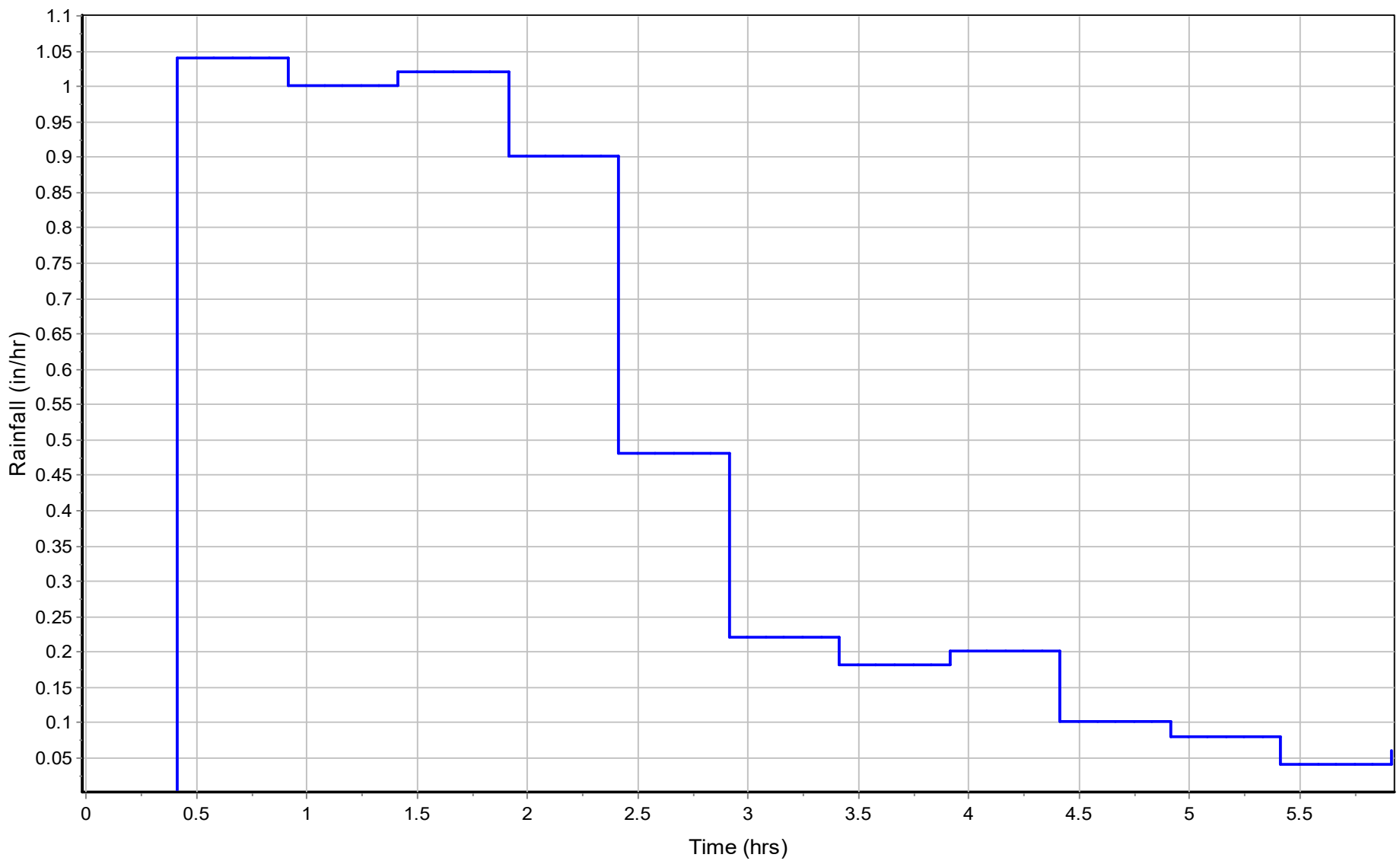
Total TOC (min) 13.92

Subbasin Runoff Results

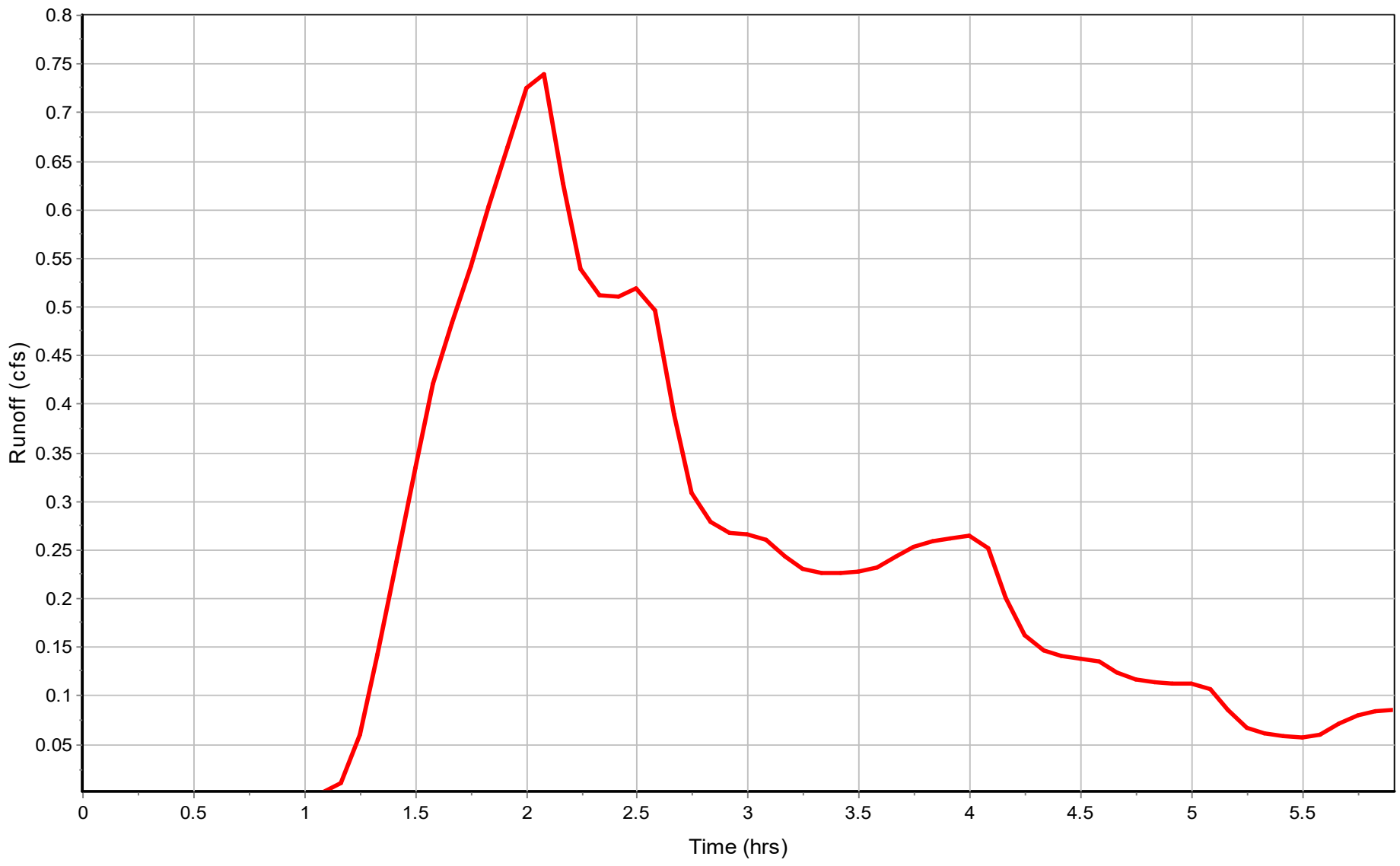
Total Rainfall (in) 2.66
Total Runoff (in) 0.36
Peak Runoff (cfs) 0.75
Weighted Curve Number 65
Time of Concentration (days hh:mm:ss) 0 00:13:55

Subbasin : Ex. Northwest

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Ex. Southwest

Input Data

Area (ac)	18.31
Peak Rate Factor	484
Weighted Curve Number	65
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods & grass combination, Fair	18.31	B	65
Composite Area & Weighted CN	18.31		65

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	12	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.18	0	0
Computed Flow Time (min) :	13.87	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	1000	0	0
Slope (%) :	7.8	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	4.51	0	0
Computed Flow Time (min) :	3.7	0	0

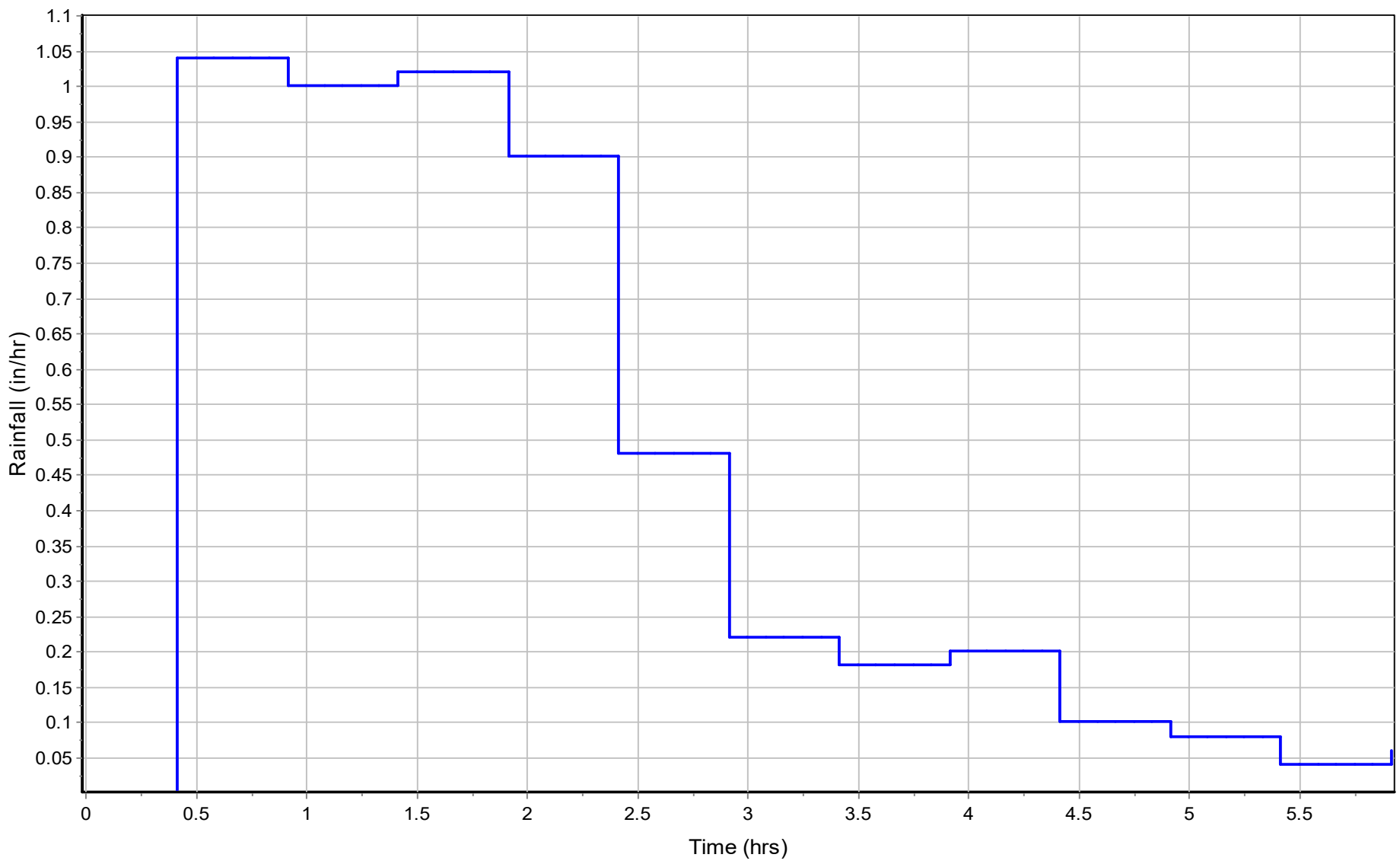
Total TOC (min) 17.57

Subbasin Runoff Results

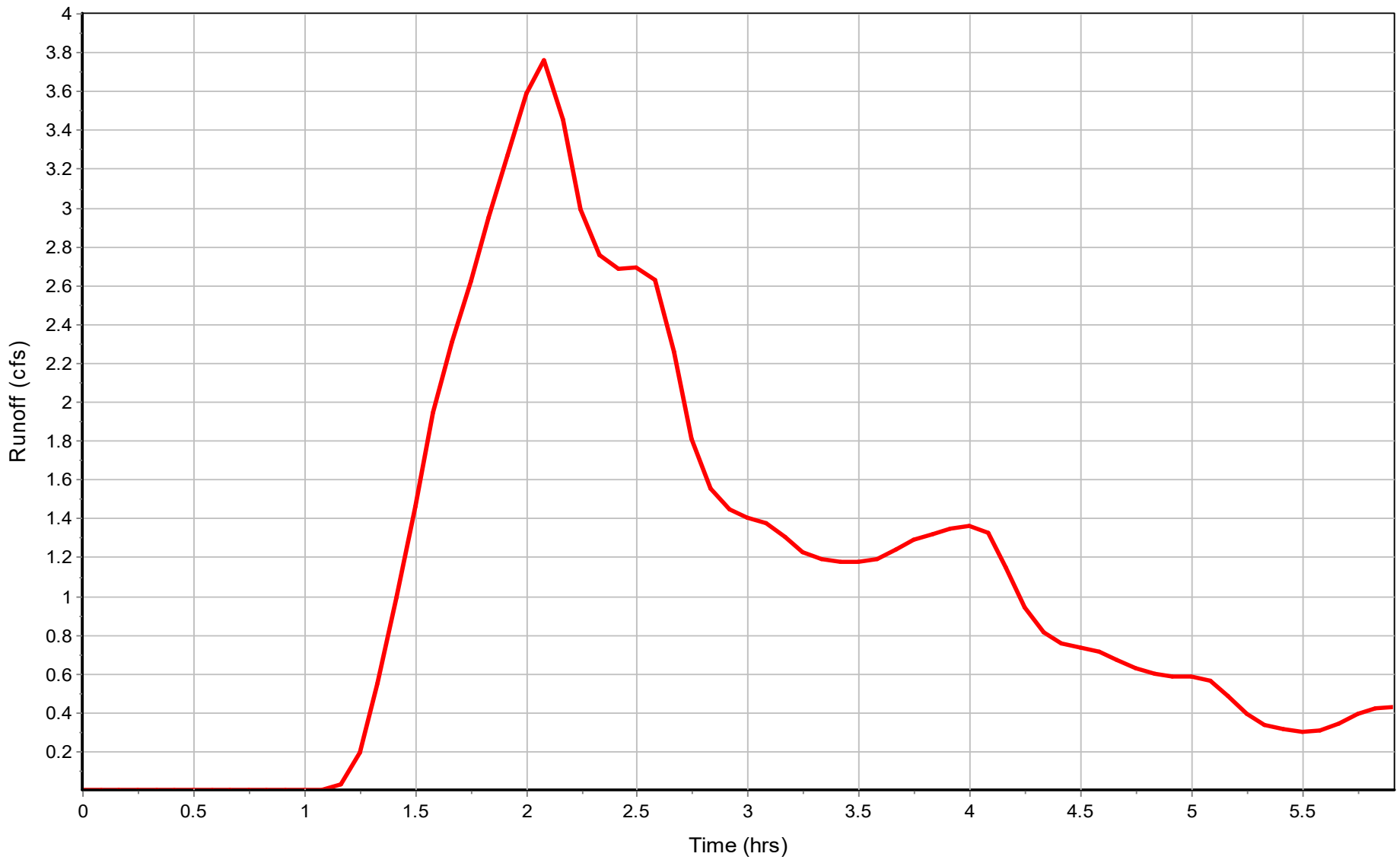
Total Rainfall (in)	2.66
Total Runoff (in)	0.36
Peak Runoff (cfs)	3.76
Weighted Curve Number	65
Time of Concentration (days hh:mm:ss)	0 00:17:34

Subbasin : Ex. Southwest

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Ex. West

Input Data

Area (ac)	5.61
Peak Rate Factor	484
Weighted Curve Number	65
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods & grass combination, Fair	5.61	B	65
Composite Area & Weighted CN	5.61		65

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	17	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.21	0	0
Computed Flow Time (min) :	12.07	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	325	0	0
Slope (%) :	15	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	6.25	0	0
Computed Flow Time (min) :	0.87	0	0

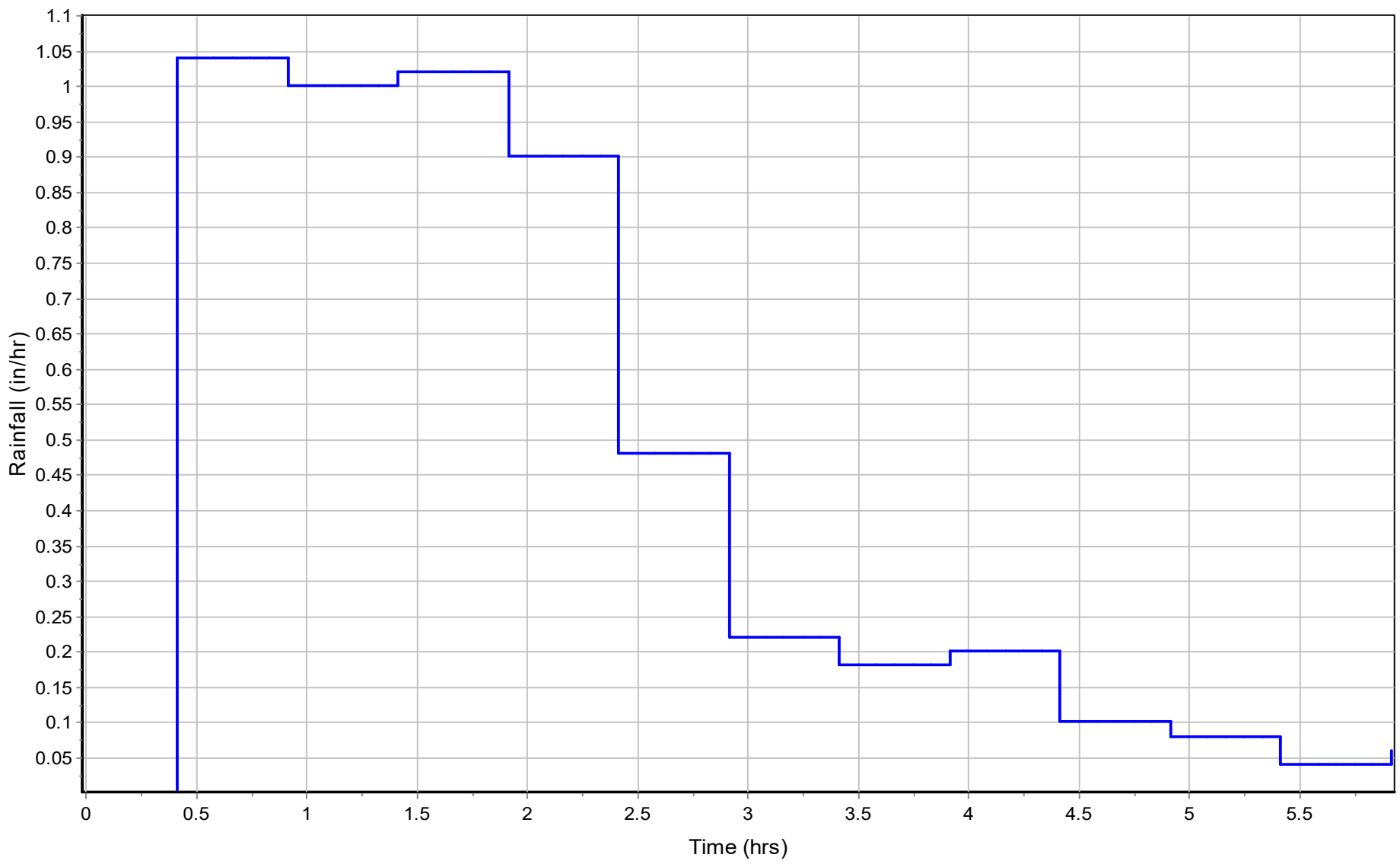
Total TOC (min) 12.93

Subbasin Runoff Results

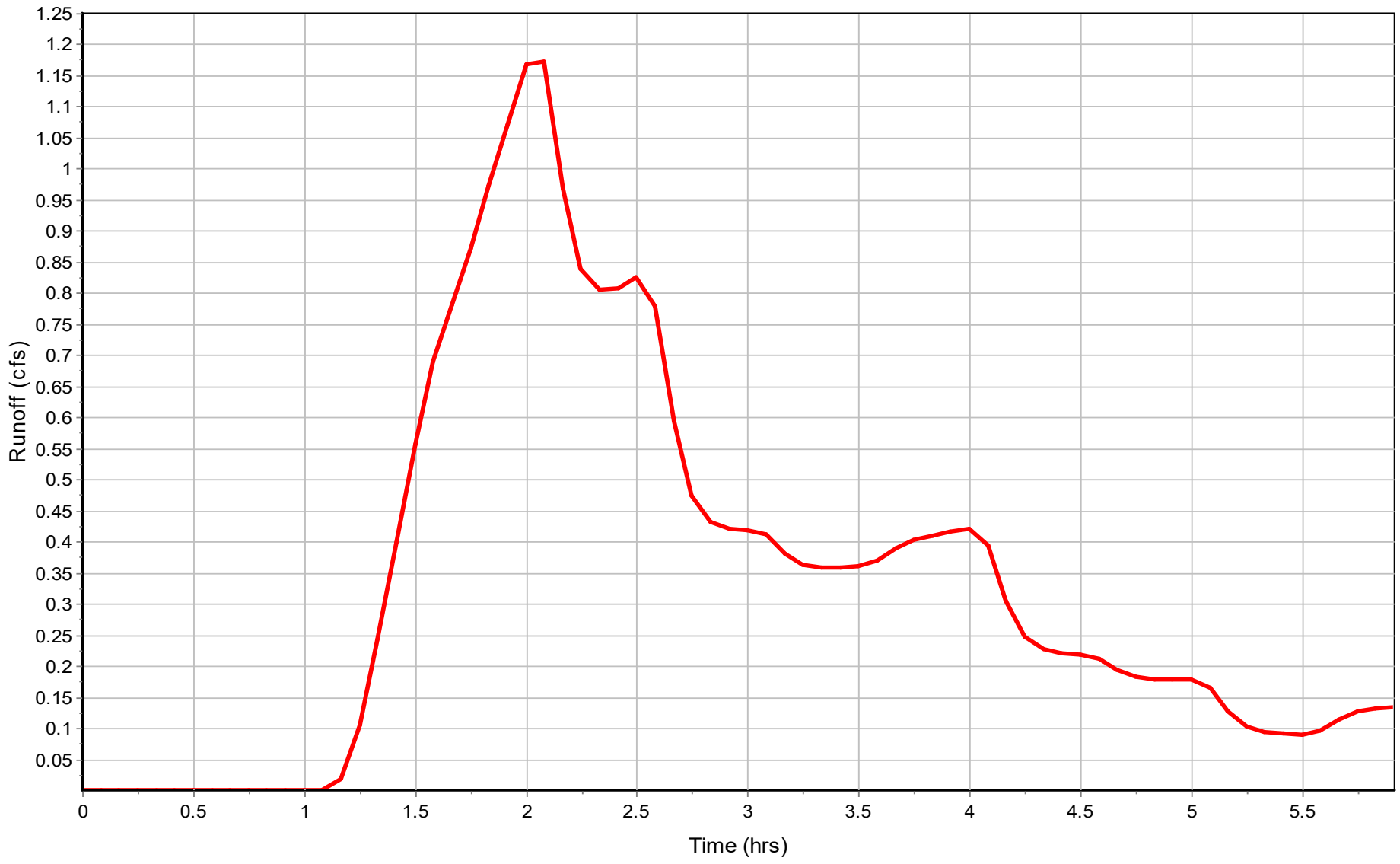
Total Rainfall (in)	2.66
Total Runoff (in)	0.36
Peak Runoff (cfs)	1.2
Weighted Curve Number	65
Time of Concentration (days hh:mm:ss)	0 00:12:56

Subbasin : Ex. West

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Ex.SE

Input Data

Area (ac) 3.76
Peak Rate Factor 484
Weighted Curve Number 65
Rain Gage ID ..... Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Woods & grass combination, Fair	3.76	B	65
Composite Area & Weighted CN	3.76		65

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	6.7	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.14	0	0
Computed Flow Time (min) :	17.51	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	400	0	0
Slope (%) :	13.5	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	5.93	0	0
Computed Flow Time (min) :	1.12	0	0

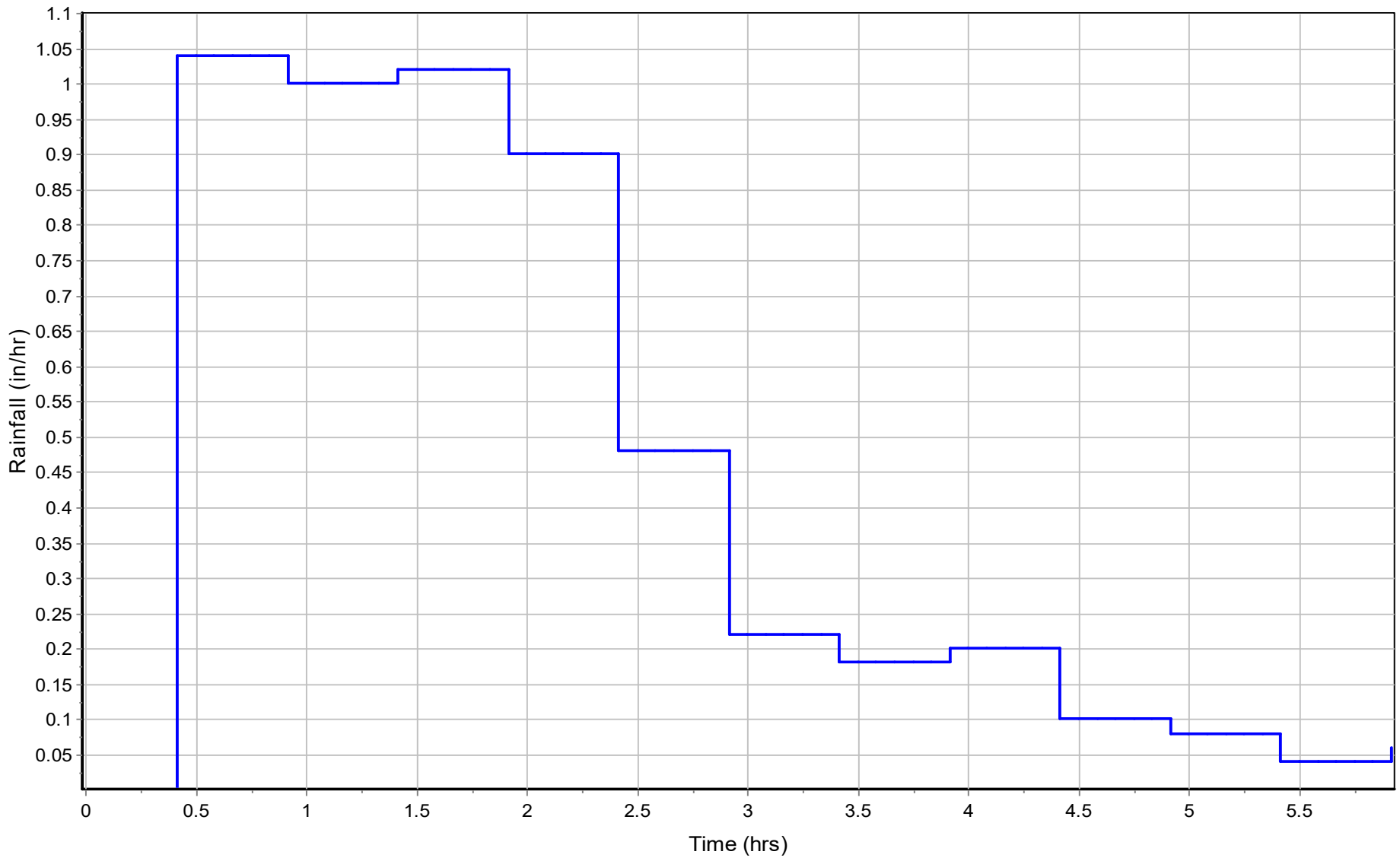
Total TOC (min) 18.64

Subbasin Runoff Results

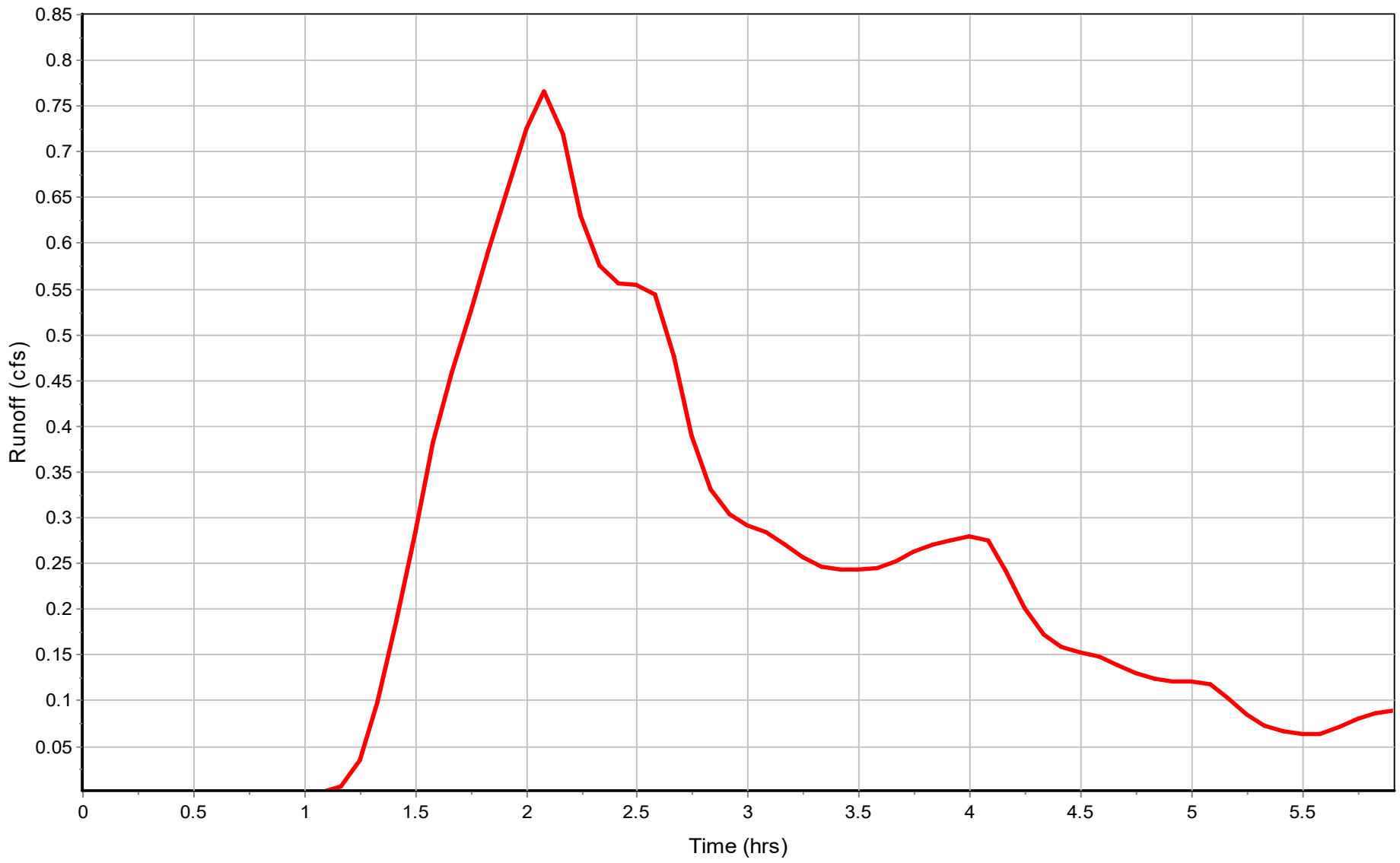
Total Rainfall (in) 2.66
Total Runoff (in) 0.36
Peak Runoff (cfs) 0.76
Weighted Curve Number 65
Time of Concentration (days hh:mm:ss) 0 00:18:38

Subbasin : Ex.SE

Rainfall Intensity Graph



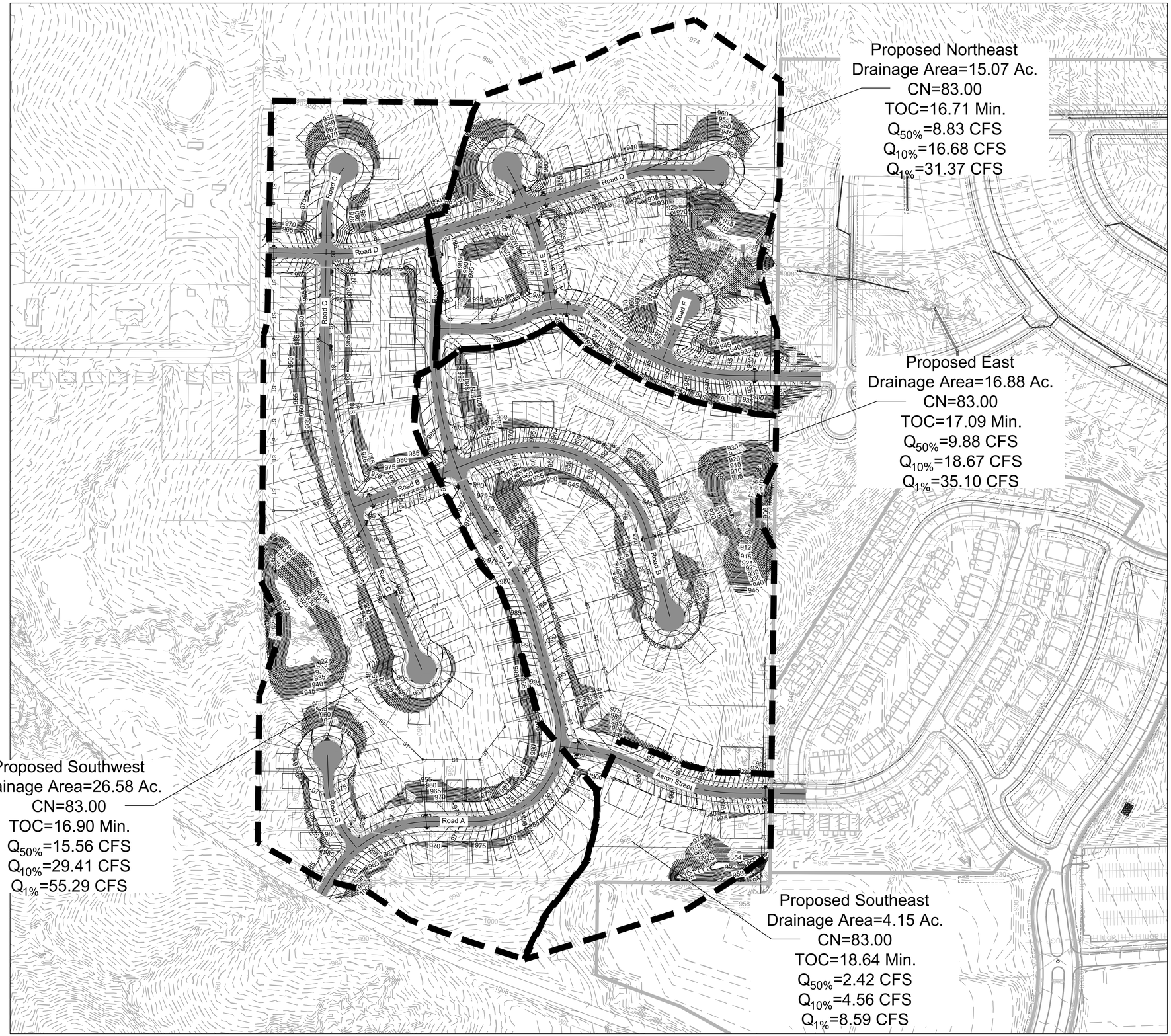
Runoff Hydrograph



8653 Penrose Lane
Lenexa, KS 66219
P: 913.317.9500
ric-consult.com

Appendix F

Post-Development Drainage Map



Appendix F

Creekside West R4

Proposed Drainage Map

NO.	DATE	REVISION
0	01/09/26	ORIG. SUB.

