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**
**MARK A. HILL**
*Ward 2 Aldermen*

**DOUGLAS WYLIE**
**STEPHEN MELTON**
*Ward 3 Aldermen*

**EVAN MAXON**
**ABBY LACKAMP**
*Ward 4 Aldermen*

SESSION SCHEDULE:
5:00 p.m.: Work Session
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: August 17, 2026 5:00 p.m. By: MRB

**BOARD OF ALDERMEN**
Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, August 18, 2026 6:00 PM
**AMENDED AGENDA**
City Hall Board Room

**Next numbers: Bill No. 3379 / Ord. No. 3304**

## 1. CALL TO ORDER

A. Roll Call

B. Pledge of Allegiance

C. Approval of Agenda

## 2. CITIZEN INPUT

A. Proclamation to Debbie Gwin on Retirement from Platte County Senior Fund

## 3. CONSENT AGENDA

A. Approve the minutes for the August 4, 2026, regular meeting

B. Approve the minutes for the August 4, 2026, work session

C. Receive and file the crime statistics for January through June 2026

D. Approve Resolution No. 26-019 to approve memorandums of agreement for the management of white-tailed deer hunt (archery and firearms) with Park University and authorizing the mayor to execute said agreements on behalf of the City

E. Approval of Resolution No. 26-020, a Resolution Approving a Memorandum of Understanding for the Rotary Plaza Project at the Parkville Farmer's Market Pavillion between the City of Parkville and Parkville Rotary Charities, Inc. (Parks)

## 4. PUBLIC HEARING

## 5. ACTION AGENDA

A. Approve the second reading of Bill No. 3379, An Ordinance authorizing and directing the submission at the public election to be held November 3 2026, to the qualified voters of the City of Parkville, Missouri, the question of whether the city shall collect a property tax levy of $.1790 per one hundred dollars of assessed valuation for 10 years for the purpose of funding Public Safety Service, Law Enforcement Personnel, Equipment, Technology, Vehicles, Training, Communications Systems, and related Public Safety Operations provided by the City

B. Approve the second reading of Bill No. 3380 an Ordinance authorizing and directing the submission at the public election to be held November 3, 2026, to the qualified voters of the City of Parkville, Missouri, the question of whether the city shall collect a property tax

levy of $.1280 per one hundred dollars of assessed valuation for 10 years to fund costs related to transportation and infrastructure related needs, equipment and services provided by the City

C. Approve the second reading of Bill No. 3381, an Ordinance authorizing and directing the submission at the Public Election to be held November 3, 2026, to the qualified voters of the City of Parkville, Missouri, the question of whether the City shall commence collecting a property tax levy of $0.0820 per one hundred dollars of assessed valuation for a period of twenty (20) years to fund costs related to the maintenance, repair, improvement, and replacement of city facilities, including the city's transportation facility, which support city staff and services provided by the City

D. Approval of Resolution No. 26-021, A Resolution Awarding the Bid for the 2026 Storm Sewer Repairs Project to Insituform Technologies USA, LLC, in the amount of $282,450.32 and Authorizing the Mayor to Execute an Agreement for the Same (Public Works)

E. Approve Resolution No. 26-022 to adopt the 2027-2031 Capital Improvement Program

F. Approve the first and second readings of Substitute Bill No. 3383 An Ordinance Accepting Public Street Improvements and Storm Sewer Improvements and Associated Maintenance Bonds and Approving a Sidewalk Infrastructure Agreement for Deferred Sidewalk Construction for the Woods at Creekside 5th Plat Subdivision (Public Works)

## 6. STAFF UPDATES ON ACTIVITIES

A. Administration

1. Accounts Payable
2. Floating Holiday, Friday, September 4, 2026

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, August 25, 2026, at 5:00 p.m. (Special Meeting)
- Tuesday, September 1, 2026, at 6:00 p.m.
  - Work Session at 5:00 p.m.
- Tuesday, September 15, 2026, at 6:00 p.m.
  - Work Session at 5:00 p.m.
- Tuesday, October 6, 2026, at 6:00 p.m.
  - Work Session at 5:00 p.m.
- Tuesday, October 20, 2026, at 6:00 p.m.

## 9. CLOSED SESSION

A. The Board of Aldermen may enter into closed session pursuant to:

RSMo. 610.021(1) for legal actions, litigation and attorney-client communication
RSMo. 610.021(2) for real estate matters
RSMo. 610.021(3) and/or (13) for personnel matters
RSMo. 610.021(12) for sealed bids and contract negotiations

**10. ADJOURN**

General Agenda Notes:
The agenda closed at noon on August 13, 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 August 18, 2026.

Posted Date & Time: August 17, 2026 5:00 p.m. By: MRB

# PROCLAMATION

## HONORING THE RETIREMENT OF DEBBIE GWIN

**Executive Director, Platte County Senior Fund**

WHEREAS, the City of Parkville recognizes the dedicated individuals whose leadership, compassion, and commitment have made a lasting difference in the lives of residents throughout Platte County; and

WHEREAS, **Debbie Gwin** was hired in 2019 to lead the **Platte County Senior Fund** as Executive Director, bringing with her a genuine passion for serving older adults and a steadfast commitment to addressing the needs of the community; and

WHEREAS, throughout her tenure as Executive Director, Debbie Gwin has demonstrated exceptional leadership and has worked tirelessly to strengthen services, partnerships, and resources available to seniors throughout Platte County; and

WHEREAS, these accomplishments represent only a portion of Debbie Gwin's many contributions to Platte County and the Northland. Her years of service have been characterized by a genuine passion for people, a spirit of collaboration, and an unwavering determination to find solutions to the challenges facing the communities and individuals she serves; and

WHEREAS, Debbie's leadership, advocacy, compassion, and dedication have positively impacted countless lives, and her retirement marks the conclusion of an extraordinary chapter of service while leaving a lasting legacy within the senior services community; and

WHEREAS, the City of Parkville is pleased to recognize Debbie Gwin for her years of dedicated service and to express its sincere appreciation for the countless ways she has strengthened and enriched the community.

**NOW, THEREFORE, BE IT PROCLAIMED**, that I, **Dean Katerndahl, Mayor of the City of Parkville, Missouri**, on behalf of the Board of Aldermen and the citizens of Parkville, do hereby recognize and honor **DEBBIE GWIN** on the occasion of her retirement as Executive Director of the Platte County Senior Fund.

We extend our heartfelt appreciation for her years of leadership, advocacy, compassion, and service to the seniors and communities of Platte County. We congratulate Debbie on her retirement and wish her continued happiness, fulfillment, and success in all that lies ahead.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Parkville to be affixed this 18th day of August, 2026.

_____

Mayor Dean Katerndahl

## 1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 06:54 PM at City Hall, 8880 Clark Avenue, Parkville, Missouri on August 4, 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 (via videoconference)
Ward 1 Alderman Philip Wassmer
Ward 2 Alderman Brian T. Whitley
Ward 2 Alderman Mark A. Hill
Ward 3 Alderman Douglas Wylie
Ward 3 Alderman Stephen Melton
Ward 4 Alderman Abby LacKamp
Ward 4 Alderman Evan Maxon (via videoconference)

A quorum of the Board of Aldermen was present.

The following staff was also present:
Alexa Barton, 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

Absent:
None

### 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 Hill to approve the agenda, moving Consent Agenda Item 3 E, Consideration of the Parkville Rotary Plaza Project and Conditional Acceptance of the Proposed Donation to the Action Agenda and move Item 4 E,

Consideration of Resolution 26-018, A Resolution Endorsing Design Concept A as the Preferred Concept for the Route 9 Corridor Complete Streets Improvement Project up on the Action Agenda.

**RESULT:** Motion Passed 8-0.

## 2. CITIZEN INPUT

## 3. CONSENT AGENDA

A. Approve the minutes for the July 21, 2026, regular meeting

B. Approve the minutes for the July 21, 2026, work session

C. Approval of Resolution 26-016, A Resolution Awarding the Bid for the 2026 Mill and Overlay Program Project to Phillips Site Work, Inc. in the amount of $343,652.34 Inclusive of the Base Bid Amount and Optional Bid Alternate Amount and Authorizing the Mayor to Execute an Agreement for the Same (Public Works)

D. Approval of Resolution 26-017, A Resolution Awarding the Bid for the 2026 Curb and Sidewalk Repair Project to INCO USA, LLC in the amount of $181,858.56 and Authorizing the Mayor to Execute an Agreement for the Same (Public Works)

E. Consideration of the Parkville Rotary Plaza Project and Conditional Acceptance of the Proposed Donation (Parks)
Mayor Dean Katerndahl requested Item 3 E be pulled from the Consent Agenda.

**ACTION:** It was moved by Alderman Wylie and seconded by Alderman Wassmer to approve the consent agenda and recommended motions, removing item 3 E, Consideration of the Parkville Rotary Plaza Project and Conditional Acceptance of the Proposed Donation.

**RESULT:** Motion Passed 8-0.

### 3 E. Consideration of the Parkville Rotary Plaza Project and Conditional Acceptance of the Proposed Donation (Parks)

Parks and Recreation Brittanie Propes gave an overview of the Parkville Rotary Plaza Project. She also presented the updated slides.
She stated that CLARB had a discussion about the name. Their recommendation is to have separate signage for John Schott similar to other plaques in the City. The placement would be right of the water feature.

Rotarian Dave Rittman gave a presentation on the project. He also introduced the new president of the Rotary, Dr. Steve Bleish.

**ACTION:** It was moved by Alderman Wylie and seconded by Alderman Wassmer to approve the Parkville Rotary Plaza project scope, budget, site plan, official name, and donor recognition, and conditionally accept approximately $122,518 in project improvements from Parkville Rotary Charities, Inc., subject to approval and execution of a final Memorandum of Understanding.

**RESULT:** Motion Passed 8-0.

## 4. ACTION AGENDA

E. Consideration of Resolution 26-018, A Resolution Endorsing Design Concept A as the Preferred Concept for the Route 9 Corridor Complete Streets Improvements Project (Alderman Whitley)

City Administrator Alexa Barton explained that this was a suggestion brought by Alderman Whitley.
Alderman Whitley explained that since the Board voted on Concept B, there has been turn-over on the board and there has been more information received from information from Main Street Parkville Association. He says that the Board has heard additional concerns about traffic considerations and costs of Plan B. He stated that his constituents want to fix the triangle, which Plan A accomplishes.

Mayor requested that the City Administrator and the consultants ask can the City go with Option A and keep the grant.

City Administrator Alexa Barton stated that the City had a conversation with MARC and MoDOT and that they City would have to go back to MoDOT and get their approval. She stated it does not look favorable.

Sam Tapko from GBA addressed the question of whether or not the City could make the changes to Option A. Mr. Tapko stated that they would have to go back to square one. He stated the City doesn't have enough time for engineering and procedural steps with MoDOT. He also gave a presentation of costs on Option A and compared them to Option B.

After Board discussion, Mayor Katerndahl invited public comment.

The following provided comments:
Gordon Cook, no address given; stated he is not representing the CID. He spoke against Option B and stated there is no traffic problem. He spoke about his concern for downtown businesses.

Annette Hagan, 4727 N Cliff Hill Circle (planning on moving to Parkville and owns property in Parkville); She thanked the Board for reminding everyone about the

infrastructure. She spoke about safety concerns and the impact on downtown businesses, paying for the project and accessibility. She would like to keep the small-town feel.

Tom Hutsler, no address given; He spoke against the project. He requested the Board take a pause. He has access concerns and traffic concerns. He requested the Board reconsider a roundabout by the Post Office.

Todd Broussard, 99 Elm St; spoke against the project. He stated he had concerns about the investment, traffic and safety.

Joe Wolfgeher, 5702 Raintree Ct; stated he has safety concerns and the negative impact on businesses. He also spoke about the costs of the project.

Joe Leluga, 5602 NW Crooked Rd; His concerns have been about the process. He stated the businesses remain in opposition. He also spoke about the cost of the project.

**ACTION:** It was moved by Alderman Whitley and seconded by Alderman Hill to approve Resolution 26-018, A resolution endorsing design concept A as the preferred concept for the Route 9 Corridor Complete Streets Improvements Project.
**RESULT:** Motion Failed 3-5.
**AYES:** Evan Maxon, Brian T. Whitley, Mark A. Hill
**NOES:** Douglas Wylie, Philip Wassmer, Stephen Melton, Tina Welch, Abby LacKamp
**ABSTAIN:** None

A. Approve the first and second readings of Bill No. 3375, an ordinance accepting public street improvements and partially accepting certain storm sewer improvements and associated maintenance bonds and approving a sidewalk infrastructure agreement for deferred sidewalk construction for the Estates at Thousand Oaks 1st Plat Subdivision (Public Works)

Public Works Director Dan Harper stated that Items A & B will be presented together. He stated these plats were approved for construction in 2025 and the development has continued on these two subdivisions. He stated the agreement will be executed after substantial completion and it releases the developer to start applying building permits.

**ACTION:** It was moved by Alderman Wylie and seconded by Alderman Whitley to approve Bill No. 3375, an ordinance accepting public street improvements and partially accepting certain storm sewer improvements and associated maintenance bonds and approving a sidewalk infrastructure agreement for deferred sidewalk construction for the Estates at Thousand Oaks 1st Plat

Subdivision, on first reading.

**RESULT:** Motion Passed 8-0.

**ACTION:** It was moved by Alderman Wylie and seconded by Alderman Whitley to approve Bill No. 3375, an ordinance accepting public street improvements and partially accepting certain storm sewer improvements and associated maintenance bonds, and approving a sidewalk infrastructure agreement for deferred sidewalk construction for the Estates at Thousand Oaks 1st Plat Subdivision, on second reading to become Ordinance No. 3300.

**RESULT:** Motion Passed 8-0.
**AYES:** Philip Wassmer, Douglas Wylie, Evan Maxon, Brian T. Whitley, Abby LacKamp, Mark A. Hill, Stephen Melton, Tina Welch
**NOES:** None
**ABSTAIN:** None

B. Approve the first and second readings of Bill No. 3376, an ordinance accepting public street and storm sewer improvements and associated maintenance bonds and approving a sidewalk infrastructure agreement for deferred sidewalk construction for the Estates of Thousand Oaks 2nd Plat Subdivision (Public Works)

**ACTION:** It was moved by Alderman Wylie and seconded by Alderman Whitley to approve Bill No. 3376, an ordinance accepting public street and storm sewer improvements and associated maintenance bonds and approving a sidewalk infrastructure agreement for deferred sidewalk construction for the Estates of Thousand Oaks 2nd Plat Subdivision, on first reading.

**RESULT:** Motion 8-0.

**ACTION:** It was moved by Alderman Wylie and seconded by Alderman Whitley to approve Bill No. 3376, an ordinance accepting public street and storm sewer improvements and associated maintenance bonds and approving a sidewalk infrastructure agreement for deferred sidewalk construction for the Estates of Thousand Oaks 2nd Plat Subdivision, on second reading to become Ordinance No. 3301.

**RESULT:** Motion 8-0.
**AYES:** Philip Wassmer, Douglas Wylie, Evan Maxon, Brian T. Whitley, Abby LacKamp, Mark A. Hill, Stephen Melton, Tina Welch
**NOES:** None
**ABSTAIN:** None

C. Approve Bill No. 3377, An Ordinance Amending Section 500.010.A(2) of the Code of Ordinances of the City of Parkville by adding Table R301.2–Climatic and Geographic Design Criteria as a local amendment to the 2024 International Residential Code. (Planning)

Community Development Director Stephen Lachky explained that this bill is proposing to

populate a table in the code of ordinances.

**ACTION:** It was moved by Alderman Wylie and seconded by Alderman Whitley to approve Bill No.3377, An Ordinance Amending Section 500.010.A(2) of the Code of Ordinances of the City of Parkville by adding Table R301.2– Climatic and Geographic Design Criteria as a local amendment to the 2024 International Residential Code, on first reading.

**RESULT:** Motion Passed 8-0.

**ACTION:** It was moved by Alderman Wylie and seconded by Alderman Whitley to approve Bill No. 3377, An Ordinance Amending Section 500.010.A(2) of the Code of Ordinances of the City of Parkville by adding Table R301.2– Climatic and Geographic Design Criteria as a local amendment to the 2024 International Residential Code, on second reading to become Ordinance No. 3302.

**RESULT:** Motion Passed 8-0.

**AYES:** Stephen Melton, Philip Wassmer, Evan Maxon, Douglas Wylie, Mark A. Hill, Tina Welch, Abby LacKamp, Brian T. Whitley

**NOES:** None

**ABSTAIN:** None

D. Approve Bill No. 3378, an ordinance to approve a zoning map amendment for property containing 21.32 acres, generally located approximately 1,000 feet south of Highway 152 on 76th Street from "B-4-P" Planned Business District to City of Parkville "R-3" Single-Family Residential (Community Development)

City Planner Brad Stanton explained the zoning map amendment or rezoning. He stated Staff and Planning & Zoning have recommended approval.

**ACTION:** It was moved by Alderman Wylie and seconded by Alderman Whitley to approve Bill No. 3378, an ordinance to approve a zoning map amendment for property containing 21.32 acres, generally located approximately 1,000 feet south of Highway 152 on 76th Street from "B-4-P" Planned Business District to City of Parkville "R-3" Single-Family Residential, on first reading.

**RESULT:** Motion Passed 8-0.

**ACTION:** It was moved by Alderman Wylie and seconded by Alderman Whitley to approve Bill No. 3378, an ordinance to approve a zoning map amendment for property containing 21.32 acres, generally located approximately 1,000 feet south of Highway 152 on 76th Street from "B-4-P" Planned Business District to City of Parkville "R-3" Single-Family Residential, on second reading to become Ordinance No. 3303.

**RESULT:** Motion Passed 8-0.

**AYES:** Stephen Melton, Philip Wassmer, Evan Maxon, Douglas Wylie, Mark A. Hill, Tina Welch, Abby LacKamp, Brian T. Whitley
**NOES:** None
**ABSTAIN:** None

F. Approve the first reading of Bill No. 3379, An Ordinance authorizing and directing the submission at the public election to be held November 3 2026, to the qualified voters of the City of Parkville, Missouri, the question of whether the city shall collect a property tax levy of $.1150 or .1280 or .1790, for 10 years for the purpose of funding Public Safety Service, Law Enforcement Personnel, Equipment, Technology, Vehicles, Training, Communications Systems, and related Public Safety Operations provided by the City.

City Administrator Alexa Barton explained that these ordinances were discussed in the work session. She asked the Board if they had additional questions about the levies and requested they provide some direction on the proposed bills.

There was discussion about the staffing of the Police Department and the value of public safety. There was discussion of all three levies and the tax rate and calculations.

**ACTION:** It was moved by Alderman Wylie and seconded by Alderman Whitley to approve Bill No. 3379, an ordinance authorizing and directing the submission to the qualified voters of the City of Parkville, Missouri, of a 10-year public safety property tax levy at .1790 per $100.00 of assessed valuation, on first reading.
**RESULT:** Motion 7-1.
**AYES:** Stephen Melton, Philip Wassmer, Douglas Wylie, Mark A. Hill, Tina Welch, Abby LacKamp, Brian T. Whitley
**NOES:** Evan Maxon
**ABSTAIN:** None

G. Approve the first reading of Bill No. 3380 an Ordinance authorizing and directing the submission at the public election to be held November 3, 2026, to the qualified voters of the City of Parkville, Missouri, the questions of whether the city shall collect a property tax levy of $.1280, for 10 years to fund costs related to transportation and infrastructure related needs, equipment and services provided by the City.

**ACTION:** It was moved by Alderman Wylie and seconded by Alderman Wylie to approve Bill No. 3380, an ordinance authorizing and directing the submission to the qualified voters of the City of Parkville, Missouri, of a separate 10-year infrastructure property tax levy of $0.1280 per $100 of assessed valuation, on first reading.
**RESULT:** Motion Passed 8-0.
**AYES:** Brian T. Whitley, Abby LacKamp, Tina Welch, Douglas Wylie, Stephen Melton, Evan Maxon, Mark A. Hill, Philip Wassmer

**NOES:** None
**ABSTAIN:** None

H. Approve the first reading of Bill No. 3381, an Ordinance authorizing and directing the submission at the Public Election to be held November 3, 2026, to the qualified voters of the City of Parkville, Missouri, the question of whether the City shall commence collecting a property tax levy of $0.0820 per one hundred dollars of assessed valuation for a period of twenty (20) years to fund costs related to the maintenance, repair, improvement, and replacement of city facilities, including the city's transportation facility, which support City facilities, which support city staff and services provided by the City.

**ACTION:** It was moved by Alderman Wylie and seconded by Alderman Philip Wassmer to approve Bill No. 3381, an ordinance authorizing and directing the submission to the qualified voters of the City of Parkville, Missouri, of a separate 20-year municipal facilities' property tax levy of $0.0820 per $100 of assessed valuation, on first reading.
**RESULT:** Motion Passed 8-0.
**AYES:** Tina Welch, Stephen Melton, Brian T. Whitley, Douglas Wylie, Philip Wassmer, Abby LacKamp, Evan Maxon, Mark A. Hill
**NOES:** None

**ABSTAIN:** None

City Administrator Alexa Barton requested Board members to email her with questions so staff can be fully prepared on the 18th.

## 5. STAFF UPDATES ON ACTIVITIES

### A. Administration

#### 1. Accounts Payable

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

#### 2. Retention in City Personnel Report

City Administrator Alexa Barton provided an update on employee retention that was requested by Alderman Hill.

### B. Police Department

Police Chief Chrisman reported that he has scheduled meetings on FLOCK cameras for September 10th. He stated there would be two meetings, one at noon and one at 5:30.

### C. Community Development

1. **Development Updates**

Community Development Director Stephen Lachky wanted to make sure the Board was aware of the 76th Street Bridge and that it was structurally completed by MoDOT.

D. **Public Works**

Public Works Director Dan Harper stated that his department has started crack sealing. The department is getting ready to start some of their Capital Improvement Projects.

E. **Parks & Recreation**

City Administrator Alexa Barton reminded the Board that this Thursday the Citizens' Academy will be taking a tour of the Parks.

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

Alderman Abby LacKamp, on behalf of the Parkville Living Center, said thank you as they raised over 10,000 at their fundraiser.

## 7. UPCOMING MEETINGS

A. - Tuesday, August 18, 2026, at 6:00 p.m.
- Work Session at 5:00 p.m.
- Tuesday, September 1, 2026, at 6:00 p.m.
- Work Session at 5:00 p.m.
- Tuesday, September 15, 2026, at 6:00 p.m.
- Citizen Academy graduation at 5:30 p.m.
- Tuesday, October 6, 2026, at 6:00 p.m.

## 8. CLOSED SESSION

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

There was no closed session.

## 9. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 09:44 PM.

The minutes for August 4, 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 14th day of August, 2026.

Submitted by:

_____
City Clerk Melissa Bazert

## 1. GENERAL AGENDA

Mayor Dean Katerndahl opened the work session at 05:05 PM on August 4, 2026, at City Hall, 8880 Clark Avenue, Parkville, Missouri. In attendance were Alderman Philip Wasmer, Brian T. Whitley, Mark A. Hill, Douglas Wylie, Stephen Melton, Abby LacKamp and Evan Maxon (via videoconference.)

A quorum of the Board of Aldermen was present.

The following staff members were also present:
Alexa Barton, 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
Melissa Bazert, City Clerk

A. Route 9 Discussion

Mayor Katerndahl gave a statement on how the City has met with stakeholders concerning Route 9. He stated that the steering committee met about their concerns. City Administrator Alexa Barton invited Chris Cline with Confluence, Sam Tapko and Novosel with GBA to address questions about the project.

Chris Cline gave a presentation to answer the concerns that were discussed in the meetings. Sam Tapko spoke about infrastructure improvements. Chris Novosel gave traffic analysis on Concept A and Concept B.

City Administrator Alexa Barton stated that there was a concern about communication. She recommended having a special liaison to work with the Downtown business community and the Board.

Mayor Katerndahl stated that the discussion will continue in the Board of Aldermen meeting that will begin after the work session. He stated it would be pulled up higher on the agenda.

B. Temporary General Levy Discussion

City Administrator Alexa Barton stated she has been working with Assistant City Administrator Jeffery Rhodes to present three separate ballot levy questions. Mr. Rhodes gave an overview of the three ballot levy proposals.

Assistant City Administrator Rhodes explained that the levy proposals are on the agenda for the Board of Aldermen meeting.

**2. ADJOURN**

The work session ended at 06:45 PM.

The work session minutes for August 4, 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 18th day of August, 2026.

Submitted by:

_____
City Clerk Melissa Bazert

RETURN A - MONTHLY RETURN OF OFFENSES KNOWN TO THE POLICE

| 1 CLASSIFICATION OF OFFENSES | | 2 OFFENSES REPORTED OR KNOWN TO POLICE (INCUDING "UNFOUNDED" AND ATTEMPTS) | 3 UNFOUNDED, I.E., FALSE OR BASELESS COMPLAINTS | 4 NUMBER OF ACTUAL OFFENSES (COLUMN 2 MINUS COLUMN 3) (INCLUDE ATTEMPTS) 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<br>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 | 1 | | 1 | 1 |
| a. Rape | 21 | | | | | | | |
| b. Attempts to Commit Rape | 22 | | | | | | | |
| c. Historical Rape | 22 | | | | | | | |
| 3. ROBBERY TOTAL | 30 | | | Ø | Ø | | 1 | 1 |
| 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 | 12 | | 12 | 15 | 12 | 8 | 16 |
| 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 | 4 | | 4 | | 4 | | |
| e. Other Assaults - Simple, Not Aggravated | 45 | 7 | | 7 | | 7 | | |
| 5. BURGLARY TOTAL | 50 | 6 | | 6 | 7 | 1 | 2 | 4 |
| a. Forcible Entry | 51 | 5 | | 5 | | 1 | | |
| b. Unlawful Entry - No Force | 52 | 1 | | 1 | | | | |
| c. Attempted Forcible Entry | 53 | | | | | | | |
| 6. LARCENY - THEFT TOTAL ( Except Motor Vehicle Theft ) | 60 | 28 | | 28 | 14 | 8 | 11 | 41 |
| 7. MOTOR VEHICLE THEFT TOTAL | 70 | 2 | | 2 | 6 | 1 | 1 | 8 |
| a. Autos | 71 | 2 | | 2 | | 1 | | |
| b. Trucks and Buses | 72 | | | | | | | |
| c. Other Vehicles | 73 | | | | | | | |
| GRAND TOTAL | 77 | 48 | | 48 | 43 | 22 | 24 | 71 |
| | | | | 2026 | 2025 | | 2024 | 2023 |

January 2026
Month and Year of Report

through June 30, 2026

Parkville, Missouri PD
Agency and State

MO0830100
Agency Identifier

8022.00
Population

July 30, 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 | 3 | 216 |
| (b) NON-RESIDENCE (store, office, etc.) | | | |
| (1) NIGHT (6 p.m. - 6 a.m. ) | 54 | 3 | 1140 |
| (2) DAY (6 a.m. - 6 p.m. ) | 55 | | |
| (3) UNKNOWN | 56 | | |
| **TOTAL BURGLARY** | 50 | 6 | 1356 |
| **6. LARCENY - THEFT (Except Motor Vehicle Theft )** | | | |
| (a) $200 AND OVER | 61 | 12 | 92062 |
| (b) $50 TO $200 | 62 | 4 | 282 |
| (c) UNDER $50 | 63 | 12 | 176 |
| **TOTAL LARCENY (Same as Item 6X )** | 60 | 28 | 92520 |
| **7. MOTOR VEHICLE THEFT (Including Alleged Joy Riding)** | 70 | 2 | 9000 |
| **GRAND TOTAL - ALL ITEMS** | 77 | 36 | 102876 |
| 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 | 2 | 1 3 3 230 |
| (d) FROM MOTOR VEHICLE (except e) | 84 | 4 | 1426 |
| (e) MOTOR VEHICLE PARTS AND ACCESSORIES | 85 | | |
| (f) BICYCLES | 86 | | |
| (g) FROM BUILDING (except c and h ) | 87 | 1 | 1 1 1 2400 |
| (h) FROM ANY COIN-OPERATED MACHINES ( parking meters etc. ) | 88 | | |
| (i) ALL OTHERS | 89 | 21 | 88464 |
| **TOTAL LARCENIES (Same as Item 6 )** | 80 | 28 | 14 11 41 92520 |
| **7X. MOTOR VEHICLES RECOVERED** | | | 2025 2024 2023 |
| (a) STOLEN LOCALLY AND RECOVERED LOCALLY | 91 | 1 | |
| (b) STOLEN LOCALLY AND RECOVERED BY ANOTHER JURISDICTION | 92 | | |
| (c) TOTAL LOCALLY STOLEN MOTOR VEHICLES RECOVERED (a & b ) | 90 | 1 | |
| (d) STOLEN IN OTHER JURISDICTION AND RECOVERED LOCALLY | 93 | | |

2026

January 1 through June 30, 2026

# CITY OF PARKVILLE
## Policy Report

Date: August 11, 2026

Prepared By:
Jon Jordan, Police Captain

Reviewed By:
Melissa Bazert, City Clerk

ISSUE:
Approve Resolution No. 26-019 to approve memorandums of agreement for the management of white-tailed deer hunt (archery and firearms) with Park University and authorizing the mayor to execute said agreements on behalf of the City

BACKGROUND:
For the past sixteen years, the City of Parkville Police Department has supervised two deer hunts to reduce the deer herd population to a sustainable level and reduce property damage. The first is an archery deer hunt for up to 40 licensed bow hunters on Park University property. The second is a firearms permit hunt for Parkville police officers on the same property. The permit hunt is regulated by the Missouri Department of Conservation. Staff proposes to renew the program for the 2026-2027 season. Archery hunting will be allowed between September 15, 2026, and January 15, 2027.

STRATEGIC GOAL(S):
Public Safety

BUDGET IMPACT:
There is no cost to the City for the archery hunt. The City budgeted $2,000.00 in 2026 in the Police Department Division (505) of Public Safety Fund 42 for the processing of the deer on the permit hunt. The deer meat is donated to charitable agencies.

ALTERNATIVES:

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

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

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

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

SUGGESTED MOTION:

I move to approve Resolution No. 26-019, A RESOLUTION APPROVING A MEMORANDUM OF AGREEMENT FOR THE MANAGEMENT OF WHITE-TAILED DEER (ARCHERY) AND A MEMORANDUM OF AGREEMENT FOR THE MANAGEMENT OF WHITE-TAILED DEER (FIREARMS) WITH PARK UNIVERSITY, AND AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENTS ON BEHALF OF THE CITY.

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ATTACHMENTS:

1. Resolution No. 26-019 Deer Hunts at Park University MOUs
2. Application 2026-2027
3. Archery Hunt Agreement 2026-2027
4. Firearms Hunt Agreement 2026-2027
5. Waiver 2026-2027

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

**CITY OF PARKVILLE, MO.**
**RESOLUTION No. 26-019**

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

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

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

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

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

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this 18th day of August, 2026.

_____
Mayor Dean Katerndahl

ATTEST:

_____
City Clerk Melissa Bazert

# EXHIBIT A – AGREEMENT (ARCHERY)

# EXHIBIT B – AGREEMENT (FIREARMS)

**Application No. _____**

**City Supervised Deer Hunt**

A managed archery deer hunt by hunters selected and supervised by the Parkville Police Department (PPD) will occur on a portion of land owned by Park University from September 15, 2026 to January 15, 2027. The purpose of this hunt is to reduce the number of resident deer within the City of Parkville and on University property to achieve deer management goals. **There will be a mandatory orientation for this hunt, time and location to be determined.** Interested hunters must completely fill out all fields in the application below. Hunters must be 18 years of age or older. Hunters will be selected by the PPD based upon the City's criteria. Hunters must execute the Participant Waiver and Hold Harmless Agreement City Supervised Hunt and must purchase a Resident or Nonresident Archer's Hunting Permit and / or Resident or Nonresident Archer's Antlerless Deer Hunting Permits**.**

**Conservation I.D. Number_____**
**(9-digit number on hunting or fishing permit)**

**Date of Birth_____**
**Mo Day Year**

**Name**
**_____**
**Last First Middle**

**Address**
**_____**

**City_____ State _____**
**Zip Code _____ Telephone _____**

**Email address:**
**_____**

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

**Bow hunting experience: _____**
**_____**
**_____**

**Do you have a free-standing hunting stand?**
**_____**

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

This Memorandum of Agreement (Agreement) is effective _____, 2026 between the City of Parkville, Missouri (City) and Park University, a Missouri nonprofit corporation (Park).

## RECITALS

A. The Missouri Department of Conservation (MDC) is responsible for management of the fish, forest and wildlife resources of the State of Missouri including management of white-tailed deer**.**

B. Pursuant to 3 CSR 10-4.130 and 3 CSR 10-7.431 of the Missouri Wildlife Code, the MDC sets deer hunting seasons and may authorize landowners to control white-tailed deer on their property.

C. The City desires to reduce the White Tail Deer Populations in Parkville Missouri and has requested that Park permit the City, through its Police Department (PPD) to supervise a White Tail Deer hunt on portions of the land that the University owns in Parkville.

D. The City has notified the MDC of the City Supervised Hunt.

## AGREEMENT

The parties agree as follows:

1. Park agrees:

1.1. To allow archery hunting for white-tailed deer on the portion (Hunt Area) of Park's Parkville property, as shown on attached Exhibit A by up to 40 licensed bow hunters from September 15, 2026 to January 15, 2027 (Hunting Period). If there is a conflict with any date during the Hunting Period, Park will notify the City at least forty-eight (48) hours prior to that date.

2. The City agrees:

2.1. To be exclusively responsible for determining the qualifications and capabilities of any Hunters approved and allowed by the City to participate in the City Supervised Hunt.

2.2. To cooperate in the targeted removal of white-tailed deer from the Hunt Area by the end of the Hunting Period, and to strictly follow all regulations imposed by the State of Missouri, the Missouri Department of Conservation, and the City of Parkville, Missouri.

2.3. To provide Park with a list of participating Hunters giving full names, addresses, and Conservation Identification Number and a copy of a photo ID. Participating Hunters will then receive a hunter authorization card, which must be carried on their person along with valid Resident or Non-resident Archer's Hunting Permit and a card for each vehicle parked on Park property. Participating hunters must purchase all required hunting permits.

2.4. To review with participating Hunters the rules and restrictions of the City Supervised Hunt and to provide hunters with a map of the Hunt Area boundaries and the specific locations from which each Hunter must hunt.

2.5. To maintain a record of all deer harvested in the Hunt Area during the City Supervised Hunt.

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

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

3. Both Parties agree**:**

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

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

4. General Provisions.

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

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

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

| | |
|---|---|
| Park University | The City of Parkville |
| By: _____<br>Kathrine Swanson, President | By: _____<br>Dean Katerndahl, Mayor |
| Date: _____, 2026 | Date: _____, 2026 |
| Park | City |

**EXHIBIT A**

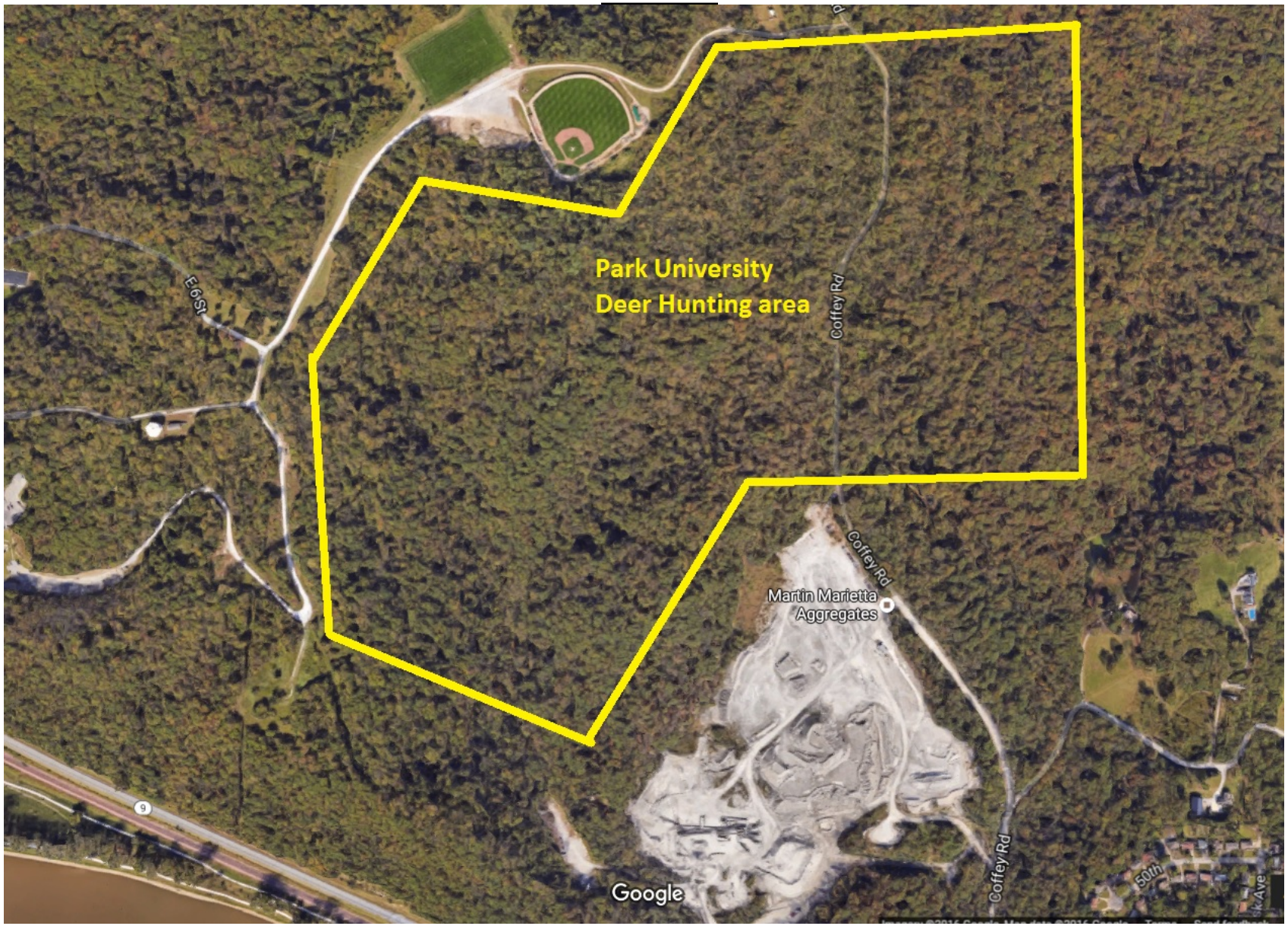

Park University
Deer Hunting area
E 69 St
Coffey Rd
Coffey Rd
Martin Marietta
Aggregates
Coffey Rd
9
Google
50th

**EXHIBIT B**

## CHAPTER 212: HUNTING AND TARGET SHOOTING REGULATIONS

### SECTION 212.010: HUNTING AND TARGET SHOOTING PERMITTED - WHERE

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

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

### SECTION 212.020: PENALTY

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

### SECTION 212.030: AUTHORIZED AND MANAGED DEER HUNTS

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

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

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

3. The Board of Aldermen shall post notice of the dates and areas of each hunt at least a week prior to the hunt; such notice shall be maintained through the final day of the hunt. Notice shall be made on Channel 2, in written form in the lobby of City Hall and at the area(s) of the hunt through posting of signs at the entrance to the area and upon the boundaries to said permitted areas. The private entity shall also give notice of the hunt through Channel 2 and by notices posted on its property, specifically at the area(s) of the hunt.

4. Legal methods to harvest deer include only longbows and compound bows. Crossbows are prohibited. (Ord. No. 2148, 9-14-04)

**SECTION 212.040: FEEDING DEER PROHIBITED**

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

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

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

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

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

C. *Exception.*

1. This Section shall not apply to any item that can be used as food if its source in nature is native to the subject premises on which the food is available. For example, by way of illustration only, this Section shall not apply to apples or acorns generated from an apple tree or oak/acorn tree located upon the subject premises or carrots and corn grown in a garden located upon the subject premises.

2. A property of ten (10) acres or more shall be exempt from this Section and shall follow the current applicable rules of the Missouri Conservation Department pertaining to the feeding and baiting of deer. (Ord. No. 2397 §§1--3, 2-19-08)

**EXHIBIT C**

**MEMORANDUM OF AGREEMENT FOR**
**THE MANAGEMENT OF WHITE-TAILED DEER**

This Memorandum of Agreement (Agreement) is effective _____, 2026 between the City of Parkville, Missouri (City) and Park University, a Missouri nonprofit corporation (Park).

## RECITALS

A. The Missouri Department of Conservation (MDC) is responsible for management of the fish, forest and wildlife resources of the State of Missouri including management of white-tailed deer, and

B. The City desires to reduce the White Tail Deer Populations in Parkville Missouri and has requested that Park permit the City, through its Police Department (PPD) to supervise a White Tail Deer hunt on portions of the land that the University owns in Parkville.

C. The City Board of Alderman has charged the City Police Department (PPD), acting within the guidelines set by the deer nuisance permit issued to the City by MDC, to safely harvest deer within the City limits to balance the deer herd that lives within the City.

D. The City has requested that Park allow PPD Officers to harvest deer on land owned by Park.

E. Park desires to honor that request.

## AGREEMENT

The parties agree as follows:

1. Park agrees:

   1.1. To allow PPD Officers to harvest white-tailed deer on the portions (Harvest Area) of Park's Parkville land, as shown in red on attached Exhibit A pursuant to PPD Procedural Instruction # 606, a copy of which is attached as Exhibit B (City Supervised Hunt).

2. The City agrees:

   2.1. To be exclusively responsible for determining the qualifications and capabilities of PPD Officers approved and allowed by the City to harvest deer within the City limits.

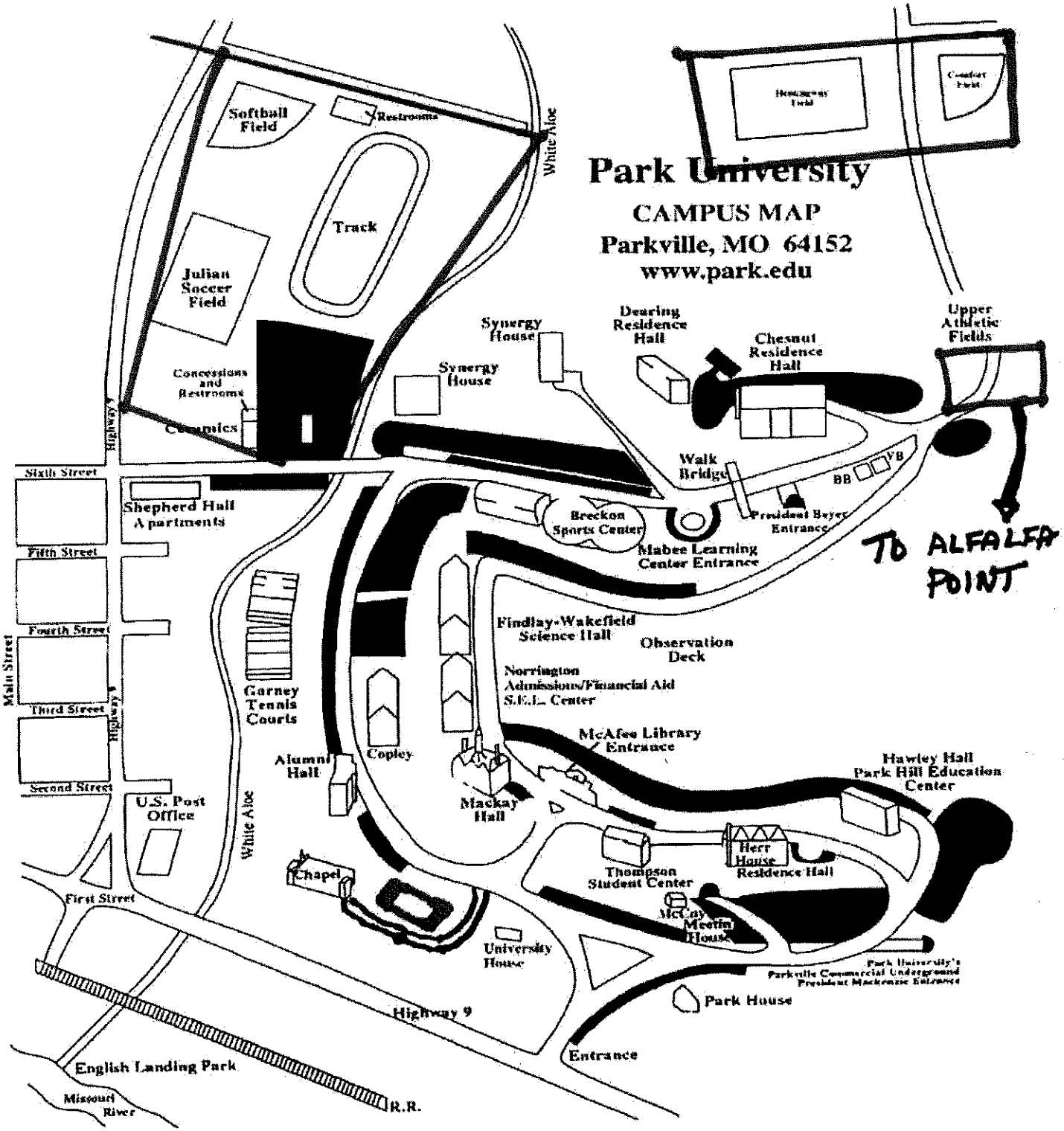
   2.2. To cooperate in the harvesting of white-tailed deer from the Harvest Area, and to strictly follow all regulations imposed by the State of Missouri, the MDC and the City.

   2.3. To provide Park with a list of participating PPD Officers, giving full names and addresses.

   2.4. To review with participating PPD Officers the rules and restrictions of the City Supervised Harvest and to provide PPD Officers with a map of the Hunt Area boundaries and the specific locations from which each PPD Officer must hunt.

   2.5. To maintain a record of all deer harvested in the Harvest Area during the City Supervised Harvest.

**EXHIBIT A**
**HARVEST AREA**



# EXHIBIT B

Procedural Instruction: #606

Subject: Deer Management

Date: 11-16-2010 (Revised)

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

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

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

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

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

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

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

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

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

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

Exhibit C

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/1/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | |
|---|---|
| PRODUCER<br>Arthur J. Gallagher Risk Management Services, LLC<br>4622 Pennsylvania Avenue<br>Suite 920<br>Kansas City MO 64112 | CONTACT NAME: Kelly Wright<br>PHONE (A/C, No, Ext): 816-292-7542 FAX (A/C, No):<br>E-MAIL ADDRESS: certificates@mprisk.org |
| INSURED MIDWPUB-03<br>City of Parkville<br>8880 Clark Avenue<br>Parkville, MO 64152 | INSURER(S) AFFORDING COVERAGE / NAIC #<br>INSURER A : Underwriters at Lloyd's, London 32727<br>INSURER B : Liberty Mutual Fire Insurance Company 23035<br>INSURER C : Obsidian Specialty Insurance Company 16871<br>INSURER D :<br>INSURER E :<br>INSURER F : |

**COVERAGES** **CERTIFICATE NUMBER:** 1918578609 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| C | X COMMERCIAL GENERAL LIABILITY | | | MO-RE-MID001-27 | 7/1/2026 | 7/1/2027 | EACH OCCURRENCE | $ 5,000,000 |
| | CLAIMS-MADE [X] OCCUR | | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) | $ 5,000,000 |
| | | | | | | | MED EXP (Any one person) | $ 5,000 |
| | | | | | | | PERSONAL & ADV INJURY | $ 5,000,000 |
| | GEN'L AGGREGATE LIMIT APPLIES PER: | | | | | | GENERAL AGGREGATE | $ 6,000,000 |
| | POLICY [ ] PRO-JECT [ ] LOC | | | | | | PRODUCTS - COMP/OP AGG | $ 6,000,000 |
| | X OTHER: Member | | | | | | | $ |
| C | AUTOMOBILE LIABILITY | | | MO-RE-MID001-27 | 7/1/2026 | 7/1/2027 | COMBINED SINGLE LIMIT (Ea accident) | $ 5,000,000 |
| | X ANY AUTO | | | | | | BODILY INJURY (Per person) | $ |
| | OWNED AUTOS ONLY / SCHEDULED AUTOS | | | | | | BODILY INJURY (Per accident) | $ |
| | HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY | | | | | | PROPERTY DAMAGE (Per accident) | $ |
| | | | | | | | | $ |
| | UMBRELLA LIAB [ ] OCCUR | | | | | | EACH OCCURRENCE | $ |
| | EXCESS LIAB [ ] CLAIMS-MADE | | | | | | AGGREGATE | $ |
| | DED [ ] RETENTION $ | | | | | | | $ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N | | | | | | PER STATUTE [ ] OTH-ER | |
| | ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N / A (Mandatory in NH) | | | | | | E.L. EACH ACCIDENT | $ |
| | If yes, describe under DESCRIPTION OF OPERATIONS below | | | | | | E.L. DISEASE - EA EMPLOYEE | $ |
| | | | | | | | E.L. DISEASE - POLICY LIMIT | $ |
| C | Crime and Employee Fidelity | | | MO-RE-MID001-27 | 7/1/2026 | 7/1/2027 | Limit | $1,000,000 |
| A | Property | | | EW0314726 | 7/1/2026 | 7/1/2027 | Limit | $500,000,000 |
| B | Equipment Breakdown | | | YB2-L9L-476500-016 | 7/1/2026 | 7/1/2027 | Limit | $250,000,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Midwest Public Risk of Missouri – Retains the first $500,000 of each Liability Claim/Occurrence
Midwest Public Risk of Missouri – 50% Quota share of $500,000 x $500,000 with Governmental Entities Mutual of each Liability Claim/Occurrence
Midwest Public Risk of Missouri – Retains the first $750,000 of each Property Claim/Occurrence

Property includes: Buildings, Business Personal Property, Business Income, Inland Marine, Electronic Data Processing and Automobile Physical Damage

The purpose of this Certificate is to describe generally the nature, scope, and intent of the coverage of the Member Entity of Midwest Public Risk of Missouri ("MPR of Missouri" or "MPR"). In accordance with RSMo Section 537.620, except for being subject to the regulation of the director of the department of See Attached...

**CERTIFICATE HOLDER**

Park University
8700 NW River Park Dr.
Parkville MO 64152
USA

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Arthur J. Gallagher Risk Management Services, LLC

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AGENCY CUSTOMER ID: MIDWPUB-03

LOC #:

# ADDITIONAL REMARKS SCHEDULE



| AGENCY | NAMED INSURED |
|---|---|
| Arthur J. Gallagher Risk Management Services, LLC | City of Parkville<br>8880 Clark Avenue<br>Parkville, MO 64152 |
| POLICY NUMBER | |
| CARRIER / NAIC CODE | EFFECTIVE DATE: |

## ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

commerce and insurance under sections 375.930 to 375.948, sections 375.1000 to 375.1018, and sections 537.600 to 537.650, MPR of Missouri shall not be deemed to be an insurance company or insurer under the laws of this state, and the coverage provided by such entity and the administration of such entity shall not be deemed to constitute the transaction of an insurance business.

ACORD 101 (2008/01)

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

*As a condition* to receiving from Park University (Park) a license that is terminable at will to hunt deer with a bow, on real property (Hunt Area) owned by Park, a Missouri nonprofit corporation from September 15, 2026 to January 15, 2027 as a participant in an archery deer hunt sponsored and supervised by the City of Parkville, Missouri through its Police Department (City Supervised Hunt), *I hereby release,* waive, discharge, and covenant not to sue, and agree to hold harmless for any and all purposes the University, the University's trustees, officers, servants, agents, volunteers, or employees, and the City of Parkville, Missouri and its employees (Releasees) from all liabilities, claims, demands, or injury, including death, that may be sustained by me while participating in the City Supervised Hunt, or while within the Hunt Area or while on other Park owned land, including injuries sustained as a result of the negligence of Releasees.

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

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

During the City Supervised Hunt, I will follow the 2026-2027 City Supervised Hunt Rules (Rules) (a copy of which is attached, and incorporated by reference into this Agreement), applicable Missouri laws and applicable City ordinances. I will follow all directions issued by City Police Officers, the Park University Director of Public Safety, Park University Security Officers and other City and Park officials.

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

Signed this _____ day of _____, 20___.

Participant Signature:_____

Printed Name:_____

Witness Signature:_____

Witness Printed Name:_____

---

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

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

# CITY OF PARKVILLE
## Policy Report

Date: August 11, 2026

Prepared By:
Brittanie Propes, Parks & Recreation Director

Reviewed By:
Alexa Barton, City Administrator

ISSUE:
Approval of Resolution No. 26-020, a Resolution Approving a Memorandum of Understanding for the Rotary Plaza Project at the Parkville Farmer's Market Pavillion between the City of Parkville and Parkville Rotary Charities, Inc. (Parks)

BACKGROUND:
Parkville Rotary Charities, Inc. has proposed funding approximately $127,000 in improvements to the City-owned park area near the Farmers Market pavilion in English Landing Park, as shown in the Site Plan that is attached as Exhibit A to the attached Memorandum of Understanding. The Budget for this project is shown in Exhibit B to the MOU. The project would expand upon City improvements already underway at this location. Rotary's proposed contribution includes additional hardscape and landscaping improvements, lighting, a decorative water feature, a public drinking fountain/water station, tables and benches, sunshades, trash receptacles, and donor recognition (the "Rotary Funded Improvements"). On August 4, 2026, the Board of Aldermen approved proceeding with the project, subject to approval of an MOU between the City and Rotary addressing the parties' respective roles and responsibilities relating to the Rotary Funded Improvements.

The MOU recognizes that the Rotary Funded Improvements will be public improvements on public property, and will be solely owned by the City. Rotary is responsible for all costs, except for such costs related to the following City responsibilities:
(a)Provide or arrange for the water and electrical infrastructure reasonably necessary to extend water and electric service to the Project area;
(b) Provide the decorative center light pole and fixture identified in the Site Plan;
(c) Coordinate the Project scope with the City's existing site work, and provide Project oversight.

Rotary will maintain the decorative water feature and landscaping.

STRATEGIC GOAL(S):
Parks and Recreation

BUDGET IMPACT:
The City's estimated cost to extend water and electrical service to the project area is $56,195.72. The original Farmers Market project included $21,824.50 for concrete patio work that will instead be completed through Rotary's plaza improvements. Those existing funds can be redirected toward the utility infrastructure, resulting in a net increase of $34,371.22 beyond the previously approved City budget.

In return, the City will receive approximately $127,000 in Rotary-funded improvements that will become City property following completion and acceptance. The project includes expanded hardscaping and landscaping, lighting, a decorative water feature, tables and benches, sunshades, trash receptacles, and a public drinking fountain with bottle-filling, handwashing, and pet-bowl features. Identifiable City savings and added public amenities total approximately $45,870.75, with additional value from landscaping, lighting, and expanded hardscaping that has not been separately quantified.

The future relocation of the Rotary Clock is excluded from the current financial impact and has not been approved or assigned a funding source.

ALTERNATIVES:
1. Approve the Resolution.
2. Approve the Resolution with changes.
3. Deny the Resolution.

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:

SUGGESTED MOTION:
I move to approve Resolution No. 26-020, a Resolution Approving a Memorandum of Understanding for the Rotary Plaza Project at the Parkville Farmer’s Market Pavillion between the City of Parkville and Parkville Rotary Charities, Inc.

ATTACHMENTS:
1. Resolution 26-020 Approving MOU with Rotary
2. Exhibit A to MOU (Site Plan)
3. Exhibit B to MOU (Budget)
4. Rotary Plaza MOU

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

**CITY OF PARKVILLE, MO.**
**RESOLUTION No. 26-020**

**A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING FOR THE ROTARY PLAZA PROJECT AT THE PARKVILLE FARMER'S MARKET PAVILLION BETWEEN THE CITY OF PARKVILLE AND PARKVILLE ROTARY CHARITIES, INC. AND AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT ON BEHALF OF THE CITY.**

WHEREAS, the City owns and maintains English Landing Park, which includes the Farmers Market pavilion, and the City is engaged in the process of completing certain improvements in the Park;

WHEREAS, Parkville Rotary Charities, Inc. ("Rotary") wants to fund certain additional improvements as a part of the City project, including hardscaping and landscaping, a decorative water feature, a public drinking fountain/water station, site furnishings, trash receptacles, and donor recognition;

WHEREAS, the City and Rotary desire to enter into the attached Memorandum of Understanding to address their roles and responsibilities relating to the Rotary funded improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, that the Memorandum of Understanding for the Rotary Plaza Project at the Parkville Farmer's Market Pavillion between Parkville Rotary Charities, Inc., and the City of Parkville, a copy of which is attached to this Resolution as Exhibit A, is hereby approved, and the Mayor is hereby authorized to execute the same on behalf of the City in substantially the same form as attached hereto.

IN TESTIMONY WHEREOF, I have hereunto set my hand in the City of Parkville this 18th Day of August, 2026.