Renaissance Infrastructure Consulting
A501A5 NW Canal Street, Suite 100 Riverside, Missouri 64150
816.800.09A50
www.ric-consult.com
MO Certificate of Authority: E-2010033630

Sheet
01 of 01

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Jan 09 , 2026-11:25am
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Renaissance Infrastructure Consulting

8653 Penrose Lane
Lenexa, KS 66219
P: 913.317.9500
ric-consult.com

Appendix G

Proposed Conditions Analysis

Project Description

File Name ..... Proposed.SPF

Project Options

Flow Units ..... CFS
Elevation Type ..... Elevation
Hydrology Method ..... SCS TR-55
Time of Concentration (TOC) Method ..... SCS TR-55
Link Routing Method ..... Kinematic Wave
Enable Overflow Ponding at Nodes ..... YES
Skip Steady State Analysis Time Periods .... YES

Analysis Options

Start Analysis On	00:00:00	0:00:00
End Analysis On	00:00:00	0:00:00
Start Reporting On	00:00:00	0:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins.....	4
Nodes.....	8
Junctions	0
Outfalls	4
Flow Diversions	0
Inlets	0
Storage Nodes	4
Links.....	8
Channels	0
Pipes	0
Pumps	0
Orifices	8
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
49		Time Series	100-yr TD	Cumulative	inches				0.00	

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Pro. East	16.88	484.00	83.00	6.47	4.53	76.47	35.10	0 00:17:05
2	Pro. Northeast	15.07	484.00	83.00	6.47	4.53	68.27	31.37	0 00:16:42
3	Pro. Southwest	26.58	484.00	83.00	6.47	4.53	120.41	55.29	0 00:16:53
4	Pro.SE	4.15	484.00	83.00	6.47	4.53	18.80	8.59	0 00:18:38

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	East	Outfall	0.00					33.25	0.00					
2	NE	Outfall	0.00					29.66	0.00					
3	SE	Outfall	0.00					7.57	0.00					
4	SW	Outfall	0.00					46.52	0.00					
5	E Storage	Storage Node	902.00	912.00	902.00		0.00	35.09	911.43				0.00	0.00
6	NE Storage	Storage Node	904.00	916.00	904.00		0.00	31.35	914.67				0.00	0.00
7	SE Storage	Storage Node	948.00	958.00	948.00		0.00	8.59	956.81				0.00	0.00
8	SW Storage	Storage Node	920.00	930.00	920.00		0.00	55.27	929.31				0.00	0.00

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Reported Condition
1	Orifice-09	Orifice	NE Storage	NE		904.00	0.00		1.600		0.22							
2	Orifice-10	Orifice	NE Storage	NE		904.00	0.00		48.000		29.44							
3	Orifice-11	Orifice	E Storage	East		902.00	0.00		1.860		0.28							
4	Orifice-12	Orifice	SE Storage	SE		948.00	0.00		0.830		0.05							
5	Orifice-13	Orifice	SE Storage	SE		948.00	0.00		6.000		7.52							
6	Orifice-16	Orifice	SW Storage	SW		920.00	0.00		2.330		0.44							
7	Orifice-17	Orifice	E Storage	East		902.00	0.00		48.000		32.97							
8	Orifice-18	Orifice	SW Storage	SW		920.00	0.00		24.000		46.08							

Subbasin Hydrology

Subbasin : Pro. East

Input Data

Area (ac) 16.88
Peak Rate Factor 484
Weighted Curve Number 83
Rain Gage ID ..... Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
1/4 acre lots, 38% impervious	16.88	C	83
Composite Area & Weighted CN	16.88		83

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where :

Tc = Time of Concentration (hr)
n = Manning's roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation :

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where :

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft^2)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's roughness

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	9	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.16	0	0
Computed Flow Time (min) :	15.56	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	430	0	0
Slope (%) :	8.4	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	4.68	0	0
Computed Flow Time (min) :	1.53	0	0

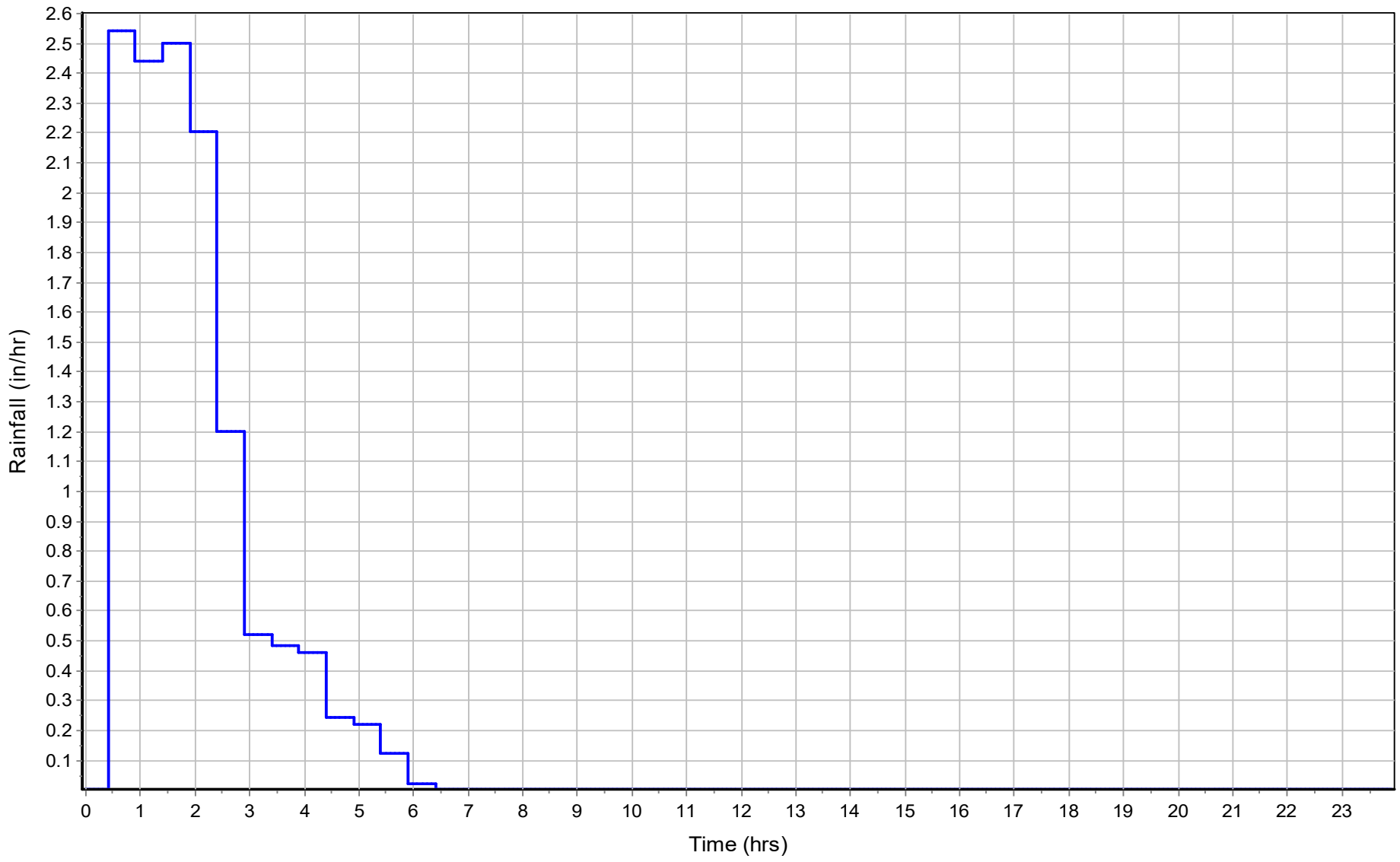
Total TOC (min) 17.09

Subbasin Runoff Results

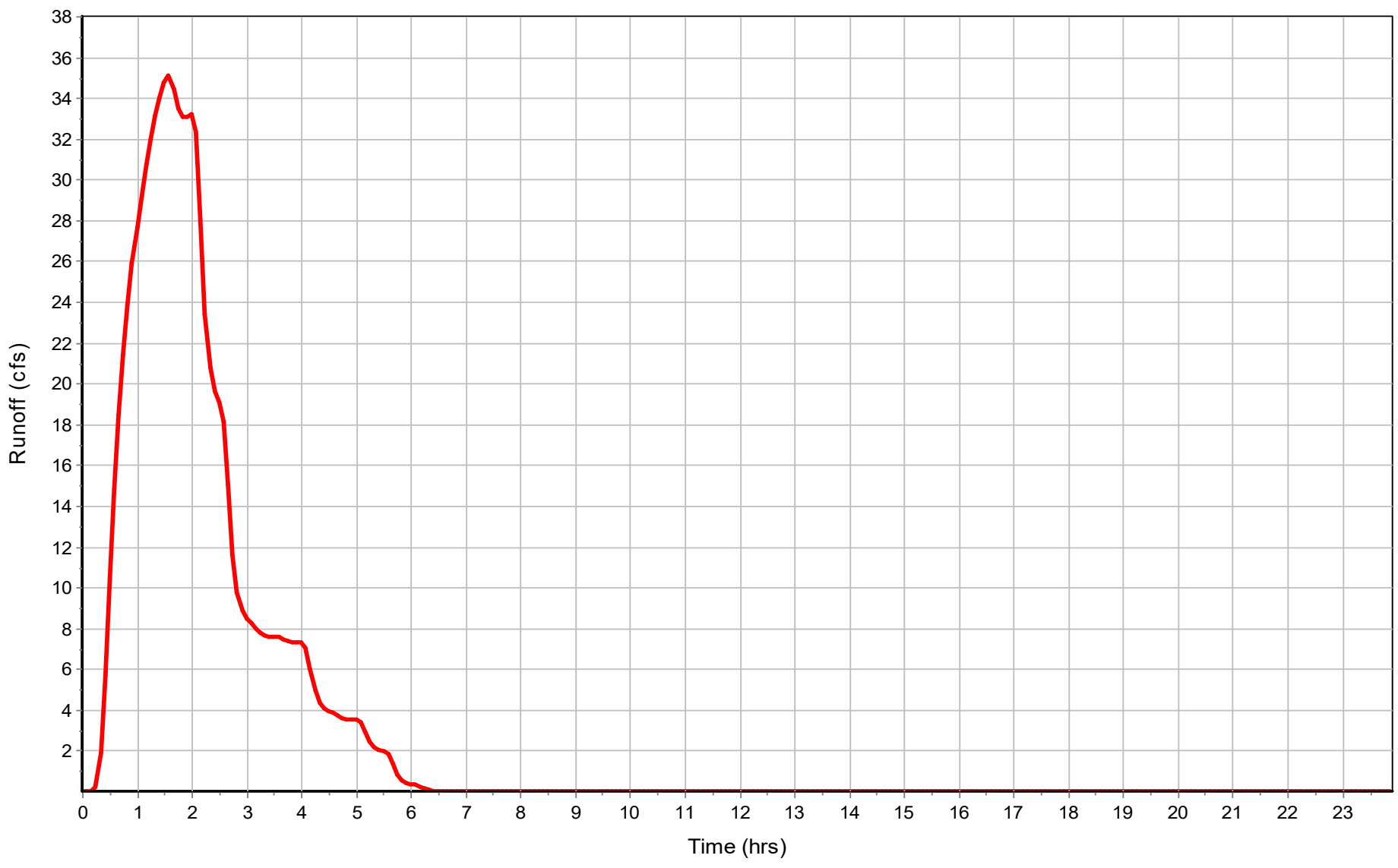
Total Rainfall (in)	6.47
Total Runoff (in)	4.53
Peak Runoff (cfs)	35.1
Weighted Curve Number	83
Time of Concentration (days hh:mm:ss)	0 00:17:05

Subbasin : Pro. East

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Pro. Northeast

Input Data

Area (ac) 15.07
Peak Rate Factor 484
Weighted Curve Number 83
Rain Gage ID ..... Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
1/4 acre lots, 38% impervious	15.07	C	83
Composite Area & Weighted CN	15.07		83

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	10	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.17	0	0
Computed Flow Time (min) :	14.92	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	300	0	0
Slope (%) :	12	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	5.59	0	0
Computed Flow Time (min) :	0.89	0	0

Channel Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.013	0	0
Flow Length (ft) :	600	0	0
Channel Slope (%) :	0.5	0	0
Cross Section Area (ft^2) :	12.56	0	0
Wetted Perimeter (ft) :	7.8	0	0
Velocity (ft/sec) :	11.13	0	0
Computed Flow Time (min) :	0.9	0	0

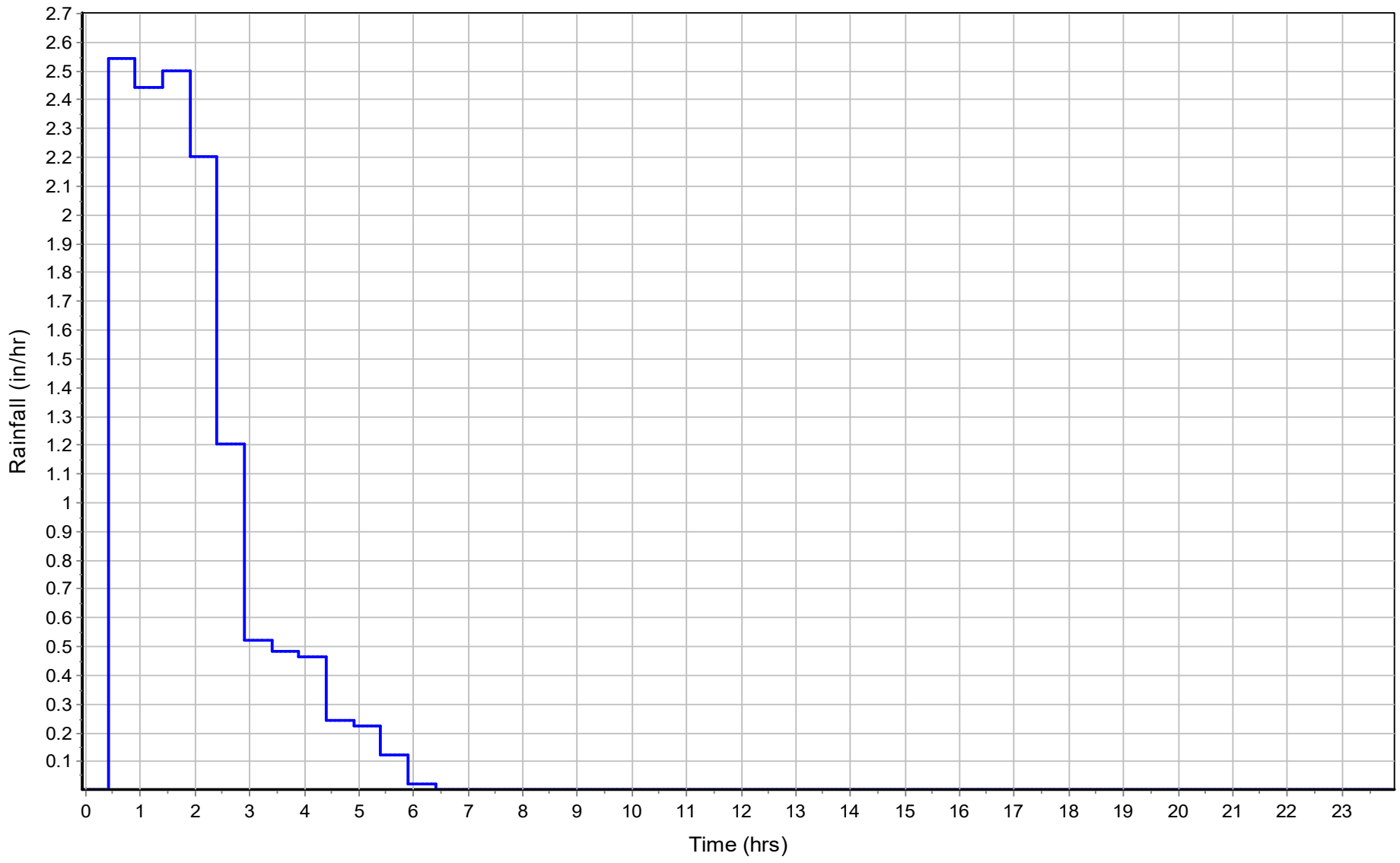
Total TOC (min) 16.71

Subbasin Runoff Results

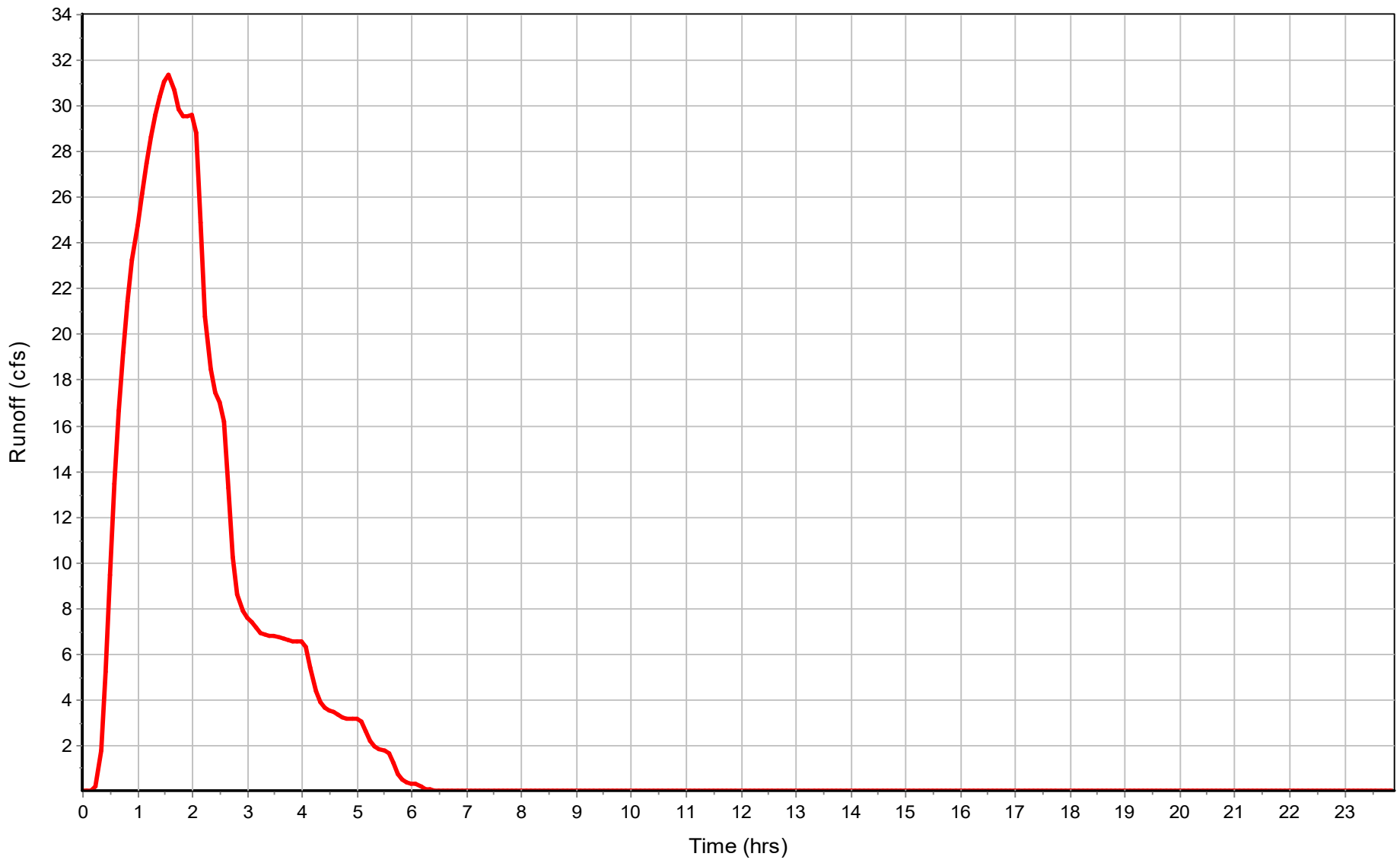
Total Rainfall (in) 6.47
Total Runoff (in) 4.53
Peak Runoff (cfs) 31.37
Weighted Curve Number 83
Time of Concentration (days hh:mm:ss) 0 00:16:43

Subbasin : Pro. Northeast

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Pro. Southwest

Input Data

Area (ac) 26.58
Peak Rate Factor 484
Weighted Curve Number 83
Rain Gage ID ..... Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
1/4 acre lots, 38% impervious	26.58	C	83
Composite Area & Weighted CN	26.58		83

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	12	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.18	0	0
Computed Flow Time (min) :	13.87	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	375	0	0
Slope (%) :	7.8	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	4.51	0	0
Computed Flow Time (min) :	1.39	0	0

Channel Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.013	0	0
Flow Length (ft) :	1100	0	0
Channel Slope (%) :	0.5	0	0
Cross Section Area (ft^2) :	12.56	0	0
Wetted Perimeter (ft) :	7.8	0	0
Velocity (ft/sec) :	11.13	0	0
Computed Flow Time (min) :	1.65	0	0

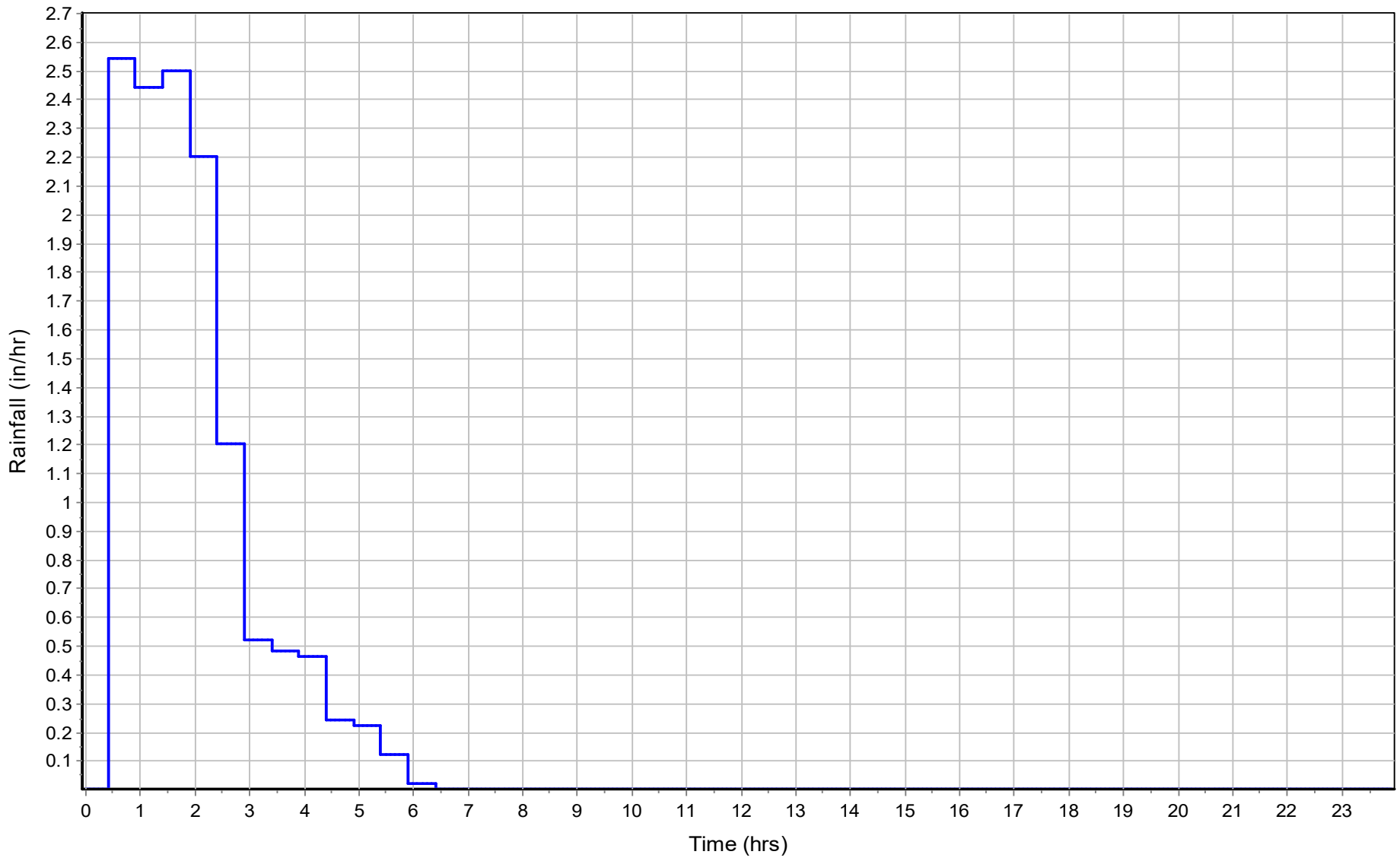
Total TOC (min) 16.90

Subbasin Runoff Results

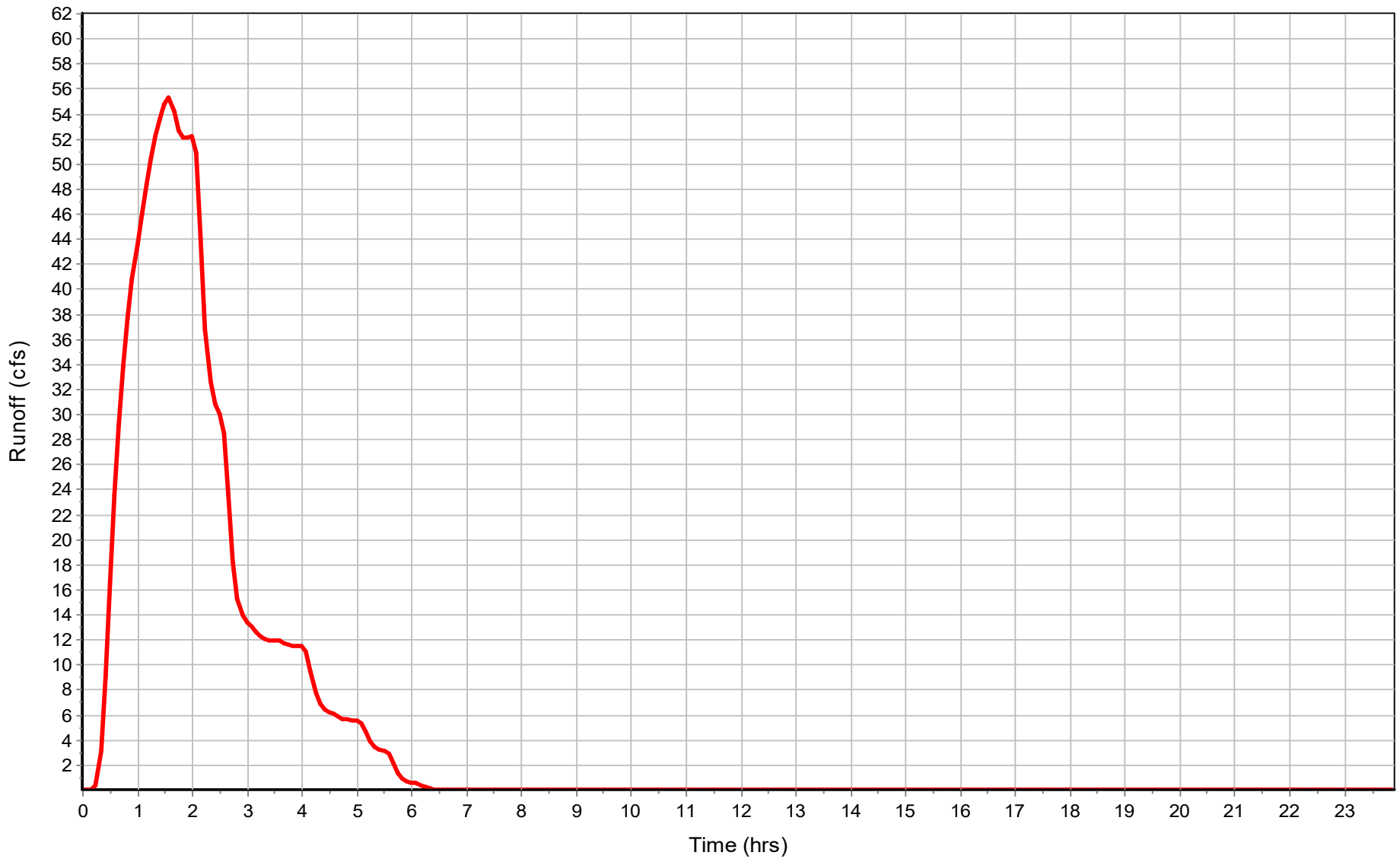
Total Rainfall (in) 6.47
Total Runoff (in) 4.53
Peak Runoff (cfs) 55.29
Weighted Curve Number 83
Time of Concentration (days hh:mm:ss) 0 00:16:54

Subbasin : Pro. Southwest

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Pro.SE

Input Data

Area (ac) 4.15
Peak Rate Factor 484
Weighted Curve Number 83
Rain Gage ID ..... Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
1/4 acre lots, 38% impervious	3.76	C	83
Composite Area & Weighted CN	3.76		83

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	6.7	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.14	0	0
Computed Flow Time (min) :	17.51	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	400	0	0
Slope (%) :	13.5	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	5.93	0	0
Computed Flow Time (min) :	1.12	0	0

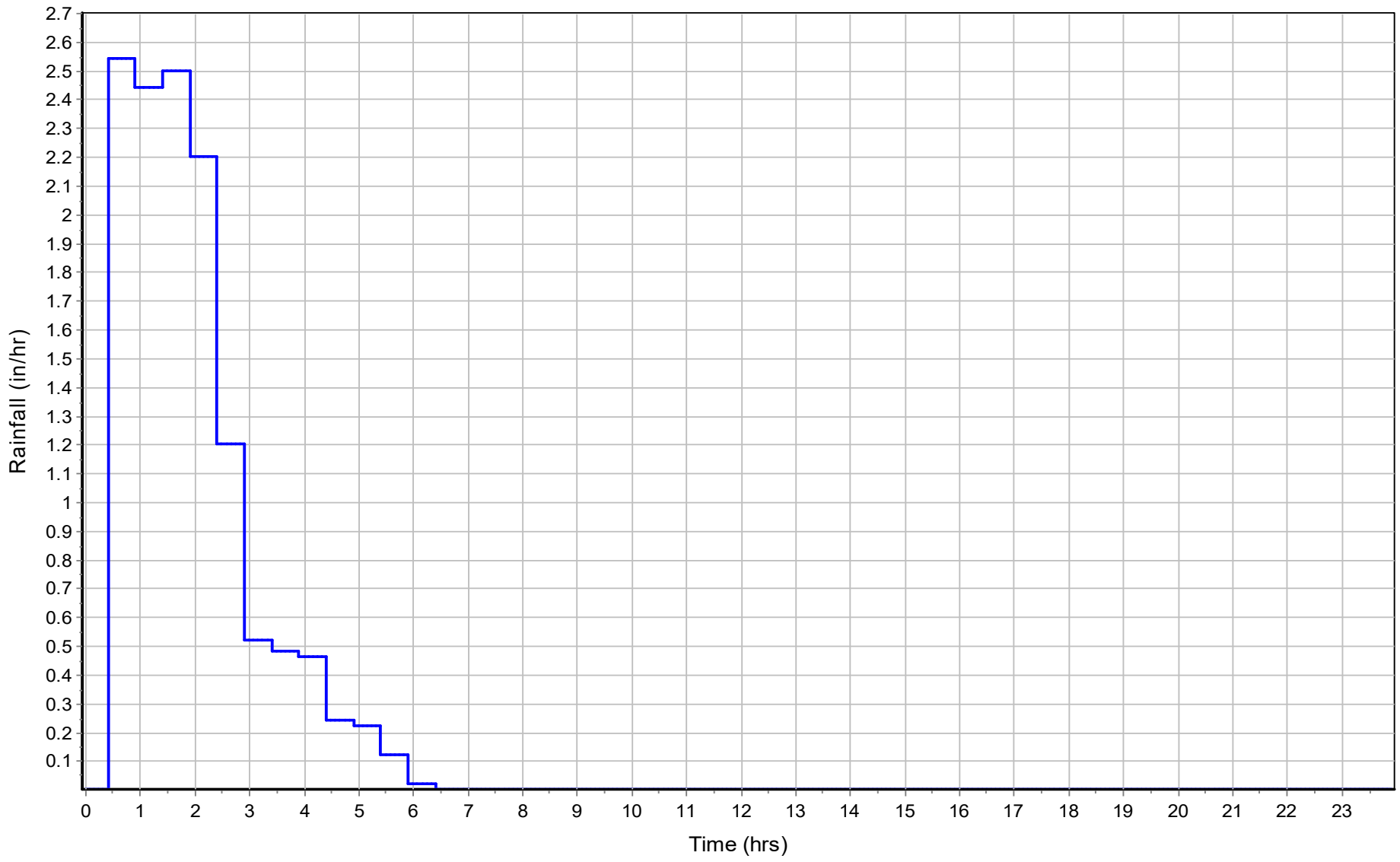
Total TOC (min) 18.64

Subbasin Runoff Results

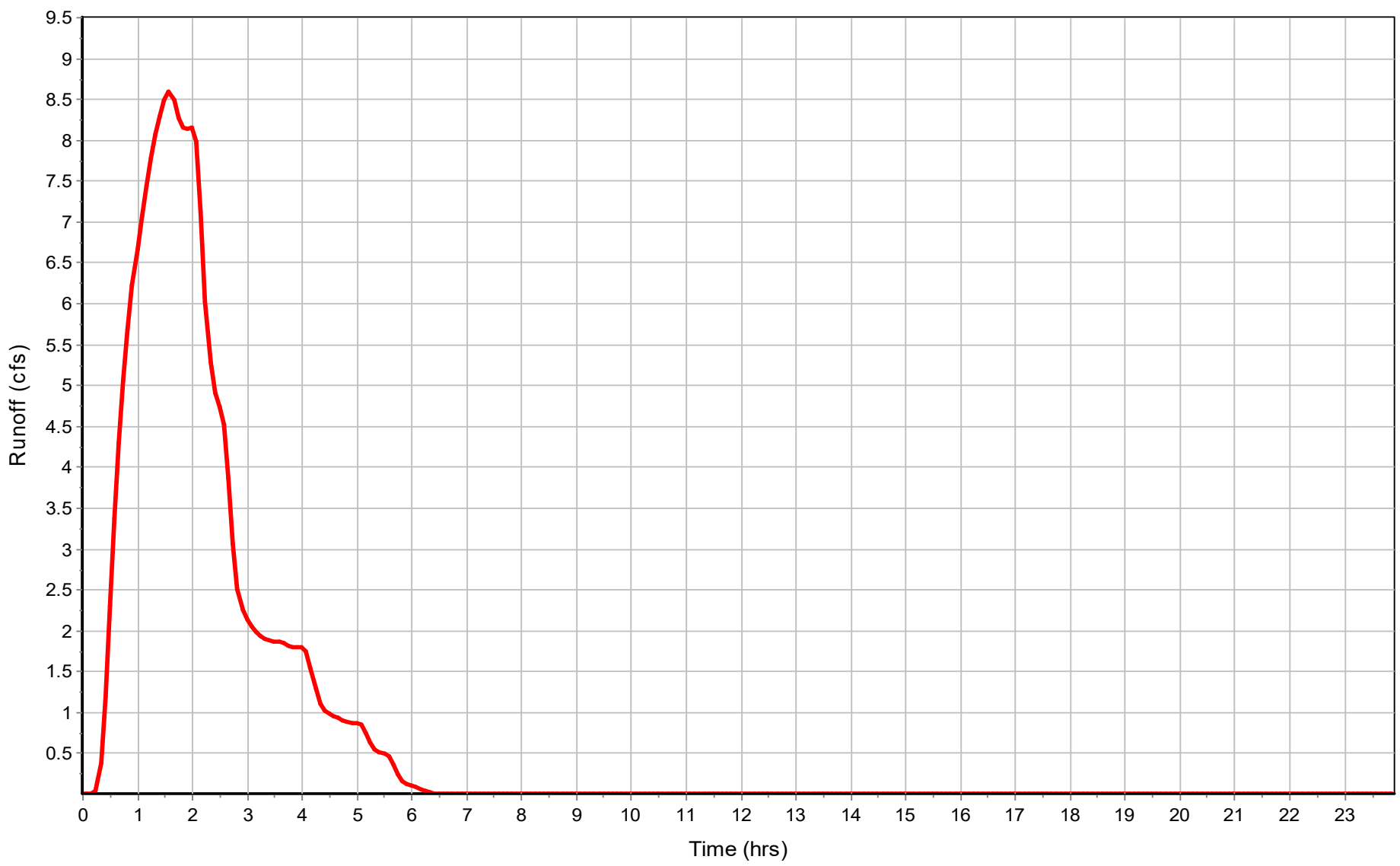
Total Rainfall (in) 6.47
Total Runoff (in) 4.53
Peak Runoff (cfs) 8.59
Weighted Curve Number 83
Time of Concentration (days hh:mm:ss) 0 00:18:38

Subbasin : Pro.SE

Rainfall Intensity Graph



Runoff Hydrograph



Storage Nodes

Storage Node : E Storage

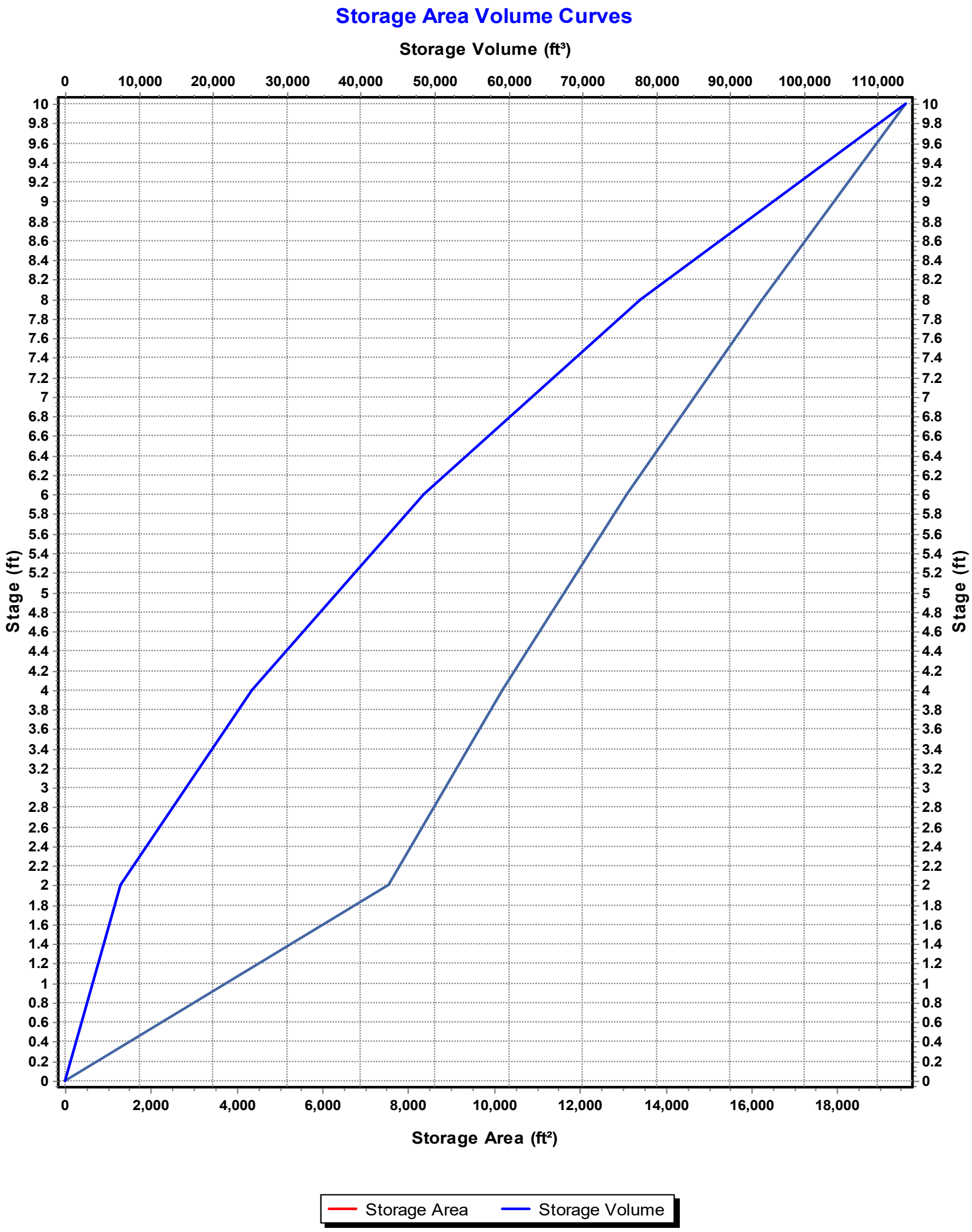
Input Data

Invert Elevation (ft) 902.00
Max (Rim) Elevation (ft) 912.00
Max (Rim) Offset (ft) 10.00
Initial Water Elevation (ft) 902.00
Initial Water Depth (ft) 0.00
Ponded Area (ft^2) 0.00
Evaporation Loss 0.00

Storage Area Volume Curves

Storage Curve : E Curve

Stage (ft)	Storage Area (ft^2)	Storage Volume (ft^3)
0	0	0
2	7556	7556
4	10180	25292
6	13106	48578
8	16238	77922
10	19599	113759


Storage Area Volume Curves
Storage Volume (ft³)
0
10,000
20,000
30,000
40,000
50,000
60,000
70,000
80,000
90,000
100,000
110,000
Stage (ft)
Stage (ft)
0
2,000
4,000
6,000
8,000
10,000
12,000
14,000
16,000
18,000
Storage Area (ft²)
Storage Area
Storage Volume

Storage Node : E Storage (continued)

Outflow Orifices

SN	Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)	Rectangular Orifice Width (in)	Orifice Invert Elevation (ft)	Orifice Coefficient
1	Orifice-11	Side	CIRCULAR	No	1.86			902.00	0.61
2	Orifice-17	Bottom	Rectangular	No		48.00	48.00	910.70	0.63

Output Summary Results

Peak Inflow (cfs)	35.09
Peak Lateral Inflow (cfs)	35.09
Peak Outflow (cfs)	33.25
Peak Exfiltration Flow Rate (cfm)	0
Max HGL Elevation Attained (ft)	911.43
Max HGL Depth Attained (ft)	9.43
Average HGL Elevation Attained (ft)	910.06
Average HGL Depth Attained (ft)	8.06
Time of Max HGL Occurrence (days hh:mm)	0 01:53
Total Exfiltration Volume (1000-ft^3)	0
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

Storage Node : NE Storage

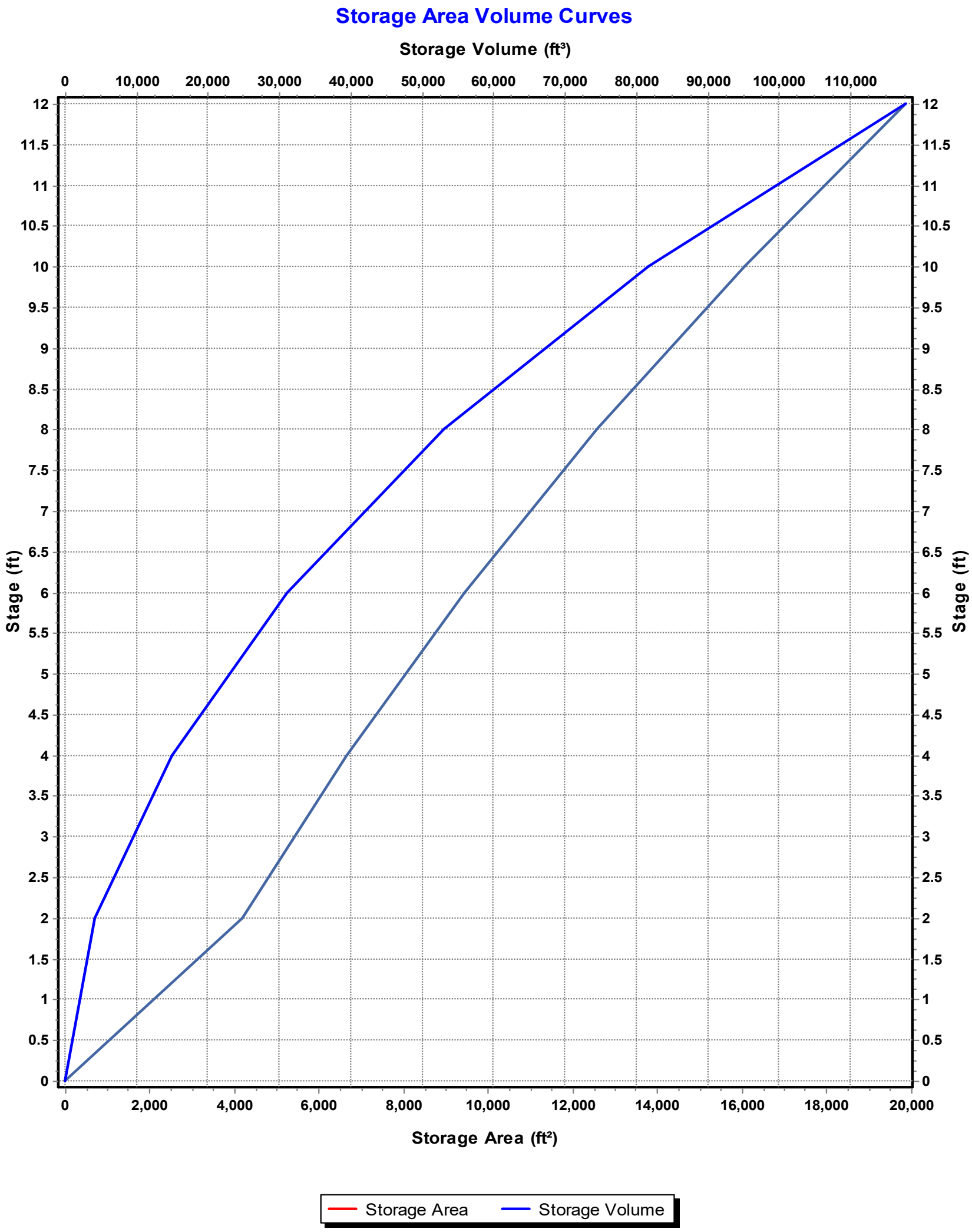
Input Data

Invert Elevation (ft)	904.00
Max (Rim) Elevation (ft)	916.00
Max (Rim) Offset (ft)	12.00
Initial Water Elevation (ft)	904.00
Initial Water Depth (ft)	0.00
Ponded Area (ft^2)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : NE Curve

Stage (ft)	Storage Area (ft^2)	Storage Volume (ft^3)
0	0	0
2	4189	4189
4	6653	15031
6	9451	31135
8	12587	53173
10	16058	81818
12	19883	117759