_____
Mayor Dean Katerndahl

ATTEST:

_____
City Clerk Melissa Bazert

**EXHIBIT A – MEMORANDUM OF UNDERSTANDING**



# REV 7

for the

# Parkville Farmers' Market

# Rotary Plaza

RYAN
OUTDOOR LIVING

(913) 387-2122

# 3D Overview


N




# Current Plaza Plan



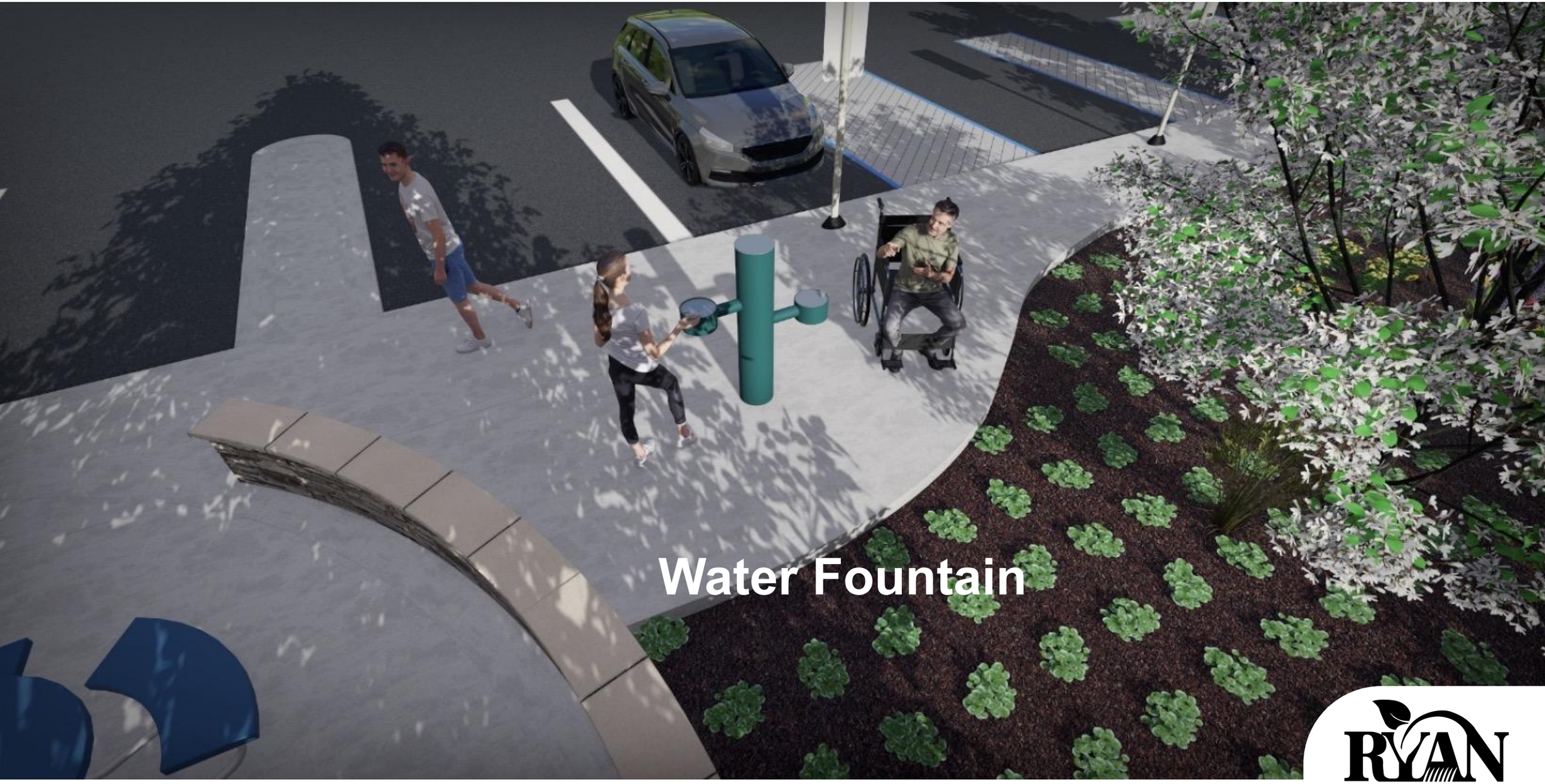

# Rotary Sponsored Plaza Upgrade

RYAN

SCOPE OVERVIEW




# Water Fountain




SCOPE OVERVIEW




RYAN

SCOPE OVERVIEW




RYAN

SCOPE OVERVIEW



# Fountain Materials

Formal Falls Large kit 65 Gallon Basin with built in LED

Blue Thumb Illumiflow 6000 GPH pump

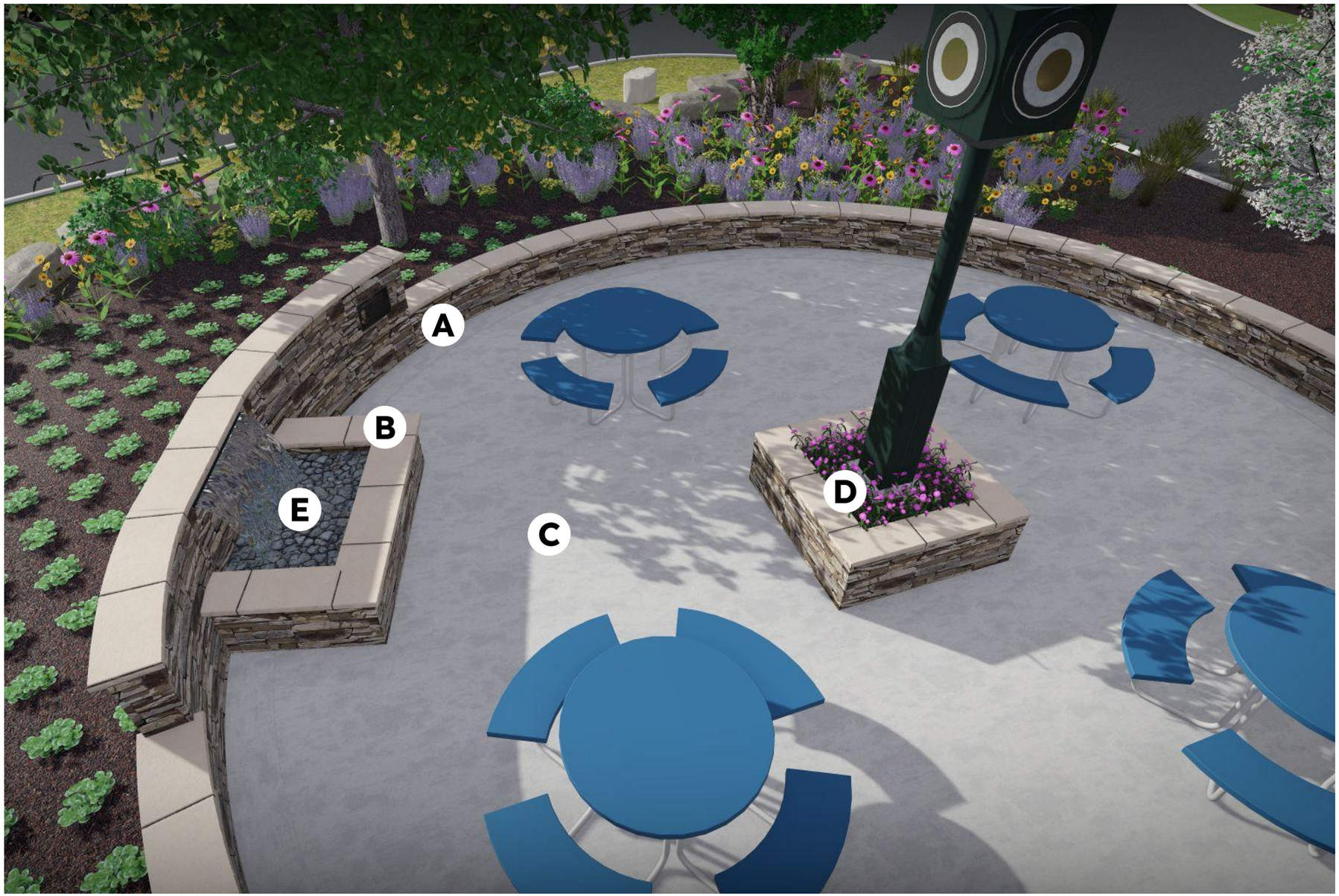
Pump Filter

Flexible Hosing

40in Stainless Steel Spillway Weir

RYAN

SCOPE OVERVIEW




## Materials

**(A)** RiverCrest Wall (Buff)

**(B)** Rough-Cut Ledgestone Coping (Buff)

**(C)** Concrete - Brushed

**(D)** Java Brown Mulch

**(E)** Missouri Rainbow River Rock (2-4”)

RYAN

SCOPE OVERVIEW

## RiverCrest Wall (Buff)



## Concrete - Brushed



## Missouri Rainbow River Rock (2-4”)



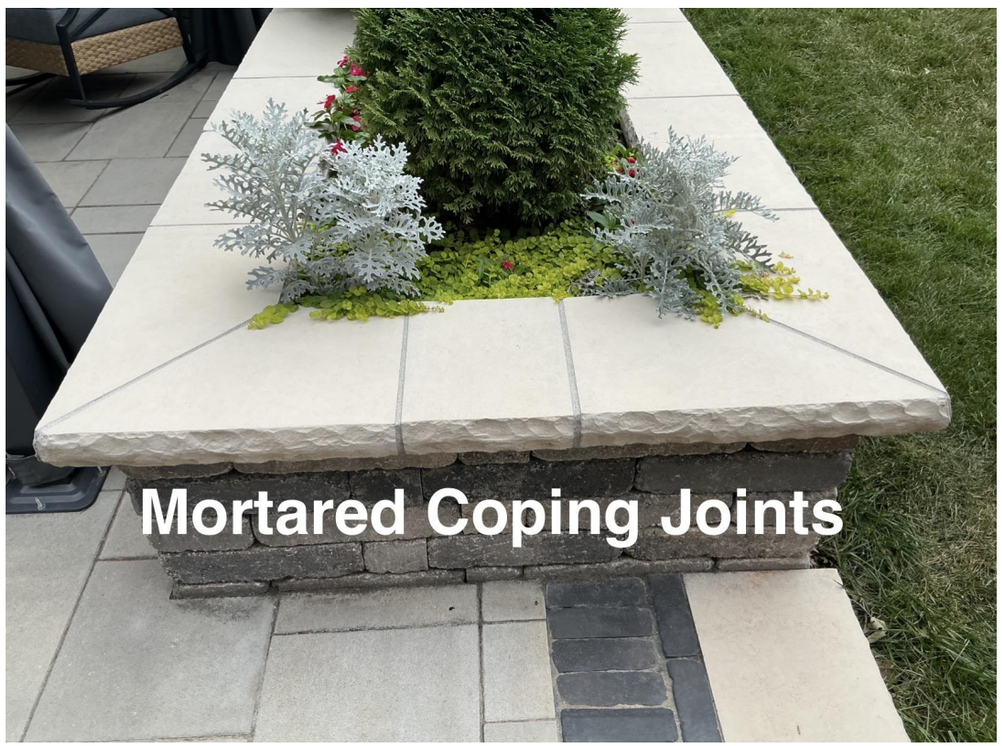
## Rough-Cut Ledgestone Coping (Buff)



## Java Brown Mulch



## Mortared Joints




## Undercap Lights



# Color Change Lighting




SCOPE OVERVIEW




SCOPE OVERVIEW



RYAN

SCOPE OVERVIEW



RYAN

SCOPE OVERVIEW




SCOPE OVERVIEW

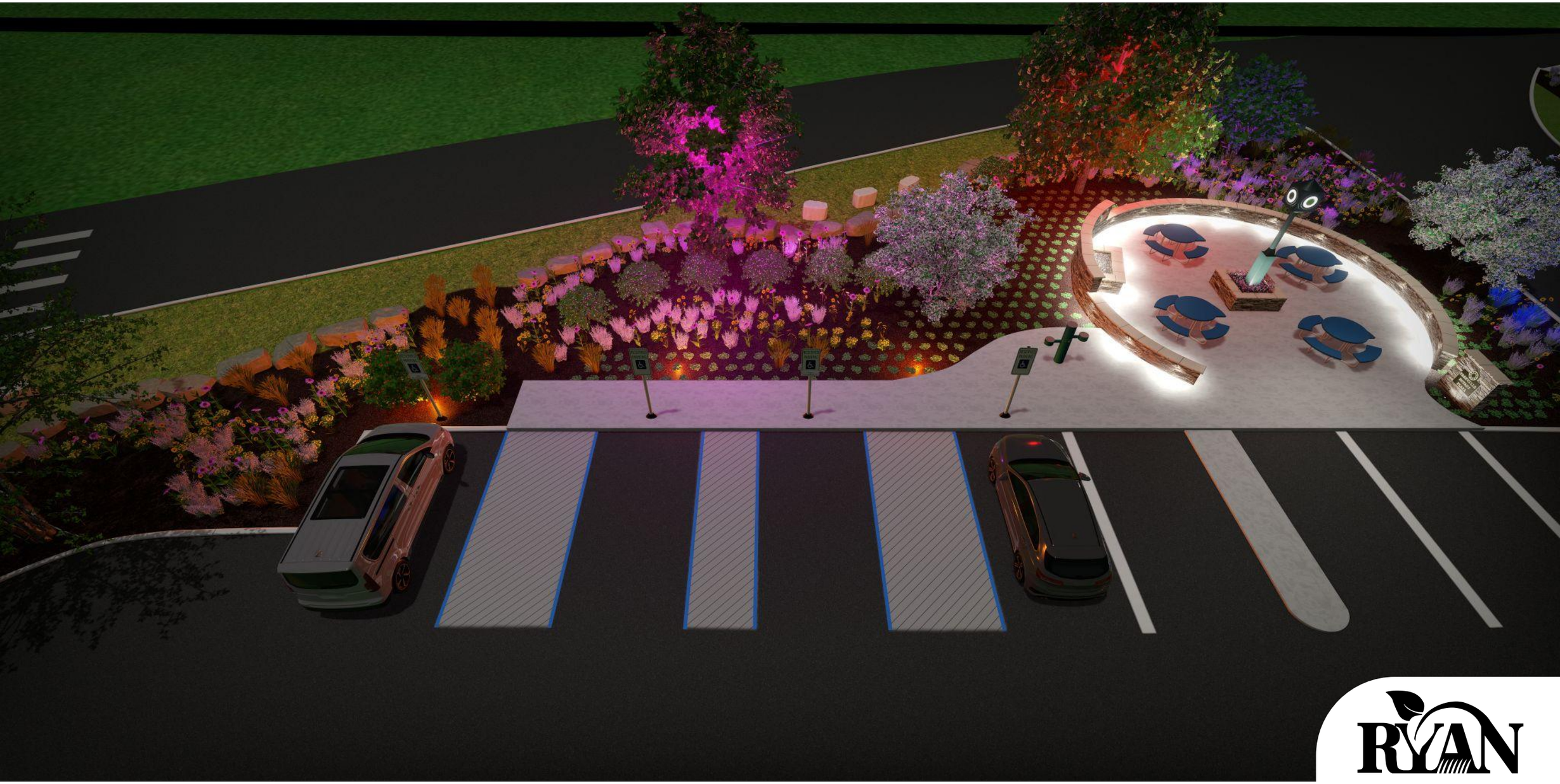



SCOPE OVERVIEW



RYAN

SCOPE OVERVIEW



RYAN

SCOPE OVERVIEW




RYAN

SCOPE OVERVIEW




RYAN

SCOPE OVERVIEW



RYAN

SCOPE OVERVIEW



RYAN

SCOPE OVERVIEW

Thank you for supporting an **employee-owned** company!

How all Started - Our Story

RYAN
OUTDOOR LIVING

(913) 387-2122

# John Schott Rotary Plaza Budget Status

## Updated August 6, 2026 - vs. 6

**Approved Budget by Rotary Board - 6-17-26 meeting**

| | |
|---|---|
| $ 109,010.64 | John Schott investment account with KC Community Foundation 8-1-26* |
| $ 9,500.00 | Initial Board approved budget 6-17-26 from Parkville Rotary Charities, Inc |
| $ 2,500.00 | Pending Rotary Grant funds associated with drinking water fountain |
| $ 5,700.00 | Supplemental Budget approved 7-5-26 Rotary Board meeting |
| **$ 126,710.64** | Total Approved budget authorized by Board |

**Expenses back up by hard copy vendor invoices, quotes**

Ryan Lawn and Tree Construction Costs per 8-3-26 estimate

| | |
|---|---|
| $ 1,702.51 | Signage Installation - 3 plaques; does not include actual plaques |
| $ 60,791.46 | Hardscape Installation |
| $ 369.78 | Landscape installation associated with water feature - decorative rock select area |
| $ 15,020.56 | Water feature installation |
| $ 27,640.65 | Lighting Installation |
| $ 226.59 | Drinking fountain installation |
| $ 477.52 | Drainage for Drinking fountain installation |
| $ 3,606.35 | Drinking fountain concrete and installation |
| **$ 109,835.42** | Total Ryan and Lawn Construction Cost |

Other Expenses

| | |
|---|---|
| $ 5,075.00 | Cost for benches and tables - paid direct to vendor - includes shipping |
| $ 9,400.00 | Drinking Water fountain - paid direct to vendor - includes freight |
| $ 1,684.00 | Two heavy duty trash containers for area |
| $ 598.00 | clock template for base - putting into concrete of new Pedestal |
| $ 100.00 | Clock template - freight estimate - (firm est. pending) |
| **$ 16,857.00** | Total Confirmed expense of non-Ryan project costs based on vendor invoices, quotes |
| **$ 126,692.42** | **Total Parkville Rotary Plaza Cost** |
| **$ 18.22** | **Under Budget** |

**Deleted from earlier budgets**

| | |
|---|---|
| $ 3,300.00 | Cost for sun shades from Costco at $825 each - paid direct to vendor |
| $ 500.00 | Shipping contingencies for sunshades |

*Does not include any interest earned from August 1 2026 forward, but Interest credits authorized as part of motion (Pg 3, Motion B)

# Memorandum of Understanding for the Rotary Plaza Project at the Parkville Farmer's Market Pavillion

This Memorandum of Understanding ("MOU") is entered into by and between the City of Parkville, Missouri, a fourth-class city ("City"), and Parkville Rotary Charities, Inc., a Missouri nonprofit corporation ("Rotary"). The City and Rotary may be referred to individually as a "Party" and collectively as the "Parties."

## Recitals

WHEREAS, the City owns and maintains English Landing Park (the "Park"), which includes the Farmers Market pavilion, and the City is engaged in the process of completing certain improvements in the Park;

WHEREAS, Rotary desires to fund certain additional improvements as a part of the City project, including hardscaping and landscaping, a decorative water feature, a public drinking fountain/water station, site furnishings, trash receptacles, and donor recognition (the "Rotary Funded Improvements");

WHEREAS, the Parties enter into this MOU to address their roles and responsibilities relating to the Rotary Funded Improvements.

NOW, THEREFORE, in consideration of the mutual promises and commitments stated below, the Parties agree as follows:

## Agreement

**1. Project and Approved Plans.** The Rotary Plaza Project ("Project") consists of the Rotary Funded Improvements generally shown and described in the Site Plan attached to the MOU as Exhibit A and the estimated Budget attached to the MOU as Exhibit B. The Project will be completed by Ryan Lawn & Tree ("Ryan") pursuant to a contract with Rotary.

**2. Rotary Funding Responsibilities.** Rotary is solely responsible for all costs associated with the Project, except for the City Responsibilities described in Section 3. The Rotary Funded Improvements generally include the expanded hardscape and landscaping, decorative water feature, public drinking fountain/water station, picnic tables, benches, trash receptacles, and approved donor-recognition elements shown in the Site Plan. Changes to the Project, Site Plan, or Rotary Funded Improvements require the City's prior written approval.

**3. City Responsibilities.** Subject to annual appropriations and applicable law, the City shall:

**(a)** Provide or arrange for the water and electrical infrastructure reasonably necessary to extend water and electric service to the Project area;

**(b)** Provide the decorative center light pole and fixture identified in the Site Plan;

**(c)** Coordinate the Project scope with the City's existing site work, and provide Project oversight.

**4. Construction and Installation.** Construction and installation of the Rotary Funded Improvements shall be performed through a City-approved contracting and installation process and in accordance with plans and specifications approved by the City, and all applicable laws. Rotary shall not perform, direct, or control construction of the Project. Ryan and any subcontractor performing Project work must satisfy applicable City requirements, including licensing, insurance, permitting, safety, and procurement requirements. Rotary understands that the Park is a public facility owned by a municipality and the Rotary Funded improvements will be public improvements, and as such are subject to certain laws relating to governmental entities, including, without limitation, i) the requirements of Sections 290.210-340, RSMo., requiring payment of not less than the Prevailing Wages for Platte County, Missouri, and of Title 8, Division 30, Chapter 3, of the Code of State Regulations, for covered work (the "Prevailing Wage Requirements"); and ii) the requirements of Section 107.170, RSMo., requiring the procurement of a payment bond for certain public works projects (the "Payment Bond Requirements"). The Rotary Funded Improvements are subject to the Prevailing Wage Requirements and the Payment Bond Requirements, and Rotary and Ryan must comply with said Requirements. Rotary agrees to comply, and by contract shall require Ryan to comply with all Prevailing Wage Requirements and Payment Bond Requirements, including but not limited to, maintaining and submitting full and accurate payroll records as required by Section 290.290.1, RSMo. and 8 CSR 3-30.010 et seq., and posting a payment bond in a form and amount approved by the City. Rotary further agrees to indemnify, defend, and hold harmless the City, its elected and appointed officials, employees, and agents, from and against any claim, liability, assessment, fine, penalty, or other cost, including attorney's fees, which may be asserted against or incurred by the City as a result of an allegation that Rotary or its contractors have not complied with these Prevailing Wage Requirements and Payment Bond Requirements, whether such claim is asserted by a worker or by the Division of Labor Standards or any other entity. This indemnification shall survive termination of this MOU.

**5. Ownership.** The Rotary Funded Improvements are public improvements on public land that shall be solely owned by the City, and their use and operation shall be as determined by the City in its sole discretion. Rotary shall have no interest in the Improvements.

**6. Rotary Maintenance Responsibilities.** Rotary agrees to maintain the decorative water feature and landscaping components of the Project. These responsibilities include:

**(a)** Seasonal startup, shutdown, and winterization of the decorative water feature;

**(b)** Routine inspection, cleaning, water treatment, adjustment, repair, and replacement of pumps, controls, nozzles, basin components, and other water-feature equipment;

**(c)** Maintenance, replacement, weeding, pruning, mulching, and other care reasonably necessary to preserve the Project landscaping in a safe and presentable condition;

**(d)** Prompt correction of any unsafe, unsanitary, leaking, damaged, or malfunctioning condition associated with the water feature or Project landscaping; and

**(e)** Use of Ryan Lawn & Tree or another qualified contractor approved by the City when specialized work is required.

**7. Failure to Maintain.** If Rotary fails to perform its maintenance obligations under Section 6, the City may provide written notice describing the deficiency and allow Rotary thirty (30) days to cure, or such shorter time as determined by the City, in its sole discretion, as necessary to protect health, safety, property, or Park operations. In an emergency, the City may act without prior notice. If Rotary does not timely cure, the City may, but is not obligated to, take such actions as it deems appropriate, including, without limitation: i) perform or arrange the necessary repair work; ii) deactivate or secure the decorative water feature; or iii) modify or remove the affected improvements. Rotary shall reimburse the City for reasonable documented costs incurred under this Section 7 within thirty (30) days after receiving an invoice.

**8. Naming and Donor Recognition.** Once installed the official name of the Project will be "Parkville Rotary Plaza." John Schott will be recognized through a donor recognition plaque describing his contributions to Parkville and Rotary. The final design, wording, materials, size, and placement of all signs and plaques are subject to City approval. No provision of this MOU grants Rotary a property interest or independent naming right. Once approved and installed, any change to the name or donor recognition elements requires City approval.

**9. Rotary Clock.** Subject to appropriations, the City will coordinate and fund the removal, transportation, and reinstallation of the existing Rotary clock from the Highway 9 triangle to a City-approved location in Rotary Plaza.

**10. Term and Termination.** The MOU is effective and commences upon full execution by the Parties, and shall remain in effect for as long as the decorative water feature or Project landscaping remains in place, unless the Parties agree otherwise in writing. In addition, the City may terminate the MOU upon giving 30 days advance written notice to Rotary.

**11. Independent Parties; No Joint Venture.** The Parties are independent entities. Nothing in this MOU creates an employment, agency, partnership, or joint-venture relationship.

**12. Compliance with Law.** The Parties shall comply with applicable federal, state, and local laws, ordinances, regulations, and City policies.

**13. Notices.** Notices under this MOU shall be in writing and delivered personally, by recognized overnight carrier, by certified mail, return receipt requested, or by email with confirmation of receipt, to the following representatives, or to a replacement representative designated in writing:

| **City of Parkville** | **Parkville Rotary Charities, Inc.** |
|---|---|
| Attn: City Administrator<br>8880 Clark Avenue<br>Parkville, Missouri 64152<br>Email: abarton@parkvillemo.gov | Attn: Dave Rittman<br>P.O. Box 12064<br>Parkville, MO 64152<br>Email: dave@daverittman.com |

**14. Amendment; Assignment.** This MOU may be amended only by a written instrument approved and signed by both Parties. Rotary may not assign or transfer the MOU without the City's prior written consent.

15. **Entire Agreement; Severability.** This MOU is the entire agreement between the Parties concerning the Project and supersedes prior oral or written understandings on the same subject. If any provision is held unenforceable, the remaining provisions shall remain in effect to the fullest extent permitted by law.

16. **Governing Law.** Missouri law governs this MOU.

17. **Authority; Counterparts.** Each person signing represents that the person is authorized to bind the identified Party. This MOU may be signed in counterparts and by electronic signature, each of which shall be deemed an original.

18. **Binding Effect.** The Parties intend this MOU to create binding and enforceable obligations according to its terms.

[*remainder of page is intentionally blank; signature page follows*]

**Parkville Rotary Charities, Inc.**

By: _____

Name: _____

Its: _____

Date: _____

**City of Parkville, Missouri**

By: _____

Dean Katerndahl, Mayor

Date: _____

# Exhibit A – Site Plan

*[attached]*

# Exhibit B – Budget

*[attached]*

# CITY OF PARKVILLE
## Policy Report

Date: August 5, 2026

Prepared By:
Jeffery Rhodes, Assistant City Administrator

Reviewed By:
Alexa Barton, City Administrator

ISSUE:
Approve the second reading of Bill No. 3379, An Ordinance authorizing and directing the submission at the public election to be held November 3 2026, to the qualified voters of the City of Parkville, Missouri, the question of whether the city shall collect a property tax levy of $.1790 per one hundred dollars of assessed valuation for 10 years for the purpose of funding Public Safety Service, Law Enforcement Personnel, Equipment, Technology, Vehicles, Training, Communications Systems, and related Public Safety Operations provided by the City

BACKGROUND:
Parkville's population, service area, and public safety responsibilities have increased - and continue to grow. Population has increased dramatically over the last 10 years, and calls for service are increasing proportionately. The Police Department must maintain competitive compensation, retain trained officers, replace vehicles and equipment, and plan for additional staffing as service demands grow. The City's existing general fund revenues and public safety sales tax fund the operations of the Police Department. The General Fund must also support streets, parks, facilities, administration, and other municipal services.

A dedicated temporary levy would establish a defined funding source for public safety without relying entirely on growth in existing revenues.

The proposed public safety question would be presented separately from the infrastructure and facilities questions so voters may consider each purpose independently. The proposed term is 10 years because the levy would primarily support operating and replacement costs that should be reviewed periodically.

**FUNDING OPTIONS UNDER CONSIDERATION**

| Option | Planned Service Level | Annual Revenue | Est. Rate | 10-Year Need |
|---|---|---|---|---|
| A | Maintain current pay schedule; annual 3% COLA; no added positions | $450,000 | 0.1150 | $4,353,552 |

| | | | | |
|---|---|---|---|---|
| B | Maintain current pay schedule; annual 3% COLA; add two officers in Year 5 | $500,000 | 0.1280 | $4,853,552 |
| C | Move officers to a 12-step schedule; add two officers in Year 5 | $700,000 | 0.1790 | $6,643,636 |

**PLANNED USES**

- Police officer salaries, benefits, and structured compensation adjustments.
- Recruitment and retention of qualified officers.
- Addition of two police officer positions in Year 5 if the selected option includes growth staffing.
- Police vehicles, radios, body-worn cameras, technology, training, and related equipment.
- Other direct public safety operating and replacement costs authorized by the ballot language.

**JUSTIFICATION**

A dedicated 10-year levy would match the proposed revenue source to a defined public safety purpose, provide predictable funding for compensation and replacement schedules, and allow the City to reassess service needs before seeking any future extension. The final rate should correspond to the compensation and staffing option selected by the Board.

STRATEGIC GOAL(S):
This ballot initiative and ordinance helps the city achieve the following strategic priorities:

- Public Safety
- Operational Excellence
- Infrastructure and Public Facilities
- Communications Best Practices

BUDGET IMPACT:
If appproved, this ordinance would authorize the city to collect additional property taxes and the revenue would become a new funding stream for the Public Safety Fund. The additional levy revenue and authorized expenditures would be incorporated into future annual budgets and the City's long-range financial plans for the Police Department.

ALTERNATIVES:

- Approve the proposed ordinance authorizing the ballot question
- Approve the proposed ordinance, subject to changes
- Postpone the item
- Do not approve 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:
City staff recommends that the Board select the preferred compensation and staffing option and approve a separate 10-year public safety ballot question at the corresponding levy rate.

POLICY:
The Board of Aldermen must approve the ordinance and ballot language before the question may be submitted to qualified voters. Any levy approved by voters would be subject to Missouri law, annual levy certification, and applicable Hancock Amendment calculations.

SUGGESTED MOTION:
I move to approve Bill No. 3379, an ordinance authorizing and directing the submission at the public election to be held November 3 2026, to the qualified voters of the City of Parkville, Missouri, the question of whether the city shall collect a property tax levy of $.1790 per one hundred dollars of assessed valuation for 10 years for the purpose of funding Public Safety Service, Law Enforcement Personnel, Equipment, Technology, Vehicles, Training, Communications Systems, and related Public Safety Operations provided by the City, on second reading to become Ordinance No. 3304.

ATTACHMENTS:
1. November 2026 Levy Ordinance_Public Safety-Bill 3379
2. FRB Forecast_Executive Memo_8-14-2026
3. Financial Brief Overview-Forecast-FRB_8-14-2026
4. Financial Outlook Overview-Forecast-FRB_8-14-2026

BILL NO. 3379 ORDIINANCE NO. 3304

**AN ORDINANCE AUTHORIZING AND DIRECTING THE SUBMISSION AT THE PUBLIC ELECTION TO BE HELD NOVEMBER 3, 2026, TO THE QUALIFIED VOTERS OF THE CITY OF PARKVILLE, MISSOURI, THE QUESTION OF WHETHER THE CITY SHALL COLLECT A PROPERTY TAX LEVY OF $.1790 PER ONE HUNDRED DOLLARS OF ASSESSED VALUATION FOR 10 YEARS FOR THE PURPOSE OF FUNDING PUBLIC SAFETY SERVICES, LAW ENFORCEMENT PERSONNEL, EQUIPMENT, TECHNOLOGY, VEHICLES, TRAINING, COMMUNICATIONS SYSTEMS, AND RELATED PUBLIC SAFETY OPERATIONS PROVIDED BY THE CITY.**

WHEREAS, in accordance with the provisions of Article 10, Section 1 of the Constitution of Missouri and Section 88.667.1(1) RSMo., the City of Parkville, Missouri (the "City"), is authorized and empowered to levy and collect taxes for general revenue purposes on all mixed, personal and real property within the limits of the City, taxable in accordance with the laws of the State of Missouri; and

WHEREAS, on April 6, 2004, qualified voters of the City approved an increase to the City's operating tax levy rate from $0.4853 cents per $100.00 assessed valuation to not-to-exceed $0.6753 cents per $100.00 assessed valuation for a term not-to-exceed 21 years (the "2004 Temporary Levy"), and has since expired; and

WHEREAS, the 2004 Temporary Levy resulted in a property tax levy of $.1665 cents per $100.00 assessed valuation; and

WHEREAS, pursuant to Section 137.073 RSMo., and Article X, Section 22, of the Missouri Constitution, the City may submit to the qualified voters of the City the question of whether to collect the City's property tax levy of $.1790 per $100.00 assessed valuation, which will be levied for 10 years commencing with tax year 2027 through the year 2036, for the purpose of funding public safety services, law enforcement personnel, equipment, technology, vehicles, training, communications systems, and related public safety operations provided by the City; and

WHEREAS, the City desires to submit to the qualified voters at the general election to be held on November 3, 2026, the question of whether the City shall commence collecting its property tax levy of $.1790 per $100.00 assessed valuation, which will be levied for 10 years commencing with tax year 2027 through the year 2036, for the purpose of funding public safety services, law enforcement personnel, equipment, technology, vehicles, training, communications systems, and related public safety operations provided by the City (the "Proposition P").

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

Section 1. An election is hereby ordered to be held in the City on November 3, 2026, of the following question:

**QUESTION:**

**Shall the City of Parkville commence collecting its property tax levy of $.1790 per $100.00 assessed valuation, to be levied for a period of ten (10) years**

**commencing with tax year 2027 through the year 2036, for the purpose of funding public safety services, law enforcement personnel, equipment, technology, vehicles, training, communications systems, and related public safety operations provided by the City?**

Section 2. The notice of election on the Proposition shall be in substantially the form attached hereto as Exhibit A.

Section 3. The Mayor, City Clerk, and the City Administrator are hereby authorized and directed to take such actions as may be necessary or desirable to cause the Proposition to be submitted to the qualified voters of the City at the election called for by this Ordinance, including, without limitation, timely submittal of certified copies of this Ordinance to the Platte County Board of Election Commissioners no later than 5:00 p.m. on August 25, 2026, and to include in the notification all of the terms and provisions required by Chapter 115 RSMo. The Platte County Board of Election Commissioners (the "Commissioners") as the Election Authority of said County shall conduct such election according to the law and certify the results thereof. The Commissioners shall designate such polling places as shall be required for said election and shall appoint necessary election officials. The Commissioners shall be required by law and shall do and perform such other necessary acts as may be required to conduct such election in accordance with the statutes of State of Missouri.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED and APPROVED this 18th day of August 2026.

_____
Mayor Dean Katerndahl

ATTESTED:

_____
City Clerk Melissa Bazert

EXHIBIT A

FORM OF NOTICE OF ELECTION

Notice is hereby given that an election will be held in the City of Parkville, Platte County, Missouri, on Tuesday, November 3, 2026, between the hours of 6:00 a.m. and 7:00 p.m. for the purpose of presenting the following ballot to the qualified voters of the City of Parkville, Missouri:

OFFICIAL BALLOT
CITY OF PARKVILLE, MISSOURI PLATTE COUNTY, MISSOURI
November 3, 2026

PROPOSITION P

Shall the City of Parkville commence collecting its property tax levy of $.1790 per $100.00 assessed valuation, to be levied for a period of ten (10) years commencing with tax year 2027 through the year 2036, for the purpose of funding public safety services, law enforcement personnel, equipment, technology, vehicles, training, communications systems, and related public safety operations provided by the City?

YES ☐

NO ☐

INSTRUCTIONS TO VOTERS: If you are in favor of the question, place an X in the box opposite "YES." If you are opposed to the question, place an X in the box opposite "NO."

The polling place(s) for all qualified voters of the City of Parkville, Missouri will be:

[Insert Polling Place Locations]

Done by order of the Board of Aldermen this ___ day of _____, 2026.

_____
Platte County, Missouri Board of Elections

## Executive Memo

**TO:** Mayor and Board of Aldermen
**FROM:** Administration/Finance Department
**DATE:** August 18, 2026
**SUBJECT:** Long-Range Budget Forecasting Baseline (FY 2026–2030)

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### Executive Summary

As we initiate planning for the upcoming fiscal year, this memorandum provides the macroeconomic framework used to secure Parkville's long-term fiscal health. To safeguard municipal services and maintain structural balance, this model separates national Federal Reserve data into two distinct tracks: one for projecting volatile local revenues, and one for forecasting fixed city expenditures.

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### Macroeconomic Projections Reference Table

| Category | 2024 (Actual) | 2025 (Est) | 2026 (Forecast) | 2027 (Forecast) | 2028 (Forecast) | 2029 (Forecast) | Longer Run |
|---|---|---|---|---|---|---|---|
| **Personal Consumption Expenditures (PCE) Inflation (revenues)** | 2.3% | 2.8% | **3.6%** | **2.3%** | **2.0%** | **2.0%** | **2.0%** |
| **Core PCE Inflation (expenditures)** | 2.7% | 2.9% | **3.3%** | **2.5%** | **2.1%** | **2.0%** | — |
| | | | | | | | |
| **Real GDP Growth** | 2.8% | 2.4% | **2.2%** | **2.3%** | **2.2%** | **2.1%** | **2.0%** |
| **Unemployment Rate** | 4.1% | 4.2% | **4.3%** | **4.3%** | **4.2%** | **4.2%** | **4.2%** |

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### The Two-Pronged Forecasting Model

#### 1. Revenue Forecast Tracker: Headline PCE Inflation (3.6% for 2026)

- **Definition:** The "sticker price" index tracking all consumer goods, including volatile grocery and energy costs.
- **Municipal Application:** Directly drives local sales tax receipts and online use tax revenue.
- **The 2026 Strategy:** Sales tax receipts are projected to scale at 3.6% due to short-term regional price pressures. This spike is temporary; revenue growth is modeled to cool toward a stable 2.0% baseline by 2028.

**2. Expenditure Forecast Tracker: Core PCE Inflation (3.3% for 2026)**

- **Definition:** The underlying structural inflation index that strips out volatile food and energy costs.
- **Municipal Application:** Dictates long-term, rigid operational costs that cannot easily be rolled back.
- **The 2026 Strategy:** Used as the baseline for competitive Cost of Living Adjustments (COLA) for the Police Department, Public Works staff, all staff; and multi-year vendor contract renewals.

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**Strategic Policy Takeaway for the Board**

For FY 2026, the revenue inflation factor (**3.6%**) slightly outpaces the expenditure core factor (**3.3%**). This creates a positive operational spread of **0.3%**.

While this signals a structurally sound baseline, the margin is narrow. Blending these numbers would mask revenue volatility. Keeping them separate ensures that we fund our recurring personnel and operational commitments out of sticky, predictable revenue rather than temporary inflationary spikes at the retail cash register.

# SUMMARY – FINANCIAL FORECASTING AND RESERVE POSITION

**Executive Briefing for the Board of Aldermen – August 18, 2026**

## Purpose

During recent discussions regarding the City's long-term financial outlook and potential future revenue needs, the Board of Aldermen requested additional information regarding:

- Staff's long-range revenue and expenditure assumptions;
- How those assumptions compare with Federal Reserve economic projections; and
- Whether the City's current reserve levels remain appropriate.

Staff has prepared a more comprehensive Financial Forecasting, Federal Reserve Comparison, and Reserve Analysis Report addressing these questions in detail. That comprehensive analysis is included after this summary and is attached to each ordinance item for record keeping and consistency.

This executive briefing summarizes the primary conclusions for Board discussion.

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## 1. City's Forecasting Approach

Staff uses a different methodology for the next budget year than for the long-range financial forecast. For the upcoming budget year, revenues are projected using actual collections, current trends, known development and business activity, and immediate economic indicators. This provides the most realistic estimate available for preparation of the annual budget.

As the forecast extends farther into the future, uncertainty increases. Staff therefore becomes intentionally more conservative and has generally used approximately:

- 1% annual long-range revenue growth, and
- 2% annual long-range expenditure growth

The 1% revenue assumption is not a prediction that the economy will grow only 1% or that a recession will occur. It is a financial planning assumption intended to limit the City's reliance on revenue growth that has not yet occurred.

This distinction is particularly important because a significant portion of the City's revenues comes from economically sensitive sales and use taxes, while many City expenditures – particularly personnel – represent recurring commitments that cannot be reduced quickly without affecting services.

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## 2. Federal Reserve Comparison

At the Board's request, staff compared the City's assumptions with current Federal Reserve economic projections. The comparison indicates that the City's approximately 2% long-term expenditure growth assumption is generally consistent with the Federal Reserve's longer-term inflation outlook.

Federal Reserve projections currently anticipate continued economic growth rather than a recession as the baseline outlook. However, the range of potential economic outcomes becomes increasingly uncertain as projections extend farther into the future.

Staff therefore believe it remains prudent to distinguish between what economic forecasts predict may occur and what level of future revenue the City should responsibly commit to recurring / required expenditures before that revenue is received by the City.

Staff will continue to update near-term revenue estimates based upon actual economic performance while maintaining appropriately conservative assumptions for longer-range planning.

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## 3. Reserve Position

The City's reserves are maintained pursuant to the Board-adopted Reserve Policy and serve several purposes, including:

1. Maintaining adequate operating cash flow;
2. Protecting continuity of essential City services;
3. Responding to economic uncertainty;
4. Addressing emergencies and unforeseen financial obligations;
5. Protecting the City's creditworthiness; and
6. Providing financial stability during periods of revenue disruption.

The City's policy establishes:

- General Fund Reserve: The City endeavors to maintain approximately 15% of the succeeding year's General Fund appropriations.
- Emergency Reserve: The City separately maintains an Emergency Reserve of at least 25% of the succeeding year's General Fund appropriations.

The Emergency Reserve is intended for significant emergencies and unforeseen financial obligations and should not be viewed as excess operating cash available for routine expenditures.

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4. **Reserve Fund Overview**

Staff completed a cash-flow analysis to confirm the City's reserve percentages are in line with our reserve policies.

Rather than evaluating reserves solely as percentages, staff is calculating the City's average monthly costs for:

- Salaries and wages;
- Employee benefits;
- Employer payroll obligations;
- Retirement;
- Essential contractual and potential legal obligations; and
- Other recurring costs necessary to maintain essential City operations.

This analysis evaluated the 15% General Fund reserve based upon the number of months of essential operations it could support. At current levels, the city has more than 3 months of operational reserves in the funds with personnel – general fund, public safety, transportation, and parks & recreation. Staff also evaluated the separate 25% Emergency Reserve as an additional layer of financial protection. For 2026, the city will make a $250,000 transfer from the general fund to the emergency fund to meet this threshold.

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**5. Why This Matters to the Future Levy Discussion**

This analysis is important as the Board considers whether additional dedicated revenues may eventually be necessary for:

- Public Safety;
- Transportation and Infrastructure; and
- City Facilities and Ongoing Maintenance.

The existence of cash reserves does not, by itself, mean the City has sufficient resources to assume additional recurring obligations. Reserves are one-time financial resources. Salaries, infrastructure maintenance, facility maintenance, insurance, utilities, and other operating expenses are recurring obligations.

Using reserves to support an ongoing expenditure may address that expenditure temporarily, but the same obligation returns the following year with fewer reserves available. The central question is therefore not simply: "Does the City have cash?" The more appropriate long-term financial question is: "Does the City have sufficient recurring revenue to sustainably provide existing services, address identified community priorities, meet its financial obligations, and maintain appropriate protection against economic and operational risks?"

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**Staff Conclusion**

Based upon the analysis completed to date:

1. Staff's approximately 2% long-range expenditure assumption is generally consistent with longer-term Federal Reserve inflation expectations.
2. Staff's approximately 1% long-range revenue assumption is intentionally conservative and should be understood as a budgeting and risk-management assumption rather than an economic prediction.
3. Near-term revenue forecasts should continue to reflect actual collections, current trends, and immediate economic conditions and may therefore be higher or lower than the long-range assumption.
4. The City's General Fund and Emergency Reserves serve important and distinct purposes and should not automatically be considered available resources for funding ongoing expenditures.
5. Staff is completing additional analysis to determine how many months of essential operating costs are supported by the City's current reserve levels.
6. Staff recommends continuing to benchmark the City's financial assumptions against Federal Reserve and other credible economic indicators while maintaining a prudent long-range forecasting methodology appropriate for a smaller municipality with significant reliance on sales and use tax revenues.

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**Additional Information**

A more comprehensive Financial Forecasting, Federal Reserve Comparison, and Reserve Analysis Report accompanies this briefing and provides additional information regarding:

- Federal Reserve economic projections;
- Revenue forecasting methodology;
- Expenditure forecasting methodology;
- Revenue volatility and economic uncertainty;
- Reserve policy requirements;
- Reserve adequacy and cash-flow considerations;
- Recurring versus one-time revenues;
- Personnel and essential operating obligations; and
- The relationship between the City's financial position and potential future dedicated levy proposals.

The comprehensive report is intended to serve as the technical and educational reference supporting this executive briefing and the Board's continuing financial policy discussions.

# Financial Outlook Summary –
# Information for the Board of Aldermen, and the Citizens of Parkville

### Presented to the Parkville Board of Aldermen on August 18, 2026

At the prior meeting on August 4, 2026, the Board of Aldermen held discussions regarding the City's long-term financial outlook and the potential need for additional dedicated revenues. The Board of Aldermen raised several important questions regarding the assumptions used by staff in preparing the City's financial forecasts.

Specifically, the Board requested additional information regarding the City's long-range assumptions for revenue and expenditure growth and asked that those assumptions be compared with economic projections published by the Federal Reserve. Questions were also raised regarding the City's current reserve levels, the purpose of maintaining those reserves, and whether existing cash reserves could or should be used to address some of the City's identified financial needs before considering additional revenues.

The answers to these questions are outlined in this report as the Board evaluates the City's financial position and considers whether dedicated funding should eventually be presented to voters for Public Safety, Transportation and Infrastructure, and City Facilities and ongoing maintenance.

This report has therefore been prepared to provide additional context regarding how and why staff develops the City's financial forecasts, how those assumptions compare with broader economic indicators, and how the City's adopted Reserve Policy relates to long-term financial planning.

An important distinction throughout this discussion is the difference between an economic forecast and a municipal financial planning assumption.

- An economic forecast attempts to estimate what may occur in the broader economy.
- A municipal financial forecast must also consider how much unknown / uncertain future revenue the City should prudently rely upon when making recurring expenditure commitments.

For the immediate upcoming budget year (2027), staff develops revenue estimates using actual collections, current trends, known economic activity, and the most current information available. As the forecast extends further into the future and economic uncertainty increases, staff intentionally becomes more conservative. Historically, this has resulted in long-range revenue growth assumptions of approximately 1%, while expenditures have generally been modeled at approximately 2% growth.

The Board has asked whether those assumptions remain reasonable. The Federal Reserve comparison contained in this report is intended to help answer that question and provide an independent economic benchmark against which the City's methodology can be evaluated.

The report also addresses the City's reserves. Parkville's reserves are maintained pursuant to an adopted Board policy and are intended to provide cash-flow stability, protect the City's financial position and creditworthiness, address emergencies and unforeseen obligations, and help ensure continuity of essential City services during periods of economic disruption. The City's Reserve Policy calls for a General Fund balance* target of 15% of the succeeding year's appropriations and a separate Emergency Reserve of at least 25%.

**It is important to note that this policy has been voluntarily applied toward all funds that have personnel related costs to ensure there are adequate reserves in place for all service departments.*

Ultimately, this report is not intended to predetermine whether additional revenues or any of the potential levy proposals should move forward. Nor is it intended to suggest that the City's existing forecasting methodology should never change. Rather, it is intended to provide the Board with a common factual foundation from which to evaluate three fundamental questions:

1. Are the City's current long-range revenue and expenditure assumptions reasonable and appropriately conservative?
2. Are the City's existing reserve levels appropriate given Parkville's size, revenue structure, debt obligations, service responsibilities, and economic risk?
3. After considering existing revenues, projected expenditures, reserves, and future financial risks, does the City have sufficient recurring resources to sustainably address its core operations - public safety, transportation and infrastructure, economic vitality, parks & recreation, and City facility needs identified by the Board and community?

The answers to those questions will help inform the larger policy discussion regarding whether additional dedicated revenues should ultimately be presented to Parkville voters, when such questions should be presented, and what level of investment the community believes is appropriate.

# Financial Forecasting Philosophy, Federal Reserve Comparison, and Reserve Position

## Purpose of Long-Range Forecasting

As the Board evaluates the City's long-term financial position and the potential need for dedicated revenue sources, questions have been raised regarding the assumptions used in the City's multi-year financial forecast.

Specifically, the Board has asked staff to compare the City's projected expenditure growth and revenue growth assumptions with economic projections published by the Federal Reserve.

This comparison is useful. However, it is important to distinguish between an economic forecast and a municipal budget forecast.

The Federal Reserve attempts to forecast the future direction of the national economy. The City's financial forecast has a different purpose: to determine what level of recurring revenues the City can reasonably and prudently rely upon when making recurring expenditure commitments.

For that reason, staff intentionally uses different levels of conservatism for near-term budgeting and long-range financial planning.

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## Expenditure Forecast – 2% Long-Term Growth

Staff has generally modeled long-term expenditure growth at approximately 2%.

The Federal Reserve's June 2026 Summary of Economic Projections provides useful context for evaluating that assumption. Federal Reserve policymakers currently project inflation moderating toward approximately 2% over the longer term.

Accordingly, the City's use of approximately 2% expenditure growth as a long-term planning assumption is generally consistent with the Federal Reserve's longer-run inflation outlook. Importantly, this does not mean every City expenditure will increase exactly 2% annually.

Personnel costs, health insurance, utilities, fuel, construction materials, contractual services, equipment, and other individual expenditures may increase at significantly different rates in any particular year.

Rather, the 2% assumption provides a reasonable long-term baseline from which staff can identify circumstances requiring additional adjustment.

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## Revenue Forecast – Why Staff Uses a More Conservative Approach?

The City's revenue forecasting methodology intentionally distinguishes between the upcoming budget year and years further into the future / forecast.

**Near-Term Forecast**

For the immediate upcoming budget year, staff evaluates:

- Actual year-to-date collections;
- Recent sales tax trends;
- Local development activity;
- Consumer spending patterns;
- Inflation;
- Employment conditions;
- Known changes in businesses and economic activity; and
- Other current economic indicators.

Because these data are current and observable, the first-year revenue forecast can more closely reflect actual economic conditions.

**Long-Term Forecast**

Beyond the immediate budget year, staff has generally used approximately 1% annual revenue growth or, under greater uncertainty, maintained certain revenues relatively flat.

This should not be interpreted as staff predicting that the local economy will grow only 1%. Rather, the assumption represents a budgeting risk factor.

The City is heavily dependent upon economically sensitive revenues, particularly sales and use taxes. Unlike a contractual revenue stream, these revenues can change quickly as consumer behavior and economic conditions change. Staff therefore believes it is prudent to distinguish between:

- what the economy may produce and
- what the City should commit to spending before that revenue actually occurs.

If revenues ultimately grow 2%, 3%, or more, the City benefits from the additional revenue and can evaluate those resources throughout the year and in subsequent budgets.

Conversely, if the City assumes higher revenue growth and makes permanent expenditure commitments based upon that assumption, a future economic slowdown may require expenditure reductions, delayed capital investment, personnel reductions, tax increases, or the use of reserves to maintain operations. For this reason, the City's long-range revenue forecast should be understood as a planning baseline rather than an economic prediction.

## Federal Reserve Comparison

The Federal Reserve currently projects continued national economic growth rather than an economic contraction as its baseline outlook. At the same time, Federal Reserve projections recognize significant uncertainty surrounding future economic conditions.

Therefore, staff does not recommend representing the City's conservative revenue forecast as being based upon an expectation that a recession or depression will occur within a specific period. A more appropriate conclusion is:

The Federal Reserve's baseline outlook anticipates continued economic growth, but the range of potential outcomes increases considerably as the forecast period extends. Because Parkville relies substantially upon economically sensitive sales and use taxes, staff takes a conservative approach to revenue assumptions as the forecast moves further into the future.

This approach recognizes economic growth when supported by current data while avoiding the commitment of uncertain future revenues to permanent expenditures.

## Why Revenue and Expenditure Assumptions Do Not Have to Match

If expenditures are projected to increase approximately 2%, why shouldn't revenues also be projected to increase approximately 2%?

The answer is that expenditures and revenues have fundamentally different risk characteristics. Many municipal expenditures are recurring and difficult to reduce quickly.

Personnel is the clearest example. Approximately 70%–75% of municipal operating expenditures are associated with personnel and related costs because municipal government is fundamentally a service organization.

The City does not manufacture a product or maintain inventory that can simply be reduced when revenues decline. It provides police protection, transportation services, administration, inspections, parks and recreation services, community development & planning services, financial services, and other public services primarily through employees.

Once the City hires an employee or establishes a recurring service level, that represents an ongoing financial commitment.

Sales tax revenue, however, is not guaranteed to increase every year. Therefore, using a somewhat conservative long-range revenue assumption against a reasonable expenditure inflation assumption creates an intentional financial stress test.

If that model eventually produces a structural gap, it identifies a potential problem early enough for the Board to consider alternatives rather than discovering the problem during an economic downturn.

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## Reserve Policy and Financial Resilience

The City's reserves should also be considered in the context of this discussion. The City's adopted Reserve Policy establishes several important requirements.

The General Fund balance should be no less than 5% of the following year's appropriations, with the City endeavoring to maintain a General Fund balance equal to 15% of the succeeding year's appropriations. As mentioned above, this reserve policy has been voluntarily applied toward all funds (public safety, parks, transportation) that have personnel related costs to ensure there are adequate reserves in place for all service departments.

Amounts above the 15% General Fund target – at year end - are directed to the Emergency Reserve Fund.

Separately, the City maintains an Emergency Reserve Fund with a target of at least 25% of the following year's General Fund appropriations. The emergency reserve fund in 2026 – after a $250,000 transfer from the general fund – meets the emergency reserve for the current fiscal year.

The Emergency Reserve is specifically intended for circumstances such as natural disasters, declared emergencies, or other major unforeseen financial obligations. These are not simply accumulated dollars without an intended purpose. They are financial safeguards established by formal Board policy.

Additionally, the cities reserve funds are being invested in accordance with the city’s investment policy and generating interest income to create another revenue stream for the city to use to fund its operations. It is noteworthy to mention in 2025 the City generated more than $400,000 in interest income from idle fund investments.

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## Are the City's Reserves Too High?

It is reasonable for the Board to periodically ask – and staff to review – whether reserve levels remain appropriate. However, financial reserves should not be evaluated solely by asking how many dollars are currently sitting in the bank. The appropriate question is:

What financial risks are these reserves intended to protect the City and its taxpayers against?

Those risks include:

- Dependence upon economically sensitive sales and use tax revenues;
- The City's relatively small size and less diversified revenue base;
- Existing debt obligations;
- Personnel and payroll obligations;
- Emergency events;
- Unexpected infrastructure or facility failures;
- Economic downturns;
- Potential claim and legal obligations;
- Maintaining municipal services during temporary revenue disruptions; and
- Protecting the City's creditworthiness and future borrowing costs.

For a relatively small municipality, these risks can be more significant because the City has fewer opportunities to absorb a major financial event across a large and diversified revenue base.

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## National Best-Practice Comparison

Government Finance Officers Association (GFOA) guidance recommends that general-purpose governments maintain unrestricted General Fund balances equal to at least approximately two months of regular operating revenues or expenditures, or approximately 16.7%.

Importantly, GFOA also recognizes that governments with volatile revenues or other unique financial risks may appropriately maintain reserves significantly above that minimum.

Parkville's 15% General Fund target is therefore approximately comparable to the general minimum benchmark commonly used in municipal finance.

The City's additional 25% Emergency Reserve serves a different purpose and should not be viewed as excess General Fund operating cash. It represents a separately designated financial safeguard for significant emergencies and unforeseen obligations.

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## Why Spending Reserves Does Not Solve a Structural Revenue Problem?

This distinction is particularly important as the Board considers whether additional revenues are needed. Reserves are one-time resources.

Police salaries, infrastructure maintenance, facility maintenance, utilities, insurance, and other recurring expenditures are ongoing obligations. Using reserves to support recurring expenditures can postpone a financial problem, but it does not resolve the underlying structural imbalance.

For example, using $500,000 of reserves to support an ongoing $500,000 annual expenditure solves the issue for one year. The following year, the same $500,000 obligation remains—but the City's reserves are now $500,000 lower.

Repeated use of reserves for recurring operations ultimately converts a revenue problem into both a revenue problem and a reserve problem.

For that reason, the City's Reserve Policy specifically states that restricted cash reserves should not be used to finance routine operating expenditures exceeding budgeted levels and that cash reserves generally should not finance capital projects unless specifically earmarked for that purpose.

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## Connection to the Proposed Levy Discussion

This financial forecasting discussion is directly relevant to consideration of the City's three potential dedicated levy proposals:

1. Public Safety
2. Transportation & Infrastructure
3. City Facilities – Improvements & Maintenance

The question is not simply whether the City currently possesses cash. The more important question is whether existing recurring revenues are sufficient to support existing services and the additional priorities identified by the Board and community over the next decade.

The proposed ten-year sunset for each levy provides an additional safeguard. Rather than establishing permanent additional revenues, each proposal could terminate after ten years unless voters authorize it to continue.

If the levies pass, the City will reassess – starting in the 8$^{th}$ year of levies:

- Financial conditions;
- Existing revenue performance;
- Remaining infrastructure and facility needs;
- Public safety staffing requirements;
- Reserve levels;
- Economic conditions; and
- Community priorities.

The Board could then determine whether renewal should be presented to voters.

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## Recommended Forecasting Approach Going Forward

Staff recommend continuing the City's conservative forecasting philosophy while improving how the assumptions are communicated. For each annual budget and long-range forecast, staff will present three distinct layers:

### 1. Current-Year / Near-Term Forecast

Use actual collections, current trends, known economic conditions, and the most current available information to develop the next fiscal year's revenue estimate.

### 2. Long-Range Planning Baseline

Use prudent assumptions—currently approximately 1% revenue growth and approximately 2% expenditure growth—to identify potential structural financial pressures.

### 3. Economic Benchmark

Compare those assumptions annually with relevant Federal Reserve projections and other credible economic indicators. When / where the City's assumptions differ from external forecasts, staff should explain why. This approach provides the Board with both perspectives:

- What economists currently believe is most likely to happen, and
- What level of future revenue the City believes it is prudent to rely upon when making permanent financial commitments.

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# CITY OF PARKVILLE
## Policy Report

Date: August 5, 2026

Prepared By:
Jeffery Rhodes, Assistant City Administrator

Reviewed By:
Alexa Barton, City Administrator

ISSUE:
Approve the second reading of Bill No. 3380 an Ordinance authorizing and directing the submission at the public election to be held November 3, 2026, to the qualified voters of the City of Parkville, Missouri, the question of whether the city shall collect a property tax levy of $.1280 per one hundred dollars of assessed valuation for 10 years to fund costs related to transportation and infrastructure related needs, equipment and services provided by the City

BACKGROUND:
The City is responsible for maintaining streets, curbs, sidewalks, stormwater systems, and other public infrastructure. As the city has grown, the inventory of infrastructure has increased with it. These assets require recurring rehabilitation and replacement to remain safe and functional. Existing transportation sales taxes and property tax revenues are not sufficient to address the full identified need while also supporting routine operations. Delaying rehabilitation generally increases future repair costs and can result in more extensive reconstruction.

The proposed infrastructure question would be presented separately from the public safety and facilities questions. A 10-year term aligns the levy with a defined capital program and provides a scheduled point for public review and reassessment.

Currently, Parkville has one of the lowest property tax rates in Platte County and the Kansas City Metro - you can see the comparison chart in the property tax framework document

**PROPOSED LEVY**

The proposed rate is $0.1280 per $100 of assessed valuation. Based on current planning estimates, the levy would generate approximately $500,000 annually and $5,000,000 over 10 years. Final revenue will depend on certified assessed valuation, collection experience, and annual levy calculations.

**PLANNED USES**

- Street preservation, resurfacing, rehabilitation, and reconstruction
- Curb and sidewalk repair or replacement
- Pedestrian access, ADA and safety improvements
- Stormwater and drainage improvements
- Local matching funds for eligible state, federal, or regional infrastructure grants

- Engineering, inspection, and other direct project delivery costs permitted by the ballot language

**JUSTIFICATION**

A dedicated 10-year levy would create a predictable capital funding source, allow projects to be programmed in advance, support preventive maintenance, and improve the City's ability to obtain outside grants that require a local match. Separating infrastructure from facilities provides clear accountability for the use of revenue.

STRATEGIC GOAL(S):
This ordinance helps the city achieve the following priorities:

- Infrastructure and Public Facilities
- Operational Excellence
- Public Safety
- Communications Best Practices

BUDGET IMPACT:
Approval of the ordinance would not immediately change the adopted budget. If approved by voters, levy revenue and authorized expenditures would be incorporated into future transportation budgets and the City's long-range financial plan.

ALTERNATIVES:

- Approve the proposed ordinance authorizing the ballot question.
- Approve the ordinance subject to changes.
- Postpone the item.
- Do not approve 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:
City staff recommends approval of a separate 10-year infrastructure ballot question at an proposed rate of $0.1280 per $100 of assessed valuation.

POLICY:
The Board of Aldermen must approve the ordinance and ballot language before the question may be submitted to qualified voters. Any levy approved by voters would be subject to Missouri law, annual levy certification, and applicable Hancock Amendment calculations.

SUGGESTED MOTION:
I move to approve Bill No. 3380, authorizing and directing the submission at the public election to be held November 3, 2026, to the qualified voters of the City of Parkville, Missouri, the question of whether the city shall collect a property tax levy of $.1280 per one hundred dollars of assessed

valuation for 10 years to fund costs related to transportation and infrastructure related needs, equipment and services provided by the City, on second reading to become Ordinance No. 3305.

ATTACHMENTS:

1. November 2026 Levy Ordinance_Proposition Infrastructure-Bill 3380
2. FRB Forecast_Executive Memo_8-14-2026
3. Financial Brief Overview-Forecast-FRB_8-14-2026
4. Financial Outlook Overview-Forecast-FRB_8-14-2026

BILL NO. 3380 ORDIINANCE NO. 3305

**AN ORDINANCE AUTHORIZING AND DIRECTING THE SUBMISSION AT THE PUBLIC ELECTION TO BE HELD NOVEMBER 3, 2026, TO THE QUALIFIED VOTERS OF THE CITY OF PARKVILLE, MISSOURI, THE QUESTION OF WHETHER THE CITY SHALL COLLECT A PROPERTY TAX LEVY OF $.1280 PER ONE HUNDRED DOLLARS OF ASSESSED VALUATION FOR 10 YEARS TO FUND COSTS RELATED TO TRANSPORTATION AND INFRASTRUCTURE RELATED NEEDS, EQUIPMENT AND SERVICES PROVIDED BY THE CITY**

WHEREAS, in accordance with the provisions of Article 10, Section 1 of the Constitution of Missouri and Section 88.667.1(1) RSMo., the City of Parkville, Missouri (the "City"), is authorized and empowered to levy and collect taxes for general revenue purposes on all mixed, personal and real property within the limits of the City, taxable in accordance with the laws of the State of Missouri; and

WHEREAS, on April 6, 2004, qualified voters of the City approved an increase to the City's operating tax levy rate from $0.4853 cents per $100.00 assessed valuation to not-to-exceed $0.6753 cents per $100.00 assessed valuation for a term not-to-exceed 21 years (the "2004 Temporary Levy"), and has since expired; and

WHEREAS, the 2004 Temporary Levy resulted in a property tax levy of $.1665 cents per $100.00 assessed valuation; and

WHEREAS, pursuant to Section 137.073 RSMo., and Article X, Section 22, of the Missouri Constitution, the City may submit to the qualified voters of the City the question of whether to collect the City's property tax levy of $.1280 per $100.00 assessed valuation, which will be levied for 10 years commencing with tax year 2027 through the year 2036, to fund costs related to transportation and infrastructure related needs, equipment and services, provided by the City; and

WHEREAS, the City desires to submit to the qualified voters at the general election to be held on November 3, 2026, the question of whether the City shall commence collecting its property tax levy of $.1280 per $100.00 assessed valuation, which will be levied for 10 years commencing with tax year 2027 through the year 2036, to fund costs related to transportation and infrastructure related needs, equipment and services, provided by the City (the "Proposition I").

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

Section 1. An election is hereby ordered to be held in the City on November 3, 2026, of the following question:

## QUESTION:

**Shall the City of Parkville commence collecting its property tax levy of $.1280 per $100.00 assessed valuation, to be levied for 10 years commencing in year 2027 through the year 2036, to fund costs related to transportation and infrastructure related needs, equipment and services, provided by the City?**

Section 2. The notice of election on the Proposition shall be in substantially the form attached hereto as Exhibit A.

Section 3. The Mayor, City Clerk, and the City Administrator are hereby authorized and directed to take such actions as may be necessary or desirable to cause the Proposition to be submitted to the qualified voters of the City at the election called for by this Ordinance, including, without limitation, timely submittal of certified copies of this Ordinance to the Platte County Board of Election Commissioners no later than 5:00 p.m. on August 25, 2026, and to include in the notification all of the terms and provisions required by Chapter 115 RSMo. The Platte County Board of Election Commissioners (the "Commissioners") as the Election Authority of said County shall conduct such election according to the law and certify the results thereof. The Commissioners shall designate such polling places as shall be required for said election and shall appoint necessary election officials. The Commissioners shall be required by law and shall do and perform such other necessary acts as may be required to conduct such election in accordance with the statutes of State of Missouri.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED and APPROVED this 18th day of August 2026.

_____
Mayor Dean Katerndahl

ATTESTED:

_____
City Clerk Melissa Bazert

EXHIBIT A

FORM OF NOTICE OF ELECTION

Notice is hereby given that an election will be held in the City of Parkville, Platte County, Missouri, on Tuesday, November 3, 2026, between the hours of 6:00 a.m. and 7:00 p.m. for the purpose of presenting the following ballot to the qualified voters of the City of Parkville, Missouri:

OFFICIAL BALLOT
CITY OF PARKVILLE, MISSOURI PLATTE COUNTY, MISSOURI
November 3, 2026

PROPOSITION I

Shall the City of Parkville commence collecting its property tax levy of $.1280 per $100.00 assessed valuation, to be levied for 10 years commencing in year 2027 through the year 2036, to fund costs related to transportation and infrastructure related needs, equipment and services, provided by the City?

YES ☐

NO ☐

INSTRUCTIONS TO VOTERS: If you are in favor of the question, place an X in the box opposite "YES." If you are opposed to the question, place an X in the box opposite "NO."

The polling place(s) for all qualified voters of the City of Parkville, Missouri will be:

[Insert Polling Place Locations]

Done by order of the Board of Aldermen this ___ day of _____, 2026.

_____
Platte County, Missouri Board of Elections

## Executive Memo

**TO:** Mayor and Board of Aldermen
**FROM:** Administration/Finance Department
**DATE:** August 18, 2026
**SUBJECT:** Long-Range Budget Forecasting Baseline (FY 2026–2030)

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### Executive Summary

As we initiate planning for the upcoming fiscal year, this memorandum provides the macroeconomic framework used to secure Parkville's long-term fiscal health. To safeguard municipal services and maintain structural balance, this model separates national Federal Reserve data into two distinct tracks: one for projecting volatile local revenues, and one for forecasting fixed city expenditures.

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### Macroeconomic Projections Reference Table

| Category | 2024 (Actual) | 2025 (Est) | 2026 (Forecast) | 2027 (Forecast) | 2028 (Forecast) | 2029 (Forecast) | Longer Run |
|---|---|---|---|---|---|---|---|
| **Personal Consumption Expenditures (PCE) Inflation (revenues)** | 2.3% | 2.8% | **3.6%** | **2.3%** | **2.0%** | **2.0%** | **2.0%** |
| **Core PCE Inflation (expenditures)** | 2.7% | 2.9% | **3.3%** | **2.5%** | **2.1%** | **2.0%** | — |
| | | | | | | | |
| **Real GDP Growth** | 2.8% | 2.4% | **2.2%** | **2.3%** | **2.2%** | **2.1%** | **2.0%** |
| **Unemployment Rate** | 4.1% | 4.2% | **4.3%** | **4.3%** | **4.2%** | **4.2%** | **4.2%** |

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### The Two-Pronged Forecasting Model

#### 1. Revenue Forecast Tracker: Headline PCE Inflation (3.6% for 2026)

- **Definition:** The "sticker price" index tracking all consumer goods, including volatile grocery and energy costs.
- **Municipal Application:** Directly drives local sales tax receipts and online use tax revenue.
- **The 2026 Strategy:** Sales tax receipts are projected to scale at 3.6% due to short-term regional price pressures. This spike is temporary; revenue growth is modeled to cool toward a stable 2.0% baseline by 2028.

**2. Expenditure Forecast Tracker: Core PCE Inflation (3.3% for 2026)**

- **Definition:** The underlying structural inflation index that strips out volatile food and energy costs.
- **Municipal Application:** Dictates long-term, rigid operational costs that cannot easily be rolled back.
- **The 2026 Strategy:** Used as the baseline for competitive Cost of Living Adjustments (COLA) for the Police Department, Public Works staff, all staff; and multi-year vendor contract renewals.

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**Strategic Policy Takeaway for the Board**

For FY 2026, the revenue inflation factor (**3.6%**) slightly outpaces the expenditure core factor (**3.3%**). This creates a positive operational spread of **0.3%**.

While this signals a structurally sound baseline, the margin is narrow. Blending these numbers would mask revenue volatility. Keeping them separate ensures that we fund our recurring personnel and operational commitments out of sticky, predictable revenue rather than temporary inflationary spikes at the retail cash register.

# SUMMARY – FINANCIAL FORECASTING AND RESERVE POSITION

**Executive Briefing for the Board of Aldermen – August 18, 2026**

## Purpose

During recent discussions regarding the City's long-term financial outlook and potential future revenue needs, the Board of Aldermen requested additional information regarding:

- Staff's long-range revenue and expenditure assumptions;
- How those assumptions compare with Federal Reserve economic projections; and
- Whether the City's current reserve levels remain appropriate.

Staff has prepared a more comprehensive Financial Forecasting, Federal Reserve Comparison, and Reserve Analysis Report addressing these questions in detail. That comprehensive analysis is included after this summary and is attached to each ordinance item for record keeping and consistency.

This executive briefing summarizes the primary conclusions for Board discussion.

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## 1. City's Forecasting Approach

Staff uses a different methodology for the next budget year than for the long-range financial forecast. For the upcoming budget year, revenues are projected using actual collections, current trends, known development and business activity, and immediate economic indicators. This provides the most realistic estimate available for preparation of the annual budget.

As the forecast extends farther into the future, uncertainty increases. Staff therefore becomes intentionally more conservative and has generally used approximately:

- 1% annual long-range revenue growth, and
- 2% annual long-range expenditure growth

The 1% revenue assumption is not a prediction that the economy will grow only 1% or that a recession will occur. It is a financial planning assumption intended to limit the City's reliance on revenue growth that has not yet occurred.

This distinction is particularly important because a significant portion of the City's revenues comes from economically sensitive sales and use taxes, while many City expenditures – particularly personnel – represent recurring commitments that cannot be reduced quickly without affecting services.

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## 2. Federal Reserve Comparison

At the Board's request, staff compared the City's assumptions with current Federal Reserve economic projections. The comparison indicates that the City's approximately 2% long-term expenditure growth assumption is generally consistent with the Federal Reserve's longer-term inflation outlook.

Federal Reserve projections currently anticipate continued economic growth rather than a recession as the baseline outlook. However, the range of potential economic outcomes becomes increasingly uncertain as projections extend farther into the future.

Staff therefore believe it remains prudent to distinguish between what economic forecasts predict may occur and what level of future revenue the City should responsibly commit to recurring / required expenditures before that revenue is received by the City.

Staff will continue to update near-term revenue estimates based upon actual economic performance while maintaining appropriately conservative assumptions for longer-range planning.

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## 3. Reserve Position

The City's reserves are maintained pursuant to the Board-adopted Reserve Policy and serve several purposes, including:

1. Maintaining adequate operating cash flow;
2. Protecting continuity of essential City services;
3. Responding to economic uncertainty;
4. Addressing emergencies and unforeseen financial obligations;
5. Protecting the City's creditworthiness; and
6. Providing financial stability during periods of revenue disruption.

The City's policy establishes:

- General Fund Reserve: The City endeavors to maintain approximately 15% of the succeeding year's General Fund appropriations.
- Emergency Reserve: The City separately maintains an Emergency Reserve of at least 25% of the succeeding year's General Fund appropriations.

The Emergency Reserve is intended for significant emergencies and unforeseen financial obligations and should not be viewed as excess operating cash available for routine expenditures.

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4. **Reserve Fund Overview**

Staff completed a cash-flow analysis to confirm the City's reserve percentages are in line with our reserve policies.

Rather than evaluating reserves solely as percentages, staff is calculating the City's average monthly costs for:

- Salaries and wages;
- Employee benefits;
- Employer payroll obligations;
- Retirement;
- Essential contractual and potential legal obligations; and
- Other recurring costs necessary to maintain essential City operations.

This analysis evaluated the 15% General Fund reserve based upon the number of months of essential operations it could support. At current levels, the city has more than 3 months of operational reserves in the funds with personnel – general fund, public safety, transportation, and parks & recreation. Staff also evaluated the separate 25% Emergency Reserve as an additional layer of financial protection. For 2026, the city will make a $250,000 transfer from the general fund to the emergency fund to meet this threshold.

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**5. Why This Matters to the Future Levy Discussion**

This analysis is important as the Board considers whether additional dedicated revenues may eventually be necessary for:

- Public Safety;
- Transportation and Infrastructure; and
- City Facilities and Ongoing Maintenance.

The existence of cash reserves does not, by itself, mean the City has sufficient resources to assume additional recurring obligations. Reserves are one-time financial resources. Salaries, infrastructure maintenance, facility maintenance, insurance, utilities, and other operating expenses are recurring obligations.

Using reserves to support an ongoing expenditure may address that expenditure temporarily, but the same obligation returns the following year with fewer reserves available. The central question is therefore not simply: "Does the City have cash?" The more appropriate long-term financial question is: "Does the City have sufficient recurring revenue to sustainably provide existing services, address identified community priorities, meet its financial obligations, and maintain appropriate protection against economic and operational risks?"

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**Staff Conclusion**

Based upon the analysis completed to date:

1. Staff's approximately 2% long-range expenditure assumption is generally consistent with longer-term Federal Reserve inflation expectations.
2. Staff's approximately 1% long-range revenue assumption is intentionally conservative and should be understood as a budgeting and risk-management assumption rather than an economic prediction.
3. Near-term revenue forecasts should continue to reflect actual collections, current trends, and immediate economic conditions and may therefore be higher or lower than the long-range assumption.
4. The City's General Fund and Emergency Reserves serve important and distinct purposes and should not automatically be considered available resources for funding ongoing expenditures.
5. Staff is completing additional analysis to determine how many months of essential operating costs are supported by the City's current reserve levels.
6. Staff recommends continuing to benchmark the City's financial assumptions against Federal Reserve and other credible economic indicators while maintaining a prudent long-range forecasting methodology appropriate for a smaller municipality with significant reliance on sales and use tax revenues.

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**Additional Information**

A more comprehensive Financial Forecasting, Federal Reserve Comparison, and Reserve Analysis Report accompanies this briefing and provides additional information regarding:

- Federal Reserve economic projections;
- Revenue forecasting methodology;
- Expenditure forecasting methodology;
- Revenue volatility and economic uncertainty;
- Reserve policy requirements;
- Reserve adequacy and cash-flow considerations;
- Recurring versus one-time revenues;
- Personnel and essential operating obligations; and
- The relationship between the City's financial position and potential future dedicated levy proposals.

The comprehensive report is intended to serve as the technical and educational reference supporting this executive briefing and the Board's continuing financial policy discussions.

# Financial Outlook Summary –
# Information for the Board of Aldermen, and the Citizens of Parkville

### Presented to the Parkville Board of Aldermen on August 18, 2026

At the prior meeting on August 4, 2026, the Board of Aldermen held discussions regarding the City's long-term financial outlook and the potential need for additional dedicated revenues. The Board of Aldermen raised several important questions regarding the assumptions used by staff in preparing the City's financial forecasts.

Specifically, the Board requested additional information regarding the City's long-range assumptions for revenue and expenditure growth and asked that those assumptions be compared with economic projections published by the Federal Reserve. Questions were also raised regarding the City's current reserve levels, the purpose of maintaining those reserves, and whether existing cash reserves could or should be used to address some of the City's identified financial needs before considering additional revenues.

The answers to these questions are outlined in this report as the Board evaluates the City's financial position and considers whether dedicated funding should eventually be presented to voters for Public Safety, Transportation and Infrastructure, and City Facilities and ongoing maintenance.

This report has therefore been prepared to provide additional context regarding how and why staff develops the City's financial forecasts, how those assumptions compare with broader economic indicators, and how the City's adopted Reserve Policy relates to long-term financial planning.

An important distinction throughout this discussion is the difference between an economic forecast and a municipal financial planning assumption.

- An economic forecast attempts to estimate what may occur in the broader economy.
- A municipal financial forecast must also consider how much unknown / uncertain future revenue the City should prudently rely upon when making recurring expenditure commitments.

For the immediate upcoming budget year (2027), staff develops revenue estimates using actual collections, current trends, known economic activity, and the most current information available. As the forecast extends further into the future and economic uncertainty increases, staff intentionally becomes more conservative. Historically, this has resulted in long-range revenue growth assumptions of approximately 1%, while expenditures have generally been modeled at approximately 2% growth.

The Board has asked whether those assumptions remain reasonable. The Federal Reserve comparison contained in this report is intended to help answer that question and provide an independent economic benchmark against which the City's methodology can be evaluated.

The report also addresses the City's reserves. Parkville's reserves are maintained pursuant to an adopted Board policy and are intended to provide cash-flow stability, protect the City's financial position and creditworthiness, address emergencies and unforeseen obligations, and help ensure continuity of essential City services during periods of economic disruption. The City's Reserve Policy calls for a General Fund balance* target of 15% of the succeeding year's appropriations and a separate Emergency Reserve of at least 25%.

**It is important to note that this policy has been voluntarily applied toward all funds that have personnel related costs to ensure there are adequate reserves in place for all service departments.*

Ultimately, this report is not intended to predetermine whether additional revenues or any of the potential levy proposals should move forward. Nor is it intended to suggest that the City's existing forecasting methodology should never change. Rather, it is intended to provide the Board with a common factual foundation from which to evaluate three fundamental questions:

1. Are the City's current long-range revenue and expenditure assumptions reasonable and appropriately conservative?
2. Are the City's existing reserve levels appropriate given Parkville's size, revenue structure, debt obligations, service responsibilities, and economic risk?
3. After considering existing revenues, projected expenditures, reserves, and future financial risks, does the City have sufficient recurring resources to sustainably address its core operations - public safety, transportation and infrastructure, economic vitality, parks & recreation, and City facility needs identified by the Board and community?

The answers to those questions will help inform the larger policy discussion regarding whether additional dedicated revenues should ultimately be presented to Parkville voters, when such questions should be presented, and what level of investment the community believes is appropriate.

# Financial Forecasting Philosophy, Federal Reserve Comparison, and Reserve Position

## Purpose of Long-Range Forecasting

As the Board evaluates the City's long-term financial position and the potential need for dedicated revenue sources, questions have been raised regarding the assumptions used in the City's multi-year financial forecast.

Specifically, the Board has asked staff to compare the City's projected expenditure growth and revenue growth assumptions with economic projections published by the Federal Reserve.

This comparison is useful. However, it is important to distinguish between an economic forecast and a municipal budget forecast.

The Federal Reserve attempts to forecast the future direction of the national economy. The City's financial forecast has a different purpose: to determine what level of recurring revenues the City can reasonably and prudently rely upon when making recurring expenditure commitments.

For that reason, staff intentionally uses different levels of conservatism for near-term budgeting and long-range financial planning.

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## Expenditure Forecast – 2% Long-Term Growth

Staff has generally modeled long-term expenditure growth at approximately 2%.

The Federal Reserve's June 2026 Summary of Economic Projections provides useful context for evaluating that assumption. Federal Reserve policymakers currently project inflation moderating toward approximately 2% over the longer term.

Accordingly, the City's use of approximately 2% expenditure growth as a long-term planning assumption is generally consistent with the Federal Reserve's longer-run inflation outlook. Importantly, this does not mean every City expenditure will increase exactly 2% annually.

Personnel costs, health insurance, utilities, fuel, construction materials, contractual services, equipment, and other individual expenditures may increase at significantly different rates in any particular year.

Rather, the 2% assumption provides a reasonable long-term baseline from which staff can identify circumstances requiring additional adjustment.

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## Revenue Forecast – Why Staff Uses a More Conservative Approach?

The City's revenue forecasting methodology intentionally distinguishes between the upcoming budget year and years further into the future / forecast.

**Near-Term Forecast**

For the immediate upcoming budget year, staff evaluates:

- Actual year-to-date collections;
- Recent sales tax trends;
- Local development activity;
- Consumer spending patterns;
- Inflation;
- Employment conditions;
- Known changes in businesses and economic activity; and
- Other current economic indicators.

Because these data are current and observable, the first-year revenue forecast can more closely reflect actual economic conditions.

**Long-Term Forecast**

Beyond the immediate budget year, staff has generally used approximately 1% annual revenue growth or, under greater uncertainty, maintained certain revenues relatively flat.

This should not be interpreted as staff predicting that the local economy will grow only 1%. Rather, the assumption represents a budgeting risk factor.

The City is heavily dependent upon economically sensitive revenues, particularly sales and use taxes. Unlike a contractual revenue stream, these revenues can change quickly as consumer behavior and economic conditions change. Staff therefore believes it is prudent to distinguish between:

- what the economy may produce and
- what the City should commit to spending before that revenue actually occurs.

If revenues ultimately grow 2%, 3%, or more, the City benefits from the additional revenue and can evaluate those resources throughout the year and in subsequent budgets.

Conversely, if the City assumes higher revenue growth and makes permanent expenditure commitments based upon that assumption, a future economic slowdown may require expenditure reductions, delayed capital investment, personnel reductions, tax increases, or the use of reserves to maintain operations. For this reason, the City's long-range revenue forecast should be understood as a planning baseline rather than an economic prediction.

## Federal Reserve Comparison

The Federal Reserve currently projects continued national economic growth rather than an economic contraction as its baseline outlook. At the same time, Federal Reserve projections recognize significant uncertainty surrounding future economic conditions.

Therefore, staff does not recommend representing the City's conservative revenue forecast as being based upon an expectation that a recession or depression will occur within a specific period. A more appropriate conclusion is:

The Federal Reserve's baseline outlook anticipates continued economic growth, but the range of potential outcomes increases considerably as the forecast period extends. Because Parkville relies substantially upon economically sensitive sales and use taxes, staff takes a conservative approach to revenue assumptions as the forecast moves further into the future.

This approach recognizes economic growth when supported by current data while avoiding the commitment of uncertain future revenues to permanent expenditures.

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## Why Revenue and Expenditure Assumptions Do Not Have to Match

If expenditures are projected to increase approximately 2%, why shouldn't revenues also be projected to increase approximately 2%?

The answer is that expenditures and revenues have fundamentally different risk characteristics. Many municipal expenditures are recurring and difficult to reduce quickly.

Personnel is the clearest example. Approximately 70%–75% of municipal operating expenditures are associated with personnel and related costs because municipal government is fundamentally a service organization.

The City does not manufacture a product or maintain inventory that can simply be reduced when revenues decline. It provides police protection, transportation services, administration, inspections, parks and recreation services, community development & planning services, financial services, and other public services primarily through employees.

Once the City hires an employee or establishes a recurring service level, that represents an ongoing financial commitment.

Sales tax revenue, however, is not guaranteed to increase every year. Therefore, using a somewhat conservative long-range revenue assumption against a reasonable expenditure inflation assumption creates an intentional financial stress test.

If that model eventually produces a structural gap, it identifies a potential problem early enough for the Board to consider alternatives rather than discovering the problem during an economic downturn.

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## Reserve Policy and Financial Resilience

The City's reserves should also be considered in the context of this discussion. The City's adopted Reserve Policy establishes several important requirements.

The General Fund balance should be no less than 5% of the following year's appropriations, with the City endeavoring to maintain a General Fund balance equal to 15% of the succeeding year's appropriations. As mentioned above, this reserve policy has been voluntarily applied toward all funds (public safety, parks, transportation) that have personnel related costs to ensure there are adequate reserves in place for all service departments.

Amounts above the 15% General Fund target – at year end - are directed to the Emergency Reserve Fund.

Separately, the City maintains an Emergency Reserve Fund with a target of at least 25% of the following year's General Fund appropriations. The emergency reserve fund in 2026 – after a $250,000 transfer from the general fund – meets the emergency reserve for the current fiscal year.

The Emergency Reserve is specifically intended for circumstances such as natural disasters, declared emergencies, or other major unforeseen financial obligations. These are not simply accumulated dollars without an intended purpose. They are financial safeguards established by formal Board policy.

Additionally, the cities reserve funds are being invested in accordance with the city’s investment policy and generating interest income to create another revenue stream for the city to use to fund its operations. It is noteworthy to mention in 2025 the City generated more than $400,000 in interest income from idle fund investments.

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## Are the City's Reserves Too High?

It is reasonable for the Board to periodically ask – and staff to review – whether reserve levels remain appropriate. However, financial reserves should not be evaluated solely by asking how many dollars are currently sitting in the bank. The appropriate question is:

What financial risks are these reserves intended to protect the City and its taxpayers against?

Those risks include:

- Dependence upon economically sensitive sales and use tax revenues;
- The City's relatively small size and less diversified revenue base;
- Existing debt obligations;
- Personnel and payroll obligations;
- Emergency events;
- Unexpected infrastructure or facility failures;
- Economic downturns;
- Potential claim and legal obligations;
- Maintaining municipal services during temporary revenue disruptions; and
- Protecting the City's creditworthiness and future borrowing costs.

For a relatively small municipality, these risks can be more significant because the City has fewer opportunities to absorb a major financial event across a large and diversified revenue base.

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## National Best-Practice Comparison

Government Finance Officers Association (GFOA) guidance recommends that general-purpose governments maintain unrestricted General Fund balances equal to at least approximately two months of regular operating revenues or expenditures, or approximately 16.7%.

Importantly, GFOA also recognizes that governments with volatile revenues or other unique financial risks may appropriately maintain reserves significantly above that minimum.

Parkville's 15% General Fund target is therefore approximately comparable to the general minimum benchmark commonly used in municipal finance.

The City's additional 25% Emergency Reserve serves a different purpose and should not be viewed as excess General Fund operating cash. It represents a separately designated financial safeguard for significant emergencies and unforeseen obligations.

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## Why Spending Reserves Does Not Solve a Structural Revenue Problem?

This distinction is particularly important as the Board considers whether additional revenues are needed. Reserves are one-time resources.

Police salaries, infrastructure maintenance, facility maintenance, utilities, insurance, and other recurring expenditures are ongoing obligations. Using reserves to support recurring expenditures can postpone a financial problem, but it does not resolve the underlying structural imbalance.

For example, using $500,000 of reserves to support an ongoing $500,000 annual expenditure solves the issue for one year. The following year, the same $500,000 obligation remains—but the City's reserves are now $500,000 lower.

Repeated use of reserves for recurring operations ultimately converts a revenue problem into both a revenue problem and a reserve problem.

For that reason, the City's Reserve Policy specifically states that restricted cash reserves should not be used to finance routine operating expenditures exceeding budgeted levels and that cash reserves generally should not finance capital projects unless specifically earmarked for that purpose.

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## Connection to the Proposed Levy Discussion

This financial forecasting discussion is directly relevant to consideration of the City's three potential dedicated levy proposals:

1. Public Safety
2. Transportation & Infrastructure
3. City Facilities – Improvements & Maintenance

The question is not simply whether the City currently possesses cash. The more important question is whether existing recurring revenues are sufficient to support existing services and the additional priorities identified by the Board and community over the next decade.

The proposed ten-year sunset for each levy provides an additional safeguard. Rather than establishing permanent additional revenues, each proposal could terminate after ten years unless voters authorize it to continue.

If the levies pass, the City will reassess – starting in the 8$^{th}$ year of levies:

- Financial conditions;
- Existing revenue performance;
- Remaining infrastructure and facility needs;
- Public safety staffing requirements;
- Reserve levels;
- Economic conditions; and
- Community priorities.

The Board could then determine whether renewal should be presented to voters.

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## Recommended Forecasting Approach Going Forward

Staff recommend continuing the City's conservative forecasting philosophy while improving how the assumptions are communicated. For each annual budget and long-range forecast, staff will present three distinct layers:

### 1. Current-Year / Near-Term Forecast

Use actual collections, current trends, known economic conditions, and the most current available information to develop the next fiscal year's revenue estimate.

### 2. Long-Range Planning Baseline

Use prudent assumptions—currently approximately 1% revenue growth and approximately 2% expenditure growth—to identify potential structural financial pressures.

### 3. Economic Benchmark

Compare those assumptions annually with relevant Federal Reserve projections and other credible economic indicators. When / where the City's assumptions differ from external forecasts, staff should explain why. This approach provides the Board with both perspectives:

- What economists currently believe is most likely to happen, and
- What level of future revenue the City believes it is prudent to rely upon when making permanent financial commitments.

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# CITY OF PARKVILLE
# Policy Report

Date: August 5, 2026

Prepared By:
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Reviewed By:
Alexa Barton, City Administrator

ISSUE:
Approve the second reading of Bill No. 3381, an Ordinance authorizing and directing the submission at the Public Election to be held November 3, 2026, to the qualified voters of the City of Parkville, Missouri, the question of whether the City shall commence collecting a property tax levy of $0.0820 per one hundred dollars of assessed valuation for a period of twenty (20) years to fund costs related to the maintenance, repair, improvement, and replacement of city facilities, including the city's transportation facility, which support city staff and services provided by the City

BACKGROUND:
The City owns and operates facilities required to deliver municipal services. City Hall is approaching 20 years of service and requires major capital maintenance and improvements. The existing transportation facility is more than 35 years old, is deteriorating, and does not meet current operational needs or provide adequate facilities for staff or equipment.

Identified City Hall needs include roof replacement, HVAC replacement, generator replacement, concrete and accessibility repairs, handrail replacement, and other building preservation work. The transportation facility lacks standard water and wastewater service, has limited space, and requires replacement or substantial redevelopment.

The proposed facilities question would be presented separately from the public safety and infrastructure questions. A 20-year term reflects the useful life and financing period associated with major building improvements and replacement.

## PROPOSED LEVY

The proposed rate is approximately $0.0820 per $100 of assessed valuation. Based on current planning estimates, the levy would generate approximately $320,000 annually and support approximately $6,250,000 in facility needs over the next 20 years. Final revenue and project timing will depend on certified assessed valuation, project costs, collection experience, and annual levy calculations.

## PLANNED USES

- City Hall roof, HVAC, generator, concrete, handrail, accessibility, and building system improvements
- Planning, design, site work, construction, expansion, or replacement of the City transportation facility
- Preservation and major life cycle replacement of other municipal facility systems

- Engineering, architectural, inspection, and other direct project delivery costs
- Debt service or financing costs, if authorized and determined to be the most efficient delivery method

**JUSTIFICATION**

Major facility projects exceed the capacity of normal annual operating revenues and require long-range planning. A dedicated 20-year levy would align the funding term with the expected life of the improvements, reduce reliance on deferred maintenance, and provide a transparent funding source restricted to municipal facilities.

STRATEGIC GOAL(S):
This ordinance helps the city achieve the following priorities:

- Infrastructure and Public Facilities
- Operational Excellence
- Public Safety
- Communications Best Practices

BUDGET IMPACT:
Approval of the ordinance would not immediately change the adopted budget. If approved by voters, levy revenue and authorized expenditures would be incorporated into future general fund budgets and the City's long-range financial plan.

ALTERNATIVES:

- Approve the proposed ordinance authorizing the ballot question.
- Approve the ordinance subject to changes.
- Postpone the item.
- Do not approve 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:
City staff recommends approval of a separate 20-year municipal facilities ballot question at an estimated rate of $0.0820 per $100 of assessed valuation.

POLICY:
The Board of Aldermen must approve the ordinance and ballot language before the question may be submitted to qualified voters. Any levy approved by voters would be subject to Missouri law, annual levy certification, and applicable Hancock Amendment calculations.

SUGGESTED MOTION:
I move to approve Bill No. 3381,an Ordinance authorizing and directing the submission at the Public Election to be held November 3, 2026, to the qualified voters of the City of Parkville, Missouri, the

question of whether the City shall commence collecting a property tax levy of $0.0820 per one hundred dollars of assessed valuation for a period of twenty (20) years to fund costs related to the maintenance, repair, improvement, and replacement of city facilities, including the city's transportation facility, which support city staff and services provided by the City, on second reading to become Ordinance No. 3306.

ATTACHMENTS:

1. November 2026 Levy Ordinance_City Facilities-Bill 3381
2. FRB Forecast_Executive Memo_8-14-2026
3. Financial Brief Overview-Forecast-FRB_8-14-2026
4. Financial Outlook Overview-Forecast-FRB_8-14-2026

BILL NO. 3381 ORDIINANCE NO. 3306

**AN ORDINANCE AUTHORIZING AND DIRECTING THE SUBMISSION AT THE PUBLIC ELECTION TO BE HELD NOVEMBER 3, 2026, TO THE QUALIFIED VOTERS OF THE CITY OF PARKVILLE, MISSOURI, THE QUESTION OF WHETHER THE CITY SHALL COMMENCE COLLECTING A PROPERTY TAX LEVY OF $0.0820 PER ONE HUNDRED DOLLARS OF ASSESSED VALUATION FOR A PERIOD OF TWENTY (20) YEARS TO FUND COSTS RELATED TO THE MAINTENANCE, REPAIR, IMPROVEMENT, AND REPLACEMENT OF CITY FACILITIES, INCLUDING THE CITY'S TRANSPORTATION FACILITY, WHICH SUPPORT CITY STAFF AND SERVICES PROVIDED BY THE CITY.**

WHEREAS, in accordance with the provisions of Article 10, Section 1 of the Constitution of Missouri and Section 88.667.1(1) RSMo., the City of Parkville, Missouri (the "City"), is authorized and empowered to levy and collect taxes for general revenue purposes on all mixed, personal and real property within the limits of the City, taxable in accordance with the laws of the State of Missouri; and

WHEREAS, on April 6, 2004, qualified voters of the City approved an increase to the City's operating tax levy rate from $0.4853 cents per $100.00 assessed valuation to not-to-exceed $0.6753 cents per $100.00 assessed valuation for a term not-to-exceed 21 years (the "2004 Temporary Levy"), and has since expired; and

WHEREAS, the 2004 Temporary Levy resulted in a property tax levy of $.1665 cents per $100.00 assessed valuation; and

WHEREAS, pursuant to Section 137.073 RSMo., and Article X, Section 22, of the Missouri Constitution, the City may submit to the qualified voters of the City the question of whether to collect the City's property tax levy of $.0820 per $100.00 assessed valuation, which will be levied for 20 years commencing with tax year 2027 through the year 2046, to fund costs related to the maintenance, repair, improvement, and replacement of City facilities, including the City's transportation facility, which support City staff and the services provided by the City; and

WHEREAS, the City desires to submit to the qualified voters at the general election to be held on November 3, 2026, the question of whether to collect the City's property tax levy of $.0820 per $100.00 assessed valuation, which will be levied for 20 years commencing with tax year 2027 through the year 2046, to fund costs related to the maintenance, repair, improvement, and replacement of City facilities, including the City's transportation facility, which support City staff and the services provided by the City (the "Proposition F").

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

Section 1. An election is hereby ordered to be held in the City on November 3, 2026, of the following question:

**QUESTION:**

**Shall the City of Parkville commence collecting a property tax levy of $0.0820 per one hundred dollars of assessed valuation for a period of twenty (20) years to fund costs related to the maintenance, repair, improvement, and replacement of City facilities, including the City's transportation facility, which support City staff and the services provided by the City?**

Section 2. The notice of election on the Proposition shall be in substantially the form attached hereto as Exhibit A.

Section 3. The Mayor, City Clerk, and the City Administrator are hereby authorized and directed to take such actions as may be necessary or desirable to cause the Proposition to be submitted to the qualified voters of the City at the election called for by this Ordinance, including, without limitation, timely submittal of certified copies of this Ordinance to the Platte County Board of Election Commissioners no later than 5:00 p.m. on August 25, 2026, and to include in the notification all of the terms and provisions required by Chapter 115 RSMo. The Platte County Board of Election Commissioners (the "Commissioners") as the Election Authority of said County shall conduct such election according to the law and certify the results thereof. The Commissioners shall designate such polling places as shall be required for said election and shall appoint necessary election officials. The Commissioners shall be required by law and shall do and perform such other necessary acts as may be required to conduct such election in accordance with the statutes of State of Missouri.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED and APPROVED this 18th day of August 2026.

_____
Mayor Dean Katerndahl

ATTESTED:

_____
City Clerk Melissa Bazert

EXHIBIT A

FORM OF NOTICE OF ELECTION

Notice is hereby given that an election will be held in the City of Parkville, Platte County, Missouri, on Tuesday, November 3, 2026, between the hours of 6:00 a.m. and 7:00 p.m. for the purpose of presenting the following ballot to the qualified voters of the City of Parkville, Missouri:

OFFICIAL BALLOT
CITY OF PARKVILLE, MISSOURI PLATTE COUNTY, MISSOURI
November 3, 2026

PROPOSITION F

Shall the City of Parkville commence collecting a property tax levy of $0.0820 per one hundred dollars of assessed valuation for a period of twenty (20) years to fund costs related to the maintenance, repair, improvement, and replacement of City facilities, including the City's transportation facility, which support City staff and the services provided by the City?

YES ☐

NO ☐

INSTRUCTIONS TO VOTERS: If you are in favor of the question, place an X in the box opposite "YES." If you are opposed to the question, place an X in the box opposite "NO."

The polling place(s) for all qualified voters of the City of Parkville, Missouri will be:

[Insert Polling Place Locations]

Done by order of the Board of Aldermen this ___ day of _____, 2026.

_____
Platte County, Missouri Board of Elections

# Executive Memo

**TO:** Mayor and Board of Aldermen
**FROM:** Administration/Finance Department
**DATE:** August 18, 2026
**SUBJECT:** Long-Range Budget Forecasting Baseline (FY 2026–2030)

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### Executive Summary

As we initiate planning for the upcoming fiscal year, this memorandum provides the macroeconomic framework used to secure Parkville's long-term fiscal health. To safeguard municipal services and maintain structural balance, this model separates national Federal Reserve data into two distinct tracks: one for projecting volatile local revenues, and one for forecasting fixed city expenditures.

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### Macroeconomic Projections Reference Table

| Category | 2024 (Actual) | 2025 (Est) | 2026 (Forecast) | 2027 (Forecast) | 2028 (Forecast) | 2029 (Forecast) | Longer Run |
|---|---|---|---|---|---|---|---|
| **Personal Consumption Expenditures (PCE) Inflation (revenues)** | 2.3% | 2.8% | **3.6%** | **2.3%** | **2.0%** | **2.0%** | **2.0%** |
| **Core PCE Inflation (expenditures)** | 2.7% | 2.9% | **3.3%** | **2.5%** | **2.1%** | **2.0%** | — |
| | | | | | | | |
| **Real GDP Growth** | 2.8% | 2.4% | **2.2%** | **2.3%** | **2.2%** | **2.1%** | **2.0%** |
| **Unemployment Rate** | 4.1% | 4.2% | **4.3%** | **4.3%** | **4.2%** | **4.2%** | **4.2%** |

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### The Two-Pronged Forecasting Model

#### 1. Revenue Forecast Tracker: Headline PCE Inflation (3.6% for 2026)

- **Definition:** The "sticker price" index tracking all consumer goods, including volatile grocery and energy costs.
- **Municipal Application:** Directly drives local sales tax receipts and online use tax revenue.
- **The 2026 Strategy:** Sales tax receipts are projected to scale at 3.6% due to short-term regional price pressures. This spike is temporary; revenue growth is modeled to cool toward a stable 2.0% baseline by 2028.

**2. Expenditure Forecast Tracker: Core PCE Inflation (3.3% for 2026)**

- **Definition:** The underlying structural inflation index that strips out volatile food and energy costs.
- **Municipal Application:** Dictates long-term, rigid operational costs that cannot easily be rolled back.
- **The 2026 Strategy:** Used as the baseline for competitive Cost of Living Adjustments (COLA) for the Police Department, Public Works staff, all staff; and multi-year vendor contract renewals.

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**Strategic Policy Takeaway for the Board**

For FY 2026, the revenue inflation factor (**3.6%**) slightly outpaces the expenditure core factor (**3.3%**). This creates a positive operational spread of **0.3%**.

While this signals a structurally sound baseline, the margin is narrow. Blending these numbers would mask revenue volatility. Keeping them separate ensures that we fund our recurring personnel and operational commitments out of sticky, predictable revenue rather than temporary inflationary spikes at the retail cash register.

# SUMMARY – FINANCIAL FORECASTING AND RESERVE POSITION

**Executive Briefing for the Board of Aldermen – August 18, 2026**

## Purpose

During recent discussions regarding the City's long-term financial outlook and potential future revenue needs, the Board of Aldermen requested additional information regarding:

- Staff's long-range revenue and expenditure assumptions;
- How those assumptions compare with Federal Reserve economic projections; and
- Whether the City's current reserve levels remain appropriate.

Staff has prepared a more comprehensive Financial Forecasting, Federal Reserve Comparison, and Reserve Analysis Report addressing these questions in detail. That comprehensive analysis is included after this summary and is attached to each ordinance item for record keeping and consistency.

This executive briefing summarizes the primary conclusions for Board discussion.

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## 1. City's Forecasting Approach

Staff uses a different methodology for the next budget year than for the long-range financial forecast. For the upcoming budget year, revenues are projected using actual collections, current trends, known development and business activity, and immediate economic indicators. This provides the most realistic estimate available for preparation of the annual budget.

As the forecast extends farther into the future, uncertainty increases. Staff therefore becomes intentionally more conservative and has generally used approximately:

- 1% annual long-range revenue growth, and
- 2% annual long-range expenditure growth

The 1% revenue assumption is not a prediction that the economy will grow only 1% or that a recession will occur. It is a financial planning assumption intended to limit the City's reliance on revenue growth that has not yet occurred.

This distinction is particularly important because a significant portion of the City's revenues comes from economically sensitive sales and use taxes, while many City expenditures – particularly personnel – represent recurring commitments that cannot be reduced quickly without affecting services.

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## 2. Federal Reserve Comparison

At the Board's request, staff compared the City's assumptions with current Federal Reserve economic projections. The comparison indicates that the City's approximately 2% long-term expenditure growth assumption is generally consistent with the Federal Reserve's longer-term inflation outlook.

Federal Reserve projections currently anticipate continued economic growth rather than a recession as the baseline outlook. However, the range of potential economic outcomes becomes increasingly uncertain as projections extend farther into the future.

Staff therefore believe it remains prudent to distinguish between what economic forecasts predict may occur and what level of future revenue the City should responsibly commit to recurring / required expenditures before that revenue is received by the City.

Staff will continue to update near-term revenue estimates based upon actual economic performance while maintaining appropriately conservative assumptions for longer-range planning.

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## 3. Reserve Position

The City's reserves are maintained pursuant to the Board-adopted Reserve Policy and serve several purposes, including:

1. Maintaining adequate operating cash flow;
2. Protecting continuity of essential City services;
3. Responding to economic uncertainty;
4. Addressing emergencies and unforeseen financial obligations;
5. Protecting the City's creditworthiness; and
6. Providing financial stability during periods of revenue disruption.

The City's policy establishes:

- General Fund Reserve: The City endeavors to maintain approximately 15% of the succeeding year's General Fund appropriations.
- Emergency Reserve: The City separately maintains an Emergency Reserve of at least 25% of the succeeding year's General Fund appropriations.

The Emergency Reserve is intended for significant emergencies and unforeseen financial obligations and should not be viewed as excess operating cash available for routine expenditures.

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4. **Reserve Fund Overview**

Staff completed a cash-flow analysis to confirm the City's reserve percentages are in line with our reserve policies.

Rather than evaluating reserves solely as percentages, staff is calculating the City's average monthly costs for:

- Salaries and wages;
- Employee benefits;
- Employer payroll obligations;
- Retirement;
- Essential contractual and potential legal obligations; and
- Other recurring costs necessary to maintain essential City operations.

This analysis evaluated the 15% General Fund reserve based upon the number of months of essential operations it could support. At current levels, the city has more than 3 months of operational reserves in the funds with personnel – general fund, public safety, transportation, and parks & recreation. Staff also evaluated the separate 25% Emergency Reserve as an additional layer of financial protection. For 2026, the city will make a $250,000 transfer from the general fund to the emergency fund to meet this threshold.

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**5. Why This Matters to the Future Levy Discussion**

This analysis is important as the Board considers whether additional dedicated revenues may eventually be necessary for:

- Public Safety;
- Transportation and Infrastructure; and
- City Facilities and Ongoing Maintenance.

The existence of cash reserves does not, by itself, mean the City has sufficient resources to assume additional recurring obligations. Reserves are one-time financial resources. Salaries, infrastructure maintenance, facility maintenance, insurance, utilities, and other operating expenses are recurring obligations.

Using reserves to support an ongoing expenditure may address that expenditure temporarily, but the same obligation returns the following year with fewer reserves available. The central question is therefore not simply: "Does the City have cash?" The more appropriate long-term financial question is: "Does the City have sufficient recurring revenue to sustainably provide existing services, address identified community priorities, meet its financial obligations, and maintain appropriate protection against economic and operational risks?"

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**Staff Conclusion**

Based upon the analysis completed to date:

1. Staff's approximately 2% long-range expenditure assumption is generally consistent with longer-term Federal Reserve inflation expectations.
2. Staff's approximately 1% long-range revenue assumption is intentionally conservative and should be understood as a budgeting and risk-management assumption rather than an economic prediction.
3. Near-term revenue forecasts should continue to reflect actual collections, current trends, and immediate economic conditions and may therefore be higher or lower than the long-range assumption.
4. The City's General Fund and Emergency Reserves serve important and distinct purposes and should not automatically be considered available resources for funding ongoing expenditures.
5. Staff is completing additional analysis to determine how many months of essential operating costs are supported by the City's current reserve levels.
6. Staff recommends continuing to benchmark the City's financial assumptions against Federal Reserve and other credible economic indicators while maintaining a prudent long-range forecasting methodology appropriate for a smaller municipality with significant reliance on sales and use tax revenues.

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**Additional Information**

A more comprehensive Financial Forecasting, Federal Reserve Comparison, and Reserve Analysis Report accompanies this briefing and provides additional information regarding:

- Federal Reserve economic projections;
- Revenue forecasting methodology;
- Expenditure forecasting methodology;
- Revenue volatility and economic uncertainty;
- Reserve policy requirements;
- Reserve adequacy and cash-flow considerations;
- Recurring versus one-time revenues;
- Personnel and essential operating obligations; and
- The relationship between the City's financial position and potential future dedicated levy proposals.

The comprehensive report is intended to serve as the technical and educational reference supporting this executive briefing and the Board's continuing financial policy discussions.

# Financial Outlook Summary –
# Information for the Board of Aldermen, and the Citizens of Parkville

### Presented to the Parkville Board of Aldermen on August 18, 2026

At the prior meeting on August 4, 2026, the Board of Aldermen held discussions regarding the City's long-term financial outlook and the potential need for additional dedicated revenues. The Board of Aldermen raised several important questions regarding the assumptions used by staff in preparing the City's financial forecasts.

Specifically, the Board requested additional information regarding the City's long-range assumptions for revenue and expenditure growth and asked that those assumptions be compared with economic projections published by the Federal Reserve. Questions were also raised regarding the City's current reserve levels, the purpose of maintaining those reserves, and whether existing cash reserves could or should be used to address some of the City's identified financial needs before considering additional revenues.

The answers to these questions are outlined in this report as the Board evaluates the City's financial position and considers whether dedicated funding should eventually be presented to voters for Public Safety, Transportation and Infrastructure, and City Facilities and ongoing maintenance.

This report has therefore been prepared to provide additional context regarding how and why staff develops the City's financial forecasts, how those assumptions compare with broader economic indicators, and how the City's adopted Reserve Policy relates to long-term financial planning.

An important distinction throughout this discussion is the difference between an economic forecast and a municipal financial planning assumption.

- An economic forecast attempts to estimate what may occur in the broader economy.
- A municipal financial forecast must also consider how much unknown / uncertain future revenue the City should prudently rely upon when making recurring expenditure commitments.

For the immediate upcoming budget year (2027), staff develops revenue estimates using actual collections, current trends, known economic activity, and the most current information available. As the forecast extends further into the future and economic uncertainty increases, staff intentionally becomes more conservative. Historically, this has resulted in long-range revenue growth assumptions of approximately 1%, while expenditures have generally been modeled at approximately 2% growth.

The Board has asked whether those assumptions remain reasonable. The Federal Reserve comparison contained in this report is intended to help answer that question and provide an independent economic benchmark against which the City's methodology can be evaluated.

The report also addresses the City's reserves. Parkville's reserves are maintained pursuant to an adopted Board policy and are intended to provide cash-flow stability, protect the City's financial position and creditworthiness, address emergencies and unforeseen obligations, and help ensure continuity of essential City services during periods of economic disruption. The City's Reserve Policy calls for a General Fund balance* target of 15% of the succeeding year's appropriations and a separate Emergency Reserve of at least 25%.

**It is important to note that this policy has been voluntarily applied toward all funds that have personnel related costs to ensure there are adequate reserves in place for all service departments.*

Ultimately, this report is not intended to predetermine whether additional revenues or any of the potential levy proposals should move forward. Nor is it intended to suggest that the City's existing forecasting methodology should never change. Rather, it is intended to provide the Board with a common factual foundation from which to evaluate three fundamental questions:

1. Are the City's current long-range revenue and expenditure assumptions reasonable and appropriately conservative?
2. Are the City's existing reserve levels appropriate given Parkville's size, revenue structure, debt obligations, service responsibilities, and economic risk?
3. After considering existing revenues, projected expenditures, reserves, and future financial risks, does the City have sufficient recurring resources to sustainably address its core operations - public safety, transportation and infrastructure, economic vitality, parks & recreation, and City facility needs identified by the Board and community?

The answers to those questions will help inform the larger policy discussion regarding whether additional dedicated revenues should ultimately be presented to Parkville voters, when such questions should be presented, and what level of investment the community believes is appropriate.

# Financial Forecasting Philosophy, Federal Reserve Comparison, and Reserve Position

## Purpose of Long-Range Forecasting

As the Board evaluates the City's long-term financial position and the potential need for dedicated revenue sources, questions have been raised regarding the assumptions used in the City's multi-year financial forecast.

Specifically, the Board has asked staff to compare the City's projected expenditure growth and revenue growth assumptions with economic projections published by the Federal Reserve.

This comparison is useful. However, it is important to distinguish between an economic forecast and a municipal budget forecast.

The Federal Reserve attempts to forecast the future direction of the national economy. The City's financial forecast has a different purpose: to determine what level of recurring revenues the City can reasonably and prudently rely upon when making recurring expenditure commitments.

For that reason, staff intentionally uses different levels of conservatism for near-term budgeting and long-range financial planning.

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## Expenditure Forecast – 2% Long-Term Growth

Staff has generally modeled long-term expenditure growth at approximately 2%.

The Federal Reserve's June 2026 Summary of Economic Projections provides useful context for evaluating that assumption. Federal Reserve policymakers currently project inflation moderating toward approximately 2% over the longer term.

Accordingly, the City's use of approximately 2% expenditure growth as a long-term planning assumption is generally consistent with the Federal Reserve's longer-run inflation outlook. Importantly, this does not mean every City expenditure will increase exactly 2% annually.

Personnel costs, health insurance, utilities, fuel, construction materials, contractual services, equipment, and other individual expenditures may increase at significantly different rates in any particular year.

Rather, the 2% assumption provides a reasonable long-term baseline from which staff can identify circumstances requiring additional adjustment.

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## Revenue Forecast – Why Staff Uses a More Conservative Approach?

The City's revenue forecasting methodology intentionally distinguishes between the upcoming budget year and years further into the future / forecast.

**Near-Term Forecast**

For the immediate upcoming budget year, staff evaluates:

- Actual year-to-date collections;
- Recent sales tax trends;
- Local development activity;
- Consumer spending patterns;
- Inflation;
- Employment conditions;
- Known changes in businesses and economic activity; and
- Other current economic indicators.

Because these data are current and observable, the first-year revenue forecast can more closely reflect actual economic conditions.

**Long-Term Forecast**

Beyond the immediate budget year, staff has generally used approximately 1% annual revenue growth or, under greater uncertainty, maintained certain revenues relatively flat.

This should not be interpreted as staff predicting that the local economy will grow only 1%. Rather, the assumption represents a budgeting risk factor.

The City is heavily dependent upon economically sensitive revenues, particularly sales and use taxes. Unlike a contractual revenue stream, these revenues can change quickly as consumer behavior and economic conditions change. Staff therefore believes it is prudent to distinguish between:

- what the economy may produce and
- what the City should commit to spending before that revenue actually occurs.

If revenues ultimately grow 2%, 3%, or more, the City benefits from the additional revenue and can evaluate those resources throughout the year and in subsequent budgets.

Conversely, if the City assumes higher revenue growth and makes permanent expenditure commitments based upon that assumption, a future economic slowdown may require expenditure reductions, delayed capital investment, personnel reductions, tax increases, or the use of reserves to maintain operations. For this reason, the City's long-range revenue forecast should be understood as a planning baseline rather than an economic prediction.

## Federal Reserve Comparison

The Federal Reserve currently projects continued national economic growth rather than an economic contraction as its baseline outlook. At the same time, Federal Reserve projections recognize significant uncertainty surrounding future economic conditions.

Therefore, staff does not recommend representing the City's conservative revenue forecast as being based upon an expectation that a recession or depression will occur within a specific period. A more appropriate conclusion is:

The Federal Reserve's baseline outlook anticipates continued economic growth, but the range of potential outcomes increases considerably as the forecast period extends. Because Parkville relies substantially upon economically sensitive sales and use taxes, staff takes a conservative approach to revenue assumptions as the forecast moves further into the future.

This approach recognizes economic growth when supported by current data while avoiding the commitment of uncertain future revenues to permanent expenditures.

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## Why Revenue and Expenditure Assumptions Do Not Have to Match

If expenditures are projected to increase approximately 2%, why shouldn't revenues also be projected to increase approximately 2%?

The answer is that expenditures and revenues have fundamentally different risk characteristics. Many municipal expenditures are recurring and difficult to reduce quickly.

Personnel is the clearest example. Approximately 70%–75% of municipal operating expenditures are associated with personnel and related costs because municipal government is fundamentally a service organization.

The City does not manufacture a product or maintain inventory that can simply be reduced when revenues decline. It provides police protection, transportation services, administration, inspections, parks and recreation services, community development & planning services, financial services, and other public services primarily through employees.

Once the City hires an employee or establishes a recurring service level, that represents an ongoing financial commitment.

Sales tax revenue, however, is not guaranteed to increase every year. Therefore, using a somewhat conservative long-range revenue assumption against a reasonable expenditure inflation assumption creates an intentional financial stress test.

If that model eventually produces a structural gap, it identifies a potential problem early enough for the Board to consider alternatives rather than discovering the problem during an economic downturn.

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## Reserve Policy and Financial Resilience

The City's reserves should also be considered in the context of this discussion. The City's adopted Reserve Policy establishes several important requirements.

The General Fund balance should be no less than 5% of the following year's appropriations, with the City endeavoring to maintain a General Fund balance equal to 15% of the succeeding year's appropriations. As mentioned above, this reserve policy has been voluntarily applied toward all funds (public safety, parks, transportation) that have personnel related costs to ensure there are adequate reserves in place for all service departments.

Amounts above the 15% General Fund target – at year end - are directed to the Emergency Reserve Fund.

Separately, the City maintains an Emergency Reserve Fund with a target of at least 25% of the following year's General Fund appropriations. The emergency reserve fund in 2026 – after a $250,000 transfer from the general fund – meets the emergency reserve for the current fiscal year.

The Emergency Reserve is specifically intended for circumstances such as natural disasters, declared emergencies, or other major unforeseen financial obligations. These are not simply accumulated dollars without an intended purpose. They are financial safeguards established by formal Board policy.

Additionally, the cities reserve funds are being invested in accordance with the city’s investment policy and generating interest income to create another revenue stream for the city to use to fund its operations. It is noteworthy to mention in 2025 the City generated more than $400,000 in interest income from idle fund investments.

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## Are the City's Reserves Too High?

It is reasonable for the Board to periodically ask – and staff to review – whether reserve levels remain appropriate. However, financial reserves should not be evaluated solely by asking how many dollars are currently sitting in the bank. The appropriate question is:

What financial risks are these reserves intended to protect the City and its taxpayers against?

Those risks include:

- Dependence upon economically sensitive sales and use tax revenues;
- The City's relatively small size and less diversified revenue base;
- Existing debt obligations;
- Personnel and payroll obligations;
- Emergency events;
- Unexpected infrastructure or facility failures;
- Economic downturns;
- Potential claim and legal obligations;
- Maintaining municipal services during temporary revenue disruptions; and
- Protecting the City's creditworthiness and future borrowing costs.

For a relatively small municipality, these risks can be more significant because the City has fewer opportunities to absorb a major financial event across a large and diversified revenue base.

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## National Best-Practice Comparison

Government Finance Officers Association (GFOA) guidance recommends that general-purpose governments maintain unrestricted General Fund balances equal to at least approximately two months of regular operating revenues or expenditures, or approximately 16.7%.

Importantly, GFOA also recognizes that governments with volatile revenues or other unique financial risks may appropriately maintain reserves significantly above that minimum.

Parkville's 15% General Fund target is therefore approximately comparable to the general minimum benchmark commonly used in municipal finance.

The City's additional 25% Emergency Reserve serves a different purpose and should not be viewed as excess General Fund operating cash. It represents a separately designated financial safeguard for significant emergencies and unforeseen obligations.

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## Why Spending Reserves Does Not Solve a Structural Revenue Problem?

This distinction is particularly important as the Board considers whether additional revenues are needed. Reserves are one-time resources.

Police salaries, infrastructure maintenance, facility maintenance, utilities, insurance, and other recurring expenditures are ongoing obligations. Using reserves to support recurring expenditures can postpone a financial problem, but it does not resolve the underlying structural imbalance.

For example, using $500,000 of reserves to support an ongoing $500,000 annual expenditure solves the issue for one year. The following year, the same $500,000 obligation remains—but the City's reserves are now $500,000 lower.

Repeated use of reserves for recurring operations ultimately converts a revenue problem into both a revenue problem and a reserve problem.

For that reason, the City's Reserve Policy specifically states that restricted cash reserves should not be used to finance routine operating expenditures exceeding budgeted levels and that cash reserves generally should not finance capital projects unless specifically earmarked for that purpose.

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## Connection to the Proposed Levy Discussion

This financial forecasting discussion is directly relevant to consideration of the City's three potential dedicated levy proposals:

1. Public Safety
2. Transportation & Infrastructure
3. City Facilities – Improvements & Maintenance

The question is not simply whether the City currently possesses cash. The more important question is whether existing recurring revenues are sufficient to support existing services and the additional priorities identified by the Board and community over the next decade.

The proposed ten-year sunset for each levy provides an additional safeguard. Rather than establishing permanent additional revenues, each proposal could terminate after ten years unless voters authorize it to continue.

If the levies pass, the City will reassess – starting in the 8$^{th}$ year of levies:

- Financial conditions;
- Existing revenue performance;
- Remaining infrastructure and facility needs;
- Public safety staffing requirements;
- Reserve levels;
- Economic conditions; and
- Community priorities.

The Board could then determine whether renewal should be presented to voters.

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## Recommended Forecasting Approach Going Forward

Staff recommend continuing the City's conservative forecasting philosophy while improving how the assumptions are communicated. For each annual budget and long-range forecast, staff will present three distinct layers:

### 1. Current-Year / Near-Term Forecast

Use actual collections, current trends, known economic conditions, and the most current available information to develop the next fiscal year's revenue estimate.

### 2. Long-Range Planning Baseline

Use prudent assumptions—currently approximately 1% revenue growth and approximately 2% expenditure growth—to identify potential structural financial pressures.

### 3. Economic Benchmark

Compare those assumptions annually with relevant Federal Reserve projections and other credible economic indicators. When / where the City's assumptions differ from external forecasts, staff should explain why. This approach provides the Board with both perspectives:

- What economists currently believe is most likely to happen, and
- What level of future revenue the City believes it is prudent to rely upon when making permanent financial commitments.

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# CITY OF PARKVILLE
## Policy Report

Date: August 5, 2026

Prepared By:
Daniel Harper, Public Works Director

Reviewed By:
Alexa Barton, City Administrator

ISSUE:
Approval of Resolution No. 26-021, A Resolution Awarding the Bid for the 2026 Storm Sewer Repairs Project to Insituform Technologies USA, LLC, in the amount of $282,450.32 and Authorizing the Mayor to Execute an Agreement for the Same (Public Works)

BACKGROUND:
Parkville maintains approximately 111,386 linear feet of storm sewer pipe throughout the city. Of these pipes approximately half of them are corrugated metal pipes (CMP) that were commonly used for construction until the early 2000's when the city began requiring alternative materials such as HDPE or reinforced concrete. These CMPs exist throughout the city but are most prevalent in development that was done from the late 1980's to 2010. Over time the CMP's galvanized coating wears off due to abrasion from the various materials such as sand, rock, or tree branches as well as other debris that may flow through the system. These fractures in the protective coating allow for water to come in contact with the underlying metal which begins the process of corrosion. This corrosion eventually leads to breaks in these pipes where soil can enter creating sink holes and the bottoms of the pipe, most effected by the abrasion and water, begin to disintegrate as small pieces break off. This process is expedited in areas with fertilizer from manicured lawns and rock salt from winter road operations input materials into the process that speed up the corrosion. For this reason the city has moved away from placing new CMP and now requires development and capital projects to use alternative materials.

As this process occurs the pipes begin to need maintenance such as point repairs and lining to protect the underlying structure to continue to convey stormwater and to reduce the chance of a localized collapse of the pipe which could be in a roadway or a citizens yard. As part of the new stormwater fund staff has been evaluating methods to optimize the maintenance on existing structures to extend their usable life as long as possible before conducting a replacement project which typically cost more to complete and are more disruptive to the citizens and businesses within Parkville. One area of concern was in the Riss Lake subdivision that has a large quantity of the CMPs within the city and many have not received significant maintenance since their original placement and are at a critical point that if additional wear continues full replacement becomes the only option. The project also includes two lining locations in River Hills which were built at a similar time and four locations in Riss Lake where manhole grades need to be adjusted upward to match the ground surface.

In 2017-2018 staff conducted an assessment of many of the pipes within Riss Lake to identify needs within the system. This assessment was only partially completed as the amount of maintenance needs exceeded potential funding sources at the time. Since that time the Board of Aldermen has increased funding for stormwater projects through the stormwater fund. This created the ability to

address these needs and in the 3rd year of the fund staff created a project to begin routine pipe lining using a hardened resin cast-in-place liner that is injected into the pipes to create a protective barrier and restore a portion of the structural strength of the pipes. This same process has been used on the City's gravity sanitary sewer system for more than ten years.

Based on the amount of funding available staff applied for a Platte County Stormwater Grant in April 2026 and the City were awarded $106,820.00 to supplement the $165,000 that was budgeted in the stormwater fund in FY 2026 for maintenance and repairs of the stormwater system. This project grant was accepted under Bill No. 3373 by the Board of Aldermen on June 2, 2026 on a unanimous vote.

Since the acceptance of the grant staff completed the design of the project and contract documents and issued the project for construction bids for a period of three weeks. A bid opening was held on August 4, 2026 where the City received four bids. The lowest responsible bidder was Insituform Technologies LLC who bid $282,450.32. The engineers estimate for this project was $241,013.00. The total budget amount, with the Platte County Stormwater Grant, is $271,820.00. This project is scaleable to adjust the final amount of the contract, however the city still needs to maintain the scope of work to align with the grant and cost share to receive the future reimbursement.

The attached resolution awards the bid, approves execution of the construction contract, and authorizes administrative approval of change orders up to 10%, cumulative, of the contract price.

STRATEGIC GOAL(S):

- Infrastructure and Public Facilities

BUDGET IMPACT:
The Stormwater Fund includes $165,000 for Capital Project Expenditures in the line item 47-521-04-51-00 on page 97 of the 2026 Budget.

ALTERNATIVES:

1. Approve the item.
2. Approve the item, subject to changes.
3. Do not approve the item.
4. Postpone the item.

STAFF RECOMMENDATION:
Staff recommends approval.

POLICY:

SUGGESTED MOTION:
I move to approve Resolution No. 26-021, A Resolution Awarding the Bid for the 2026 Storm Sewer Repairs Project to Insituform Technologies USA, LLC, in the amount of $282,450.32 and Authorizing the Mayor to Execute an Agreement for the Same.

ATTACHMENTS:

1. Resolution 26-021 -Award of 2026 Storm Sewer Repair Project Agreement
2. Bid Tabulation
3. Contract Draft
4. Project Plans

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

# CITY OF PARKVILLE, MO.
# RESOLUTION No. 26-021

**A RESOLUTION AWARDING THE BID FOR THE 2026 STORM SEWER REPAIRS PROJECT TO INSITUFORM TECHNOLOGIES USA, LLC IN THE AMOUNT OF $282,450.32 AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR THE SAME.**

WHEREAS, the City maintains approximately 111,386 linear feet of storm sewer pipe throughout the City; and

WHEREAS, the City designed and planned the 2026 Storm Sewer Repairs Project (the "Project"), and issued a request for bids the for Project in accordance with applicable law; and,

WHEREAS, Insituform Technologies USA, LLC (hereinafter "Contractor") was determined to be the lowest and best bidder by City staff; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, that the Board of Aldermen of the City of Parkville hereby awards the bid for the 2026 Storm Sewer Repairs Project to the Contractor in the amount of $282,450.32; and

BE IT FURTHER RESOLVED THAT the Agreement between the City of Parkville and Insituform Technologies USA, LLC, for the 2026 Storm Sewer Repairs Project is hereby approved, and the Mayor is hereby authorized to execute the same on behalf of the City in substantially the same form as is attached to this Resolution; and

BE IT FURTHER RESOLVED THAT the City Administrator is authorized to approve and execute Change Orders to the Agreement up to ten percent of the original Contract price ($28,245.00).

IN TESTIMONY WHEREOF, I have hereunto set my hand in the City of Parkville this 18th Day of August, 2026.

_____
Mayor Dean Katerndahl

ATTEST:

_____
City Clerk Melissa Bazert

**EXHIBIT A – AGREEMENT**

# BID RECAPITULATION

## 2026 Storm Sewer Repairs

Bid Opening: August 3, 2026 Time: 1:30 PM

| Contractor | Bid Received Date/Time | Bid Bond Received | Addendum #1 | Bid Amount |
|---|---|---|---|---|
| Havens Construction Company | **8/4/26 1:00 PM** | X | X | $ 310,540.00 |
| *** Insituform Technologies, LLC<br>Attn: Christina Koller<br>580 Goddard Avenue<br>Chesterfield , MO 63005<br>Insituformsales@aegion.com<br>(314) 343-9152** | **8/4/26 1:00 PM** | **X** | **X** | **$ 282,450.32** |
| Linaweaver Construction, Inc. | NA | | | |
| SAK Construction, LLC<br>Attn: Joseph Huffman<br>864 Hoff Road<br>O'Fallon, MO 63366<br>jhuffman@sakcon.com<br>(816) 590-8844 | **8/4/26 1:00 PM** | X | X | $ 292,358.00 |
| SHEDIGS IT | NA | | | |
| Smico Contracting Group<br>Attn: Darryl Smith<br>PO Box 563<br>Odessa, MO 64076<br>smicoconstruction@smico1.com<br>(816) 229-2244 | **8/4/26 1:00 PM** | X | X | $ 226,402.00 |
| | | | | |
| ENGINEER'S ESTIMATE | | | | $ 241,013.00 |
| | | | | |

**LOWEST RESPONSIBLE BIDDER: INSITUFORM**

ANTICIPATED AWARD DATE – August 18, 2026

# City of Parkville, Missouri

AGREEMENT BETWEEN CITY OF PARKVILLE
AND CONTRACTOR
FOR
**STORM SEWER REPAIRS - 2026**

This agreement is made and entered into this _____day of _____, 20____, by and between the City of Parkville, Missouri, (hereinafter the “City”) and

Insituform Technologies USA, LLC (hereinafter the “Contractor”).