Storage Area Volume Curves
Storage Volume (ft³)
0
10,000
20,000
30,000
40,000
50,000
60,000
70,000
80,000
90,000
100,000
110,000
12
11.5
11
10.5
10
9.5
9
8.5
8
7.5
7
6.5
6
5.5
5
4.5
4
3.5
3
2.5
2
1.5
1
0.5
0
Stage (ft)
Stage (ft)
0
2,000
4,000
6,000
8,000
10,000
12,000
14,000
16,000
18,000
20,000
Storage Area (ft²)
Storage Area
Storage Volume

Storage Node : NE Storage (continued)

Outflow Orifices

SN	Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)	Rectangular Orifice Width (in)	Orifice Invert Elevation (ft)	Orifice Coefficient
1	Orifice-09	Side	CIRCULAR	No	1.60			904.00	0.61
2	Orifice-10	Bottom	Rectangular	No		48.00	48.00	914.00	0.63

Output Summary Results

Peak Inflow (cfs)	31.35
Peak Lateral Inflow (cfs)	31.35
Peak Outflow (cfs)	29.66
Peak Exfiltration Flow Rate (cfm)	0
Max HGL Elevation Attained (ft)	914.67
Max HGL Depth Attained (ft)	10.67
Average HGL Elevation Attained (ft)	913.37
Average HGL Depth Attained (ft)	9.37
Time of Max HGL Occurrence (days hh:mm)	0 01:53
Total Exfiltration Volume (1000-ft^3)	0
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

Storage Node : SE Storage

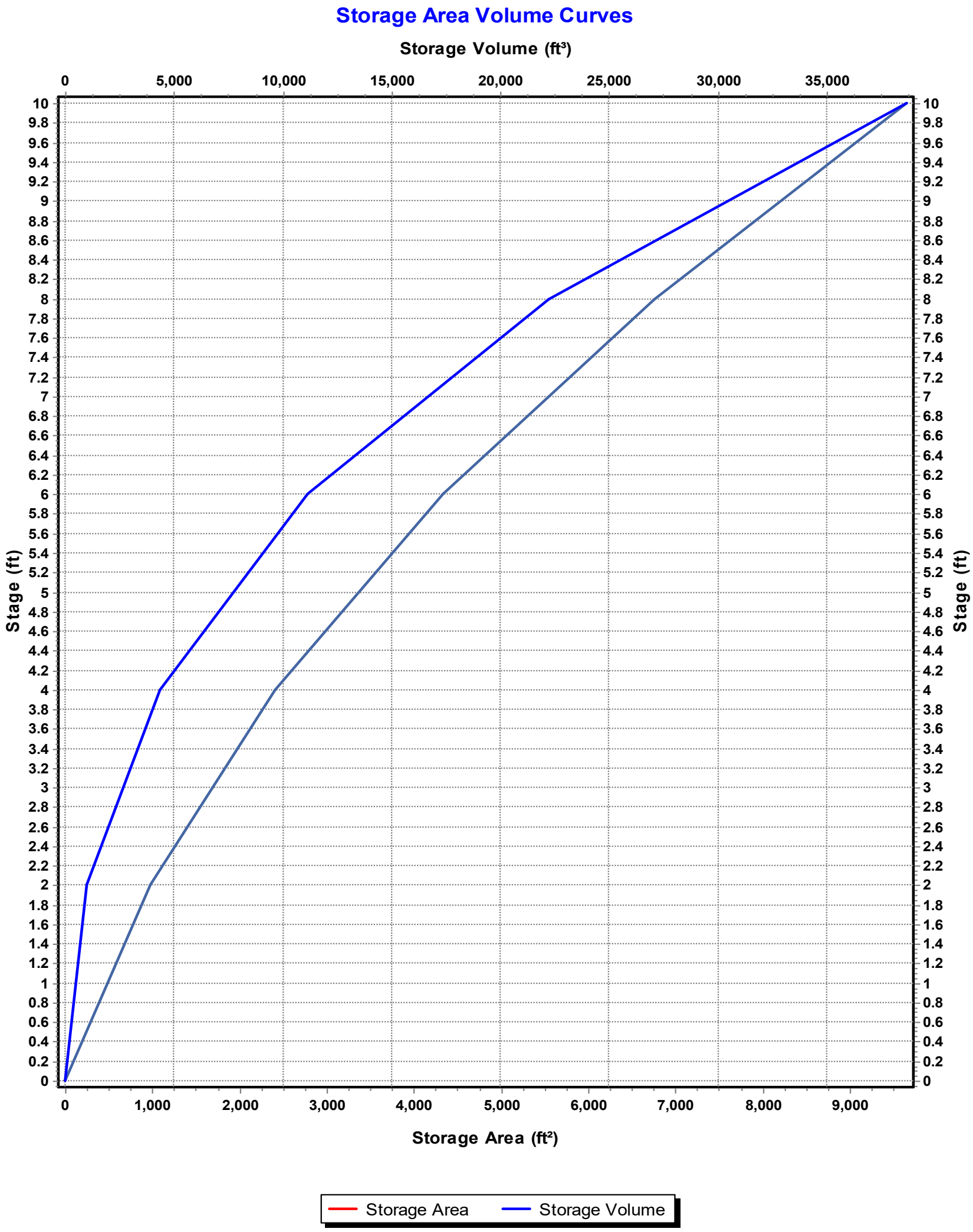
Input Data

Invert Elevation (ft)	948.00
Max (Rim) Elevation (ft)	958.00
Max (Rim) Offset (ft)	10.00
Initial Water Elevation (ft)	948.00
Initial Water Depth (ft)	0.00
Ponded Area (ft^2)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : SE Curve

Stage (ft)	Storage Area (ft^2)	Storage Volume (ft^3)
0	0	0
2	987	987
4	2412	4386
6	4345	11143
8	6770	22258
10	9654	38682


Storage Area Volume Curves
Storage Volume (ft³)
0
5,000
10,000
15,000
20,000
25,000
30,000
35,000
Stage (ft)
Stage (ft)
0
1,000
2,000
3,000
4,000
5,000
6,000
7,000
8,000
9,000
Storage Area (ft²)
Storage Area
Storage Volume

Storage Node : SE Storage (continued)

Outflow Orifices

SN	Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)	Rectangular Orifice Width (in)	Orifice Invert Elevation (ft)	Orifice Coefficient
1	Orifice-12	Side	CIRCULAR	No	0.83			948.00	0.61
2	Orifice-13	Side	Rectangular	No		6.00	48.00	956.00	0.63

Output Summary Results

Peak Inflow (cfs)	8.59
Peak Lateral Inflow (cfs)	8.59
Peak Outflow (cfs)	7.57
Peak Exfiltration Flow Rate (cfm)	0
Max HGL Elevation Attained (ft)	956.81
Max HGL Depth Attained (ft)	8.81
Average HGL Elevation Attained (ft)	955.6
Average HGL Depth Attained (ft)	7.6
Time of Max HGL Occurrence (days hh:mm)	0 02:13
Total Exfiltration Volume (1000-ft^3)	0
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

Storage Node : SW Storage

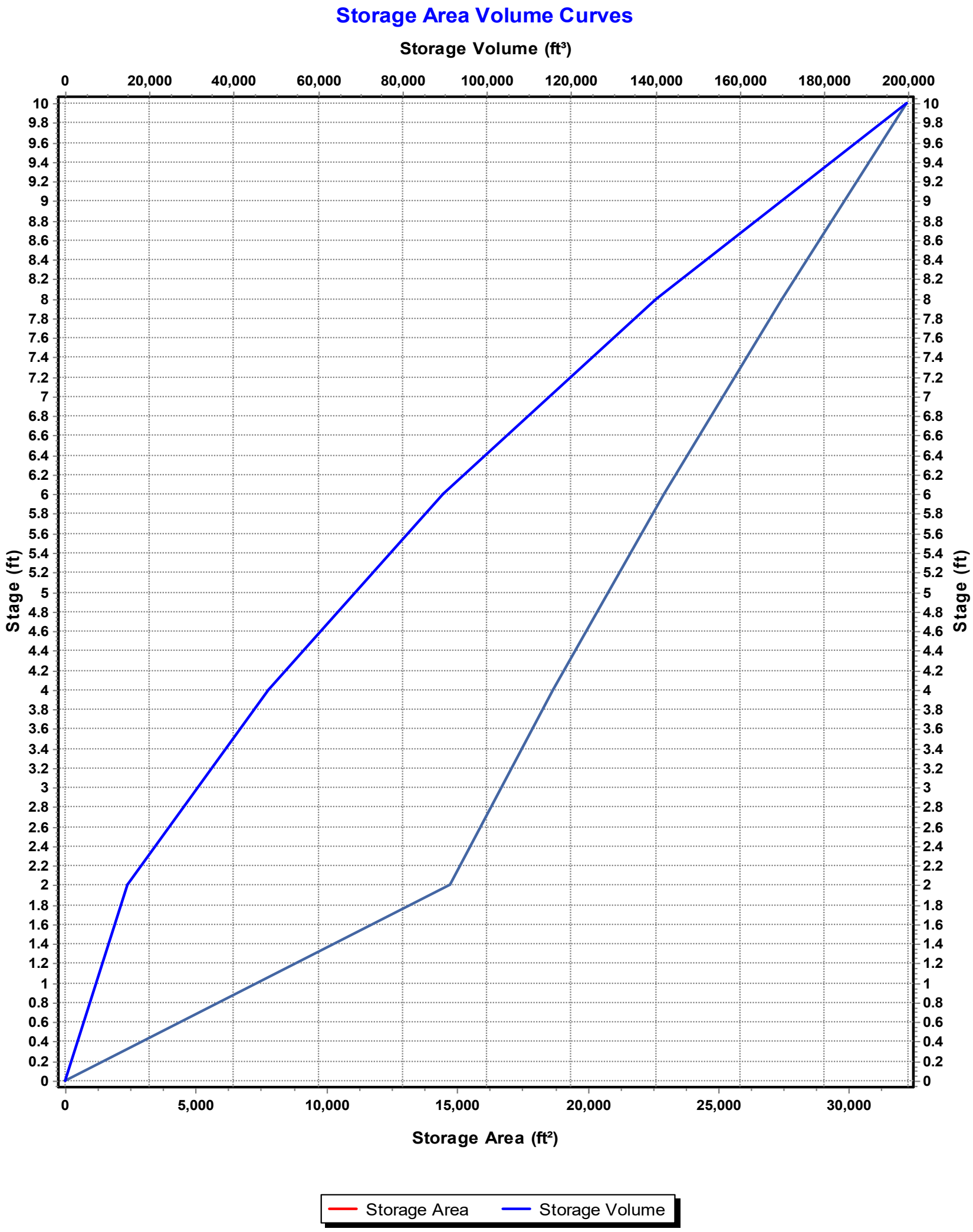
Input Data

Invert Elevation (ft)	920.00
Max (Rim) Elevation (ft)	930.00
Max (Rim) Offset (ft)	10.00
Initial Water Elevation (ft)	920.00
Initial Water Depth (ft)	0.00
Ponded Area (ft^2)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : SW Storage

Stage (ft)	Storage Area (ft^2)	Storage Volume (ft^3)
0	0	0
2	14716	14716
4	18669	48101
6	22904	89674
8	27420	139998
10	32207	199625


Storage Area Volume Curves
Storage Volume (ft³)
0
20,000
40,000
60,000
80,000
100,000
120,000
140,000
160,000
180,000
200,000
Stage (ft)
0
5,000
10,000
15,000
20,000
25,000
30,000
Storage Area (ft²)
Storage Area
Storage Volume

Storage Node : SW Storage (continued)

Outflow Orifices

SN	Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)	Rectangular Orifice Width (in)	Orifice Invert Elevation (ft)	Orifice Coefficient
1	Orifice-16	Side	CIRCULAR	No	2.33			920.00	0.61
2	Orifice-18	Side	Rectangular	No		24.00	48.00	927.00	0.63

Output Summary Results

Peak Inflow (cfs)	55.27
Peak Lateral Inflow (cfs)	55.27
Peak Outflow (cfs)	46.52
Peak Exfiltration Flow Rate (cfm)	0
Max HGL Elevation Attained (ft)	929.31
Max HGL Depth Attained (ft)	9.31
Average HGL Elevation Attained (ft)	926.69
Average HGL Depth Attained (ft)	6.69
Time of Max HGL Occurrence (days hh:mm)	0 02:13
Total Exfiltration Volume (1000-ft^3)	0
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

Project Description

File Name ..... Proposed.SPF

Project Options

Flow Units ..... CFS
Elevation Type ..... Elevation
Hydrology Method ..... SCS TR-55
Time of Concentration (TOC) Method ..... SCS TR-55
Link Routing Method ..... Kinematic Wave
Enable Overflow Ponding at Nodes ..... YES
Skip Steady State Analysis Time Periods .... YES

Analysis Options

Start Analysis On	00:00:00	0:00:00
End Analysis On	00:00:00	0:00:00
Start Reporting On	00:00:00	0:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins.....	4
Nodes.....	8
Junctions	0
Outfalls	4
Flow Diversions	0
Inlets	0
Storage Nodes	4
Links.....	8
Channels	0
Pipes	0
Pumps	0
Orifices	8
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
49		Time Series	10-yr TD	Cumulative	inches				0.00	

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Pro. East	16.88	484.00	83.00	4.04	2.32	39.18	18.67	0 00:17:05
2	Pro. Northeast	15.07	484.00	83.00	4.04	2.32	34.98	16.68	0 00:16:42
3	Pro. Southwest	26.58	484.00	83.00	4.04	2.32	61.69	29.41	0 00:16:53
4	Pro.SE	4.15	484.00	83.00	4.04	2.32	9.63	4.56	0 00:18:38

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	East	Outfall	0.00					9.66	0.00					
2	NE	Outfall	0.00					8.37	0.00					
3	SE	Outfall	0.00					2.01	0.00					
4	SW	Outfall	0.00					14.70	0.00					
5	E Storage	Storage Node	902.00	912.00	902.00		0.00	18.65	911.01				0.00	0.00
6	NE Storage	Storage Node	904.00	916.00	904.00		0.00	16.68	914.29				0.00	0.00
7	SE Storage	Storage Node	948.00	958.00	948.00		0.00	4.55	956.27				0.00	0.00
8	SW Storage	Storage Node	920.00	930.00	920.00		0.00	29.39	928.00				0.00	0.00

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Reported Condition
1	Orifice-09	Orifice	NE Storage	NE		904.00	0.00		1.600		0.22							
2	Orifice-10	Orifice	NE Storage	NE		904.00	0.00		48.000		8.15							
3	Orifice-11	Orifice	E Storage	East		902.00	0.00		1.860		0.28							
4	Orifice-12	Orifice	SE Storage	SE		948.00	0.00		0.830		0.05							
5	Orifice-13	Orifice	SE Storage	SE		948.00	0.00		6.000		1.96							
6	Orifice-16	Orifice	SW Storage	SW		920.00	0.00		2.330		0.41							
7	Orifice-17	Orifice	E Storage	East		902.00	0.00		48.000		9.39							
8	Orifice-18	Orifice	SW Storage	SW		920.00	0.00		24.000		14.28							

Subbasin Hydrology

Subbasin : Pro. East

Input Data

Area (ac)	16.88
Peak Rate Factor	484
Weighted Curve Number	83
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
1/4 acre lots, 38% impervious	16.88	C	83
Composite Area & Weighted CN	16.88		83

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where :

Tc = Time of Concentration (hr)
n = Manning's roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation :

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where :

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft^2)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's roughness

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	9	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.16	0	0
Computed Flow Time (min) :	15.56	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	430	0	0
Slope (%) :	8.4	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	4.68	0	0
Computed Flow Time (min) :	1.53	0	0

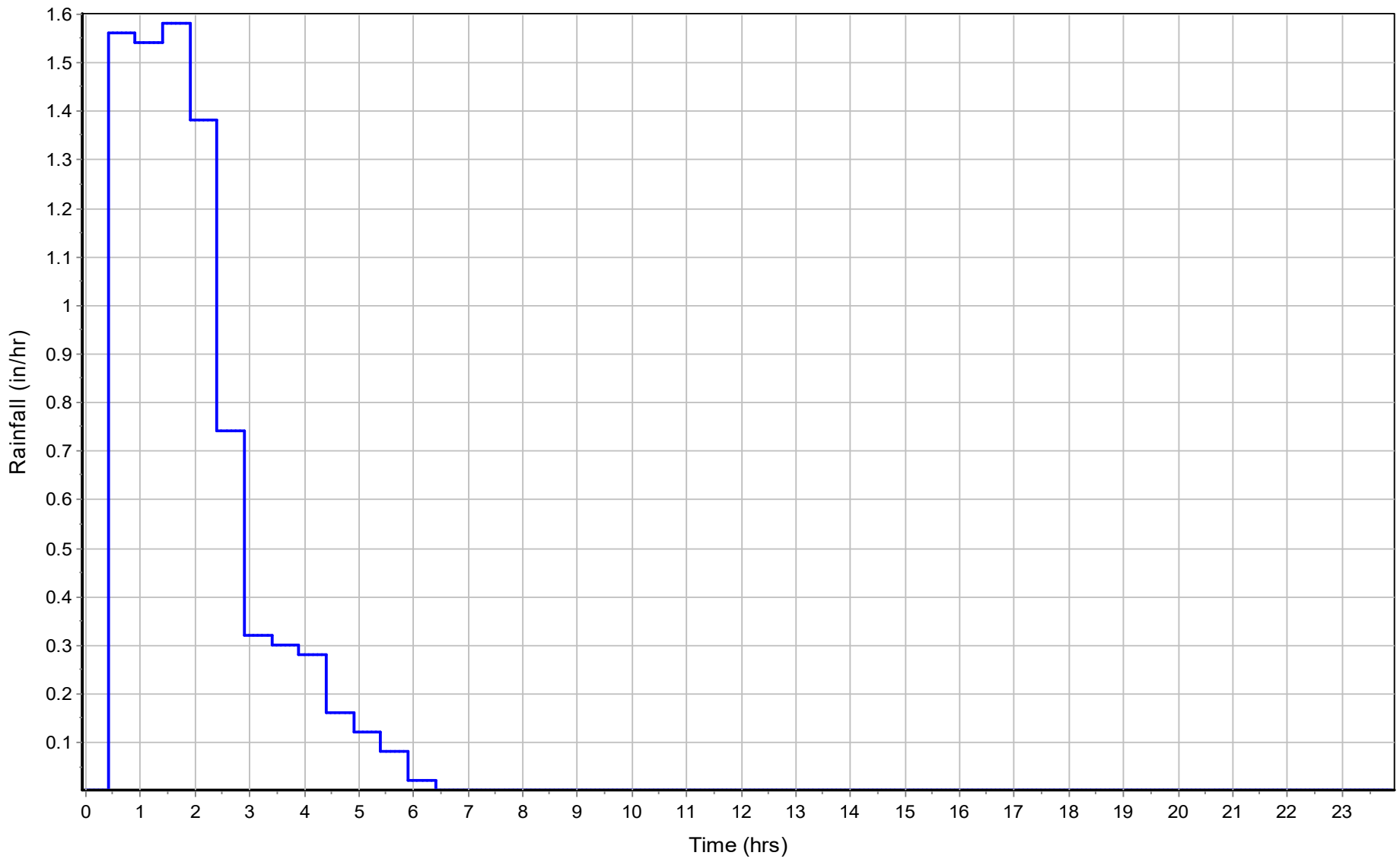
Total TOC (min) 17.09

Subbasin Runoff Results

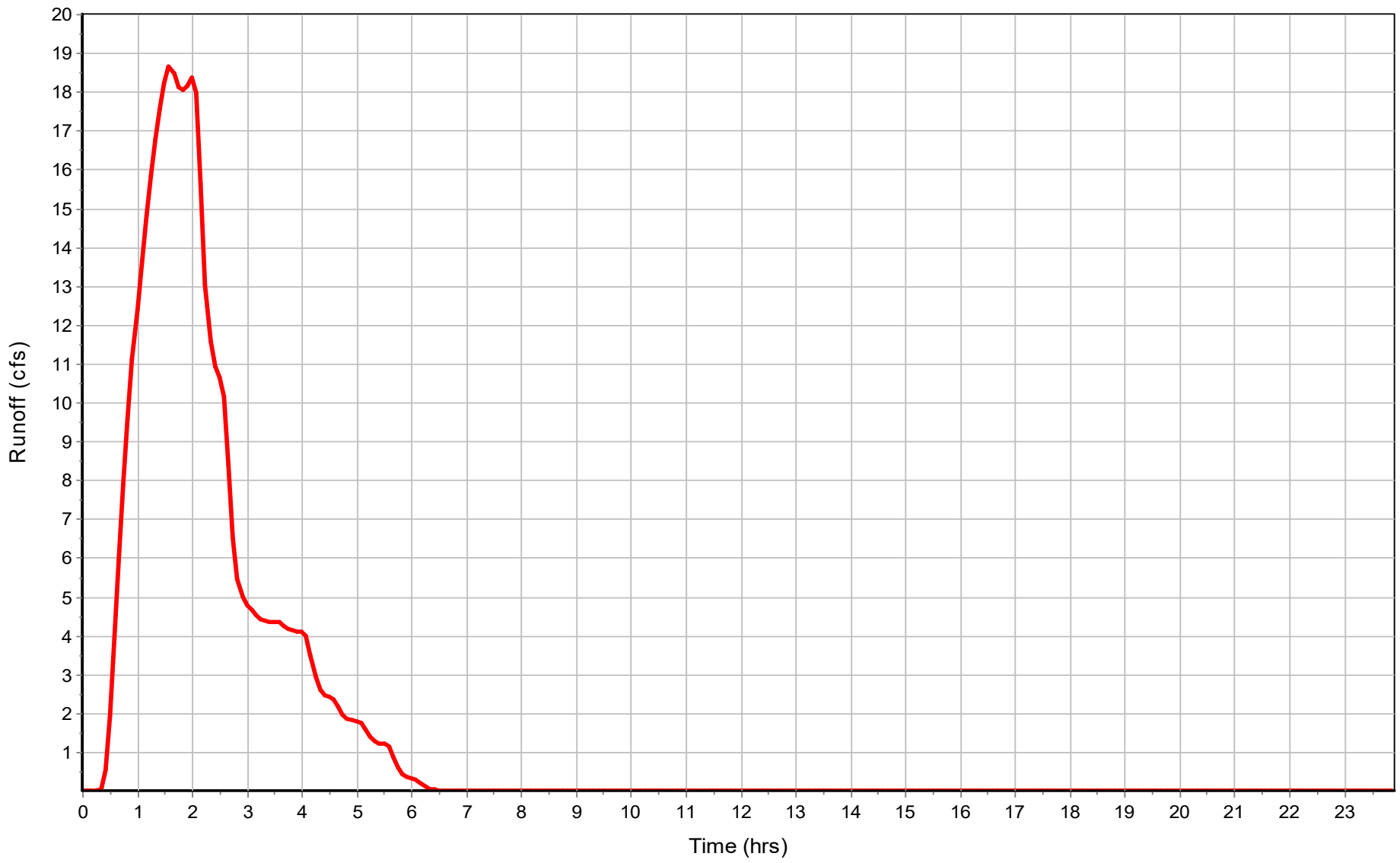
Total Rainfall (in)	4.04
Total Runoff (in)	2.32
Peak Runoff (cfs)	18.67
Weighted Curve Number	83
Time of Concentration (days hh:mm:ss)	0 00:17:05

Subbasin : Pro. East

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Pro. Northeast

Input Data

Area (ac) 15.07
Peak Rate Factor 484
Weighted Curve Number 83
Rain Gage ID ..... Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
1/4 acre lots, 38% impervious	15.07	C	83
Composite Area & Weighted CN	15.07		83

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	10	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.17	0	0
Computed Flow Time (min) :	14.92	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	300	0	0
Slope (%) :	12	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	5.59	0	0
Computed Flow Time (min) :	0.89	0	0

Channel Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.013	0	0
Flow Length (ft) :	600	0	0
Channel Slope (%) :	0.5	0	0
Cross Section Area (ft^2) :	12.56	0	0
Wetted Perimeter (ft) :	7.8	0	0
Velocity (ft/sec) :	11.13	0	0
Computed Flow Time (min) :	0.9	0	0

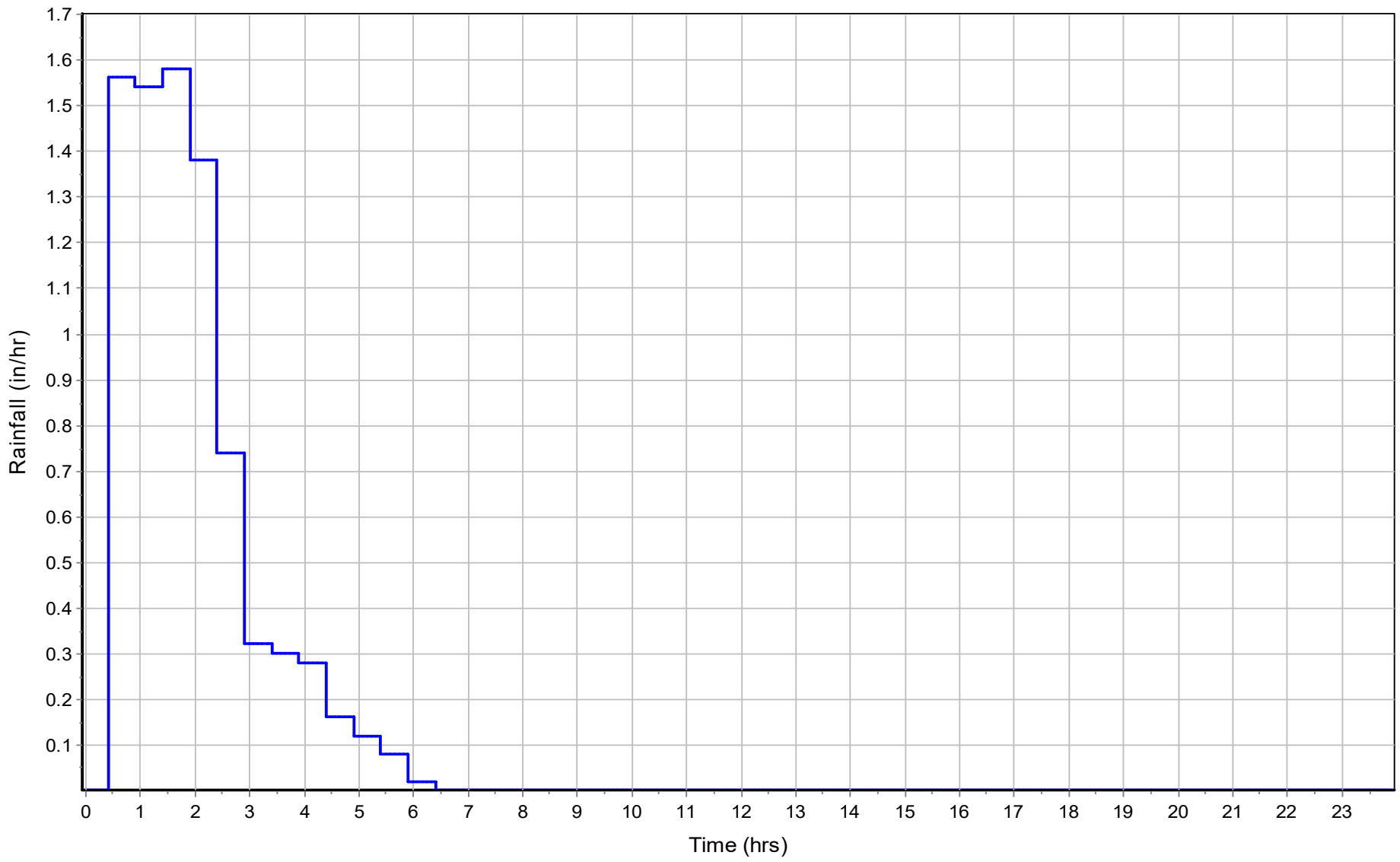
Total TOC (min) 16.71

Subbasin Runoff Results

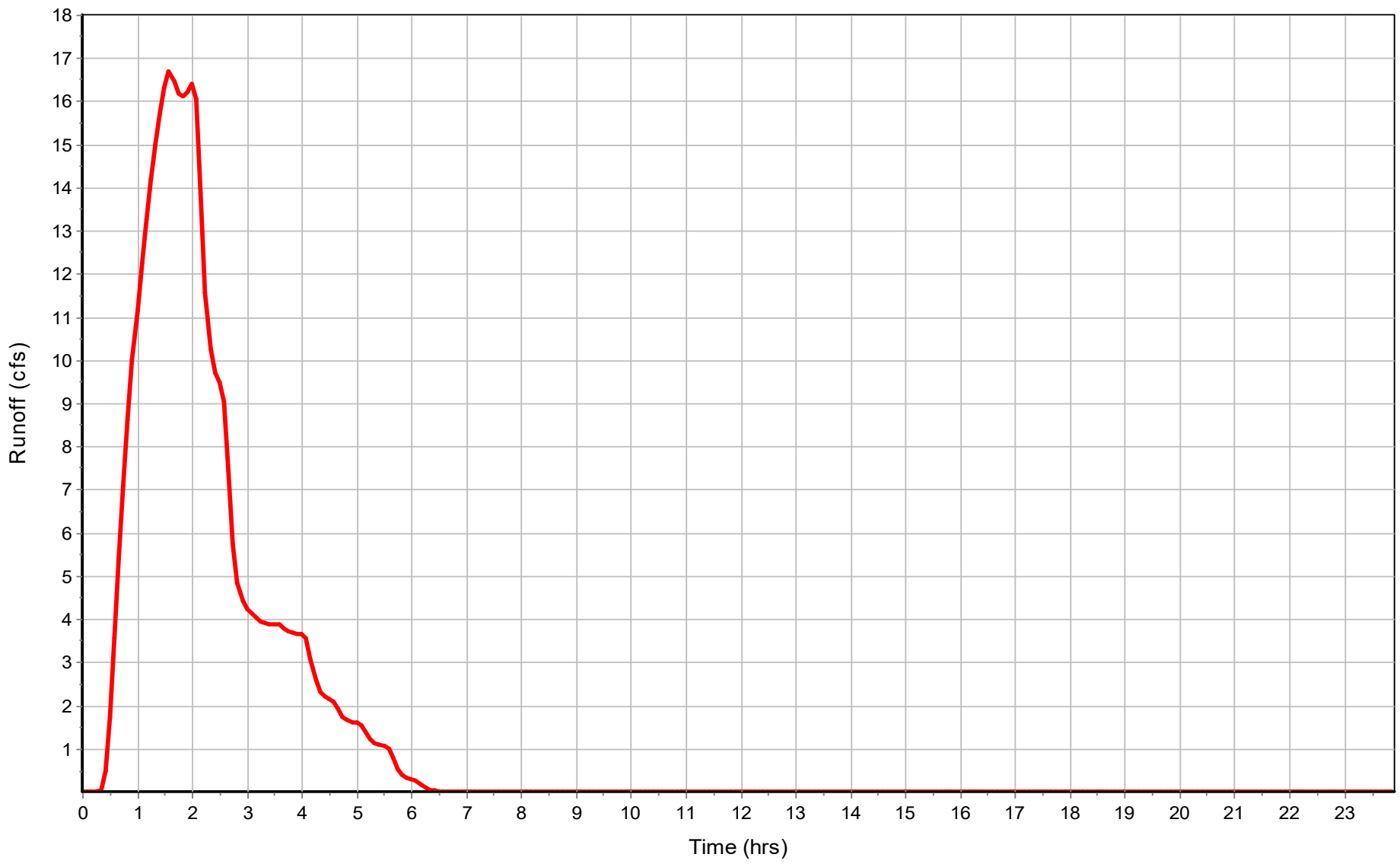
Total Rainfall (in) 4.04
Total Runoff (in) 2.32
Peak Runoff (cfs) 16.68
Weighted Curve Number 83
Time of Concentration (days hh:mm:ss) 0 00:16:43

Subbasin : Pro. Northeast

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Pro. Southwest

Input Data

Area (ac) 26.58
Peak Rate Factor 484
Weighted Curve Number 83
Rain Gage ID ..... Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
1/4 acre lots, 38% impervious	26.58	C	83
Composite Area & Weighted CN	26.58		83

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	12	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.18	0	0
Computed Flow Time (min) :	13.87	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	375	0	0
Slope (%) :	7.8	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	4.51	0	0
Computed Flow Time (min) :	1.39	0	0

Channel Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.013	0	0
Flow Length (ft) :	1100	0	0
Channel Slope (%) :	0.5	0	0
Cross Section Area (ft^2) :	12.56	0	0
Wetted Perimeter (ft) :	7.8	0	0
Velocity (ft/sec) :	11.13	0	0
Computed Flow Time (min) :	1.65	0	0

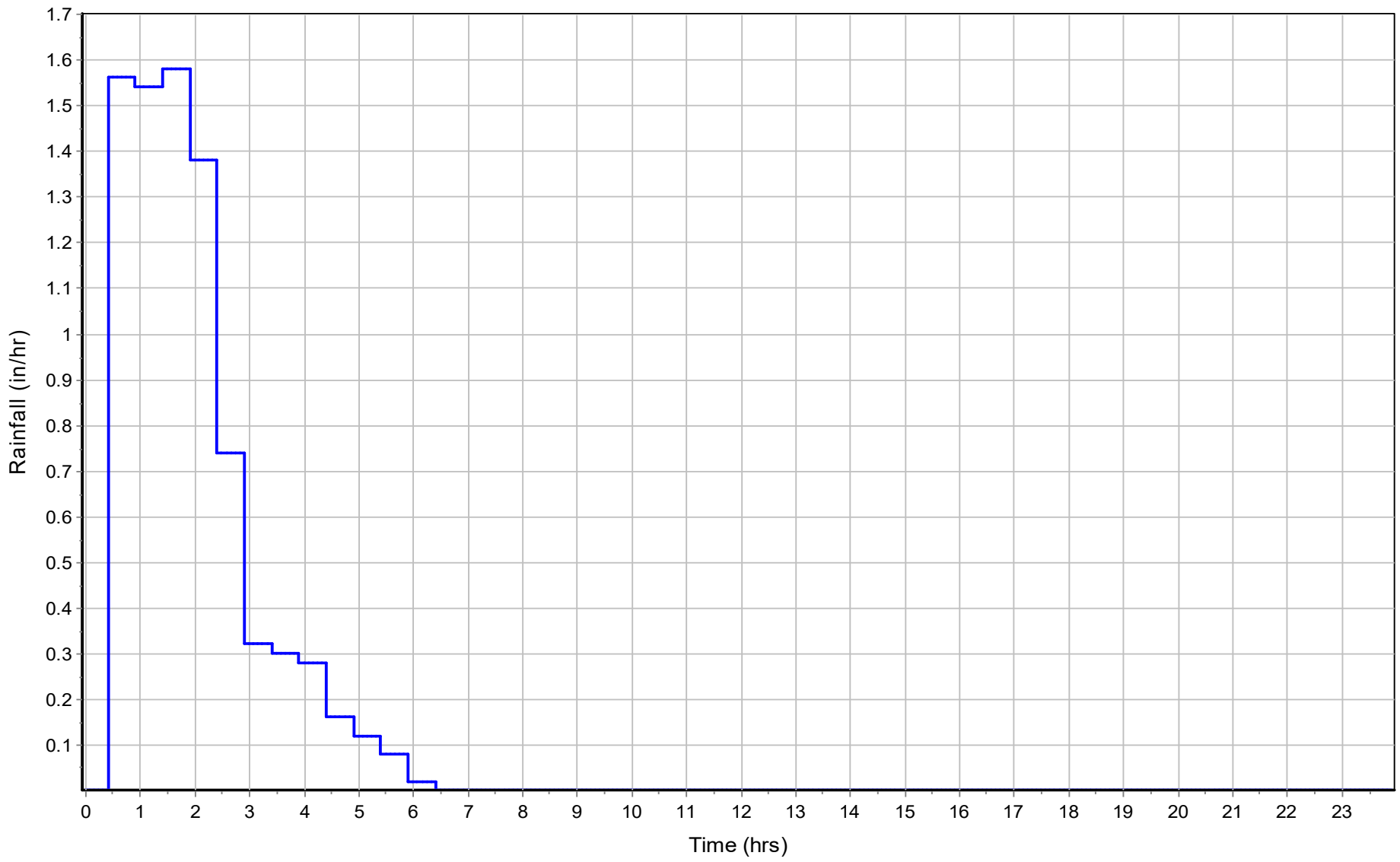
Total TOC (min) 16.90

Subbasin Runoff Results

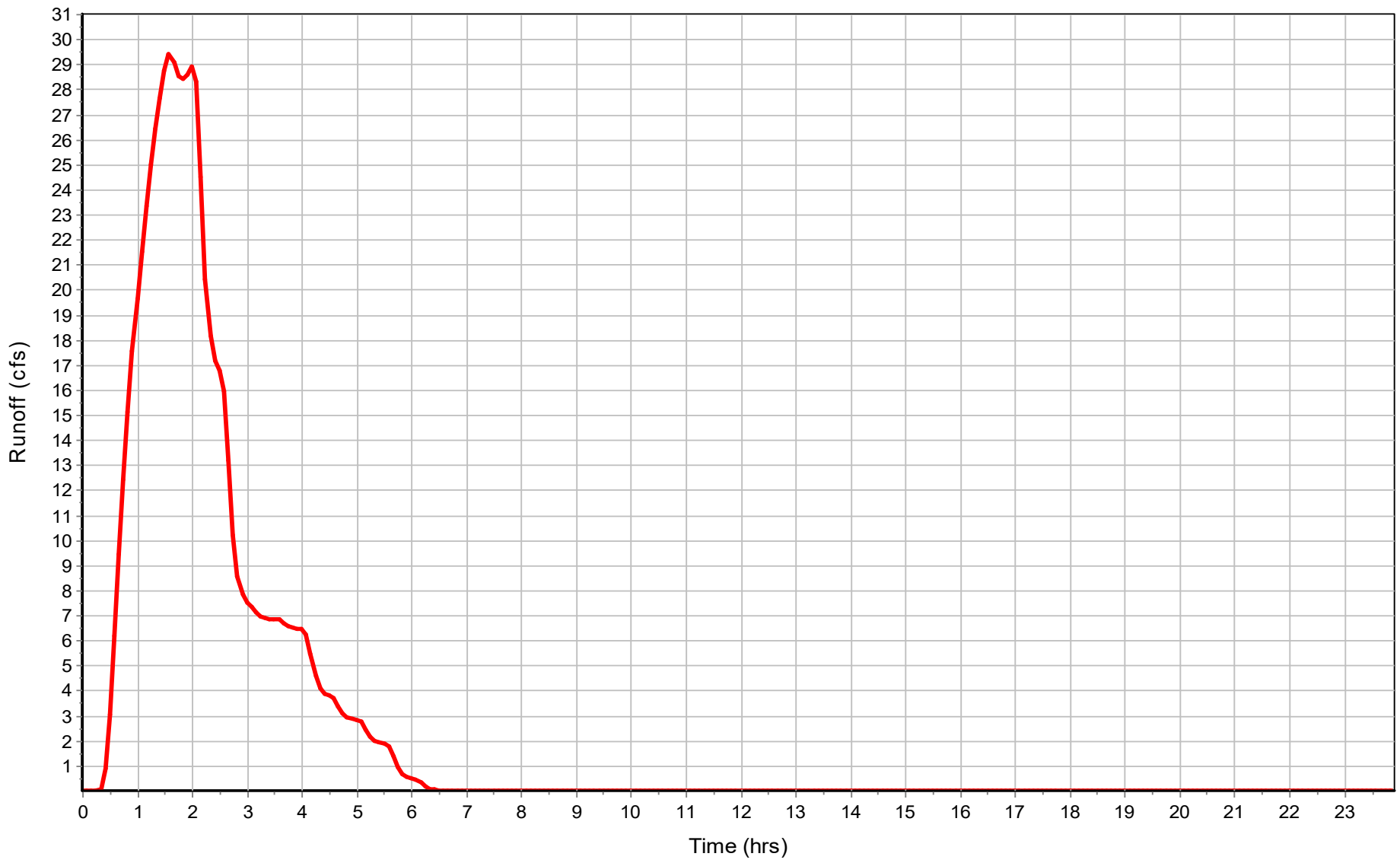
Total Rainfall (in) 4.04
Total Runoff (in) 2.32
Peak Runoff (cfs) 29.41
Weighted Curve Number 83
Time of Concentration (days hh:mm:ss) 0 00:16:54

Subbasin : Pro. Southwest

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Pro.SE

Input Data

Area (ac) 4.15
Peak Rate Factor 484
Weighted Curve Number 83
Rain Gage ID ..... Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
1/4 acre lots, 38% impervious	3.76	C	83
Composite Area & Weighted CN	3.76		83

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	6.7	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.14	0	0
Computed Flow Time (min) :	17.51	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	400	0	0
Slope (%) :	13.5	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	5.93	0	0
Computed Flow Time (min) :	1.12	0	0