WITNESSETH:

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

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

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

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

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

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

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

ARTICLE II. The City shall pay to the Contractor for the performance of the work embraced in this Contract, and the Contractor will accept in full compensation therefore, the sum of

Two hundred eighty-two thousand, four hundred fifty DOLLARS and thirty-two cents

($ 282,450.32 ) (subject to adjustment as provided by the Contract Documents)

for all work covered by and included in the Contract award and designated in the foregoing Article I, payment thereof to be made in cash or its equivalent and in the manner provided in the Contract Documents.

ARTICLE III. The contractor shall commence work upon the date stated in the Notice to Proceed and will complete all work by this Contract **by November 12th, 2026**. Time is of the essence. Accordingly, liquidated damages shall be assessed against Contractor, as stipulated liquidated damages and not as a penalty, in the amount of $500.00 for each and every calendar day the work remains incomplete over the specified completion time.

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

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

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

Contractor's Bid Form and attachments.

| | |
|---|---|
| Exhibit A | General Conditions of the Contract |
| Exhibit A-1 | Special Conditions of the Contract |
| Exhibit B-1 | Performance Bond |
| Exhibit B-2 | Payment Bond |
| Exhibit B-3 | Maintenance Bond |
| Exhibit C | List of Plans (by sheet number and date), including all attached plan sheets and addenda thereto. |
| Exhibit D | List of Specifications, including attached specifications and all addenda thereto. |
| Exhibit E | Contractor's Affidavit Acknowledging Federal Lobbying Activities and Conflict of Interest Prohibition |
| Exhibit F | Sales tax exemption documentation forms |

| | |
|---|---|
| Exhibit G | Contractor's Affidavit of Compliance with Non-Discrimination and Equal Employment Opportunity Laws |
| Exhibit H | Affidavit of Compliance with Safety Training Requirements (§292.675 R.S. Mo.) |
| Exhibit I | Affidavit of Compliance with R.S. Mo §285.530.6 |
| Exhibit J-1 | Applicable Missouri Prevailing Wage Rates if Project Total Exceeds $75,000 |
| Exhibit J-2 | Prevailing Wage Rate Reporting Form |
| Exhibit J-3 | Certification of Compliance with Prevailing Wage Requirements |
| Exhibit K | Insurance Requirements |
| Exhibit L | Bill of Sale |
| Exhibit M | Bailment Agreement |
| Exhibit N | Conditional Partial Waiver of Lien and Release of Claims |
| Exhibit O | Conditional Final Waiver of Lien and Release of Claims |
| | Certificate of Substantial Completion |
| | Certificate of Final Completion |
| | Construction Change Directive |
| | Change Order |

WITNESS WHEREOF, the City of Parkville, Missouri, has caused this Agreement to be executed on its behalf, thereunto duly authorized, and the said Contractor has executed this contract in the prescribed form and manner, the day and year first above written.

CITY OF PARKVILLE, MISSOURI

By: _____
Dean Katerndahl, Mayor

ATTEST:

_____
Melissa Bazert, City Clerk

_____
Contractor

By _____

(SEAL) Title _____

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

# EXHIBIT A

## GENERAL CONDITIONS
## OF THE CONTRACT FOR CONSTRUCTION

GC-1. DEFINITIONS

1. "Allowance" shall mean an item of the Work which has not been fully detailed as of the date of this Contract, and for which the City has instructed the Contractor to include a budgeted amount of money in the Contract Price, subject to reconciliation at a later time.

2. The "Bonds" shall mean the bid, performance and payment bonds, together with such other instruments of security as may be required by the Contract Documents. The forms on which Bonds must be furnished are attached to the Contract as **Exhibits B-1 and B-2.**

3. "Change Order" is a written order issued after the Contract is executed by which the City, the City Public Works Director and the Contractor agree to modifications to the Work which may result in additions or deletions to the Contract Price or Contract Time. Change Orders must be signed by the City and the Contractor to be binding.

4. "City" shall mean the City of Parkville, Missouri.

5. "City Public Works Director" shall mean the individual designated in the Contract Documents who has been employed by the City for the performance of professional services in connection with the Project.

6. The "Contract Documents" consist of (1) the Contract between the City and the Contractor (sometimes referred to herein as the "Contract"); (2) these General Conditions; (3) the Special Conditions (if any); (4) the plans; (5) the specifications; (6) all addenda issued prior to, and all modifications issued after, execution of the Contract (drawings and data which may be furnished by the Contractor and approved by the City, additional drawings which may by furnished by the Public Works Director which the City Public Works Director deems necessary to make clear the intent of the Contract Documents (and, in particular, the specifications), and the bidding documents. It is understood that the Work shall be carried out and the Project shall be constructed fully in accordance with the Contract Documents.

7. "Contract Price" shall be the amount identified in the Contract between City and Contractor as the total amount due to the Contractor for total completion of the Work as per the Contract Documents.

8. The "Contract Time" shall be the number of calendar days for completion of the Work, or a specified date by which the Work shall be completed, as stated in the Contract.

9. "Defective Work" shall mean Work which is unsatisfactory, faulty or deficient or not in conformity with the Contract Documents. It shall also include Work damaged prior to approval of final payment, unless responsibility for such damage shall have been expressly assumed by the City at Substantial Completion.

10. "Effective Date of the Contract" shall mean the date indicated in the Contract on which it becomes effective, but, if no such date is indicated, it shall mean the date on which the Contract is signed and delivered by the City to the Contractor.

11. "Final Acceptance" shall mean the date when the City Public Works Director accepts in writing that the construction of the Project is complete in accordance with the Contract Documents such that the entire Project can be utilized for the purposes for which it is intended; that all other obligations of the Contractor have been satisfied; and that the Contractor is entitled to final payment.

12. "Inspector" shall mean the person or firm authorized in writing by the City Public Works Director or the City to perform inspections of the Work as provided in the Contract Documents.

13. "Modification" shall mean a written amendment to the Contract signed by both parties changing its terms, including but not limited to Change Orders, written interpretations issued by the City Public Works Director, and written orders for minor changes in the Work issued by the City Public Works Director.

14. "Notice to Proceed" shall mean the written notice issued by the City to the Contractor fixing the date on which the Contract Time is to commence and on which the Contractor shall start to perform its obligations under the Contract Documents.

15. "Partial Occupancy" shall mean placing a portion of the Work to be provided under the Contract Documents to the use intended by the City.

16. "Plans" shall mean and include all drawings which may have been or may be furnished by the City to Contractor for use in performing the Work. The Plans, including all addenda thereto, are more specifically identified on **Exhibit C.**

17. "Prevailing Wages" shall mean those wages included in the Prevailing Wage Order issued by the State of Missouri that is included as an Exhibit **J-1** to the Contract.

18. "Shop Drawings" shall mean all drawings, diagrams, illustrations, brochures, standard schedules, performance charts, instructions, diagrams and other information and data which are submitted by the Contractor, a Subcontractor, manufacturer, fabricator, supplier or distributor to illustrate some portion of the Work as required by the Contract Documents.

19. "Specifications" shall mean those portions of the Contract Documents consisting of written technical descriptions of materials, equipment, construction methods, standards and workmanship as applied to the Work and certain administrative details applicable thereto. The Specifications, including all addenda thereto, are more specifically identified on **Exhibit D.**

20. "Subcontractor" shall mean an individual, firm or corporation having a direct contract with the Contractor or with another subcontractor for the performance of a part of the Work.

21. "Submittals" shall mean any Shop Drawing, sample or other physical or electronic information concerning a material, equipment, method of installation or other descriptive data required by the Contract Documents to be submitted by the Contractor.

22. “Substantial Completion” shall mean the state of the Project when the Work, or a designated portion thereof, is sufficiently complete in accordance with the Contract Documents, so that the City can occupy or utilize the Work or the designated portion thereof for its intended purpose.

23. "Underground Facilities" shall mean all pipelines, conduits, ducts, cables, wires, manholes, vaults, tanks, tunnels or other such facilities or attachments, and any encasements containing such facilities which have been installed underground to furnish services or materials including, but not limited to, electricity, gases, steam, liquid petroleum products, telephone or other communications, cable television, sewage and drainage removal, traffic or other control systems or water.

24. The "Work" shall mean everything required of the Contractor by the Contract Documents to complete the construction, and includes all construction, labor, materials, tools, equipment and transportation and other items reasonably inferable from the Contract Documents for a fully functional end product.

25. "Work Directive" shall mean a written order from the City Public Works Director to the Contractor to proceed with Work in the manner specified, despite disagreement between the City and the Contractor as to whether the contents of the directive constitute a change to the Contract Documents, or the appropriate adjustment, if any, in the Contract Time or Contract Price as a result.

## GC-2. SCOPE, NATURE AND INTENT OF THE CONTRACT DOCUMENTS

1. The Contract Documents as enumerated herein form the Contract for construction. The Contract Documents are complementary, but not necessarily duplicate each other, and what is called for by any one shall be as binding as if called for by all. The intention of the Contract Documents is to include all construction, labor, materials, tools, equipment and transportation necessary for the workmanlike construction of the Project in accordance with the Contract Documents.

2. Dimensions and elevations shown on the Plans shall be accurately followed, even though they may differ from scaled measurements. All Work performed under this Contract shall be done to the lines, grades, and elevations shown on the Plans. No work shown on the Plans, the dimensions of which are not indicated, shall be executed until the required dimensions have been obtained from the City Public Works Director. Contractor shall be responsible for verification of all locations, dimensions and elevations in the field (including, but not limited to verification of location of Underground Facilities and utilities) and shall verify all field dimensions shown on the Contract Documents.

3. The Contractor shall keep the City Public Works Director informed a reasonable time in advance of the times and places at which he wishes to do Work, in order that lines and grades may be furnished and necessary measurements for record and payment may be made with the minimum of inconvenience and delay to the City Public Works Director and the Contractor.

4. Any Work done without being properly located and established by base lines, offset stakes, bench marks, or other basic reference points may be ordered removed and replaced at the Contractor's cost and expense. Contractor shall notify all affected utilities of the Work and coordinate with the utilities to avoid interruption of utility service and damage to utility lines and property. This notice requirement shall also apply as to the owner/operator of any affected Underground Facility. Any project delay, damages or increase in construction costs due to utility relocation delays shall be the Contractor's responsibility.

5. Contractor, together with its Subcontractors, shall carefully examine the Contract Documents for any interferences with the Work and clearances that may be required. Contractor shall be responsible for the proper fitting of materials and equipment without substantial alterations. Contractor shall be responsible for eliminating interferences without additional cost to City. If departures from the Plans and Specifications, or other Contract Documents, are deemed necessary by Contractor, details of such departures and reasons therefor shall be submitted to City Public Works Director, with drawings (if City Public Works Director determines that drawings are necessary), for approval as soon as practical. No such departure shall be made except at the peril of the Contractor without the prior written approval of the City Public Works Director.

6. Whenever any word or expression defined herein, or pronoun used in its stead, occurs in these Contract Documents; it shall have and is mutually understood to have the meaning herein given. Work described in words which so applied have a well-known technical or trade meaning shall be held to refer to such recognized standards.

7. Whenever in these Contract Documents the words "as ordered," "as directed," "as required", "as permitted"," as allowed," or words or phrases of like import are used, it is understood that the order, direction, requirement, permission or allowance of the City and/or the City Public Works Director is intended.

8. Whenever any statement is made in the Contract Documents containing the expression "it is understood and agreed," or an expression of like import, such expression means the mutual understanding and agreement of the parties hereto.

9. The words "approved," "reasonable," "suitable," "acceptable," "properly," "satisfactory," or words of like effect in import, unless otherwise particularly specified herein, shall mean to the reasonable satisfaction of the City.

10. Titles and subheadings as used herein and other Contract Documents are provided only as a matter of convenience and shall have no legal bearing on the interpretation of any provision of the Contract Documents.

11. Discrepancies or conflicts among the Contract Documents shall be resolved in the following order of priority:

    (a) Modifications to the Contract
    (b) The Contract
    (c) Special Conditions
    (d) General Conditions
    (e) Plans
    (f) Specifications

12. This Contract, together with the other Contract Documents, constitutes the entire agreement between the parties and supersedes all prior agreements, whether oral or written, covering the same subject matter.

13. The Contract may not be amended or modified except by a modification as hereinabove defined.

14. It is specifically agreed between the parties executing this Contract that the Contract Documents are not intended to create any third party beneficiary relationship nor authorize anyone not a party to this Contract to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this Contract. The duties, obligations and responsibilities of the

parties to this Contract with respect to third parties shall remain as imposed by law.

GC-3. DEFECTS IN CONTRACT DOCUMENTS

If Contractor has reasonable cause such that it should, in the exercise of ordinary care of someone in its position, know that any errors, omissions, ambiguity, discrepancies or inconsistencies (hereinafter "defects") appear in the Contract Documents, including but not limited to, the plans, specifications and other documents or the Work, Contractor shall notify the City Public Works Director in writing of such defects prior to taking any action in reliance on any of them. Contractor shall abide by the City Public Works Director's clarification without any increase in the cost of the Work. Subcontractors and remote tier Subcontractors shall, likewise, notify the Contractor in writing of any defects therein, and it shall be the obligation of the Contractor to remedy same as if Contractor had discovered such defects itself. The Contractor will not be permitted to take advantage of any such defect.

GC-4. COPIES OF THE CONTRACT

1. Unless otherwise provided in the Contract Documents, City will furnish to Contractor a maximum of two (2) copies of the Contract Documents, free of charge, necessary for the execution of the Work.

2. Contract Documents are the property of the City, and none of the Contract Documents are to be used on other work by Contractor. At City's request, all Contract Documents shall be returned to the City with the exception of one record set for the Contractor. All models and calculations are the property of City.

3. Contractor shall keep, and make available to City, at the Project site, one copy of all Contract Documents for the Work at the Project site, in good order and legibly marked to reflect actual construction, in hard-copy or electronic form as specified in the Contract Documents. Contractor shall also maintain at the site all approved samples and a print of all approved Shop Drawings.

4. Such Documents, samples and Shop Drawings and record drawings reflecting the work as-built shall be turned over to the City at the completion of the Work if requested by the City.

GC-5. SCOPE OF WORK AND GENERAL ADMINISTRATION OF THE CONTRACT

1. Unless otherwise stipulated, Contractor shall provide and pay for all Work (including labor, transportation, tools, equipment, machinery, plant and appliances) necessary to produce the results called for by the Contract Documents.

2. The Contractor shall be solely responsible for and have complete control and charge of construction means, methods, techniques, sequences and procedures, and for safety precautions and programs in connection with the Work. Neither the City nor the City Public Works Director shall be responsible for nor have control or charge over the acts or omissions of the Contractor, Subcontractors, or any of their agents or employees, or any other persons performing any of the Work.

3. In executing the Contract, the Contractor expressly covenants and agrees that, in the undertaking to complete the Work within the time therein fixed, it has taken into consideration and made allowances for all hindrances and delays incident to such Work, whether growing out of delays in securing materials, workers, and typical weather conditions or otherwise. No charge shall be made by the Contractor for hindrances or delays from any cause during the progress of the Work, or any portion thereof, included in this Contract, except as provided elsewhere herein.

4. The Contractor shall comply with all City, County, State and Federal laws, ordinances or regulations which would in any way control the actions or operations of those engaged in the work under this Contract or which would affect the materials supplied to or by them. It shall at all times observe and comply with all ordinances, laws and regulations and shall protect and indemnify and defend the City and the City's officers and agents against any claims or liability arising from or based on any violation of same. Because the Project may involve federal funds, Contractor shall execute the affidavit attached to the Contract as **Exhibit E,** confirming its compliance with the prohibition against federal lobbying and conflicts of interest.

4. It is understood that all royalties and fees for and in connection with patents, or patent infringement, claims for materials, articles, apparatus, devices or equipment used in or furnished for the Work shall be included in the Contract Price. Final payment to the Contractor by the City shall not be made while any suit or claim involving infringement or alleged infringement of any patent remains unsettled.

5. The Contractor shall, in addition to the schedule required by these General Conditions, give to the City Public Works Director full information in advance as to its plans for carrying on any part of the Work. If at any time before the beginning or during the progress of the Work, any part of the Contractor's plant or equipment or any of its methods of executing the Work, appear to the City Public Works Director to be unsafe, inefficient or inadequate to ensure the required quality or rate of progress of the Work, the City Public Works Director may order the Contractor to increase or improve its facilities or methods, and the Contractor shall promptly comply with such orders; but neither compliance with such orders nor failure of the City Public Works Director to issue such orders shall relieve the Contractor from its obligation to secure the degree of safety, the quality of Work and the rate of progress required by the Contract.

6. The approval by the City Public Works Director of any plan, schedule or method of Work proposed by the Contractor shall not relieve the Contractor of any responsibility therefor, and such approval shall not be considered as an assumption by the City, or any officer, agent or employee thereof, of any risk or liability, and the Contractor shall have no claim under this Contract on account the of failure or inefficiency of any plan or method so approved. Such approval shall be considered and shall mean that the City Public Works Director has no objection to the Contractor's use or adoption, at the Contractor's own risk and responsibility, of the plan or method so proposed by the Contractor.

7. It is the intent of the City to supply the Contractor with a Sales and Use Tax Exemption certificate for use in purchasing materials and supplies on the Project. This documentation, a copy of which form is attached as Exhibit "F," must be signed and returned to the City upon completion of the Protect.

GC-6 ALLOWANCES

1. The Contractor shall include in the Contract Price all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the City may direct, but the Contractor shall not be required to employ persons or entities to whom the Contractor has reasonable objection. No demand for expenses or overhead and fee for Allowance items other than those included in the Contract Price shall be allowed.

2. Unless otherwise provided in the Contract Documents,

   (a) allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;
   (b) Contractor’s costs for unloading and handling at the site, labor, installation costs, overhead, profit and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances; and
   (c) whenever costs are more than or less than allowances, the Contract Price shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances and (2) changes in Contractor’s costs.

3. Materials and equipment under an allowance shall be selected by the City with reasonable promptness.

## GC-7. AUTHORITY AND DUTY OF THE CITY PUBLIC WORKS DIRECTOR

The City Public Works Director is authorized to observe and inspect all Work included herein. Anything in the Contract Documents to the contrary notwithstanding, the City Public Works Director shall in all cases

(a) determine the amount and quantities of the several kinds of Work which are to be paid for under this Contract;

(b) rule on all questions relating to the plans and specifications for the Project;

(c) issue written clarifications or interpretations of the requirements of the Contract Documents (in the form of drawings or otherwise) which City Public Works Director may determine are necessary, which shall be consistent with or reasonably inferable from the overall intent of the Contract Documents;

The City Public Works Director's decisions and findings shall be a condition precedent to the right of the parties to pursue disputes as otherwise provided herein. It is the intent of the Contract that there shall be no delay in the execution of the Work, and the decisions or directions of the City Public Works Director as rendered shall be promptly carried out.

## GC-8. SUPERINTENDENCE AND SUPERVISION

1. Contractor shall provide all necessary supervision to the Work using its best skill, care, judgment and attention and shall keep on the Work, during its progress, a competent superintendent, and any necessary assistants, all satisfactory to City Public Works Director. The superintendent shall not be changed except with the consent of the City Public Works Director unless the superintendent proves to be unsatisfactory to the Contractor and/or ceases to be in its employ; provided however, that the City Public Works Director retains the right to require that the Contractor replace the superintendent at any time, such right not to be arbitrarily exercised.

2. Contractor shall furnish the City Public Works Director with the superintendent's cellphone and pager numbers and email address, and assure that the superintendent is readily available to respond to calls and emails during business hours and, in emergency situations, outside of business hours.

3. Unless otherwise authorized in writing by the City Public Works Director, no Work shall be performed except when the superintendent is on-site. Contractor's superintendent shall be fluent in all languages necessary to communicate with the City, the City Public Works Director, Contractor's employees and Contractor's Subcontractors, for efficient administration, communication and safety.

4. The superintendent shall be fully authorized to act for the Contractor and receive whatever orders as may be given for the proper prosecution of the Work or notices in connection therewith. The superintendent must attend all meetings to represent Contractor and shall be informed sufficiently to adequately communicate on behalf of Contractor.

5. Use of Subcontractors on portions of the Work shall not relieve the Contractor of its obligation to have a competent superintendent directly employed by the Contractor on the Work at all times.

GC-9. CONTRACTOR'S EMPLOYEES

1. Contractor shall only engage employees who are competent to perform the Work assigned, and if the City Public Works Director so directs, Contractor shall promptly remove any employee determined by the City Public Works Director to be unacceptable. Contractor shall perform appropriate screening of candidates to assure their capability and suitability for the Work.

2. Contractor shall at all times enforce strict discipline and good order among its employees and shall not employ on the Work any unfit person or anyone not skilled in the Work assigned to him.

3. Contractor shall be responsible for compliance with all state and federal laws, if applicable, pertaining to wages, hours and benefits for workers employed to carry out the Work.

4. Contractor shall execute, and shall require all Subcontractors to execute, the affidavit which is attached to the Contract as **Exhibit G** relating to equal employment opportunity and non-discrimination.

5. **Missouri Safety Training Requirements** Contractor and all subcontractors shall provide a 10-hour OSHA construction safety program or similar program approved by the Missouri Department of Labor and Industrial Relations, to be completed on site by all employees within sixty (60) days of beginning work on the Project, pursuant to Section 292.675, Revised Statutes of Missouri. Contractor, or any subcontractors in violation of this requirement, will forfeit to the City the sum of $2,500 plus $100 per day for each employee without training. The City may withhold penalties from the payment due to Contractor and its subcontractors. To assure compliance with this requirement, Contractor and all its subcontractors shall be required to execute an affidavit on the form attached hereto as **Exhibit H**.

6. **Missouri Immigration Compliance Requirements.** Contractor shall be responsible for ensuring compliance with the Immigration Reform Act of 1986 and all laws regulating immigration and the verification of eligibility for employment of persons. Contractor shall verify that its employees are eligible for employment and keep records of such verification for the periods

prescribed by the Immigration Reform Act of 1986. Effective January 1, 2009, all contractors and subcontractors with contract amounts in excess of Five Thousand Dollars ($5,000) on public projects in Missouri are required to verify the employment eligibility status of employees through the E-verify federal program administered by the Department of Homeland Security, U.S. Citizenship and Immigration Services. Contractor shall indemnify, defend and hold harmless the City against any expense incurred including imposition of fines which results from violation of such laws. Contractor affirmatively states that it is not knowingly in violation of R. S. Mo. 285.530.1 and shall not henceforth be in such violation. Contractor further agrees to execute the sworn affidavit, attached hereto as **Exhibit I,** under the penalty of perjury attesting to the fact that Contractor's employees are lawfully present in the United States. Contractor shall obtain a similarly executed affidavit from all subcontractors and sub-subcontractors with contract amounts of $5,000 or more. Failure of Contractor to comply with this requirement shall be grounds for termination for default.

**7. Prevailing Wage Requirements for Project Total Exceeding $75,000**

(a) All of the Work performed under this Contract is subject to the requirements of Section 290.210-.340, Revised Statutes of Missouri, requiring payment of not less than the Prevailing Wages for Platte County, Missouri, and of Title 8, Division 30, Chapter 3, of the Code of State Regulations (the "Prevailing Wage Requirements"). Attached to this Contract as **Exhibit J-1** is the Prevailing Wage Order applicable to this Contract. Contractor agrees to comply with all Prevailing Wage Requirements with regard to Prevailing Wages, including but not limited to, maintaining and submitting full and accurate payroll records as required by Section 290.290.1, RSMo. and 8 CSR 3-30.010 et seq.

(b) Contractor shall create, maintain and submit, and shall require each of its Subcontractors to create, maintain and submit on a weekly basis, a Certified Payroll Report form, the format to be of the Contractor’s own choosing which contains, at minimum, the information described on **Exhibit J-2,** indicating each worker’s name, address, social security number, occupational title, hours worked, and wages paid of every worker employed in connection with this Contract. Each payroll must be accompanied by a Certification Form substantially similar to **Exhibit J-3** indicating the accuracy and authenticity of such records, and signed by the Contractor’s or Subcontractor’s representative, attesting to the completeness and accuracy of the data on the Certified Payrolls. Contractor shall also post notices and identify its vehicles as provided by the Prevailing Wage Requirements.

(c) Contractor further agrees to indemnify, defend and hold harmless the City from and against any claim, liability, assessment, fine, penalty or other cost, including attorney's fees, which may be asserted against or incurred by the City as a result of an allegation that Contractor has not complied

with these Prevailing Wage Requirements, whether such claim is asserted by a worker or by the Division of Labor Standards or any other entity. This indemnification shall survive termination of this Contract

8. No illegal drug, alcohol, or firearm usage will be tolerated at the Site. All persons admitted to work on the Site will dress appropriately and avoid foul language. Music shall not be played at volume levels that would be objectionable to third-parties. Any worker found by the City to be violating these conduct requirements will be removed immediately.

GC-10. WORK STOPPAGES

Contractor warrants to the City that there shall be no work stoppages or interruptions arising out of labor disputes, including, but not limited to, those due to the presence of both union and non-union workforces at the job site. The City may assign to Contractor a separate gate (e.g., union or non-union gate, as applicable). The gate assigned shall be used by Contractor and all Contractor's employees, Subcontractors, visitors, suppliers, vendors and materials deliveries, as applicable. Contractor agrees that Contractor's employees and its Subcontractor's employees will continue to work notwithstanding any dispute that may involve any other contractor or employer at the job site. Anything in this Contract to the contrary notwithstanding, in the event the Contractor fails to continue performance of the Work included herein without interruption or delay, because of such picket or other form of labor dispute, the City may terminate the services of said Contractor after giving 48 hours written notice to Contractor and its sureties of its intent to do so, or the City may invoke any of the rights set forth elsewhere in the Contract Documents.

GC-11. BEGINNING, PROGRESS AND TIME OF COMPLETION OF WORK

1. The Contractor shall, within the time set forth in the Notice to Proceed, or if no time is stated, within ten (10) days after being instructed to do so in the written "Notice to Proceed" from the City, commence the Work to be done under this Contract; and the rate of progress shall be such that the Work shall have been completed in accordance with the terms of the Contract on or before the termination of the construction period contractually specified, subject to any extensions of such time made as hereinafter provided. Without the prior express written consent of the City, Contractor shall do no Work until the date set forth in the Notice to Proceed.

2. The Contractor, promptly after being awarded the Contract, shall prepare and submit for the City Public Works Director’s information before submission of Contractor's first request for payment, a Contractor’s construction schedule for the Work. If the City Public Works Director so requests, the Contractor shall submit the schedule in an electronic format such as Primavera or other commonly utilized software program. The schedule shall not exceed time limits current under the Contract Documents; shall be revised at appropriate intervals as required by the conditions of the Work and Project; shall be related to the entire Project to the extent required by the Contract Documents;

shall be coordinated with applicable Subcontractors; and shall provide for expeditious and practicable execution of the Work. Schedules of subcontractors will also be available for inspection. The Work will be performed in accordance with the most current Schedule.

3. The Contractor shall be responsible for revisions to schedules of and coordinating same with its Subcontractors, and will resolve conflicts among their schedules.

4. Night Work may be established by the Contractor, as a regular procedure, with the written permission of the City Public Works Director; such permission, however, may be revoked at any time by the City Public Works Director. Otherwise, no Work shall be done between the hours of 6:00 p.m. and 7:00 a.m., nor on weekends or City holidays, without the written approval or permission of the City Public Works Director 48 hours in advance in each case, except such Work as may be necessary for the proper care, maintenance and protection of Work already done or of equipment, or in the case of an emergency jeopardizing persons or property.

5. **All limits stated in the Contract Documents are of the essence of the Contract.**

GC-12. LIQUIDATED DAMAGES

1. It is mutually understood and agreed by and between the parties to this Contract that in the event that the Contractor shall fail in the performance of the Work specified and required to be performed within the period of time stipulated therefor in the Contract, the City will be damaged in an amount which is difficult to ascertain with certainty at this time. Therefore, the parties agree, as a representation and fair allocation of risk and not as a penalty, that after due allowance for any extension or extensions of time which may be granted under the Contract, if the Contractor is responsible for delay in Substantial Completion of the Work, the Contractor shall pay to City, or the City may withhold from the Contractor, as stipulated liquidated damages and not as a penalty, the sum stated in the Contract for each 24-hour calendar day, including weekends and holiday that Substantial Completion is not attained.

2. In the case of joint responsibility for any delay in the final completion of the work
covered by this Contract, where two or more separate contracts are in force at the same time and cover work on the same Project and at the same site, the total amount of liquidated damages assessed against all contractors under such contracts, for any one day of delay in the final completion of the Work will not be greater than the approximate total of the liquidated damages sustained by the City by reason of such delay in completion of the Work, and the amount assessed against any one contractor for such one day of delay

will be based upon the individual responsibility of such contractor for the aforesaid delay as determined by, and in the judgment of, the City.

3. In the event that the City elects to accept part of the Work as Substantially Complete prior to Substantial Completion of all of the Work, the parties shall equitably adjust the daily rate of liquidated damages. In the event that the parties cannot agree on such equitable adjustment, the Contractor has the right to pursue remedies under the disputes resolution procedures stated elsewhere in these General Conditions.

GC-13. INSPECTION OF WORK

1. The City, the City Public Works Director, and any third-party inspectors ("Inspector") shall at all times have access to the Work for the observation and inspection thereof wherever it is in preparation or progress, and Contractor shall provide proper facilities for such inspection. The Contractor shall comply with the directions and instructions of the Inspector. The Contractor shall furnish all reasonable aid and assistance required for any such inspection.

2. For all Work which the Contract Documents provide will be inspected, tested, or approved, the Contractor shall give the City Public Works Director timely notice of its readiness for such inspection, testing or approval and the date fixed for such inspection, testing or approval if the inspection, testing or approval is by an authority other than City Public Works Director.

3. All specified and required tests for approval of material shall be made at the expense of the Contractor by a properly equipped laboratory of established reputation, whose work and testing facilities shall be approved by the City Public Works Director. Approval of materials based on acceptable tests will apply only while such materials as furnished equal or exceed the tested samples or test specimens in quality and minimum requirements. Any change in origin, method of preparation or manufacture of such materials will require new test and approval thereof. Reports of all tests shall be furnished to the City Public Works Director in as many certified counterparts as may be required by the City Public Works Director.

4. If Work is found not to be in accordance with the Contract Documents, Contractor shall at his own expense bear the cost of uncovering such Work, the cost of removing same, as well as the cost of undoing and redoing the Work and other Work damaged by such nonconforming Work.

5. The City reserves the right to require inspection of any and all Work before it is covered up; and, accordingly, Contractor must notify the City Public Works Director before covering any Work. If any Work should be covered up which is required to be inspected, tested or approved and which, by virtue of being covered up, is not susceptible to being properly inspected, tested or approved, Contractor shall, if requested by Inspector, uncover such Work and

bear the thereof, and of redoing same after inspection, testing or approval and redoing such other Work damaged as a result of having to uncover and redo same.

6. The Inspector shall be free at all times to perform its duties, including the observation and inspection of the Work, and intimidation or attempted intimidation of any one of them by the Contractor or by any of its employees shall be sufficient reason, if the City so desires, to terminate the Contract.

7. Any inspection, by whosoever conducted, shall not relieve the Contractor from any obligation to perform the Work strictly in accordance with the plans and specifications, and any of the Work not so constructed shall be removed and made good by the Contractor at its own expense.

GC-14. CONCEALED CONDITIONS

1. The City makes no warranty, express or implied, that the various and sundry materials and information, including, by way of example and without limitation, soil tests, bore reports, utility locations and other such data and as-builts in the case of renovation of or addition to existing facilities, reflect actual conditions. The Contractor represents and warrants that it has examined the site and conducted such tests and examinations as it deems necessary and assumes all responsibility for the foregoing. That being the case, should the Contractor encounter (1) concealed conditions of a nature which of an unusual nature, differing materially from those ordinarily encountered or generally recognized as inherent in Work of the character provided for in this Contract; or (2) conditions which are at variance with the conditions indicated by the Contract Documents, or should unknown physical conditions below the surface of the ground, or should concealed or unknown conditions in an existing structure, be encountered, the Contract Time and/or Contract Price may be equitably adjusted by the City upon recommendation by the City Public Works Director. No such adjustment will be made unless the Contractor brings the matter to the City Public Works Director's attention within 48 hours of first encountering the condition, and unless the condition actually interfered with the critical path of Contractor's work.

2. Discovered Artifacts**.** If, in the course of the Work, the Contractor encounters human remains or recognizes the existence of burial markers, archaeological sites or wetlands not indicated in the Contract Documents, the Contractor shall immediately suspend any operations that would affect them and shall notify the City Public Works Director. Upon receipt of such notice, the City Public Works Director shall promptly take any action necessary to obtain governmental authorization required to resume the operations. The Contractor shall continue to suspend such operations until otherwise instructed by the City Public Works Director but shall continue with all other operations that do not affect those remains or features. Requests for adjustments in the Contract Sum and Contract Time arising from the

existence of such remains or features may be made as provided in this Contract.

GC-15. SUBMITTALS.

1. The Contractor shall prepare a submittal schedule, promptly after being awarded the Contract and thereafter as necessary to maintain a current submittal schedule, and shall submit the schedule(s) for the City Public Works Director's approval. The submittal schedule shall (1) be coordinated with the Contractor's construction schedule, and (2) allow the City Public Works Director time to review submittals. If the Contractor fails to submit a submittal schedule, the Contractor shall not be entitled to any increase in Contract Sum or extension of Contract Time based on the time required for review of submittals.

2. Contractor shall submit, with such promptness as to cause no delay in his own work or in that of any Subcontractor or other contractor, three (3) copies of all shop, fabrication, assembly, foundation and other drawings and schedules, samples, certifications or other documentation or thing required by the specifications, including, but not limited: (1) drawings of equipment and devices offered by the Contractor for approval of the City Public Works Director in sufficient detail to adequately show the construction and operation thereof; (2) drawings showing essential details of any change in design of construction proposed, for consideration by the City Public Works Director, by the contractor in lieu of the design or arrangement required by the Contract Documents, or any item of extra work thereunder; (3) all required wiring and piping layouts; (4) samples of products representative of color, finish or other characteristics as stated in the specifications; and (5) structural and reinforcing fabrication drawings. At the option of the Director of Public Works, such information may be submitted electronically.

3. The City Public Works Director shall review, respond to, accept or reject such submittals within a reasonable time after receipt thereof. Contractor shall make such revisions as deemed necessary. Failure of the City Public Works Director to reject a submittal shall not operate as acceptance, or relieve Contractor of responsibility for compliance with the Contract Documents.

4. Once the Submittal is in a form acceptable to the City Public Works Director, the Contractor shall furnish a total of not less than three (3) copies of the final Submittal, and more when required, of each drawing as finally approved, such number to include any copies of preliminary or revised drawings which are approved as submitted. After due review by the City Public Works Director, all such drawings shall become a part of the Contract Documents, and the Work or equipment shown by such drawings shall be in conformity with said drawings unless otherwise required by the City Public Works Director.

5. No Work shall be performed in connection with the fabrication or manufacture of material or equipment shown by any drawing thereof, nor shall any

accessory, appurtenance or device not fabricated or manufactured by the Contractor or its Subcontractors be purchased, until the drawing or drawings therefor have been approved as stipulated, except at the Contractor's own risk and responsibility. Review for compliance by the City or the City Public Works Director of drawings or other items submitted by Contractor shall not relieve Contractor from responsibility for errors of any sort in Shop Drawings or other submittals.

GC-16. WARRANTY

1. Contractor warrants to the City that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. The Contractor further warrants that the Work will conform to the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents permit or require. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operations, or normal wear and tear and normal usage. If required by the City Public Works Director, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

2. Should any special or specific warranties be required by any part of the Contract Documents, they shall be in addition to and not in place of the warranty of this paragraph. All manufacturer's warranties shall be assignable, and assigned to the City.

3. Contractor shall require a similar warranty from each Subcontractor for all Work performed by such Subcontractor, which shall run to the benefit of the City. All such warranties shall be in writing and shall be promptly delivered to City. The furnishing of such warranties by Subcontractors and materialmen, however, shall not relieve Contractor of his obligations under this section. At the City's sole option, Contractor shall assign to City any rights Contractor may have against any Subcontractor and/or supplier for defective Work, materials or equipment.

4. Any provision of the Contract Documents to the contrary notwithstanding, all warranties provided for in the Contract Documents shall begin to run from the date of final payment by City to Contractor.

GC-17. APPROVAL OF EQUALS; REQUESTS FOR SUBSTITUTIONS

1. Approved equals, where permitted by the Contract Documents or otherwise made feasible by market conditions, shall be considered for approval as follows:

(a) Contractor shall notify City in writing if it wishes to use an alternative product, and if such was specifically named in the Contract Documents.

(b) If Contractor desires to use a product not specifically named in the Contract Documents, it must first inform City and receive written approval for such substitutions. City has no obligation to approve such request and is not responsible for any delay or cost incurred or caused by Contractor's making such request.

2. After this Contract has become effective, the City Public Works Director will consider a request for a substitution of products in place of those specified upon advance written request by Contractor. By making a request for a substitution, and unless otherwise specifically agreed to in writing by the City, Contractor represents that:

(a) Contractor has personally investigated the proposed substitute product and determined that it is equal or superior in all respects to that specified;

(b) Contractor will endeavor to provide at least as extensive a warranty for the substituted product as for the originally specified product. If it cannot obtain as broad a warranty for the product offered, the lesser warranty will be specifically disclosed in the request for substitution; and

(c) Contractor will coordinate the installation of the accepted substitute, making such adjustments as may be required for the Work to be complete in all respects.

3. The Contractor shall be solely responsible for design risks, delays and other claims arising out of any approved alternates or substitutions.

4. All specified and required tests for approval of material proposed as "equal" or as a substitution shall be made at the expense of the Contractor by a properly equipped laboratory of established reputation, whose work and testing facilities shall be approved by the City Public Works Director. Approval of materials based on acceptable tests will apply only while such materials as furnished equal or exceed the tested samples or test specimens in quality and minimum requirements. Any change in origin, method of preparation or manufacture of such materials will require new test and approval thereof. Reports of all tests shall be furnished to the City Public Works Director in as many certified counterparts as may be required by the City Public Works Director.

GC-18. PERMITS AND NOTICES

1. All permits and licenses shall be secured and paid for by Contractor, unless otherwise specified.

2. Contractor shall give all notices required by and all Work shall be done in accordance with all applicable federal and state laws, City and County laws and ordinances, building codes and rules and regulations bearing on the conduct of the Work.

GC-19. USE OF PREMISES

1. Contractor shall confine its operations to limits indicated by law, ordinances, rules, regulations, and permits of City or directions of City Public Works Director and shall not unreasonably encumber the premises and/or site.

2. Contractor shall not load or permit any part of any structure, street or highways to be loaded with a weight that exceeds load limits which that will endanger their safety.

3. Contractor shall comply with federal, state and local laws and ordinances, as well as any specific instructions regarding signs, advertisements, fires and smoking from City Public Works Director.

4. If provided in the Contract Documents, a laydown area or staging area shall be chosen by City Public Works Director. Contractor will furnish its own weather protection for materials, equipment and work in progress if required.

5. No City equipment will be taken out of service or put into service without approval of City.

GC-20. PROTECTION OF WORK AND PROPERTY

1. Contractor shall maintain at all times, as required by the conditions and progress of the Work, all necessary safeguards for the protection of life, the Work, supplies, materials and equipment on the Project site not yet incorporated in the Work, City's property and adjacent property. Contractor shall be solely liable for all damages to the City or the property of the City, to employees of the City or other contractors, to neighboring premises, or to any private or personal property, due to improper, illegal or negligent conduct of the Contractor, its Subcontractors, employees or agents in and about said Work, or in the execution of the Work. The Contractor shall be liable to the City for any damages, whether property damage or personal injury, occasioned by Contractor's use of any scaffolding, shoring, apparatus, ways, works, machinery, plant or any other process or thing that is required for the Work.

2. The Contractor shall give reasonable notice to the affected owners and utilities when any such property is liable to injury or damage through the performance of the Work and shall make all necessary arrangements with such owner or owners relative to the removal and replacement or protection of such property and/or utilities.

3. The Contractor shall satisfactorily shore, support and protect any and all structures and all excavations, pipes, sewers, drains, conduits and other Underground Facilities and shall be responsible for any damage resulting thereto. The Contractor shall not be entitled to any additional Contract Time on account of any postponement, interference or delay caused by any such structures and facilities being on the line of the Work, whether they are shown on the plans or not.

4. During unfavorable weather, or other unfavorable conditions for construction operations, the Contractor shall pursue only such portions of the Work as will not be damaged thereby. No portions of the Work, the satisfactory quality or efficiency of which will be affected by any unfavorable conditions, shall be constructed while these conditions exist, unless, by special means or precautions approved by the City Public Works Director, the Contractor shall be able to perform the Work in a proper and satisfactory manner.

5. The Contractor shall assume full responsibility for the Work and shall bear any loss and repair any damage at his/her own cost occasioned by neglect, accident, vandalism or natural cause, whether foreseen or unforeseen, during the progress of the Work and until the Work is completed and accepted by the City.

6. Contractor shall comply with any and all instructions from the City Public Works Director regarding prevention of accidents, fires or for the elimination of any unsafe practice and shall observe all the applicable recommendations of the National Fire Protection Association Standard No. 241 (or other, later revision) "Standards for Safeguarding Building Construction and Demolition Operations".

7. Contractor shall post danger signs warning against the hazards created by such features of construction as protruding nails, hod hoists, well holes, elevator hatchways, scaffolding, window openings, stairways, falling materials, open trenches, other excavations, obstructions and similar conditions. All open trenches and other excavations shall be provided with suitable barriers, signs and lights, at Contractor's expense, such that adequate protection is provided to the public against accident by reason of such open construction. Obstructions such as material piles and equipment shall be provided with similar warning lights and signs.

8. All streets, roads, highways and other public thoroughfares which are closed to traffic, under the authority of a proper permit shall be protected, at Contractor's expense, by means of effective barricades on which shall be

placed proper warning signs; such barricades being located at the nearest intersecting public highway or street on each side of the blocked section of such public thoroughfare.

9. All barricades and obstructions shall be illuminated by means of amber lights at night and all lights used for this purpose shall be at Contractor's expense and shall be kept burning from sunset to sunrise. Materials stored upon or along side public streets and highways shall be so placed, and the work at all times shall be so conducted, as to cause the minimum obstruction and inconvenience to the traveling public. All barricades, signs, lights and other protective devices in public rights-of-way shall be installed and maintained in conformity with applicable statutory requirements and as required by the Manual on Uniform Traffic Control Devices, as amended, or any other applicable statutes or ordinances.

GC-21. SAFETY

1. Contractor shall be responsible for enforcing safety rules to assure protection of the employees and property of City, to assure uninterrupted production and to assure safe working conditions for Contractor and Subcontractors and their employees and to assure the safety of the general public. In addition to any other rights the City might exercise, Contractor and/or any Subcontractor failing to follow safety rules shall be subject to eviction from the job site and may be refused reentry.

   Contractor shall designate a responsible member of its organization on the Project whose duty shall be the prevention of accidents. The name and position of the person so designated shall be reported to the City Public Works Director by Contractor. In the absence of such designation, the Contractor's Superintendent shall be deemed to be the safety representative.

2. Contractor shall develop and maintain an up-to-date emergency action plan, taking into account fires, hazardous materials, explosions, adverse weather, floods, etc., which shall be in compliance with all federal, state and local laws and ordinances. The procedures should outline specific action to be taken to protect life and to secure and protect the building materials, constructed work, buildings, equipment and the position of cranes, and shall cover, at a minimum, personal safety training for employees and subcontractor’s equipment; first aid-personnel and facilities; fire protection; signs, signals, and barricades; safety inspections; material handling and storage; inspections; and corrective action.

3. In an emergency affecting the safety of life, the Work, the City's property or of adjoining property, Contractor, without special instruction or authorization from the City Public Works Director, is hereby permitted to act, at its discretion, to prevent such threatened injury or loss. Any compensation claimed by Contractor on account of emergency work shall be determined by mutual agreement of City and Contractor.

4. Whenever, in the opinion of the City Public Works Director, the Contractor has not taken sufficient precaution for the safety of the public or the protection of the Work to be constructed under this Contract, or of adjacent structures or property which may be injured by process of construction, and whenever, in the opinion of the City Public Works Director, an emergency shall arise and immediate action shall be considered necessary in order to protect property interests and to avoid personal injury and/or death, then the City Public Works Director, with or without notice to the Contractor, shall have the authority to cause such work to be done and materials to be furnished at places as the City Public Works Director may consider necessary and adequate. The cost and expense of such work and material so furnished shall be borne by the Contractor. The performance of such emergency work shall in no way relieve the Contractor of responsibility for damages which may occur during or after such precaution has been duly taken.

GC-22 REPORTING OF INJURY OR DAMAGE.

1. The Contractor shall be responsible for any damage to the Work, whether due to accident, adverse weather, malicious mischief, riot, sabotage, theft, etc., and shall promptly return the Work to its previous condition at no cost to the City. If the loss is covered by property insurance, Contractor shall immediately report the damage and cooperate with the insurer on claims for reimbursement, but Contractor shall nevertheless promptly repair the damage so that the Work can proceed. The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable, except damage or loss attributable to acts or omissions of the City or anyone directly or indirectly employed by City, or by anyone for whose acts the City may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under the Indemnification provision of this Contract.

2. If either party suffers injury or damage to person or property because of an act or omission of the other party, or of others for whose acts such party is legally responsible, written notice of such injury or damage, whether or not insured, shall be given to the other party within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter.

GC-23. HAZARDOUS MATERIALS

1. When use or storage of explosives or other hazardous materials or equipment or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.

2. The Contractor is responsible for compliance with any requirements included in the Contract Documents regarding hazardous materials. If the Contractor encounters a hazardous material or substance not addressed in the Contract Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the Site by the Contractor, the Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and report the condition to the City Public Works Director in writing.

3. Upon receipt of the Contractor's written notice, the City shall take reasonable steps to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to cause it to be rendered harmless When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the City and Contractor. By Change Order, the Contract Time shall be extended appropriately and the Contract Sum shall be increased in the amount of the Contractor's reasonable additional costs of shut-down, delay and start-up.

4. To the fullest extent permitted by law, the City shall indemnify and hold harmless the Contractor, Subcontractors, their agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area if in fact the material or substance presents the risk of bodily injury or death and has not been rendered harmless, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), except to the extent that such damage, loss or expense is due to the fault or negligence of the party seeking indemnity. The City shall not be responsible under this Section for materials or substances the Contractor brings to the Site unless such materials or substances are required by the Contract Documents. The City shall be responsible for materials or substances required by the Contract Documents, except to the extent of the Contractor's fault or negligence in the use and handling of such materials or substances. The City shall also indemnify the Contractor against fines, penalties or other costs assessed by government agencies for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents.

5. The Contractor shall indemnify the City for the cost and expense the Owner incurs (1) for remediation of a material or substance the Contractor brings to the Site and negligently handles, or (2) where the Contractor fails to perform its obligations under this Section, except to the extent that the cost and expense are due to the City's fault or negligence.

GC-24. CUTTING, PATCHING AND DIGGING

1. Contractor shall do all cutting, fitting or patching of its work so that may be required to make its several parts come together properly and fit it to receive or be received by work of others shown upon or reasonably implied by the Contract Documents.

2. Contractor shall not endanger any property of City or any other individual or entity, or the Work by cutting, digging or otherwise and shall not cut or alter the work others except with the written consent of City.

3. Contractor shall assume responsibility for the patching or repairs, by the proper trade, of damages caused by work under this Contract.

4. Contractor shall comply with all local ordinances dealing with cutting, patching and digging and shall obtain all necessary permits.

GC-25. CLEANING UP

Contractor shall at all times keep the premises/site free from accumulations of waste material or rubbish caused by its employee or Work; and at the completion of the daily Work it shall remove all its rubbish form and about the premises/site and all its tools, scaffolding and surplus materials, and shall leave its work "broom clean" or its equivalent unless more exactly specified. In case of dispute, City may remove the rubbish and charge the cost to Contractor.

GC-26. JOBSITE OFFICE AND TEMPORARY FACILITIES

1. If required by the Contract Documents, during the performance of this Contract, the Contractor shall maintain a suitable office at or near the site of the Work which shall be the headquarters of the superintendent authorized to receive drawings, instructions, or other communications or articles from the City Public Works Director, and any such communication given to the said superintendent or delivered at the Contractor's office at the site of the Work in his/her absence shall be deemed to have been given to the Contractor. Contractor shall coordinate the placement of such office with the City Public Works Director, but unless otherwise provided in the Contract, the City does not make any representation as to the availability of space, utilities, parking or other amenities for such office. Upon completion of Work or when requested by City Public Works Director, Contractor shall remove same from City's premises and leave the area in a clean and orderly condition.

2. The operations of the Contractor shall be in full conformity with all of the rules and regulations of boards and bodies having jurisdiction with respect to sanitation. The Contractor shall obey and enforce all sanitary regulations and

orders, and shall take precautions against infectious diseases and the spread of same.

3. The Contractor shall supply safe and sufficient drinking water to all of its employees. All water used in the course of the Work shall be hauled in or purchased from the local Water Company's distribution system at the Contractor's own cost and expense.

4. Except where special permission has been granted by City, Contractor shall provide and maintain sanitary temporary toilet facilities located where directed by City Public Works Director for accommodation of all persons engaged on the Work. Temporary toilets shall be enclosed and weatherproof and kept in sanitary and an approved condition at all times. After use for same has ceased, Contractor shall remove the temporary toilet facilities from City's premises and disinfect and fill any vaults.

5. Contractor shall provide and maintain temporary heat as required to protect all Work and material against injury from dampness and/or cold to the satisfaction of City Public Works Director.

6. Unless otherwise specified in the Contract Documents, Contractor shall provide, at its cost and expense, temporary power, wiring and lights from City's provided source as may be required for its operations.

GC-27. SEPARATE CONTRACTS

1. City reserves the right to perform with its own forces or let other contracts in connection with the Project. Contractor shall afford reasonable opportunity for the introduction and storage of materials and the execution of work by City or others and shall properly connect and coordinate its Work with the work of City or others.

2. If any part of Contractor's Work depends upon the work of the City or others, Contractor shall inspect and promptly report to City any defects in any such work that renders it unsuitable for proper execution or results. Its failure to so inspect and report shall constitute an acceptance by it of such other work as fit and proper for the reception of its work.

3. In the event that Contractor is performing work at a site or on a project involving City and one or more other private or governmental entities, which have their own contractors on site as well, Contractor shall advise City Public Works Director when it anticipates that there may be interference with the Contractor's work or with the work of any other contractor. City Public Works Director shall, to the best of its ability, with input from Contractor as to coordination of the work, seek to schedule work of the various contractors so as to avoid as much inconvenience and delay as possible, and the Contractor agrees to cooperate with all other contractors, and it shall so conduct its operations so as to interfere to the least possible extent with the work of such

contractors or workers; provided, however, that in the event Contractor experiences a delay or damage to the Contractor's work as a result of the presence of other such contractors the City may, in its discretion, grant an extension of Contract Time and/or an adjustment in the Contract Price as may be appropriate in the circumstances.

4. The Contractor shall be responsible for any injury or damages that may be sustained by other contractors, workers or their work because of any fault or negligence on Contractor's part, and shall at its own expense repair or pay for such injury or damage. Any difference or conflict which may arise between the Contractor and contractors or between the Contractor and the workers of the City, or any other entity in regard to their work, shall be adjusted and determined by the City Public Works Director. If the Work of the Contractor is delayed or damaged because of any acts or missions of any other contractor or contractors, the City may, in its discretion, grant an extension of Contract Time and/or an adjustment in the Contract Price as may be appropriate in the circumstances.

5. When two or more contracts are being executed at one time in such manner that work on one contract may interfere with that on another, the City Public Works Director shall decide which contractor shall cease work and which shall continue, whether the work on both contracts shall progress at the same time, and in what manner the work is to proceed. Similarly, when the work site of one contract is the necessary or convenient means of access for the transportation or movement of workers, materials or appliances required for the execution of another contract, such privileges of access or any other responsible privilege may be granted by City Public Works Director to the contractor so desiring to the extent which may be reasonably necessary.

GC- 28. INSURANCE

The Contractor shall furnish insurance as described in **Exhibit K** to the Contract. Contractor's failure to submit Certificates of Insurance, and Additional Insured and Notice of Cancellation/Modification Endorsements to the City as provided in the Instructions to Bidders, and in all cases prior to commencement of any Work on site, shall be grounds for termination of this Contract and exercise of the City's remedies including, but not limited to, against Contractor's Bid security.

GC-29. SURETY BONDS/SECURITY FOR PAYMENT OF OBLIGATIONS

1. If required by the Contract Documents, Contractor shall, after Notice of Award, but as a precondition to enforcement of any right of Contractor with respect to the Contract, furnish City with a Performance Bond and a Payment Bond in the full amount of the Contract Price on the forms attached to the Contract as **Exhibits B-1 and B-2.** The Bonds shall be provided by a Treasury-listed, corporate surety admitted in the State of Missouri, with an A. M. Best Rating of A- or better, and accompanied by valid Powers of Attorney if executed by an agent of the surety. Failure to furnish such Bonds within the

time specified in the Notice of Award may, at the City's option, be the basis for declaring Contractor in default and pursuing such legal rights as the City deems in its best interest, including, but not limited to, enforcement of the City's rights as to bid security.

2. Contractor shall be responsible for notifying its surety of any modifications to the Contract Price or Time, and said surety shall not seek discharge as a result of any failure on Contractor's part to notify surety. If Changes to the Contract result in an increase in the Contract Price, the Contractor will be reimbursed for any additional surety bond premium, and the Contractor shall obtain a Rider to the surety bonds increasing their penal sum accordingly.

3. If the City does not require the submission of Performance and Payment Bonds, it may require Contractor to submit additional documentation to verify that the Contractor has satisfied all of its financial obligations with respect to the Contract.

GC-30. DELAYS AND EXTENSION OF TIME

1. If Contractor shall be delayed at any time in the progress of the Work by an act or omission of City, or direction of the City Public Works Director to delay or suspend Work, or by any separate contractor employed by City and over which Contractor has no control and which is not a result of the Contractor's acts or the acts of any of its employees, Subcontractors or suppliers, negligent or otherwise, then the Contract Time and the Contract Price may be extended and/or adjusted for such reasonable time and amount as the City Public Works Director shall decide, provided, that the Contractor would not have been delayed by a cause not attributable to the City or a separate contractor.

2. If adverse weather conditions are the basis for a request for additional time, such request shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated, and had an adverse effect on the scheduled construction.

3. If the parties are unable to agree upon an appropriate Extension of Time, the Contractor shall assert a Claim in accordance with applicable provisions of this Contract's Disputes section.

4. If the Contractor is not entitled to an Extension of Time, the Owner shall be entitled to recover its actual costs, or liquidated damages as stated in the Contract, attributable to the delay by the Contractor.

5. No request for an extension of time shall be made for delay unless Contractor provides written notice to City Public Works Director of such delay, the reasons therefor and the expected length of delay within two business days of the commencement of such delay, in order to afford the City, the maximum

opportunity to take such action as it deems appropriate to minimize the delay or the consequences thereof. In the case of continuing cause of delay, only one written notice is necessary.

6. If the Contract Documents include a requirement that the Contractor provide maintenance services on the Work, the Contractor shall be required to deliver a Maintenance Bond on the form attached at **Exhibit B-3** prior to release of Final Payment

GC-31. CHANGES IN THE WORK

1. Change Orders. The City, without invalidating the Contract, may by direct changes in the Work which may result in an addition to or deduction from the Contract Price and/or changes in the Contract Time. A change which is agreed upon by the City and the Contractor shall be commemorated in a Change Order to be prepared by the City Public Works Director, and signed by the City and the Contractor. Change orders of $1,000 or less may be authorized and executed by the City Public Works Director on behalf of the City. Change Orders of $2,500 or less may be authorized and executed by the City Administrator on behalf of the City. Change Orders of more than $2,500 require the authorization and signature of the Mayor following approval by the City's Finance Committee and/or Board of Aldermen. The Contractor shall then be entitled to bill and be paid for the Work of the Change in the same manner as all other payments under the Contract. The Work as changed shall be subject to all the same terms and conditions as original work under this Contract.

2. Quantity Variations. Where changes in the Work involve a change in the quantity of any item paid based on unit prices, the Contract Price shall be revised by extension of the quantities and unit price such items so changed subject to written approval of the City Public Works Director. If the quantity is increased or decreased by thirty-three percent (33%) or more, and the total value of the Work affected is at least twenty percent (20%) of the Contract Price, either party may request that the City Public Works Director equitably adjust the unit price. The City Public Works Director shall advise both parties in writing of his decision on such adjustment within ten days of receipt of substantiating information from the requesting party, subject to both parties' right to dispute this decision. Pending resolution of such dispute, however, the Contractor shall be entitled to bill and be paid for the Work at the unit prices determined by the City Public Works Director in the same manner as all other payments under the Contract.

3. Minor Changes. City Public Works Director may order minor changes in the Work through field orders, which in no material or substantial way increase or decrease the Work; and such minor changes in the Work shall not involve an addition or deduction from the Contract Price nor an extension of the Contract Time.

4. Work Directives. From time to time the City Public Works Director may also issue written orders to Contractor for needed clarifications, modifications or corrections. If the Contractor and the City do not agree that such written order is a change, or on what if any adjustment to the Contract Price or Contract Time is appropriate, the City Public Works Director shall issue a directive to the Contractor describing the Work affected thereby, and the Contractor shall immediately comply with it subject to the other terms of the Contract. Any appropriate adjustment to the Contract price or Contract Time shall be resolved as follows.

   The City Public Works Director shall either:

   (a) make a good faith evaluation of the appropriate adjustment to the Contract Price and/or Contract Time within ten days of receipt of substantiating proposal from the Contractor, and the Contractor shall be permitted to bill for the changed work as otherwise provided in the Contract Documents; or

   (b) direct the Contractor to keep an accurate account of its Allowable Field Costs as provided for below, and the Contractor shall be permitted to bill for, and receive, such costs plus fifteen percent (15%) as its full compensation for the Contractor's profit, overhead, general superintendence, field office expense and all other elements of cost not embraced within the Allowable Field Costs; or

   (c) If the City Public Works Director has determined in good faith that no change has occurred, and that the work covered by the Work Directive is part of the Contractor's obligations under the Contract Documents, the City Public Works Director direct the Contractor to proceed with the Work. The Contractor may keep records of its allowable costs and submit them through the disputes process as otherwise provided herein.

   (d) Where a Work Directive results in a credit to the City, the credit will be for allowable costs only, and no credit will be given back to the City for overhead or profit unless the Work reduced equals or exceeds ten percent (10%) of the Contract Price.

   (e) If the City Public Works Director determines that the value of any work performed under a Work Directive shall be based on costs incurred, the Contractor shall keep accurate records of its Allowable Field Costs as defined below.

      (i) Where extra work is to be compensated based on Allowable Field Costs, only the following costs, as actually incurred and documented, will be paid to the Contractor:

         (1) The cost of all workers, such as foremen, timekeepers, mechanics, and laborers, for the time actually employed in the performance of the said extra work;

(2) All materials and supplies;

(3) Trucks and rental on machinery and equipment for the time actually employed or used in the performance of said extra work, but not to exceed the purchase price of any such items if rented from third parties, and, if the items are owned by Contractor or an affiliate of Contractor, the rental rate shall not exceed eight-five percent (85%) of the local standard rental rate for similar items;

(4) Any transportation or travel charges necessarily incurred in connection with said equipment authorized by the City Public Works Director for use on said work and similar operating expenses;

(5) All incidental expenses incurred as a direct result of such extra work, including payroll taxes and a ratable proportion of premiums for insurance, where the premiums therefor are based on payroll costs, public liability and property damage, worker's compensation, and other insurance required by the Contract; provided, however, Contractor must enumerate and justify to City's satisfaction any such claimed incidental expenses;

(6) Additional premiums for surety bonds, upon receipt by the City of riders increasing the penal sum of the bonds.

(ii) Without in any way limiting City's right to challenge any individual costs claimed by Contractor, incidental costs shall not include:

(1) Payroll costs and other compensation of Contractor's officers, executives, principals (of partnership and sole proprietorships), general managers, Public Works Directors, architects, estimators, lawyers, auditors, accountants, purchasing and contracting agents, expeditors, timekeepers, clerks and other personnel employed by Contractor whether at the site or in Contractor's principal or a branch office for general administration of the work unless specifically agreed to by City - all of which are to be considered administrative costs covered by the Contractor's overhead and profit.

(2) Expenses of Contractor's principal and branch offices other than Contractor's office at this site.

(3) Any part of Contractor's capital expenses, including interest on Contractor's capital employed for the Work and charges against Contractor for delinquent payments.

(4) Costs due to the negligence of Contractor, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, including but not limited to, the correction of defective Work, disposal of materials or equipment wrongly supplied and making good any damage to property.

(5) Other overhead of general expense costs of any kind and the costs of any item not specifically and expressly agreed to by City.

The City Public Works Director may direct the form in which accounts of the Allowable Field Cost shall be kept and may also specify in writing, before the Work commences, the method of doing the Work and the type and kind of machinery and equipment, if required, which shall be used in the performance of extra work

5. If either party wishes to take exception to the City Public Works Director's decisions as to whether an item constitutes a Change, or the appropriate adjustment to the Contract Price or Contract Time associated with a Change, it shall notify the City Public Works Director, with a copy of such notice to the other party, within seven (7) days of receipt of the City Public Works Director's decision. Failure to give such notice shall constitute acceptance of the City Public Works Director's decision.

6. Except for Work done as a result of an emergency endangering life or property, no Work resulting in an additional pay item shall be performed unless pursuant to the provision of a Change Order or a Work Directive.

GC-32. INDEMNITY

1. Definitions. For purposes of indemnification requirements as set forth throughout the Contract, the following terms shall have the meanings set forth below:

(a) "The Contractor" means and includes Contractor, all of his affiliates and subsidiaries, his Subcontractors and materialmen and their respective servants, agents and employees; and

(a) "Loss" means any and all loss, damage, liability or expense, of any nature whatsoever, whether incurred as a judgment, settlement, penalty, fine or otherwise (including attorney's fees and the cost of defense), in connection with any action, proceeding , demand or claim, whether real or spurious, for injury, including death, to any person or persons or damages to or loss of, or loss of the use of, property of any person, firm or corporation, including the parties hereto, which arise out of or are connected with, or are claimed to arise out of or be connected with, the performance of this Contract whether arising before or after the completion of the Work required hereunder.

2. The Indemnities. For purposes of this Contract, and without in any way limiting indemnification obligations that may be set forth elsewhere in the Contract, and to the greatest extent permitted by applicable law, Contractor hereby agrees to indemnify, defend and hold harmless the City from any and all Loss to the extent such Loss is caused or incurred by, on account of or as a result of the negligence or other actionable fault of the Contractor, its employees, agents, Subcontractors and suppliers or any other party for whom Contractor is responsible.

   It is agreed as a specific element of consideration of this Contract that this indemnity shall apply notwithstanding the joint, concurrent or contributory or comparative fault or negligence of the City or any third party and, further, notwithstanding any theory of law including, but not limited to, a characterization of the City's or any third party's joint, concurrent or contributory or comparative fault or negligence as either passive or active in nature.

   Additionally, Contractor agrees to defend any claim, action or suit that may be brought against City, its governing body, officers, agents or employees for infringement of any patents arising out of the performance of this Contract or out of the use or disposal by or for the account of City of supplies furnished or construction work performed hereunder, and also to indemnify and hold harmless City, its governing body, officers, agents, and employees against all judgments, decrees, damages, costs and expenses recovered against it or them sustained by it or them on account of any such actual or alleged infringement.

3. General Limitation. Nothing in this section shall be deemed to impose liability on the Contractor to indemnify the City for Loss to the extent that the City's negligence or other actionable fault is the cause of Loss.

4. Waiver of Statutory Defenses. With respect to the City's rights as set forth herein and to the greatest extent permitted by applicable law, the Contractor expressly waives all statutory defenses, including, but not limited to, those under worker's compensation, contribution, comparative fault or similar statutes to the extent said defenses are inconsistent with or would defeat the purposes of this section.

GC-33. ASSIGNMENT OF CONTRACT

Contractor shall not assign any of its rights under the Contract without the express, advance written consent of the City. In case the Contractor assigns all, or any part, of the monies due or to become due under this Contract, the right of the assignee in and to any monies due or to become due the Contractor shall be subject to all prior claims of all persons, firms, and corporations for services rendered or materials supplied for the performance of the Work called for in this Contract and no money shall be paid assignee on behalf of the Contractor by the City until such time as the Contractor has discharged its obligations to the City under the Contract. It is

expressly understood and agreed that no assignment shall be effective as against the City unless it complies with the foregoing.

GC-34. SUBCONTRACTING

1. The Contractor shall not make any substitution for any Subcontractor unless the City so agrees in writing. The City reserves the right to disapprove the use of any subcontractor, but its failure to exercise such right shall not constitute acceptance of the work of any subcontractor. Disapproval of a subcontractor shall not be grounds for an adjustment to the Contract Price or Contract Time.

2. Should any Subcontractor fail to perform in a satisfactory manner, the Contractor shall immediately take appropriate action to rectify the failure of its Subcontractors. The Contractor shall be as fully responsible to the City for the acts and omissions of its Subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons directly employed by it.

3. The Contractor shall cause appropriate provisions to be inserted in all subcontracts to bind Subcontractors to the Contractor by the terms of the Contract Documents insofar as applicable to the work of the Subcontractor and to give the Contractor the same power to terminate any subcontract as the City has to terminate the Contractor under any provisions of the Contract Documents.

4. Contingent Assignment of Subcontracts to City. Each subcontract agreement for a portion of the Work is assigned by the Contractor to the City, provided that

   (a) assignment is effective only after termination of the Contract by the City for cause pursuant to this Contract's termination provisions, and only for those subcontract agreements that the Owner accepts by notifying the Subcontractor and Contractor in writing; and

   (b) assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

   (c) When the City accepts the assignment of a subcontract agreement, the Owner assumes the Contractor’s rights and obligations under the subcontract.

   (d) Upon such assignment, if the Work has been suspended for more than 30 days, and if a Subcontractor provides backup for additional costs arising from the suspension, the Subcontractor’s compensation shall be equitably adjusted for increases in cost resulting from the suspension.

   (e) Upon such assignment to the City under this Section, the City may further assign the subcontract to a successor contractor or other entity. If the City

assigns the subcontract to a successor contractor or other entity, the City shall nevertheless remain legally responsible for all of the successor contractor's obligations under the subcontract.

6. Nothing contained in the Contract Documents shall create any contractual relationship between any Subcontractor and the City, nor shall anything contained in the Contract Documents create any obligation on the part of the City to pay to or to see to the payment of any sums due any Subcontractor.

GC-35. CORRECTION OF WORK

1. The Contractor shall promptly correct Work rejected by the City Public Works Director or Inspector or failing to conform to the requirements of the Contract Documents, whether discovered before or after Substantial Completion and whether or not fabricated, installed or completed, and remove from the site portions of the Work that are not in accordance with the requirements of the Contract Documents. Costs of correcting such rejected Work, including additional testing and inspections, the cost of uncovering and replacement of destroyed or damaged construction (whether completed or partially completed) of the City or separate contractors caused by the Contractor's correction or removal of Work, and compensation for the Inspector's services and expenses made necessary thereby, shall be at the Contractor's expense.

2. If Contractor should neglect to prosecute the work properly or fail to perform any provision of the Contract Documents, the City, after three (3) days' written notice to Contractor may, without prejudice to any other remedy it may have, make good such deficiencies and may deduct the cost thereof from the payment then or thereafter due Contractor.

3. In addition to the Contractor's Warranty obligations if, within two years after the date of Substantial Completion of the Work or designated portion thereof (or, if the Work in question was performed after Substantial Completion, from the date on which the Work was completed) or after the date for commencement of warranties or by terms of an applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of written notice from the City Public Works Director to do so, unless the City Public Works Director has previously given the Contractor a written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition. During the two-year period for correction of Work, if the City Public Works Director fails to notify the Contractor and give the Contractor an opportunity to make the correction, the City waives the rights to require correction by the Contractor and to make a claim for breach of warranty. If the Contractor fails to correct nonconforming Work within a reasonable time during that period after receipt of notice from the City Public Works Director, the City may correct it in accordance with the provisions of this Contract.

4. Nothing contained in this Section shall be construed to establish a period of limitation with respect to other obligations the Contractor has under the Contract Documents. Establishment of the two-year period for correction of Work as described herein relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work.

5. If the City prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the City may do so instead of requiring its removal and correction, in which case the Contract Price will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

GC-36. DISPUTE RESOLUTION

1. City and Contractor agree that disputes relative to the Work shall first be addressed by negotiations between the parties. Such negotiations shall take place within thirty (30) days of demand by the party seeking resolution of the dispute. If direct negotiations fail to resolve the dispute, the party initiating the claim that is the basis for the dispute shall be free to take such steps as it deems necessary to protect its interests; provided, however, that notwithstanding any such dispute Contractor shall proceed with the Work as per the Contract Documents as if no dispute existed.

2. In order to preserve its rights to dispute a matter hereunder, the complaining party must submit a written notice to the other party setting forth the basis for its complaint within twenty (20) calendar days following receipt of the decision of the City Public Works Director as to such matter or other action on which the dispute is based. A decision of the City Public Works Director (where appropriate) under GC-7 above; notice of dispute, and direct negotiation, shall be conditions precedent to any further legal action.

3. Should the Contractor believe that it is entitled to any relief due to errors, omissions or defects in the Plans or Specifications, or as a result of any act or omission of an independent contractor designer in connection with the Project, the City shall cooperate with the Contractor by permitting the Contractor to pursue legal action against the designer in the name of the City at Contractor's sole risk and expense as the City would otherwise have against such designer. The City shall pay to Contractor such sums as may be recovered from the designer on behalf of Contractor. Other than this duty of cooperation and remittance, the City shall have no liability or obligation to Contractor for any act, error, omission, negligence or breach of duty by a designer.

4. Arbitration of disputes.

   (a) Claims, except those waived as provided for elsewhere in this Contract, which have not been resolved by mediation, shall be decided by arbitration which, unless the parties mutually agree otherwise, in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect at the time of the arbitration. The demand for arbitration shall be filed in writing with the other party to the Contract and with the American Arbitration Association.

   (b) A demand for arbitration may be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when institution of legal or equitable proceedings based on such Claim would be barred by the applicable statute of limitations.

   (c) An arbitration pursuant to this Section may be joined with an arbitration involving common issues of law or fact between the Owner or Contractor and any person or entity with whom the Owner or Contractor has a contractual obligation to arbitrate disputes which does not prohibit consolidation or joinder. No other arbitration arising out of or relating to the Contract shall include, by consolidation, joinder or in any other manner, an additional person or entity not a party to the Contract or not a party to an agreement with the Owner Contractor, except by written consent containing a specific reference to the Contract signed by the Owner and Contractor and any other person or entities sought to be joined. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent or with a person or entity not named or described therein. The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by the parties to the Contract shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

   (d) Claims and Timely Assertion of Claims. The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.

   (e) Judgment on Final Award. The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

GC-37. RIGHT OF CITY TO SUSPEND OR TERMINATE CONTRACT

1. Suspension of Work by the City. The City Public Works Director may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work in whole or in part for such period of time as the City may determine. The Contract Price and Contract Time shall be adjusted for increases in the cost

and time caused by such suspension, delay or interruption. No adjustment shall be made to the extent that performance is, was or would have been so suspended, delayed or interrupted by another cause for which the Contractor is responsible; or that an equitable adjustment is made or denied under another provision of the Contract.

2. Termination of the Contract by the City. If any of the conditions enumerated below are found by the City to have occurred:

   (a) the Work to be done under this Contract shall be abandoned by the Contractor; or

   (b) this Contract shall be assigned by Contractor otherwise than as herein provided; or

   (c). at any time, the City Public Works Director shall certify in writing to the City that:

      (i) the performance of the Work under this Contract is being unnecessarily delayed such that all Bid items of the Project are not completed within the time named for their completion or within the time to which such completion date may be extended;

      (ii) that the Contractor is violating any of the conditions or covenants of this Contract or the specifications therefor;

      (iii) that the Contractor is executing the same in bad faith or otherwise not in accordance with the terms of said Contract; or

      (iv) if the Contractor defaults in any material manner in its performance of the Contract; or

   (d) a petition should be filed in bankruptcy by the Contractor, or by others seeking to have Contractor adjudged bankrupt and a motion is not made by Contractor within ten (10) days seeking assumption of the Contract and manifesting the ability to fulfill all of Contractor's obligations and curing all of Contractor's defaults; or if a general assignment of its assets should be made for the benefit of its creditors; or if a receiver should be appointed for the Contractor or any of its property;

   then, in addition to other rights the City may choose to exercise, the City may, at its option, serve written notice upon the Contractor and its surety of City's intention to terminate this Contract, and unless within five (5) days after the serving of such notice upon the Contractor, a satisfactory arrangement be made for the continuance thereof, this Contract shall cease and terminate.

3. In the event of such termination, the City shall immediately serve notice thereof upon the surety and the Contractor, and the surety shall have the right to take over and complete the Work; provided, however, that if the surety does not commence performance thereof promptly, the City may take over the Work and prosecute same to completion, by contract or otherwise, for the amount and at the expense of the Contractor, and the Contractor and its surety shall be liable to the City for any and all excess cost sustained by the City by reason of such prosecution and completion; and in such event the City may take possession of, and utilize in completing the Work, all such materials, equipment, tools and plant as may be on the site of the Work and necessary therefor.

4. When Contractor's services have been so terminated, such termination shall not affect any rights or remedies of City against Contractor then existing or which may later accrue. Similarly, any retention or payment of monies due Contractor shall not release Contractor from liability.

5. The City also reserves the right, in its sole discretion and for its convenience and without cause or default on the part of Contractor, to terminate the Contract by providing written notice of such termination to Contractor. Upon receipt of such notice from City, Contractor shall: (1) immediately cease all work; or (2) meet with City and, subject to City's approval, determine what Work shall be required of Contractor in order to bring the Project to a reasonable termination in accordance with the request of City. If City shall terminate for its convenience as herein provided, City shall: (1) compensate Contractor for all purchased materials and actual cost of work completed to date of termination; and (2) release and indemnify Contractor against any liability Contractor may have to any third parties as the result of any contracts, commitments, purchase orders or any other such liabilities Contractor may have incurred as a result of its obligations under the provisions of the Contract. Contractor agrees that it shall minimize such potential liabilities by, where practical, informing third parties of City's right to terminate and attempting to obtain from such third parties a waiver of any liability in the event of such termination.

6. Any termination of the Contract for alleged default by Contractor that is ultimately determined to be unjustified shall automatically be deemed a termination for convenience of the City.

GC-38. PROGRESS PAYMENTS [if applicable]

1. Before submission of its first application for payment, the Contractor shall submit to the City Public Works Director a schedule of values allocating the various portions of the Work, prepared in such form and supported by such data to substantiate its accuracy as the City Public Works Director may require. This schedule, unless objected to by the City Public Works Director, shall be used only as a basis for the Contractor's applications for payment,

but does not constitute approval by the City Public Works Director of the method or performance by the Contractor.

2. Payment will be made to Contractor monthly from funds available within thirty (30) days of the City's receipt of a proper undisputed pay request from the Contractor on the basis of a duly certified estimate of the value of all labor and materials delivered on the site and accepted by the City Public Works Director during the preceding month, calculated in proportion to the Contract price, but to ensure the proper performance of the Contract, five percent (5%) of the amount of each estimate will be retained, although the City reserves the right to increase retainage to ten percent (10%) if it determines, in its sole opinion, that the higher rate is required to ensure performance of the Contract. Such retainage will be paid thirty (30) days after Substantial Completion of all work covered by the Contract unless the City is otherwise allowed by law to continue to retain said funds.

3. Unit Prices. Where the Contract provides that all or part of the Work is to be Unit Price Work, the Contract Price shall initially be deemed to include for all Unit Price Work an amount equal to the sum of the established unit prices for each separately identified item of Unit Price Work multiplied by the estimated quantity of each item required for the Work. It is understood and agreed that estimated quantities of items for Unit Price Work are not guaranteed and are solely for the purpose of comparison of bids and determining an initial Contract Price. Determinations of actual quantities and classifications of Unit Price Work shall be made by the City Public Works Director. Each unit price shall be deemed to include Contractor's overhead and profit for each separately identified item.

4. Each payment made to the Contractor shall be on account of the total amount payable to the Contractor by or for the City, and all materials and Work covered by the partial payments made shall therefore become the sole property of the City. This provision shall not be construed as relieving the Contractor from the responsibility imposed by the Contract Documents for the care and protection of materials and Work upon which payments have been made, for the restoration of any damaged Work, or as a waiver of the right of the City to require the fulfillment of all the terms of the Contract. Progress payments in respect to materials will be made only for materials delivered on the site and accepted by the City Public Works Director, all calculated in proportion to the Contract Price.

5. In general, no payment will be made in estimates for materials delivered on the site and not incorporated in the Work unless approved by the City Public Works Director as being in the best interests of the City, and title to such materials is transferred to the City by Bill of Sale on the form attached to the Contract as **Exhibit L.** Payment shall not be permitted for materials not delivered to the site except as approved by the City Public Works Director as being in the best interests of the City, and the City has received both a fully

executed Bill of Sale and a satisfactory Bailment Agreement on the form attached to the Contract as **Exhibit M.**

6. The retained percentages herein provided for are to be retained and held for the sole protection and benefit of the City, and no other person, firm or corporation shall have or assert any lien, claim, right or priority therein, thereon or thereto, or be entitled to receive any part thereof, except as herein expressly provided.

7. The City shall require the Contractor to submit with its payment applications completed and notarized Partial Release and Waiver of Claim form from itself, and all Subcontractors and vendors with contract values of $1,000 or more on the form attached to the Contract at **Exhibit N.** Contractor's failure to furnish said waivers shall not relieve Contractor or its surety of any obligation assumed under this Contract, nor shall the City's request for such documentation create any obligation on City's part to verify accuracy.

8. The Contractor has bid this job net of all sales and compensation taxes. No application for payment shall include any amount for reimbursement of such taxes paid by Contractor resulting from Contractor's failure to use City's tax exemption certificate for any purchase in connection with the Work.

9. The Contractor shall be responsible for the return and /or exchange of surplus materials, and all credits for returned or exchanged materials shall be first submitted to the City Public Works Director for approval. Applications for payment shall reflect any such credits, and the Contract Price shall be adjusted as necessary to reflect such credits. Unreturnable excess materials shall be turned over to the City, or, at its option, be removed from the Project site at Contractor's expense.

GC-39. INSPECTION FOR SUBSTANTIAL COMPLETION AND RELEASE OF FUNDS

1. When the Contractor considers that the Work, or a portion thereof which the City agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the City Public Works Director a comprehensive list of items to be completed or corrected prior to final payment (the "Punch List"). Failure to include an item on the Punch List does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

2. Upon receipt of the Punch List, the City Public Works Director and/or the Inspector will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the inspection discloses any item, whether or not included on the Punch List, which is not sufficiently complete in accordance with the Contract Documents so that the City can occupy or utilize the Work or designated portion thereof for its intended use, the Contractor shall, before issuance of the Certificate of

Substantial Completion, complete or correct such item upon notification by the City Public Works Director. In such case, the Contractor shall then submit a request for another inspection to determine Substantial Completion.

3. When the Work or designated portion thereof is substantially complete, the City Public Works Director will prepare and submit to the City and the Contractor a Certificate of Substantial Completion that shall establish the date of Substantial Completion, shall establish responsibilities of the City and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance, and shall fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. The City Public Works Director shall agree upon a reasonable value of Work not yet completed, and identify these in writing. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

4. The City shall make payment of retainage applying to such Work or designated portion thereof, less 150% of the value of the remaining Work to be completed, and funds sufficient to protect the City from threatened claims, losses or other identified financial obligations of Contractor.

GC-40. PARTIAL OCCUPANCY OR USE

1. The City may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the City and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage, liquidated damages (if any), security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit a list to the City Public Works Director as provided above. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld.

2. Immediately prior to such partial occupancy or use, the City Public Works Director and Contractor shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

3. In the event the City chooses to accept partial utilization of the Work, the amount of liquidated damages shall be equitable adjusted to reflect the relative value and potential damages associated with late completion of the remaining Work.

4. Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

GC-41. FINAL COMPLETION AND FINAL PAYMENT

1. Upon receipt of the Contractor's written notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the City Public Works Director and/or Inspector will promptly make such inspection to determine if the Work is acceptable under the Contract Documents and the Contract fully performed. Before final acceptance, all installed and constructed equipment, devices and other Work which is to be tested under the Contract Documents shall be tested and each part shall be in good condition and working order or shall be placed in such condition and order at the expense of the Contractor. All tests of such completed Work required under this Contract shall be made under the direction of the City Public Works Director. Upon agreement that the Work is complete, final payment of all remaining sums due to Contractor shall be made within fifteen days of compliance by Contractor with all requirements.

2. Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the City Public Works Director:

   (a) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work (less amounts withheld by the City) have been paid or otherwise satisfied,

   (b) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect and will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the City,

   (c) a written statement that the Contractor knows of no substantial reason that the insurance will not be renewable to cover the period required by the Contract Documents,

   (d) consent of surety to final payment,

   (e) final Waivers and Release of Claims from Contractor and all Subcontractors and Vendors with a contract value of $1,000 or more on the form attached hereto as **Exhibit O**,

   (f) a current copy of the site plan on which Contractor shall show by dimensioning all underground utilities, above ground utilities, sewer clean-outs, yard hydrants, water meter, gas meter, electric meter and phone lines, and, if required by the City, other data establishing payment or

satisfaction of obligations, to the extent and in such form as may be designated by the City, and

(g) receipt by the City of two copies of required sales tax exemption documentation on the forms attached to the Contract as **Exhibit F** from the Contractor.

3. If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by issuance of Change Orders affecting final completion, the City shall, upon application by the Contractor, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed and accepted. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the City Public Works Director prior to certification of such payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of claims.

4. The making of final payment shall constitute a waiver of Claims by the City except those arising from:

   (a) liens, Claims, security interests or encumbrances arising out of the Contract and unsettled;

   (b) failure of the Work to comply with the requirements of the Contract Documents; or

   (c) terms of special warranties required by the Contract Documents.

5. Acceptance of final payment by the Contractor, a Subcontractor or material supplier shall constitute a waiver and release of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment. Any payment, however, final or otherwise, shall not release the Contractor or its sureties from any obligations under the Contract Documents, the Bonds or insurance coverage.

GC-42. PAYMENTS WITHHELD

1. The City may withhold payment in whole or in part, to the extent reasonably necessary to protect the City, for any of the following reasons:

   (a) defective Work not remedied;

   (b) third party claims filed or reasonable evidence indicating probable filing of such claims unless security acceptable to the City is provided by the Contractor;

(c) failure of the Contractor to make payments properly to Subcontractors or for labor, materials or equipment;

(d) reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Price;

(e) damage to the City or a separate contractor;

(f) reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or

(g) repeated failure to carry out the Work in accordance with the Contract Documents.

The City may also nullify a payment previously issued, and withhold sums appropriate to protect the City from loss for which the Contractor is responsible. When the reasons for withholding payment are removed, payment will be made for amounts previously withheld.

2. The City may, at its sole option, issue joint checks to the Contractor and to any Subcontractor or material or equipment suppliers to whom the Contractor failed to make payment for Work properly performed or material or equipment suitably delivered.

GC-43. RETENTION OF RECORDS – CITY'S RIGHT TO AUDIT

Contractor shall maintain copies of records, including invoices reflecting sale or use tax information, pertaining to the Construction of this project for a period of five (5) years from the date of final payment. Such records shall be made available to the City for audit and review purposes upon written request therefore from City or its authorized agent(s) during the construction period and the five (5) year period following final payment.

GC-44. NOTICE

1. Written notice shall be deemed to have been duly served if delivered in person to the individual, to a member of the firm or entity, or to an officer of the corporation for which it was intended; or if delivered at, or sent by registered or certified mail or by courier service providing proof of delivery to, the last business address known to the party giving notice.

2. All notices of claims, potential changes or impediments to Contractor's ability to comply with the requirements of this Contract shall be given promptly and in writing, to allow the City the maximum opportunity to address and respond to them and to avoid impact to the Work.

GC-45. NO WAIVER OF RIGHTS

No waiver of any breach of this Contract shall be construed to be a waiver of any other subsequent breach.

GC-46. INDEPENDENT CONTRACTOR

The right of general supervision of the City and/or the City Public Works Director shall not make the Contractor an agent of the City, and the liability of the Contractor for all damages to persons, firms and corporations arising from the Contractor's execution of the Work shall not be lessened because of such general supervision, but as to all such person, firms and corporations, and the damages, if any, to them or their property, the contractor herein is an independent contractor in respect to the Work.

GC-47. SEVERABILITY

The parties agree that should any provision of the Contract Documents be determined to be void, invalid, unenforceable or illegal for whatever reason such provision(s) shall be null and void but that the remaining provisions of the Contract Documents shall be unaffected thereby and shall continue to be valid and enforceable.

GC-49. INTEREST

Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due as required by Missouri law.

GC-49. GOVERNING LAW

This Contract shall be governed by, and construed in accordance with, the laws of the state of Missouri.

GC-50. VENUE

Venue of any litigation arising in connection with this Contract shall be the state courts of Platte County, Missouri.

# EXHIBIT A-1

## SPECIAL CONDITIONS

SC-1. WORK IN OR ACROSS STREET OR HIGHWAY RIGHT-OF-WAY

All work performed and all preparations of the Contractor or his employees, and Subcontractors, if any, within the limits of street or highway rights-of-way shall be in conformity with the requirements, and be under the control, through the City, of the street or highway authority owning or having jurisdiction and control over such rights-of-way in each case. Any costs incurred to comply with such requirements are the responsibility of the Contractor.

SC-2. CONTRACTOR TO FURNISH STAKES AND HELP

The Contractor, unless otherwise instructed, shall stake the Work and shall furnish, without charge, competent personnel from its workforce and such tools, stakes, and other materials as required in properly staking out the Work, in making measurements and surveys and in establishing temporary or permanent reference marks in connection with said Work. The stakes furnished for the staking of the Work shall be of such type, size and quality as to be acceptable to the Public Works Director.

SC-3. PRESERVATION OF MONUMENTS AND STAKES

The Contractor shall carefully preserve all monuments, property corners, bench marks, reference points and stakes, and in case of destruction of the same, will be responsible for proper replacement and for any mistakes or loss of time that may be caused by their unnecessary loss or disturbance. In the event that the loss of stakes, etc., causes a delay in the Work because the Contractor failed to discharge the foregoing obligation, the Contractor shall have no claim for damages or extensions of time. In the case of any permanent monuments, property corners or bench marks which must of necessity be removed or disturbed in the construction of the Work, the Contractor shall carefully protect and preserve the same until they can be properly referenced for relocation. The Contractor shall furnish at its own expense such materials, surveyors and assistance as are necessary for the proper replacement of monuments, property corners or bench marks that have been moved or destroyed.

SC-4. MAINTENANCE OF TRAFFIC

Local traffic on all streets shall be carried through construction whenever possible. Detours of traffic will be permitted when necessary and with the prior written permission of the City. Streets may be closed for short periods of time under authority of proper permit issued by the City or authority having jurisdiction. However, the Contractor shall conduct its Work so as to interfere as little as possible with public travel, whether vehicular or pedestrian, on such streets. Proper

notification to County and City police units and to Fire Districts shall be given by the Contractor before closing any public thoroughfare.

Where construction operations require the closing of private driveways, the Contractor shall give a minimum of 48 hours' notice to the owner or owners thereof and where necessary shall provide temporary access to given property.

SC-5. BORROW AND WASTE AREAS

All borrow materials shall be obtained by the Contractor at its own cost and expense. The borrow area and materials shall be approved by the Public Works Director and shall be friable material suitable for compaction.

All waste areas shall be located off the site and arrangements and payment for use for such areas shall be the sole responsibility of the Contractor. All waste disposal shall be in compliance with federal, state, and local laws, ordinances and regulations.

SC-6. PARKING AREAS, DRIVES AND WALKS

All existing parking areas, drives and walks within the Project limits shall be adjusted to conform to the lines and grades shown on the plans. Any of the above structures that are removed or damaged during construction shall be reconstructed, at Contractor's expense, of materials that will create a quality equal to or better than the condition of the existing facility prior to construction operation.

SC-7. STREET SIGNS AND TRAFFIC AIDS

The Contractor shall be responsible for all preexisting traffic control devices at the Project site, including installation, maintenance, removal and storage of such devices. All temporary and permanent traffic control devices supplied by the Contractor shall comply with and be installed in accordance with the Manual on Uniform Traffic Control Devices, current edition as revised, and the Traffic Control Devices Handbook.

SC-8. EASEMENTS AND RIGHTS-OF-WAY

Permanent and temporary (construction) easements and rights-of-way will be provided by the City as shown on the plans. The Contractor shall confine its operations to the easements provided and shall carefully note where buildings, structures or other obstructions will limit its working space. In the event that easements and rights-of-way are not available or if they have not been secured, or if entry to property is denied by court order, injunction, litigation or any other reason, the Contractor shall cease operations in such area and confine its work to other area approved by the City. In the event of any delay arising from delays in securing easements and rights-of-way, the Contractor may request an extension of time under the General Conditions.

## EXHIBIT B-1

## PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that the undersigned _____ hereinafter referred to as the "Contractor", and _____, a Corporation organized under the laws of the State of _____ and authorized to transact business in the State of Missouri, as Surety, are held and firmly bound unto the City of Parkville, Missouri, hereinafter referred to as the "Owner" in the penal sum of _____ DOLLARS, lawful money of the United States of America for the payment of which the sum, well and truly to be made, we bind ourselves and our heirs, executors, administrators, successors, and assigns, jointly and severally by these presents.

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, the above bonded Contractor has, on the ____ day of _____, 20_____, entered into a written contract with the aforesaid Owner for furnishing (among other things) all materials, equipment, tools, superintendence, labor, and other facilities and accessories, for the construction of certain improvements as designated, defined and described in the said Contract and the Conditions thereof, and in accordance with the Specifications and Plans therefor, a copy of said Contract being made a part hereof:

NOW THEREFORE, if the said Contractor shall and will, in all particulars, well, duly and faithfully observe, perform and abide by each and every covenant, condition, and part of the Construction work required under said Contract, and the Conditions, Specifications, Plans and other Contract Documents thereto attached or, by reference, made part thereof, according to the true intent and meaning in each case, and if said Contractor shall replace all defective parts, material and workmanship as required by the Contract, then this obligation shall be and become null and void; otherwise it shall remain in full force and effect.

PROVIDED FURTHER, if said Contractor fails in any particular to duly and faithfully observe, perform and abide by each and every covenant, condition and part of the said Contract and the Conditions, Specifications, Plans and other contract documents, thereto attached, or, by reference made a part thereof, according to the true intent and meaning in each case, or if said Contractor shall fail to replace all defective parts, material and workmanship as required by the Contract, then the Surety will promptly advise the City of its election to either complete all of the obligations of the Contractor; engage another Contractor acceptable to the City to complete the obligations of the Contractor; or pay the costs incurred by the City to complete the project and/or the costs to repair any defective parts, and any other damages incurred by the City in procuring completion and/or repair, such amount not exceeding the amount of this obligation, together with interest as provided by law.

PROVIDED FURTHER, that the said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or additional to the terms of the contract, or the work to be performed thereunder, or the specifications accompanying the

same, shall in any ways affect this obligation on this bond and it does hereby waive notice of any change, extension of time, or addition to the terms of the contract, or to the work, or to the specifications.

IN TESTIMONY WHEREOF, the said Contractor has hereunto set his hand, and the said Surety has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its attorney-in-fact duly authorized hereunto so to do, on this the _____day of _____, 20_____.

_____
Contractor

ATTEST:

_____
(SEAL) Secretary

By_____

_____
Title

_____
Surety Company

(SEAL) By _____

By_____
Attorney-in-Fact

By_____
Missouri Agent

Surety Claims Address: _____

(Accompany this bond with Attorney-in-Fact's Power of Attorney from the Surety Company certified to include the date of the bond)

## EXHIBIT B-2

## PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS, that the undersigned _____ as Contractor, and _____ as Surety with General Offices in the City of _____ and authorized to transact business in the State of Missouri, are held and firmly bound unto the

CITY OF PARKVILLE, MISSOURI and the STATE OF MISSOURI, in the penal sum of _____DOLLARS ($_____) lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, and our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents:

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, the said Contractor has on the _____ day of _____, 20_____, entered into a contract with the City of Parkville, Missouri, for furnishing all tools, equipment, materials and supplies, performing all labor, and constructing public improvements described in the Contract, as designated, defined and described in the said Contract and the Conditions thereof, and in accordance with the Specifications and Plans therefor, a copy of said Contract being made a part hereof.

NOW THEREFORE, if the Contractor or the subcontractors of the Contractor shall pay all indebtedness incurred for supplies, materials, or labor furnished, or equipment used or consumed in connection with or in or about the construction or making of the improvements described in the above-mentioned contract documents, this obligation shall be void; otherwise, it shall remain in full force and effect.

The said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alterations or additions to the terms of the Contract or to the work to be performed thereunder, or the specifications accompanying the same, shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the work to be performed or to the specifications. The said Surety further agrees that any person to whom there is due any sum for labor or materials furnished, as hereinafter stated or said person's assigns, may bring action on this bond for the recovery of said indebtedness.

IN TESTIMONY WHEREOF, the said Contractor has hereunto set his hand, and the said Surety has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its attorney-in-fact duly authorized thereunto so to do at _____, on this, this _____ day of _____, 20_____

_____
Contractor

ATTEST:

_____
(SEAL) Secretary

By_____

_____
Title

_____
Surety Company

(SEAL) By _____

By_____
Attorney-in-Fact

By_____
Missouri Agent

Surety Claims Address: _____

**(Accompany this bond with Attorney-in-Fact's Power of Attorney from the Surety Company certified to include the date of the bond)**

**Exhibit B-3**

Bond No._____

# MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we, _____ as Principal, and _____ as Surety, are held and firmly bound unto the City of Parkville, Missouri, in the sum of _____ _____Dollars ($ _____), for the payment of which sum, well and truly to be made, we hereby bind ourselves, our heirs, executors, administrators, successors and assigns, firmly by these presents.

THE CONDITIONS OF THIS BOND ARE SUCH THAT:

WHEREAS, the said _____has been given permission by the City Director of Public Works, to construct _____ _____.

NOW THEREFORE, if the said _____ shall construct or cause to be constructed and completed the entire improvement in accordance with specifications used by the city of Parkville for like improvements, and to the lines and grades shown on the plans, all to be done subject to the approval and acceptance of the City Director of Public Works of said city of Parkville, and shall construct said improvement with such materials and in such manner that the same shall endure without need of any repairs for a period of two (2) years from and after the completion of said improvement and acceptance thereof; and if said improvement shall endure without the need of repairs for the period of two (2) years from and after the completion and acceptance thereof as aforesaid, then this obligations shall be void; otherwise to be in full force and effect.

Surety: _____

By: _____

Name: _____

Missouri Resident Agent
Attorney-in-Fact, Power of Attorney, Attached

_____
Street, City, ZIP

_____
Phone Number

Principal: _____

By: _____

Name: _____

Title: _____

_____
Street, City, ZIP

_____
Phone Number

Approved as to amount of bond:

By_____
Public Works Director

Date_____

**Exhibit C**

**List of Plans, by sheet and date of issue, and all addenda thereto**

PLANS DATED 7-14-26 AND BEARING THE PROJECT TITLE: STORM SEWER REPAIRS - 2026:

1. TITLE SHEET & NOTES
2. GENERAL NOTES
3. LOCATION MAP
4. PLAN - DEER RUN DR.
5. PLAN - MEADOWLAKE DR.
6. PLAN - QUAIL RIDGE DR.
7. PLAN - OAKDALE PLC.
8. PLAN - WOODHAVEN LN.
9. PLAN - VISTA CIRCLE.
10. PLAN - RIVER HILLS DR.
11. PLAN - RIVER HILLS DR. WEST
12. TABLE - CIPP REPAIRS

## Exhibit D

**Identification of Specification Book by date, including all addenda thereto**

SECTION 02532 - Cured-In-Place Pipe

SECTION 02532

CURED-IN-PLACE PIPE

PART 1: GENERAL

1.01 SCOPE: This section governs all work, materials, and testing for installation of Cured-In-Place Pipe (CIPP) for the lining of storm sewers and stormwater culverts. A flexible, polyester felt liner, saturated with a thermosetting resin, shall be inverted into the existing pipeline utilizing hydrostatic head or compressed air, or pulled into place. Curing shall be accomplished by circulating hot water or pressurized steam to cure the resin into a hard impermeable pipe. When cured, the hardened liner shall extend from end to end (structure to structure) of the section being lined in a continuous tight fitting watertight pipe-within-a-pipe.

1.02 GENERAL:

A. Description: This specification references ASTM F-1216 and ASTM F-1743, which describe the requirements for the installation of cured-in-place pipe. Liner installation shall consist of furnishing all labor, materials and equipment for the complete installation of cured-in-place pipe in accordance with Contract Drawings, General Conditions, and these specifications.

B. Specification Modifications**:** It is understood that throughout this section these Specifications may be modified by appropriate items in the Modifications to Detailed Specifications or notes on the Contract Drawings.

C. Revisions of Standards**:** When reference is made to a Standard Specification, i.e., ASTM, ANSI, AWWA, the Specification referred to shall be understood to mean the latest revision of said specification as amended at the time of the Notice to Bidder, except as noted on the Drawings or in the Modifications to Detailed Specifications.

D. Items Furnished by Owner: Owner will provide water necessary to perform the work, and a disposal site for debris removed in the performance of the work.

1.03 PERFORMANCE CRITERIA:

A. The following performance criteria shall apply:
1. The trenchless reconstruction process must be proven technology.
2. The CIPP process shall be a custom designed pipe that will provide structural repair to the host pipe.
3. The process must be a cured-in-place pipe process so as to be the most effective in reducing infiltration.
4. There must be independent third-party verification of long-term physical properties and the enhancement factor in pipe design.
5. The end pipe product shall not reduce hydraulic capacity after installed in the host pipe.
6. A 24-hour emergency response time is mandatory.
7. Pulled-in-Place methods will be allowed, unless the pipe condition is not conducive to this method.
8. The thickness of the cured-in-place pipe shall be as set forth on the Bid Form, and is understood to be nominal thickness.

1.04 UNIT PRICES: Each item listed under this specification shall be measured and paid for at the unit price bid per lineal foot, at set forth on the Bid Form.

A. The unit price shall include all labor, materials, equipment, overhead and profit, and incidentals necessary to complete the work, including the following:
1. Mobilization and setup.

2. Cleaning and removal of roots and other obstructions from the storm sewer pipe, as required.
3. Pre-installation closed-circuit color television inspection recordings on media specified by the Owner. Also surface video inspection.
4. By-passing of storm sewer flows required, if significant water flow is present.
5. CIPP wet out, placement by inversion or pull-in, curing, and finishing per ASTM F-1216 and D 5813.
6. Internal reinstatement of live branch connections. Note: This would be rare occurrence and these connections, if any, are noted on the Drawings.
7. Post-installation Television Inspection recordings on media specified by the Owner as well as written report form.
8. Traffic control using cones and, signs, and barricades as required.
9. Complete conformance to O.S.H.A. confined space entry safety regulations.
10. Fences removed and replaced; traffic control; site restoration; and other incidental construction.
11. Standard three-year warranty after completion of project.
12. Permits, Licensing, & Insurance as required.

B. Trimming of intruding branch connections (if present): Branch connections shall be trimmed flush with the inside of the main pipe. Trimming of branch connections will be paid as a separate bid item, as indicated on the Bid Form. If no price is provided on the Bid Form, Contractor will be compensated on a time and material basis for the additional work.

1.05 WARRANTY: In lieu of all other expressed or implied and/or statutory warranties, including warranties of merchantability and fitness for a particular purpose, Contractor agrees to correct any defects in the materials or services provided by Contractor which are brought to the attention of contractor within three years following acceptance of Contractor's work (date of Final Payment), provided Owner affords Contractor suitable access and working conditions to accomplish such correction.

1.06 PRODUCT AND INSTALLER QUALIFICATION REQUIREMENTS: Since storm sewer assets are intended to have a minimum 50-year design life, and in order to minimize the Owner's risk, only proven products with substantial successful long term track records will be approved. Products and Installers seeking approval must possess all of the following criteria to be deemed Commercially Acceptable. Bidders shall provide documentation of these requirements WITH THE BID.

A. Product and Installing Contractor Experience: For a Product to be considered Commercially Proven, a minimum of 5,000,000 linear feet or 10,000 manhole-to-manhole line segments of successful wastewater collection system installations in the U.S. must be documented to the satisfaction of the Owner to assure commercial viability. In addition, at least 100,000 linear feet of the product shall have been in successful service within the State of Missouri for a minimum of five years.

B. For a product and installer to be Commercially Proven, the installer must own and operate a legally permitted permanent facility to impregnate the CIPP tubes. To ensure the Owner all installed products will meet the minimum product quality control standards set forth by the manufacture, all CIPP liners shall be impregnated by the approved product's licensed installer that is performing the work. No pre-impregnated CIPP products will be accepted from a third-party vendor. Bidders shall provide documentation of this facility with the bid.

C Pipe rehabilitation products submitted for approval must provide Third Party Test Results supporting the long-term performance and structural strength of the product and such data shall be satisfactory to the Owner. Test samples shall be prepared so as to simulate

installation methods and trauma of the product. No product will be approved without independent third-party testing verification.

D. Both the rehabilitation manufacturing and installation processes shall operate under a quality management system which is third-party certified to ISO 9001. Proof of certification shall be required for approval.

E. If either the installer or the manufacturer cannot meet the experience and qualification requirements set forth above, Contractor may furnish a cash bond to Owner. The cash bond shall be in the amount of 100 percent of the total Bid price of the cured-in-place line segments, delivered in certified funds to Owner. Owner will hold the bond for a period of five years from the date of Final Acceptance of the Work by Owner.

1.07 SUBMITTALS: The Contractor shall submit the following submittal items.

A. Product Data for Review:

1. Product properties, materials, and data sheets.
   a) Flexural Strength — ASTM D-790
   b) Flexural Modulus — ASTM D-790
   *c)* Tensile Strength — ASTM D-638 *(for pressure pipelines)*
   d) Tensile Modulus — ASTM D-638 *(for pressure pipelines)*
   e) Corrosion Resistance — ASTM F-1216
   f) Impact Strength — ASTM D-256, method A
   g) Shear Strength — ASTM D-732
   h) Hardness (Barcol 33) — ASTM D-2583
   i) Std. Practice for Rehabilitation of existing Pipelines by Inversion and Curing of a Resin Impregnated Tube, ASTM F-1216,
   j) Std. Practice for Rehabilitation of pipelines by pulled-in-place installation of a cured-in-place thermosetting resin pipe, ASTM F1743. (If applicable to the proposed reconstruction system)
   k) Data from any other laboratory tests which demonstrate the properties, including long term properties, of the reconstruction system.
2. Manufacturer's approval of designated installation contractor.
3. Design Methodology: Describe and provide third party test data and documentation of the design calculations of the thickness recommendations of the finished reconstruction system. Include confirmation that the proposed reconstruction system will withstand the external pressures from ground water and any loads (depth, water table, soil type, traffic/non-traffic areas, etc.). Describe the conditions that will constitute partial and fully deteriorated design calculations. Submit the empirical test data verifying the individual design calculations.

B. Manufacturer's Certificates: Contractor shall furnish the following prior to shipment:

1. Affidavit of compliance with applicable standard.
2. Structural Properties: Sewer rehabilitation products submitted for approval must provide Third Party Test Results supporting the long-term performance and structural strength of the product and such data shall be satisfactory to the Owner. Test samples shall be prepared so as to simulate installation methods and trauma of the product. No product will be approved without independent third party testing verification. Submit responsible third-party test data to demonstrate compliance with the technical specifications pertaining to the proposed reconstruction system for each of the following properties (NOTE: Results shall be of coupons taken from samples obtained after installation).
3. The rehabilitation product shall have ISO 9002 Certification or equal for its quality control and assurance programs. Proof of certification shall be required for approval.

C. Three-Year Warranty.

PART 2: PRODUCTS:

2.01 ACCEPTABLE PRODUCTS:

A. List of acceptable Base Bid Suppliers:
1. Insituform Technologies USA, LLC.
2. SAK Construction, LLC.
3. Municipal Pipe & Tool Company, LLC

B. Base Bid Supplier: No substitutions will be permitted after the Bid Opening. The following suppliers' equipment will be acceptable only if the proposed equipment meets the requirements set forth in this section.

C. A base bid supplier must be indicated for each product item listed in the Bid Form. Equivalent products of other suppliers may be proposed during the advertisement period as Substitute Base Bid Items, in accordance with the Instructions to Bidders and the General Conditions.

D. Written application to the Engineer for substitutions will be accepted only a bidding general contractor on the Plan-Holders List on file with Owner's plan room. Application will not be accepted from salesman or manufacturer's representatives. Application shall include detailed information as set forth in the Instructions to Bidders.

2.02 PRODUCT REQUIREMENTS: This part governs materials for complete cured-in-place liner installations.

A. Liner Material and Cured Lining: The lining material shall be a polyester fiber felt tubing, lined on one side with polyethylene (lined on both sides for pull-in insertion method) and fully impregnated with a liquid thermosetting resin as specified. Minimum lining thickness (actual) shall be as set forth on the Drawings, and where not set forth shall be 6.0 mm (0.236 inches). The polyester felt tubing, including the polyethylene covered felt and thermosetting resin, shall meet the liner's manufacturer's standards. The cured lining material shall conform to the minimum structural standards set forth herein.

| Cured Liner | Standard | Results |
|---|---|---|
| Flexural Stress | ASTM D-790 | 4,500 psi |
| Modulus of Elasticity | ASTM D-790 (short term) | 400,000 psi |

B. Materials:
1. The liner tube shall meet the requirements of ASTM F-1216, Section 5.1, or ASTM F1743, Section 5. The tube shall be constructed to withstand installation pressures, have sufficient strength to bridge missing pipe, and stretch to fit irregular pipe sections.
2. The wet-out Tube shall have a uniform thickness that when compressed at installation pressures will meet or exceed the Design thickness.
3. The Tube shall be sewn to a size that when installed will tightly fit the internal circumference and length of the original pipe. Allowance should be made for

circumferential stretching during inversion. Overlapped layers of felt in longitudinal seams that cause lumps in the final product shall not be utilized.

4. The outside layer of the Tube (before wet out) shall be coated with an impermeable, flexible membrane that will contain the resin and facilitate monitoring of resin saturation during the resin impregnation (wet out) procedure. The membrane coating shall not be subject to delamination after curing of the cured-in-place pipe (CIPP).
5. The Tube shall be homogeneous across the entire wall thickness containing no intermediate or encapsulated elastomeric layers. No material shall be included in the Tube that may cause delamination in the cured CIPP. No dry or unsaturated layers shall be evident.
6. The wall color of the interior pipe surface of the CIPP after installation shall be a light reflective color so that a clear detailed examination with closed circuit television inspection equipment can be made. The wall color and distribution of pigment shall be uniform, without splotches or mottling.
7. Seams in the Tube shall be stronger than the non-seamed felt.
8. The outside of the Tube shall be marked for distance at regular intervals along its entire length, not to exceed 5 ft. Such markings shall include the Manufacturers name or identifying symbol. The tubes must be manufactured in the USA.
9. Resin - The resin system shall be a corrosion resistant polyester, vinyl ester, or epoxy and catalyst system that when properly cured within the tube composite meets the requirements of ASTM F1216 and ASTM F1743, the physical properties herein, and those which are to be utilized in the Design of the CIPP for this project. The resin shall produce CIPP which will comply with the structural and chemical resistance requirements of this specification.

C. Structural Requirements:

1. The CIPP shall be designed as per ASTM F1216, Appendix X.1. The CIPP design shall assume no bonding to the original pipe wall.
2. Unless otherwise indicated on the Drawings, Contractor shall assume the following: 2 percent ovality, soil modulus = 1,000 psi, soil density = 120 pcf, depth of groundwater is half the depth of the pipe.
3. The Contractor must have performed long-term testing for flexural creep of the CIPP pipe material installed by his Company. Such testing results are to be used to determine the Long-term, time dependent flexural modulus to be utilized in the product design. This is a performance test of the materials (Tube and Resin) and general workmanship of the installation and curing. A percentage of the instantaneous flexural modulus value (as measured by ASTM D-790 testing) will be used in design calculations for external buckling. The percentage, or the long-term creep retention value utilized, will be verified by this testing. Values in excess of 50% will not be applied unless substantiated by qualified third party test data. The materials utilized for the contracted project shall be of a quality equal to or better than the materials used in the long-term test with respect to the initial flexural modulus used in Design.
4. The Enhancement Factor ‘K’ to be used in ‘Partially Deteriorated’ Design conditions shall be assigned a value of 7. Application of Enhancement (K) Factors in excess of 7 shall be substantiated through independent test data.
5. The layers of the cured CIPP shall be uniformly bonded. It shall not be possible to separate any two layers with a probe or point of a knife blade so that the layers separate cleanly or the probe or knife blade moves freely between the layers. If separation of the layers occurs during testing of field samples, new samples will be cut from the work. Any reoccurrence may cause rejection of the work.

C. Liner Length: The length of the liner shall be that deemed necessary by the Contractor to effectively carry out the inversion and seal the liner at the inlet and outlet points. Unless indicated otherwise on the drawings, the liner shall terminate at manholes/structures and not within the pipe. The Contractor shall verify the lengths in the field before cutting the liner to length. Individual inversion runs can be made over one or more access points as determined in the field by the Contractor and approved by the Owner.

PART 3: INSTALLATION:

3.01 INSPECTION AND TESTING: Inspection and testing shall be performed by the Manufacturer's quality control personnel in conformance with applicable standards. Testing may be witnessed by Owner or approved independent testing laboratory. The Contractor shall provide three (3) copies of certified test reports indicating that material does conform to the specifications.

A. Chemical Resistance - The CIPP shall meet the chemical resistance requirements of ASTM F1216, Appendix X2. CIPP samples for testing shall be of tube and resin system similar to that proposed for actual construction. It is required that CIPP samples with and without plastic coating meet these chemical testing requirements.

B. Hydraulic Capacity - Overall, the hydraulic profile shall be maintained as large as possible. The CIPP shall have a minimum of the full flow capacity of the original pipe before rehabilitation. Calculated capacities may be derived using a commonly accepted roughness coefficient for the existing pipe material taking into consideration its age and condition.

C CIPP Field Samples - When requested by the Owner, the Contractor shall submit test results from field installations in the USA of the same resin system and tube materials as proposed for the actual installation. These test results must verify that the CIPP physical properties specified in Section 5.5 have been achieved in previous field applications. Samples for this project shall be made and tested as described in Section 10.1.

3.02 PRE-INSTALLATION:

A. Safety: The Contractor shall carry out his operations in strict accordance with all OSHA and manufacturers' safety requirements. Particular attention is drawn to those safety requirements involving working with scaffolding and entering confined spaces.

B. Notification requirements are set forth on the Drawings.

C. Cleaning of Pipelines: Prior to any lining of a pipe so designated, it shall be the responsibility of the Contractor to remove internal deposits from the pipeline using accepted sewer cleaning techniques.

1. The Contractor shall remove all internal debris from of the storm sewer line that will interfere with the installation of CIPP.
2. The Contractor shall properly dispose of all debris removed from the sewers during the cleaning operation.
3. The Contractor will also be responsible for cutting any protruding taps (branch connections) which inhibit the proper installation of the liner. Taps shall be trimmed so they are ***within one-half inch*** of the inside wall of the main pipe.
4. Open cut repairs indicated on the Bid Form shall be performed prior to cleaning and inspection of pipelines for CIPP work.
5. If an ***additional*** open cut repair is required prior to installation of the liner due to a protruding tap, the Owner shall negotiate with the successful bidder as to a reasonable cost for the repair. Said cost to be in addition to unit cost.

D. Inspection of Pipelines: Inspection of pipelines shall be performed by experienced personnel trained in locating breaks, obstacles and service connections by closed circuit television. The interior of the pipeline shall be carefully inspected to determine the location and extent of any structural failures. The location of any conditions which may prevent proper installation of lining materials into the pipelines shall be noted so that these conditions can be corrected. A video recording Digital Format and suitable hardcopy log shall be kept and delivered to Owner when the lining work is complete.

E. Bypassing Flow: The Contractor, when necessary, shall provide for the transfer of flow around the section or sections of pipe that are to be lined.

1. The bypass shall be made by diversion of the flow at an existing upstream access point and pumping the flow into a downstream access point or adjacent system.
2. The pump and bypass lines shall be of adequate capacity and size to handle the flow.
3. All bypass lines shall be of appropriate quality and allow no leakage throughout the length of the bypass. Any defective bypass hose shall be replaced when leaks are noted.
4. The proposed bypassing system shall be reviewed in advance by the Engineer. The review by the Owner of the bypassing system shall in no way relieve the Contractor of his responsibility and/or public liability.

F. Line Obstructions: It shall be the responsibility of the Contractor to clear the line of all obstructions that will prevent the proper installation of the liner. Obstructions which cannot be removed by conventional cleaning methods may require an open cut point repair prior to liner installation. Open cut point repairs, if required prior to trenchless installation of liner pipe due to blockage or collapsed host pipe, shall be negotiated by the Owner and successful bidder. Said cost to be in addition to unit cost.

G. Protective Measures: In order to reduce homeowner complaints of burnt grass, the Contractor shall provide protective measures (e.g. felt, blocks of wood) to create a barrier between the boiler hoses and the grass for each inversion.

3.03 INSTALLATION:

A. Wet Out

1. The Contractor shall designate a location where the uncured resin in the original containers and the unimpregnated liner will be serial vacuum impregnated prior to installation. The Contractor shall allow the Owner to inspect the materials and "wet out" procedure.
2. A resin and catalyst system compatible with the requirement of this method shall be used.
3. The quantity of resin used for the tube impregnation shall be sufficient to fill the volume of air voids in the tube with additional allowances for polymerization shrinkage and the loss of resin through cracks and irregularities in the original pipe wall.
4. A serial vacuum impregnation process shall be used. To ensure thorough resin saturation throughout the length of the felt tube, the point of vacuum shall be no further than 25 feet from the point of initial resin introduction. After vacuum in the tube is established, a vacuum point shall be no further than 75 feet from the leading edge of the resin. The leading edge of the resin slug shall be as near to perpendicular as possible. A roller system shall be used to uniformly distribute the resin throughout the tube. If the Installer uses an alternate method of resin impregnation, the method must produce the same results. Any alternate resin impregnation method must be proven.

B. Inversion/Insertion Method:

1. The "wet out" liner shall be inserted through an existing manhole or other approved access by means of an inversion process and the application of a hydrostatic head sufficient to fully extend the liner to the next designated access point.
2. As an alternate, the wet-out tube may be inverted using air pressure, as set forth in ASTM F 1216-09 Par. 7.4.2.
3. The impregnated liner materials shall be inserted into the inversion tube with the impermeable plastic membrane side out. At the lower end of the inversion tube, the liner tube shall be turned inside out and attached to the inversion tube so that a leak-proof seal is created.
4. The inversion head will be adjusted to be of sufficient height to invert the liner to the next access point designated and to hold the liner snug to the pipe wall and to produce dimples at side connections and flared ends at the entrance and exit access points.
5. The use of a lubricant is recommended and if used, such lubricant shall be as approved by the liner manufacturer's standards.
6. The liner manufacturer's standards shall be closely followed during the elevated curing temperature so as not to overstress the felt fiber and cause damage or failure of the liner prior to curing. (In certain cases, the Contractor may elect to use a Top Inversion. In this method, the liner is pre-inverted to a distance that corresponds to the minimum inversion head and instead of attaching to an elbow at the base of the inversion tube; the liner is attached to a top ring).

C. Pull-In Method: CIPP installation shall be in accordance with ASTM F1743, Section 6. Temperature gauges shall be placed inside the tube at the invert level of each end to monitor the temperatures during the cure cycle.

D. Liner Curing

1. After inversion is completed, the Contractor shall supply a suitable heat source and water re-circulation equipment, or steam delivery equipment.
2. The equipment shall be capable of delivering hot water to the far end of the liner through a hose, which has been perforated per the liner manufacturer's recommendations, to uniformly raise the water temperature in the entire liner above the temperature required to effect a cure of the resin.
3. As an alternate method: the pipeline may be cured using steam circulation, as set forth in ASTM F 1216-09 Par. 7.6.2.
4. This temperature shall be determined by the resin/catalyst system employed. The heat source shall be fitted with suitable monitors to gauge the temperature of the incoming and outgoing heat exchanger circulating water.
5. Water temperature in the line during the cure period shall not be less than 180 degrees F or more than 200 degrees F as measured at the heat exchanger return line.
6. Initial cure shall be deemed to be completed when inspection of the exposed portions of the liner appears to be hard and sound. The cure period shall be of the duration recommended by the resin manufacturer, as modified for the inversion lining process, during which time the re-circulation of the water and cycling of the heat exchanger to maintain the temperature in the liner continues.

D. Cool-Down: The Contractor shall cool the hardened liner to a temperature below 100 degrees F before relieving the static head in the inversion tube. Cool-down may be accomplished by the introduction of cool water into the inversion tube to replace water being drained from a small hole made in the end of the liner at the downstream end. Care shall be taken in the release of the static head such that a vacuum will not be developed that could damage the newly installed liner. As an alternate: the cool-down may be

accomplished by circulation of cool air. The cool-down process shall comply with the resin manufacturer's specifications.

3.04 FINISH: The finished lining shall be continuous over the entire length of an insertion run and be as free as commercially practicable from visual defects such as foreign inclusions, dry spots, pinholes and delamination. The lining shall be impervious and free of any leakage from the pipe to the surrounding ground or from the ground to the inside of the lined pipe. Any defects which will affect the integrity or strength of the lining shall be repaired at the Contractor's expense, in a manner mutually agreed by the Owner and the Contractor.

3.05 POST-INSTALLATION

A. Sealing Liner at Ends: If due to broken or misaligned pipe at the access point, the lining fails to make a tight seal, the Contractor shall apply a seal at that point. The seal shall be of a resin mixture compatible with the liner.

B. Branch or Service Connections:
1. After the liner has been cured, the Contractor shall reconnect the existing active service connections. This shall be done without excavation and in the case of non-man entry pipes, from the interior of the pipeline by means of a television camera and a cutting device that re-establishes the service connection to not less than 90 percent capacity. For service connections that will be repaired using trenchless tee-liners, the service connection shall be opened to 100 percent capacity.
2. Unless otherwise directed by the Owner or his authorized representative, all laterals will be reinstated.
3. The Contractor shall certify he has a minimum of 2 complete working cutter units plus spare key components on the site before each inversion.
4. No additional payment will be made for excavations for the purpose of reopening connections and the Contractor will be responsible for all costs and liability associated with such excavation and restoration work.
5. The Contractor shall be responsible for ensuring the liner that has been cut out for service reconnection is removed and does not proceed down the line.

C. Liner Trimming: After the liner has been cured, the liner shall be trimmed entering and exiting the manhole/structure, so that it is nearly flush with the manhole/structure wall.

D. Liner Testing:
1. The water tightness of the liner shall be gauged while the liner is curing and under a positive head (or steam pressure).
2. For each work order released, one CIPP sample for each diameter shall be prepared and physical properties tested in accordance with ASTM F1216 or ASTM F1743, Section 8, using either method proposed. The flexural properties must meet or exceed the values listed in Table 1 of the applicable ASTM.
3. After the work is completed, the Contractor will provide the Owner with a video recording showing both the before lined and after lined conditions, including the restored connections. Visual inspection of the CIPP shall be in accordance with ASTM F1743, Section 8.6.

E. Restoration: Upon completion of the installation work and after required testing indicates the lining is acceptable; the Contractor shall clean up the project area affected by the work. The Contractor shall restore the project site to conditions not less than those existing prior to his entry thereon, unless otherwise required by these specifications.
1. The Contractor shall coordinate surface restoration work with the affected private property owners.

2. Private property over which the Owner has prior rights (i.e., utility easement, drainage easement, sewer easement) and/or has obtained rights-of-way, licenses and/or agreements from the property owner to allow construction of a sanitary sewer pipeline and appurtenances, shall be restored in conformance with these Contract Documents.
3. Public property shall be restored with strict adherence to the requirements of the Contract Documents.

END OF SECTION 02532

## EXHIBIT E

## CONTRACTOR'S AFFIDAVIT ACKNOWLEDGING FEDERAL LOBBYING ACTIVITIES AND CONFLICT OF INTEREST PROHIBITION

1. 31 U.S.C.S. Section 1352 requires all subgrantees, contractors, subcontractors and consultants who receive federal funds via the City to certify that they will not use federal funds to pay any person for influencing or attempting to influence a federal agency or Congress in connection with the award of any federal contract, grant, loan or cooperative agreements.

2. In addition, contract applicants, recipients and subrecipients must file a form disclosing any expenditures they make for lobbying out of non-federal funds during the contract period.

3. Necessary forms are available from the City Public Works Director and must be returned to the City with other contract documents. It is the responsibility of the Contractor to obtain executed forms from any Subcontractors who fall within the provisions of the Code and to provide the City with the same.

The undersigned has read the foregoing and swears under penalty of perjury that the statements above are true and correct to the best of his information and belief.

_____
(Signature)

State of _____)
County of _____)

On this _____ day of _____, 20_____, before me, the undersigned, personally appeared _____, _____ of _____, known to me to be the person who executed this document and acknowledged to me that he/she executed the same for the purposes therein stated.

_____ _____
Notary Public in and for said County and State Commission Expires

## Exhibit F

## Sales Tax Exemption Documentation

To be provided at award of contract.

# EXHIBIT G

## CONTRACTOR'S AFFIDAVIT OF COMPLIANCE WITH NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY LAWS

Contractor certifies to The City of Parkville, Missouri, ("The City") that throughout the period covered, Contractor will comply with all applicable provisions of Executive Order 11246 as revised from time to time and as implemented by Title 41 of the Code of Federal Regulations, particularly Chapters 1, 50 and 60, as the same may be amended from time to time.

Contractor further certifies and agrees that each of the following provisions is made a part of the Contract between Contractor and the City:

### I. NON-DISCRIMINATION IN EMPLOYMENT

(a) Contractor will recruit and hire employees who are disabled veterans, Vietnam era veterans, and individuals with handicaps and will not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to status such as disabled veterans, Vietnam era veterans, and handicapped individuals or because of race, color, religion, sex or national origin. Such action shall include, but not be limited to, the following employment, upgrading demotion, or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the City setting forth the provisions of this non-discrimination clause.

(b) Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Subcontractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

(c) Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract of understanding, a notice to be provided by the agency contracting officer, advising the labor union or worker's representative if the Subcontractor's commitments under Equal Opportunity Clause, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(d) Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and the rules, regulations and relevant orders of the Secretary of Labor.

(e) Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.

(f) In the event of the Contractor's noncompliance with the Equal Opportunity Clause of this Contract or with any part of such rules, regulations or orders, this subcontract may be canceled, terminated or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rules, regulations or orders of the Secretary of Labor, or as otherwise provided by law.

(g) Contractor will include the provisions of paragraphs (a) through (g) in every subcontract unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provision will be binding upon each subcontractor or vendor. Contractor will take such action with respect to any subcontract as the contracting agency may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, however, that in the event Contractor becomes involved in, or is threatened with litigation with a subcontractor or vendor as a result of such direction by the contracting agency, Contractor may request the United States to enter into such litigation to protect the interests of the United States.