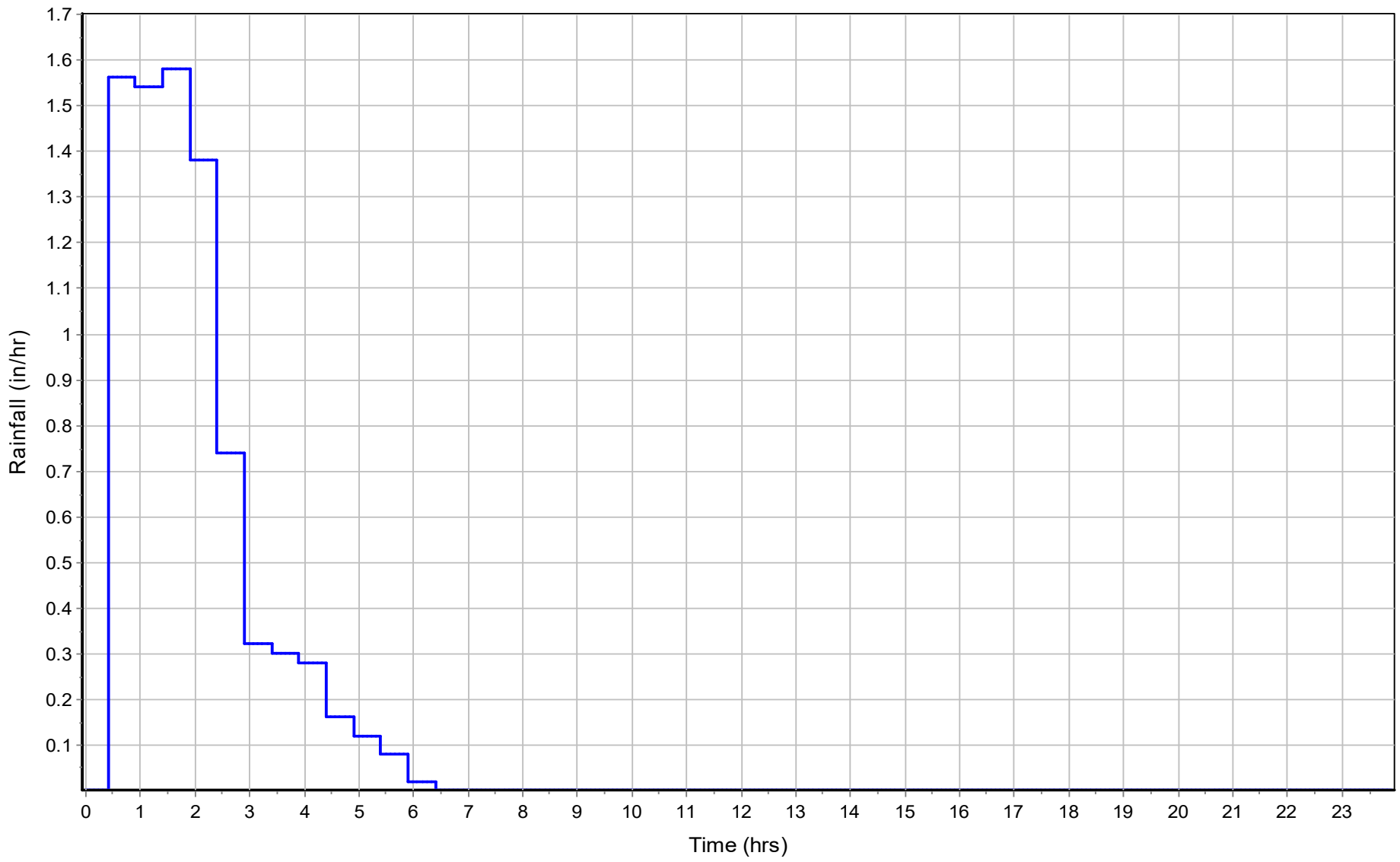
Total TOC (min) 18.64

Subbasin Runoff Results

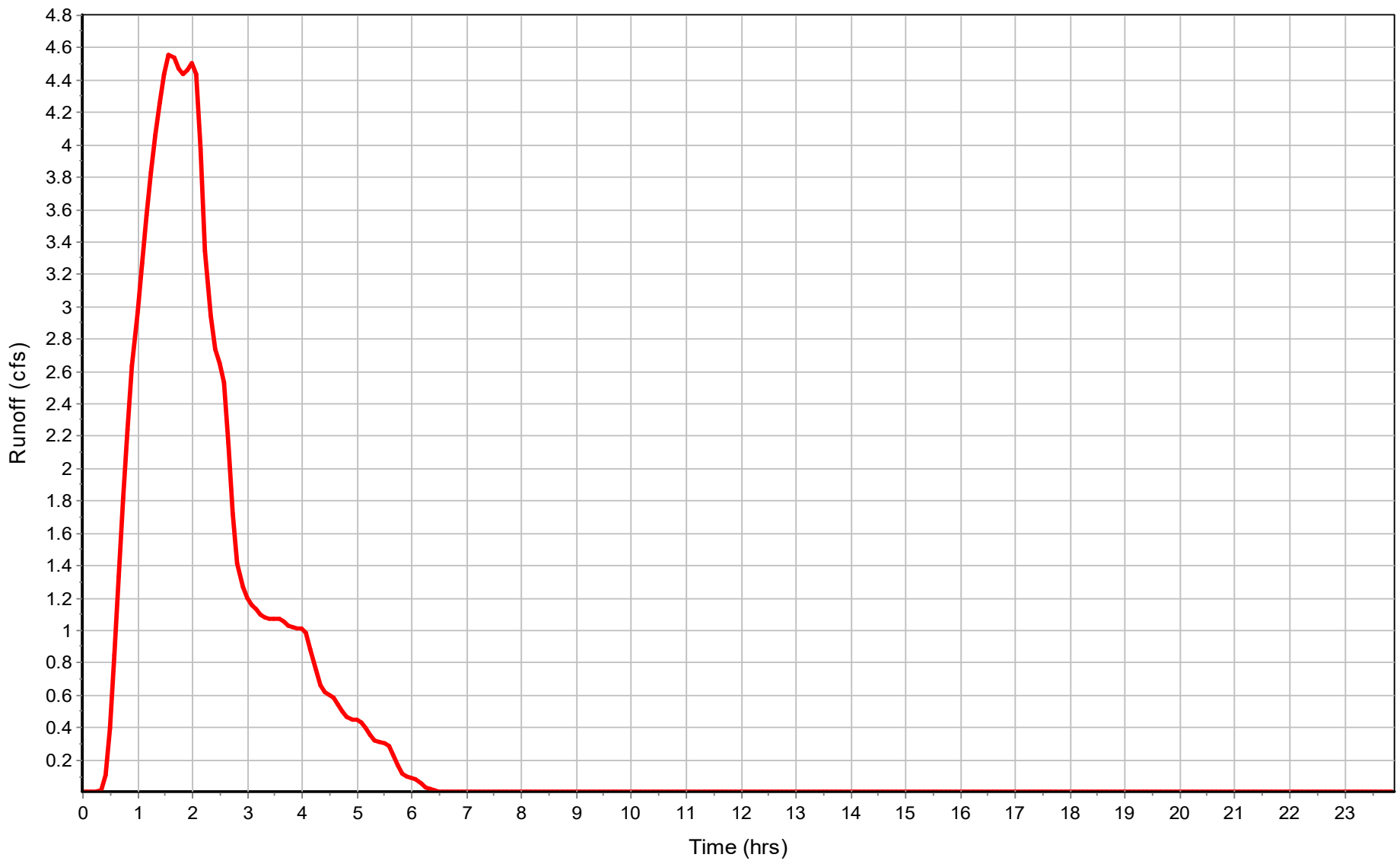
Total Rainfall (in) 4.04
Total Runoff (in) 2.32
Peak Runoff (cfs) 4.56
Weighted Curve Number 83
Time of Concentration (days hh:mm:ss) 0 00:18:38

Subbasin : Pro.SE

Rainfall Intensity Graph



Runoff Hydrograph



Storage Nodes

Storage Node : E Storage

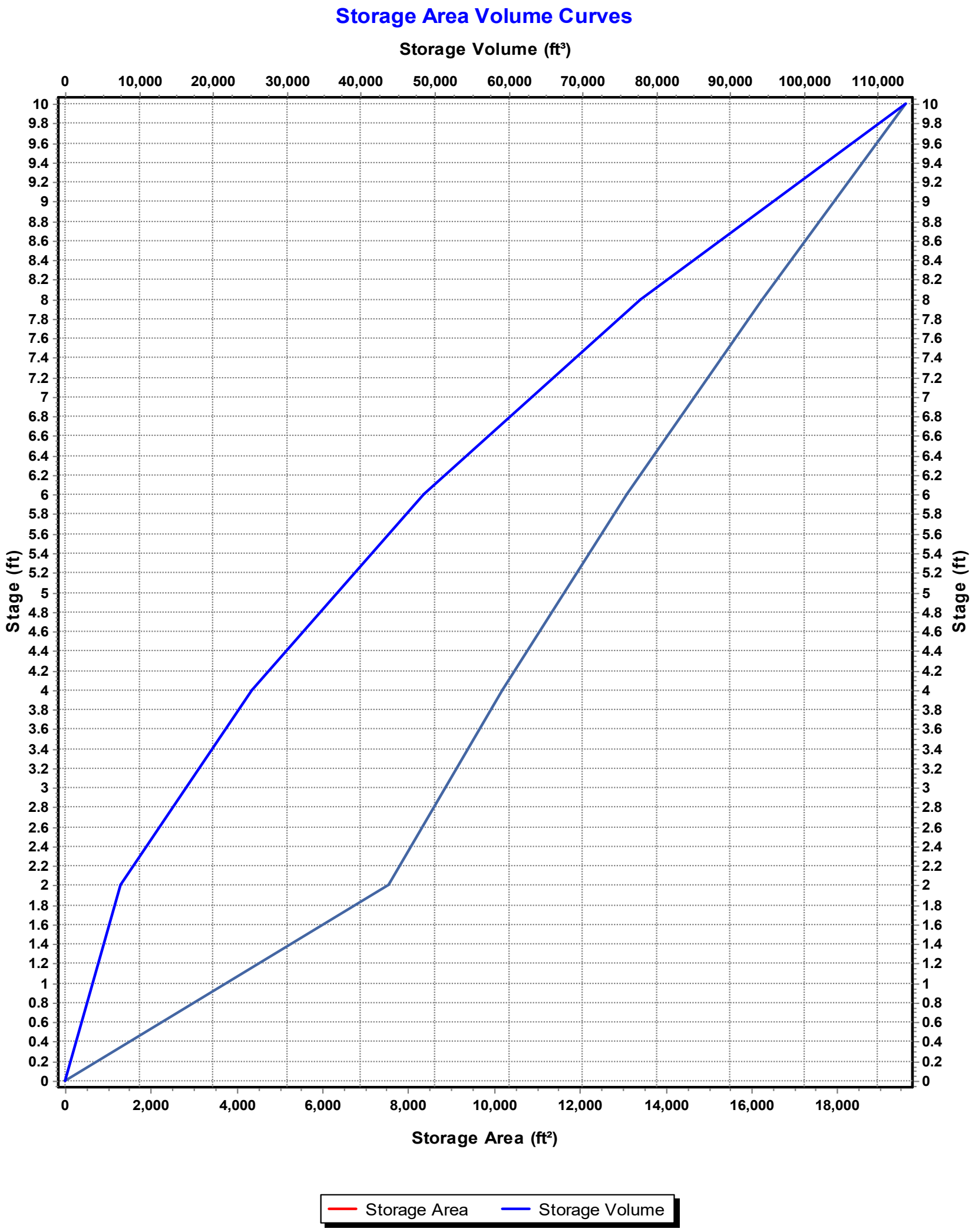
Input Data

Invert Elevation (ft) 902.00
Max (Rim) Elevation (ft) 912.00
Max (Rim) Offset (ft) 10.00
Initial Water Elevation (ft) 902.00
Initial Water Depth (ft) 0.00
Ponded Area (ft^2) 0.00
Evaporation Loss 0.00

Storage Area Volume Curves

Storage Curve : E Curve

Stage (ft)	Storage Area (ft^2)	Storage Volume (ft^3)
0	0	0
2	7556	7556
4	10180	25292
6	13106	48578
8	16238	77922
10	19599	113759


Storage Area Volume Curves
Storage Volume (ft³)
0
10,000
20,000
30,000
40,000
50,000
60,000
70,000
80,000
90,000
100,000
110,000
Stage (ft)
Stage (ft)
0
2,000
4,000
6,000
8,000
10,000
12,000
14,000
16,000
18,000
Storage Area (ft²)
Storage Area
Storage Volume

Storage Node : E Storage (continued)

Outflow Orifices

SN	Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)	Rectangular Orifice Width (in)	Orifice Invert Elevation (ft)	Orifice Coefficient
1	Orifice-11	Side	CIRCULAR	No	1.86			902.00	0.61
2	Orifice-17	Bottom	Rectangular	No		48.00	48.00	910.70	0.63

Output Summary Results

Peak Inflow (cfs)	18.65
Peak Lateral Inflow (cfs)	18.65
Peak Outflow (cfs)	9.66
Peak Exfiltration Flow Rate (cfm)	0
Max HGL Elevation Attained (ft)	911.01
Max HGL Depth Attained (ft)	9.01
Average HGL Elevation Attained (ft)	909.87
Average HGL Depth Attained (ft)	7.87
Time of Max HGL Occurrence (days hh:mm)	0 02:42
Total Exfiltration Volume (1000-ft^3)	0
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

Storage Node : NE Storage

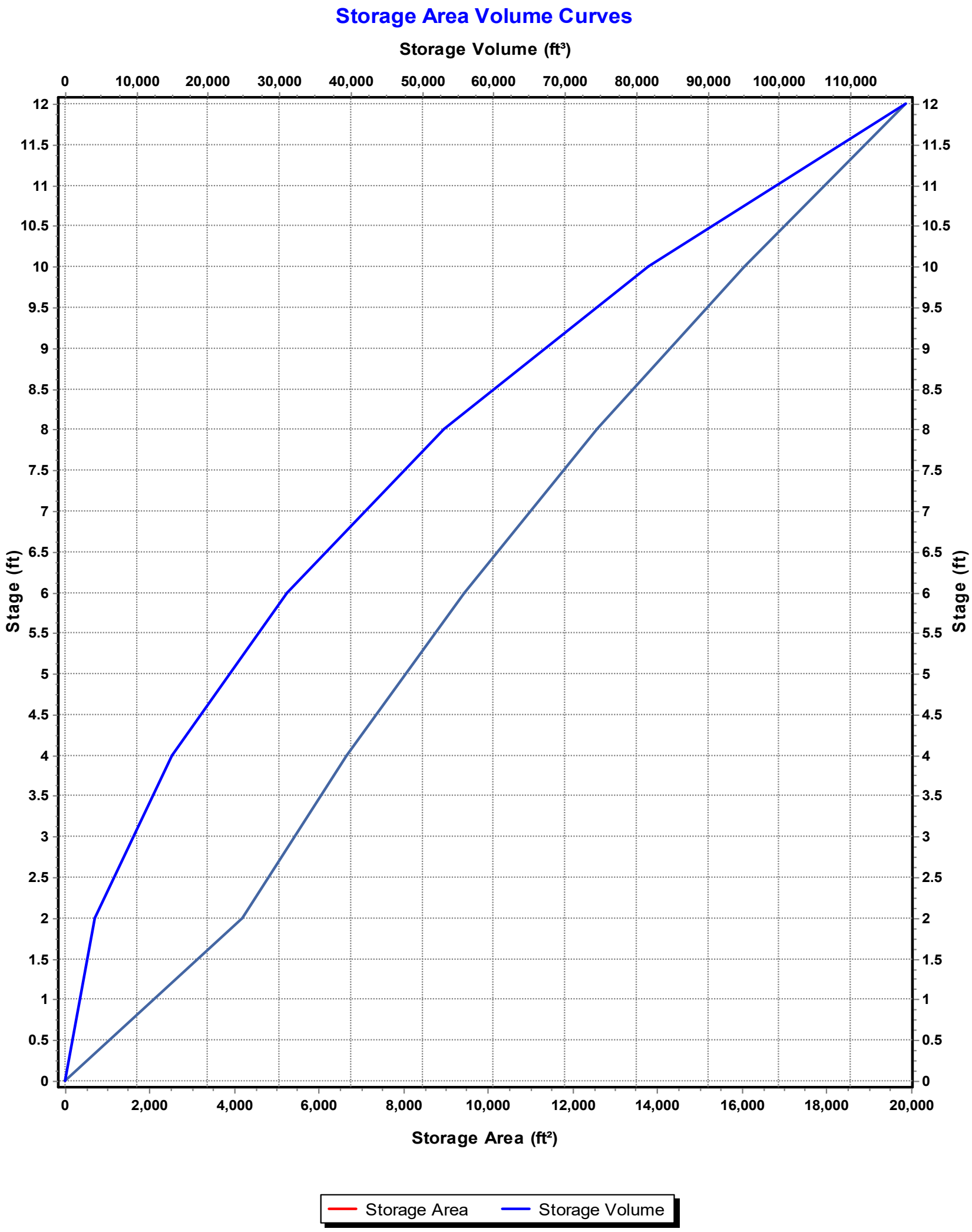
Input Data

Invert Elevation (ft)	904.00
Max (Rim) Elevation (ft)	916.00
Max (Rim) Offset (ft)	12.00
Initial Water Elevation (ft)	904.00
Initial Water Depth (ft)	0.00
Ponded Area (ft^2)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : NE Curve

Stage (ft)	Storage Area (ft^2)	Storage Volume (ft^3)
0	0	0
2	4189	4189
4	6653	15031
6	9451	31135
8	12587	53173
10	16058	81818
12	19883	117759


Storage Area Volume Curves
Storage Volume (ft³)
0
10,000
20,000
30,000
40,000
50,000
60,000
70,000
80,000
90,000
100,000
110,000
12
11.5
11
10.5
10
9.5
9
8.5
8
7.5
7
6.5
6
5.5
5
4.5
4
3.5
3
2.5
2
1.5
1
0.5
0
Stage (ft)
Stage (ft)
0
2,000
4,000
6,000
8,000
10,000
12,000
14,000
16,000
18,000
20,000
Storage Area (ft²)
Storage Area
Storage Volume

Storage Node : NE Storage (continued)

Outflow Orifices

SN	Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)	Rectangular Orifice Width (in)	Orifice Invert Elevation (ft)	Orifice Coefficient
1	Orifice-09	Side	CIRCULAR	No	1.60			904.00	0.61
2	Orifice-10	Bottom	Rectangular	No		48.00	48.00	914.00	0.63

Output Summary Results

Peak Inflow (cfs)	16.68
Peak Lateral Inflow (cfs)	16.68
Peak Outflow (cfs)	8.37
Peak Exfiltration Flow Rate (cfm)	0
Max HGL Elevation Attained (ft)	914.29
Max HGL Depth Attained (ft)	10.29
Average HGL Elevation Attained (ft)	913.16
Average HGL Depth Attained (ft)	9.16
Time of Max HGL Occurrence (days hh:mm)	0 02:42
Total Exfiltration Volume (1000-ft^3)	0
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

Storage Node : SE Storage

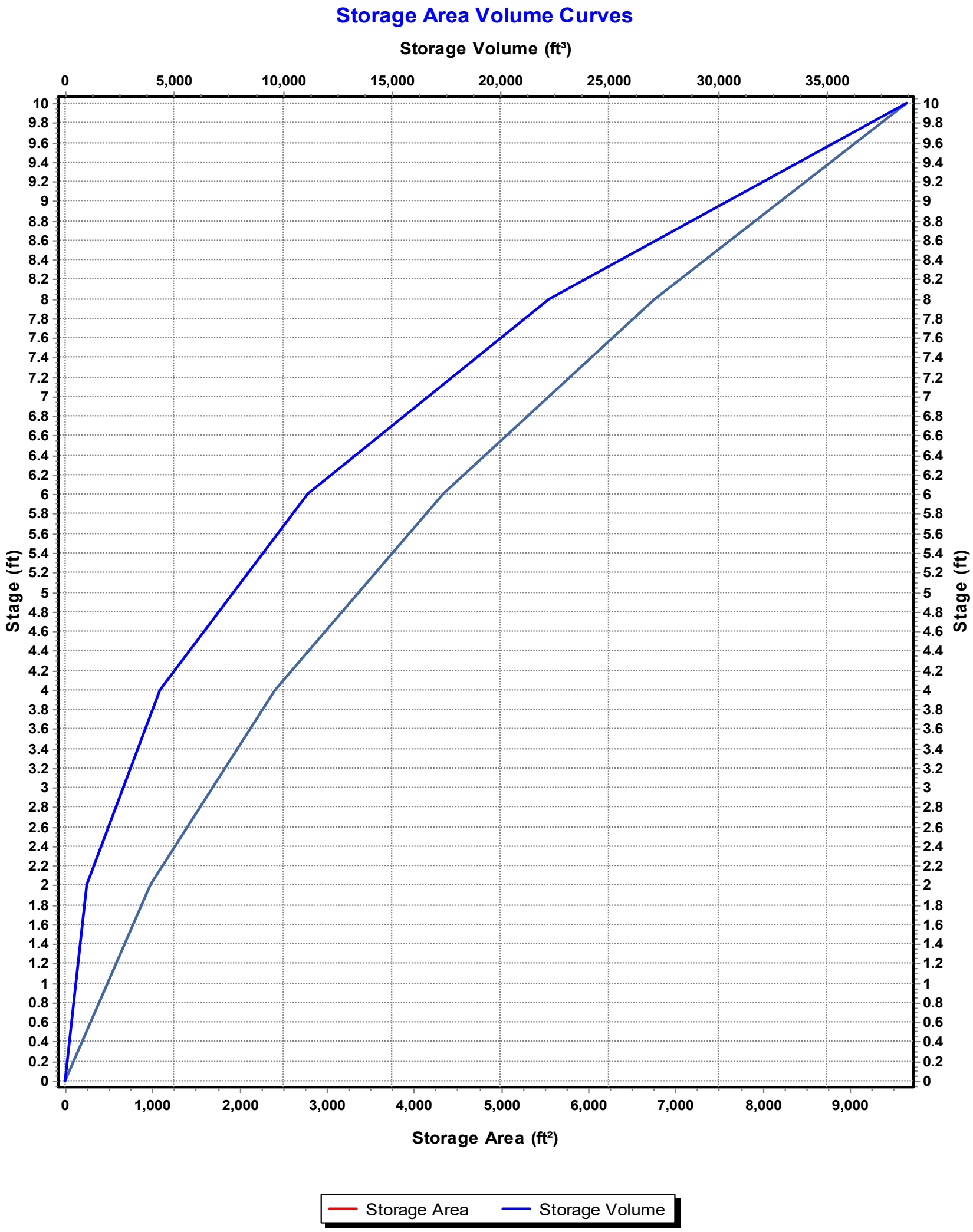
Input Data

Invert Elevation (ft)	948.00
Max (Rim) Elevation (ft)	958.00
Max (Rim) Offset (ft)	10.00
Initial Water Elevation (ft)	948.00
Initial Water Depth (ft)	0.00
Ponded Area (ft^2)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : SE Curve

Stage (ft)	Storage Area (ft^2)	Storage Volume (ft^3)
0	0	0
2	987	987
4	2412	4386
6	4345	11143
8	6770	22258
10	9654	38682


Storage Area Volume Curves
Storage Volume (ft³)
0
5,000
10,000
15,000
20,000
25,000
30,000
35,000
Stage (ft)
Stage (ft)
0
1,000
2,000
3,000
4,000
5,000
6,000
7,000
8,000
9,000
Storage Area (ft²)
Storage Area
Storage Volume

Storage Node : SE Storage (continued)

Outflow Orifices

SN	Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)	Rectangular Orifice Width (in)	Orifice Invert Elevation (ft)	Orifice Coefficient
1	Orifice-12	Side	CIRCULAR	No	0.83			948.00	0.61
2	Orifice-13	Side	Rectangular	No		6.00	48.00	956.00	0.63

Output Summary Results

Peak Inflow (cfs)	4.55
Peak Lateral Inflow (cfs)	4.55
Peak Outflow (cfs)	2.01
Peak Exfiltration Flow Rate (cfm)	0
Max HGL Elevation Attained (ft)	956.27
Max HGL Depth Attained (ft)	8.27
Average HGL Elevation Attained (ft)	955.44
Average HGL Depth Attained (ft)	7.44
Time of Max HGL Occurrence (days hh:mm)	0 02:47
Total Exfiltration Volume (1000-ft^3)	0
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

Storage Node : SW Storage

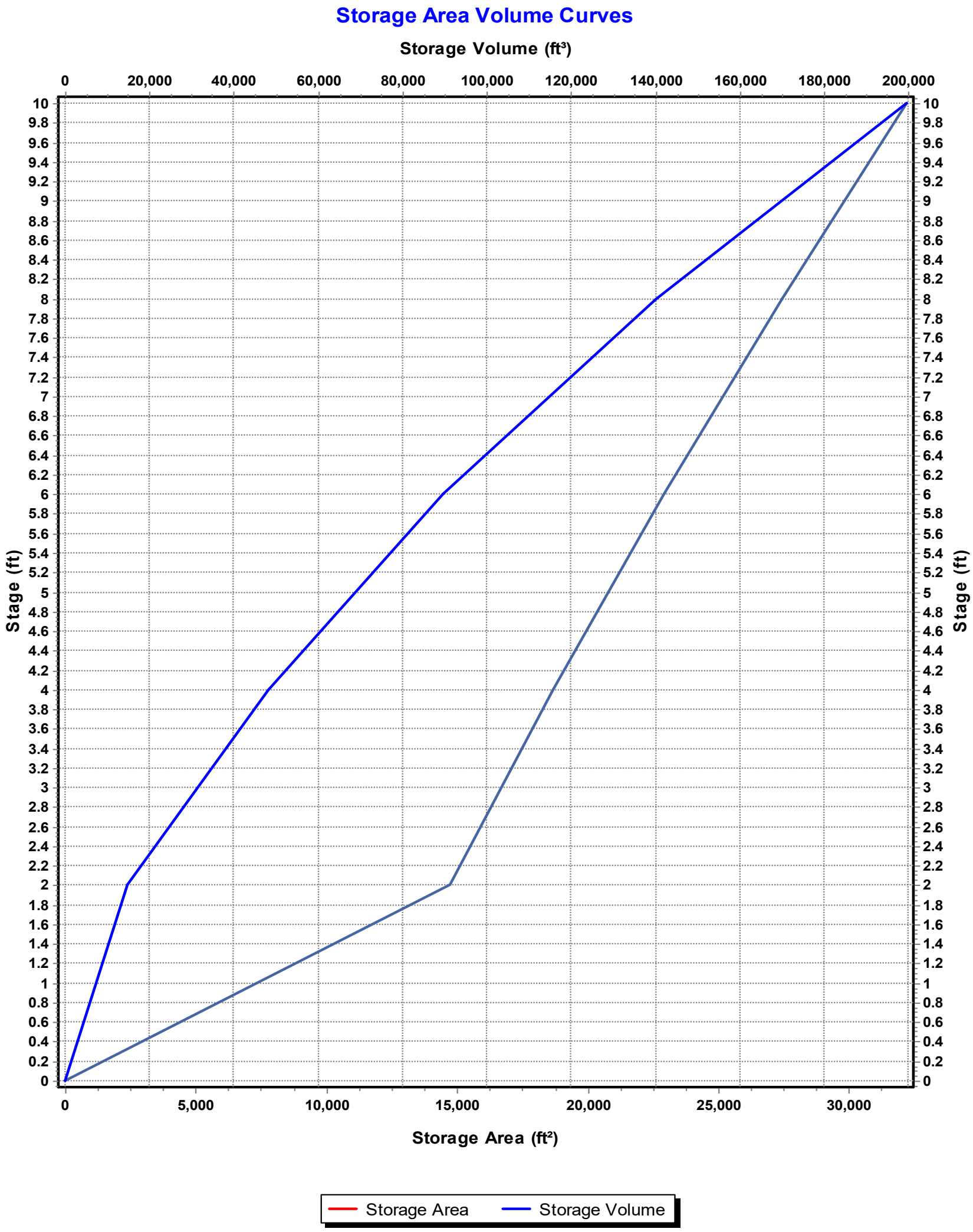
Input Data

Invert Elevation (ft)	920.00
Max (Rim) Elevation (ft)	930.00
Max (Rim) Offset (ft)	10.00
Initial Water Elevation (ft)	920.00
Initial Water Depth (ft)	0.00
Ponded Area (ft^2)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : SW Storage

Stage (ft)	Storage Area (ft^2)	Storage Volume (ft^3)
0	0	0
2	14716	14716
4	18669	48101
6	22904	89674
8	27420	139998
10	32207	199625


Storage Area Volume Curves
Storage Volume (ft³)
0
20,000
40,000
60,000
80,000
100,000
120,000
140,000
160,000
180,000
200,000
Stage (ft)
0
5,000
10,000
15,000
20,000
25,000
30,000
Storage Area (ft²)
Storage Area
Storage Volume

Storage Node : SW Storage (continued)

Outflow Orifices

SN	Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)	Rectangular Orifice Width (in)	Orifice Invert Elevation (ft)	Orifice Coefficient
1	Orifice-16	Side	CIRCULAR	No	2.33			920.00	0.61
2	Orifice-18	Side	Rectangular	No		24.00	48.00	927.00	0.63

Output Summary Results

Peak Inflow (cfs)	29.39
Peak Lateral Inflow (cfs)	29.39
Peak Outflow (cfs)	14.7
Peak Exfiltration Flow Rate (cfm)	0
Max HGL Elevation Attained (ft)	928
Max HGL Depth Attained (ft)	8
Average HGL Elevation Attained (ft)	926.44
Average HGL Depth Attained (ft)	6.44
Time of Max HGL Occurrence (days hh:mm)	0 02:42
Total Exfiltration Volume (1000-ft^3)	0
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

Project Description

File Name ..... Proposed.SPF

Project Options

Flow Units ..... CFS
Elevation Type ..... Elevation
Hydrology Method ..... SCS TR-55
Time of Concentration (TOC) Method ..... SCS TR-55
Link Routing Method ..... Kinematic Wave
Enable Overflow Ponding at Nodes ..... YES
Skip Steady State Analysis Time Periods .... YES

Analysis Options

Start Analysis On	00:00:00	0:00:00
End Analysis On	00:00:00	0:00:00
Start Reporting On	00:00:00	0:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins.....	4
Nodes.....	8
Junctions	0
Outfalls	4
Flow Diversions	0
Inlets	0
Storage Nodes	4
Links.....	8
Channels	0
Pipes	0
Pumps	0
Orifices	8
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
49		Time Series	2-yr TD	Cumulative	inches				0.00	

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Pro. East	16.88	484.00	83.00	2.66	1.18	19.88	9.88	0 00:17:05
2	Pro. Northeast	15.07	484.00	83.00	2.66	1.18	17.75	8.83	0 00:16:42
3	Pro. Southwest	26.58	484.00	83.00	2.66	1.18	31.31	15.56	0 00:16:53
4	Pro.SE	4.15	484.00	83.00	2.66	1.18	4.89	2.42	0 00:18:38

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	East	Outfall	0.00					0.25	0.00					
2	NE	Outfall	0.00					0.20	0.00					
3	SE	Outfall	0.00					0.05	0.00					
4	SW	Outfall	0.00					0.38	0.00					
5	E Storage	Storage Node	902.00	912.00	902.00		0.00	9.83	909.35				0.00	0.00
6	NE Storage	Storage Node	904.00	916.00	904.00		0.00	8.78	912.59				0.00	0.00
7	SE Storage	Storage Node	948.00	958.00	948.00		0.00	2.40	955.13				0.00	0.00
8	SW Storage	Storage Node	920.00	930.00	920.00		0.00	15.49	926.73				0.00	0.00

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Reported Condition
1	Orifice-09	Orifice	NE Storage	NE		904.00	0.00		1.600		0.20							
2	Orifice-10	Orifice	NE Storage	NE		904.00	0.00		48.000		0.00							
3	Orifice-11	Orifice	E Storage	East		902.00	0.00		1.860		0.25							
4	Orifice-12	Orifice	SE Storage	SE		948.00	0.00		0.830		0.05							
5	Orifice-13	Orifice	SE Storage	SE		948.00	0.00		6.000		0.00							
6	Orifice-16	Orifice	SW Storage	SW		920.00	0.00		2.330		0.38							
7	Orifice-17	Orifice	E Storage	East		902.00	0.00		48.000		0.00							
8	Orifice-18	Orifice	SW Storage	SW		920.00	0.00		24.000		0.00							

Subbasin Hydrology

Subbasin : Pro. East

Input Data

Area (ac)	16.88
Peak Rate Factor	484
Weighted Curve Number	83
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
1/4 acre lots, 38% impervious	16.88	C	83
Composite Area & Weighted CN	16.88		83

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where :

Tc = Time of Concentration (hr)
n = Manning's roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation :

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where :

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft^2)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's roughness

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	9	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.16	0	0
Computed Flow Time (min) :	15.56	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	430	0	0
Slope (%) :	8.4	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	4.68	0	0
Computed Flow Time (min) :	1.53	0	0

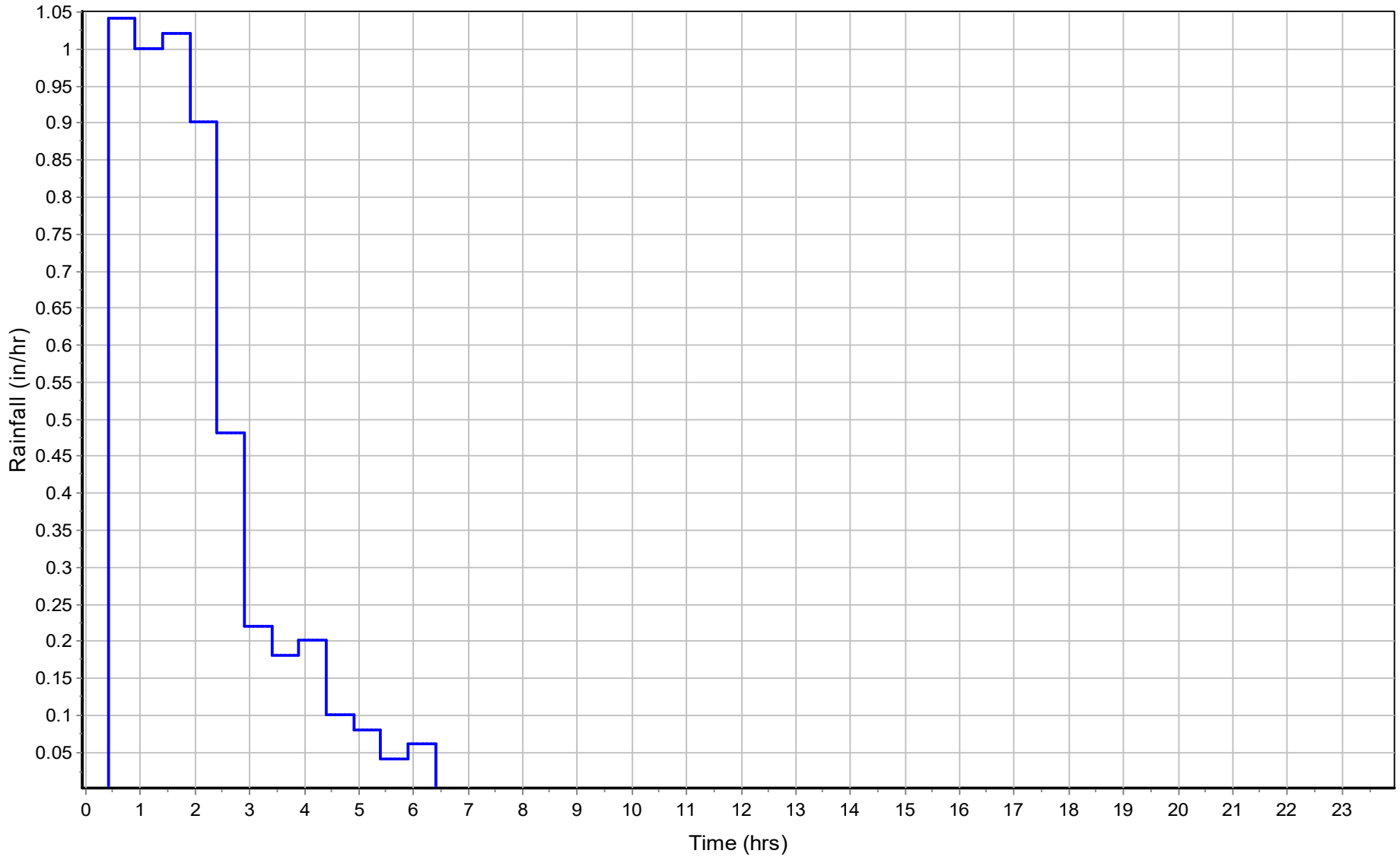
Total TOC (min) 17.09

Subbasin Runoff Results

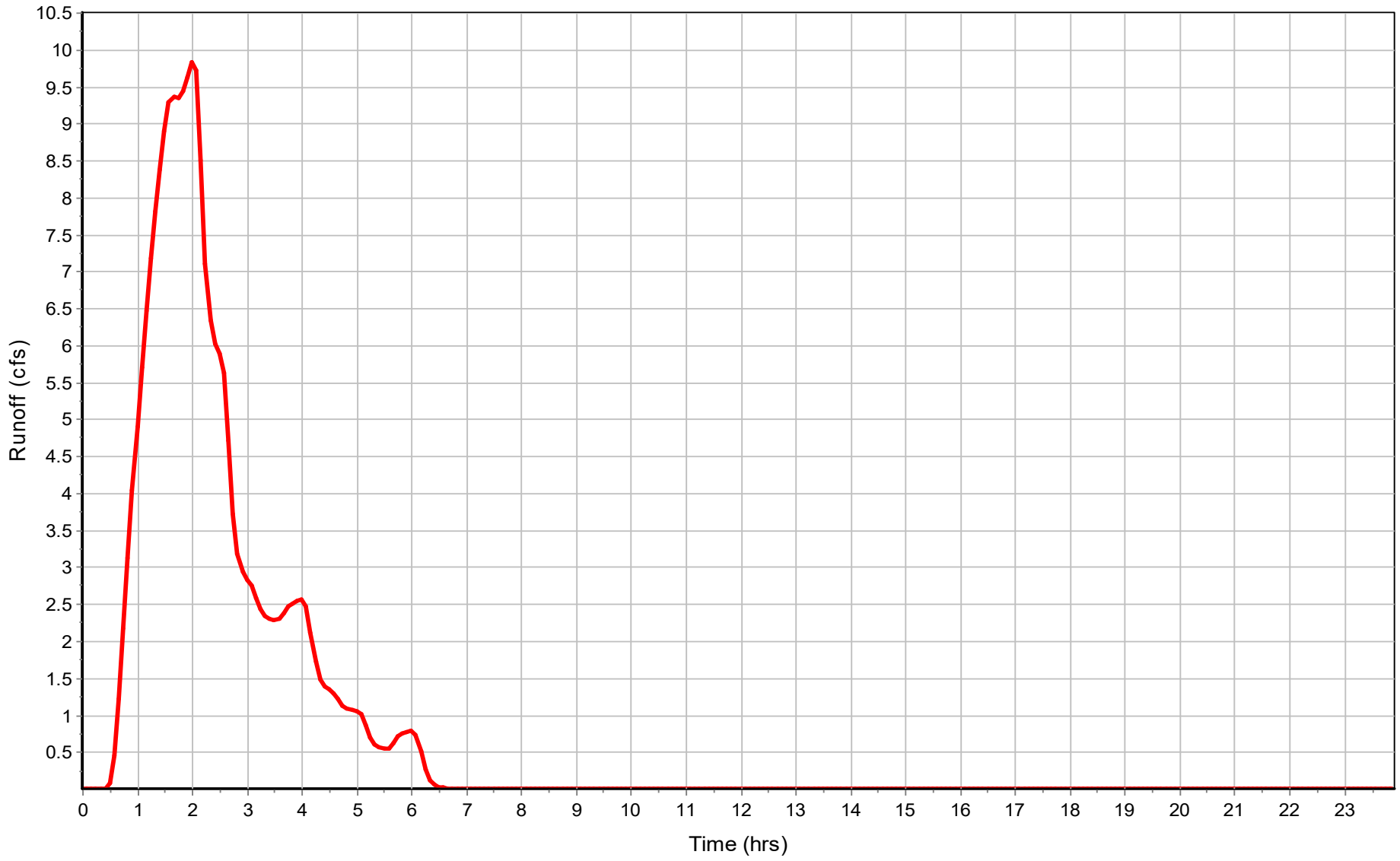
Total Rainfall (in)	2.66
Total Runoff (in)	1.18
Peak Runoff (cfs)	9.88
Weighted Curve Number	83
Time of Concentration (days hh:mm:ss)	0 00:17:05

Subbasin : Pro. East

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Pro. Northeast

Input Data

Area (ac) 15.07
Peak Rate Factor 484
Weighted Curve Number 83
Rain Gage ID ..... Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
1/4 acre lots, 38% impervious	15.07	C	83
Composite Area & Weighted CN	15.07		83

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	10	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.17	0	0
Computed Flow Time (min) :	14.92	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	300	0	0
Slope (%) :	12	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	5.59	0	0
Computed Flow Time (min) :	0.89	0	0

Channel Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.013	0	0
Flow Length (ft) :	600	0	0
Channel Slope (%) :	0.5	0	0
Cross Section Area (ft^2) :	12.56	0	0
Wetted Perimeter (ft) :	7.8	0	0
Velocity (ft/sec) :	11.13	0	0
Computed Flow Time (min) :	0.9	0	0

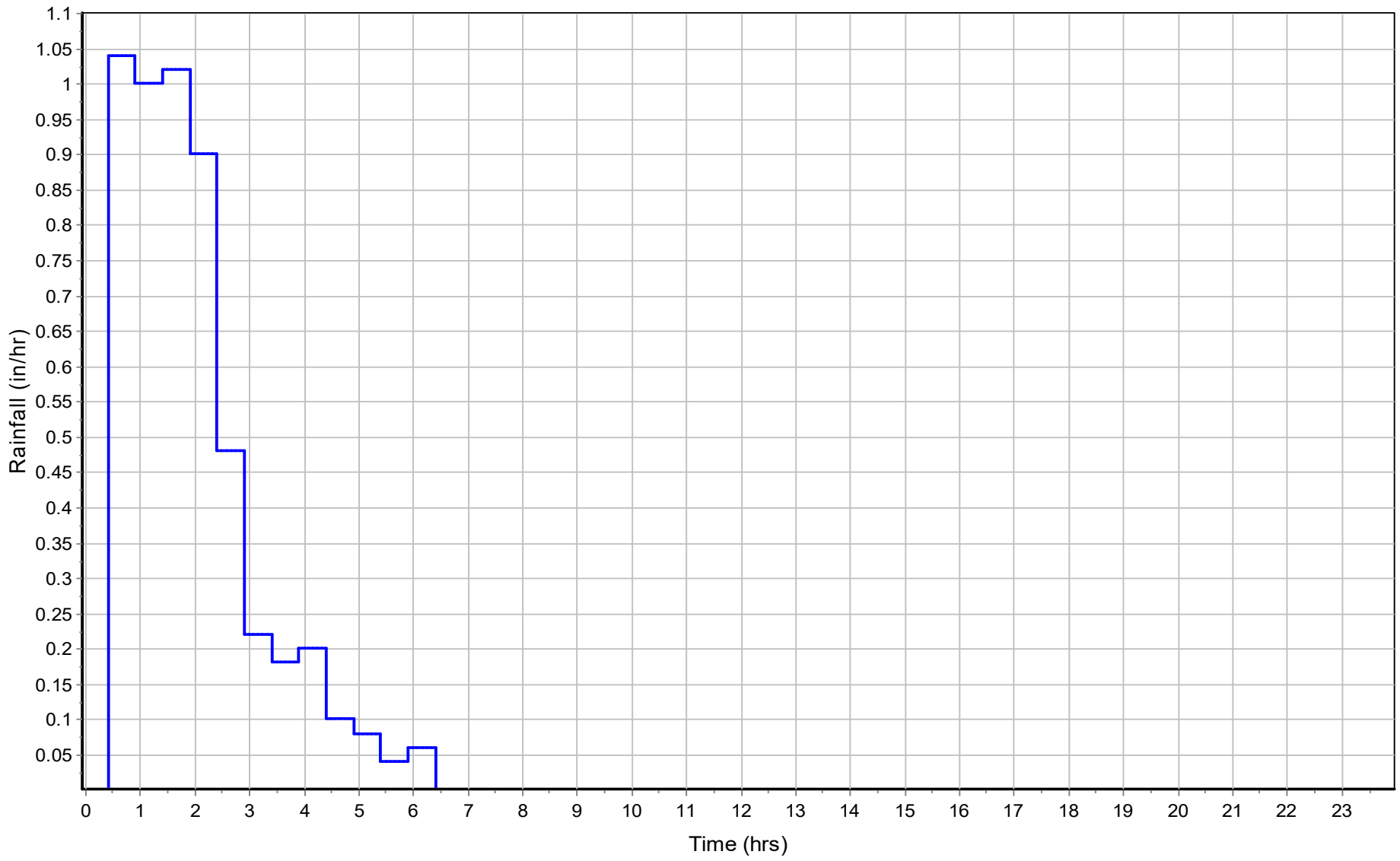
Total TOC (min) 16.71

Subbasin Runoff Results

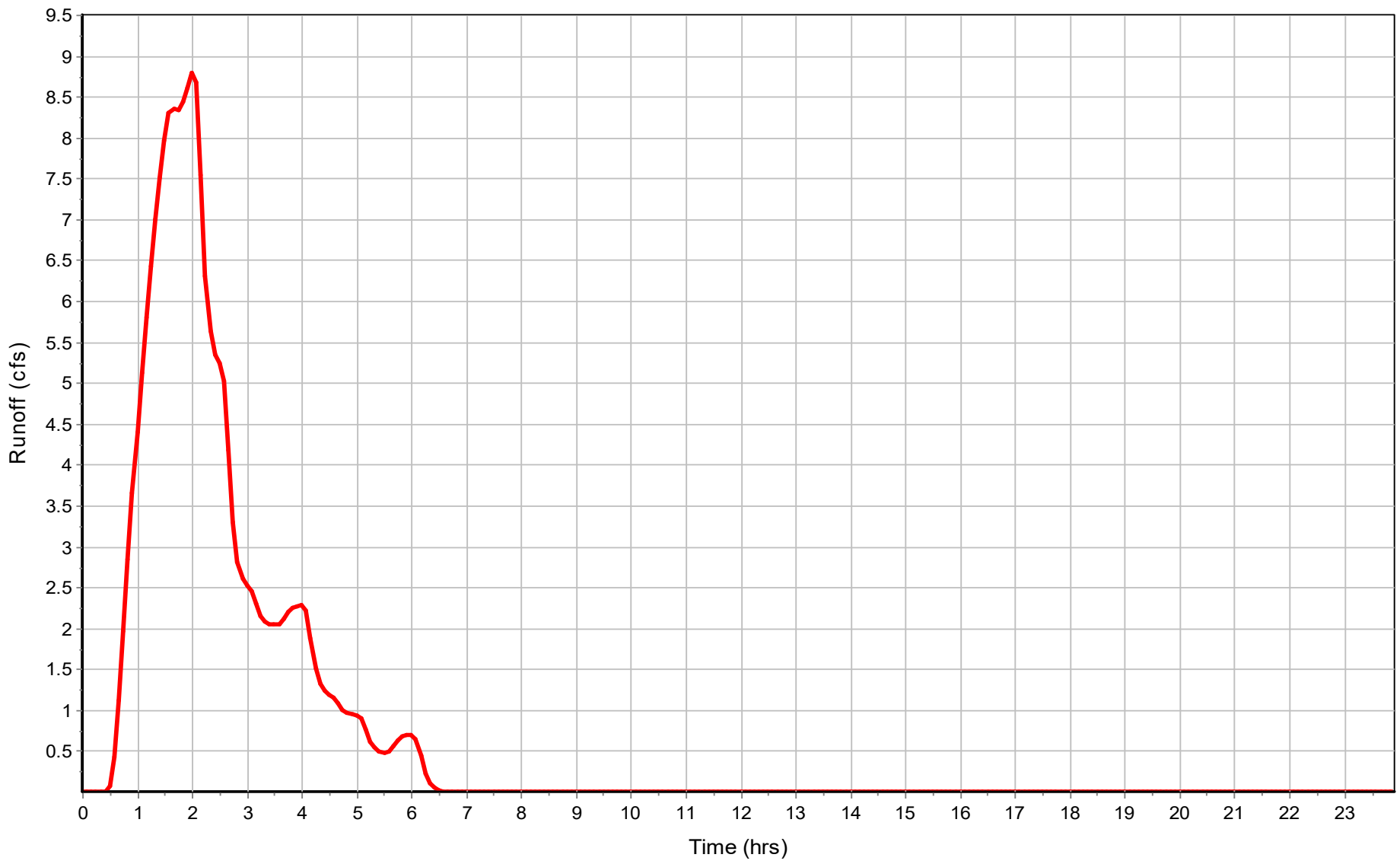
Total Rainfall (in) 2.66
Total Runoff (in) 1.18
Peak Runoff (cfs) 8.83
Weighted Curve Number 83
Time of Concentration (days hh:mm:ss) 0 00:16:43

Subbasin : Pro. Northeast

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Pro. Southwest

Input Data

Area (ac) 26.58
Peak Rate Factor 484
Weighted Curve Number 83
Rain Gage ID ..... Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
1/4 acre lots, 38% impervious	26.58	C	83
Composite Area & Weighted CN	26.58		83

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	12	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.18	0	0
Computed Flow Time (min) :	13.87	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	375	0	0
Slope (%) :	7.8	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	4.51	0	0
Computed Flow Time (min) :	1.39	0	0

Channel Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.013	0	0
Flow Length (ft) :	1100	0	0
Channel Slope (%) :	0.5	0	0
Cross Section Area (ft^2) :	12.56	0	0
Wetted Perimeter (ft) :	7.8	0	0
Velocity (ft/sec) :	11.13	0	0
Computed Flow Time (min) :	1.65	0	0

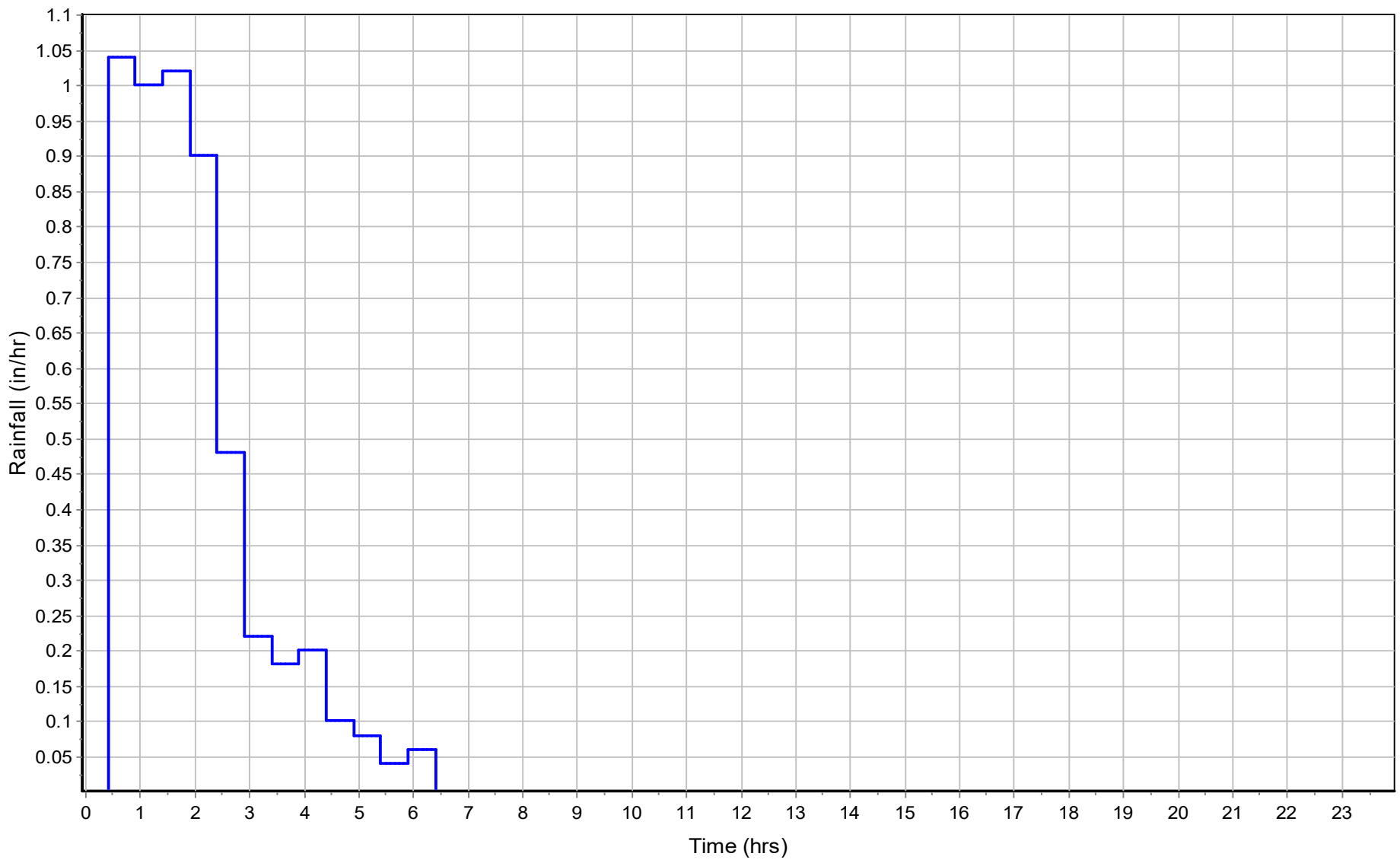
Total TOC (min) 16.90

Subbasin Runoff Results

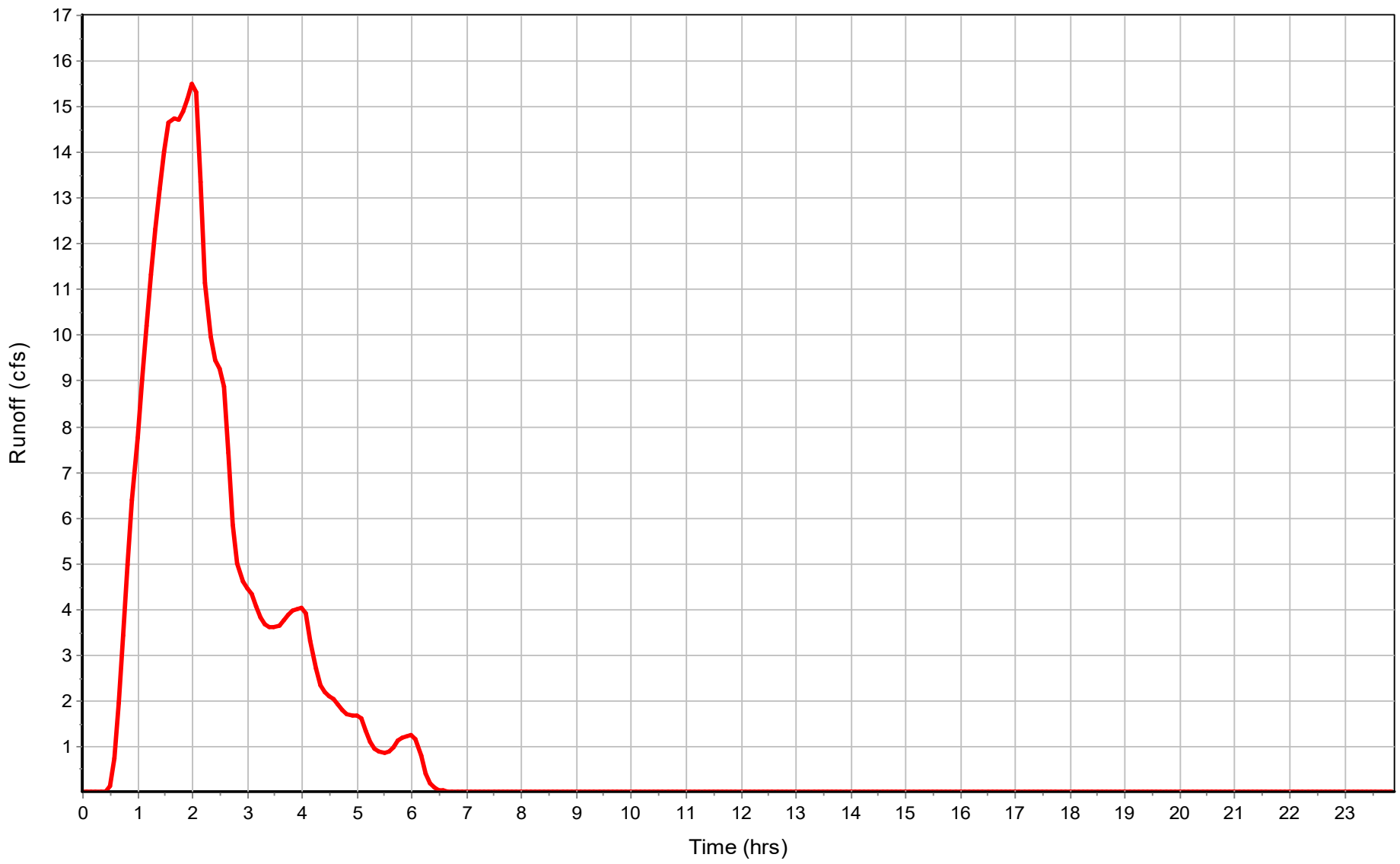
Total Rainfall (in) 2.66
Total Runoff (in) 1.18
Peak Runoff (cfs) 15.56
Weighted Curve Number 83
Time of Concentration (days hh:mm:ss) 0 00:16:54

Subbasin : Pro. Southwest

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Pro.SE

Input Data

Area (ac) 4.15
Peak Rate Factor 484
Weighted Curve Number 83
Rain Gage ID ..... Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
1/4 acre lots, 38% impervious	3.76	C	83
Composite Area & Weighted CN	3.76		83

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.4	0	0
Flow Length (ft) :	150	0	0
Slope (%) :	6.7	0	0
2 yr, 24 hr Rainfall (in) :	3.5	0	0
Velocity (ft/sec) :	0.14	0	0
Computed Flow Time (min) :	17.51	0	0

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	400	0	0
Slope (%) :	13.5	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	5.93	0	0
Computed Flow Time (min) :	1.12	0	0

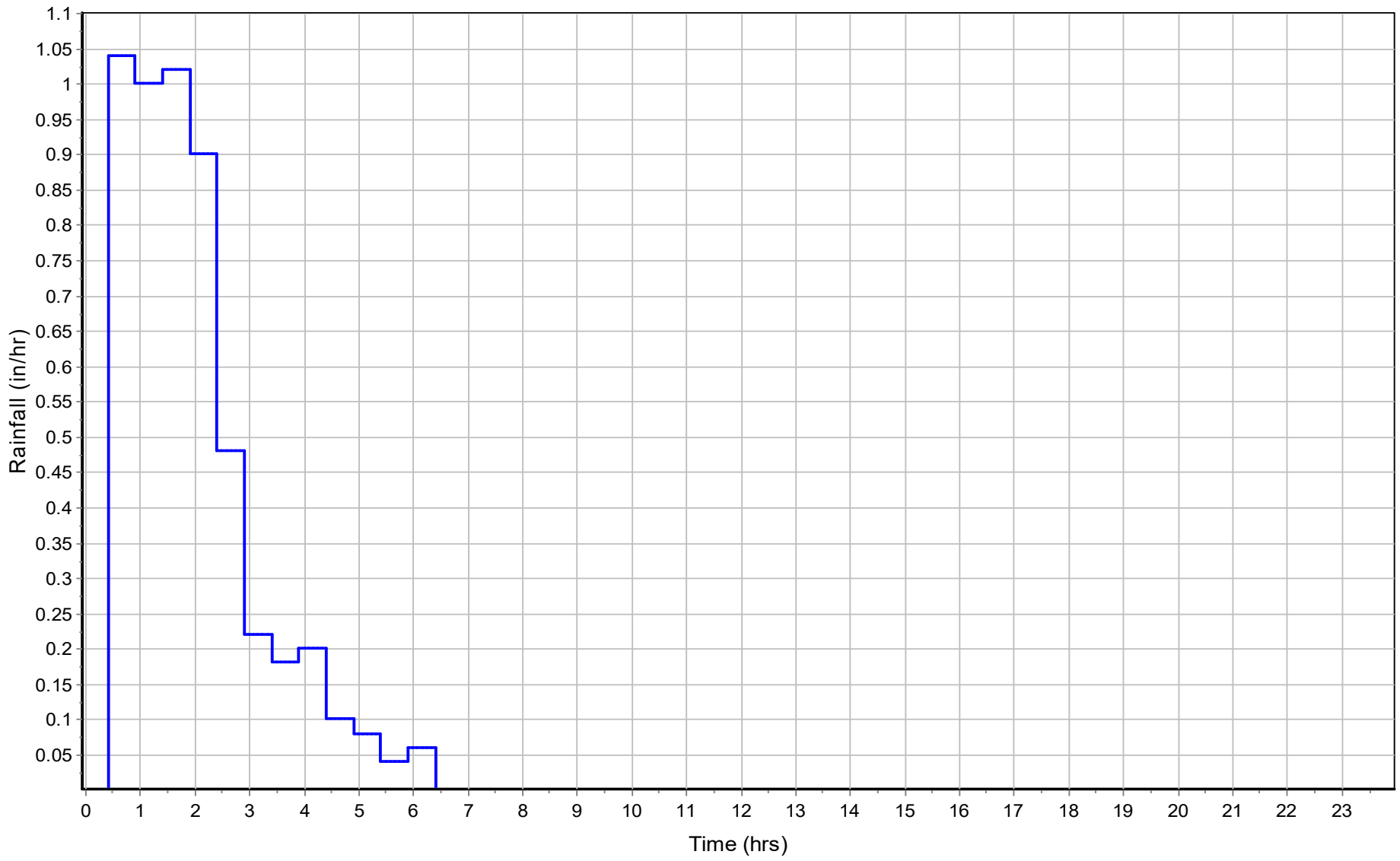
Total TOC (min) 18.64

Subbasin Runoff Results

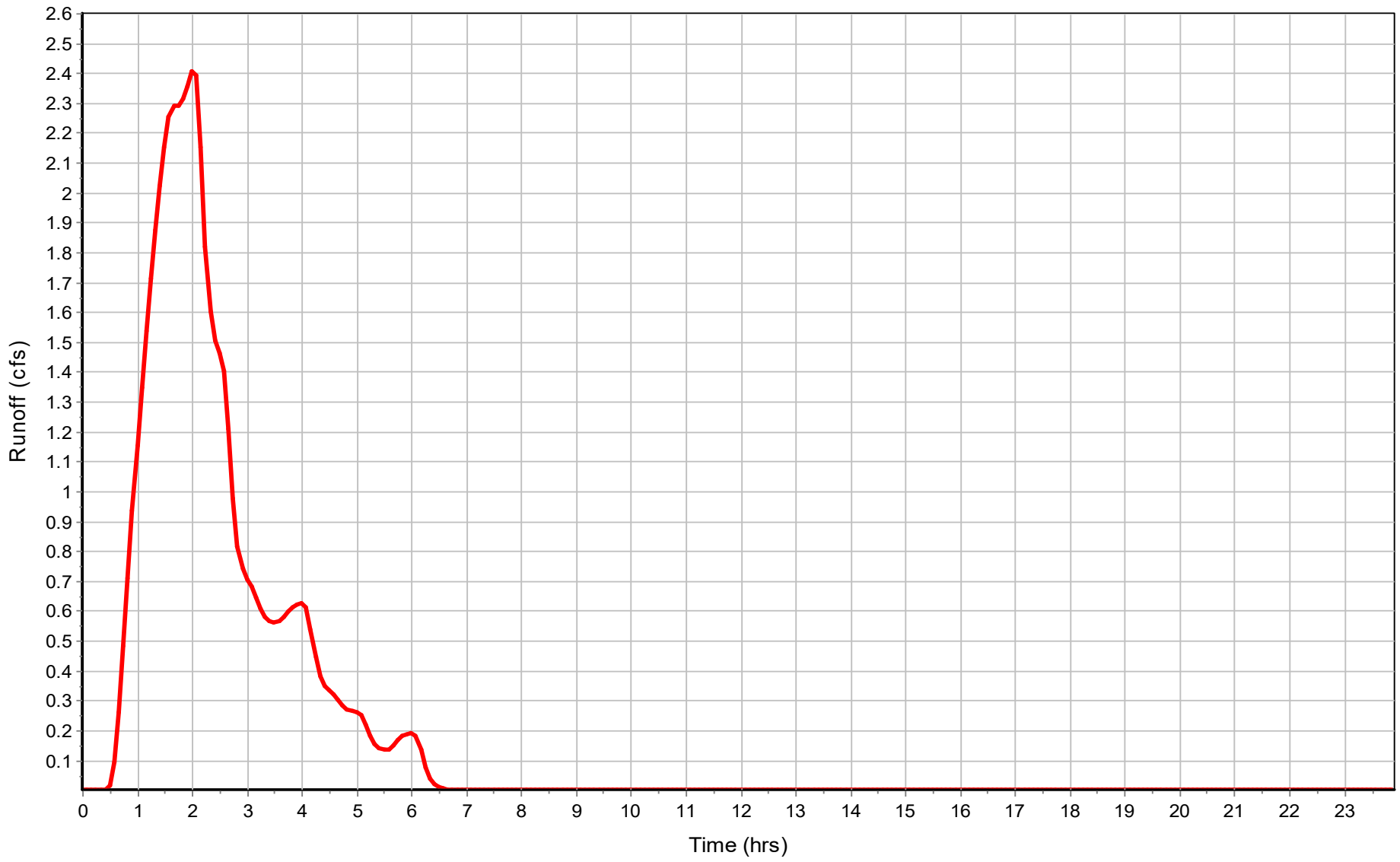
Total Rainfall (in) 2.66
Total Runoff (in) 1.18
Peak Runoff (cfs) 2.42
Weighted Curve Number 83
Time of Concentration (days hh:mm:ss) 0 00:18:38

Subbasin : Pro.SE

Rainfall Intensity Graph



Runoff Hydrograph



Storage Nodes

Storage Node : E Storage

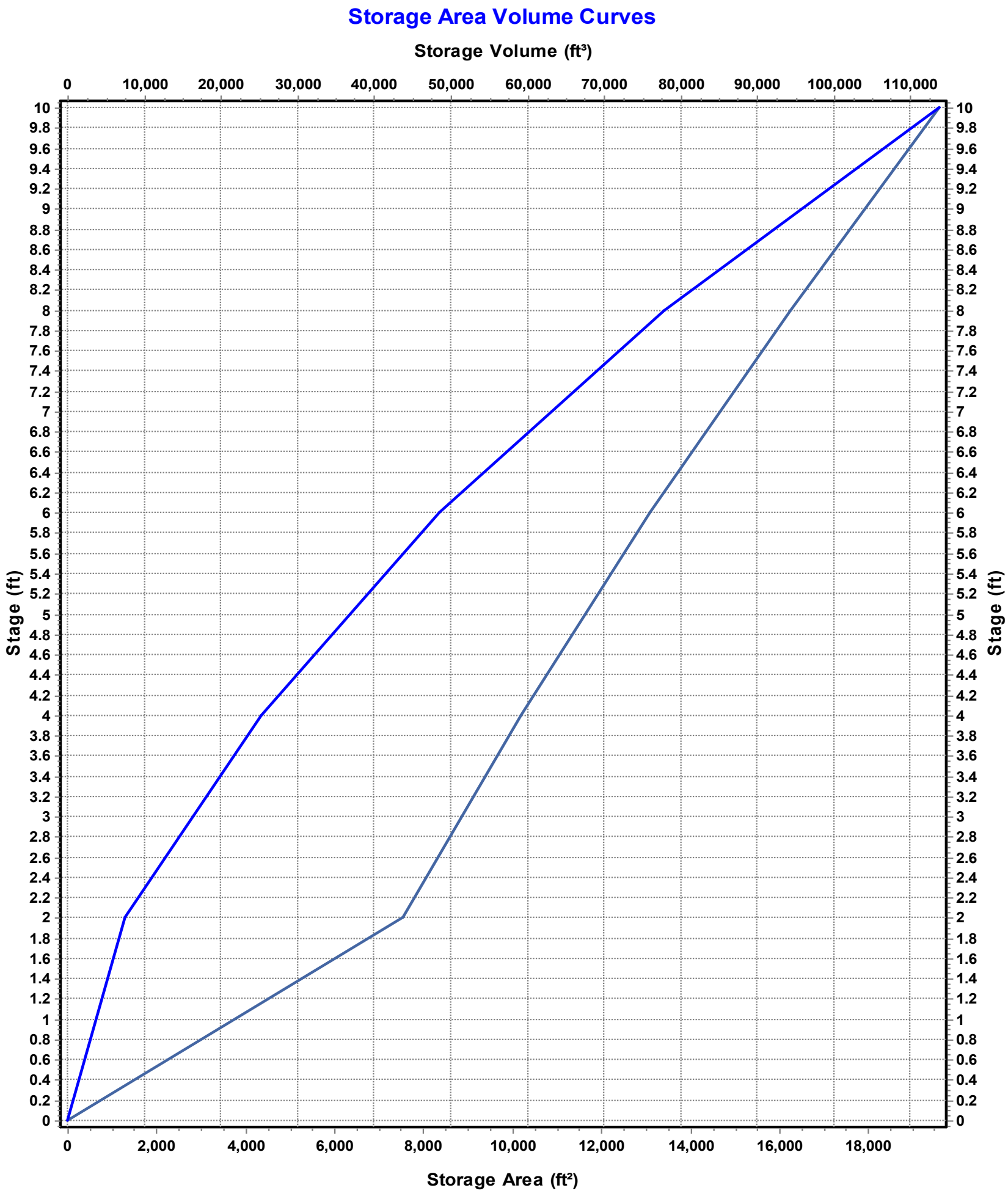
Input Data

Invert Elevation (ft) 902.00
Max (Rim) Elevation (ft) 912.00
Max (Rim) Offset (ft) 10.00
Initial Water Elevation (ft) 902.00
Initial Water Depth (ft) 0.00
Ponded Area (ft^2) 0.00
Evaporation Loss 0.00

Storage Area Volume Curves

Storage Curve : E Curve

Stage (ft)	Storage Area (ft^2)	Storage Volume (ft^3)
0	0	0
2	7556	7556
4	10180	25292
6	13106	48578
8	16238	77922
10	19599	113759


Storage Area Volume Curves
Storage Volume (ft³)
0
10,000
20,000
30,000
40,000
50,000
60,000
70,000
80,000
90,000
100,000
110,000
Stage (ft)
Stage (ft)
0
2,000
4,000
6,000
8,000
10,000
12,000
14,000
16,000
18,000
Storage Area (ft²)
Storage Area
Storage Volume

Storage Node : E Storage (continued)

Outflow Orifices

SN	Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)	Rectangular Orifice Width (in)	Orifice Invert Elevation (ft)	Orifice Coefficient
1	Orifice-11	Side	CIRCULAR	No	1.86			902.00	0.61
2	Orifice-17	Bottom	Rectangular	No		48.00	48.00	910.70	0.63

Output Summary Results

Peak Inflow (cfs)	9.83
Peak Lateral Inflow (cfs)	9.83
Peak Outflow (cfs)	0.25
Peak Exfiltration Flow Rate (cfm)	0
Max HGL Elevation Attained (ft)	909.35
Max HGL Depth Attained (ft)	7.35
Average HGL Elevation Attained (ft)	908.36
Average HGL Depth Attained (ft)	6.36
Time of Max HGL Occurrence (days hh:mm)	0 06:21
Total Exfiltration Volume (1000-ft^3)	0
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

Storage Node : NE Storage

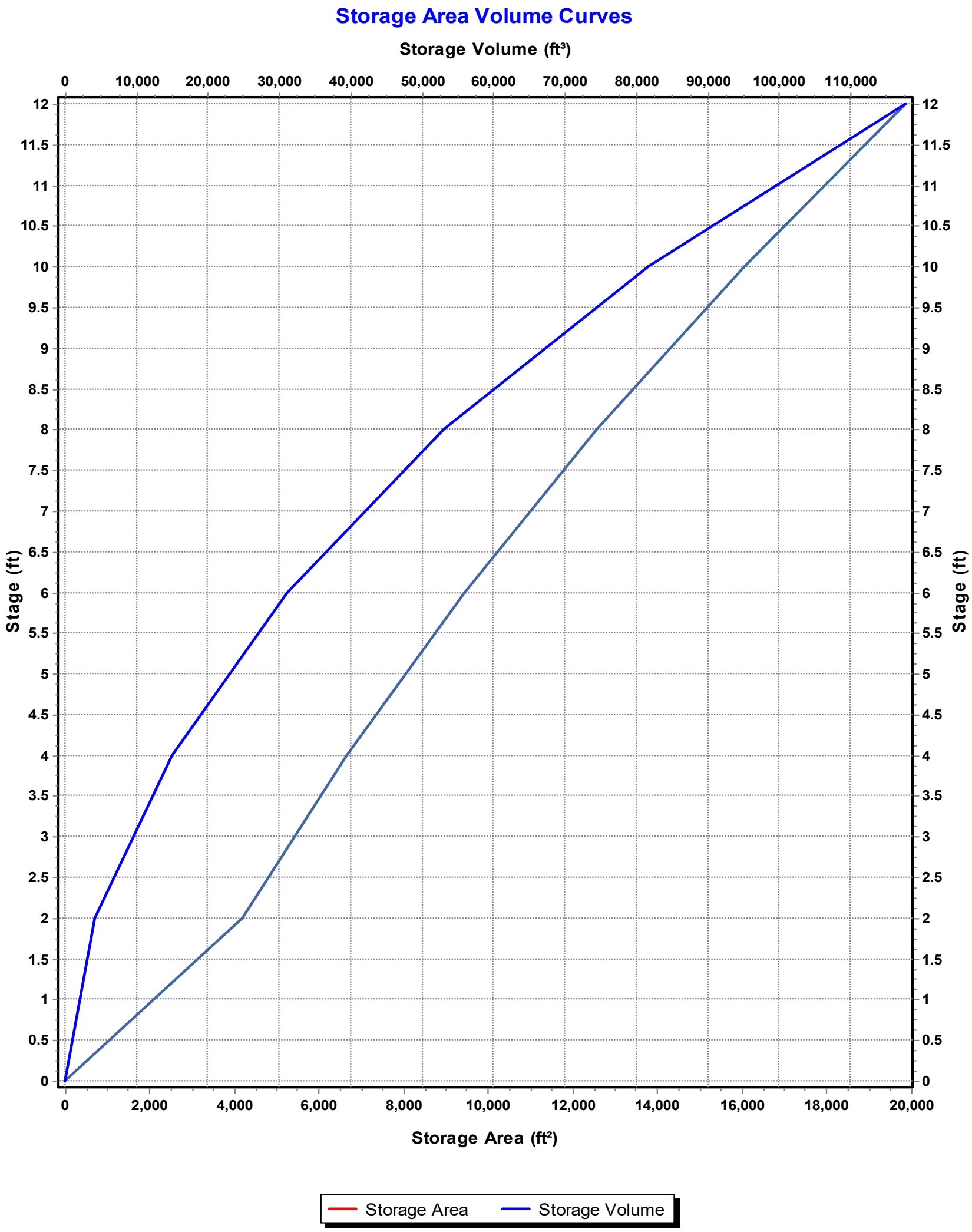
Input Data

Invert Elevation (ft)	904.00
Max (Rim) Elevation (ft)	916.00
Max (Rim) Offset (ft)	12.00
Initial Water Elevation (ft)	904.00
Initial Water Depth (ft)	0.00
Ponded Area (ft^2)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : NE Curve

Stage (ft)	Storage Area (ft^2)	Storage Volume (ft^3)
0	0	0
2	4189	4189
4	6653	15031
6	9451	31135
8	12587	53173
10	16058	81818
12	19883	117759


Storage Area Volume Curves
Storage Volume (ft³)
0
10,000
20,000
30,000
40,000
50,000
60,000
70,000
80,000
90,000
100,000
110,000
12
11.5
11
10.5
10
9.5
9
8.5
8
7.5
7
6.5
6
5.5
5
4.5
4
3.5
3
2.5
2
1.5
1
0.5
0
Stage (ft)
Stage (ft)
0
2,000
4,000
6,000
8,000
10,000
12,000
14,000
16,000
18,000
20,000
Storage Area (ft²)
Storage Area
Storage Volume

Storage Node : NE Storage (continued)

Outflow Orifices

SN	Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)	Rectangular Orifice Width (in)	Orifice Invert Elevation (ft)	Orifice Coefficient
1	Orifice-09	Side	CIRCULAR	No	1.60			904.00	0.61
2	Orifice-10	Bottom	Rectangular	No		48.00	48.00	914.00	0.63

Output Summary Results

Peak Inflow (cfs)	8.78
Peak Lateral Inflow (cfs)	8.78
Peak Outflow (cfs)	0.2
Peak Exfiltration Flow Rate (cfm)	0
Max HGL Elevation Attained (ft)	912.59
Max HGL Depth Attained (ft)	8.59
Average HGL Elevation Attained (ft)	911.56
Average HGL Depth Attained (ft)	7.56
Time of Max HGL Occurrence (days hh:mm)	0 06:21
Total Exfiltration Volume (1000-ft^3)	0
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

Storage Node : SE Storage

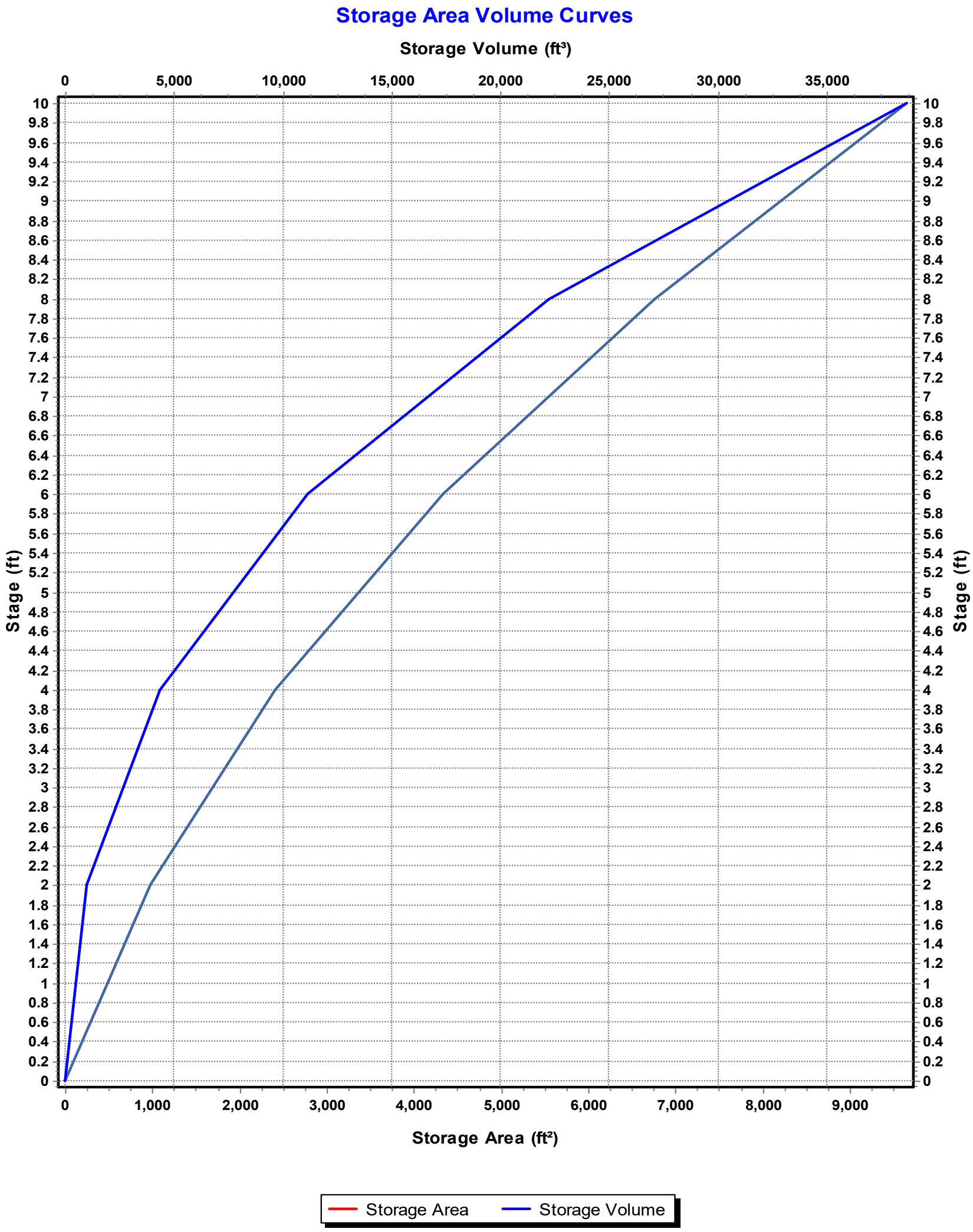
Input Data

Invert Elevation (ft)	948.00
Max (Rim) Elevation (ft)	958.00
Max (Rim) Offset (ft)	10.00
Initial Water Elevation (ft)	948.00
Initial Water Depth (ft)	0.00
Ponded Area (ft^2)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : SE Curve

Stage (ft)	Storage Area (ft^2)	Storage Volume (ft^3)
0	0	0
2	987	987
4	2412	4386
6	4345	11143
8	6770	22258
10	9654	38682


Storage Area Volume Curves
Storage Volume (ft³)
0
5,000
10,000
15,000
20,000
25,000
30,000
35,000
Stage (ft)
Stage (ft)
0
1,000
2,000
3,000
4,000
5,000
6,000
7,000
8,000
9,000
Storage Area (ft²)
Storage Area
Storage Volume

Storage Node : SE Storage (continued)

Outflow Orifices

SN	Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)	Rectangular Orifice Width (in)	Orifice Invert Elevation (ft)	Orifice Coefficient
1	Orifice-12	Side	CIRCULAR	No	0.83			948.00	0.61
2	Orifice-13	Side	Rectangular	No		6.00	48.00	956.00	0.63

Output Summary Results

Peak Inflow (cfs)	2.4
Peak Lateral Inflow (cfs)	2.4
Peak Outflow (cfs)	0.05
Peak Exfiltration Flow Rate (cfm)	0
Max HGL Elevation Attained (ft)	955.13
Max HGL Depth Attained (ft)	7.13
Average HGL Elevation Attained (ft)	954.4
Average HGL Depth Attained (ft)	6.4
Time of Max HGL Occurrence (days hh:mm)	0 06:24
Total Exfiltration Volume (1000-ft^3)	0
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