## II. CERTIFICATION OF NONSEGREGATED FACILITIES

Contractor does not, and during the performance of each subcontract with the City, will not maintain or provide for his employees and segregated facilities at any of his establishments, and does not and will not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. He certifies further that he will not maintain or provide for his employees any segregated facilities at any of his establishments, and that he will not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. Contractor agrees that a breach of this certification is a violation of the Equal Opportunity Clause in this certificate. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, restrooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color or national origin, because of habit, local custom or otherwise. Contractor further agrees that (except where he has obtained identical certifications from proposed subcontractors for specific time periods) he will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding $10,000 which are not exempt from the provisions of the Equal Opportunity Clause; that he will retain such certifications in his files, and that he will forward the following to such proposed subcontractors (except where the proposed subcontractors have submitted identical certifications for specific time periods): NOTICE TO PROSPECTIVE SUBCONTRACTORS OF REQUIREMENT FOR CERTIFICATIONS OF NONSEGREGATED FACILITIES. A Certification of Nonsegregated Facilities, as required by Chapter 60-1.8 of Title 41 of the Code of Federal Regulations must be submitted prior to the award of a subcontract exceeding $10,000 which is not exempt from the provisions of the Equal Opportunity Clause. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semi-annually or annually).

NOTE: Whoever knowingly or willfully makes any false, fictitious or fraudulent representations may be liable for criminal prosecutions under 18 U.S.C. 1001.

## III. FILING CERTIFICATE

Contractor has failed or will file the necessary compliance reports, including Standard Form 100 (EEO-1) where and when required by law and applicable regulations, including, without limitation, the Civil Rights Act of 1964 as amended by the Equal Employment Opportunity Act of 1972 and regulations in 41 CFR 60-1.7. Contractor has required and will require similar certification and filing from its non-exempt suppliers.

## IV. AFFIRMATIVE ACTION CERTIFICATE

Contractor has developed, is maintaining and will continue to maintain the written affirmative action compliance program to guarantee equal employment opportunity to minority groups required by applicable law and regulations, including, without limitation, those appearing in 41 CFR 60-1.40. Contractor has required and will require similar certification from each of its non-exempt suppliers.

## V. UTILIZATION OF SMALL BUSINESS CONCERNS AND DISADVANTAGED SMALL BUSINESS CONCERNS

If the City is required to utilize small business concerns or disadvantaged small business concerns by law or by contract, Contractor agrees to provide any information requested by the City that would be relevant to the issue of whether or not Contractor meets the criteria for these small business concerns. If required by the City, Contractor further agrees to comply with the obligations imposed by 13 CFR §125.9 and FAR §52.219-8, which clauses are incorporated herein by reference.

Executed this _____ day of _____, 20___ by:

Firm/Company Name:_____

Name of Authorized Representative:_____

Signature of Authorized Representative:_____

Title of Authorized Representative: _____

_____
(Signature)

State of _____)
County of _____)

On this _____ day of _____, 20_____, before me, the undersigned, personally appeared _____, _____ of _____, known to me to be the person who executed this document and acknowledged to me that he/she executed the same for the purposes therein stated.

_____ _____
Notary Public in and for said County and State Commission Expires

**EXHIBIT H**

**AFFIDAVIT OF COMPLIANCE WITH SAFETY TRAINING REQUIREMENTS**

Required by R.S Mo. § 292.675

COUNTY OF )
) SS.
STATE OF )

Before me, the undersigned Notary Public, personally appeared _____

Who is _____ (title) of _____ (a corporation/partnership/sole proprietorship/limited liability company, and states that he/she is authorized to make this affidavit, and being duly sworn upon his/her oath, deposes and states as follows:

That said company has verified the completion of a 10-hour construction safety program with respect to the employees working in connection with the contracted services.

The terms of this affidavit shall have the same meaning as is set forth in 292.675 of the Revised Statutes of Missouri.

Further affiant sayeth naught.

_____

(Signature)

Subscribed and sworn to before me this ____ day of _____, 20__

My Commission Expires:

_____

Notary Public

## EXHIBIT I

## AFFIDAVIT OF COMPLIANCE WITH R.S Mo. §285.530.5

Effective January 1, 2009, all contractors and subcontractors with contract amounts in excess of $5,000 on public projects in Missouri are required to verify the employment eligibility status of employees through the E-verify federal program administered by the Department of Homeland Security, U.S. Citizenship and Immigration Services. Contractor shall indemnify, defend and hold harmless the City of Parkville Missouri against any expense incurred including imposition of fines which results from violation of such laws. **Contractor affirmatively states that it is not knowingly in violation of R.S. Mo. 285.530.1 and shall not henceforth be in such violation. Contractor further agrees to execute this sworn affidavit under the penalty of perjury attesting to the fact that the direct Contractor's employees are lawfully present in the United States.** Failure of Contractor to comply with this requirement shall be grounds for termination for default.

COMES NOW Affiant _____, being of lawful age, and states the following based on personal knowledge, under oath and fully aware of the penalties for perjury:

1. I presently am employed by _____ ("Contractor") and am authorized by Contractor to make representation on its behalf.

2. All of Contractor's employees are lawfully present in the United States.

Further affiant sayeth naught.

Contractor:_____

By:_____

Title:_____

Date:_____

*Signature, Print Name*

COUNTY OF )
) SS.
STATE OF )

Subscribed and sworn to before me this ____ day of _____, 20__

My Commission Expires:

_____

Notary Public

**EXHIBIT J-1**

**(APPLICABLE MISSOURI PREVAILING WAGE RATES)**

# Missouri
# Division of Labor Standards
WAGE AND HOUR SECTION

MIKE KEHOE, Governor

# Annual Wage Order No. 33

Section 083
**PLATTE COUNTY**

In accordance with Section 290.262 RSMo 2000, within thirty (30) days after a certified copy of this Annual Wage Order has been filed with the Secretary of State as indicated below, any person who may be affected by this Annual Wage Order may object by filing an objection in triplicate with the Labor and Industrial Relations Commission, P.O. Box 599, Jefferson City, MO 65102-0599. Such objections must set forth in writing the specific grounds of objection. Each objection shall certify that a copy has been furnished to the Division of Labor Standards, P.O. Box 449, Jefferson City, MO 65102-0449 pursuant to 8 CSR 20-5.010(1). A certified copy of the Annual Wage Order has been filed with the Secretary of State of Missouri.

Original Signed by
Logan Hobbs, Director
Division of Labor Standards

Filed With Secretary of State: **March 10, 2026**

Last Date Objections May Be Filed: **April 9, 2026**

**Prepared by Missouri Department of Labor and Industrial Relations**

**Building Construction Rates For** **Section 083**

## PLATTE COUNTY

| OCCUPATIONAL TITLE | **Prevailing Hourly Rate |
|---|---|
| Asbestos Worker | $72.71 |
| Boilermaker | $34.54* |
| Bricklayer - Stone Mason | $66.24 |
| Carpenter | $67.86 |
| Lather | |
| Linoleum Layers & Cutter | |
| Millwright | |
| Pile Driver | |
| Cement Mason | $59.77 |
| Plasterer | |
| Communication Technician | $71.54 |
| Electrician (Inside Wireman) | $78.72 |
| Electrician (Outside Lineman) | $71.09 |
| Outside - Groundman | |
| Outside - Groundman Tree Trimmer | |
| Outside - Lineman Operator | |
| Outside - Lineman Tree Trimmer | |
| Elevator Constructor | $34.54* |
| Glazier | $34.54* |
| Iron Worker | $73.25 |
| Laborer | $54.55 |
| Laborer - First Semi-Skilled | |
| Laborer - General | |
| Laborer - Second Semi-Skilled | |
| Laborer - Skilled | |
| Mason | $57.87 |
| Marble Finisher | |
| Marble Mason | |
| Terrazzo Finisher | |
| Terrazzo Worker | |
| Tile Finisher | |
| Tile Setter | |
| Operating Engineer | $68.42 |
| Operating Engineer - Group I | |
| Operating Engineer - Group II | |
| Operating Engineer - Group III | |
| Operating Engineer - Group III - A | |
| Operating Engineer - Group IV | |
| Operating Engineer - Group V | |
| Painter | $54.44 |
| Plumber | $84.67 |
| Pipe Fitter | |
| Roofer/WaterProofer | $62.63 |
| Sheet Metal Worker | $81.43 |
| Sprinkler Fitter - Fire Protection | $72.86 |
| Truck Driver | $34.54* |
| Truck Control Service Driver | |
| Truck Driver, Teamsters Group I | |
| Truck Driver, Teamsters Group II | |
| Truck Driver, Teamsters Group III | |
| Truck Driver, Teamsters Group IV | |

*** The Division of Labor Standards received fewer than 1,000 reportable hours for this occupational title. The public works contracting minimum wage is established for this occupational title using data provided by Missouri Economic Research and Information Center.**

****The Prevailing Hourly Rate includes any applicable fringe benefit amounts for each occupational title as defined in RSMo Section 290.210.**

Heavy Construction Rates For

Section 083

PLATTE COUNTY

| OCCUPATIONAL TITLE | **Prevailing Hourly Rate |
|---|---|
| Carpenter | $67.97 |
| Millwright | |
| Pile Driver | |
| Electrician (Outside Lineman) | $34.54* |
| Outside - Groundman | |
| Outside - Groundman Tree Trimmer | |
| Outside - Lineman Operator | |
| Outside - Lineman Tree Trimmer | |
| Laborer | $53.72 |
| Laborer - General | |
| Laborer - Skilled | |
| Operating Engineer | $63.01 |
| Oiler-Driver | |
| Operating Engineer - Group I | |
| Operating Engineer - Group II | |
| Operating Engineer - Group III | |
| Operating Engineer - Group IV | |
| Truck Driver | $53.60 |
| Truck Control Service Driver | |
| Truck Driver, Teamsters Group I | |
| Truck Driver, Teamsters Group II | |
| Truck Driver, Teamsters Group III | |
| Truck Driver, Teamsters Group IV | |

Use Heavy Construction Rates on Highway and Heavy construction in accordance iwth the classifications of construction work established in 8 CSR 30-3.040(3).

Use Building Construction Rates on Building construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(2).

If a worker is performing work on a heavy construction project within an occupational title that is not listed on the Heavy Construction Rate Sheet, use the rate for that occupational title shown on the Building Construction Rate Sheet.

*The Division of Labor Standards received fewer than 1,000 reportable hours for this occupational title. Public works contracting minimum wage is established for this occupational title using data provided by Missouri Economic Research and Information Center.

**The Prevailing Hourly Rate includes any applicable fringe benefit amounts for each occupational title.

# OVERTIME
# and
# HOLIDAYS

## OVERTIME

For all work performed on a Sunday or a holiday, not less than twice (2x) the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed or the public works contracting minimum wage, whichever is applicable, shall be paid to all workers employed by or on behalf of any public body engaged in the construction of public works, exclusive of maintenance work.

For all overtime work performed, not less than one and one-half (1½) the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed or the public works contracting minimum wage, whichever is applicable, shall be paid to all workers employed by or on behalf of any public body engaged in the construction of public works, exclusive of maintenance work or contractual obligation. For purposes of this subdivision, **"overtime work"** shall include work that exceeds ten hours in one day and work in excess of forty hours in one calendar week; and

A thirty-minute lunch period on each calendar day shall be allowed for each worker on a public works project, provided that such time shall not be considered as time worked.

## HOLIDAYS

January first;
The last Monday in May;
July fourth;
The first Monday in September;
November eleventh;
The fourth Thursday in November; and
December twenty-fifth;

If any holiday falls on a Sunday, the following Monday shall be considered a holiday.

EXHIBIT J-2

(Prevailing Wage Reporting Form)

DIVISION OF LABOR STANDARDS

MISSOURI DEPARTMENT OF LABOR AND INDUSTRIAL RELATIONS

**CONTRACTOR PAYROLL RECORDS**

**(See Sections 290.210 to 290.340, RSMo and 8 CSR 30-3.010 to 8 CSR 30-3.060)**

Name of ☐ Contractor ☐ Subcontractor | Address of Contractor or Subcontractor: City: State: ZIP: Phone Number: ( ) -

Name of Public Body | Address of Public Body: City: State: ZIP: Phone Number: ( ) -

Payroll No. | For Week Ending / / | A/WD | Project and Location | Project or Contract No.

| 1. Name and Address of Employee | 2. Occupational Title *** | 3. Day and Date: Day / Date | 4. Total Hours | 5. Hourly Rate + Cash Fringe | 6. Gross Amt: Project | Week | 7. Deductions: FICA and Medicare | Federal and State Withholding Tax | Other A | Other B | Total Deductions | 8. Net Wages Paid for Work |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Hours Worked Each Day | | | | | | | | | | |
| | | DT | | | | | | | | | | |
| | | OT | | | | | | | | | | |
| | | ST | | | | | | | | | | |
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*** *If a worker performs work in more than one occupational title, you must separately list the hours worked per occupational title and wage rates.* ***

LS-97 (02-14) AI

## Exhibit J-3

## CERTIFICATION OF COMPLIANCE WITH PREVAILING WAGE REQUIREMENTS

Date: _____

I, _____, _____
(Name of Signatory Party) (Title)

Do hereby state:

(1) That I pay or supervise the payment of the persons employed by_____ that during the payroll period commencing seven (7) days prior to the week ending date of _____ all persons employed on said project have been paid the full weekly wages stated above, that no rebates have been or will be made either directly or indirectly to or on behalf of _____, from the full weekly wages earned by any person and that no deductions have been made by _____either directly or indirectly from the full wages earned by any person, other than legally permissible deductions, that full and accurate records clearly indicating the names, occupations, and crafts of every worker employed by them in connection with the public work together with an accurate record of the number of hours worked by each worker and the actual wages paid for each class or type of work performed and deduction made for each worker have been prepared, that these payroll records are kept and have been provided for inspection to the authorized representative of the contracting public body and will be available as often as may be necessary and such records shall not be destroyed or removed from the state for the period of one year following the completion of the public work in connection with which the records are made.

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained herein are not less than the applicable wage rates contained in any wage order incorporated into the contract; that the occupational title set forth herein for each laborer or mechanic conform with the work he/she performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a state apprenticeship agency recognized by the Office of Apprenticeship (OA), U.S. Department of Labor (USDOL), or if no such recognized agency exists in a state, are registered with the OA, USDOL.

_____
Signature

The falsification of any of the above statements may subject the contractor or subcontractor to criminal prosecution. See Sections 290.340, 570.090, 575.050, and 575.060, RSMo.

# EXHIBIT K

## INSURANCE REQUIREMENTS

1. Contractor agrees to procure and carry, at its sole cost, until completion of this Contract and all applicable warranty periods, all insurance as set forth below; provided, however:

1.1 All insurance is to be issued by companies authorized to do business in the state where the project is located, and with liability limits acceptable to City. Insurers shall have A.M. Best ratings of no less than B+ or higher, and at least a Class X financial rating.

1.2 The City reserves the right to review certified copies of any and all insurance policies to which this Contract is applicable.

1.3 Insurance certificates, written on a standard ACORD form, **and a copy of the additional insured endorsement, and endorsement assuring notice of cancellation or modification,** must be received by the City prior to commencement of work on site.

1.4 If Contractor should subcontract any of this work to a third party, Contractor shall see to it that such third party maintains such insurance and shall furnish evidence thereof to the City.

2. Such insurance shall include the following terms and conditions:

2.1 All coverages obtained by Contractor, except professional liability if applicable, shall be on an occurrence policy form and not on a claims made policy form.

2.2 The cost of defense of claims shall not erode the limits of coverage furnished.

2.3 Advance notice of cancellation. All insurance certificates will state that all coverages are in effect and will not be canceled without thirty (30) days' prior written notice ("endeavor to notify" language is not acceptable) to the City and other required additional insureds, and Contractor/Designer shall submit to the City, prior to commencing any Work on the Project, an endorsement to the policy confirming that such notice shall be given. All policies of liability insurance shall contain an endorsement stating the insurers agreement to provide such notice, using CNA form G-140327-B (Ed. 07/11), Travelers Form IL T4 00 (12/09) or other equivalent carrier forms, such as ACORD forms.

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

2.5 Comprehensive Automobile Liability Insurance. Contractor shall maintain comprehensive automobile insurance, including contractual liabilities insuring the indemnities set forth in this Contract covering all owned, non-owned and hired automobiles used in connection with the services or other work hereunder, whether on or off the site, and shall have minimum bodily injury and property damage limits of $1,000,000.00 combined single limit per occurrence. An MCS-90 endorsement shall be procured when applicable.

2.6 Workers' Compensation and Employer's Liability Insurance. Contractor shall maintain Worker's Compensation Insurance to cover the statutory limits of the Workers' Compensation laws of the state in which any work is to be performed and when applicable to Federal Laws, Voluntary Compensation and Employer's Liability (including occupational disease) coverage with limits not less than $500,000.00 per occurrence and $1,000,000.00 in aggregate for all workers on site, regardless of whether a worker is also an owner of Contractor.

2.7 Commercial General Liability Insurance. Contractor shall obtain and maintain comprehensive Commercial General Liability Insurance, on an occurrence form for the hazards of (i) construction operations; (ii) subcontractors and sub-subcontractors; (iii) interruption of the City's business; (iv) independent contractors; (v) products and completed operations (with completed operations to remain in force for two years following project completion); (vi) explosion, collapse and underground, and (vii) contractor's protective and contractual liability insuring the indemnities set forth in the Contract, including personal injury, death and property damage. Each Project shall maintain minimum limits of $2,000,000.00 per occurrence and $2,000,000.00 aggregate.

2.8 Excess Liability. Contractor shall maintain Excess Liability coverage on an umbrella form with minimum limits of $2,000,000.00 per occurrence and $2,000,000.00 aggregate.

2.9 Waiver of Subrogation. All insurance policies supplied shall include a waiver of any right of subrogation of the insurers thereunder against the City and all its assigns, subsidiaries, affiliates, employees, insurers and underwriters. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity has an insurable interest in the property damaged.

2.10 Additional Insureds. The City and any other person or entity required by the Contract, and all their assigns, subsidiaries and affiliates shall be included as additional insureds under Contractor's furnished insurance (except Workers' Compensation Insurance), for ongoing and completed operations, using ISO Additional Insured Endorsement (CG 20 10), edition date 11/85, or an equivalent (e.g., CG 20 10, edition date 10/93, plus CG 20 37, edition date 04/13 or other carrier form) under the commercial general liability policy. Said insurance shall be written on an OCCURRENCE basis, and shall be PRIMARY and NON-CONTRIBUTING.

2.11 Insurance Primary. All policies of insurance provided pursuant to this article shall be written as primary policies, and not in excess of the coverage of the indemnitee's insurance.

3. No Limitation of Liability. The required coverages referred to and set forth herein shall in no way affect, nor are they intended as a limitation on, Contractor's liability with respect to its performance of the Contract.

4. Subcontractors' Insurance. Contractor shall require all those subcontractors providing equipment, materials or services directly to Contractor/ in connection with this Contract to obtain, maintain and keep in force coverages in accordance with the insurance requirements set forth herein during the time they are involved in performance of services or other work hereunder. Contractor shall obtain certificates of insurance and additional

insured endorsements evidencing such coverage and provide the City with such certificates and endorsements. Contractor shall not be excused from its obligations to cause such subcontractor to meet the insurance coverage requirements set forth under this section unless Contractor shall have obtained in writing from the City a waiver, which shall be effective only as to such requirements and for such subcontractor specifically identified therein.

5. Patent Liability. Contractor shall protect, defend and save the City harmless from any liability, including costs and expenses, for, or on account of, any patented or unpatented invention, article or appliance manufactured or used in the performance of this Contract selected by Contractor, and further agrees to pay all loss and expense incurred by the City by reason of any such claims or suits, including attorneys' fees.

6. Professional Liability. If the Contract is entered with a Contractor, and any design or other professional services are included in the Contract, Contractor shall purchase, and maintain for a period of three years after the date of Final Completion, insurance covering claims arising out of the performance or furnishing of Design or Professional Services and for claims arising out of allegations of errors, omissions or negligent acts in connection with the Contract. The policy shall be at least as broad as the coverage provided in Owner' Design Liability Policy, Member Companies of CNA Insurance, Form G-115692-A (Ed 02/96), with a minimum limit of $1,000,000 per occurrence and $2,000,000 aggregate.

6.1 With respect to any Professional Liability insurance, Contractor agrees as follows:

.1 upon receipt of notice of any claim in connection with the Contract, to promptly notify the City, providing full details thereof, including an estimate of the amount of loss or liability.

.2 promptly notify the City of any reduction of limits or protection afforded under any policy provided, whether or not such impairment came about as a result of events connected to this Contract.

.3 In the event that the City shall determine that the Contractor/'s aggregate limits of protection shall have been impaired or reduced to such extent that they are deemed inadequate for the balance of the project, Contractor shall upon notice promptly reinstate the original limits of liability required hereunder and shall furnish evidence thereof to the City.

**EXHIBIT L**

**BILL OF SALE**

SELLER: _____
_____
_____

In consideration of payments made by _____ ("Buyer") referenced in the agreement dated _____, 20____, receipt of which is hereby acknowledged, Seller declares and certifies that it now possesses, and does hereby grant, sell, transfer and deliver to Buyer all right, title and interest in the following goods:

Buyer to have all right and title to the goods in himself and his executors, administrators and assigns forever and Seller, on behalf of itself, its successors and assigns, will warrant and defend the title to said goods and chattels hereby sold unto Buyer, its successors and assigns, forever, against the lawful claims and demands of all persons. It is expressly understood and agreed that the acceptance of the goods described herein is not a waiver of any right of action that the Buyer may have for breach of warranty or any other cause under the agreement referenced above or at law.

IN WITNESS WHEREOF, Seller has executed this Agreement the ____ day of _____, 20____.

Seller: _____

By: _____

Title: _____

Subscribed and sworn to before me this ____ day of _____, 20____.

_____
Notary Public in and for said County and State

My commission expires:

_____

## EXHIBIT M

## BAILMENT AGREEMENT

BAILOR:
Contractor/Subcontractor/

BAILEE:

Supplier

_____
_____
_____

_____
_____
_____

LOCATION OF STORAGE:

The goods and materials described below are held and stored at the above referenced location pursuant to the Contract by and between Bailee, as Contractor/Subcontractor/Supplier, and City, for Work to be performed at

_____
_____
_____. In consideration of payment made to the undersigned Bailee, the receipt and sufficiency of which are admitted, the Bailee agrees:

1. To keep said goods and materials at the above mentioned address, separate and apart from all other goods and identified as subject to this bailment,

2. To keep said goods and materials fully insured against all risk of physical loss or damage,

3. To keep said goods protected from the weather, commingling, vandalism and/or diversion from said Project, and

4. To deliver said goods and materials to the Project site in conjunction with the performance of Bailee's Contract referenced above or upon the direction of Bailor and no other. The Bailee acknowledges that it has no ownership rights or title in, nor shall claim any lien upon, said goods and materials.

| QUANTITY | DESCRIPTION OF ITEM |
|---|---|

Receipted and Acknowledged:

Contractor/Supplier (Bailee)

Dated:_____ By:_____
Authorized Signature

## EXHIBIT N

## CONDITIONAL PARTIAL RELEASE AND WAIVER OF CLAIMS

To: The City of Parkville, Missouri, the Owner of the real estate (the "Property") identified below, any Lender(s) having any loans secured by the Property, the Applicant's Contractor (if not the General Contractor) and other parties, if any, having any interest in (hereinafter collectively the "Beneficiaries").

The "Property": _____

Description of the "Project": _____

The undersigned hereby applies for payment, certifies and waives lien rights, bond rights and all other claims.

Payment Request Amount: $_____

Date of last work covered by payment request:_____

Certificate

The undersigned, contingent upon the issuance, final clearance and payment of a valuable consideration of the sum stated above, and being familiar with the penalties for false certification, does hereby certify to the Beneficiaries that:

1. The amount requested for labor performed and equipment and material supplied on this Project or in connection with the Property reference above, represent the actual value of work accomplished under the terms of the undersigned's agreement and all authorized changes thereto concerning work to be performed on the Property (hereinafter the "Contract").

2. No labor, equipment or materials have been supplied by the undersigned to the Project which have not been included in the applications for payment submitted to date, under any agreement, verbal or written, or any arrangements of any type whatsoever, except as specifically noted here:

_____

_____

_____

3. Payment in full, less retainage and other claims documented as required by the Contract (if any), has been made by the undersigned through the period covered by all prior payments (a) to all of the undersigned's subcontractors, equipment providers, materialmen and laborers, and (b) for all materials and labor used or furnished by the undersigned in connection with the performance of the Contract. The undersigned represents and warrants that it owes no monies or other things of value to any subcontractor, materialman, person or entity for work performed or material supplied through the date of the most recent payment by Owner, except as identified below:

_____

_____

_____

4. The undersigned has complied with Federal, State and Local tax laws, including, without limitation, Income Tax Withholding, Sales Tax, Fringe Benefits owed pursuant to collective bargaining agreements, Social Security, Unemployment Compensation and Worker's Compensation laws, insofar as applicable to the performance of the contract. Specifically, the undersigned has paid, or out of the proceeds of this payment will promptly pay, all sales or use tax due and owing.

5. The undersigned acknowledges and agrees that it is receiving the funds paid in consideration of this Application as a trustee, and said funds will be held in trust for the benefit of all subcontractors, materialmen, suppliers and laborers who supplied work for which the Beneficiaries or their property might be liable, and that the undersigned shall have no interest in such funds until all these obligations have been satisfied in full.

## Partial Waiver and Release of Claims

NOW, THEREFORE, contingent upon the issuance, final clearance and payment of $_____, the undersigned irrevocably and unconditionally releases and waives any and all claims against the City or any other claims of any kind whatsoever in connection with this Contract and with the Property, also referred to as _____. The undersigned shall indemnify and hold the Beneficiaries and their respective successors and assigns harmless against any claims or suits in connection with the materials, labor, and everything else in connection with this Contract for which payment has been made.

Dated _____, 20__.

CONTRACTOR:_____

By:_____
Name: _____
Title: _____

State of _____)
County of _____)

On this _____ day of _____, 20_____, before me, the undersigned, personally appeared _____, _____ of _____, known to me to be the person who executed this document and acknowledged to me that he/she executed the same for the purposes therein stated.

_____ _____
Notary Public in and for said County and State Commission Expires

# EXHIBIT O

## CONDITIONAL FINAL WAIVER AND RELEASE OF CLAIMS

To: The City of Parkville, Missouri, the Owner of the real estate (the "Property") identified below, any Lender(s) having any loans secured by the Property, the Applicant's Contractor (if not the General Contractor) and other parties, if any, having any interest in (hereinafter collectively the "Beneficiaries").

The "Property":_____

Description of the "Project": _____

The undersigned hereby applies for payment, certifies and waives lien rights, bond rights and all other claims.

Payment Request Amount: $_____

Certificate

The undersigned, contingent upon the issuance, final clearance and payment of a valuable consideration of the amount stated above, and being familiar with the penalties for false certification, does hereby certify to the Beneficiaries that:

1. The amount requested for labor performed and equipment and material supplied on this Project or in connection with the Property reference above, represent the actual value of work accomplished under the terms of the undersigned's agreement and all authorized changes thereto concerning work to be performed on the Property (hereinafter the "Contract").

2. No labor, equipment or materials have been supplied by the undersigned to the Project which have not been included in the applications for payment submitted to date, under any agreement, verbal or written, or any arrangements of any type whatsoever, except as specifically noted here:

_____

_____

_____

3. Payment in full has been made, or with the funds requested hereby will be made, by the undersigned (a) to all of the undersigned's subcontractors, equipment providers, materialmen and laborers, and (b) for all materials and labor used or furnished by the undersigned in connection with the performance of the Contract. The undersigned represents and warrants that it owes no monies or other things of value to any subcontractor, materialman, person or entity for work performed or material supplied through the date of the most recent payment by Owner, and that the payments that have been or will be made out of this final payment to such persons or firms will fully and completely compensate them for all work in connection with the Project.

4. The undersigned has complied with Federal, State and Local tax laws, including, without limitation, Income Tax Withholding, Sales Tax, Fringe Benefits owed pursuant to collective bargaining agreements, Social Security, Unemployment Compensation and Worker's Compensation laws, insofar as applicable to the performance of the contract.

5. The undersigned acknowledges and agrees that it is receiving the funds paid in consideration of this Application as a trustee, and said funds will be held in trust for the benefit of all subcontractors, materialmen, suppliers and laborers who supplied work for which the Beneficiaries or their property might be liable, and that the undersigned shall have no interest in such funds until all these obligations have been satisfied in full.

Final Waiver and Release of Claims

NOW, THEREFORE, the undersigned, contingent upon the issuance, final clearance and payment of $_____, which the undersigned irrevocably and unconditionally releases and waives any and all mechanic's liens or other liens or right to claim any and all claims against the Owner, its sureties or on any bonds, or any other claims of any kind whatsoever in connection with this Contract and with the Property. The undersigned shall indemnify and hold the Beneficiaries and their respective successors and assigns harmless against any claims or suits in connection with the materials, labor, and everything else in connection with this Contract.

Dated _____, 20__.

CONTRACTOR:_____

_____

By:_____
Name: _____
Title: _____

State of _____)
County of _____)

On this _____ day of _____, 20_____, before me, the undersigned, personally appeared _____, _____ of _____, known to me to be the person who executed this document and acknowledged to me that he/she executed the same for the purposes therein stated.

_____ _____
Notary Public in and for said County and State Commission Expires

# CERTIFICATE OF SUBSTANTIAL COMPLETION

**PROJECT:**
*(Name and address)*

**CONTRACT FOR:**_____
**CONTRACT DATE:**_____

**TO OWNER:**
CITY OF PARKVILLE, MISSOURI
Attention: Director of Public Works
City Hall
8880 Clark Avenue
Parkville, MO 64152

**TO CONTRACTOR:**
*(Name and address)*

PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:

The Work performed under this Contract has been reviewed and found, to the Professional's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable manufacturer's warranties required by the Contract Documents, except as stated below:

Date of Commencement: _____

| **DESIGN PROFESSIONAL** | **BY** | **DATE OF ISSUANCE** |
|---|---|---|

Punch List of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of manufacturer's warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

**Cost estimate of Work that is incomplete or defective:** $_____

The Contractor will complete or correct the Work on the list of items attached hereto within ___ days from the above date of Substantial Completion.

| | | |
|---|---|---|
| **CONTRACTOR** | **BY** | **DATE** |

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at ____ (time) on _____ (date).

| | | |
|---|---|---|
| **OWNER** | **BY** | **DATE** |

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as stated on the attached list.

# CERTIFICATE OF FINAL COMPLETION

**PROJECT:**
*(Name and address)*

**CONTRACT FOR:**_____

**CONTRACT DATE:**_____

**TO OWNER:**
CITY OF PARKVILLE, MISSOURI
Attention: Director of Public Works
City Hall
8880 Clark Avenue
Parkville, MO 64152

**TO CONTRACTOR:**
*(Name and address)*

The Work performed under this Contract has been reviewed and found, to the Professional's best knowledge, information and belief, to be finally complete. The date of Final Completion of the Project is the date of issuance established by this Certificate.

| | | |
|---|---|---|
| **DESIGN PROFESSIONAL** | **BY** | **DATE OF ISSUANCE** |

# CONSTRUCTION CHANGE DIRECTIVE

**PROJECT** (*Name and address*):

**DIRECTIVE NUMBER:**
**DATE:**
**CONTRACT FOR:**

**TO CONTRACTOR** (*Name and Address*):

**CONTRACT DATED:**

---

You are hereby directed to make the following change(s) in this Contract:

**PROPOSED ADJUSTMENTS**

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:
   - ☐ Lump Sum decrease of $0.00
   - ☐ Unit Price of $_____ per
   - ☐ As follows:

2. The Contract Time is proposed to (remain unchanged). The proposed adjustment, if any, is ___ days.

When signed by the Owner and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

Contractor signature indicates agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this CCD.

| | |
|---|---|
| **OWNER** (*Firm name*) | **CONTRACTOR** (*Firm Name*) |
| **ADDRESS** | **ADDRESS** |
| **BY** (*Signature*) | **BY** (*Signature*) |
| (*Typed name*) | (*Typed name*) |
| **DATE** | **DATE** |

# CHANGE ORDER

**PROJECT** (*Name and address*):

**CHANGE ORDER NUMBER:**
**DATE:**

**TO CONTRACTOR** (*Name and Address*):

**PROJECT NO.:**
_____
**CONTRACT DATE:**

**THE CONTRACTOR IS CHANGED AS FOLLOWS:**

| | |
|---|---|
| The original Contract Sum was | $ _____ |
| The net change by previously authorized Change Orders | $ _____ |
| The Contract Sum prior to this Change Order was | $ _____ |
| The Contract Sum will be increased/decreased by this Change Order in the amount of | $ _____ |
| The new Contract Sum including this Change Order will be | $ _____ |

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

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

**NOT VALID UNTIL SIGNED BY THE CONTRACTOR AND OWNER.**

| | |
|---|---|
| **CONTRACTOR** (*Firm name*) | **OWNER** (*Firm Name*) |
| **ADDRESS** | **ADDRESS** |
| **BY** (*Signature*) | **BY** (*Signature*) |
| (*Typed name*) | (*Typed name*) |
| **DATE** | **DATE** |

# CITY OF PARKVILLE, MISSOURI

# STORM SEWER REPAIRS - 2026

OVERALL SEQUENCE OF CONSTRUCTION

1. The following sequence of construction is proposed by Engineer. Contractor may modify this sequence with the consent of City and Engineer.
2. Shop drawing submittals and approvals.
3. Mobilize.
4. Perform grade adjustments to manholes and junction boxes.
5. Perform CIPP lining of storm sewer pipes.
6. Complete clean-up and restoration.

TRAFFIC CONTROL & ROAD CLOSURES

1. Contractor is responsible for traffic control, signage, flagmen, barricades, etc. All traffic control devices, signs, barricades, etc. shall comply with the MUTCD 11th Edition Part 6.
2. Contractor shall use warning signs an barricades to alert motorists to the presence of construction equipment.
3. This project does not involve closure of roadways, thus no traffic control plan is required.
4. Contractor shall provide residents and business owners with vehicle access to their driveways, or coordinate interruptions with property owners.

TIME LIMITATIONS

1. Contractor and City recognize that the Work must be completed expeditiously and with minimum delay and inconvenience to residents. Accordingly, the following limitations shall apply.
2. All Work shall be complete by November 12th, 2026. The City plans to issue written Notice to Proceed by August 20th, 2026.
3. From the time Contractor mobilizes to the site, all improvements shall be complete within 60 calendar days.
4. Additional time limitations for road closures are presented on the plan sheets specific to each repair site.
5. City will grant a time extension for days of inclement weather when Contractor is unable to work.
6. Refer to Contract Documents for liquidated damages provisions.

SHEET LIST:


1. TITLE SHEET & NOTES
2. GENERAL NOTES
3. LOCATION MAP
4. PLAN - DEER RUN DR.
5. PLAN - MEADOWLAKE DR.
6. PLAN - QUAIL RIDGE DR.
7. PLAN - OAKDALE PLC.
8. PLAN - WOODHAVEN LN.
9. PLAN - VISTA CIRCLE.
10. PLAN - RIVER HILLS DR.
11. PLAN - RIVER HILLS DR. WEST
12. TABLE - CIPP REPAIRS


Revisions

| No. | Date | Description |
|---|---|---|
| | | |


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

CL#2012038740


STATE OF MISSOURI
JAY ELLIOT NORCO
NUMBER E-29748
REGISTERED PROFESSIONAL ENGINEER
7-14-26

Jay E. Norco E-29748

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

STORM SEWER REPAIRS - 2026
TITLE SHEET & NOTES

Design:
Drawn: JEN
Date: 7-14-26
Sheet: 1 of 12

GENERAL NOTES:

1. This contract includes the repair of existing storm sewers by cured-in-place (CIPP) pipe lining, and the grade adjustment of existing storm sewer manholes and junction boxes,, surface restoration, and associated work. Refer also to the bid form for units of Work.
2. The Repairs shown herein will be constructed by a contractor for the City of Parkville, Missouri. Drawings have been prepared by North Hills Engineering, Inc. (Engineer).
3. These Drawings make reference to the APWA Specifications, which are understood to be the current edition of the Standard Specifications of Kansas City Metropolitan Chapter of the American Public Works Association.
4. Contractor shall use the Missouri "One-Call" System for utility notification and location, prior to excavation.
5. Contractor is responsible for means and methods of construction, and for jobsite safety.
6. Permits: This project requires neither a City nor a County Building Permit. However, Contractor and all subcontractors shall obtain a City occupational license at City Hall. Estimated cost is $75.00 for a general contractor and $50.00 for each subcontractor.
7. The utility locations shown on these plans are taken from utility company records and recent locates and are approximations only. The locations shown do not constitute actual field locations unless so noted on the plans. Neither the Engineer nor the City assumes any responsibility for the accuracy of these locations nor for any additional utilities not indicated on the plans. Contractor shall verify existing dimensions and utilities prior to constructing the repairs and improvements. Contractor shall pothole utilities where noted on the Plan Sheets. Contractor shall be responsible for all damage to utilities.
9. The Contractor shall not be allowed to work on Sundays. Holiday and Saturday work shall be approved by City or Engineer.
10. Lineal foot measurements shown on the plans are horizontal measurements not slope measurements.
11. All excess soil and rock material from this project shall be removed from the project sites and disposed of by Contractor, unless Contractor reaches agreeement with property owner for use/disposal of rock and soil material.
12. It shall be the responsibility of the contractor to protect the adjacent and downstream property owners from storm water, silt and erosion during all phases of construction.
13. Contractor shall restore existing surfaces and conditions to conditions equal to or better than existing conditions. Contractor shall be responsible for damage to all public and private property, resulting from Contractor's operations.
14. All Excavations shall be considered unclassified. However, Owner will compensate Contractor for removal of hard rock (requiring a hammer or rock trencher) on a per-cubic yard basis, at a rate of $250.00 per cubic yard in-place. Contractor shall record the depths of hard rock removed, and write on the Record Drawings at 25-foot invervals.
15. All job-excavated trench backfill shall be compacted, using the tamping action of the excavator bucket. Granular backfill shall be compacted by vibratory means.
16. The contractor shall be required to keep the existing sanitary sewers operational during construction. If sanitary sewer work is iincluded as part of this project, suggested locations for sewage hauling and/or bypass pumping are shown on the Plan Sheets.
17. According to MDNR regulations, when water mains and sewers cross, a minimum of 24-inches of clearance shall be maintained between the water mains and the sewers. When 24-inches cannot be maintained between the water main and the sewer, or when a water main must cross under a sewer, the sewer shall be constructed of ductile iron pipe, PVC pressure pipe or pre-stressed concrete cylinder pipe for a distance of 10.0 feet on each side of the crossing. One full joint of sewer pipe shall be centered on the crossing so that the joints are a minimum of 10.0 feet from the crossing. Also the water main shall have one full joint of pipe centered on the crossing, so that the joints are a minimum of 10.0 feet from the crossing. When a water main is constructed parallel to a sewer, the horizontal separation shall be 10.0 feet. A water main may be constructed closer than 10.0 feet to a sewer if the water main is in a separate trench and the vertical separation between the top of the sewer and the bottom of the water main is a minimum of 24-inches. If a vertical separation of 24-inches cannot be maintained and if the water main is constructed closer than 10.0 feet to the sewer, the sewer shall be constructed of ductile iron pipe, PVC pressure pipe or pre-stressed concrete cylinder pipe and shall be hydrostatically tested for water tightness. MDNR regulations do not allow for either the water main or the sewer to be encased in concrete when the minimum separation cannot be maintained.
18. Contractor shall provide a competent instrument person for staking of grades. Benchmarks for reference are shown on the Plan Sheets.
19. UTILITIES IN AREA:

| NAME | TELEPHONE NUMBER: |
|---|---|
| City of Parkville (Roads, Storm Sewers) | 741-7676 |
| K.C.P.L. Co. | 471-5275 |
| AT&T | 800-222-0400 |
| Spire (was Missouri Gas Energy) | 314-342-0810 OR 800-582-0000(EMERGENCY) |
| Time Warner Cable | 358-5360 |
| Missouri One Call System | 800-Dig-Rite |
| Platte Co. Regional Sewer District (Sanitary Sewer) | 858-2052 |
| Missouri American Water Co. | 741-2992 |

Revisions

| No. | Date | Description |
|---|---|---|

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

CL#2012038740

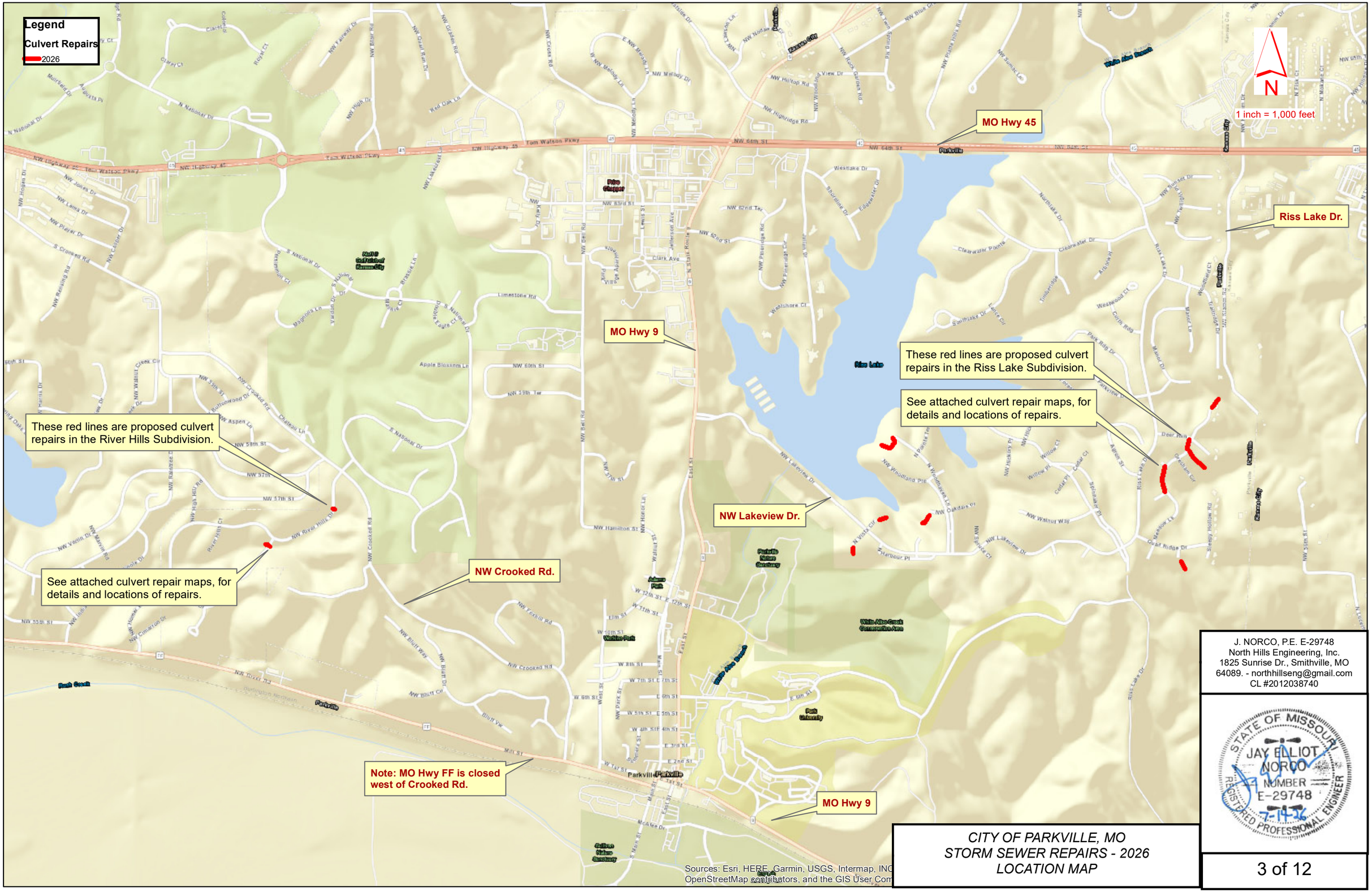
STATE OF MISSOURI
JAY ELLIOT NORCO
NUMBER E-29748
7-14-26
REGISTERED PROFESSIONAL ENGINEER

Jay E. Norco E-29748

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

STORM SEWER REPAIRS - 2026
GENERAL NOTES

Design:
Drawn: JEN
Date: 7-14-26
Sheet: 2 of 12




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

STATE OF MISSOURI
JAY ELLIOT
NORCO
NUMBER
E-29748
REGISTERED PROFESSIONAL ENGINEER
7-14-26

*CITY OF PARKVILLE, MO*
*STORM SEWER REPAIRS - 2026*
*LOCATION MAP*

3 of 12

NOTES - LPS VALVE PIT WORK:
1. See Bid Form for units of Work and pay items.
2. All disturbed turfed areas shall be restored with sod and fertilizer. Resident/property owner will be responsible for watering sod.
3. Contractor shall be responsible for restoration of all public and private property to original or better condition, unless otherwise noted.
4. Contractor is responsible for signage, barricades, and traffic safety at each site of work.
5. Road closure: Will not be allowed for work on this Sheet. Keep at least one lane open at all times.
6. Notify property owners 2 days prior to beginning work, leave written notice.
7. Materials and equipment may be stored within road R.O.W. for short periods - not to exceed 96 hours. Do not store or park equipment behind curb.
8. Take photos of existing repair areas prior to beginning work.
10. Use mats or plywood sheets to prevent ruts in turf areas.
11. If an existing iron ring and lid cannot be re-used, notify Engineer for authorization to replace casting.

WORK ON THIS SHEET: Applies to unit prices for:

Excavate, re-set, and anchor existing casting at junction box SR217.
Install CIPP lining in existing storm culvert, 15" dia. x 7.5 mm.
Install CIPP lining in existing storm culvert, 18" dia. x 9.0 mm.
Install CIPP lining in existing storm culvert, 24" dia. x 10.5mm.

Segments in red are proposed CIPP lining of existing CMP stormwater culvert. See Sheet 12 for CIPP Repair Table.

Use existing storm sewer easements for access to rear-yard structures.

Note: Unless otherwise noted, existing structures are visible and accessible, and no fences are present to obstruct access.

Segments in red are proposed CIPP lining of existing CMP stormwater culvert. See Sheet 12 for CIPP Repair Table.

Excavate one side of casting, re-set and anchor existing casting at junction box SR217. Existing casting is visible, but slid 9" off center on existing concrete lid. Use four 1/2' dia. SS expansion bolts. Restore disturbed area with sod and fertilizer.

Deer Run Dr.
Meadow Lake Dr.
Agron Dr.
S. Meadow Ct.
Gresham Crc.

SR221 SR220 SR219 SR218 SR217 SR216 SR215 SR214 SR213 SR212 SR211 SR210 SR209 SR208 SR207 SR206 SR205 SR204 SR203 SR201 SR200 SR199 SR227 SR226 SR225

15 CMP
18 CMP
24 CMP
27 CMP
36 CMP

**Legend**
Exist Storm Sewer
**Repr_date**
2026 CIPP Proposed
**Storm-Node**
**Type**
CI
CS
EE
EX
FI
GI
HE
HX
JB
MH
PE
PX
WE
WX
Storm-CNL
Contours_5_foot_AOI

N
1 inch = 100 feet

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

STATE OF MISSOURI
JAY ELLIOT NORCO
NUMBER E-29748
REGISTERED PROFESSIONAL ENGINEER
7-14-26

*CITY OF PARKVILLE, MO*
*STORM SEWER REPAIRS - 2026*
*PLAN - DEER RUN DR.*

NOTES - LPS VALVE PIT WORK:
1. See Bid Form for units of Work and pay items.
2. All disturbed turfed areas shall be restored with sod and fertilizer. Resident/property owner will be responsible for watering sod.
3. Contractor shall be responsible for restoration of all public and private property to original or better condition, unless otherwise noted.
4. Contractor is responsible for signage, barricades, and traffic safety at each site of work.
5. Road closure: Will not be allowed for work on this Sheet. Keep at least one lane open at all times.
6. Notify property owners 2 days prior to beginning work, leave written notice.
7. Materials and equipment may be stored within road R.O.W. for short periods - not to exceed 96 hours. Do not store or park equipment behind curb.
8. Take photos of existing repair areas prior to beginning work.
9. Use mats or plywood sheets to prevent ruts in turf areas.
10. If an existing iron ring and lid cannot be re-used, notify Engineer for authorization to replace casting.

WORK ON THIS SHEET: Applies to unit prices for:

Grade adjustment: Raise existing manhole SR223 by 8 inches.
Install CIPP lining in existing storm culvert, 15" dia. x 7.5 mm.

Grade adjustment: Raise existing casting at Manhole SR223 by 8 inches. Use concrete adjusting rings. Location is in woods, use seed and straw for surface restoratoin,

Use existing storm sewer easements for access to rear-yard structures.

Segments in red are proposed CIPP lining of existing CMP stormwater culvert. See Sheet 12 for CIPP Repair Table.

Note: Unless otherwise noted, existing structures are visible and accessible, and no fences are present to obstruct access.

For cul-de-sac locations, stage equipment and coordinate with residents and allow at least partial driveway access during the CIPP installation.

SR222
SR223
SR224
SR221
SR220
15 CMP
15 CMP

Riss Lake Dr.
Deer Run Dr.
Meadow Lake Dr.
Meadow Lake Dr.

**Legend**
- Exist Storm Sewer

**Repr_date**
- 2026 CIPP Proposed

**Storm-Node**
**Type**
- CI
- CS
- EE
- EX
- FI
- GI
- HE
- HX
- JB
- MH
- PE
- PX
- WE
- WX
- Storm-CNL
- Contours_5_foot_AOI

N

1 inch = 60 feet

J. NORCO, P.E. E-29748
North Hills Engineering, Inc.
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CL #2012038740

STATE OF MISSOURI
JAY ELLIOT NORCO
NUMBER E-29748
REGISTERED PROFESSIONAL ENGINEER
7-14-26

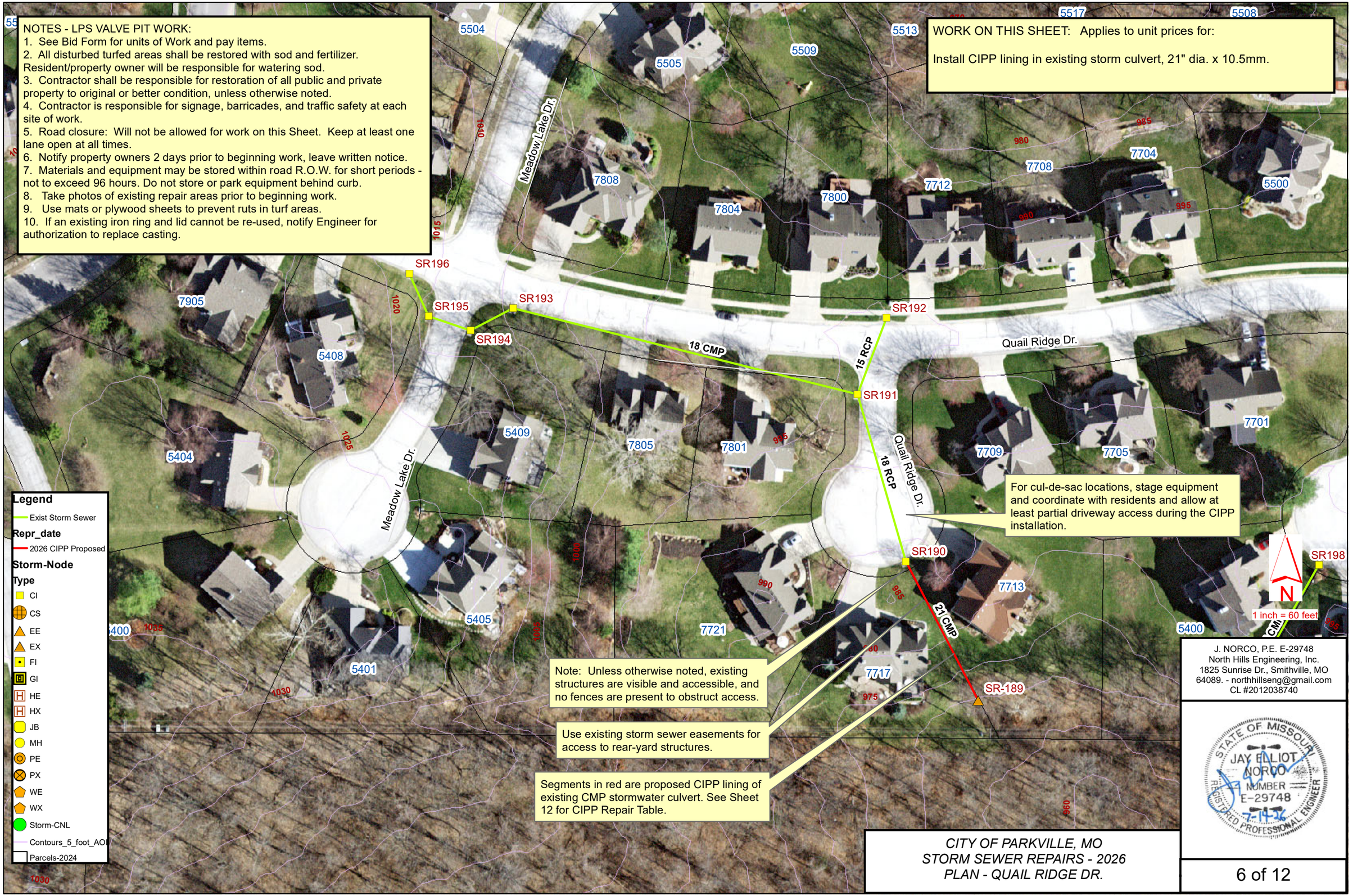
*CITY OF PARKVILLE, MO*
*STORM SEWER REPAIRS - 2026*
*PLAN - MEADOWLAKE DR.*

5 of 12

NOTES - LPS VALVE PIT WORK:
1. See Bid Form for units of Work and pay items.
2. All disturbed turfed areas shall be restored with sod and fertilizer. Resident/property owner will be responsible for watering sod.
3. Contractor shall be responsible for restoration of all public and private property to original or better condition, unless otherwise noted.
4. Contractor is responsible for signage, barricades, and traffic safety at each site of work.
5. Road closure: Will not be allowed for work on this Sheet. Keep at least one lane open at all times.
6. Notify property owners 2 days prior to beginning work, leave written notice.
7. Materials and equipment may be stored within road R.O.W. for short periods - not to exceed 96 hours. Do not store or park equipment behind curb.
8. Take photos of existing repair areas prior to beginning work.
9. Use mats or plywood sheets to prevent ruts in turf areas.
10. If an existing iron ring and lid cannot be re-used, notify Engineer for authorization to replace casting.

WORK ON THIS SHEET: Applies to unit prices for:

Install CIPP lining in existing storm culvert, 21" dia. x 10.5mm.




**Legend**
- Exist Storm Sewer

**Repr_date**
- 2026 CIPP Proposed

**Storm-Node**
**Type**
- CI
- CS
- EE
- EX
- FI
- GI
- HE
- HX
- JB
- MH
- PE
- PX
- WE
- WX
- Storm-CNL
- Contours_5_foot_AOI
- Parcels-2024

For cul-de-sac locations, stage equipment and coordinate with residents and allow at least partial driveway access during the CIPP installation.

Note: Unless otherwise noted, existing structures are visible and accessible, and no fences are present to obstruct access.

Use existing storm sewer easements for access to rear-yard structures.

Segments in red are proposed CIPP lining of existing CMP stormwater culvert. See Sheet 12 for CIPP Repair Table.

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

STATE OF MISSOURI
JAY ELLIOT NORCO
NUMBER E-29748
REGISTERED PROFESSIONAL ENGINEER
7-14-26

*CITY OF PARKVILLE, MO*
*STORM SEWER REPAIRS - 2026*
*PLAN - QUAIL RIDGE DR.*

NOTES - LPS VALVE PIT WORK:
1. See Bid Form for units of Work and pay items.
2. All disturbed turfed areas shall be restored with sod and fertilizer. Resident/property owner will be responsible for watering sod.
3. Contractor shall be responsible for restoration of all public and private property to original or better condition, unless otherwise noted.
4. Contractor is responsible for signage, barricades, and traffic safety at each site of work.
5. Road closure: Will not be allowed for work on this Sheet. Keep at least one lane open at all times.
6. Notify property owners 2 days prior to beginning work, leave written notice.
7. Materials and equipment may be stored within road R.O.W. for short periods - not to exceed 96 hours. Do not store or park equipment behind curb.
8. Take photos of existing repair areas prior to beginning work.
9. Use mats or plywood sheets to prevent ruts in turf areas.
10. If an existing iron ring and lid cannot be re-used, notify Engineer for authorization to replace casting.

For cul-de-sac locations, stage equipment and coordinate with residents and allow at least partial driveway access during the CIPP installation.

WORK ON THIS SHEET: Applies to unit prices for:

Install CIPP lining in existing storm culvert, 15" dia. x 7.5 mm.

Use existing storm sewer easements for access to rear-yard structures.

Segments in red are proposed CIPP lining of existing CMP stormwater culvert. See Sheet 12 for CIPP Repair Table.

SR115
SR116
SR117
SR123
SR124
SR125
15 CMP
15 CMP
15 CMP

N. Oakdale Plc.
Woodhaven L
Lakeview Ct.
N. Lakeview Dr.

5614 5608 5602 5534 5528 5520 5519 5521 5514 5513 8142 8226 8232 8414 8220 5508 5507 8316 8308 8302 8214 8208 5502

Legend
Exist Storm Sewer
Repr_date
2026 CIPP Proposed
Storm-Node
Type
CI
CS
EE
EX
FI
GI
HE
HX
JB
MH
PE
PX
WE
WX
Storm-CNL
Contours_5_foot_AO
Parcels-2024

N

1 inch = 60 feet

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

STATE OF MISSOURI
JAY ELLIOT NORCO
NUMBER E-29748
REGISTERED PROFESSIONAL ENGINEER
7-14-26

*CITY OF PARKVILLE, MO*
*STORM SEWER REPAIRS - 2026*
*PLAN - OAKDALE PLC.*

NOTES - LPS VALVE PIT WORK:
1. See Bid Form for units of Work and pay items.
2. All disturbed turfed areas shall be restored with sod and fertilizer. Resident/property owner will be responsible for watering sod.
3. Contractor shall be responsible for restoration of all public and private property to original or better condition, unless otherwise noted.
4. Contractor is responsible for signage, barricades, and traffic safety at each site of work.
5. Road closure: Will not be allowed for work on this Sheet. Keep at least one lane open at all times.
6. Notify property owners 2 days prior to beginning work, leave written notice.
7. Materials and equipment may be stored within road R.O.W. for short periods - not to exceed 96 hours. Do not store or park equipment behind curb.
8. Take photos of existing repair areas prior to beginning work.
9. Use mats or plywood sheets to prevent ruts in turf areas.
10. If an existing iron ring and lid cannot be re-used, notify Engineer for authorization to replace casting.

WORK ON THIS SHEET: Applies to unit prices for:

Grade adjustment: Raise existing casting at manhole SR121 by 14 inches.
Grade adjustment: Raise existing casting at manhole SR119 by 8 inches.
Install CIPP lining in existing storm culvert, 15" dia. x 7.5 mm.
Install CIPP lining in existing storm culvert, 24" dia. x 10.5mm.

For cul-de-sac locations, stage equipment and coordinate with residents and allow at least partial driveway access during the CIPP installation.

Resident will remove lilies prior to grade adjustment work. Minimize disturbance around manhole, to extent possible.

Segments in red are proposed CIPP lining of existing CMP stormwater culvert. See Sheet 12 for CIPP Repair Table.

Grade adjustment: Raise existing casting at Manhole SR121 by 14 inches. Use concrete adjusting rings. Restore w/ pulverized black dirt - resident has planter area here.

Note: Unless otherwise noted, existing structures are visible and accessible, and no fences are present to obstruct access.

Use existing storm sewer easements for access to rear-yard structures.

Grade adjustment: Raise existing casting at Manhole SR119 by 8 inches. Use concrete adjusting rings. Restore w/ seed & straw (No turf present here.)

SR122
SR121
SR118
SR118A
SR119
SR120
15 CMP
24 CMP
24 CMP
15 CMP
24 CMP

5747
5750
5729
5739
5744
5733
5726
5741
5718
5738
5731
5736
5730

N. Woodhaven Ln.
Woodland Pointe

**Legend**
Exist Storm Sewer
**Repr_date**
2026 CIPP Proposed
**Storm-Node**
**Type**
CI
CS
EE
EX
FI
GI
HE
HX
JB
MH
PE
PX
WE
WX
Storm-CNL
Contours_5_foot_AOI
Parcels-2024

N
1 inch = 40 feet

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

STATE OF MISSOURI
JAY ELLIOT NORCO
NUMBER E-29748
REGISTERED PROFESSIONAL ENGINEER
7-14-26

*CITY OF PARKVILLE, MO*
*STORM SEWER REPAIRS - 2026*
*PLAN - WOODHAVEN LN.*

NOTES - LPS VALVE PIT WORK:
1. See Bid Form for units of Work and pay items.
2. All disturbed turfed areas shall be restored with sod and fertilizer. Resident/property owner will be responsible for watering sod.
3. Contractor shall be responsible for restoration of all public and private property to original or better condition, unless otherwise noted.
4. Contractor is responsible for signage, barricades, and traffic safety at each site of work.
5. Road closure: Will not be allowed for work on this Sheet. Keep at least one lane open at all times.
6. Notify property owners 2 days prior to beginning work, leave written notice.
7. Materials and equipment may be stored within road R.O.W. for short periods - not to exceed 96 hours. Do not store or park equipment behind curb.
8. Take photos of existing repair areas prior to beginning work.
9. Use mats or plywood sheets to prevent ruts in turf areas.
10. If an existing iron ring and lid cannot be re-used, notify Engineer for authorization to replace casting.

WORK ON THIS SHEET: Applies to unit prices for:

Install CIPP lining in existing storm culvert, 15" dia. x 7.5 mm.