Storage Node : SW Storage

Input Data

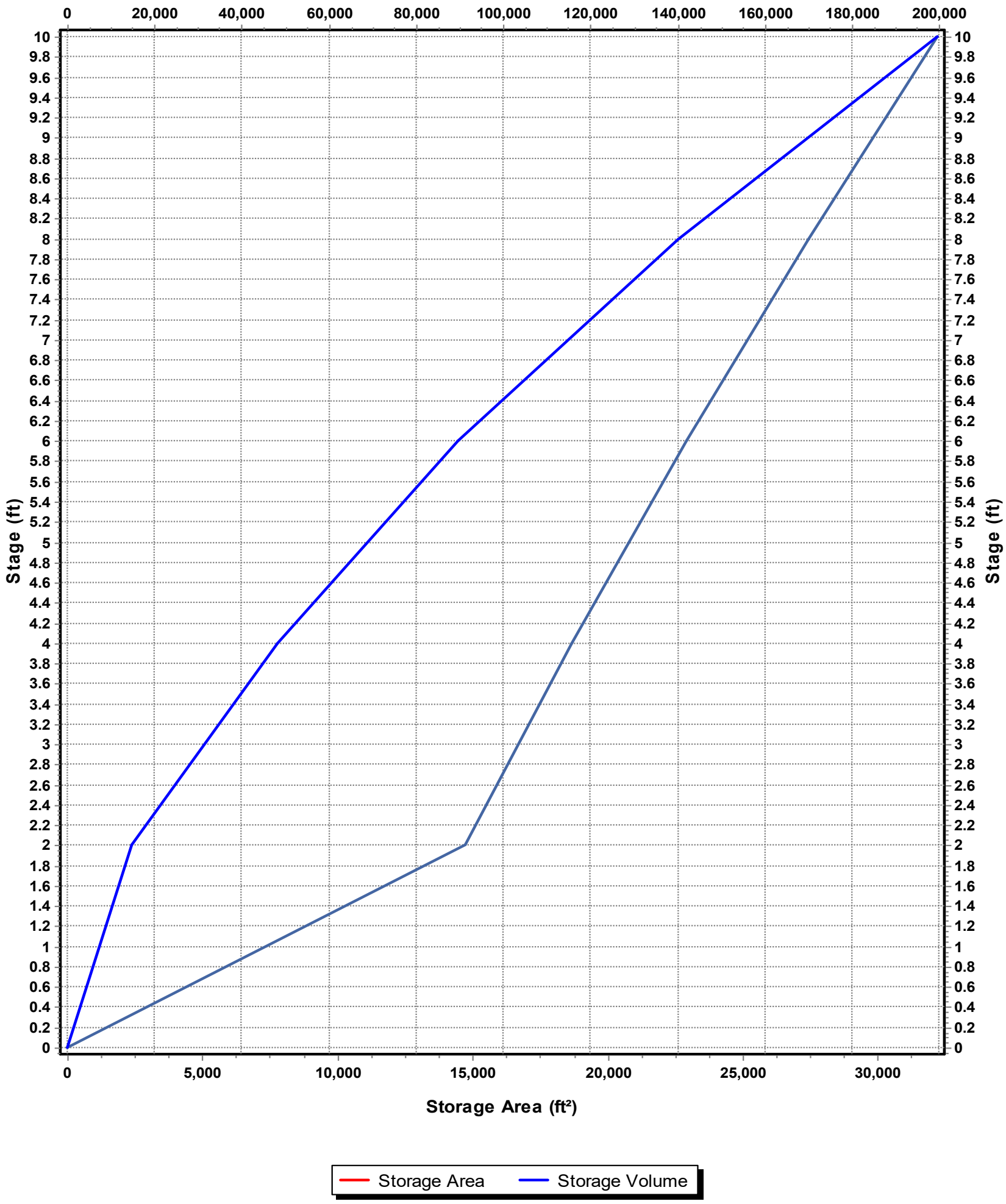
Invert Elevation (ft)	920.00
Max (Rim) Elevation (ft)	930.00
Max (Rim) Offset (ft)	10.00
Initial Water Elevation (ft)	920.00
Initial Water Depth (ft)	0.00
Ponded Area (ft^2)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : SW Storage

Stage (ft)	Storage Area (ft^2)	Storage Volume (ft^3)
0	0	0
2	14716	14716
4	18669	48101
6	22904	89674
8	27420	139998
10	32207	199625

Storage Area Volume Curves



Storage Node : SW Storage (continued)

Outflow Orifices

SN	Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)	Rectangular Orifice Width (in)	Orifice Invert Elevation (ft)	Orifice Coefficient
1	Orifice-16	Side	CIRCULAR	No	2.33			920.00	0.61
2	Orifice-18	Side	Rectangular	No		24.00	48.00	927.00	0.63

Output Summary Results

Peak Inflow (cfs)	15.49
Peak Lateral Inflow (cfs)	15.49
Peak Outflow (cfs)	0.38
Peak Exfiltration Flow Rate (cfm)	0
Max HGL Elevation Attained (ft)	926.73
Max HGL Depth Attained (ft)	6.73
Average HGL Elevation Attained (ft)	925.81
Average HGL Depth Attained (ft)	5.81
Time of Max HGL Occurrence (days hh:mm)	0 06:21
Total Exfiltration Volume (1000-ft^3)	0
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

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Lenexa, KS 66219
P: 913.317.9500
ric-consult.com

Appendix H

KC Compliance Calculator Worksheets

Site Summary

Project and Development Type:	Site Development - New Development
System Type:	Separate Storm Sewer System
Proposed Land Use:	Single Family Residential
Input Value Basis:	Estimated values based on development type
Assumed Percent Impervious Coverage:	40%
Total Disturbed Area (sf):	2,527,351

Treatment Summary Table

Water Quality Storm Event (in) (P_{WQ})	1.37
Percent of Water Quality Storm to be Retained (PT%)	85%
Total Controlled Disturbed Area (sf)	2,527,351
Controlled Area Rv ($Rv_{controlled}$)	0.00
Total Uncontrolled Disturbed Area (sf)	0
Total Required Retention Volume (cf) (RRV)	0
Uncontrolled Retention Volume (cf)	0
Adjusted PT% within Controlled Drainage Areas	NA

Drainage Areas Worksheet

View Instructions

How many total drainage areas are included on the site? 4

Drainage Area Summary Table		
Unique Drainage Area Identifier (ID)	Can this drainage area be feasibly controlled?	Disturbed Drainage Area (sf)
NE	Yes	560,617
E	Yes	735,293
SE	Yes	133,729
SW	Yes	1,097,712

Natural Area	☑
Pervious Area	☑
Impervious Area	☑
Solar Farm - Native	☐
Solar Farm - Gravel	☐
Gravel - Overflow Parking Lots, Trails/Maintenance Paths, Substations	☐
Gravel - Primary Parking Lots, Access Driveways, Railroad Ballasts	☐
Gravel - Public Road with Compacted Subgrade Material	☐
Artificial Turf - No Underdrain System	☐
Artificial Turf - Underdrain System	☐
Water Surfaces	☐

Generate Detailed Drainage Area Tables

Filter Cover Types

Generate Design Sheets

Site Summary

Summary Table for Drainage Area ID:	NE
Is this drainage area controlled?	Yes
Disturbed drainage area (sf)	560,617
RRV Prior to Reductions (cf)	**28,834**
Pervious Area Weighted Rv	0.25
Impervious Area Weighted Rv	0.95
Post-Development Condition Weighted CN	83.60

Cover Type Area Table for Drainage Area NE	Area (sf)										
Cover Type	Soil Type A	CN	Soil Type B	CN	Soil Type C	CN	Soil Type D	CN	**Total**	**% Cover**	Rv
Pervious Area		39		61	336,370	74		80	**336,370**	60%	0.25
Impervious Area		98		98	224,247	98		98	**224,247**	40%	0.95
Total	**0**		**0**		**560,617**		**0**		**560,617**	**100%**	**0.53**

Summary Table for Drainage Area ID:	E
Is this drainage area controlled?	Yes
Disturbed drainage area (sf)	735,293
RRV Prior to Reductions (cf)	**37,818**
Pervious Area Weighted Rv	0.25
Impervious Area Weighted Rv	0.95
Post-Development Condition Weighted CN	83.60

Cover Type Area Table for Drainage Area E	Area (sf)										
Cover Type	Soil Type A	CN	Soil Type B	CN	Soil Type C	CN	Soil Type D	CN	**Total**	**% Cover**	Rv
Pervious Area		39		61	441,176	74		80	**441,176**	60%	0.25
Impervious Area		98		98	294,117	98		98	**294,117**	40%	0.95
Total	**0**		**0**		**735,293**		**0**		**735,293**	**100%**	**0.53**

Summary Table for Drainage Area ID:	SE
Is this drainage area controlled?	Yes
Disturbed drainage area (sf)	133,729
RRV Prior to Reductions (cf)	**6,878**
Pervious Area Weighted Rv	0.25
Impervious Area Weighted Rv	0.95
Post-Development Condition Weighted CN	83.60

Cover Type Area Table for Drainage Area SE	Area (sf)										
Cover Type	Soil Type A	CN	Soil Type B	CN	Soil Type C	CN	Soil Type D	CN	**Total**	**% Cover**	Rv
Pervious Area		39		61	80,237	74		80	**80,237**	60%	0.25
Impervious Area		98		98	53,492	98		98	**53,492**	40%	0.95

Site Summary

Total	**0**	**0**	**133,729**	**0**	**133,729**	**100%**	**0.53**

Summary Table for Drainage Area ID:	SW
Is this drainage area controlled?	Yes
Disturbed drainage area (sf)	1,097,712
RRV Prior to Reductions (cf)	**56,458**
Pervious Area Weighted Rv	0.25
Impervious Area Weighted Rv	0.95
Post-Development Condition Weighted CN	83.60

Cover Type Area Table for Drainage Area SW	**Area (sf)**										
Cover Type	Soil Type A	CN	Soil Type B	CN	Soil Type C	CN	Soil Type D	CN	**Total**	**% Cover**	Rv
Pervious Area		39		61	658,627	74		80	**658,627**	60%	0.25
Impervious Area		98		98	439,085	98		98	**439,085**	40%	0.95
Total	**0**		**0**		**1,097,712**		**0**		**1,097,712**	**100%**	**0.53**

Design for Drainage Area NE

Drainage Area ID	NE
Is this drainage area controlled?	Yes
Disturbed drainage area (sf)	560,617
RRV Prior to Reductions (cf)	**28,834**
Pervious Area Weighted Rv	0.25
Impervious Area Weighted Rv	0.95
Post-Development Condition Weighted CN	83.60

Required Retention Volume Reductions ($RRV_{Reductions}$)

View Instructions

Preservation/Restoration, & Disconnection $RRV_{reductions}$	Natural or Pervious Area Footprint (sf)	Pervious Tributary Area (sf) ($P_{Tributary\ Area}$)	Impervious Tributary Area (sf) ($I_{Tributary\ Area}$)	Runoff Reduction Credit	Retention Volume Credited (cf) $RRV_{reduction}$
Sheetflow to Natural Area				100%	0
Sheetflow to Pervious Area				50%	0
Downspout Disconnection				25%	0

Tree $RRV_{reductions}$	Number of Trees (Each)	Runoff Reduction Credit (cf/tree)	Retention Volume Credited (cf) $RRV_{reduction}$
Existing Trees (Preserved)	0	20	0
New Trees	95	10	950

Total $RRV_{reductions}$ (cf)	**950**
RRV After Reductions (cf)	**27,884**
% Reduction in RRV	**3.3%**

Retention Practices

Select material types and storage layers used for this design:	
Open Storage (Ponding Area)	☑
Bioretention Soil	☑
Structural Soil	☐
Sand	☐
Storage Aggregate Media	☑
Choker Course	☑
Green Roof Drainage Layer	☐
Green Roof Growing Media	☐
Storage Chamber(s)	☐

Hide Blank Rows | Show Blank Rows

PT% 85.00%

Retention Facility ID	Practice	Downstream Retention Facility ID	Pervious Drainage Area (sf)	Impervious Drainage Area (sf)	Approx. Target Retention Volume (cf)	Retention Volume Provided (cf) (V_R)	Bypass RRV (cf)	Open Storage (Ponding)			Storage Aggregate Media				Total Storage Volume (cf) ($GSI_{storage}$)	Runoff Reduction Factor (%) (GSI_{RRF})	Maximum Retention Credit Allowed (cf)
								Area (sf) A_p	Height (ft) h_p	Volume (cf) V_p	Area (sf) A_m	n	Height (ft) h_m	Volume (cf) V_m			
NE	Dry Detention Basin, Controlled Release		336,370	224,247	**28,834**	**31,020**		9,400	5.5	51,700		0.4		0	51,700	60%	33,922

Required Retention Volume (cf)	27,884
Retention Volume Achieved (cf)	31,020

☑ *You met the Required Retention Volume.*

Design for Drainage Area NE

Detention Calculations

	2-year storm	10-year storm	25-year storm	50-year storm	100-year storm
Required Rainfall Event (in) - 6 hour Events	2.66	4.04	4.96	5.70	6.47

Post-Development Conditions

Weighted CN	83.60
S	1.96
Ia	0.10

	2-year storm	10-year storm	25-year storm	50-year storm	100-year storm
Pre-Development Runoff Volume (in)	0.14	0.75	1.31	1.81	2.38
Post Development Runoff Volume (in) with no Retention	1.45	2.63	3.46	4.15	4.87
Post-Development Runoff Volume (in) with Retention	0.34	1.53	2.36	3.04	3.77
Retention Adjusted CN	64.5	72.5	74.2	75.1	75.7
Additional Detention Required?	**No**	**Yes**	**Yes**	**Yes**	**Yes**

Design Storm	Required Release Rate (cfs/acre)	Allowable Site Release (cfs)	Peak Outflow (cfs)	Max Ponding Depth (ft)	Achieved Release Rate (cfs/acre)	
2-Year, NOAA Atlas14 Median, First Quartile	0.20	3.01	0.2	912.59	0.02	***Required release rate met.***
10-Year, NOAA Atlas14 Median, First Quartile	0.60	9.04	8.37	914.29	0.65	***Re-size outlet control to meet required release rate.***
100-Year, NOAA Atlas14 Median, First Quartile	3.00	45.21	29.66	914.67	2.30	***Required release rate met.***

Design for Drainage Area E

Drainage Area ID	E
Is this drainage area controlled?	Yes
Disturbed drainage area (sf)	735,293
RRV Prior to Reductions (cf)	**37,818**
Pervious Area Weighted Rv	0.25
Impervious Area Weighted Rv	0.95
Post-Development Condition Weighted CN	83.60

Required Retention Volume Reductions ($RRV_{Reductions}$)

View Instructions

Preservation/Restoration, & Disconnection $RRV_{reductions}$	Natural or Pervious Area Footprint (sf)	Pervious Tributary Area (sf) ($P_{Tributary\ Area}$)	Impervious Tributary Area (sf) ($I_{Tributary\ Area}$)	Runoff Reduction Credit	Retention Volume Credited (cf) $RRV_{reduction}$
Sheetflow to Natural Area				100%	0
Sheetflow to Pervious Area				50%	0
Downspout Disconnection				25%	0

Tree $RRV_{reductions}$	Number of Trees (Each)	Runoff Reduction Credit (cf/tree)	Retention Volume Credited (cf) $RRV_{reduction}$
Existing Trees (Preserved)	0	20	0
New Trees	96	10	960

Total $RRV_{reductions}$ (cf)	**960**
RRV After Reductions (cf)	**36,858**
% Reduction in RRV	**2.5%**

Retention Practices

Select material types and storage layers used for this design:	
Open Storage (Ponding Area)	☑
Bioretention Soil	☑
Structural Soil	☐
Sand	☐
Storage Aggregate Media	☑
Choker Course	☑
Green Roof Drainage Layer	☐
Green Roof Growing Media	☐
Storage Chamber(s)	☐

Hide Blank Rows Show Blank Rows

PT% 85.00%

Retention Facility ID	Practice	Downstream Retention Facility ID	Pervious Drainage Area (sf)	Impervious Drainage Area (sf)	Approx. Target Retention Volume (cf)	Retention Volume Provided (cf) (V_R)	Bypass RRV (cf)	Open Storage (Ponding)			Storage Aggregate Media				Total Storage Volume (cf) ($GSI_{storage}$)	Runoff Reduction Factor (%) (GSI_{RRF})	Maximum Retention Credit Allowed (cf)
								Area (sf) A_p	Height (ft) h_p	Volume (cf) V_p	Area (sf) A_m	n	Height (ft) h_m	Volume (cf) V_m			
East	Dry Detention Basin, Controlled Release	NA	441,176	294,117	**37,818**	**37,062**	**756**	11,554	5.0	57,770	5,000	0.4	2.0	4000	61,770	60%	44,491

Required Retention Volume (cf)	36,858
Retention Volume Achieved (cf)	37,062

☑ *You met the Required Retention Volume.*

Design for Drainage Area E

Detention Calculations

	2-year storm	10-year storm	25-year storm	50-year storm	100-year storm
Required Rainfall Event (in) - 6 hour Events	2.66	4.04	4.96	5.70	6.47

Post-Development Conditions

Weighted CN	83.60
S	1.96
Ia	0.10

	2-year storm	10-year storm	25-year storm	50-year storm	100-year storm
Pre-Development Runoff Volume (in)	0.14	0.75	1.31	1.81	2.38
Post Development Runoff Volume (in) with no Retention	1.45	2.63	3.46	4.15	4.87
Post-Development Runoff Volume (in) with Retention	0.44	1.62	2.46	3.14	3.86
Retention Adjusted CN	67.5	73.9	75.4	76.1	76.7
Additional Detention Required?	**No**	**Yes**	**Yes**	**Yes**	**Yes**

Design Storm	Required Release Rate (cfs/acre)	Allowable Site Release (cfs)	Peak Outflow (cfs)	Max Ponding Depth (ft)	Achieved Release Rate (cfs/acre)	
2-Year, NOAA Atlas14 Median, First Quartile	0.20	3.38	0.25	7.35	0.01	***Required release rate met.***
10-Year, NOAA Atlas14 Median, First Quartile	0.60	10.13	9.66	9.01	0.57	***Required release rate met.***
100-Year, NOAA Atlas14 Median, First Quartile	3.00	50.64	33.25	9.43	1.97	***Required release rate met.***

Design for Drainage Area SE

Drainage Area ID	SE
Is this drainage area controlled?	Yes
Disturbed drainage area (sf)	133,729
RRV Prior to Reductions (cf)	**6,878**
Pervious Area Weighted Rv	0.25
Impervious Area Weighted Rv	0.95
Post-Development Condition Weighted CN	83.60

Required Retention Volume Reductions ($RRV_{Reductions}$)

View Instructions

Preservation/Restoration, & Disconnection $RRV_{reductions}$	Natural or Pervious Area Footprint (sf)	Pervious Tributary Area (sf) ($P_{Tributary\ Area}$)	Impervious Tributary Area (sf) ($I_{Tributary\ Area}$)	Runoff Reduction Credit	Retention Volume Credited (cf) $RRV_{reduction}$
Sheetflow to Natural Area				100%	0
Sheetflow to Pervious Area				50%	0
Downspout Disconnection				25%	0

Tree $RRV_{reductions}$	Number of Trees (Each)	Runoff Reduction Credit (cf/tree)	Retention Volume Credited (cf) $RRV_{reduction}$
Existing Trees (Preserved)		20	0
New Trees	26	10	260

Total $RRV_{reductions}$ (cf)	**260**
RRV After Reductions (cf)	**6,618**
% Reduction in RRV	**3.8%**

Retention Practices

Select material types and storage layers used for this design:	
Open Storage (Ponding Area)	☑
Bioretention Soil	☑
Structural Soil	☐
Sand	☐
Storage Aggregate Media	☑
Choker Course	☑
Green Roof Drainage Layer	☐
Green Roof Growing Media	☐
Storage Chamber(s)	☐

Hide Blank Rows Show Blank Rows

PT% 85.00%

Retention Facility ID	Practice	Downstream Retention Facility ID	Pervious Drainage Area (sf)	Impervious Drainage Area (sf)	Approx. Target Retention Volume (cf)	Retention Volume Provided (cf) (V_R)	Bypass RRV (cf)	Open Storage (Ponding)			Storage Aggregate Media				Total Storage Volume (cf) ($GSI_{storage}$)	Runoff Reduction Factor (%) (GSI_{RRF})	Maximum Retention Credit Allowed (cf)
								Area (sf) A_p	Height (ft) h_p	Volume (cf) V_p	Area (sf) A_m	n	Height (ft) h_m	Volume (cf) V_m			
SE	Dry Detention Basin, Controlled Release	NA	80,237	53,492	**6,878**	**7,117**		2,636	4.5	11,862		0.4		0	11,862	60%	8,092

Required Retention Volume (cf)	6,618
Retention Volume Achieved (cf)	7,117

☑ *You met the Required Retention Volume.*

Design for Drainage Area SE

Detention Calculations

	2-year storm	10-year storm	25-year storm	50-year storm	100-year storm
Required Rainfall Event (in) - 6 hour Events	2.66	4.04	4.96	5.70	6.47

Post-Development Conditions

Weighted CN	83.60
S	1.96
Ia	0.10

	2-year storm	10-year storm	25-year storm	50-year storm	100-year storm
Pre-Development Runoff Volume (in)	0.14	0.75	1.31	1.81	2.38
Post Development Runoff Volume (in) with no Retention	1.45	2.63	3.46	4.15	4.87
Post-Development Runoff Volume (in) with Retention	0.39	1.57	2.40	3.08	3.81
Retention Adjusted CN	65.8	73.1	74.7	75.5	76.1
Additional Detention Required?	**No**	**Yes**	**Yes**	**Yes**	**Yes**

Design Storm	Required Release Rate (cfs/acre)	Allowable Site Release (cfs)	Peak Outflow (cfs)	Max Ponding Depth (ft)	Achieved Release Rate (cfs/acre)	
2-Year, NOAA Atlas14 Median, First Quartile	0.20	0.83	0.05	7.13	0.02	***Required release rate met.***
10-Year, NOAA Atlas14 Median, First Quartile	0.60	2.49	2.01	7.44	0.65	
100-Year, NOAA Atlas14 Median, First Quartile	3.00	12.45	7.57	8.81	2.47	***Required release rate met.***

Design for Drainage Area SW

Drainage Area ID	SW
Is this drainage area controlled?	Yes
Disturbed drainage area (sf)	1,097,712
RRV Prior to Reductions (cf)	**56,458**
Pervious Area Weighted Rv	0.25
Impervious Area Weighted Rv	0.95
Post-Development Condition Weighted CN	83.60

Required Retention Volume Reductions ($RRV_{Reductions}$)

View Instructions

Preservation/Restoration, & Disconnection $RRV_{reductions}$	Natural or Pervious Area Footprint (sf)	Pervious Tributary Area (sf) ($P_{Tributary\ Area}$)	Impervious Tributary Area (sf) ($I_{Tributary\ Area}$)	Runoff Reduction Credit	Retention Volume Credited (cf) $RRV_{reduction}$
Sheetflow to Natural Area				100%	0
Sheetflow to Pervious Area				50%	0
Downspout Disconnection				25%	0

Tree $RRV_{reductions}$	Number of Trees (Each)	Runoff Reduction Credit (cf/tree)	Retention Volume Credited (cf) $RRV_{reduction}$
Existing Trees (Preserved)		20	0
New Trees	150	10	1,500

Total $RRV_{reductions}$ (cf)	**1,500**
RRV After Reductions (cf)	**54,958**
% Reduction in RRV	**2.7%**

Retention Practices

Select material types and storage layers used for this design:	
Open Storage (Ponding Area)	☑
Bioretention Soil	☑
Structural Soil	☐
Sand	☐
Storage Aggregate Media	☑
Choker Course	☑
Green Roof Drainage Layer	☐
Green Roof Growing Media	☐
Storage Chamber(s)	☐

Hide Blank Rows | Show Blank Rows

PT% 85.00%

Retention Facility ID	Practice	Downstream Retention Facility ID	Pervious Drainage Area (sf)	Impervious Drainage Area (sf)	Approx. Target Retention Volume (cf)	Retention Volume Provided (cf) (V_R)	Bypass RRV (cf)	Open Storage (Ponding)			Storage Aggregate Media				Total Storage Volume (cf) ($GSI_{storage}$)	Runoff Reduction Factor (%) (GSI_{RRF})	Maximum Retention Credit Allowed (cf)
								Area (sf) A_p	Height (ft) h_p	Volume (cf) V_p	Area (sf) A_m	n	Height (ft) h_m	Volume (cf) V_m			
SW	Dry Detention Basin, Controlled Release	NA	658,627	439,085	**56,458**	**56,028**	**430**	20,751	4.5	93,380		0.4		0	93,380	60%	66,421

Required Retention Volume (cf)	54,958
Retention Volume Achieved (cf)	56,028

☑ *You met the Required Retention Volume.*

Design for Drainage Area SW

Detention Calculations

	2-year storm	10-year storm	25-year storm	50-year storm	100-year storm
Required Rainfall Event (in) - 6 hour Events	2.66	4.04	4.96	5.70	6.47

Post-Development Conditions

Weighted CN	83.60
S	1.96
Ia	0.10

	2-year storm	10-year storm	25-year storm	50-year storm	100-year storm
Pre-Development Runoff Volume (in)	0.14	0.75	1.31	1.81	2.38
Post Development Runoff Volume (in) with no Retention	1.45	2.63	3.46	4.15	4.87
Post-Development Runoff Volume (in) with Retention	0.43	1.61	2.44	3.13	3.85
Retention Adjusted CN	67.1	73.7	75.3	76.0	76.6
Additional Detention Required?	**No**	**Yes**	**Yes**	**Yes**	**Yes**

Design Storm	Required Release Rate (cfs/acre)	Allowable Site Release (cfs)	Peak Outflow (cfs)	Max Ponding Depth (ft)	Achieved Release Rate (cfs/acre)	
2-Year, NOAA Atlas14 Median, First Quartile	0.20	5.04	4.53	925.44	0.18	***Required release rate met.***
10-Year, NOAA Atlas14 Median, First Quartile	0.60	15.12	14.7	928	0.58	***Required release rate met.***
100-Year, NOAA Atlas14 Median, First Quartile	3.00	75.60	46.52	929.31	1.85	***Required release rate met.***

Water Quality Outlet Calculations

Detention Basin NE

Target Retention Volume=28,834 CF
From Stage Storage Curve➔Depth of Volume=Z_{WQ}=5.50 Ft=909.50 Ft
Average Head over Orifice Invert=H_{WQ}=0.5*Z_{WQ}=(0.5)(5.50)=2.75 Ft
Water Quality Outflow Rate=Q_{WQ}=(W_{QV}*43,560)/(72*3600)=(28,834)/(259,200)=0.11 cfs
Area of Circular Orifice= A_0=C_d=A($(2gZ_{WQ})^{1/2}$) ➔
A_0=(Q_{WQ}/(C_d($64.4*Z_{WQ})^{1/2}$))=(0.11/(0.61*($64.4*2.75)^{1/2}$))=0.014 SF
0.014 SF=1.60” Dia Orifice

Detention Basin East

Target Retention Volume=37,818 CF
From Stage Storage Curve➔Depth of Volume=Z_{WQ}=5.00 Ft=907.00 Ft
Average Head over Orifice Invert=H_{WQ}=0.5*Z_{WQ}=(0.5)(5.00)=2.50 Ft
Water Quality Outflow Rate=Q_{WQ}=(W_{QV}*43,560)/(72*3600)=(37,818)/(259,200)=0.145 cfs
Area of Circular Orifice= A_0=C_d=A($(2gZ_{WQ})^{1/2}$) ➔
A_0=(Q_{WQ}/(C_d($64.4*Z_{WQ})^{1/2}$))=(0.145/(0.61*($64.4*2.50)^{1/2}$))=0.019 SF
0.019 SF=1.86” Dia Orifice

Detention Basin SE

Target Retention Volume=6,878 CF
From Stage Storage Curve➔Depth of Volume=Z_{WQ}=4.50 Ft=952.50 Ft
Average Head over Orifice Invert=H_{WQ}=0.5*Z_{WQ}=(0.5)(4.50)=2.25 Ft
Water Quality Outflow Rate=Q_{WQ}=(W_{QV}*43,560)/(72*3600)=(6,878)/(259,200)=0.027 cfs
Area of Circular Orifice= A_0=C_d=A($(2gZ_{WQ})^{1/2}$) ➔
A_0=(Q_{WQ}/(C_d($64.4*Z_{WQ})^{1/2}$))=(0.027/(0.61*($64.4*2.25)^{1/2}$))=0.0037 SF
0.0037 SF=0.83” Dia Orifice

Detention Basin SW

Target Retention Volume=56,458 CF
From Stage Storage Curve➔Depth of Volume=Z_{WQ}=4.50 Ft=924.50 Ft
Average Head over Orifice Invert=H_{WQ}=0.5*Z_{WQ}=(0.5)(4.50)=2.25 Ft
Water Quality Outflow Rate=Q_{WQ}=(W_{QV}*43,560)/(72*3600)=(56,458)/(259,200)=0.218 cfs
Area of Circular Orifice= A_0=C_d=A($(2gZ_{WQ})^{1/2}$) ➔
A_0=(Q_{WQ}/(C_d($64.4*Z_{WQ})^{1/2}$))=(0.218/(0.61*($64.4*2.25)^{1/2}$))=0.0297 SF
0.0297 SF=2.33” Dia Orifice

ITEM 5.D.
For 3/24/2026
Board of Aldermen Meeting

CITY OF PARKVILLE
Policy Report

Date: March 19, 2026

Prepared By:
Brad Stanton, Senior Planner

Reviewed By:
Stephen Lachky, Community Development Director

ISSUE:
Approve the second reading of Bill No. 3368, an ordinance to approve a conditional use permit to allow 3-plex building types in the R-4 zoning district for Creekside West R4 - Case No. PZ2026-01D; Brian Mertz, applicant (Community Development)

BACKGROUND:
Three applications have been submitted for consideration for the Creekside West R4 development. This application is for a conditional use permit to allow for 3-plex building types within the R-4 zoning district. The proposed development, Creekside West R4, is a planned mixed-density residential development consisting of 246 residential units on 157 lots for patio home, duplex, and triplex units on 58.87 acres, more or less, The development is proposed to be accessed via a new network of public streets connecting to the existing Aaron Street, Magnus Street, and 45 Highway. The R-4 zoning district requires conditional use permit approval for the development of 3-plex building types.

STRATEGIC GOAL(S):

- Quality Development

BUDGET IMPACT:
Except for application and permit fees collected, there is no immediate budget impact.

ALTERNATIVES:

1. Approve the second reading of an ordinance approving the Conditional Use Permit, as recommended by staff.
2. Approve the second reading of an ordinance approving the Conditional Use Permit, subject to changes directed by the Board of Aldermen.
3. Deny the Conditional Use Permit application.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:
The Finance Committee does not review conditional use permit applications.

PLANNING & ZONING COMMISSION RECOMMENDATION:
On February 10, 2026, the Planning & Zoning Commission held a public hearing to consider the

application for conditional use permit. Jerald Harris, 16800 NW 76th St, spoke in opposition to the project. After discussion, the Commission recommended approval by a vote of 9-0.

STAFF RECOMMENDATION:
Staff recommends approval of the application for preliminary development plan, subject to the following conditions:

1. Approval by the Board of Aldermen based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the Municipal Code unless modified by the Planned District.
2. The Conditional Use Permit is to allow 3-plex building types on the property described in attached exhibits covering 58.87 +/- acres indefinitely, unless revoked.
3. Any other conditions the Board of Aldermen determines are necessary.

POLICY:
Per Parkville Municipal Code, Title IV, Table 403-1, a public hearing is required (distinguished from a public meeting generally open to the public) to consider Conditional Use Permit applications, with the Board of Aldermen as the “decision-making authority” for such applications following review and recommendation by the Planning and Zoning Commission.

SUGGESTED MOTION:
I move to approve Bill No. 3368, an ordinance to approve a conditional use permit to allow 3-plex building types in the R-4 zoning district for Creekside West R4 on second reading to become Ordinance No. 3293.

ATTACHMENTS:
1. Staff Report
2. Bill 3368
3. Application

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

Staff Analysis

Agenda Items: 5.A, 5.B, 5.C

Proposal: Application for Zoning Map Amendment from Platte County "RMD" Residential Multiple Dwelling to City of Parkville "R-4-P" Planned Mixed-Density Residential for Creekside West R4.

Application for Preliminary Development Plan for Creekside West R4, a planned mixed-density residential development consisting of 246 residential units on 157 lots for patio home, duplex, and triplex units on 58.87 acres, more or less, generally located west of Creekside Village Third Plat at Highway 45.

Application for Conditional Use Permit to allow 3-plex building types in the R-4 zoning district for Creekside West R4.

Staff Recommendation: Approval (with conditions)

Case No: PZ26-01B (Rezoning) , PZ26-01C (Preliminary Development Plan), PZ26-01D (Conditional Use Permit)

Applicant: Brian Mertz

Owners: PC Homes, LLC

Location: West of Creekside Village 3rd Plat and The Woods at Creekside 5th Plat along 45 Highway.

Zoning: Existing: Platte County "RMD" Residential Multiple Dwelling
Proposed: "R-4-P" Planned Mixed-Density Residential

Parcel #s: All of Platte County parcel #21-6.0-13-000-000-012.000

Exhibits:
A. This Staff Analysis
B. Application for Zoning Map Amendment
C. Application for Preliminary Development Plan
D. Application for Conditional Use Permit
E. Subject Area Property Map
F. Creekside West R4 Preliminary Development Plan (dated 1/9/26, revised 1/30/26, prepared by RIC)
G. Additional exhibits as may be presented at the public hearing

By Reference:
A. Parkville Municipal Code, Title IV – Development Code in its entirety (https://ecode360.com/PA3395-DIV-05)

B. Parkville Master Plan (http://parkvillemo.gov/government/city-plans-studies/master-plan/)
C. Notice of Public Hearing mailed to owners within 185 ft. of the subject property
D. Hearing notice published in The Platte County Citizen newspaper
E. Hearing Sign posted on the subject property
F. Hearing notice published on the Parkville City webpage (http://parkvillemo.gov/public-hearings/)

Comments Received: No written comments have been received by the Community Development Department as of the completion of this staff analysis on February 6, 2026.



Exhibit E: Subject Area Property Map

Overview
Three applications have been submitted for consideration for the Creekside West R4 development. The first application proposes a zoning map amendment to rezone the subject property from the existing Platte County "RMD" Residential Multiple Dwelling to City of Parkville "R-4-P" Planned Mixed-Density Residential. The second application is for a preliminary development plan including a preliminary plat. The third application is for a conditional use permit to allow for 3-plex building types within the R-4 zoning district.

The proposed development, Creekside West R4, is a planned mixed-density residential development consisting of 246 residential units on 157 lots for patio home, duplex, and triplex units on 58.87 acres, more or less, The development is proposed to be accessed via a new network of public streets connecting to the existing Aaron Street, Magnus Street, and 45 Highway.

Background
The subject property is currently not annexed into the City of Parkville. In conjunction with the three Planning applications, the applicant has submitted a Voluntary Annexation Petition which is scheduled to be considered by the Board of Aldermen at their March 3 regular meeting. The subject property is currently undeveloped, having previously contained defunct farm buildings on the site. The property will retain its Platte County zoning designation upon annexation, thus necessitating an application for zoning map amendment.

Zoning Comparison
Table 1 below shows a comparison between the existing Platte County "RMD" zoning allowances and the proposed City of Parkville "R-4-P" zoning district.

Table 1. Zoning Comparison

Item	Platte County "RMD"	City of Parkville "R-4"
Permitted Uses	**Single-Family Homes Duplexes Townhomes Multi-family dwellings**	**Single-Family Homes Duplexes Townhomes Multi-family dwellings**
Setbacks (min.)	**30 ft. front-yard 6.5 ft. side-yard (0 ft. for multi-family attached) 30 ft. rear-yard**	**10-35 ft. front-yard 10 ft. side-yard (5 ft. for multi-family) 25-20 ft. rear-yard**
Lot Width (min.)	**70 ft. for single-family 100 ft. for multi-family**	**70 ft. for single-family 50-100 ft. for multi-family**
Lot Area (min.)	**7,500 sq. ft. for single-family 5,000 sq. ft. for duplex 3,500 sq. ft. for other multi-family**	**3,500-21,708 sq. ft. for single-family 5,000-8,000 sq. ft. for duplex 5,000-8,000 sq. ft. for other multi-family**
Height	**3 stories / 45 ft.**	**2.5 stories / 35 ft. for single-family 3 stories / 40 ft. for multi-family**
Maximum Allowed Density	**12.45 units/acre**	**12.45 units/acre**

Traffic Study
The main access point for the subdivision is a new connection to 45 Highway in the southwest corner of the site. This access point will require MoDOT review and approval. Pursuant to that, the applicant has submitted a traffic study to MoDOT. The following summary of the traffic analysis is provided:

- The development is estimated to generate a total of 1,448 new trips on an average Weekday including 75 new trips for AM peak hour and 111 new trips in the PM peak hour.
- Access to the development is proposed at Missouri Highway 45 approximately 1,885 feet west of Homer Parkway, measured center-to-center.
- **An auxiliary westbound right turn lane was warranted at the MO-45** & Proposed Driveway and should be constructed according to MoDOT requirements with a minimum deceleration distance of 200 feet and 180-foot straight line taper.
- **Existing vegetation on the north side of MO-45 is within the intersection sight triangle and should be removed prior to intersection construction.**

Density Comparison
In Table 2 below, Staff has researched the gross density of subdivisions throughout the city for comparison.

Table 2. Density Comparison

Development/Subdivision	No. of Units	Gross Density
Estates at Thousand Oaks 2nd	44 single-family units	0.55 units/acre
Sanctuary at Riss Lake	19 single-family units	1.17 units/acre
Estates at Thousand Oaks 3rd-7th	134 single-family units	1.18 units/acre
Estates at Thousand Oaks 1st	66 single-family units	1.45 units/acre
Platte 38	9 single-family units 54 duplex units	1.66 units/acre
The Woods at Creekside	118 single-family units	3.41 units/acre
The Meadows At Creekside	101 single-family units 100 townhome units 264 apartment units	6.36 units/acre
Creekside Village	176 townhome units	6.84 unites/acre
Village on the Green	145 cluster townhome units 80 regular townhome units	8.73 units/acre
Creekside West Apartments	197 apartment units	19.14 units/acre
Creekside West R4 Proposed	**246 units on 157 lots**	**4.17 units/acre**

Existing Conditions

Figure 1. View from Adjacent 76th St (southern)



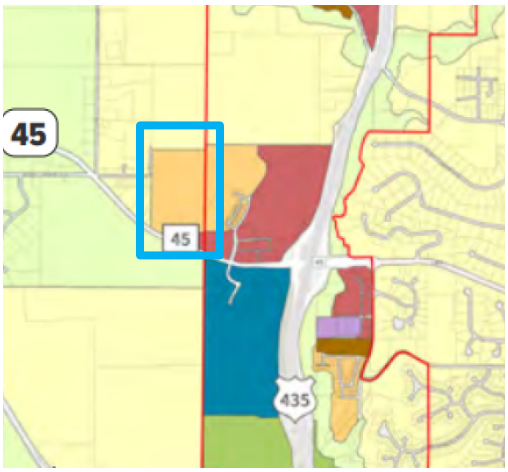
Figure 2. View from Adjacent 76th St (northern)



As displayed in figures 1 and 2 above, an existing fence row of trees provides screening of the site from adjacent properties. The applicant has also provided a landscaping plan meeting the requirements of Municipal Code Chapter 407.

Review and Analysis
Zoning Map Amendment
Parkville Municipal Code, Section 403.030, Subsection B. provides review criteria for how the Planning and Zoning Commission shall determine if a zoning map amendment is appropriate. The following are staff's findings and conclusions for the zoning map amendment (Case No. PZ26-01B).

1. **The application is consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan, and in particular the relationship of land uses within the proposed district and relationship with uses existing or anticipated in surrounding districts.**
   The future land use map of the Parkville 2040 Master Plan (shown below) projects the subject property as Medium-Density Residential. Uses in the Medium-Density Residential include townhomes and single-family residential at a density of 6-12 units per acre with an average density of 8 dwelling units per acre.



Excerpt from Future Land Use Map from Parkville 2040 Master Plan

   The Parkville 2040 Master Plan encourages leveraging Creekside to expand housing options while ensuring a consistent level of quality and visual character. The Master Plan also notes the importance of ensuring important commercial nodes of Parkville remain resilient, active and vibrant. Placing new residential development near the existing commercial nodes of the Creekside development will help ensure the sustainability of these commercial areas. The subject property lies within Annexation Priority 4 Area.

2. **The character of the neighborhood, including the design of streets, civic spaces and other open spaces; the scale, pattern and design of buildings; the zoning of property and compatibility of potential future uses; and the operation and uses of land and buildings.**
   The proposed subdivision will match and/or complement the character of the surrounding Woods at Creekside single-family and Creekside Village multi-family developments.

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

Per the Municipal Code, "The R-4 Mixed-Density Residential zoning district provides residential living in a medium-density neighborhood setting and compact, walkable character. The district provides primarily detached houses and integrates a range of small-scale, civic and multi-unit building types at strategic locations. This district should have strong connections to a broad range of amenities, retail needs and support services to promote walkable patterns. This district should be used in older central sections of the City or new mixed-use areas." The application furthers the intent of the proposed zoning district by providing medium-density residential near amenities (the Creekside development and associated commercial nodes).

4. **Compliance of any proposed development with the requirements of the Development Code, and the intent or design objectives associated with any specific standards.**
   The proposed development will be reviewed through the Planned Development process (see Preliminary Development Plan).

5. **The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.**
   The City will be able to provide services to the proposed development. Staff has received no concerns from other agencies regarding the development.

6. **The effect of approval on the condition or value of property in the City or in the vicinity, including the likelihood of surrounding areas to be developed in accordance with the Master Plan.**
   Staff anticipates the development increasing the value of the surrounding property. The proposed development plan will allow the surrounding area to develop in accordance with the Master Plan.

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

8. **The recommendations of professional staff or other technical reviews associated with the application.**
   Staff recommends approval of the application for zoning map amendment.

Preliminary Development Plan

The master planned development process is intended for development concepts that require a higher degree of specific planning based on the complexity of the project, the relationship of the site to the context, and the ability to meet or exceed the purpose, intent and objectives of the Development Code through more flexible application of the standards. This preliminary development plan application is the first of two steps through the process which generally looks at: *Public Realm Plan* (e.g., location, streets/circulation, and stormwater management), *Development Plan* (e.g., building types/scales, building design), *Existing Conditions* (e.g., infrastructure, utilities, and vegetation), *Public Input Summary* (e.g., previously adopted plans), *Phasing or Implementation*, and an *Illustrative Plan* (applicable renderings). Parkville Municipal Code, Section 403.040, Subsection C. provides criteria for how the Planning and Zoning Commission shall determine if a preliminary development plan is appropriate. The following are staff's findings and conclusions for the preliminary development plan (Case No. PZ26-01C).