Use existing storm sewer easements for access to rear-yard structures.

Grade adjustment: Raise existing casting at Manhole SR119 by 8 inches. Use concrete adjusting rings. Restore w/ seed & straw (No turf present here.)

Note: Unless otherwise noted, existing structures are visible and accessible, and no fences are present to obstruct access.

For cul-de-sac locations, stage equipment and coordinate with residents and allow at least partial driveway access during the CIPP installation.

Note: Unless otherwise noted, existing structures are visible and accessible, and no fences are present to obstruct access.

Use existing storm sewer easements for access to rear-yard structures.

Segments in red are proposed CIPP lining of existing CMP stormwater culvert. See Sheet 12 for CIPP Repair Table.

SR110
SR109
SR111
SR112
SR114
SR115
SR116
15 CMP

8422 8418 8502 8414 8232 8507 8408 8501 8402 8324 8423 8405 8316 8411 8345 8308 8401 8341 8337 8331

N. Vista Crc.
Lakeview Dr.

**Legend**
- Exist Storm Sewer

**Repr_date**
- 2026 CIPP Proposed

**Storm-Node**
**Type**
- CI
- CS
- EE
- EX
- FI
- GI
- HE
- HX
- JB
- MH
- PE
- PX
- WE
- WX
- Storm-CNL
- Contours_5_foot_AO
- Parcels-2024

N

1 inch = 50 feet

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STATE OF MISSOURI
JAY ELLIOT NORCO
NUMBER E-29748
REGISTERED PROFESSIONAL ENGINEER
7-14-26

*CITY OF PARKVILLE, MO*
*STORM SEWER REPAIRS - 2026*
*PLAN - VISTA CIRCLE*

NOTES - LPS VALVE PIT WORK:
1. See Bid Form for units of Work and pay items.
2. All disturbed turfed areas shall be restored with sod and fertilizer. Resident/property owner will be responsible for watering sod.
3. Contractor shall be responsible for restoration of all public and private property to original or better condition, unless otherwise noted.
4. Contractor is responsible for signage, barricades, and traffic safety at each site of work.
5. Road closure: Will not be allowed for work on this Sheet. Keep at least one lane open at all times.
6. Notify property owners 2 days prior to beginning work, leave written notice.
7. Materials and equipment may be stored within road R.O.W. for short periods - not to exceed 96 hours. Do not store or park equipment behind curb.
8. Take photos of existing repair areas prior to beginning work.
9. Use mats or plywood sheets to prevent ruts in turf areas.
10. If an existing iron ring and lid cannot be re-used, notify Engineer for authorization to replace casting.

WORK ON THIS SHEET: Applies to unit prices for:

Install CIPP lining in existing storm culvert, 15" dia. x 7.5 mm.

Note: Existing structure SH112 is a 11' x 3' curb inlet. Manhole opening is not directly over culvert pipe.

Note: Existing structure SH111 is double 11' x 3' curb inlet. Manhole opening is not directly over culvert pipe.

Note: Unless otherwise noted, existing structures are visible and accessible, and no fences are present to obstruct access.

Segments in red are proposed CIPP lining of existing CMP stormwater culvert. See Sheet 12 for CIPP Repair Table.

River Hills Dr.

10131 10106 10201 10108 10110 10105 10013 10011 10107 10109 10111

SH112 15 RCP SH111 18 RCP

960 965 940 930 950

**Legend**

Exist Storm Sewer

**Repr_date**

2026 CIPP Proposed

**Storm-Node**

**Type**

CI
CS
EE
EX
FI
GI
HE
HX
JB
MH
PE
PX
WE
WX
Storm-CNL
Contours_5_foot_AOI
Parcels-2024

N

1 inch = 30 feet

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STATE OF MISSOURI
JAY ELLIOT NORCO
NUMBER E-29748
REGISTERED PROFESSIONAL ENGINEER
7-14-26

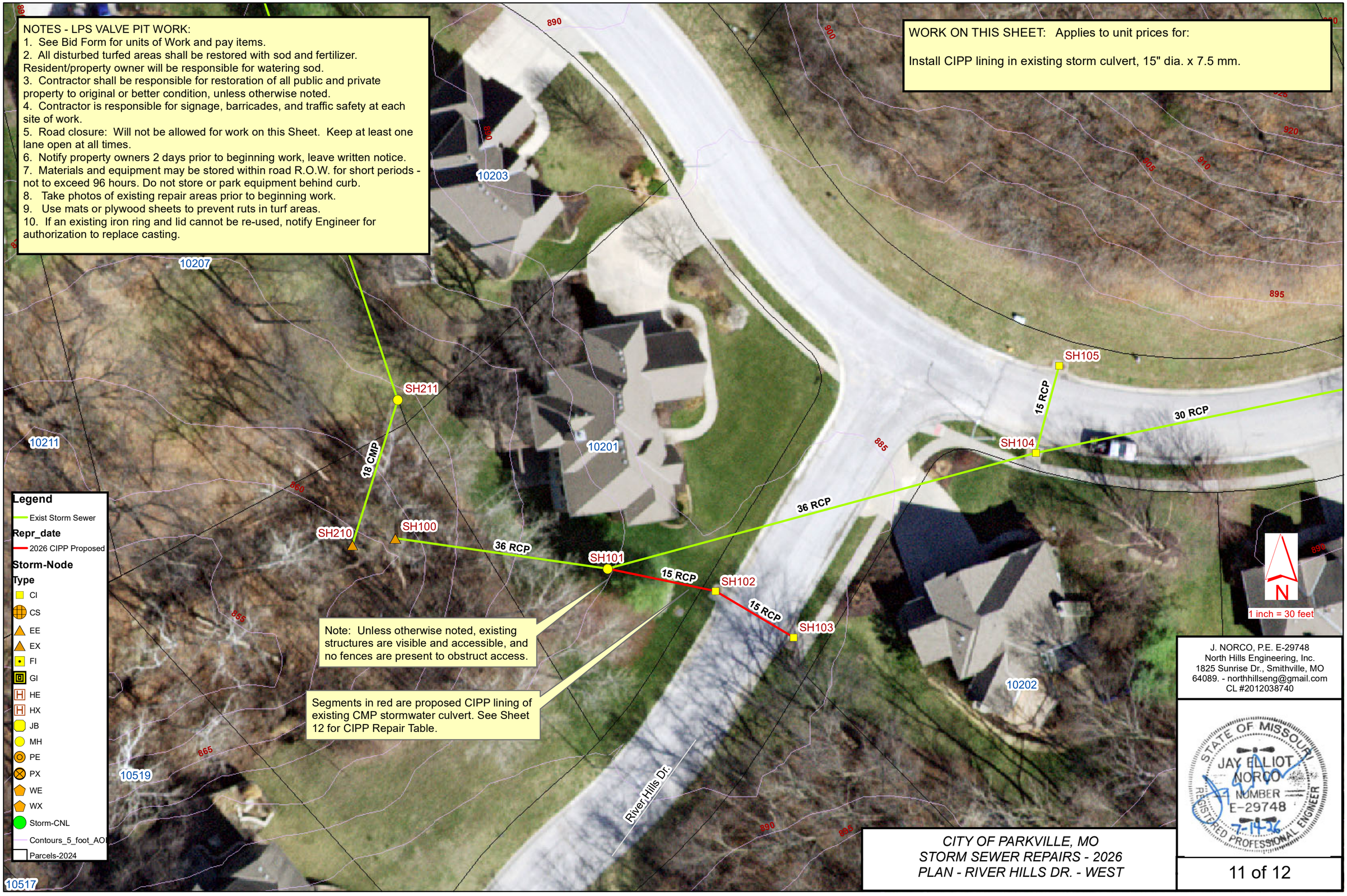
*CITY OF PARKVILLE, MO*
*STORM SEWER REPAIRS - 2026*
*PLAN - RIVER HILLS DR.*

10 of 12

NOTES - LPS VALVE PIT WORK:
1. See Bid Form for units of Work and pay items.
2. All disturbed turfed areas shall be restored with sod and fertilizer. Resident/property owner will be responsible for watering sod.
3. Contractor shall be responsible for restoration of all public and private property to original or better condition, unless otherwise noted.
4. Contractor is responsible for signage, barricades, and traffic safety at each site of work.
5. Road closure: Will not be allowed for work on this Sheet. Keep at least one lane open at all times.
6. Notify property owners 2 days prior to beginning work, leave written notice.
7. Materials and equipment may be stored within road R.O.W. for short periods - not to exceed 96 hours. Do not store or park equipment behind curb.
8. Take photos of existing repair areas prior to beginning work.
9. Use mats or plywood sheets to prevent ruts in turf areas.
10. If an existing iron ring and lid cannot be re-used, notify Engineer for authorization to replace casting.

WORK ON THIS SHEET: Applies to unit prices for:

Install CIPP lining in existing storm culvert, 15" dia. x 7.5 mm.




**Legend**
- Exist Storm Sewer

**Repr_date**
- 2026 CIPP Proposed

**Storm-Node**
**Type**
- CI
- CS
- EE
- EX
- FI
- GI
- HE
- HX
- JB
- MH
- PE
- PX
- WE
- WX
- Storm-CNL
- Contours_5_foot_AOI
- Parcels-2024

Note: Unless otherwise noted, existing structures are visible and accessible, and no fences are present to obstruct access.

Segments in red are proposed CIPP lining of existing CMP stormwater culvert. See Sheet 12 for CIPP Repair Table.

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STATE OF MISSOURI
JAY ELLIOT NORCO
NUMBER E-29748
REGISTERED PROFESSIONAL ENGINEER
7-1-26

*CITY OF PARKVILLE, MO*
*STORM SEWER REPAIRS - 2026*
*PLAN - RIVER HILLS DR. - WEST*

# CIPP REPAIR TABLE

**Covers:** **Cured-in-Place Pipe (Section 02532)**

Notes on CIPP Lining:

1. Refer to Section 02532 of the Project Manual for work requirements.
2. Work includes cleaning, CCTV (pre & post), CIPP liner from structure to structure (e.g. manhole, junction box, curb inlet, etc.)
3. Work includes flow bypass handling (if needed), cleanup, mobilization/demobilization to each site, and other items set forth in the Specifications.
4. Bring necessary point repairs needed to attention of Engineer.

| U/S MH | D/S MH | Near-by Address | U/S MH Depth, ft | U/S MH Lid Dia. , Inch | D/S MH Depth, ft | D/S MH Lid Dia. , Inch | Max Cover Depth, ft | Plan Length(LF) | Pipe Dia. (in) | Host Pipe Matl. | LinerThick-ness (mm) | Additional Work Incidental to CIPP Work: | Related Work: |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SR224 | SR223 | 5720 Meadow Lake Dr. | 4.8 | 24 nom. | 5.7 | 24 nom. | 10.0 | 129 | 15 | CMP | 7.5 | | Raise MH SR223 casting prior to lining. |
| SR220 | SR219 | 7901 Deer Run Dr. | 4.5 | 24 nom. | 4.1 | 24 nom. | 4.2 | 122 | 15 | CMP | 7.5 | | |
| SR218 | SR217 | 7901 Deer Run Dr. | 4.9 | 24 nom. | 4.8 | 24 nom. | 3.5 | 109 | 15 | CMP | 7.5 | | |
| SR125 | SR124 | 5534 Oakdale Plc. | 5.2 | 24 nom. | 9.0 | 24 nom. | 3.7 | 121 | 15 | CMP | 7.5 | | |
| SR124 | SR123 | 5534 Oakdale Plc. | 9.0 | 24 nom. | day-light | daylight | 3.8 | 37 | 15 | CMP | 7.5 | | |
| SR122 | SR121 | 5744 N. Woodhaven Ln. | 5.0 | 24 nom. | 4.5 est. | 24 nom. | 3.8 | 58 | 15 | CMP | 7.5 | | Raise MH SR121 casting prior to lining, |
| SR121 | SR119 | 5744 N. Woodhaven Ln. | 4.5 est. | 24 nom. | 9.0 est. | 24 nom. | 3.2 | 103 | 15 | CMP | 7.5 | | Raise MH SR119 casting prior to lining, |
| SR110 | SR109 | 8415 N Vista Circle | 5.1 | 24 nom. | day-light | daylight | 3.8 | 80 | 15 | CMP | 7.5 | | |
| SR112 | SR111 | 8414 NW Vista Circle | 6.3 | 24 nom. | day-light | daylight | 5.0 | 87 | 15 | CMP | 7.5 | | |
| SH112 | SH111 | 10108 River Hills Dr. | 4.7 | 24 nom. | 4.8 | 24 nom. | 3.2 | 42 | 15 | RCP | 7.5 | | |
| SH103 | SH102 | 10201 River Hills Dr. | 3.8 | 24 nom. | 4.5 | 24 nom. | 2.4 | 34 | 15 | RCP | 7.5 | | |
| SH102 | SH101 | 10201 River Hills Dr. | 4.5 | 24 nom. | 7.0 est. | 24 nom. | 5.6 | 42 | 15 | RCP | 7.5 | Chip away some concrete invert material at outlet pipe entrance, to restore full pipe diameter for inversion. | |
| | | | | | | | | | | | | | |
| SR217 | SR215 | 7901 Deer Run Dr. | 4.8 | 24 nom. | 4.4 | 24 nom. | 3.0 | 180 | 18 | CMP | 9.0 | Trim curled edges of 2' long gash in top CMP at 139' D/S MH SR217, as reqd. to protect CIPP liner. | |
| SR212 | SR211 | 5624 S. Meadow Ct. | 4.7 | 24 nom. | 4.4 | 24 nom. | 3.0 | 127 | 18 | CMP | 9.0 | | |
| SR211 | SR210 | 5624 S. Meadow Ct. | 4.4 | 24 nom. | 5.7 | 24 nom. | 3.3 | 84 | 18 | CMP | 9.0 | | |
| | | | | | | | | | | | | | |
| SR190 | SR189 | 7713 Quail Ridge Ct. | 4.7 | 24 nom. | day-light | daylight | 3.3 | 117 | 21 | CMP | 10.5 | | |
| | | | | | | | | | | | | | |
| SR210 | SR209 | 5624 S. Meadow Ct. | 4.4 | 24 nom. | 5.7 | 24 nom. | 3.3 | 115 | 24 | CMP | 10.5 | | |
| SR119 | SR118A | 5744 N. Woodhaven Ln. | 9.0 est. | 24 nom. | 5.5 | 24 nom. | 4.3 | 60 | 24 | CMP | 10.5 | | Raise MH SR119 casting prior to lining, |
| SR118A | SR118 | 5744 N. Woodhaven Ln. | 5.5 | 24 nom. | day-light | daylight | 4.3 | 61 | 24 | CMP | 10.5 | | |
| | Total Bid Footages= | | | | | | | 964 | of 15-inch | | | | |
| | | | | | | | | 391 | of 18-inch | | | | |
| | | | | | | | | 117 | of 21 inch | | | | |
| | | | | | | | | 236 | of 24 inch | | | | |
| | Total of all Sizes: | | | | | | | 1708 | | | | | |

Revisions

| No. | Date | Description |
|---|---|---|
| | | |

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1825 Sunrise Dr. Smithville, MO 64089, (816) 935-2777

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STATE OF MISSOURI
JAY ELLIOT NORCO
NUMBER E-29748
7-14-26
REGISTERED PROFESSIONAL ENGINEER

Jay E. Norco E-29748

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

STORM SEWER REPAIRS - 2026
CIPP REPAIR TABLE

Design:
Drawn: JEN
Date: 7-14-26

Sheet: 12 OF 12

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

***CITY OF PARKVILLE, MO.***
***RESOLUTION No. 26-022***

**A RESOLUTION ADOPTING THE 2027-2031 CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF PARKVILLE, MISSOURI**

WHEREAS, the Board of Alderman and leadership team held a two-day planning session and retreat to establish strategic goals, priorities and to discuss issues heard from, and facing the community, and

WHEREAS, City staff received guidance to develop a Capital Improvement Plan in preparation of the 2027 operational budget process, and

WHEREAS, a Capital Improvement Program (CIP) is a major financial, public infrastructure and equipment planning tool for municipalities, and

WHEREAS, the CIP is a long-range plan that identifies capital projects and equipment, provides a planning schedule and identifies options to fund the projects and equipment, and

WHEREAS, the development of a CIP provides information regarding planned public improvements and equipment with anticipated funding, and

WHEREAS, the CIP provides a link between the various master plans, the City's comprehensive plan and the annual budget.

NOW, THEREFORE, BE IT RESOLVED that the Board of Aldermen hereby adopts the 2027-2031 Capital Improvement Program, as attached hereto and incorporated herein by reference.

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this 18th day of August 2026.

_____
Mayor Dean Katerndahl

ATTESTED:

_____
City Clerk Melissa Bazert

| ID | Project No | Name | Strategic Plan Goal | Department | Project Description | City Funding Source | Grant/Financing/ Other | Source of Grant | Total Sources | As of 6/30/26 | 2027 | 2028 | 2029 | 2030 | 2031 | Future Years |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | AD64 | Repairs to Concrete and Stormwater | Infrastructure and Public Facilities | Administration | City Hall waterproofing interior/exterior repairs, concrete flat work includes hand rail repair and painting. (Remaining from temp levy) | Capital Projects | - | | 380,000 | 30,000 | 350,000 | - | - | - | - | - |
| 1 | CD2503 | Wayside Horns (Grants not available until 2028. Plan to finance with Highway 9 project) | Public Safety | Community Development | In partnership with BNSF, install wayside horns at downtown crossings. MDOT grant is for 80% of cost. Park University will also be approached for potential grant assistance. City's share of Engineering costs. | Capital Projects | 540,000 | MDOT & Park University | 675,000 | 35,000 | 100,000 | - | - | - | - | - |
| 3 | CD2504 | Highway 45 East Entry Sign | Public Safety | Public Works | Highway 45 East Sign (Fewson Fund) | Capital Projects | 45,000 | Fewson Fund | 312,000 | 30,000 | 237,000 | - | - | - | - | - |
| 43 | AD2701 | HVAC System | Governmental Operational Excellence | Administration | New HVAC System for City Hall | General | | | 600,000 | 50,000 | 550,000 | | | | | |
| 44 | AD2702 | City Hall Safety and Space Renovations | Governmental Operational Excellence | Administration | Improvements include new office, safety features for front area | General | | | 700,000 | | 350,000 | 350,000 | | | | |
| 45 | AD2703 | City Hall Generator | Public Safety | Administration | New Generator | General | | | 300,000 | | | - | | 300,000 | | |
| 4 | CD2501 | Parkville Housing and Density Study | Quality Development | Community Development | In collaboration with the Parkville Area Chamber & EDC (PACE) developed an outline for the Parkville Housing Study, which includes the following scope of work: Parkville 2040 Master Plan overview & housing profile, density analysis, and housing inventory. | General | - | | 50,000 | - | | 50,000 | - | - | - | - |
| 5 | CD2502 | I-435 and MO-152 Highway Area Planning Study | Quality Development | Community Development | In July 2024, the BOA considered a preliminary development plan for a business park along the I-435 and MO-152 Highway interchange; moreover, City staff expects to receive additional development applications for this area in the future as growth | General | - | | 83,000 | 83,000 | - | - | - | - | - | - |
| 6 | CD2601 | Update to Highway 45 Corridor Plan | Quality Development | Community Development | On July 12, 2016, the BOA approved the Highway 45 Corridor Plan. Through prior planning efforts, the community identified the desire to improve the appearance of Highway 45 with a preference for a parkway/boulevard appearance. Staff application for PSP Grant 2026 was declined. | General | - | | 50,000 | - | - | 50,000 | - | - | - | - |
| 7 | NS2601 | Nature Sanctuary Upgrades (2027 Permeable Parking Lot Improvements) | Parks and Recreation | Parks and Recreation | Nature Sanctuary Upgrades (2027 Permeable Parking Lot Improvements) Last of the endowment funds. | Parks Nature Sanctuary | - | | 200,000 | - | 100,000 | 100,000 | - | - | - | - |
| 8 | PK2405 | Annual Park Beautification and Maintenance | Parks and Recreation | Parks and Recreation | Annual Program to ensure City Parks are in top shape | Parks Sales Tax | - | | 250,000 | - | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | - |
| 9 | PK2407 | Main Street Bridge Pedestrian Bridge | Parks and Recreation | Parks and Recreation | Addition of pedestrian bridge across Rush Creek (Completed 2026) | Parks Sales Tax | - | | 261,008 | 261,008 | - | - | - | - | - | - |
| 11 | PK2502 | Conservation Land Management | Parks and Recreation | Parks and Recreation | Annual Conservation Program - Invasive Species Control | Parks Sales Tax | - | | 250,000 | - | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | - |
| 12 | PK2602a | All Inclusive Playground in Platte Landing Park Playground | Parks and Recreation | Parks and Recreation | All Inclusive Playground in Platte Landing Park Playground | Parks Sales Tax | 1,000,000 | Platte County | 1,500,000 | 100,000 | 400,000 | - | - | - | - | - |
| 52 | PK2602b | All Inclusive Playground in Platte Landing Park Trails/Parking Lot | Parks and Recreation | Parks and Recreation | All Inclusive Playground in Platte Landing Park Trails/Parking Lot | Parks Sales Tax | 80,000 | Platte County | 580,000 | - | 500,000 | - | - | - | - | - |
| 13 | PK2603 | ADA Accessible Bridge in English Landing Park | Parks and Recreation | Parks and Recreation | ADA Accessible Bridge in English Landing Park | Parks Sales Tax | 100,000 | Platte County | 400,000 | - | - | 100,000 | 200,000 | - | - | - |
| 14 | PK2604 | Parkville West Bike/Park Design | Parks and Recreation | Parks and Recreation | Bike and Park facilities including community engagement | Parks Sales Tax | - | | 200,000 | - | 200,000 | - | - | - | - | - |
| 15 | PK2605 | Parkville West Bike/Park Construction | Parks and Recreation | Parks and Recreation | Bike and Park facilities | Parks Sales Tax | 650,000 | Platte County | 1,800,000 | - | - | 650,000 | | | - | 500,000 |
| 16 | PK2703 | English Landing Park Stream Bank Stabilization | Parks and Recreation | Parks and Recreation | Multi-year project to construct the White Aloe Creek flood berm in phases. Will involve flat rock creek banks between railroad tracks and Aloe crossing. (Coordinate with Route 9 project) | Parks Sales Tax | 40,000 | Platte County Stormwater | 250,000 | - | - | 210,000 | - | - | - | - |
| 17 | PK2802 | Parks Maintenance Building Improvements and Storage | Parks and Recreation | Parks and Recreation | Install new storage and heaters | Parks Sales Tax | - | | 75,000 | - | 75,000 | - | - | - | - | - |
| 50 | PK2803 | Train Depot, Veterans Memorial, Parking Improvements | Parks and Recreation | Parks and Recreation | Train Depot, Veterans Memorial, Parking Improvements | Parks Sales Tax | | | 200,000 | | | 200,000 | | | | |
| 47 | PK2901 | English Landing Park Destination Playground (New Park) | Parks and Recreation | Parks and Recreation | English Landing Park Destination Playground (New Park) | Parks Sales Tax | 1,000,000 | Platte County Partnership | 1,750,000 | | | | 750,000 | | | |

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 49 | PK3001 | Farmers Market Parking Lot Sealcoat & Updates | Parks and Recreation | Parks and Recreation | Anticipate overlay every 5 years | Parks Sales Tax | | | 300,000 | | | | | 50,000 | 250,000 | |
| 37 | PK2503 | Park Trails Program (Use Tax) | Parks and Recreation | Parks and Recreation | Trail and maintenance program (per Use Tax ballot language) | Use Tax Park | - | | 1,225,000 | 150,000 | 175,000 | 200,000 | 200,000 | 250,000 | 250,000 | - |
| 46 | PK2701 | A-Truss Bridge Repairs & Wetland Boardwalk Repair | Public Safety | Parks and Recreation | A-Truss Bridge Repairs & Wetland Boardwalk Repair | Use Tax Park | | | 250,000 | | 250,000 | | | | | |
| 48 | PK2702 | Parks Maintenance Equipment: Dingo and Grabber | Parks and Recreation | Parks and Recreation | Parks Maintenance Equipment: Dingo and Grabber | Use Tax Park | | | 50,000 | | 50,000 | | | | | |
| 51 | PD2701 | Body Cameras | Public Safety | Police | 16 Body Cameras, 7 battery charging kits, 16 activation fees, mounting, docking stations | Police Sales Tax | | | 73,000 | 14,000 | 11,000 | 11,000 | 11,000 | 11,000 | 15,000 | |
| 20 | SW2401 | Treatment Plant | Infrastructure and Public Facilities | Sewer | Annual repairs and replacement of components of the treatment plant. | Sewer | - | | 359,000 | 155,000 | - | 128,000 | 57,000 | 19,000 | - | - |
| 21 | SW2402 | Pump & Lift Stations | Infrastructure and Public Facilities | Sewer | Annual city-wide repairs and replacement of components of the pump & lift stations. | Sewer | - | | 488,100 | - | - | 179,000 | 171,300 | 22,700 | 115,100 | - |
| 22 | SW2403 | Collection System | Infrastructure and Public Facilities | Sewer | Annual city-wide repairs and replacement of components of the collection system. | Sewer | - | | 4,418,300 | 244,000 | 755,300 | 811,700 | 813,000 | 814,400 | 979,900 | - |
| 24 | PW2403 | Storm Sewer Unplanned Maintenance and Repair | Infrastructure and Public Facilities | Stormwater | Point repairs to the storm sewer | Stormwater | - | | 475,000 | - | 125,000 | 125,000 | 75,000 | 75,000 | 75,000 | - |
| 25 | PW2501 | Storm Sewer Assessment and Inventory | Infrastructure and Public Facilities | Stormwater | Evaluate the existing storm sewer pipe and structures | Stormwater | - | | 50,000 | 50,000 | - | - | - | - | - | - |
| 28 | PW2801 | Elm Street Culvert Replacement (Debt Issue) | Infrastructure and Public Facilities | Stormwater | This project would reduce the likelihood of water overtopping Elm Street. Immediate project would repair culvert at 11th | Stormwater | 500,000 | FEMA/Platte County | 2,425,000 | - | 175,000 | 175,000 | 175,000 | 175,000 | 175,000 | 1,050,000 |
| 27 | PW2504 | 59th Terrace Stormwater Improvements (Completed) | Infrastructure and Public Facilities | Stormwater | Completed 2026 | Stormwater | | | 10,000 | 10,000 | | | | | | - |
| 23 | PW2402 | 6th and Crooked Low Water Crossing (Unfunded) | Infrastructure and Public Facilities | Stormwater | 6th and Crooked Low Water Crossing (Design 2031). This project would address an area of known flooding in the city | Unfunded | 500,000 | Anticipated FEMA/Platte County | 1,750,000 | - | - | | - | - | 150,000 | 1,100,000 |
| 26 | PW2502 | Stormwater Master Plan (Unfunded) | Infrastructure and Public Facilities | Stormwater | Assess overall City stormwater network. Project starting in 2032 | Unfunded | - | | 150,000 | | | - | - | - | 150,000 | - |
| 29 | PW2505 | Sidewalk Gap Program | Infrastructure and Public Facilities | Transportation | Sidewalk Gap Program | Transportation | - | | 290,000 | - | 10,000 | 130,000 | 50,000 | 50,000 | 50,000 | - |
| 30 | TN2401 | Annual Pavement Preservation (New City-Wide Street Assessment in 2026) | Infrastructure and Public Facilities | Transportation | City-wide asphalt maintenance including overlays, patching, seal coats, UBAS, or other restoration methods. | Transportation | - | | 1,995,000 | - | 350,000 | 375,000 | 400,000 | 425,000 | 445,000 | - |
| 31 | TN2403 | New Salt Dome Roof Replacement | Infrastructure and Public Facilities | Transportation | Salt Dome Roof Replacement | Transportation | - | | 50,000 | - | 50,000 | - | - | - | - | - |
| 32 | TN2404 | Traffic Program (Includes Intersections) | Infrastructure and Public Facilities | Transportation | Needed to re-paint areas on the pavement such as centrelines and stop bars for traffic safety. | Transportation | - | | 375,000 | - | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | - |
| 33 | TN2503 | Streets Master Plan | Infrastructure and Public Facilities | Transportation | Assess overall City transportation network | Transportation | - | | 80,000 | 20,000 | 60,000 | - | - | - | - | - |
| 34 | TN2504 | Downtown ADA Improvements Outside of Route 9 Project Area | Infrastructure and Public Facilities | Transportation | ADA crossing improvements downtown corridors outside of of Route 9 project area. $100,000 for design. $350,000 for | Transportation | - | | 450,000 | - | 100,000 | 75,000 | 75,000 | 100,000 | 100,000 | - |
| 41 | TN2501 | Redefine Route 9 - Downtown Triangle / 1st Street Project Phase (Includes ADA Improvements) | Infrastructure and Public Facilities | Transportation | This project would entail applying for federal-aid highway funding (80-20 match) via MARC's 2022 Call for Projects in the | Use Tax Capital 9 | 15,753,214 | Grant (5M) / Financing (10.7M) | 18,288,585 | 1,335,371 | 600,000 | 600,000 | - | | - | - |
| 39 | PW2404 | Bell Rd Pedestrian Improvements | Infrastructure and Public Facilities | Transportation | Project to rebuild Bell Rd to include complete street infrastructure for walking, biking, and transit options along the | Use Tax Capital B | 750,000 | Various | 2,741,034 | 691,034 | 1,000,000 | 300,000 | - | - | - | - |
| 38 | PW2503 | Curb and Sidewalk Maintenance Program | Infrastructure and Public Facilities | Transportation | Curb and Sidewalk Maintenance Program | Use Tax Maint | - | | 900,000 | 180,000 | 180,000 | 180,000 | 180,000 | 180,000 | 180,000 | - |
| | | | | | | | | | | | | | | | | |

# City of Parkville
# Capital Improvement Plan (CIP)

## 2027 – 2031 Capital Program Overview

Presented to: Board of Aldermen

August 18, 2026

# What is the CIP?

The Capital Improvement Program (CIP) is a long-range planning tool for municipalities that:

- Identifies public infrastructure and major equipment projects
- Establishes a multi-year schedule for execution
- Aligns financing strategies by fund source
- Bridges the gap between master plans, the comprehensive plan, and annual budgeting

# Purpose of the CIP

- Guide systematic investment in infrastructure
- Ensure coordinated planning across departments
- Promote transparency on future project funding
- Identify funded vs. unfunded capital needs
- Adjust based on evolving needs, development, and financial realities

# CIP Criteria - What Qualifies?

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

# CIP vs. Operating Budget

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

# 2027–2031 CIP Overview

- Covers 5 fiscal years: January 2027 to December 2031
- Projects span public safety, parks, facilities, sewer, and planning
- Fluid document, reviewed and amended annually

# Strategic Alignment

- Projects reflect 2026 Strategic Planning outcomes
- Aligned with Parks Master Plan initiatives
- Infrastructure investments targeted to enhance service delivery and community well-being

# Capital Projects

| Name | Strategic Plan Goal | Project Description | City Funding Source | Grant / Financing/ Other | Source of Grant | Total Sources | As of June 30, 2026 | 2027 | 2028 |
|---|---|---|---|---|---|---|---|---|---|
| Repairs to Concrete and Stormwater | Infrastructure and Public Facilities | City Hall waterproofing interior/exterior repairs, concrete flat work includes hand rail repair and painting. (Remaining from temp levy) | Capital Projects | - | | 380,000 | 30,000 | 350,000 | - |
| Wayside Horns (Grants not available until 2028. Plan to finance with Highway 9 project) | Public Safety | In partnership with BNSF, install wayside horns at downtown crossings. MDOT grant is for 80% of cost. Park University will also be approached for potential grant assistance. City's share of Engineering costs. | Capital Projects | 540,000 | MDOT & Park University | 675,000 | 35,000 | 100,000 | - |
| Highway 45 East Entry Sign | Public Safety | Highway 45 East Sign (Fewson Fund) | Capital Projects | 45,000 | Fewson Fund | 312,000 | 30,000 | 237,000 | - |

# Facility Improvements & Maintenance – City Hall

| Name | Strategic Plan Goal | Project Description | City Funding Source | Grant / Financing/ Other | Source of Grant | Total Sources | As of June 30, 2026 | 2027 | 2028 | 2029 | 2030 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| HVAC System | Governmental Operational Excellence | New HVAC System for City Hall | General | | | 600,000 | 50,000 | 550,000 | | | |
| City Hall Safety and Space Renovations | Governmental Operational Excellence | Improvements include new office, safety features for front area | General | | | 700,000 | | 350,000 | 350,000 | | |
| City Hall Generator | Public Safety | New Generator | General | | | 300,000 | | | - | | 300,000 |

# Community Development

| Name | Strategic Plan Goal | Department | Project Description | City Funding Source | Grant / Financing/ Other | Source of Grant | Total Sources | As of June 30, 2026 | 2027 | 2028 | 2029 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Parkville Housing and Density Study | Quality Development | Community Development | In collaboration with the Parkville Area Chamber & EDC (PACE) developed an outline for the Parkville Housing Study, which includes the following scope of work: Parkville 2040 Master Plan overview & housing profile, density analysis, and housing inventory. | General | - | | 50,000 | - | | 50,000 | - |
| I-435 and MO-152 Highway Area Planning Study | Quality Development | Community Development | In July 2024, the BOA considered a preliminary development plan for a business park along the I-435 and MO-152 Highway interchange; moreover, City staff expects to receive additional development applications for this area in the future as growth | General | - | | 83,000 | 83,000 | - | - | - |
| Update to Highway 45 Corridor Plan | Quality Development | Community Development | On July 12, 2016, the BOA approved the Highway 45 Corridor Plan. Through prior planning efforts, the community identified the desire to improve the appearance of Highway 45 with a preference for a parkway/boulevard appearance. Staff application for PSP Grant 2026 was declined. | General | - | | 50,000 | - | - | 50,000 | - |

# Parks & Recreation / Nature Sanctuary

| Name | Strategic Plan Goal | Project Description | City Funding Source | Grant / Financing/ Other | Source of Grant | Total Sources | As of June 30, 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Nature Sanctuary Upgrades (2027 Permeable Parking Lot Improvements) | Parks and Recreation | Nature Sanctuary Upgrades (2027 Permeable Parking Lot Improvements) Last of the endowment funds. | Parks Nature Sanctuary | - | | 200,000 | - | 100,000 | 100,000 | - | - | - |
| Annual Park Beautification and Maintenance | Parks and Recreation | Annual Program to ensure City Parks are in top shape | Parks Sales Tax | - | | 250,000 | - | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 |
| Main Street Bridge Pedestrian Bridge | Parks and Recreation | Addition of pedestrian bridge across Rush Creek (Completed 2026) | Parks Sales Tax | - | | 261,008 | 261,008 | - | - | - | - | - |
| Conservation Land Management | Parks and Recreation | Annual Conservation Program - Invasive Species Control | Parks Sales Tax | - | | 250,000 | - | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 |
| All Inclusive Playground in Platte Landing Park Playground | Parks and Recreation | All Inclusive Playground in Platte Landing Park Playground | Parks Sales Tax | 1,000,000 | Platte County | 1,500,000 | 100,000 | 400,000 | - | - | - | - |
| All Inclusive Playground in Platte Landing Park Trails/Parking Lot | Parks and Recreation | All Inclusive Playground in Platte Landing Park Trails/Parking Lot | Parks Sales Tax | 80,000 | Platte County | 580,000 | - | 500,000 | - | - | - | - |
| ADA Accessible Bridge in English Landing Park | Parks and Recreation | ADA Accessible Bridge in English Landing Park | Parks Sales Tax | 100,000 | Platte County | 400,000 | - | - | 100,000 | 200,000 | - | - |
| Parkville West Bike/Park Design | Parks and Recreation | Bike and Park facilities including community engagement | Parks Sales Tax | - | | 200,000 | - | 200,000 | - | - | - | - |

# Parks & Recreation / Nature Sanctuary - CONTINUED

| Name | Strategic Plan Goal | Project Description | City Funding Source | Grant / Financing/ Other | Source of Grant | Total Sources | As of June 30, 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Future Years |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Parkville West Bike/Park Construction | Parks and Recreation | Bike and Park facilities | Parks Sales Tax | 650,000 | Platte County | 1,800,000 | - | - | 650,000 | | | - | 500,000 |
| English Landing Park Stream Bank Stabilization | Parks and Recreation | Multi-year project to construct the White Aloe Creek flood berm in phases. Will involve flat rock creek banks between railroad tracks and Aloe crossing. (Coordinate with Route 9 project) | Parks Sales Tax | 40,000 | Platte County Stormwater | 250,000 | - | - | 210,000 | - | - | - | - |
| Parks Maintenance Building Improvements and Storage | Parks and Recreation | Install new storage and heaters | Parks Sales Tax | - | | 75,000 | - | 75,000 | - | - | - | - | - |
| Train Depot, Veterans Memorial, Parking Improvements | Parks and Recreation | Train Depot, Veterans Memorial, Parking Improvements | Parks Sales Tax | | | 200,000 | | | 200,000 | | | | |
| English Landing Park Destination Playground (New Park) | Parks and Recreation | English Landing Park Destination Playground (New Park) | Parks Sales Tax | 1,000,000 | Platte County Partnership | 1,750,000 | | | | 750,000 | | | |
| Farmers Market Parking Lot Sealcoat & Updates | Parks and Recreation | Anticipate overlay every 5 years | Parks Sales Tax | | | 300,000 | | | | | 50,000 | 250,000 | |

# Use Tax – Parks Trails & Maintenance

| Name | Strategic Plan Goal | Project Description | City Funding Source | Grant / Financing/ Other | Source of Grant | Total Sources | As of June 30, 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Park Trails Program (Use Tax) | Parks and Recreation | Trail and maintenance program (per Use Tax ballot language) | Use Tax Park | - | | 1,225,000 | 150,000 | 175,000 | 200,000 | 200,000 | 250,000 | 250,000 |
| A-Truss Bridge Repairs & Wetland Boardwalk Repair | Public Safety | A-Truss Bridge Repairs & Wetland Boardwalk Repair | Use Tax Park | | | 250,000 | | 250,000 | | | | |
| Parks Maintenance Equipment: Dingo and Grabber | Parks and Recreation | Parks Maintenance Equipment: Dingo and Grabber | Use Tax Park | | | 50,000 | | 50,000 | | | | |

# Public Safety Sales Tax

| Name | Strategic Plan Goal | Project Description | City Funding Source | Grant / Financing/ Other | Source of Grant | Total Sources | As of June 30, 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Body Cameras | Public Safety | 16 Body Cameras, 7 battery charging kits, 16 activation fees, mounting, docking stations | Police Sales Tax | | | 73,000 | 14,000 | 11,000 | 11,000 | 11,000 | 11,000 | 15,000 |

# Wastewater Treatment / Sewer Fund

| Name | Strategic Plan Goal | Project Description | City Funding Source | Grant / Financing/ Other | Source of Grant | Total Sources | As of June 30, 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Treatment Plant | Infrastructure and Public Facilities | Annual repairs and replacement of components of the treatment plant. | Sewer | - | | 359,000 | 155,000 | - | 128,000 | 57,000 | 19,000 | - |
| Pump & Lift Stations | Infrastructure and Public Facilities | Annual city-wide repairs and replacement of components of the pump & lift stations. | Sewer | - | | 488,100 | - | - | 179,000 | 171,300 | 22,700 | 115,100 |
| Collection System | Infrastructure and Public Facilities | Annual city-wide repairs and replacement of components of the collection system. | Sewer | - | | 4,418,300 | 244,000 | 755,300 | 811,700 | 813,000 | 814,400 | 979,900 |

# Stormwater

| Name | Strategic Plan Goal | Department | Project Description | City Funding Source | Grant / Financing/ Other | Source of Grant | Total Sources | As of June 30, 2026 | 2027 | 2028 | 2029 | 2030 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Storm Sewer Unplanned Maintenance and Repair | Infrastructure and Public Facilities | Stormwater | Point repairs to the storm sewer | Stormwater | - | | 475,000 | - | 125,000 | 125,000 | 75,000 | 75,000 |
| Storm Sewer Assessment and Inventory | Infrastructure and Public Facilities | Stormwater | Evaluate the existing storm sewer pipe and structures | Stormwater | - | | 50,000 | 50,000 | - | - | - | - |
| Elm Street Culvert Replacement (Debt Issue) | Infrastructure and Public Facilities | Stormwater | This project would reduce the likelihood of water overtopping Elm Street. Immediate project would repair culvert at 11th Street and improve guardrail/roadway - total estimated cost $240,000 (Design 2029, Construct 2030) | Stormwater | 500,000 | FEMA/Platte County | 2,425,000 | - | 175,000 | 175,000 | 175,000 | 175,000 |
| 59th Terrace Stormwater Improvements (Completed) | Infrastructure and Public Facilities | Stormwater | Completed 2026 | Stormwater | | | 10,000 | 10,000 | | | | |

# Transportation Sales Tax

| Name | Strategic Plan Goal | Project Description | City Funding Source | Grant / Financing/ Other | Source of Grant | Total Sources | As of June 30, 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Sidewalk Gap Program | Infrastructure and Public Facilities | Sidewalk Gap Program | Transportation | - | | 290,000 | - | 10,000 | 130,000 | 50,000 | 50,000 | 50,000 |
| Annual Pavement Preservation (New City-Wide Street Assessment in 2026) | Infrastructure and Public Facilities | City-wide asphalt maintenance including overlays, patching, seal coats, UBAS, or other restoration methods. | Transportation | - | | 1,995,000 | - | 350,000 | 375,000 | 400,000 | 425,000 | 445,000 |
| New Salt Dome Roof Replacement | Infrastructure and Public Facilities | Salt Dome Roof Replacement | Transportation | - | | 50,000 | - | 50,000 | - | - | - | - |
| Traffic Program (Includes Intersections) | Infrastructure and Public Facilities | Needed to re-paint areas on the pavement such as centrelines and stop bars for traffic safety. | Transportation | - | | 375,000 | - | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 |
| Streets Master Plan | Infrastructure and Public Facilities | Assess overall City transportation network | Transportation | - | | 80,000 | 20,000 | 60,000 | - | - | - | - |
| Downtown ADA Improvements Outside of Route 9 Project Area | Infrastructure and Public Facilities | ADA crossing improvements downtown corridors outside of of Route 9 project area. $100,000 for design. $350,000 for estimated expenditures. Remaining ADA transition work is also included within the Route 9 project area for additional amount and budget source | Transportation | - | | 450,000 | - | 100,000 | 75,000 | 75,000 | 100,000 | 100,000 |

# Transportation Sales Tax - CONTINUED

| Name | Strategic Plan Goal | Project Description | City Funding Source | Grant / Financing/ Other | Source of Grant | Total Sources | As of June 30, 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Redefine Route 9 - Downtown Triangle / 1st Street Project Phase (Includes ADA Improvements) | Infrastructure and Public Facilities | This project would entail applying for federal-aid highway funding (80-20 match) via MARC's 2022 Call for Projects in the spring of 2022 (for FFY 2025-2026 funding) , or for MARC's 2024 Call for Projects in spring of 2024 (for FFY 2027-2028 funding). Various | Use Tax Capital 9 | 15,753,214 | Grant (5M) / Financing (10.7M) | 18,288,585 | 1,335,371 | 600,000 | 600,000 | - | | - |
| Bell Rd Pedestrian Improvements | Infrastructure and Public Facilities | Project to rebuild Bell Rd to include complete street infrastructure for walking, biking, and transit options along the North-South connecting corridor. Cost includes mill and overlay. | Use Tax Capital B | 750,000 | Various | 2,741,034 | 691,034 | 1,000,000 | 300,000 | - | - | - |
| Curb and Sidewalk Maintenance Program | Infrastructure and Public Facilities | Curb and Sidewalk Maintenance Program | Use Tax Maint | - | | 900,000 | - | 180,000 | 180,000 | 180,000 | 180,000 | 180,000 |

# Unfunded Projects

| Name | Strategic Plan Goal | Project Description | City Funding Source | Grant / Financing/ Other | Source of Grant | Total Sources | As of June 30, 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6th and Crooked Low Water Crossing (Unfunded) | Infrastructure and Public Facilities | 6th and Crooked Low Water Crossing (Design 2031). This project would address an area of known flooding in the city | Unfunded | 500,000 | Anticipated FEMA/Platte County | 1,750,000 | - | - | | - | - | 150,000 |
| Stormwater Master Plan (Unfunded) | Infrastructure and Public Facilities | Assess overall City stormwater network. Project starting in 2032 | Unfunded | - | | 150,000 | | | - | - | - | 150,000 |

# CIP Review Timeline

- August 10, 2026: Finance Committee Review
- August 11, 2026: Planning & Zoning Commission Review
- ~~August 12, 2026: CLARB Meeting Rescheduled~~
- August 18, 2026: Consideration by Board of Aldermen
- September 9, 2026: CLARB Review*
  - *Report back to Board of Aldermen on Sept. 15, 2026

# Summary and Next Steps

- CIP is a dynamic roadmap guiding infrastructure development
- Supports efficient, equitable delivery of City services
- Stakeholder feedback and fiscal evaluations remain key to refining future iterations
- Continued collaboration essential to meet strategic goals
- If approved, CIP items will be integrated into the 2027 operating budget

# QUESTIONS?

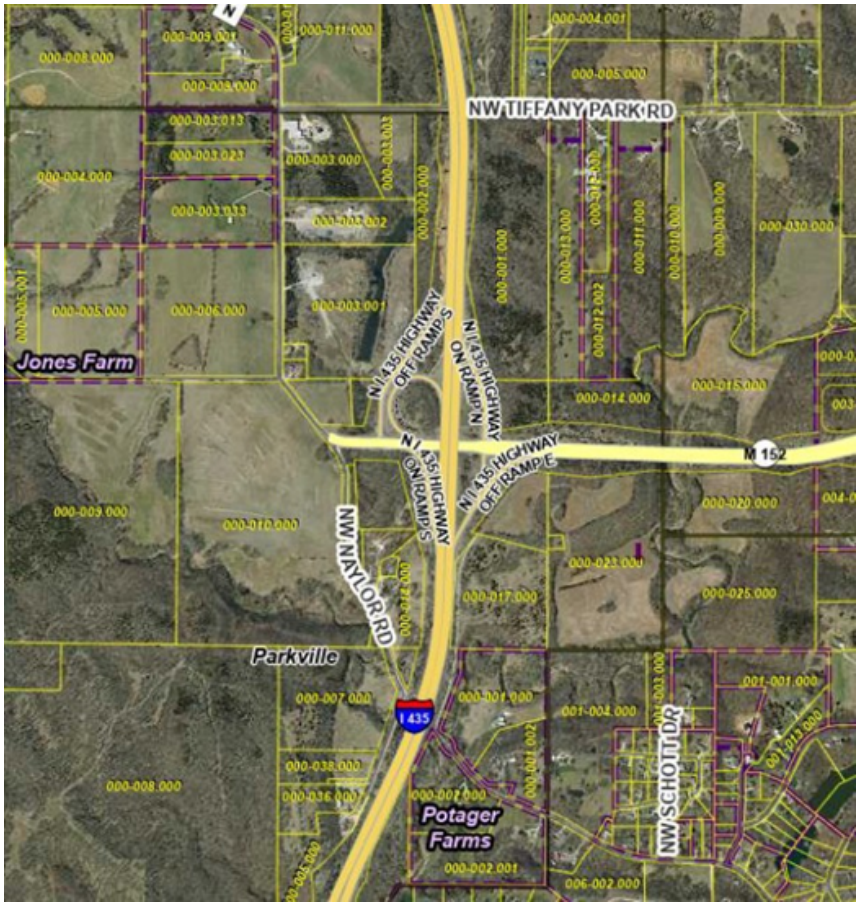
# Appendix A

## Select Project Images

# City Hall HVAC, Concrete Work & Stormwater –



# I-435 and MO-152 Highway Area Planning Study – 2026 - 2027






# Highway 45 East Entry Sign



# Wayside Horns w/ Route 9






# Parks & Recreation Projects – All-Inclusive ADA Playground






# CITY OF PARKVILLE
## Policy Report

Date: August 13, 2026

Prepared By:
Daniel Harper, Public Works Director

Reviewed By:
Alexa Barton, City Administrator

ISSUE:
Approve the first and second readings of Substitute Bill No. 3383 An Ordinance Accepting Public Street Improvements and Storm Sewer Improvements and Associated Maintenance Bonds and Approving a Sidewalk Infrastructure Agreement for Deferred Sidewalk Construction for the Woods at Creekside 5th Plat Subdivision (Public Works)

BACKGROUND:
Public improvements were recently constructed as part of the Woods at Creekside 5th plat. These improvements include public streets, storm sewer, curb and gutter, sidewalks, and signs, which were approved for construction in August 2025 after a staff review of the proposed improvement plans.

The plans and construction were reviewed and inspected for conformance to the City's adopted ordinances and the current version of the American Public Works Association standards that have been adopted by the City. During both of these processes, City staff worked with the developer, design engineer, and contractor to ensure the quality of infrastructure met these standards.

The City performed a final walk-through of the project to identify any non-compliant construction and provided a punch list for the contractor and developer to complete. At this time, staff reviewed the punch list of final items and found them to be completed and the contractor has successfully completed the project with the following exceptions to be addressed after substantial completion:
1) A low point that is not draining along the curb and roadway between lots 102 and 103 needs to be corrected to provide proper drainage. These lots will not be issued a building permit until the drainage is corrected to ensure a proper driveway connection. The release of these building permits will be performed administratively once corrections have been completed.
2) The completion of the sidewalk and ADA ramp construction has been deferred as per Section 404.040.D.4 allowing the construction of sidewalks to be deferred until building permit issuance if the developer agrees to construct the sidewalks in 3 years. The Developer has executed a Sidewalk Infrastructure Agreement, which is attached to Substitute Bill No. 3383 as Exhibit A.

The Woods at Creekside 5th Plat consists of a subdivision containing 39 residential lots. The public infrastructure contained in this subdivision includes two street segments that contain approximately 1,322.68 linear feet of two-lane roadway with curb and gutter, one new local residential intersection, 1,453.19 linear feet of storm sewer pipe, nine stormwater curb inlets, and future sidewalk to be constructed by individual lot home builders at a later date. Upon adoption of the ordinance, these facilities will become public and are owned and operated by the City and all the lots will become eligible for the construction of single-family homes. The permit holder remains responsible for any defects related to construction until the expiration of the three-year maintenance bond.

STRATEGIC GOAL(S):
This ordinance fulfills the Infrastructure and Public Facilities strategic goal of Enhancing Thoroughfare Connectivity, Safety, and Walkability.

BUDGET IMPACT:
This ordinance has no direct budget impact, but new infrastructure added to the system will require routine maintenance.

ALTERNATIVES:

1. Approve the first and second readings of an ordinance accepting public improvements for the Woods at Creekside 5th Plat.
2. Approve the first and second readings of an ordinance, subject to changes.
3. Approve the first reading of an ordinance and postpone the second reading to September 1.
4. Do not approve the ordinance.
5. Postpone the ordinance.

FINANCE COMMITTEE RECOMMENDATION:
This item was not taken to Finance Committee and is being brought directly to the Board of Aldermen.

STAFF RECOMMENDATION:
Staff recommends the acceptance of the public improvements and associated maintenance bond by this ordinance.

POLICY:
Per Parkville Municipal Code Section 505.080, the Board of Aldermen must accept public improvements prior to the issuance of building permits. Per this section, the Board must also approve the maintenance bond in an amount equal to 50% of the cost of the improvements, guaranteeing against defects in the construction of streets for a minimum period of two years.

SUGGESTED MOTION:
I move to approve Substitute Bill No. 3383, An Ordinance Accepting Public Street Improvements and Storm Sewer Improvements and Associated Maintenance Bonds and Approving a Sidewalk Infrastructure Agreement for Deferred Sidewalk Construction for the Woods at Creekside 5th Plat Subdivision, on first reading.

I move to approve Substitute Bill No. 3383, An Ordinance Accepting Public Street Improvements and Storm Sewer Improvements and Associated Maintenance Bonds and Approving a Sidewalk Infrastructure Agreement for Deferred Sidewalk Construction for the Woods at Creekside 5th Plat Subdivision, on second reading to become Ordinance No. 3308.

ATTACHMENTS:
1. Maintenance Bond - Curbs & Ramps - Part 1
2. Maintenance Bond - Curbs & Ramps - Part 2
3. Maintenance Bond - Curbs & Ramps - Part 3
4. Maintenance Bond - Stormwater - Part 1
5. Maintenance Bond - Stormwater - Part 2
6. Constructed Plans
7. Substitute Bill 3383_Infrastructure for Woods at Creekside 5th Plat

8. Meadows at 5th Plat Sidewalk Infrastructure Agreement PE

# Maintenance Bond

## City of Parkville

Bond No: 2685203

KNOW ALL MEN BY ALL THESE PRESENTS:

THAT WE, Asphaltic Surfaces, LLC (hereinafter called the Principal), as Principal, and West Bend Insurance Company A Corporation duly organized under the laws of the State of Wisconsin and duly licensed to transact business in the State of Missouri (hereinafter called Surety), as Surety, are held and firmly bound into the City of Parkville, Missouri (hereinafter called Obligee, in the sum of $ 139,472.69 One Hundred Thirty Nine Thousand, Four Hundred Seventy Two and 69/100 DOLLARS, for the payment of which sum well and truly to be made, we, the said Principal and the Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Sealed with our seals and dated this ____ day of _____, 20__.

WHEREAS, the said Principal has heretoefore constructed the following public improvements:

The Woods at Creekside 5th Plat

and,

WHEREAS, the said Principal is required to and does guarantee said The Woods at Creekside 5th Plat constructed by said Principal, against any defects of workmanship or materials, which may develop during the period of Three (3) years from acceptance by the City of Parkville, Missouri.

Acceptance of said public improvements was granted by ordinance number _____ adopted on _____.

The condition of this obligation is such that if said Principal shall faithfully carry out and perform said guarantee and shall, on due notice, repair and make good at its own expense any and all defects in materials or workmanship in said work which may develop for a period of Three (3) years from the acceptance date issued by the Obligee, or shall pay over, make good and reimburse to said Obligee all loss and damage which said Obligee may sustain by reasons of failure or default of said principal so to do, then this obligation shall be null and void upon expiration of the aforesaid maintenance bond, otherwise shall remain in full force and effect.

Should any defective work have been done or materials supplied by any subcontractor, Principal and surety shall be liable to make good in the same manner as such work or material has been or supplied by the Principal.

PRINCIPAL:

Asphaltic Surfaces, LLC

ATTEST:

Title owner

SURETY:

West Bend Insurance Company

ATTEST:

Title Robert L Cox II, Attorney in Fact

WEST BEND®

**Bond No.** 2685203

# POWER OF ATTORNEY

Know all men by these Presents, that West Bend Insurance Company (formerly known as West Bend Mutual Insurance Company prior to 1/1/2024), a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

Robert L Cox II, Rodney Demaree, Kathryn E Johnson, Luke Lambert, Kacee McCrorey, Julie Messbarger

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of: Thirty Million Dollars ($30,000,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Insurance Company by unanimous consent resolution effective the 1st day of January 2024.

*Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.*

Any reference to West Bend Mutual Insurance Company in any Bond and all continuations thereof shall be considered a reference to West Bend Insurance Company.

In witness whereof, West Bend Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 1st day of January 2024.

Attest Christopher C. Zwygart
**Christopher C. Zwygart**
**Secretary**

WEST BEND INSURANCE COMPANY CORPORATE SEAL WASHINGTON CO. WIS.

Robert J. Jacques
**Robert J. Jacques**
**President**

State of Wisconsin
County of Washington

On the 1st day of January 2024, before me personally came Robert Jacques, to me known being by duly sworn, did depose and say that he is the President of West Bend Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that is was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.

JULI BENEDUM NOTARY PUBLIC STATE OF WISCONSIN

Juli Benedum
**Lead Corporate Attorney**
**Notary Public, Washington Co., WI**
**My Commission is Permanent**

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this _____ day of _____, _____.

WEST BEND INSURANCE COMPANY CORPORATE SEAL WASHINGTON CO. WIS.

Christopher C. Zwygart
**Christopher C. Zwygart**
**Secretary**

Gallagher

Insurance | Risk Management | Consulting

4911 S Arrowhead Dr, Suite 310
Independence, MO 64055
T: 816-525-3155
E: bonds-ind@assuredpartners.com

August 4, 2026

Asphaltic Surfaces LLC
1050 SW Cemetery Road
Blue Springs, MO 64015

RE: Project: The Woods at Creekside 5th Plat
Obligee: City of Parkville, Missouri
Bond No: 2685203

To Whom It May Concern,

Please let this letter serve as authorization to date the bonds and powers of attorney for the above captioned bonds. This authority may be extended by you to the owner, architect, or their designated representatives.

Should you have any questions, please feel free to call.

Sincerely,

Robert L Cox II
Attorney in Fact, West Bend Insurance Company

8/7/26 - Maint Bond Pav & Curb & Ramps ✓ OK
TLS

Jake - Asphalt Bond Maint.

**Creekside 5th Street & Storm**
**Engineers Cost Estimate**
**August 1st, 2025**

**Renaissance Infrastructure Consulting, INC.**

| Description | Units | QTY | Unit Price | Total Price |
|---|---|---|---|---|
| Clearing and Grubbing | AC | 7.33 | $ 10,000.00 | $ 73,300.00 |
| Mobilization and General Conditions | LS | 1 | $ 10,000.00 | $ 10,000.00 |
| Erosion Control | LS | 1 | $ 30,000.00 | $ 30,000.00 |
| Seeding | LS | 1 | $ 7,500.00 | $ 7,500.00 |
| Signage | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| Pavement Striping | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| ADA Ramps | EA | 8 | $ 3,000.00 | $ 24,000.00 |
| Curb & Gutter | LF | 2631 | $ 25.00 | $ 65,775.00 |
| 8" Asphaltic Concrete | Tons | 1715 | $ 100.00 | $ 171,500.00 |
| 9" Lime Treated Subgrade | SY | 3943 | $ 25.00 | $ 98,575.00 |
| 4" PCC Sidewalk | SY | 4364 | $ 50.00 | $ 218,200.00 |
| 4" Sidewalk Granular Subbase | SY | 4364 | $ 15.00 | $ 65,460.00 |
| 60" HDPE | LF | 90 | $ 135.00 | $ 12,150.00 |
| 42" HDPE | LF | 875 | $ 120.00 | $ 105,000.00 |
| 24" HDPE | LF | 63 | $ 80.00 | $ 5,040.00 |
| 18" HDPE | LF | 38 | $ 70.00 | $ 2,660.00 |
| 15" HDPE | LF | 390 | $ 65.00 | $ 25,350.00 |
| 4'x5' Curb Inlet | EA | 5 | $ 6,500.00 | $ 32,500.00 |
| 4'x7' Curb Inlet | EA | 2 | $ 6,500.00 | $ 13,000.00 |
| 10'x10' Area Inlet | EA | 2 | $ 10,000.00 | $ 20,000.00 |
| Area Inlet | EA | 1 | $ 6,500.00 | $ 6,500.00 |
| 8'x8' Area Inlet | EA | 1 | $ 9,500.00 | $ 9,500.00 |
| 4'x9' Curb Inlet | EA | 1 | $ 6,500.00 | $ 6,500.00 |
| 6' Dia Manhole | EA | 1 | $ 7,500.00 | $ 7,500.00 |
| **Total** | | | | **$ 1,020,010.00** |

3yr

## 261,275

OK

$139,472.69 50% = 278,945.38

# MAINTENANCE BOND

Bond No. 2685203

THIS CONTRACT, made and entered into this 8th day of August, 2026 by and between:

Asphaltic Surfaces, LLC (contractor) as Principal, and party of the first part, and,

West Bend Insurance Company (Surety) as Surety, and party of the second part, and,

City of Parkville, Missouri (owner) as Obligee, and party of the third part.

WHEREAS, the above party of the first part has entered into a Contract Agreement effective _____ for construction of

The Woods at Creekside 5th Plat

25-297

in the amount of

One Hundred Thirty Nine Thousand, Four Hundred Seventy Two and 69/100

($ 139,472.69 )Dollars

NOW THEREFORE, the said party of the first part does hereby agree and bind himself, his heirs, executors and assigns to furnish all material, labor, equipment, and do all work necessary to perform the work mentioned above, in accordance with the Contract Documents, Specifications, and Plans, a copy of said Contract Agreement is hereto attached and made a part hereof, and to maintain the same in a state of perfect repair for the period of three ( 3 ) year(s) from and after its completion, final acceptance and final payment of the same by the party of the third part, less allowance for normal wear and tear, without further compensation than that provided for in the Contract for the first cost of said work.

IN TESTIMONY WHEREOF, the said parties to this contract have hereunto set their hand and seal on this 8th day of August, 2026

Asphaltic Surfaces, LLC

Contractor

By: _____

West Bend Insurance Company

Surety

By: _____

Robert L Cox II, Attorney in Fact

WEST BEND

Bond No. 2685203

# POWER OF ATTORNEY

Know all men by these Presents, that West Bend Insurance Company (formerly known as West Bend Mutual Insurance Company prior to 1/1/2024), a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

Robert L Cox II, Rodney Demaree, Kathryn E Johnson, Luke Lambert, Kacee McCrorey, Julie Messbarger

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of: Thirty Million Dollars ($30,000,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Insurance Company by unanimous consent resolution effective the 1st day of January 2024.

*Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.*

Any reference to West Bend Mutual Insurance Company in any Bond and all continuations thereof shall be considered a reference to West Bend Insurance Company.

In witness whereof, West Bend Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 1st day of January 2024.

Attest _____
Christopher C. Zwygart
Secretary

WEST BEND INSURANCE COMPANY CORPORATE SEAL

_____
Robert J. Jacques
President

State of Wisconsin
County of Washington

On the 1st day of January 2024, before me personally came Robert Jacques, to me known being by duly sworn, did depose and say that he is the President of West Bend Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that is was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.