1. **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Master Plan, and based upon generally accepted planning and design practice.**
   The planned district allows for flexibility in the base zoning standards as the surrounding area is developed in a master planned manner. The planned district allows for an integration of uses in a mixed-density context.

2. **The benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, and in particular of the areas immediately near or within the proposed project, and are not strictly to benefit the applicant or a single project.**
   The flexibility requested by the applicant does not represent any harm to the general public health, safety, or welfare. Additionally, the flexibility requested does not harm the reasonable use of any nearby properties.

3. **The benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.**
   The proposed project exceeds the intent statement of the base zoning district by allowing for better integration of housing types and coordinated development.

4. **The plan reflects generally accepted and sound planning and urban design principles with respect to applying the Master Plan and any specific plans to the area.**

   Parkville Master Plan
   The *Parkville Master Plan* calls for increased housing options and density near commercial nodes and corridors such as Creekside. The proposed preliminary development plan integrates a range of housing options into one coordinated development plan.

5. **The plan meets all of the review criteria for a zoning map amendment.**
   See zoning map amendment analysis.

Conditional Use Permit
A conditional use permit provides flexibility for different uses within a zoning district and allows the potential for additional uses. Due to the varying design and operational characteristics of the use or due to conditions in the area where the use is proposed, these uses may not be appropriate in that district, but require a case-specific review to determine the compatibility in a specific context and location. Conditional use permits may be initiated by the owners or authorized agents of any property affected. Parkville Municipal Code, Section 403.050, Subsection B. provides criteria for how the Planning and Zoning Commission shall determine if a conditional use permit is appropriate. The following are staff's findings and conclusions for the conditional use permit (Case No. PZ26-01D).

1. **The application furthers the intent of the proposed zoning district and does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan.**

The applicant furthers the intent of the R-4 zoning district to provide a mixture of residential densities. By allowing 3-plexes in this development, it will allow the construction of single-family, duplex, and 3-plex housing products.

2. **Compliance of any proposed development with the requirements of this code.**
   See Preliminary Development Plan review.

3. **Whether any additional site-specific conditions are necessary to meet the purposes and intent of this code and the intent or design objectives of any applicable subsections of this code, or mitigate any other potential impacts that are specific to the proposed use.**
   Sidewalks have been limited to one side of the road in culs-de-sac to mitigate the visual impacts of too much pavement in a limited area.

4. **The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.**
   The main impact on the public realm is the increase in pavement from multiple driveways. This has been mitigated by removing sidewalk from one side of the street in culs-de-sac.

5. **The adequacy of drainage, utilities and other public facilities.**
   Public facilities will be designed with this Conditional Use Permit in mind.

6. **Compatibility with the character of the area in terms of building scale, building form, landscape and site design.**
   The subdivision has been designed with 3-plex buildings including necessary landscaping and site design. The building scale and form is similar to existing Creekside Village townhomes.

7. **Compatibility with the area in terms of operating characteristics, such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.**
   The proposal is for a residential use within a residential neighborhood.

8. **Whether a limited time period for the permit is reasonable necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and ongoing enforcement of the permit.**
   Staff recommends approving the conditional use permit indefinitely.

9. **The application will not prevent development and use of the neighboring property in accordance with the applicable development regulations.**
   The proposed 3-plex building types are integrated into the subdivision in a planned and coordinated manner so as to not prevent development of the neighboring property(ies).

10. **The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.**
    Long-range plans for the site are supported by allowing 3-plex units and increasing the residential density.

11. **The recommendations of professional staff or other technical reviews associated with the application.**
    Staff recommends approval of the conditional use permit for an indefinite term.

Staff Conclusion and Recommendation
Staff recommends approval of the zoning map amendment.

Staff recommends approval of the preliminary development plan and conditional use permit for Creekside West R4 based on the merits of the applications and the findings and conclusions in the report, subject to the following conditions:

- Approval by the Planning & Zoning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the Municipal Code unless modified by the Planned District.
- Prior to Final Development Plan approval, a final plat shall be approved for the subject property.
- Prior to Public Improvement Permit approval, an auxiliary westbound right turn lane shall be constructed according to MoDOT requirements with a minimum deceleration distance of 200 feet and 180-foot straight line taper.
- Prior to Public Improvement Permit approval, existing vegetation on the north side of 45 Highway within the intersection sight triangle shall be removed.
- Prior to Public Improvement Permit approval, the Macro Storm Water Drainage Study shall be revised pursuant to Public Works/contract Engineer comments.
- The Conditional Use Permit is to allow 3-plex building types on the property described in attached exhibits covering 58.87 +/- acres indefinitely, unless revoked.
- Any other conditions the Planning and Zoning Commission determines are necessary.

It should be noted that the recommendation contained in this report is made without knowledge of facts, public comments or any additional information which may be presented during the public hearing. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action
Following consideration of the Applications for Zoning Map Amendment, Preliminary Development Plan and Conditional Use Permit, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action on all three applications will be forwarded to the Board of Aldermen on March 3, 2026 for final action.

End of Memorandum



02-06-2026

Brad Stanton, AICP
Senior Planner

Date

BILL NO. 3368 ORDINANCE NO. ____

AN ORDINANCE TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW 3-PLEX BUILDING TYPES IN THE R-4 ZONING DISTRICT FOR CREEKSIDE WEST R4

WHEREAS, Parkville Municipal Code Title IV – Land Use, Table 406-2: Height, Area And Bulk Standards states that a conditional use permit shall be required for the construction of 3- to 4-plex building types in the R-4 zoning district; and

WHEREAS, applicant Brian Mertz submitted an Application for Conditional Use Permit to allow 3-plex building types for Creekside West R4 (Case No. PZ 2025-01D); and

WHEREAS, the subject property is one parcel (Platte County parcel no. 21-6.0-13-000-000-012.000) containing 58.67 acres, more or less, and is generally located west of The Woods at Creekside 5th Plat and Creekside Village 3rd Plat; and

WHEREAS, notice of a public hearing to be held before the Planning and Zoning Commission was published, mailed and posted in accordance with Parkville Municipal Code Title IV – Land Use, Section 403.010; and

WHEREAS, City staff reviewed the application according to Parkville Municipal Code Title IV – Land Use, Section 403.050 and Section 406.020 and determined their findings and conclusions; and

WHEREAS, on February 10, 2026, the Parkville Planning and Zoning Commission held a public hearing to consider the Application for Conditional Use Permit and recommended approval of the application by a vote of 9-0, subject to conditions; and

WHEREAS, the Board of Aldermen concurs with staff's conclusions and the recommendation by the Planning and Zoning Commission.

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

SECTION 1. The Application for a Conditional Use Permit to allow 3-plex building types in the R-4 zoning district for Creekside West R4 (Case No. PZ 2023-06) is hereby approved.

SECTION 2. Approval is based on the representations of the drawings presented as part of this application and does not waive any requirement or development standard contained in the Parkville Municipal Code.

SECTION 3. The Conditional Use Permit is to allow 3-plex building types on the property described in attached exhibits covering 58.67 +/- acres indefinitely, unless revoked.

SECTION 4. This ordinance shall be effective immediately upon its passage.

PASSED and APPROVED this ____ day of March 2026.

_____
Mayor Dean Katerndahl

ATTESTED:

_____
City Clerk Melissa Bazert

Application #: _____
Date Submitted: _____
Public Hearing: _____
Date Approved: _____

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

Application for Conditional Use Permit

Pre-application meeting required per Parkville Municipal Code, Title IV, Section 403.010, Subsection C

1. Applicant/Contact Information

Applicant(s)

Name: Brian Mertz
Address: 7607 NW John Anders Road
City, State: Kansas City, MO
Phone: (816) 616-9016 Fax: _____
E-mail: bmertz1975@gmail.com

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

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

Engineer/Surveyor(s) preparing plans & legal desc.

Name: Patrick Cassity
Address: 5015 NW Canal St. Suite 100
City, State: Riverside, MO
Phone: (816) 800-0950 Fax: _____
E-mail: pcassity@ric-consult.com

Contact Person, if different from applicant(s)

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

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

constitute cause for fines, punishments and revocation of approvals as applicable.

***Applicant's Signature** (Required)* _____ Date: 11/21/26

***Property Owner's Signature** (Required)*[1] _____ Date: 11/21/26

2. Proposed Conditional Use *(see also Checklist of required submittals)*

Proposed use: Triplex Units within R4 Zoning
Requested length of permit: Indefinitely
Description: Triplex Units within R4 Zoning
Proposed days and hours of operation: Residential Use

3. Property Information *(see also Checklist of required submittals)*

Property address / general location: 16716 NW MO 45 HWY

Parcel ID Number: 21-6.0-13-000-000-012.000
Zoning: RMD, application into City for R4
Present use of the property: One single family residential home located on 58 acres. Proposed use is R4
Length of use (or vacancy): Unknown.

Application #: _____

4. Neighboring land uses and zoning

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

	Existing Land Use	Existing Zoning
North:	Woods/Grass and Vacant.	RMD
South:	Future Creekside West Apartments County Residential Lot	B2 and RMD
East:	Creekside Residential	R4
West:	Various Lots of County Residential	R15, R80, and RE

Attach a narrative addressing:

1. *How the application furthers the intent of the proposed zoning district and does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan.*
2. *Compliance of any proposed development with the requirements of this code.*
3. *Whether any additional site-specific conditions are necessary to meet the purposes and intent of this code and the intent or design objectives of any applicable subsections of this code, or mitigate any other potential impacts that are specific to the proposed use.*
4. *The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.*
5. *The adequacy of drainage, utilities and other public facilities.*
6. *Compatibility with the character of the area in terms of building scale, building form, landscape and site design.*
7. *Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.*
8. *Whether a limited time period for the permit is reasonable necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and on-going enforcement of the permit.*
9. *How the application will not prevent development and use of the neighboring property in accordance with the applicable development regulations*
10. *How the long range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.*
11. *Any other information relevant to the application*

5. Checklist of required submittals

- ❑ Completed application, including all required details and supporting data.
- ❑ Nonrefundable application fee of $300.00. Separately, the applicant will be billed to recover costs for required publication, posted and mailed notice per Parkville Municipal Code, Title IV, Section 403.010, Subsection E.
- ❑ Complete written and graphical legal description of subject property in paper and electronic formats, an area map showing the subject property and surrounding major features including roads.
- ❑ Three (3) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the site plan showing property boundaries, existing and proposed topography, structures, parking utilities, landscaping, signage, facades and other site features related to the proposed CUP.
- ❑ Authorized signature of the applicant and property owner.

For Office Use Only

Application accepted as complete by: _____ _____
Name/Title Date

Application Fee (29.0000): $_____ Check #_____

Final reimbursable costs paid (if applicable). Date of Action: _____

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

_____

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

6. Conditional Use Permit checklist for staff review for site plans

1. **Basic Information**
    a. Name of the development
    b. Name, address, contact information of person or firm that prepared the plan
    c. Date plan was prepared, including any revision dates
    d. Graphic, engineering scale
    e. North arrow
    f. Vicinity map identifying boundaries and location of property in relation to City

2. **Development Summary Table** | *Provided on site plan in chart format*
    a. Existing zoning and proposed zoning if applicable
    b. Total land area in square feet and acres
    c. Proposed use or uses of each building and/or structure
    d. Height above grade of buildings and structures and number of stories of each building and/or structure
    e. Gross floor area per floor and total for each building/structure
    f. Residential buildings shall also include residential building type and total number of dwelling units. Residential development shall identify gross and net density
    g. Building coverage and floor area ratio
    h. Ratio of required number of parking spaces for each use and amount of proposed parking spaces

3. **Plan Drawing**
    a. Property lines and lot dimensions
    b. Proposed building footprint with lines
    c. Building(s) with dimensions and distance to property lines
    d. Cross-sections of the site detailing the height of buildings/structures, distances, and relationship to existing topography, and if applicable, proposed topography
    e. Existing and proposed rights-of-way improvements (curb/gutter/sidewalk/driveways, etc.) and easements
    f. All radii, acres, points of tangency, central angles and lengths of curves
    g. Existing and proposed topography, with major contour lines at intervals of 10 feet, and minor contour lines at an interval of 2 feet
    h. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable
    i. Location and identification of any proposed and any existing site features to be retained, including detention areas, retaining walls, existing mature trees, and other pertinent site features
    j. Identification of proposed or existing use or uses within each building, building entrances and exits, docks or other service entrances, utility entrances and screening to them, trash enclosures if applicable, outdoor storage and sales areas, and other paved areas.
    k. Architectural renderings of the completed project be provided, including elevations of each side of each structure and delineation of building materials.

4. **Parking and Circulation**
    a. Location and dimensions of the widths of existing or proposed private vehicular access into the property from perimeter streets and location of existing or approved accesses on properties adjacent or opposite the property
    b. Location of proposed or existing parking spaces, aisles, and drives with setback dimensions from proposed streets right-of-way and adjacent property lines; typical width and length of parking spaces; number of parking spaces per row; and width of parking and drive aisles
    c. Illustration of AutoTURN vehicular movements for emergency vehicle access to development, specifically a Pierce Velocity fire truck (duel axle type w/ 110 ft. ladder; vehicle specifications are 43.3 ft. length X 8 ft. width)
    d. Location of proposed trash enclosures if applicable
    e. Identification of all public and private existing and proposed sidewalks, trails, bicycle facilities, and/or open space areas (Tracts A, B, C, etc.)
    f. Indication of compliance with access and parking standards per City Code (Chapter 408)

5. **Landscaping and Screening**
    a. A plan for landscaping design and screening in conformance with City Code (Section 407.020 and 407.030)
    b. A lighting plan in conformance with City Code (Section 407.040)
    c. A stormwater management plan in conformance with City Code (Section 407.050)
    d. A landscape schedule showing compliance with City Code (Chapter 407)

6. **Other Requirements**
    a. All survey monuments and benchmarks, together with their description
    b. Show windows and entrances
    c. Label all materials
    d. Show canopies and awnings if proposed
    e. Information regarding signage if proposed, in compliance with City Code (Chapter 409)

Note: *Submissions of conditional use permits to the Planning and Zoning Commission that do not conform to the above checklist may, at the discretion of the Planning and Zoning Commission, be subject to delay until unfulfilled items are complied with.*

CITY OF PARKVILLE
Policy Report

Date: March 17, 2026

Prepared By:
Autumn Manning, Deputy City Clerk/Finance Specialist

Reviewed By:
Cindy Gray, Finance Director
Bryan Kidney, Deputy City Administrator

ISSUE:
Accounts Payable

BACKGROUND:
The Accounts Payable reports attached here represent the transactions for the period March 4 through March 24, 2026.

STRATEGIC GOAL(S):

- Operational Excellence
- Communications Best Practices

BUDGET IMPACT:
The total amount paid since the last Alderman meeting was $916,204.98. All expenditures 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. 3.24.26_Council_Report_Final

Vendor Sort Key	Description	Fund	Department	Amount	Total
AT&T	PARK SHOP PHONE - PST	PARKS & RECREATION	PARKS & RECREATION	$ 261.41	
	TOTAL				$ 261.41
Ace ImageWear	1/20 SHOP LAUNDRY - ST	TRANSPORTATION	STREETS	$ 62.36	
	2/17 - SHOP LAUNDRY - ST	TRANSPORTATION	STREETS	$ 62.36	
	TOTAL				$ 124.72
Allen's Water Service	FEB 2026 WATER - ST	TRANSPORTATION	STREETS	$ 600.00	
	TOTAL				$ 600.00
BCBSKC	BCBS Dental Insurance	General Fund	NON-DEPARTMENTAL	$ 53.97	
	BCBS Dental Insurance	General Fund	NON-DEPARTMENTAL	$ 53.97	
	BCBS Dental Insurance	General Fund	NON-DEPARTMENTAL	$ 184.62	
	BCBS Dental Insurance	General Fund	NON-DEPARTMENTAL	$ 184.58	
	BCBSKC Dental	General Fund	NON-DEPARTMENTAL	$ 14.71	
	BCBSKC Dental	General Fund	NON-DEPARTMENTAL	$ 14.48	
	MED $1,000 DED - EMP ONLY	General Fund	NON-DEPARTMENTAL	$ 50.08	
	MED $1,000 DED - EMP ONLY	General Fund	NON-DEPARTMENTAL	$ 50.08	
	MED $1,000 DED-FAMILY	General Fund	NON-DEPARTMENTAL	$ 758.12	
	MED $1,000 DED-FAMILY	General Fund	NON-DEPARTMENTAL	$ 758.12	
	MED $3,000 DED-FAMILY	General Fund	NON-DEPARTMENTAL	$ 290.59	
	MED $3,000 DED-FAMILY	General Fund	NON-DEPARTMENTAL	$ 290.59	
	MED $3,000-SPOUSE	General Fund	NON-DEPARTMENTAL	$ 5.97	
	SPIRA $1,500 DED- CHILD(RE	General Fund	NON-DEPARTMENTAL	$ 131.57	
	SPIRA $1,500 DED- CHILD(RE	General Fund	NON-DEPARTMENTAL	$ 131.57	
	MED $4,000 DED-FAMILY	General Fund	NON-DEPARTMENTAL	$ 187.09	
	MED $4,000 DED-FAMILY	General Fund	NON-DEPARTMENTAL	$ 187.09	
	SPIRA $3,300 DED-CHILD(REN	General Fund	NON-DEPARTMENTAL	$ 113.01	
	SPIRA $3,300 DED-CHILD(REN	General Fund	NON-DEPARTMENTAL	$ 113.01	
	SPIRA $3,300 DED-FAMILY	General Fund	NON-DEPARTMENTAL	$ 128.25	
	SPIRA $3,300 DED-FAMILY	General Fund	NON-DEPARTMENTAL	$ 128.25	
	VISION-CHILD	General Fund	NON-DEPARTMENTAL	$ 8.87	
	VISION-CHILD	General Fund	NON-DEPARTMENTAL	$ 8.87	
	VISION-EMPLOYEE ONLY	General Fund	NON-DEPARTMENTAL	$ 28.80	
	VISION-EMPLOYEE ONLY	General Fund	NON-DEPARTMENTAL	$ 28.80	
	VISION FAMILY	General Fund	NON-DEPARTMENTAL	$ 51.02	
	VISION FAMILY	General Fund	NON-DEPARTMENTAL	$ 51.00	
	VISION-SPOUSE	General Fund	NON-DEPARTMENTAL	$ 26.16	
	VISION-SPOUSE	General Fund	NON-DEPARTMENTAL	$ 25.89	
	BCBS Dental Insurance	General Fund	ADMINISTRATION	$ 54.42	
	BCBS Dental Insurance	General Fund	ADMINISTRATION	$ 54.42	
	DENTAL-EMPLOYEE	General Fund	ADMINISTRATION	$ 16.99	
	DENTAL-EMPLOYEE	General Fund	ADMINISTRATION	$ 16.99	
	BCBS Dental Insurance	General Fund	ADMINISTRATION	$ 55.88	
	BCBS Dental Insurance	General Fund	ADMINISTRATION	$ 55.88	
	BCBSKC Dental	General Fund	ADMINISTRATION	$ 26.79	
	BCBSKC Dental	General Fund	ADMINISTRATION	$ 26.79	
	MED $1,000 DED-FAMILY	General Fund	ADMINISTRATION	$ 875.00	
	MED $1,000 DED-FAMILY	General Fund	ADMINISTRATION	$ 875.00	
	SPIRA $1,500 DED- CHILD(RE	General Fund	ADMINISTRATION	$ 600.00	
	SPIRA $1,500 DED- CHILD(RE	General Fund	ADMINISTRATION	$ 600.00	
	SPIRA $1,500 DED- EMP ONLY	General Fund	ADMINISTRATION	$ 325.52	
	SPIRA $1,500 DED- EMP ONLY	General Fund	ADMINISTRATION	$ 325.52	
	MED $4,000 DED-FAMILY	General Fund	ADMINISTRATION	$ 875.00	
	MED $4,000 DED-FAMILY	General Fund	ADMINISTRATION	$ 875.00	
	SPIRA $3,300 DED-CHILD(REN	General Fund	ADMINISTRATION	$ 600.00	
	SPIRA $3,300 DED-CHILD(REN	General Fund	ADMINISTRATION	$ 600.00	
	BCBS Dental Insurance	General Fund	MUNICIPAL COURT	$ 27.21	
	BCBS Dental Insurance	General Fund	MUNICIPAL COURT	$ 27.21	
	DENTAL-EMPLOYEE	General Fund	MUNICIPAL COURT	$ 0.56	
	BCBS Dental Insurance	General Fund	MUNICIPAL COURT	$ 1.08	
	BCBS Dental Insurance	General Fund	MUNICIPAL COURT	$ 1.06	
	BCBSKC Dental	General Fund	MUNICIPAL COURT	$ 0.85	
	MED $3,000-SPOUSE	General Fund	MUNICIPAL COURT	$ 19.05	
	SPIRA $3,300 DED-CHILD(REN	General Fund	MUNICIPAL COURT	$ 600.00	
	SPIRA $3,300 DED-CHILD(REN	General Fund	MUNICIPAL COURT	$ 600.00	
	SPIRA $3,300 DED-EMPLOYEE	General Fund	MUNICIPAL COURT	$ 9.38	
	DENTAL-EMPLOYEE	General Fund	PUBLIC WORKS	$ 33.98	
	DENTAL-EMPLOYEE	General Fund	PUBLIC WORKS	$ 33.98	
	BCBS Dental Insurance	General Fund	PUBLIC WORKS	$ 27.94	
	BCBS Dental Insurance	General Fund	PUBLIC WORKS	$ 27.94	
	BCBSKC Dental	General Fund	PUBLIC WORKS	$ 26.79	
	BCBSKC Dental	General Fund	PUBLIC WORKS	$ 26.79	
	MED $1,000 DED - EMP ONLY	General Fund	PUBLIC WORKS	$ 329.69	
	MED $1,000 DED - EMP ONLY	General Fund	PUBLIC WORKS	$ 329.69	
	MED $3,000 DED-FAMILY	General Fund	PUBLIC WORKS	$ 875.00	
	MED $3,000 DED-FAMILY	General Fund	PUBLIC WORKS	$ 875.00	
	SPIRA $1,500 DED- EMP ONLY	General Fund	PUBLIC WORKS	$ 325.52	
	SPIRA $1,500 DED- EMP ONLY	General Fund	PUBLIC WORKS	$ 325.52	
	SPIRA $3,300 DED-CHILD(REN	General Fund	PUBLIC WORKS	$ 600.00	
	SPIRA $3,300 DED-CHILD(REN	General Fund	PUBLIC WORKS	$ 600.00	
	DENTAL-EMPLOYEE	General Fund	COMMUNITY DEVELOPMENT	$ 50.97	
	DENTAL-EMPLOYEE	General Fund	COMMUNITY DEVELOPMENT	$ 50.97	
	BCBS Dental Insurance	General Fund	COMMUNITY DEVELOPMENT	$ 55.88	
	BCBS Dental Insurance	General Fund	COMMUNITY DEVELOPMENT	$ 55.88	

MED $1,000 DED - EMP ONLY	General Fund	COMMUNITY DEVELOPMENT	$	329.69
MED $1,000 DED - EMP ONLY	General Fund	COMMUNITY DEVELOPMENT	$	329.69
MED $1,000 DED-FAMILY	General Fund	COMMUNITY DEVELOPMENT	$	875.00
MED $1,000 DED-FAMILY	General Fund	COMMUNITY DEVELOPMENT	$	875.00
MED $3,000 DED-EMP ONLY	General Fund	COMMUNITY DEVELOPMENT	$	329.69
MED $3,000 DED-EMP ONLY	General Fund	COMMUNITY DEVELOPMENT	$	329.69
SPIRA $3,300 DED-FAMILY	General Fund	COMMUNITY DEVELOPMENT	$	875.00
SPIRA $3,300 DED-FAMILY	General Fund	COMMUNITY DEVELOPMENT	$	875.00
MED $1,000 DED - EMP ONLY	Internal Services	NON-DEPARTMENTAL	$	25.04
MED $1,000 DED - EMP ONLY	Internal Services	NON-DEPARTMENTAL	$	25.04
VISION-EMPLOYEE ONLY	Internal Services	NON-DEPARTMENTAL	$	14.40
VISION-EMPLOYEE ONLY	Internal Services	NON-DEPARTMENTAL	$	14.40
DENTAL-EMPLOYEE	Internal Services	ADMINISTRATION	$	50.97
DENTAL-EMPLOYEE	Internal Services	ADMINISTRATION	$	50.97
MED $1,000 DED - EMP ONLY	Internal Services	ADMINISTRATION	$	329.69
MED $1,000 DED - EMP ONLY	Internal Services	ADMINISTRATION	$	329.69
SPIRA $3,300 DED-EMPLOYEE	Internal Services	ADMINISTRATION	$	567.56
SPIRA $3,300 DED-EMPLOYEE	Internal Services	ADMINISTRATION	$	567.56
DENTAL-EMPLOYEE	Internal Services		$	16.99
DENTAL-EMPLOYEE	Internal Services		$	16.99
SPIRA $1,500 DED- EMP ONLY	Internal Services		$	325.52
SPIRA $1,500 DED- EMP ONLY	Internal Services		$	325.52
SPIRA-$3,300 DED-SPOUSE	TRANSPORTATION	NON-DEPARTMENTAL	$	78.15
SPIRA-$3,300 DED-SPOUSE	TRANSPORTATION	NON-DEPARTMENTAL	$	78.15
VISION-EMPLOYEE ONLY	TRANSPORTATION	NON-DEPARTMENTAL	$	28.80
VISION-EMPLOYEE ONLY	TRANSPORTATION	NON-DEPARTMENTAL	$	24.00
DENTAL-EMPLOYEE	TRANSPORTATION	STREETS	$	118.93
DENTAL-EMPLOYEE	TRANSPORTATION	STREETS	$	101.94
MED $3,000 DED-EMP ONLY	TRANSPORTATION	STREETS	$	329.69
MED $3,000 DED-EMP ONLY	TRANSPORTATION	STREETS	$	329.69
SPIRA $1,500 DED- EMP ONLY	TRANSPORTATION	STREETS	$	651.04
SPIRA $1,500 DED- EMP ONLY	TRANSPORTATION	STREETS	$	325.52
MED $4,000 DED-EONLY	TRANSPORTATION	STREETS	$	300.48
MED $4,000 DED-EONLY	TRANSPORTATION	STREETS	$	300.48
SPIRA $3,300 DED-EMPLOYEE	TRANSPORTATION	STREETS	$	567.56
SPIRA $3,300 DED-EMPLOYEE	TRANSPORTATION	STREETS	$	567.56
SPIRA-$3,300 DED-SPOUSE	TRANSPORTATION	STREETS	$	600.00
SPIRA-$3,300 DED-SPOUSE	TRANSPORTATION	STREETS	$	600.00
BCBS Dental Insurance	PARKS & RECREATION	NON-DEPARTMENTAL	$	35.98
BCBS Dental Insurance	PARKS & RECREATION	NON-DEPARTMENTAL	$	35.98
BCBS Dental Insurance	PARKS & RECREATION	NON-DEPARTMENTAL	$	36.64
BCBS Dental Insurance	PARKS & RECREATION	NON-DEPARTMENTAL	$	36.64
SPIRA $1,500 DED- CHILD(RE	PARKS & RECREATION	NON-DEPARTMENTAL	$	131.57
SPIRA $1,500 DED- CHILD(RE	PARKS & RECREATION	NON-DEPARTMENTAL	$	131.57
SPIRA $3,300 DED-CHILD(REN	PARKS & RECREATION	NON-DEPARTMENTAL	$	37.67
SPIRA $3,300 DED-CHILD(REN	PARKS & RECREATION	NON-DEPARTMENTAL	$	37.67
SPIRA $3,300 DED-FAMILY	PARKS & RECREATION	NON-DEPARTMENTAL	$	128.25
SPIRA $3,300 DED-FAMILY	PARKS & RECREATION	NON-DEPARTMENTAL	$	128.25
VISION-CHILD	PARKS & RECREATION	NON-DEPARTMENTAL	$	8.87
VISION-CHILD	PARKS & RECREATION	NON-DEPARTMENTAL	$	8.87
VISION-EMPLOYEE ONLY	PARKS & RECREATION	NON-DEPARTMENTAL	$	9.60
VISION-EMPLOYEE ONLY	PARKS & RECREATION	NON-DEPARTMENTAL	$	9.60
VISION FAMILY	PARKS & RECREATION	NON-DEPARTMENTAL	$	16.79
VISION FAMILY	PARKS & RECREATION	NON-DEPARTMENTAL	$	16.79
BCBS Dental Insurance	PARKS & RECREATION	PARKS & RECREATION	$	54.42
BCBS Dental Insurance	PARKS & RECREATION	PARKS & RECREATION	$	54.42
DENTAL-EMPLOYEE	PARKS & RECREATION	PARKS & RECREATION	$	33.98
DENTAL-EMPLOYEE	PARKS & RECREATION	PARKS & RECREATION	$	33.98
BCBS Dental Insurance	PARKS & RECREATION	PARKS & RECREATION	$	27.94
BCBS Dental Insurance	PARKS & RECREATION	PARKS & RECREATION	$	27.94
MED $3,000 DED-EMP ONLY	PARKS & RECREATION	PARKS & RECREATION	$	329.69
MED $3,000 DED-EMP ONLY	PARKS & RECREATION	PARKS & RECREATION	$	329.69
SPIRA $1,500 DED- CHILD(RE	PARKS & RECREATION	PARKS & RECREATION	$	600.00
SPIRA $1,500 DED- CHILD(RE	PARKS & RECREATION	PARKS & RECREATION	$	600.00
SPIRA $1,500 DED- EMP ONLY	PARKS & RECREATION	PARKS & RECREATION	$	325.52
SPIRA $1,500 DED- EMP ONLY	PARKS & RECREATION	PARKS & RECREATION	$	325.52
SPIRA $3,300 DED-CHILD(REN	PARKS & RECREATION	PARKS & RECREATION	$	600.00
SPIRA $3,300 DED-CHILD(REN	PARKS & RECREATION	PARKS & RECREATION	$	600.00
SPIRA $3,300 DED-FAMILY	PARKS & RECREATION	PARKS & RECREATION	$	875.00
SPIRA $3,300 DED-FAMILY	PARKS & RECREATION	PARKS & RECREATION	$	875.00
BCBS Dental Insurance	PUBLIC SAFETY	NON-DEPARTMENTAL	$	35.98
BCBS Dental Insurance	PUBLIC SAFETY	NON-DEPARTMENTAL	$	35.98
BCBS Dental Insurance	PUBLIC SAFETY	NON-DEPARTMENTAL	$	145.14
BCBS Dental Insurance	PUBLIC SAFETY	NON-DEPARTMENTAL	$	145.18
BCBSKC Dental	PUBLIC SAFETY	NON-DEPARTMENTAL	$	21.49
BCBSKC Dental	PUBLIC SAFETY	NON-DEPARTMENTAL	$	21.72
MED $1,000 DED - EMP ONLY	PUBLIC SAFETY	NON-DEPARTMENTAL	$	75.12
MED $1,000 DED - EMP ONLY	PUBLIC SAFETY	NON-DEPARTMENTAL	$	75.12
MED $3,000 DED-FAMILY	PUBLIC SAFETY	NON-DEPARTMENTAL	$	290.59
MED $3,000 DED-FAMILY	PUBLIC SAFETY	NON-DEPARTMENTAL	$	290.59
MED $3,000-SPOUSE	PUBLIC SAFETY	NON-DEPARTMENTAL	$	369.85
MED $3,000-SPOUSE	PUBLIC SAFETY	NON-DEPARTMENTAL	$	375.82
SPIRA $1,500 DED- CHILD(RE	PUBLIC SAFETY	NON-DEPARTMENTAL	$	263.14

	SPIRA $1,500 DED- CHILD(RE	PUBLIC SAFETY	NON-DEPARTMENTAL	$	263.14	
	SPIRA $3,300 DED-FAMILY	PUBLIC SAFETY	NON-DEPARTMENTAL	$	128.25	
	SPIRA $3,300 DED-FAMILY	PUBLIC SAFETY	NON-DEPARTMENTAL	$	128.25	
	SPIRA-$3,300 DED-SPOUSE	PUBLIC SAFETY	NON-DEPARTMENTAL	$	78.15	
	SPIRA-$3,300 DED-SPOUSE	PUBLIC SAFETY	NON-DEPARTMENTAL	$	78.15	
	VISION-CHILD	PUBLIC SAFETY	NON-DEPARTMENTAL	$	17.74	
	VISION-CHILD	PUBLIC SAFETY	NON-DEPARTMENTAL	$	17.74	
	VISION-EMPLOYEE ONLY	PUBLIC SAFETY	NON-DEPARTMENTAL	$	19.20	
	VISION-EMPLOYEE ONLY	PUBLIC SAFETY	NON-DEPARTMENTAL	$	19.20	
	VISION FAMILY	PUBLIC SAFETY	NON-DEPARTMENTAL	$	66.51	
	VISION FAMILY	PUBLIC SAFETY	NON-DEPARTMENTAL	$	66.53	
	VISION-SPOUSE	PUBLIC SAFETY	NON-DEPARTMENTAL	$	16.99	
	VISION-SPOUSE	PUBLIC SAFETY	NON-DEPARTMENTAL	$	17.26	
	BCBS Dental Insurance	PUBLIC SAFETY	POLICE DEPARTMENT	$	54.42	
	BCBS Dental Insurance	PUBLIC SAFETY	POLICE DEPARTMENT	$	54.42	
	DENTAL-EMPLOYEE	PUBLIC SAFETY	POLICE DEPARTMENT	$	118.93	
	DENTAL-EMPLOYEE	PUBLIC SAFETY	POLICE DEPARTMENT	$	118.37	
	BCBS Dental Insurance	PUBLIC SAFETY	POLICE DEPARTMENT	$	110.68	
	BCBS Dental Insurance	PUBLIC SAFETY	POLICE DEPARTMENT	$	110.70	
	BCBSKC Dental	PUBLIC SAFETY	POLICE DEPARTMENT	$	79.52	
	BCBSKC Dental	PUBLIC SAFETY	POLICE DEPARTMENT	$	80.37	
	MED $1,000 DED - EMP ONLY	PUBLIC SAFETY	POLICE DEPARTMENT	$	989.07	
	MED $1,000 DED - EMP ONLY	PUBLIC SAFETY	POLICE DEPARTMENT	$	989.07	
	MED $3,000 DED-EMP ONLY	PUBLIC SAFETY	POLICE DEPARTMENT	$	659.38	
	MED $3,000 DED-EMP ONLY	PUBLIC SAFETY	POLICE DEPARTMENT	$	659.38	
	MED $3,000 DED-FAMILY	PUBLIC SAFETY	POLICE DEPARTMENT	$	875.00	
	MED $3,000-SPOUSE	PUBLIC SAFETY	POLICE DEPARTMENT	$	1,180.95	
	MED $3,000-SPOUSE	PUBLIC SAFETY	POLICE DEPARTMENT	$	1,200.00	
	SPIRA $1,500 DED- CHILD(RE	PUBLIC SAFETY	POLICE DEPARTMENT	$	1,200.00	
	SPIRA $1,500 DED- CHILD(RE	PUBLIC SAFETY	POLICE DEPARTMENT	$	1,200.00	
	SPIRA $1,500 DED- EMP ONLY	PUBLIC SAFETY	POLICE DEPARTMENT	$	325.52	
	SPIRA $1,500 DED- EMP ONLY	PUBLIC SAFETY	POLICE DEPARTMENT	$	325.52	
	MED $4,000 DED-EONLY	PUBLIC SAFETY	POLICE DEPARTMENT	$	300.48	
	MED $4,000 DED-EONLY	PUBLIC SAFETY	POLICE DEPARTMENT	$	300.48	
	SPIRA $3,300 DED-EMPLOYEE	PUBLIC SAFETY	POLICE DEPARTMENT	$	283.78	
	SPIRA $3,300 DED-EMPLOYEE	PUBLIC SAFETY	POLICE DEPARTMENT	$	274.40	
	SPIRA $3,300 DED-FAMILY	PUBLIC SAFETY	POLICE DEPARTMENT	$	875.00	
	SPIRA $3,300 DED-FAMILY	PUBLIC SAFETY	POLICE DEPARTMENT	$	875.00	
	SPIRA-$3,300 DED-SPOUSE	PUBLIC SAFETY	POLICE DEPARTMENT	$	600.00	
	SPIRA-$3,300 DED-SPOUSE	PUBLIC SAFETY	POLICE DEPARTMENT	$	600.00	
	TOTAL					$ 54,219.47
CKC HOLDINGS, LLC	CKC HOLDINGS, LLC	PUBLIC SAFETY	POLICE DEPARTMENT	$	1,629.15	
	TOTAL					$ 1,629.15
Consolidated Public Water Supply Distr	12/29-1/27 WATER SRVC - ST	TRANSPORTATION	STREETS	$	44.89	
	12/29-1/27 WATER SRVC - PD	PUBLIC SAFETY	POLICE DEPARTMENT	$	22.28	
	TOTAL					$ 67.17
CSG Forte Payments INC	FEB 2026 CC FEES - ISF ADM	Internal Services	ADMINISTRATION	$	13.00	
	TOTAL					$ 13.00
Carquest Auto Parts Store	DIESEL FLUID & LITHIUM GRS	General Fund	PUBLIC WORKS	$	84.14	
	22" LATITUDE - PW	General Fund	PUBLIC WORKS	$	41.72	
	TOOLS - PST	PARKS & RECREATION	PARKS & RECREATION	$	19.16	
	FILTR/PARTS/FUSES - PST	PARKS & RECREATION	PARKS & RECREATION	$	5.49	
	FILTR/PARTS/FUSES - PST	PARKS & RECREATION	PARKS & RECREATION	$	7.05	
	OIL - PST	PARKS & RECREATION	PARKS & RECREATION	$	79.99	
	WSHR FLUID & BRAKE CLNR -	PARKS & RECREATION	PARKS & RECREATION	$	82.40	
	LUBE - PST	PARKS & RECREATION	PARKS & RECREATION	$	7.35	
	FILTERS - PST	PARKS & RECREATION	PARKS & RECREATION	$	20.16	
	OIL - PST	PARKS & RECREATION	PARKS & RECREATION	$	79.99	
	FILTR/PARTS/FUSES - PST	PARKS & RECREATION	PARKS & RECREATION	$	10.92	
	TOTAL					$ 438.37
Central Bank	Central Bank FEB 26 FEES	General Fund	NON-DEPARTMENTAL	$	149.86	
	TOTAL					$ 149.86
Central Power Systems & Services	2026 MAINT GENERATORS - SW	Sewer Service Fund		$	5,618.00	
	TOTAL					$ 5,618.00
Charlesworth Consulting, LLC	FEB 26 RISK MGMT CNSLT - I	Internal Services		$	1,600.00	
	TOTAL					$ 1,600.00
Chris Ashley	MILEAGE REIMB 12/8/25 -2/2	PARKS & RECREATION	PARKS & RECREATION	$	138.60	
	TOTAL					$ 138.60
Cintas Corporation #430	DISINFECTANT - ST	TRANSPORTATION	STREETS	$	33.80	
	TOTAL					$ 33.80
City of Parkville/Flex Plan	FSA- Dependent Care	General Fund	NON-DEPARTMENTAL	$	250.00	
	FSA- Dependent Care	General Fund	NON-DEPARTMENTAL	$	250.00	
	Flex Plan	General Fund	NON-DEPARTMENTAL	$	508.45	
	Flex Plan	General Fund	NON-DEPARTMENTAL	$	508.42	
	Flex Plan	Internal Services	NON-DEPARTMENTAL	$	31.00	
	Flex Plan	Internal Services	NON-DEPARTMENTAL	$	31.00	
	Flex Plan	TRANSPORTATION	NON-DEPARTMENTAL	$	30.00	
	Flex Plan	TRANSPORTATION	NON-DEPARTMENTAL	$	30.00	
	FSA- Dependent Care	PARKS & RECREATION	NON-DEPARTMENTAL	$	75.00	
	FSA- Dependent Care	PARKS & RECREATION	NON-DEPARTMENTAL	$	75.00	
	Flex Plan	PARKS & RECREATION	NON-DEPARTMENTAL	$	45.00	
	Flex Plan	PARKS & RECREATION	NON-DEPARTMENTAL	$	45.00	

	FSA- Dependent Care	PUBLIC SAFETY	NON-DEPARTMENTAL	$	0.20	
	FSA- Dependent Care	PUBLIC SAFETY	NON-DEPARTMENTAL	$	0.20	
	Flex Plan	PUBLIC SAFETY	NON-DEPARTMENTAL	$	74.23	
	Flex Plan	PUBLIC SAFETY	NON-DEPARTMENTAL	$	74.26	
	TOTAL					$ 2,027.76
Commerce Bank - Commercial Cards	WEST GATE REG MEETING	General Fund	ADMINISTRATION	$	21.00	
	MSTR ACAD & SPRNG INST	General Fund	ADMINISTRATION	$	610.00	
	NAOMI TOLL COST	General Fund	PUBLIC WORKS	$	7.82	
	NTNL PLNNG CONF REG	General Fund	COMMUNITY DEVELOPMENT	$	835.00	
	EDU CODE CONF FLIGHT	General Fund	COMMUNITY DEVELOPMENT	$	449.80	
	EDU CODE CONF HOTEL	General Fund	COMMUNITY DEVELOPMENT	$	119.20	
	IRC TRAINING	General Fund	COMMUNITY DEVELOPMENT	$	198.00	
	ICC CERTIFICATE RENEWAL	General Fund	COMMUNITY DEVELOPMENT	$	320.00	
	MNTHLY MAILCHIP SUB - PULS	General Fund		$	45.00	
	1099 FORMS	Internal Services	ADMINISTRATION	$	128.84	
	ANNL GFOA MMBRSHP	Internal Services	ADMINISTRATION	$	50.00	
	BACKGROUND CHECKS	Internal Services		$	107.90	
	PRE-EMPLOYMENT SCREENING	Internal Services		$	172.00	
	OFFICE SUPPLIES - ISF	Internal Services		$	141.10	
	Q1 26 TRASH HAULING - CH	Internal Services	BUILDING SERVICES	$	75.00	
	LNCH FOR SNWPLW TEAM - ST	TRANSPORTATION	STREETS	$	183.12	
	WATER - STREETS	TRANSPORTATION	STREETS	$	99.29	
	TIRES FOR FINISH MOWER	PARKS & RECREATION	PARKS & RECREATION	$	281.84	
	TREE TRIMMING SUPPLIES - P	PARKS & RECREATION	PARKS & RECREATION	$	231.92	
	FORD PTO DRIVE SHAFT - PST	PARKS & RECREATION	PARKS & RECREATION	$	51.45	
	SOCKETS, WHEELS & PUMP - P	PARKS & RECREATION	PARKS & RECREATION	$	50.96	
	HOTEL SHADE TREE CONF - PS	PARKS & RECREATION	PARKS & RECREATION	$	259.09	
	GATOR REPAIRS/OIL FILTERS	PARKS & RECREATION	PARKS & RECREATION	$	402.20	
	PLAYGROUND MAIN COURSE - P	PARKS & RECREATION	PARKS & RECREATION	$	205.00	
	NRPA CERTIFICATE PROGRAM	PARKS & RECREATION	PARKS & RECREATION	$	375.00	
	TOUCH A TRUCK FACEBOOK AD	PARKS & RECREATION	PARKS & RECREATION	$	7.29	
	2026 MOCIC MMBRSHP	PUBLIC SAFETY	POLICE DEPARTMENT	$	150.00	
	MPOA 2026 DUES	PUBLIC SAFETY	POLICE DEPARTMENT	$	40.00	
	MCSA 2026 DUES	PUBLIC SAFETY	POLICE DEPARTMENT	$	100.00	
	BLU RAY DRV DET COMP	PUBLIC SAFETY	POLICE DEPARTMENT	$	76.98	
	TOTAL					$ 5,794.80
DEATH INVESTIGATION TRAINIGN ACADEMY	SGT ALLWOOD TRAINING - PPS	PUBLIC SAFETY	POLICE DEPARTMENT	$	275.00	
	TOTAL					$ 275.00
Dave's Foreign Car Repair LLC	V#CHIEF - OIL CHANGE - PPS	PUBLIC SAFETY	POLICE DEPARTMENT	$	55.00	
	V#605 BRAKES & TIRE MOUNT	PUBLIC SAFETY	POLICE DEPARTMENT	$	1,230.62	
	TOTAL					$ 1,285.62
EVERGY	ELECTRIC USAGE - PW	General Fund	PUBLIC WORKS	$	121.18	
	ELECTRIC USAGE - SWR	Sewer Service Fund		$	3,280.90	
	ELECTRIC USAGE - ISF BLDG	Internal Services	BUILDING SERVICES	$	5,755.03	
	ELECTRIC USAGE - PST TRNDP	Train Depot		$	103.44	
	ELECTRIC USAGE - ST	TRANSPORTATION	STREETS	$	371.72	
	ELECTRIC USAGE - ST	TRANSPORTATION	STREETS	$	23,817.30	
	ELECTRIC USAGE - PST	PARKS & RECREATION	PARKS & RECREATION	$	1,659.56	
	ELECTRIC USAGE - PNS	PARKS & RECREATION	Nature Sanctuary	$	19.55	
	ELECTRIC USAGE - PD SS	PUBLIC SAFETY	POLICE DEPARTMENT	$	34.31	
	TOTAL					$ 35,162.99
Eaton Chemical	ENVIRO-RINSE - ST	TRANSPORTATION	STREETS	$	180.00	
	CITRA-KLEEN - ST	TRANSPORTATION	STREETS	$	245.00	
	TOTAL					$ 425.00
Embassy Landscape Group Inc	CH SNW & ICE REMOVAL - ST	TRANSPORTATION	STREETS	$	3,753.00	
	TOTAL					$ 3,753.00
Enterprise FM Trust	VEHICLE MAINT - ADMIN	General Fund	ADMINISTRATION	$	6.00	
	VEHICLE MAINT - PW	General Fund	PUBLIC WORKS	$	161.22	
	VEHICLE MAINT - CD	General Fund	COMMUNITY DEVELOPMENT	$	105.63	
	VEHICLE MAINT - SWR	Sewer Service Fund		$	249.00	
	BASE LEASE - MISC	Internal Services		$	20,887.00	
	VEHICLE MAINT - ST	TRANSPORTATION	STREETS	$	42,200.97	
	VEHICLE MAINT - PST	PARKS & RECREATION	PARKS & RECREATION	$	41,390.68	
	VEHICLE MAINT - PD	PUBLIC SAFETY	POLICE DEPARTMENT	$	11.88	
	TOTAL					$ 105,012.38
First Step Management Technologies	2026 ST CONDITIONS - ST	General Fund	PUBLIC WORKS	$	7,000.00	
	TOTAL					$ 7,000.00

Four Star Electric	CH ELEC UPGRADES - ISF BLD	Internal Services	BUILDING SERVICES	$ 1,700.00	
	TOTAL				$ 1,700.00
Galls, Inc.	D MCCAULY SHIRT ALT - PPS	PUBLIC SAFETY	POLICE DEPARTMENT	$ 128.88	
	D MCCAULEY SHIRT ALT - PPS	PUBLIC SAFETY	POLICE DEPARTMENT	$ 41.46	
	TOTAL				$ 170.34
General Code	ECODE ANNL MAINT -ADMIN	General Fund	ADMINISTRATION	$ 695.00	
	TOTAL				$ 695.00
George Butler Associates	DWNTWN TRIANGLE STUDY - CI			$ 37,101.50	
	TOTAL				$ 37,101.50
Google Fiber, LLC	FEB 26 FIBER BUS G1-ISF BL	Internal Services		$ 121.20	
	FEB 26 GRADEN FIBER - ST	TRANSPORTATION	STREETS	$ 121.20	
	FEB 26 INTERNET SRVC - PD	PUBLIC SAFETY	POLICE DEPARTMENT	$ 121.20	
	TOTAL				$ 363.60
Guardian	ACCIDENTAL & CRITICAL ILLN	General Fund	NON-DEPARTMENTAL	$ 95.37	
	ACCIDENTAL & CRITICAL ILLN	General Fund	NON-DEPARTMENTAL	$ 95.32	
	ADD on Guardian	General Fund	NON-DEPARTMENTAL	$ 203.12	
	ADD on Guardian	General Fund	NON-DEPARTMENTAL	$ 202.68	
	Long Term Disability	General Fund	NON-DEPARTMENTAL	$ 50.49	
	Long Term Disability	General Fund	NON-DEPARTMENTAL	$ 50.48	
	ADD on Guardian	General Fund	ADMINISTRATION	$ 108.89	
	ADD on Guardian	General Fund	ADMINISTRATION	$ 108.89	
	Long Term Disability	General Fund	ADMINISTRATION	$ 15.15	
	Long Term Disability	General Fund	ADMINISTRATION	$ 15.15	
	ADD on Guardian	General Fund	MUNICIPAL COURT	$ 10.10	
	ADD on Guardian	General Fund	MUNICIPAL COURT	$ 10.10	
	Long Term Disability	General Fund	MUNICIPAL COURT	$ 4.13	
	Long Term Disability	General Fund	MUNICIPAL COURT	$ 4.12	
	ADD on Guardian	General Fund	PUBLIC WORKS	$ 49.15	
	ADD on Guardian	General Fund	PUBLIC WORKS	$ 49.15	
	Long Term Disability	General Fund	PUBLIC WORKS	$ 18.04	
	Long Term Disability	General Fund	PUBLIC WORKS	$ 18.04	
	ADD on Guardian	General Fund	COMMUNITY DEVELOPMENT	$ 55.00	
	ADD on Guardian	General Fund	COMMUNITY DEVELOPMENT	$ 55.00	
	Long Term Disability	General Fund	COMMUNITY DEVELOPMENT	$ 13.23	
	Long Term Disability	General Fund	COMMUNITY DEVELOPMENT	$ 13.23	
	ACCIDENTAL & CRITICAL ILLN	Internal Services	NON-DEPARTMENTAL	$ 6.94	
	ACCIDENTAL & CRITICAL ILLN	Internal Services	NON-DEPARTMENTAL	$ 6.94	
	ADD on Guardian	Internal Services	NON-DEPARTMENTAL	$ 40.35	
	ADD on Guardian	Internal Services	NON-DEPARTMENTAL	$ 40.35	
	Long Term Disability	Internal Services	NON-DEPARTMENTAL	$ 10.24	
	Long Term Disability	Internal Services	NON-DEPARTMENTAL	$ 10.24	
	ADD on Guardian	Internal Services	ADMINISTRATION	$ 39.47	
	ADD on Guardian	Internal Services	ADMINISTRATION	$ 39.47	
	Long Term Disability	Internal Services	ADMINISTRATION	$ 5.34	
	Long Term Disability	Internal Services	ADMINISTRATION	$ 5.34	
	ADD on Guardian	Internal Services		$ 11.55	
	ADD on Guardian	Internal Services		$ 11.55	
	Long Term Disability	Internal Services		$ 4.92	
	Long Term Disability	Internal Services		$ 4.92	
	ACCIDENTAL & CRITICAL ILLN	TRANSPORTATION	NON-DEPARTMENTAL	$ 20.59	
	ACCIDENTAL & CRITICAL ILLN	TRANSPORTATION	NON-DEPARTMENTAL	$ 20.59	
	ADD on Guardian	TRANSPORTATION	NON-DEPARTMENTAL	$ 6.27	
	ADD on Guardian	TRANSPORTATION	NON-DEPARTMENTAL	$ 6.27	
	Long Term Disability	TRANSPORTATION	NON-DEPARTMENTAL	$ 17.81	
	Long Term Disability	TRANSPORTATION	NON-DEPARTMENTAL	$ 14.69	
	ADD on Guardian	TRANSPORTATION	STREETS	$ 56.16	
	ADD on Guardian	TRANSPORTATION	STREETS	$ 48.83	
	Long Term Disability	TRANSPORTATION	STREETS	$ 17.81	
	Long Term Disability	TRANSPORTATION	STREETS	$ 14.69	
	ACCIDENTAL & CRITICAL ILLN	PARKS & RECREATION	NON-DEPARTMENTAL	$ 8.53	
	ACCIDENTAL & CRITICAL ILLN	PARKS & RECREATION	NON-DEPARTMENTAL	$ 8.53	
	Long Term Disability	PARKS & RECREATION	NON-DEPARTMENTAL	$ 11.52	
	Long Term Disability	PARKS & RECREATION	NON-DEPARTMENTAL	$ 11.52	
	ADD on Guardian	PARKS & RECREATION	PARKS & RECREATION	$ 54.77	
	ADD on Guardian	PARKS & RECREATION	PARKS & RECREATION	$ 54.77	
	Long Term Disability	PARKS & RECREATION	PARKS & RECREATION	$ 11.52	
	Long Term Disability	PARKS & RECREATION	PARKS & RECREATION	$ 11.52	
	ACCIDENTAL & CRITICAL ILLN	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 126.33	
	ACCIDENTAL & CRITICAL ILLN	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 126.38	
	ADD on Guardian	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 159.59	
	ADD on Guardian	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 160.03	
	Long Term Disability	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 54.12	
	Long Term Disability	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 54.13	
	ADD on Guardian	PUBLIC SAFETY	POLICE DEPARTMENT	$ 194.61	
	ADD on Guardian	PUBLIC SAFETY	POLICE DEPARTMENT	$ 194.61	
	ADD on Guardian	PUBLIC SAFETY	POLICE DEPARTMENT	$ 11.70	
	ADD on Guardian	PUBLIC SAFETY	POLICE DEPARTMENT	$ 11.70	
	Long Term Disability	PUBLIC SAFETY	POLICE DEPARTMENT	$ 54.19	
	Long Term Disability	PUBLIC SAFETY	POLICE DEPARTMENT	$ 54.20	
	TOTAL				$ 3,080.43

Gunter Pest Management, Inc.	MNTHLY PEST TRL - ISF BLDG	Internal Services	BUILDING SERVICES	$ 60.00	
	TOTAL				$ 60.00
H&H Septic Service, Inc.	SWR LINE @ PRC CHPPR - SWR	Sewer Service Fund		$ 1,350.00	
	TOTAL				$ 1,350.00
Heartland Auto Glass	V#606 HAIL STRM WINDOW -	PUBLIC SAFETY	POLICE DEPARTMENT	$ 499.99	
	V#604 HAIL STRM WINDOW - P	PUBLIC SAFETY	POLICE DEPARTMENT	$ 499.99	
	TOTAL				$ 999.98
Hutchinson Salt Company, Inc	SNOW MATERIAL - ST	TRANSPORTATION	STREETS	$ 1,349.46	
	TOTAL				$ 1,349.46
IRS US TAX PAYMENT_Park Bank	Federal Withholding	General Fund	NON-DEPARTMENTAL	$ 6,981.41	
	Federal Withholding	General Fund	NON-DEPARTMENTAL	$ 6,319.06	
	FICA W/H	General Fund	NON-DEPARTMENTAL	$ 4,078.15	
	FICA W/H	General Fund	NON-DEPARTMENTAL	$ 3,715.73	
	Medicare W/H	General Fund	NON-DEPARTMENTAL	$ 953.73	
	Medicare W/H	General Fund	NON-DEPARTMENTAL	$ 868.98	
	FICA W/H	General Fund	ADMINISTRATION	$ 1,793.66	
	FICA W/H	General Fund	ADMINISTRATION	$ 1,881.38	
	Medicare W/H	General Fund	ADMINISTRATION	$ 419.46	
	Medicare W/H	General Fund	ADMINISTRATION	$ 439.98	
	FICA W/H	General Fund	MUNICIPAL COURT	$ 190.27	
	FICA W/H	General Fund	MUNICIPAL COURT	$ 195.84	
	Medicare W/H	General Fund	MUNICIPAL COURT	$ 44.50	
	Medicare W/H	General Fund	MUNICIPAL COURT	$ 45.80	
	FICA W/H	General Fund	PUBLIC WORKS	$ 1,157.79	
	FICA W/H	General Fund	PUBLIC WORKS	$ 746.72	
	Medicare W/H	General Fund	PUBLIC WORKS	$ 270.77	
	Medicare W/H	General Fund	PUBLIC WORKS	$ 174.64	
	FICA W/H	General Fund	COMMUNITY DEVELOPMENT	$ 936.43	
	FICA W/H	General Fund	COMMUNITY DEVELOPMENT	$ 891.79	
	Medicare W/H	General Fund	COMMUNITY DEVELOPMENT	$ 219.00	
	Medicare W/H	General Fund	COMMUNITY DEVELOPMENT	$ 208.56	
	Federal Withholding	Internal Services	NON-DEPARTMENTAL	$ 1,498.52	
	Federal Withholding	Internal Services	NON-DEPARTMENTAL	$ 1,621.87	
	FICA W/H	Internal Services	NON-DEPARTMENTAL	$ 805.12	
	FICA W/H	Internal Services	NON-DEPARTMENTAL	$ 839.38	
	Medicare W/H	Internal Services	NON-DEPARTMENTAL	$ 188.29	
	Medicare W/H	Internal Services	NON-DEPARTMENTAL	$ 196.31	
	FICA W/H	Internal Services	ADMINISTRATION	$ 613.17	
	FICA W/H	Internal Services	ADMINISTRATION	$ 647.58	
	Medicare W/H	Internal Services	ADMINISTRATION	$ 143.40	
	Medicare W/H	Internal Services	ADMINISTRATION	$ 151.45	
	FICA W/H	Internal Services		$ 191.95	
	FICA W/H	Internal Services		$ 191.80	
	Medicare W/H	Internal Services		$ 44.89	
	Medicare W/H	Internal Services		$ 44.86	
	Federal Withholding	TRANSPORTATION	NON-DEPARTMENTAL	$ 1,070.12	
	Federal Withholding	TRANSPORTATION	NON-DEPARTMENTAL	$ 980.58	
	FICA W/H	TRANSPORTATION	NON-DEPARTMENTAL	$ 860.84	
	FICA W/H	TRANSPORTATION	NON-DEPARTMENTAL	$ 812.43	
	Medicare W/H	TRANSPORTATION	NON-DEPARTMENTAL	$ 201.33	
	Medicare W/H	TRANSPORTATION	NON-DEPARTMENTAL	$ 190.00	
	FICA W/H	TRANSPORTATION	STREETS	$ 860.84	
	FICA W/H	TRANSPORTATION	STREETS	$ 812.43	
	Medicare W/H	TRANSPORTATION	STREETS	$ 201.33	
	Medicare W/H	TRANSPORTATION	STREETS	$ 190.00	
	Federal Withholding	PARKS & RECREATION	NON-DEPARTMENTAL	$ 1,238.39	
	Federal Withholding	PARKS & RECREATION	NON-DEPARTMENTAL	$ 1,273.47	
	FICA W/H	PARKS & RECREATION	NON-DEPARTMENTAL	$ 939.09	
	FICA W/H	PARKS & RECREATION	NON-DEPARTMENTAL	$ 998.98	
	Medicare W/H	PARKS & RECREATION	NON-DEPARTMENTAL	$ 219.63	
	Medicare W/H	PARKS & RECREATION	NON-DEPARTMENTAL	$ 233.63	
	FICA W/H	PARKS & RECREATION	PARKS & RECREATION	$ 895.48	
	FICA W/H	PARKS & RECREATION	PARKS & RECREATION	$ 955.74	
	Medicare W/H	PARKS & RECREATION	PARKS & RECREATION	$ 209.43	
	Medicare W/H	PARKS & RECREATION	PARKS & RECREATION	$ 223.52	
	FICA W/H	PARKS & RECREATION	Nature Sanctuary	$ 43.61	
	FICA W/H	PARKS & RECREATION	Nature Sanctuary	$ 43.24	
	Medicare W/H	PARKS & RECREATION	Nature Sanctuary	$ 10.20	
	Medicare W/H	PARKS & RECREATION	Nature Sanctuary	$ 10.11	
	Federal Withholding	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 5,700.01	
	Federal Withholding	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 4,844.08	
	FICA W/H	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 3,820.00	
	FICA W/H	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 3,373.78	
	Medicare W/H	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 893.40	
	Medicare W/H	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 789.02	
	FICA W/H	PUBLIC SAFETY	POLICE DEPARTMENT	$ 3,820.00	
	FICA W/H	PUBLIC SAFETY	POLICE DEPARTMENT	$ 3,373.78	
	Medicare W/H	PUBLIC SAFETY	POLICE DEPARTMENT	$ 893.40	
	Medicare W/H	PUBLIC SAFETY	POLICE DEPARTMENT	$ 789.02	
	TOTAL				$ 81,483.15
John Deere Financial	CNTRCT LEASE AGMNT 6175R	Sewer Service Fund		$ 7,700.00	
	TOTAL				$ 7,700.00

KCMO City Treasurer (Revenue Division)	KC Earnings Tax W/H	General Fund	NON-DEPARTMENTAL	$ 207.99	
	KC Earnings Tax W/H	General Fund	NON-DEPARTMENTAL	$ 231.68	
	KC Earnings Tax W/H	General Fund	NON-DEPARTMENTAL	$ 229.80	
	KC Earnings Tax W/H	General Fund	NON-DEPARTMENTAL	$ 232.02	
	KC Earnings Tax W/H	General Fund	NON-DEPARTMENTAL	$ 222.16	
	KC Earnings Tax W/H	General Fund	NON-DEPARTMENTAL	$ 231.70	
	KC Earnings Tax W/H	Internal Services	NON-DEPARTMENTAL	$ 21.02	
	KC Earnings Tax W/H	Internal Services	NON-DEPARTMENTAL	$ 21.42	
	KC Earnings Tax W/H	Internal Services	NON-DEPARTMENTAL	$ 21.02	
	KC Earnings Tax W/H	Internal Services	NON-DEPARTMENTAL	$ 21.97	
	KC Earnings Tax W/H	Internal Services	NON-DEPARTMENTAL	$ 21.02	
	KC Earnings Tax W/H	Internal Services	NON-DEPARTMENTAL	$ 21.42	
	KC Earnings Tax W/H	TRANSPORTATION	NON-DEPARTMENTAL	$ 47.73	
	KC Earnings Tax W/H	TRANSPORTATION	NON-DEPARTMENTAL	$ 47.72	
	KC Earnings Tax W/H	TRANSPORTATION	NON-DEPARTMENTAL	$ 55.36	
	KC Earnings Tax W/H	TRANSPORTATION	NON-DEPARTMENTAL	$ 46.94	
	KC Earnings Tax W/H	TRANSPORTATION	NON-DEPARTMENTAL	$ 46.94	
	KC Earnings Tax W/H	TRANSPORTATION	NON-DEPARTMENTAL	$ 46.94	
	KC Earnings Tax W/H	PARKS & RECREATION	NON-DEPARTMENTAL	$ 90.78	
	KC Earnings Tax W/H	PARKS & RECREATION	NON-DEPARTMENTAL	$ 91.18	
	KC Earnings Tax W/H	PARKS & RECREATION	NON-DEPARTMENTAL	$ 90.78	
	KC Earnings Tax W/H	PARKS & RECREATION	NON-DEPARTMENTAL	$ 91.18	
	KC Earnings Tax W/H	PARKS & RECREATION	NON-DEPARTMENTAL	$ 90.78	
	KC Earnings Tax W/H	PARKS & RECREATION	NON-DEPARTMENTAL	$ 100.00	
	KC Earnings Tax W/H	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 299.14	
	KC Earnings Tax W/H	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 242.99	
	KC Earnings Tax W/H	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 280.05	
	KC Earnings Tax W/H	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 245.55	
	KC Earnings Tax W/H	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 370.03	
	KC Earnings Tax W/H	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 239.11	
	TOTAL				$ 4,006.42
LAGERS	LAGERS RETIREMENT	General Fund	ADMINISTRATION	$ 4,447.56	
	LAGERS RETIREMENT	General Fund	ADMINISTRATION	$ 4,687.53	
	LAGERS RETIREMENT	General Fund	MUNICIPAL COURT	$ 386.42	
	LAGERS RETIREMENT	General Fund	MUNICIPAL COURT	$ 393.26	
	POLICE DEPARTMENT LAGERS	General Fund	MUNICIPAL COURT	$ 32.98	
	POLICE DEPARTMENT LAGERS	General Fund	MUNICIPAL COURT	$ 55.16	
	LAGERS RETIREMENT	General Fund	PUBLIC WORKS	$ 2,115.17	
	LAGERS RETIREMENT	General Fund	PUBLIC WORKS	$ 2,164.76	
	LAGERS RETIREMENT	General Fund	COMMUNITY DEVELOPMENT	$ 2,734.13	
	LAGERS RETIREMENT	General Fund	COMMUNITY DEVELOPMENT	$ 2,611.01	
	LAGERS RETIREMENT	Internal Services	ADMINISTRATION	$ 1,733.11	
	LAGERS RETIREMENT	Internal Services	ADMINISTRATION	$ 1,828.01	
	LAGERS RETIREMENT	Internal Services		$ 529.42	
	LAGERS RETIREMENT	Internal Services		$ 528.99	
	LAGERS RETIREMENT	TRANSPORTATION	STREETS	$ 2,123.84	
	LAGERS RETIREMENT	TRANSPORTATION	STREETS	$ 1,829.13	
	LAGERS RETIREMENT	PARKS & RECREATION	PARKS & RECREATION	$ 2,307.65	
	LAGERS RETIREMENT	PARKS & RECREATION	PARKS & RECREATION	$ 2,314.49	
	LAGERS RETIREMENT	PUBLIC SAFETY	POLICE DEPARTMENT	$ 369.24	
	LAGERS RETIREMENT	PUBLIC SAFETY	POLICE DEPARTMENT	$ 369.24	
	POLICE DEPARTMENT LAGERS	PUBLIC SAFETY	POLICE DEPARTMENT	$ 10,527.09	
	POLICE DEPARTMENT LAGERS	PUBLIC SAFETY	POLICE DEPARTMENT	$ 11,823.24	
	TOTAL				$ 55,911.43
LEVEL BUILDERS LLC	TRAIN DEPOT RENO - PST	Train Depot		$ 2,615.62	
	TRAIN DEPOT RENO - PST	Train Depot		$ 1,844.25	
	TRAIN DEPOT RENO - PST	Train Depot		$ 2,188.35	
	TRAIN DEPOT RENO - PST	Train Depot		$ 40,541.53	
	TOTAL				$ 47,189.75
LexisNexis Risk Solutions	FEB 26 SRVC AGRMNT - PPS	PUBLIC SAFETY	POLICE DEPARTMENT	$ 130.00	
	TOTAL				$ 130.00
Lowe's Accounts Receivable	ST SHOP SUPPLIES - ST	TRANSPORTATION	STREETS	$ 129.58	
	RSTRM STALL REPAIR - PST	PARKS & RECREATION	PARKS & RECREATION	$ 47.02	
	TOTAL				$ 176.60
M-CON	MAIN ST PED BRDG - PST	PARKS & RECREATION		$ 8,634.00	
	TOTAL				$ 8,634.00
MEI Total Elevator Solutions	SERVICE CALL 2/17 - ISF BL	Internal Services	BUILDING SERVICES	$ 493.75	
	SERVICE CALL 2/25 - ISF BL	Internal Services	BUILDING SERVICES	$ 395.00	
	TOTAL				$ 888.75
Missouri Dept. of Revenue - Income Tax	State Withholdings	General Fund	NON-DEPARTMENTAL	$ 2,143.33	
	State Withholdings	General Fund	NON-DEPARTMENTAL	$ 1,932.32	
	State Withholdings	Internal Services	NON-DEPARTMENTAL	$ 456.00	
	State Withholdings	Internal Services	NON-DEPARTMENTAL	$ 481.00	
	State Withholdings	TRANSPORTATION	NON-DEPARTMENTAL	$ 362.00	
	State Withholdings	TRANSPORTATION	NON-DEPARTMENTAL	$ 326.00	
	State Withholdings	PARKS & RECREATION	NON-DEPARTMENTAL	$ 419.00	
	State Withholdings	PARKS & RECREATION	NON-DEPARTMENTAL	$ 427.00	
	State Withholdings	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 2,097.67	
	State Withholdings	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 1,823.68	
	TOTAL				$ 10,468.00
Autumn Manning	SPRING 26 OP1 TUITION REIM	Internal Services		$ 538.50	
	TOTAL				$ 538.50

McClure Engineering Company	JAN 26 BELL RD SDWLK PSA -		ADMINISTRATION	$ 13,413.15	
	JAN 26 BELL RD SDWLK PSA -		ADMINISTRATION	$ 7,735.00	
	TOTAL				$ 21,148.15
McKeever Enterprises dba Price Chopper	BEREAVEMENT PLANT - ADMIN	General Fund	NON-DEPARTMENTAL	$ 12.99	
	BOA MEETING FOOD - ADMIN	General Fund	ADMINISTRATION	$ 24.96	
	SUPPLIES - ADMIN	General Fund	ADMINISTRATION	$ 67.60	
	TOTAL				$ 105.55
Mission Square-307067	457 PERCENT CONTRIBUTION	General Fund	NON-DEPARTMENTAL	$ 159.66	
	457 PERCENT CONTRIBUTION	General Fund	NON-DEPARTMENTAL	$ 174.13	
	457 PLAN FLAT AMOUNTS	General Fund	NON-DEPARTMENTAL	$ 50.00	
	457 PLAN FLAT AMOUNTS	General Fund	NON-DEPARTMENTAL	$ 50.00	
	457 PLAN EE AND MATCH	General Fund	NON-DEPARTMENTAL	$ 724.00	
	457 PLAN EE AND MATCH	General Fund	NON-DEPARTMENTAL	$ 724.00	
	457 Def Comp %	General Fund	NON-DEPARTMENTAL	$ 1,154.25	
	457 Def Comp %	General Fund	NON-DEPARTMENTAL	$ 1,096.48	
	457 Def Comp Roth	General Fund	NON-DEPARTMENTAL	$ 60.00	
	457 Def Comp Roth	General Fund	NON-DEPARTMENTAL	$ 60.00	
	457 PLAN EE AND MATCH	General Fund	ADMINISTRATION	$ 338.56	
	457 PLAN EE AND MATCH	General Fund	ADMINISTRATION	$ 359.39	
	457 PLAN FLAT AMOUNTS	Internal Services	NON-DEPARTMENTAL	$ 235.00	
	457 PLAN FLAT AMOUNTS	Internal Services	NON-DEPARTMENTAL	$ 235.00	
	457 PLAN FLAT AMOUNTS	TRANSPORTATION	NON-DEPARTMENTAL	$ 210.00	
	457 PLAN FLAT AMOUNTS	TRANSPORTATION	NON-DEPARTMENTAL	$ 210.00	
	457 Def Comp Roth	TRANSPORTATION	NON-DEPARTMENTAL	$ 20.00	
	457 Def Comp Roth	TRANSPORTATION	NON-DEPARTMENTAL	$ 20.00	
	457 PLAN FLAT AMOUNTS	PARKS & RECREATION	NON-DEPARTMENTAL	$ 50.00	
	457 Def Comp Roth	PARKS & RECREATION	NON-DEPARTMENTAL	$ 15.00	
	457 Def Comp Roth	PARKS & RECREATION	NON-DEPARTMENTAL	$ 15.00	
	457 PERCENT CONTRIBUTION	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 30.34	
	457 PERCENT CONTRIBUTION	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 28.36	
	457 PLAN FLAT AMOUNTS	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 425.00	
	457 PLAN FLAT AMOUNTS	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 425.00	
	457 Def Comp %	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 218.19	
	457 Def Comp %	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 210.45	
	457 Def Comp Roth	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 100.00	
	457 Def Comp Roth	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 100.00	
	TOTAL				$ 7,497.81
Missouri American Water	FEB WATER USAGE - SWR	Sewer Service Fund		$ 66.56	
	FEB WATER USAGE - ISF BLD	Internal Services	BUILDING SERVICES	$ 235.91	
	FEB WATER USAGE - ST	TRANSPORTATION	STREETS	$ 36.93	
	FEB WATER USAGE - PST	PARKS & RECREATION	PARKS & RECREATION	$ 538.74	
	TOTAL				$ 878.14
Missouri Municipal League	MML WEBINAR - BAZERT	General Fund	ADMINISTRATION	$ 10.00	
	TOTAL				$ 10.00
Missouri One Call System	FEB 26 LOCATE FEES (148) -	Sewer Service Fund		$ 193.05	
	TOTAL				$ 193.05
North Hills Engineering, Inc	FEB 26 ENG SRVCS - MISC	General Fund	PUBLIC WORKS	$ 890.00	
	FEB 26 ENG SRVCS - MISC	Sewer Service Fund		$ 267.00	
	FEB 26 ENG SRVCS - MISC	Sewer Service Fund		$ 4,183.00	
	FEB 26 ENG SRVCS - MISC	Sewer Service Fund		$ 267.00	
	FEB 26 ENG SRVCS - MISC	STORMWATER		$ 1,335.00	
	TOTAL				$ 6,942.00
Overland Park Awards	NAME BADGE - DALDALIAN	General Fund	PUBLIC WORKS	$ 28.25	
	TOTAL				$ 28.25
Peckham Guyton Albers & Viets, Inc	JAN 26 CNSLT SRVCS	CREEKSIDE TIF SAF	NON-DEPARTMENTAL	$ 10,000.00	
	FEB 26 CNSLT SRVCS	CREEKSIDE TIF SAF	NON-DEPARTMENTAL	$ 10,000.00	
	TOTAL				$ 20,000.00
Parkville Rotary Club	Q1 26 CONTRIB & ACTIV - AD	General Fund	ADMINISTRATION	$ 370.00	
	TOTAL				$ 370.00
Platte County Regional Sewer District	JAN 26 SRVC BILLING - SWR	Sewer Service Fund		$ 10,279.50	
	12/01-1/31 SWR SRVC - PD S	PUBLIC SAFETY	POLICE DEPARTMENT	$ 36.74	
	TOTAL				$ 10,316.24
Print Time	BUS CARDS - DALDALIAN	General Fund	PUBLIC WORKS	$ 52.86	
	TOTAL				$ 52.86
Quality Plumbing	RPLC HVAC THERM @ PLANT	Sewer Service Fund		$ 456.68	
	TOTAL				$ 456.68
RICE, AUSTIN	EDUCODE CONF REIMB FEB 26	General Fund	COMMUNITY DEVELOPMENT	$ 506.90	
	TOTAL				$ 506.90
Riverside Technologies, Inc (RTI)	MAR 26 AA674 PRINTER - ISF	Internal Services		$ 472.00	
	MAR 26 MSP & SFTWR LIC - I	Internal Services		$ 2,500.00	
	MAR 26 MSP & SFTWR LIC - I	Internal Services		$ 1,885.00	
	MAR 26 AA652 PRINTER - PD	PUBLIC SAFETY	POLICE DEPARTMENT	$ 20.51	
	TOTAL				$ 4,877.51
Rejis Commission	MAR 26 REJIS MNTHLY - PD	PUBLIC SAFETY	POLICE DEPARTMENT	$ 379.48	
	TOTAL				$ 379.48
Platte County Sheriff's Dept	2026 MBRP DUES - DRUG TASK	PUBLIC SAFETY	POLICE DEPARTMENT	$ 100.00	
	TOTAL				$ 100.00

Sontiq	IDENTITY THEFT-EMPLOYEE	General Fund	NON-DEPARTMENTAL	$ 9.50	
	IDENTITY THEFT-EMPLOYEE	General Fund	NON-DEPARTMENTAL	$ 9.50	
	Sontiq (Identity Force)	General Fund	NON-DEPARTMENTAL	$ 17.50	
	Sontiq (Identity Force)	General Fund	NON-DEPARTMENTAL	$ 17.50	
	IDENTITY THEFT-EMPLOYEE	Internal Services	NON-DEPARTMENTAL	$ 4.75	
	IDENTITY THEFT-EMPLOYEE	Internal Services	NON-DEPARTMENTAL	$ 4.75	
	IDENTITY THEFT-EMPLOYEE	PARKS & RECREATION	NON-DEPARTMENTAL	$ 4.75	
	IDENTITY THEFT-EMPLOYEE	PARKS & RECREATION	NON-DEPARTMENTAL	$ 4.75	
	IDENTITY THEFT-EMPLOYEE	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 9.50	
	IDENTITY THEFT-EMPLOYEE	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 9.50	
	Sontiq (Identity Force)	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 8.75	
	Sontiq (Identity Force)	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 8.75	
	TOTAL				$ 109.50
Spectrum (TimeWarner)	1/21-2/20 PH/INTRNT/TV - I	Internal Services		$ 2,557.02	
	TOTAL				$ 2,557.02
Spire	Spire	TRANSPORTATION	STREETS	$ 375.08	
	1223-0122 GAS ELIZABETH- P	PUBLIC SAFETY	POLICE DEPARTMENT	$ 124.22	
	TOTAL				$ 499.30
Superior Bowen Asphalt Co	COLD MIX TYPE F REPAIRS -	TRANSPORTATION	STREETS	$ 137.80	
	SATUROCK REPAIRS - ST	TRANSPORTATION	STREETS	$ 139.10	
	TOTAL				$ 276.90
Surency	FSA and DCA Admin Fees	General Fund	ADMINISTRATION	$ 7.44	
	FSA and DCA Admin Fees	General Fund	ADMINISTRATION	$ 7.44	
	FSA and DCA Admin Fees	General Fund	MUNICIPAL COURT	$ 0.07	
	FSA and DCA Admin Fees	General Fund	MUNICIPAL COURT	$ 0.07	
	FSA and DCA Admin Fees	General Fund	COMMUNITY DEVELOPMENT	$ 3.72	
	FSA and DCA Admin Fees	General Fund	COMMUNITY DEVELOPMENT	$ 3.72	
	FSA and DCA Admin Fees	Internal Services	ADMINISTRATION	$ 1.86	
	FSA and DCA Admin Fees	Internal Services	ADMINISTRATION	$ 1.86	
	FSA and DCA Admin Fees	TRANSPORTATION	STREETS	$ 1.86	
	FSA and DCA Admin Fees	TRANSPORTATION	STREETS	$ 1.86	
	FSA and DCA Admin Fees	PARKS & RECREATION	PARKS & RECREATION	$ 3.72	
	FSA and DCA Admin Fees	PARKS & RECREATION	PARKS & RECREATION	$ 3.72	
	FSA and DCA Admin Fees	PUBLIC SAFETY	POLICE DEPARTMENT	$ 5.51	
	FSA and DCA Admin Fees	PUBLIC SAFETY	POLICE DEPARTMENT	$ 5.51	
	TOTAL				$ 48.36
T-Mobile	MOBILE PHONE USAGE - ADMIN	General Fund	ADMINISTRATION	$ 29.75	
	MOBILE PHONE USAGE - PW	General Fund	PUBLIC WORKS	$ 62.28	
	MOBILE PHONE USAGE - CD	General Fund	COMMUNITY DEVELOPMENT	$ 74.22	
	MOBILE PHONE USAGE - ST	TRANSPORTATION	STREETS	$ 169.78	
	MOBILE PHONE USAGE - PST	PARKS & RECREATION	PARKS & RECREATION	$ 402.29	
	MOBILE PHONE USAGE - PD	PUBLIC SAFETY	POLICE DEPARTMENT	$ 265.21	
	TOTAL				$ 1,003.53
UMB Bank, N.A.	HSA Contribution	General Fund	NON-DEPARTMENTAL	$ 872.92	
	HSA Contribution	General Fund	NON-DEPARTMENTAL	$ 874.74	
	HSA Contribution	Internal Services	NON-DEPARTMENTAL	$ 175.00	
	HSA Contribution	Internal Services	NON-DEPARTMENTAL	$ 175.00	
	HSA Contribution	TRANSPORTATION	NON-DEPARTMENTAL	$ 170.00	
	HSA Contribution	TRANSPORTATION	NON-DEPARTMENTAL	$ 170.00	
	HSA Contribution	PARKS & RECREATION	NON-DEPARTMENTAL	$ 150.00	
	HSA Contribution	PARKS & RECREATION	NON-DEPARTMENTAL	$ 150.00	
	HSA Contribution	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 350.00	
	HSA Contribution	PUBLIC SAFETY	NON-DEPARTMENTAL	$ 348.18	
	TOTAL				$ 3,435.84
UniFirst Corporation	MAT SERVICE - ST	TRANSPORTATION	STREETS	$ 65.50	
	TOTAL				$ 65.50
WAMMACK, ROY	REFUND OF SOLICITOR'S PERM	General Fund	NON-DEPARTMENTAL	$ 50.00	
	TOTAL				$ 50.00
Westlake Ace Hardware	TRN DPT-SIGN & PAINT - PST	Train Depot		$ 24.98	
	SHOP SUPPLIES - ST	TRANSPORTATION	STREETS	$ 23.94	
	BOLTS/BUCKETS/PRUNERS - PS	PARKS & RECREATION	PARKS & RECREATION	$ 74.94	
	SUPPLIES - PST	PARKS & RECREATION	PARKS & RECREATION	$ 7.59	
	BOLTS - PST	PARKS & RECREATION	PARKS & RECREATION	$ 38.88	
	PLUMBING PARTS - PST	PARKS & RECREATION	PARKS & RECREATION	$ 56.94	
	PLUMBING PARTS - PST	PARKS & RECREATION	PARKS & RECREATION	$ 17.98	
	PLUMBING PARTS - PST	PARKS & RECREATION	PARKS & RECREATION	$ 17.98	
	MARKING FLAGS FOR TREES -	PARKS & RECREATION	PARKS & RECREATION	$ 53.14	
	WOOD BENCH CLEANER - PST	PARKS & RECREATION	Nature Sanctuary	$ 33.99	
	TRAIL CAMERA BATTERIES - P	PARKS & RECREATION	Nature Sanctuary	$ 19.99	
	TOTAL				$ 370.35

Wexbank	JAN 2026 - FUEL - PW	General Fund	PUBLIC WORKS	$ 181.13	
	JAN 2026 - FUEL - CD	General Fund	COMMUNITY DEVELOPMENT	$ 148.53	
	JAN 2026 - FUEL - SWR	Sewer Service Fund		$ 212.24	
	JAN 2026 - FUEL - TPT	TRANSPORTATION	STREETS	$ 1,432.99	
	JAN 2026 - FUEL - PKS	PARKS & RECREATION	PARKS & RECREATION	$ 426.77	
	JAN 2026 - FUEL - PD	PUBLIC SAFETY	POLICE DEPARTMENT	$ 2,310.19	
	TOTAL				$ 4,711.85
**PAYROLL EXPENSES	3/04/2026 - 3/24/2026	General Fund	ADMINISTRATION	$ 63,182.12	
		General Fund	MUNICIPAL COURT	$ 6,469.47	
		General Fund	PUBLIC WORKS	$ 31,934.27	
		General Fund	COMMUNITY DEVELOPMENT	$ 31,197.27	
		Internal Services	ADMINISTRATION	$ 20,766.70	
		Internal Services		$ 6,187.79	
		TRANSPORTATION	STREETS	$ 27,580.80	
		PARKS & RECREATION	PARKS & RECREATION	$ 31,201.01	
		PARKS & RECREATION	Nature Sanctuary	$ 1,400.90	
		PUBLIC SAFETY	POLICE DEPARTMENT	$ 119,666.87	
	TOTAL				$ 339,587.20
			TOTAL EXPENSES 3/4/26 - 3/24/26		$ 916,204.98