JULI BENEDUM NOTARY PUBLIC STATE OF WISCONSIN

_____
Lead Corporate Attorney
Notary Public, Washington Co., WI
My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this _____ day of _____, _____

WEST BEND INSURANCE COMPANY CORPORATE SEAL

_____
Christopher C. Zwygart
Secretary

1900 S 18th Avenue | West Bend, WI 53095 | Phone: (800) 236-5010 | Fax: (877) 674-2663 | www.thesilverlining.com

# MAINTENANCE BOND

Bond No. 2685203

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WHEREAS, the above party of the first part has entered into a Contract Agreement effective _____ for construction of

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25-297

in the amount of

One Hundred Thirty Nine Thousand, Four Hundred Seventy Two and 69/100

($ 139,472.69 )Dollars

NOW THEREFORE, the said party of the first part does hereby agree and bind himself, his heirs, executors and assigns to furnish all material, labor, equipment, and do all work necessary to perform the work mentioned above, in accordance with the Contract Documents, Specifications, and Plans, a copy of said Contract Agreement is hereto attached and made a part hereof, and to maintain the same in a state of perfect repair for the period of three ( 3 ) year(s) from and after its completion, final acceptance and final payment of the same by the party of the third part, less allowance for normal wear and tear, without further compensation than that provided for in the Contract for the first cost of said work.

IN TESTIMONY WHEREOF, the said parties to this contract have hereunto set their hand and seal on this 8th day of August, 2024

Asphaltic Surfaces, LLC
Contractor

By: _____

West Bend Insurance Company
Surety

By: _____
Robert L Cole II, Attorney in Fact

WEST BEND

Bond No. 2685203

# POWER OF ATTORNEY

Know all men by these Presents, that West Bend Insurance Company (formerly known as West Bend Mutual Insurance Company prior to 1/1/2024). a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

Robert L Cox II, Rodney Demaree, Kathryn E Johnson, Luke Lambert, Kacee McCrorey, Julie Messbarger

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of: Thirty Million Dollars ($30,000,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Insurance Company by unanimous consent resolution effective the 1st day of January 2024.

*Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.*

Any reference to West Bend Mutual Insurance Company in any Bond and all continuations thereof shall be considered a reference to West Bend Insurance Company.

In witness whereof, West Bend Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 1st day of January 2024.

Attest _____
Christopher C. Zwygart
Secretary

WEST BEND INSURANCE COMPANY CORPORATE SEAL

Robert J. Jacques
President

State of Wisconsin
County of Washington

On the 1st day of January 2024, before me personally came Robert Jacques, to me known being by duly sworn, did depose and say that he is the President of West Bend Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that is was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.

JULI BENEDUM NOTARY PUBLIC STATE OF WISCONSIN

Lead Corporate Attorney
Notary Public, Washington Co., WI
My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this _____ day of _____, _____.

WEST BEND INSURANCE COMPANY CORPORATE SEAL

Christopher C. Zwygart
Secretary

1900 S 18th Avenue | West Bend, WI 53095 | Phone (800) 236-5010 | Fax: (877) 674-2663 | www.thesilverlining.com

HAAS & WILKERSON
INSURANCE

August 7, 2026

City of Parkville, MO
8880 Clark Avenue
Parkville, MO 64152

RE: Holthouse Construction LLC
Bond # 800253183
Woods at Creekside, 5th Plat, Storm Sewer

Gentlemen:

This letter serves to grant the City of Parkville, MO the authority to enter the Acceptance Date on the referenced Maintenance Bond. Please forward a copy of the complete bond with the acceptance date to my attention.

Signed and sealed this August 7, 2026

Sincerely,

Luanne K. Degler
Attorney-in-Fact
Atlantic Specialty Insurance Company

4300 Shawnee Mission Parkway Fairway, KS 66205 | Phone 913.432.4400 | Fax 913.432.6159 | hwins.com

INSURING YOUR SUCCESS

8/7/26- Maint Bond Stormwater ✓OK TLS

intact INSURANCE

# Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Jaycee Simpson, Luanne K. Degler, Tandra Stacer, William R. Wilkerson IV**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

By _____
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.

ALISON D. NASH-TROUT
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2030

_____
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 7th day of August, 2026

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

_____
Kara L.B. Barrow, Secretary

This Power of Attorney expires
January 31, 2030

Please direct bond verifications to surety@intactinsurance.com

# Maintenance Bond

## City of Parkville

Bond No: 800253183

KNOW ALL MEN BY ALL THESE PRESENTS:

THAT WE, Holthouse ConstructionLLC (hereinafter called the Principal), as Principal, and Atlantic Specialty Insurance Company, 605 Highway 169 North, Suite 800, Plymouth, MN 55441 A Corporation duly organized under the laws of the State of New York and duly licensed to transact business in the State of Missouri (hereinafter called Surety), as Surety, are held and firmly bound into the City of Parkville, Missouri (hereinafter called Obligee, in the sum of $94,225.00 / Ninety Four Thousand Two Hundred Twenty Five and 00/100 DOLLARS, for the payment of which sum well and truly to be made, we, the said Principal and the Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Sealed with our seals and dated this 7th day of August, 2026.

WHEREAS, the said Principal has heretoefore constructed the following public improvements: Woods at Creekside, 5th Plat, Storm Sewer

and,

WHEREAS, the said Principal is required to and does guarantee said Woods at Creekside, 5th Plat, Storm Sewer constructed by said Principal, against any defects of workmanship or materials, which may develop during the period of (3) three from acceptance by the City of Parkville, Missouri.

Acceptance of said public improvements was granted by ordinance number _____ adopted on _____.

The condition of this obligation is such that if said Principal shall faithfully carry out and perform said guarantee and shall, on due notice, repair and make good at its own expense any and all defects in materials or workmanship in said work which may develop for a period of (3) three years from the acceptance date issued by the Obligee, or shall pay over, make good and reimburse to said Obligee all loss and damage which said Obligee may sustain by reasons of failure or default of said principal so to do, then this obligation shall be null and void upon expiration of the aforesaid maintenance bond, otherwise shall remain in full force and effect.

Should any defective work have been done or materials supplied by any subcontractor, Principal and surety shall be liable to make good in the same manner as such work or material has been or supplied by the Principal.

PRINCIPAL:

Holthouse Construction LLC

ATTEST:

Title

SURETY:

Atlantic Specialty Insurance Company

ATTEST:

Luanne K. Degler, Attorney-in-Fact

intact INSURANCE

# Power of Attorney

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Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

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IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

By _____
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.

ALISON D. NASH-TROUT
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2030

_____
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 7th day of August, 2026

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_____
Kara L.B. Barrow, Secretary

This Power of Attorney expires
January 31, 2030

Please direct bond verifications to surety@intactinsurance.com

Renaissance Infrastructure Consulting
100% EMPLOYEE OWNED

5015 NW Canal St Suite 100
Riverside, MO 64150
P: 816.800.0950
ric-consult.com



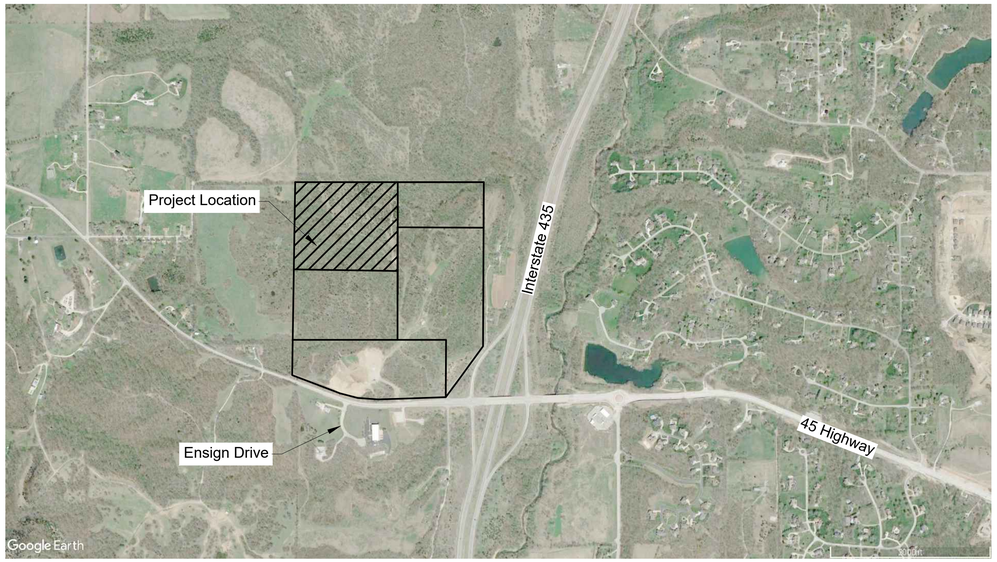
| Creekside 5th Storm Estimate of Probable Cost | | | | |
|---|---|---|---|---|
| Item | Unit | Qty | Unit Cost | Cost |
| 4'x5' Curb Inlet | Ea | 5 | $3,500.00 | $17,500.00 |
| 4'x7' Curb Inlet | EA | 2 | $4,000.00 | $8,000.00 |
| 7'x7' Area Inlet | EA | 1 | $5,000.00 | $5,000.00 |
| 8'x8' Area Inlet | EA | 1 | $6,000.00 | $6,000.00 |
| 4'x9' Curb Inlet | EA | 1 | $5,000.00 | $5,000.00 |
| 10'x10' Area Inlet | EA | 2 | $8,000.00 | $16,000.00 |
| 6' Diameter Manhole | EA | 1 | $5,000.00 | $5,000.00 |
| 15" HDPE | LF | 390 | $65.00 | $25,350.00 |
| 18" HDPE | LF | 100 | $70.00 | $7,000.00 |
| 24" HDPE | LF | 63 | $80.00 | $5,040.00 |
| 42" HDPE | LF | 874 | $90.00 | $78,660.00 |
| 60" HDPE | LF | 90 | $110.00 | $9,900.00 |
| | | | **Total** | $188,450.00 |

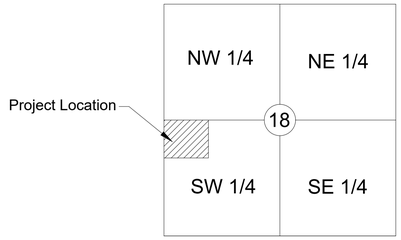
**RENAISSANCE INFRASTRUCTURE CONSULTING**
**Patrick Cassity**

Docusign Envelope ID: 7DB73C95-5811-48DE-B672-C2D36557E7DD

# The Woods At Creekside
## FIFTH PLAT
### A SUBDIVISION IN PLATTE COUNTY, MISSOURI
### PUBLIC IMPROVEMENTS

# STREET & STORM PLANS




SECTION MAP
SEC. 18 TW. 51 RNG. 34

PROPERTY LEGAL DESCRIPTION

CONTAINING 445,726 SQUARE FEET OR 10.23 ACRES

PART OF LOT 3, CREEKSIDE, A SUBDIVISION, IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 51 NORTH, RANGE 34 WEST; THENCE S89°56'10"E, ALONG THE NORTHERLY LINE OF SAID LOT 3, SAID LINE ALSO BEING THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 311.94 FEET TO THE NORTHWEST CORNER OF THE WOODS AT CREEKSIDE FOURTH PLAT, A SUBDIVISION IN SAID CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI; THENCE S00°11'06"E, ALONG THE WESTERLY LINE OF SAID THE WOODS AT CREEKSIDE FOURTH PLAT, A DISTANCE OF 193.20 FEET; THENCE N89°48'54"E, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 34.66 FEET; THENCE S00°11'06"E, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 63.25 FEET; THENCE S05°41'29"E, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 60.02 FEET; THENCE S09°31'18"E, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 59.98 FEET; THENCE S12°31'42"E, CONTINUING ALONG SAID WESTERLY LINE AND ALONG THE WESTERLY LINE OF THE WOODS AT CREEKSIDE FIRST PLAT, A SUBDIVISION IN SAID CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI, A DISTANCE OF 240.37 FEET; THENCE N66°00'33"E, CONTINUING ALONG THE WESTERLY LINE OF SAID THE WOODS AT CREEKSIDE FIRST PLAT, A DISTANCE OF 50.00 FEET; THENCE N61°32'24"E, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 50.00 FEET; THENCE S30°36'13"E, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 125.05 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID WESTERLY LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S59°23'47"W, A RADIUS OF 775.00 FEET, AN ARC DISTANCE OF 11.89 FEET; THENCE S29°43'29"E, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 170.00 FEET; THENCE S61°57'38"W, A DISTANCE OF 55.59 FEET; THENCE S73°56'16"W, A DISTANCE OF 55.97 FEET; THENCE S70°23'15"W, A DISTANCE OF 110.04 FEET; THENCE S72°48'12"W, A DISTANCE OF 111.05 FEET; THENCE S24°58'18"W, A DISTANCE OF 78.45 FEET; THENCE S40°45'48"W, A DISTANCE OF 82.94 FEET; THENCE S80°15'04"W, A DISTANCE OF 73.73 FEET; THENCE N85°45'57"W, A DISTANCE OF 80.54 FEET; THENCE N55°01'50"W, A DISTANCE OF 125.89 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 3, SAID LINE ALSO BEING THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N00°45'15"E, ALONG SAID LINE, A DISTANCE OF 1007.09 FEET TO THE POINT OF BEGINNING.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM (NAD 83) WEST ZONE UTILIZING STATION PL-28.

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10A. Offsite Storm Drainage Map
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11. Storm Drainage Calculations
12. Erosion Control Phase I
13. Erosion Control Phase II
14. Erosion Control Phase III
15. Erosion Control Details 1
16. Erosion Control Details 2
17. Erosion Control Details 3
18. Erosion Control Details 4
19. Standard Details I
19A. Standard Details II
20. Signage Plan


| | |
|---|---|
| City of Parkville | (816) 741-7676 |
| CPWSD #1 of Platte County | (816) 891-3457 |
| 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 |

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be constructed as accurate or exact.

HORIZONTAL & VERTICAL CONTROL BENCHMARK

Control Point #8:
Mag Nail
N:1114528.99 E:2712846.04
Elev: 919.65

Control Point #10:
Mag Nail
N:1115236.73 E:2713096.25
Elev: 879.12

Control Point #12:
Mag Nail
N: 1115867.98 E:2712713.90
Elev: 894.28

| | DESIGN | POST SPEED LIMIT |
|---|---|---|
| LOCAL STREET | 30/25 m/h | 25 m/h |

VICINITY MAP
(Scale 1"=1000')
MDNR Permit Number MORA 15153

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 & Gutter |

DEVELOPER:
Parkville Development 70, LLC
C/O: Brian Mertz
7607 NW John Anders Rd.
Kansas City, MO 64152

SURVEYOR:
R.L. Buford & Associates, LLC
P.O. Box 14069
Parkville, MO. 64152
(816) 741-6152

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

WATER DISTRICT:
CPWSD #1 of Platte County
18205 Hwy 45
Kansas City, MO 64152
(816) 891-3457

Missouri State Operating General Permit number MORA 19900.

APPROVED:

Public Works Director — Date: 8/1/2025 | 3:20 PM CDT

Know what's below. Call before you dig.

Sheet
C01

Street & Storm Plans
18-0218
The Woods At Creekside
5th Plat

Cover Sheet

| NO. | BY | QD | DATE | REVISION |
|---|---|---|---|---|
| | PNC | | 2025-08-01 | Per City Comments |
| | PNC | | 2024-04-30 | Per City Comments |
| | PNC | | 2024-11-01 | Per City Comments |
| | PNC | | 2024-02-07 | Per City Comments |
| | PNC | | 2024-01-12 | Per City Comments |
| 0 | PNC | | 2022-07-13 | Original Submittal |

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Missouri Certificate of Authority No. 2010033630

STATE OF MISSOURI
PATRICK N. CASSITY
NUMBER PE-2016008244
PROFESSIONAL ENGINEER
PATRICK N. CASSITY PE-2016008244

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## Asphalt Pavement Construction Notes

1. All work shall conform to the KC Metro APWA Standards, Section 2200.
2. Submit proposed mix designs to the Director of Public Works, for approval prior to commencement of paving.
3. Prior to placement of any pavement, all subgrade shall pass a proof-roll test witnessed by the City. All repaired areas shall pass a witness proof-roll test.
4. City will provide inspection and materials testing. Contractor shall notify City Inspector 24-hours prior to commencement of paving. Contractor shall cooperate with the testing personnel and provide mix for laboratory tests.
5. Asphalt mix load ticket copy shall be given to City Inspector. Load tickets shall clearly show batch time.
6. Asphalt laydown temperatures shall meet the requirements of APWA 2205.8.B.
7. If during paving areas of subgrade show signs of movement or pumping under the weight of asphalt trucks, these areas shall be excavated and filled and prior to placing the proscribed lifts of base course, and before paving shall no longer show excessive movement in the judgment of the City Inspector. Fill materials may be compacted asphalt mix, compacted soil, well-graded crusher-run aggregate, or other material approved by the Director of Public Works.

## City Erosion Control Requirements:

1. These erosion control drawings will be made part of the Stormwater Pollution Prevention Plan (SWPPP). Contractor shall keep the SWPPP available at the project site at all times.
2. No disturbance and grading will take place until the Land Disturbance Permit has been issued by MDNR and the erosion and sediment control BMP's are in place.
3. All erosion control measures shall conform to City Standards, including the APWA Standard Drawings and the Protecting Water Quality Guide (PWQ Guide).
4. The person designated in the SWPPP shall inspect the erosion control BMP's after each rainstorm, address deficiences, and enter inspections and activities in the maintenance log contained in the SWPPP.
5. Temporary Seeding: All non-paved areas that will not be under active earthwork for 3 weeks shall be stabilized with temporary seeding to establish a stand of grass, as set forth in the PWQ guide. These areas shall be stabilized again the next season with temporary seeding, until the final grading is complete and the area is permanently stabilized.
6. Permanent Seeding: When the next spring or fall planting period arrives, all non-paved areas in which earthwork is completed will be stablilized by mulching and seeding to establish a permanent stand of grass.
7. These Erosion Control Plans and the SWPPP will be modified as the project progresses. At the direction of the City Inspector or Director of Public Works, specific additional BMP's shall be added by Contractor to address needs that arise.
8. At the request of the Director of Public Works, the SWPPP and the erosion control plans shall be revised during construction, to reflect changes required.

## Proof-Roll Tests:

1. All new roads shall be tested by proof-rolling. All lanes (per each 12 feet of width) shall be roll-tested by one pass, over their entire length.
2. All curb subgrade within a plat or phase of development shall pass a witnessed proof-roll test before any curbing is placed.
3. All roadway subgrade within a plat or phase of development shall pass a witnessed proof-roll test before any pavement is placed.
4. Road subgrade shall be prepared and cut within 0.1 feet of finished grade elevation prior to proof-rolling.
5. Survey stakes with station numbers shall be provided at 100-foot intervals, for reference during proof-roll tests.
6. Before contacting the City, Contractor shall perform his own proof-roll test to identify and remedy areas of soft subgrade.
7. Contractor shall notify the City and Inspector 24 hours prior to commencement of witnessed proof-roll test.
8. Contractor shall proof-roll the completed road subgrades, in the presence of the City representative, using a loaded tandem axle dump truck, or other equipment acceptable to the City representative. Additional tests shall be rolled along the proposed curb lines. Minumum weight of the loaded truck shall be 50,000 pounds, as evidenced by a weigh slip. Approximate test speed shall be 3 to 5 miles per hour, or a reasonable walking pace. Unstable areas will be identified by deflections, ruts or excess elasticity, in the judgment of the City representative.
9. Unstable materials located by proof-rolling shall be promptly removed and replaced with suitable materials, and these areas shall be re-tested by density tests and proof-rolling, with final tests witnessed by the City representative. If Contractor does not have a source for suitable soil for which ASTM D-698 Proctor test results are available, then compacted aggregate or another material acceptable to the Director of Public Works may be used.
10. City representative will witness one proof-roll session per day. If areas need to be re-tested, Contractor shall schedule witnessed proof-rolling for the following day.

## Earthwork & Subgrade Notes

### Earthfills and Road Subgrades

1. Earthfills and embankments shall be constructed per APWA Standards Section 2100, in addition to the following requirements:

- Existing surfaces with the road ROW shall be stripped, scarified, and benched prior to placing fill.
- Maximum lift thickness before compaction shall be 9 inches.
- All fills shall be free of stumps, roots, sticks, branches, and other organic material.
- Asphaltic concrete pieces shall not be used for fill material.
- All rock and rubble larger than 6 inches in the greatest dimension shall be removed from the roadway embankment fill material.
- All fills outside the ROW shall be compacted to 90% of maximum density per ASTM D-698 at minus 3 to plus 2 percent moisture.
- All fills inside the ROW shall be compacted to 95% of maximum density per ASTM D-698 at minus 3 to plus 2 percent moisture.
- Contractor shall have a water truck available to increase soil moisture.
- All soft, moist, and unsuitable soils shall be removed from the fill area.

## Testing of Fill and Road Subgrades:

1. Testing Procedures: An independent testing laboratory shall perform all tests. All tests shall be scheduled by the developer's contractor and paid for by the developer or the contractor. All test results shall be submitted to the City Inspector and Director of Public Works directly from the testing laboratory, as soon as they are available, but not later than 1 week after each test.
2. Proctor Tests: For each location of borrow on the site and off the site, and for each different type of soil, earthwork Contractor shall have testing firm take samples and run Proctor tests (ASTM D698) to determine the moisture-density relations.
3. If Contractor encounters persistently wet areas or springs that will affect the roadway subgrade, he shall bring these to the attention of the City Inspector. If required by the City, Contractor shall install curtain drain, extending from the moist area to the next downhill curb inlet or ditch. Curtain drain design shall be acceptable to the Director of Public Works. Where present, a storm sewer trench may be used as a roadway curtain drain, as approved by the Director of Public Works. If large wet areas or heavy groundwater flows are encountered, the Director of Public Works may require the design engineer to prepare a drainage design to protect the roadway subgrade.
4. Testing of Earth Fills: Two nuclear density tests shall be performed for each 250 feet of roadway constructed in fill, as the fill is placed. Additional tests shall be performed in sections with deep fill, with one additional test for each 4 feet of fill depth, per each 250 feet of roadway. Samples shall be taken for lab analysis (Proctor tests) as required at the beginning of the project. City Inspector and Department of Public Works shall be notified at the same time the testing firm is notified.
5. Street Subgrade Notification and Testing: Once the road subgrades have been prepared and prior to placement of curbs, the Inspector and Public Works Director shall be given 24-hour's notice to perform and inspection. Note: The prepared and compacted subgrade shall extend a minimum of one foot behind the back-of-curb line. Once nuclear density test shall be performed for each 250 feet of prepared road subgrade, plus one test at each intersection. These subgrade tests are in addition to the tests performed on earth fills. Tests will be staggered to verify subgrade for curbs as well. Test results shall be submitted to the Inspector and Director of Public Works.
6. Backfill Behind Curbs: One nuclear density test shall be performed behind the curb, for each 250 feet of roadway. Curb backfill shall be compacted to 95% of maximum density per ASTM D-698 at minus 3 to plus 2 percent moisture.

## City General Requirements:

1. Contractor and all subcontractors shall keep onsite a set of approved plans. Approved plans shall bear the approval signature of the City. Contractorshall also keep onsite a set of KC Metro APWA Standard Specifications and Standard Drawings.
2. All work proposed on these plans shall conform to the latest adopted edition of the KC Metro APWA Standards for Public Works Construction, and the current standards and policies of the City of Parkville Department of Public Works, and the Parkville Municipal Code. In case of conflict the most restrictive requirement shall apply, unless directed otherwise by the Director of Public Works.
3. Development plans, public improvement plans, and drainage reports are initially approved for one (1) year after after which they automatically become void and must be updated and re-submitted to the Director of Public Works for approval, before commencement of any construction. This one-year limitation may be exempted by the Director of Public Works for projects exceeding 100 acres in total area, for a longer period not to exceed two years.
4. The City of Parkville plan review is only for general conformance with APWA Standards, Parkville Department of Public Works standards and policies, and the Parkville Municipal Code. Neither the City nor the plan reviewer is responsible for the adequacy of the design or the accuracy of the construction documents, or dimesions or elevations.
5. All design changes contemplated to the approved drawings shall be brought to the attention of the Inspector or Director of Public Works. Approved changes shall be included in revised plans prepared by the engineer of record and approved by the City in writing before the commencement of changed work.
6. Developer and Contractor shall designate and onsite superintendent who shall be onsite during the work and who will have the authority to address deficiencies communicated by the City Representative.
7. Developer or Contractor shall employ or hire a license professional surveyor to stake all work, including roadways, drainage features, storm sewers, and sanitary sewers. Stakes shall be provided for each roadway maximum 100-foot intervals, showing station numbers and required cut and fill. Roadway stakes with station numbers shall be provided along each side of the roadway, in addition to centerline stakes. Offset curb stakes will be acceptable if they show the stationing information.
8. Prior to the acceptance of public infrastructure by the City, Contractor and Developer shall furnish an executed Maintenance Bond.
9. The Contractor shall schedule the work and shall plan for testing and inspection activities required by the City. The Contractor shall be aware of weather and temperature limitations set forth in the City Standards.
10. All soil testing, including Proctors and earthwork and compaction testing shall be paid for by the Contractor. All test reports, both failing and passing, shall be reported to the City as soon as they are available.
11. The City will cover the cost of City inspections and materials testing for concrete. Contractor shall notify City in advance of all activities requiring inspection or materials testing.
12. The Stormwater Pollution Prevention Plan (SWPPP) shall be prepared by the design engineer and approved by the City. The Contractor shall review the SWPPP, become familiar with its requirements, and shall keep an up-to-date copy at the site.
13. Weekend and Holiday work will be allowed only with the prior authorization of the Inspector of Director of Public Works.
14. All work not conforming to City standards, including adopted standards and policies of the Department of Public Works, will be subject to rejection by the City, and shall be replaced at Contractor's cost.
15. Storm sewer inlet dimensions are inside face to inside face of the storm sewer structure.
16. Manhole top elevations designated as "Field Verify" are located outside of the street right-of-way or in areas of undetermined grading. Contractors ordering precast manholes shall be responsible for adjustments required in the field at no additional cost to the owner. The Contractor shall field verify the top elevations prior to ordering precast manholes.

## Traffic Control:

1. Contractor to Install Type III Barricades throughout construction at the Magnus St. and James Ct. tie in points to block public access.

Sheet
C02

Street & Storm Plans

18-0218
The Woods At Creekside
5th Plat

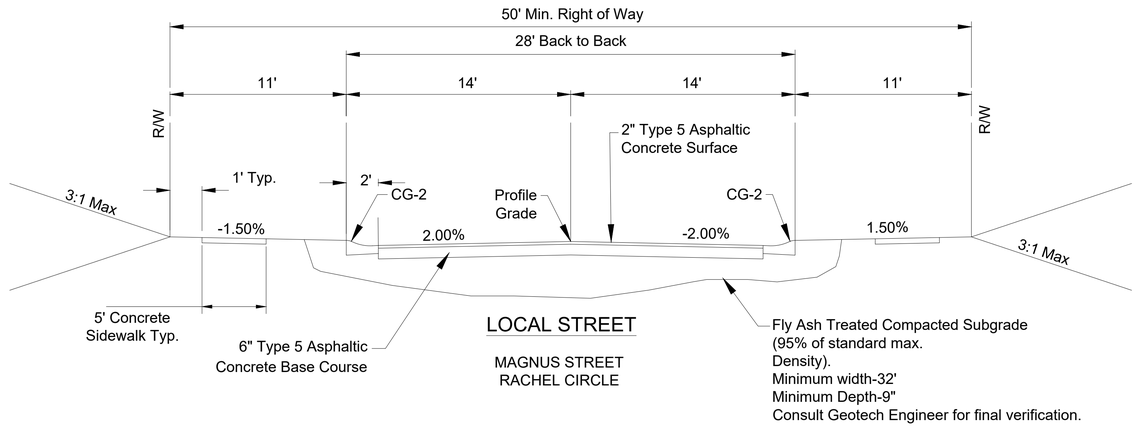
General Notes

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| 0 | PNC | | 2022-07-13 | Original Submittal |
| | PNC | | 2024-01-12 | Per City Comments |
| | PNC | | 2024-02-07 | Per City Comments |
| | PNC | | 2024-11-01 | Per City Comments |
| | PNC | | 2024-04-30 | Per City Comments |
| | PNC | | 2025-08-01 | Per City Comments |


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Missouri Certificate of Authority No. 2010035630


STATE OF MISSOURI
PATRICK N. CASSITY
NUMBER PE-2016008244
PROFESSIONAL ENGINEER
PATRICK N. CASSITY PE-2016008244


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Sheet
C03

Street & Storm Plans
18-0218
The Woods At Creekside
5th Plat

Typical Section

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| | PNC | | 2024-04-30 | Per City Comments |
| | PNC | | 2024-11-01 | Per City Comments |
| | PNC | | 2024-02-07 | Per City Comments |
| | PNC | | 2024-01-12 | Per City Comments |
| 0 | PNC | | 2022-07-13 | Original Submittal |

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STATE OF MISSOURI
PATRICK N. CASSITY
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PROFESSIONAL ENGINEER
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Private Open Space
Drainage Easement
6,518 Sqft.

Sidewalks within
Tracts to be by
Developer

Plat Boundary

Alignment=Rachel Circle
Station=0+00.00
Northing=1115615.4429
Easting=2712207.1354

Alignment=Rachel Circle
Station=1+09.19
Northing=1115724.6217
Easting=2712208.5724

Alignment=Rachel Circle
Station=5+99.09
Northing=1116214.4843
Easting=2712215.0200

30' D/E

15' Proposed Drainage Esm't

Rachel Circle

Proposed
Storm Line

Proposed Waterline (Typ)

Magnus Street

10' D/E

Sidewalks within
Tracts to be by
Developer

Woods At Creekside
5th Plat

Alignment= Rachel Circle
Station=8+32.25
Northing=1116362.5094
Easting=2712364.5227

James Court

Private Open Space
Drainage Easement
31,951 Sqft.

Woods At Creekside
4th Plat

Giorgia Street

15' Existing Drainage Easement

NORTH
1"=40'
0 20' 40'

| Sheet |
|---|
| C04 |

Street & Storm Plans

18-0218
The Woods At Creekside
5th Plat

General Layout

| REVISION | DATE | BY |
|---|---|---|
| Original Submittal | 2022-07-13 | PNC |
| Per City Comments | 2024-01-12 | PNC |
| Per City Comments | 2024-02-07 | PNC |
| Per City Comments | 2024-11-01 | PNC |
| Per City Comments | 2024-04-30 | PNC |
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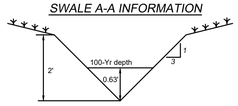
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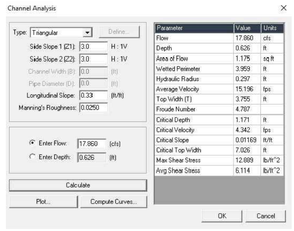
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Street & Storm Plans
18-0218
The Woods At Creekside
5th Plat

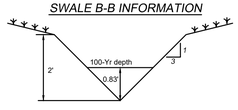
Grading Plan

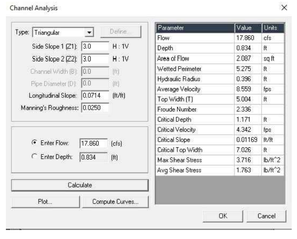
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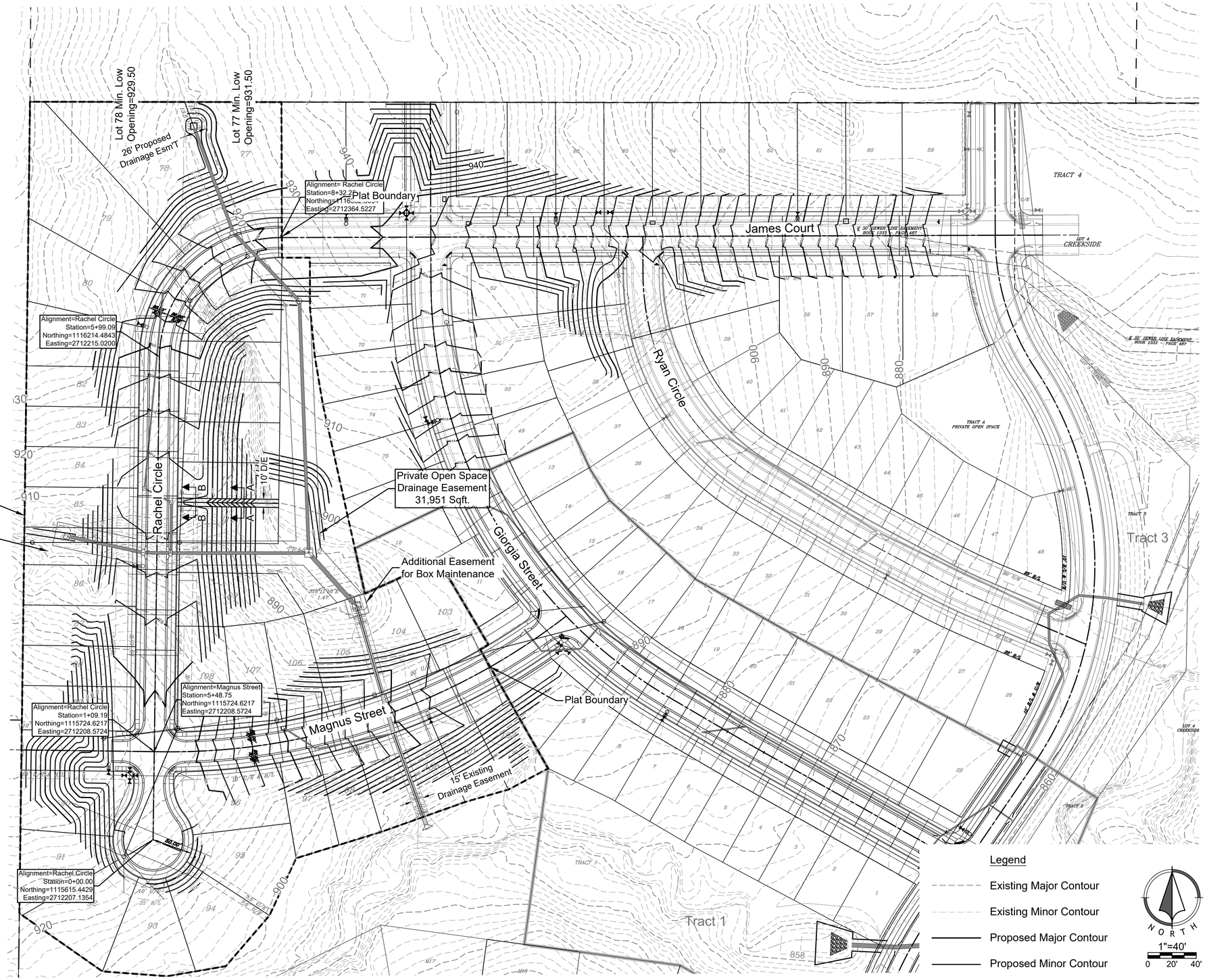



*SWALE B-B INFORMATION*



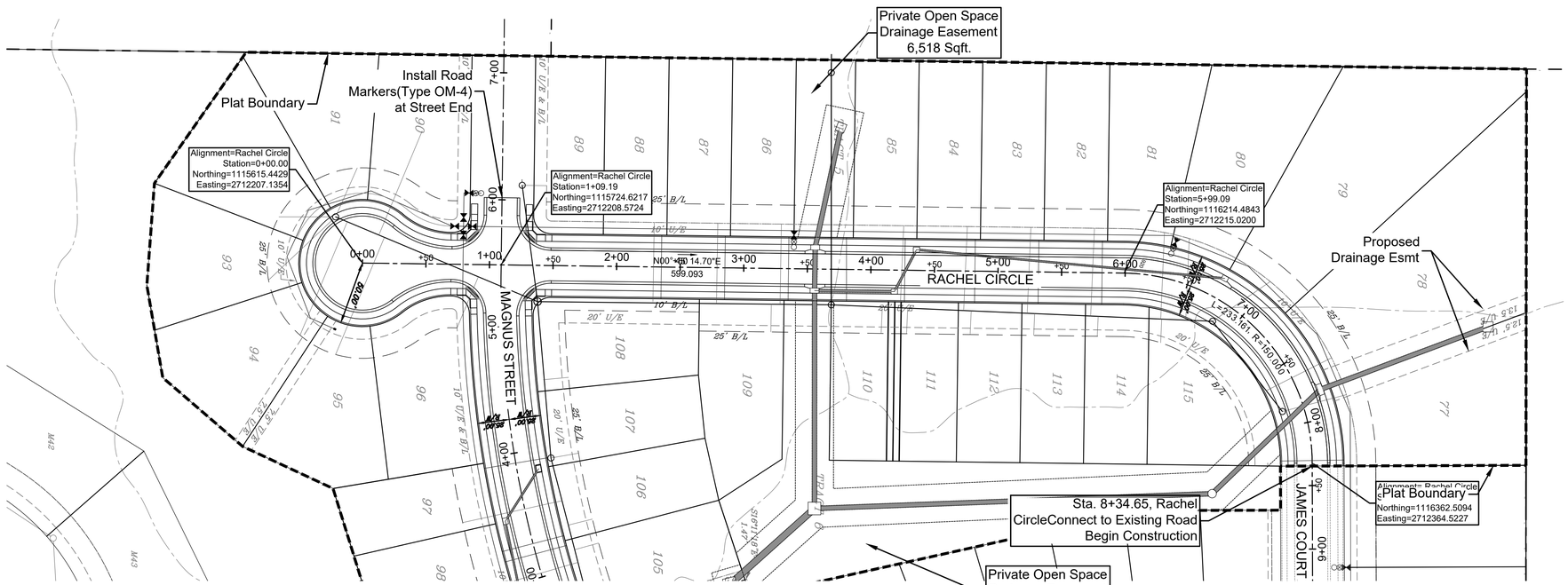

Note:
Grading should maintain a maximum Slope of 3:1.
Slopes exceeding the 3:1 maximum will be required to provide an alternative means to take up vertical grade, such as steps or retaining walls.

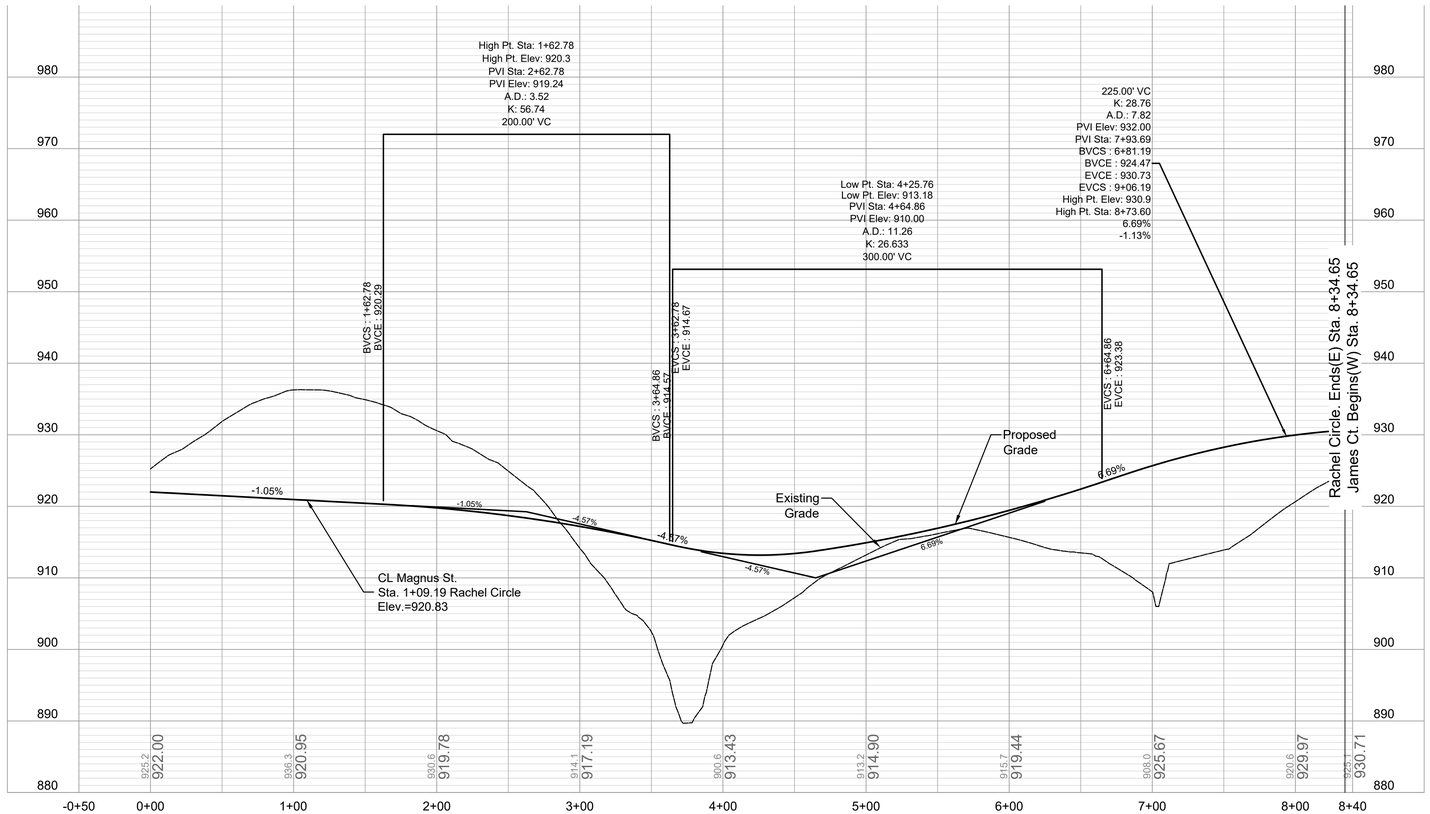
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| 0 | PNC | | 2022-07-13 | Original Submittal |

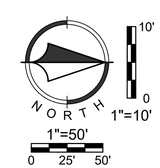
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PROFESSIONAL ENGINEER
6/4/25
PATRICK N. CASSITY PE-2016008244

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Sheet
C06A

Street & Storm Plans

18-0218
The Woods At Creekside
5th Plat

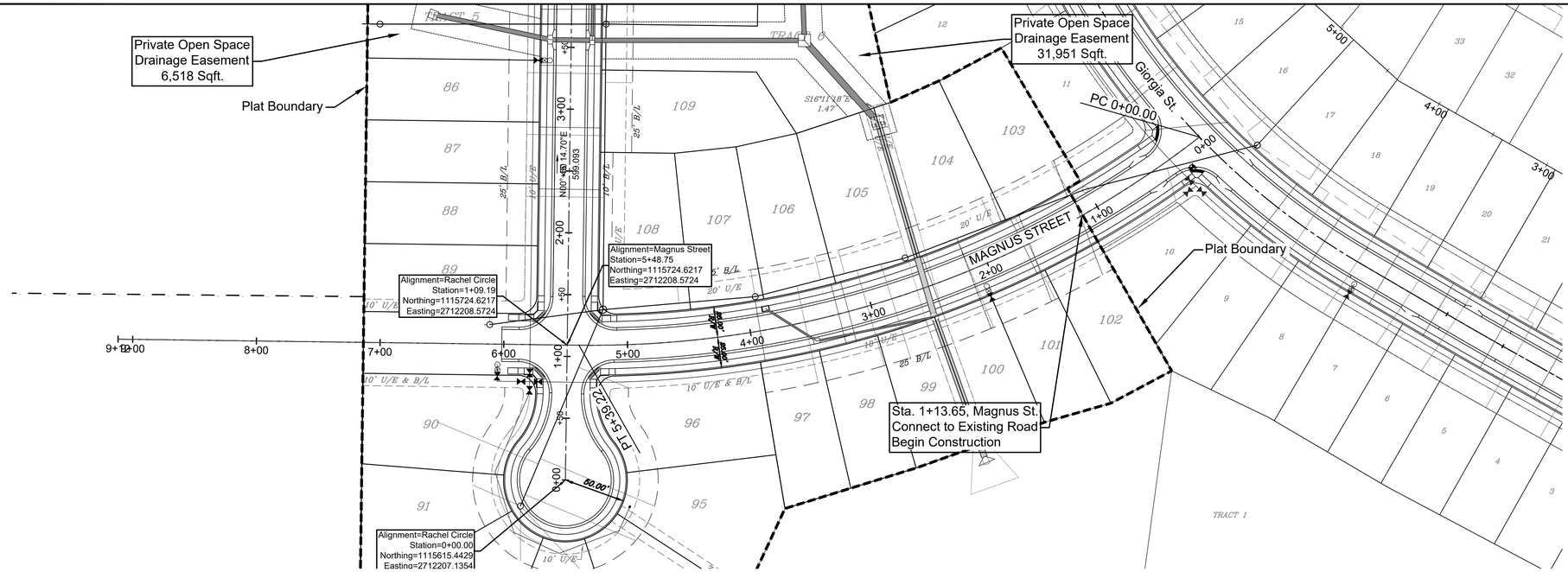
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Plan & Profile

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| | PNC | 2024-11-01 | Per City Comments |
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CURVE DATA

| | | |
|---|---|---|
| PC STA | | 0+00.00 |
| PI STA | | 2+80.30 |
| PT STA | | 5+39.22 |
| Δ | = | 38°37'7" |
| T | = | 280.30' |
| RAD. | = | 800.00' |
| LENGTH | = | 539.22' |

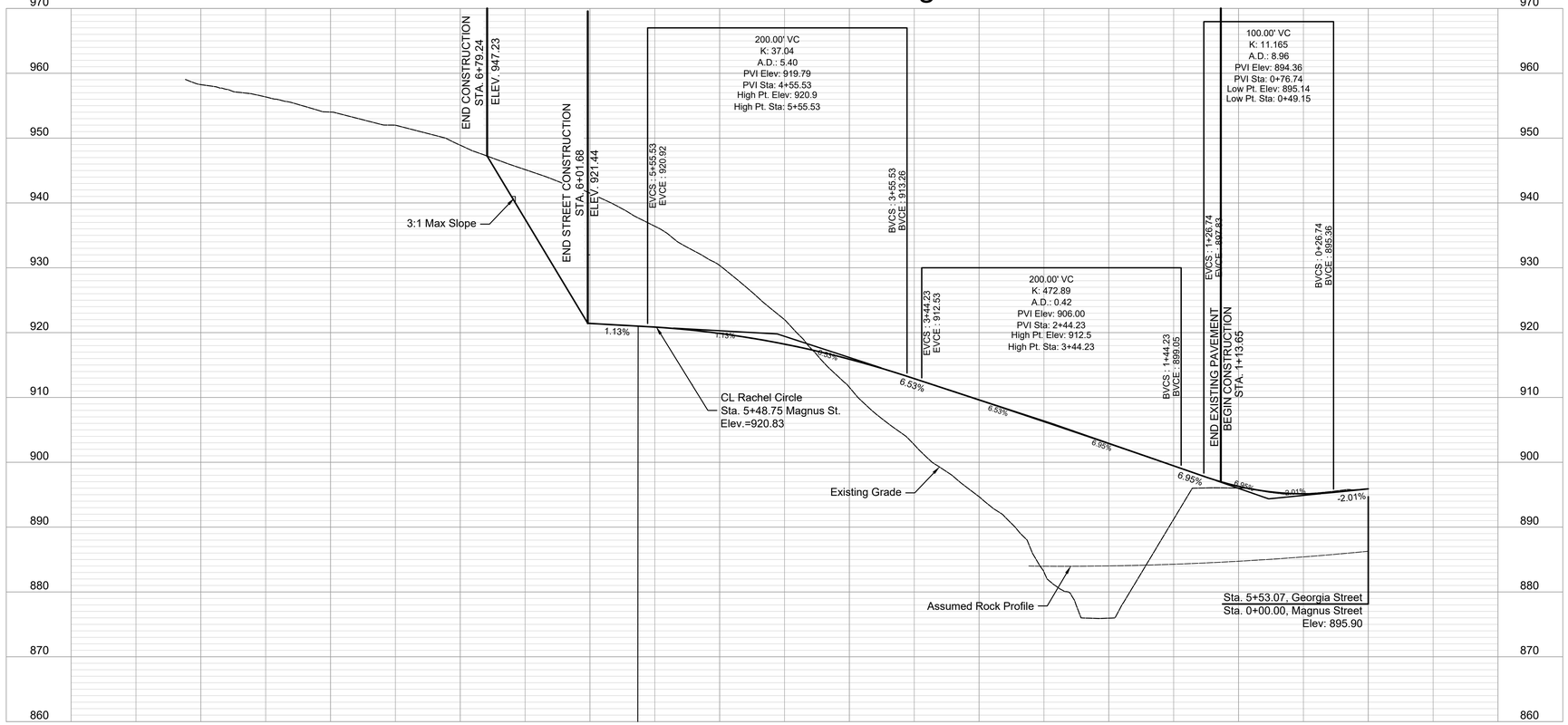
N O R T H

1"=10'

1"=50'

0 25' 50'

# Magnus St.




Sheet
C06B

Street & Storm Plans

18-0218
The Woods At Creekside
5th Plat

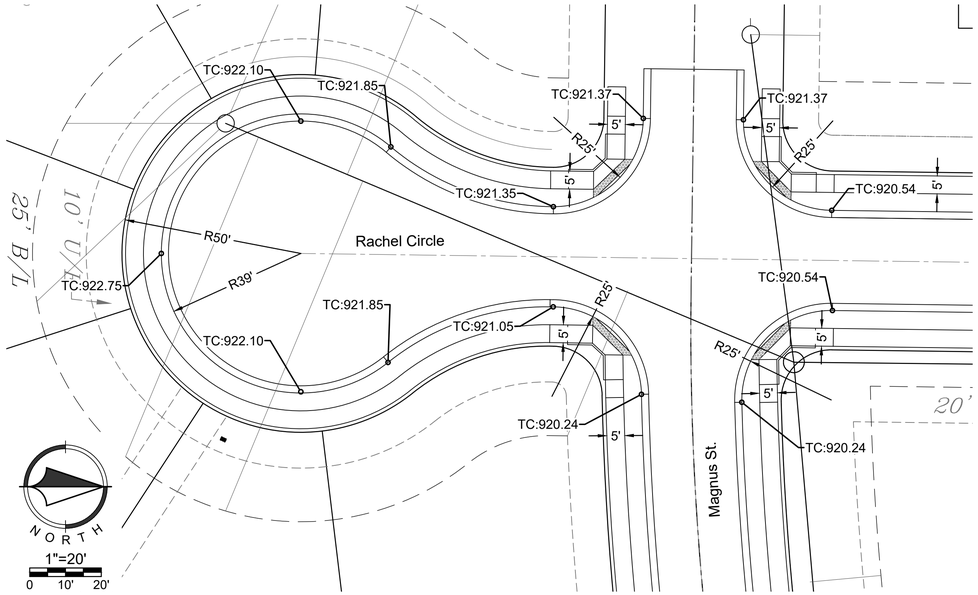
Magnus Street
Plan & Profile

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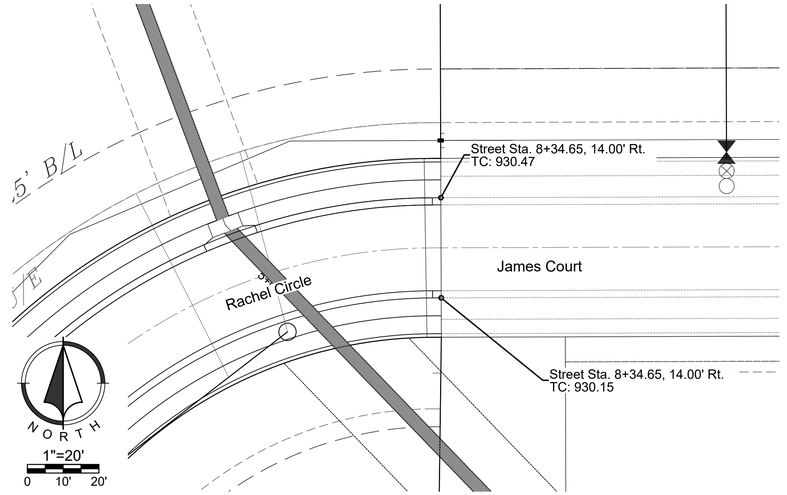

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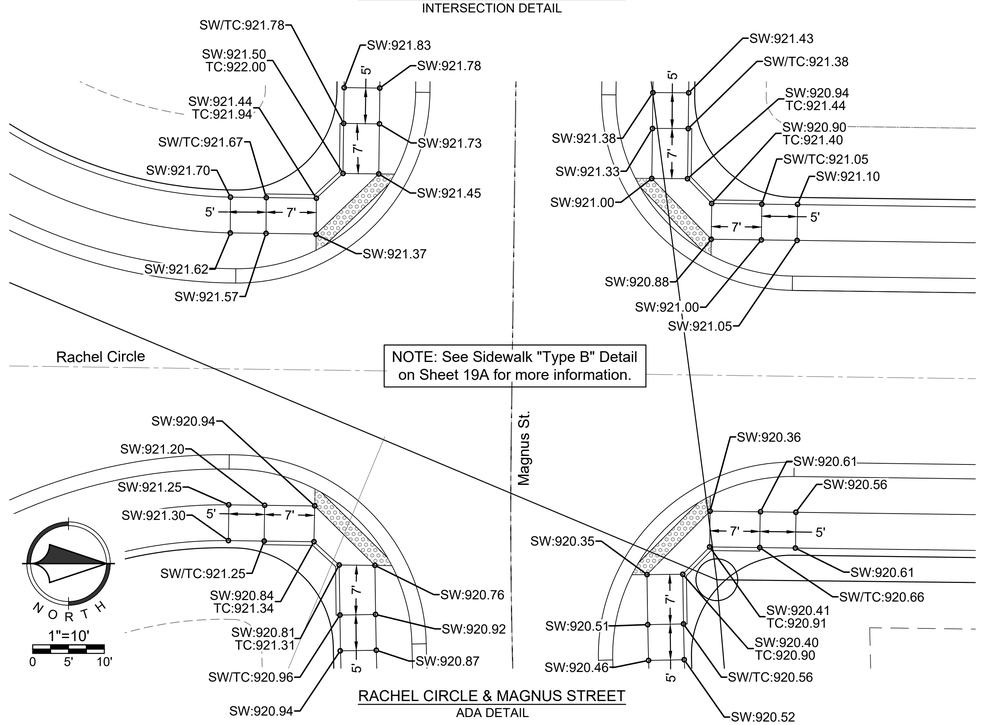
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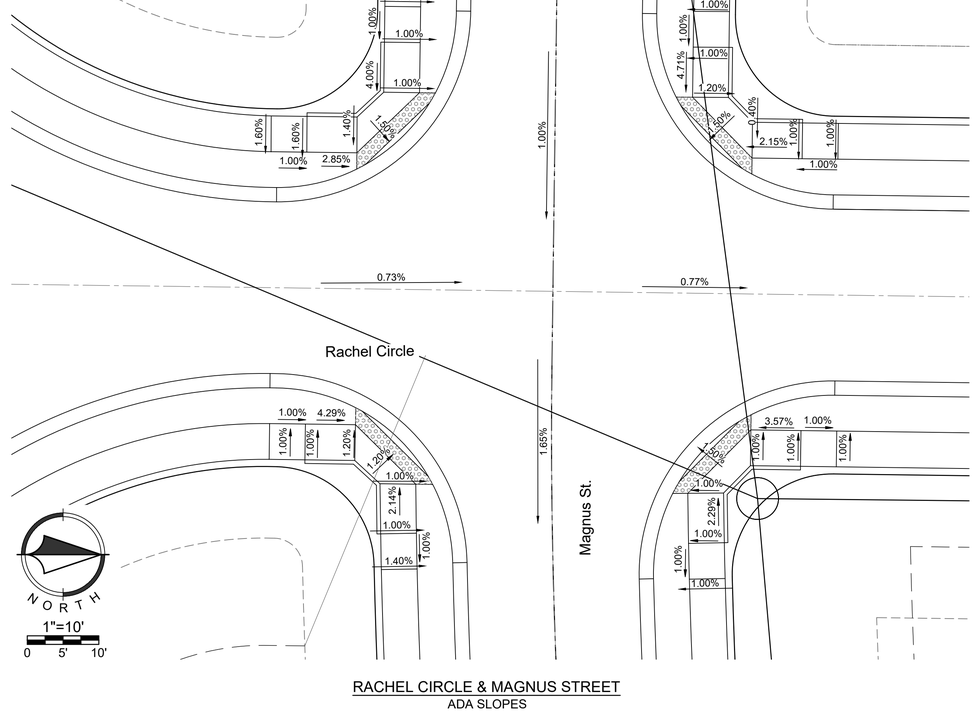

RACHEL CIRCLE & MAGNUS STREET
INTERSECTION DETAIL




RACHEL CIRCLE & JAMES COURT
INTERSECTION DETAIL




RACHEL CIRCLE & MAGNUS STREET
ADA DETAIL




RACHEL CIRCLE & MAGNUS STREET
ADA SLOPES

Sheet
C07

Street & Storm Plans
18-0218
The Woods At Creekside
5th Plat

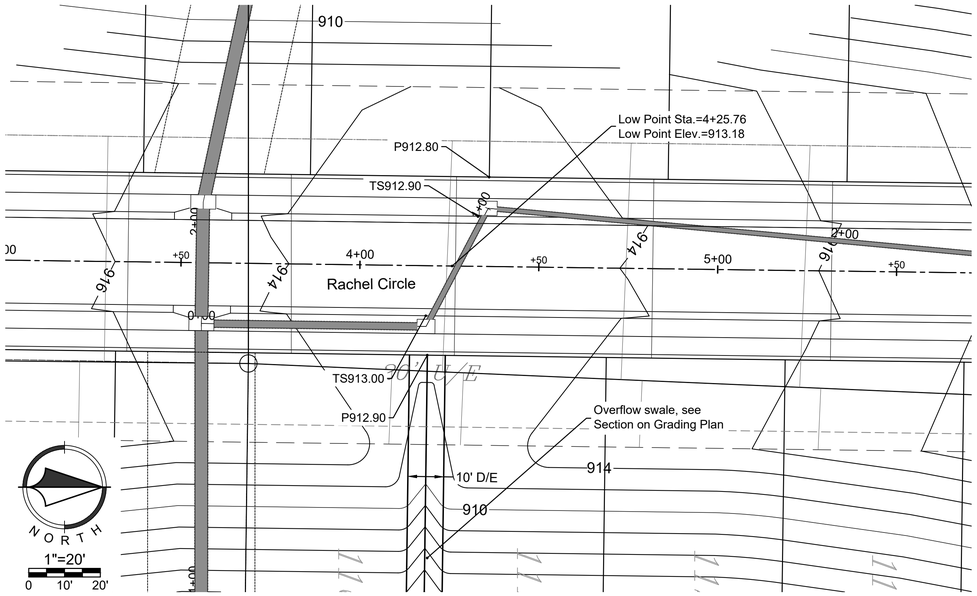
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RACHEL CIRCLE LOWPOINT DETAIL

Sheet
C07

Street & Storm Plans

18-0218
The Woods At Creekside
5th Plat

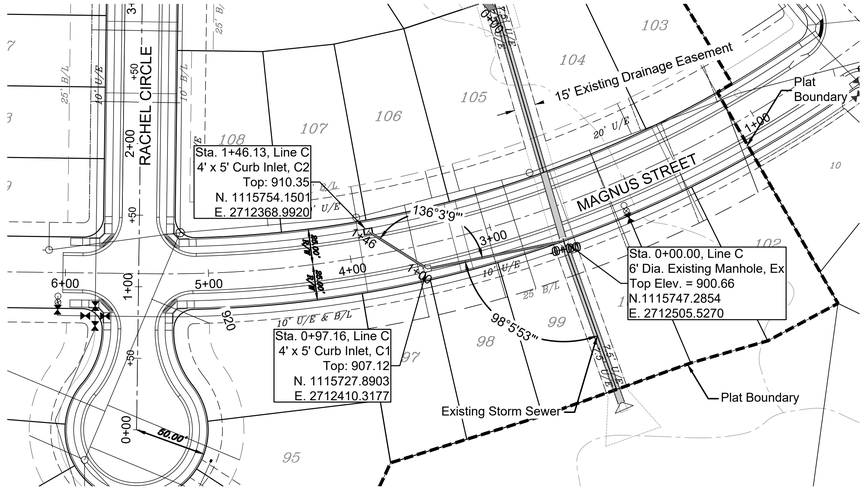
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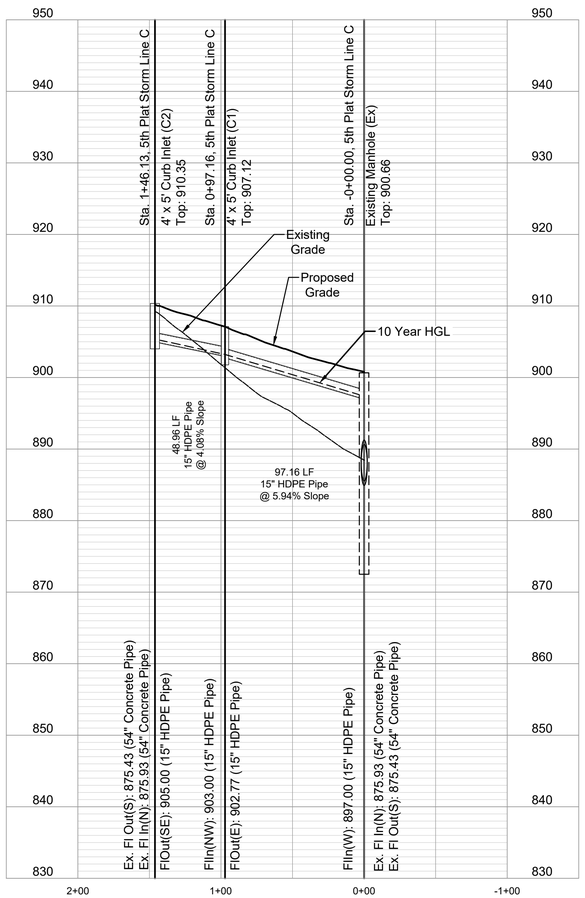
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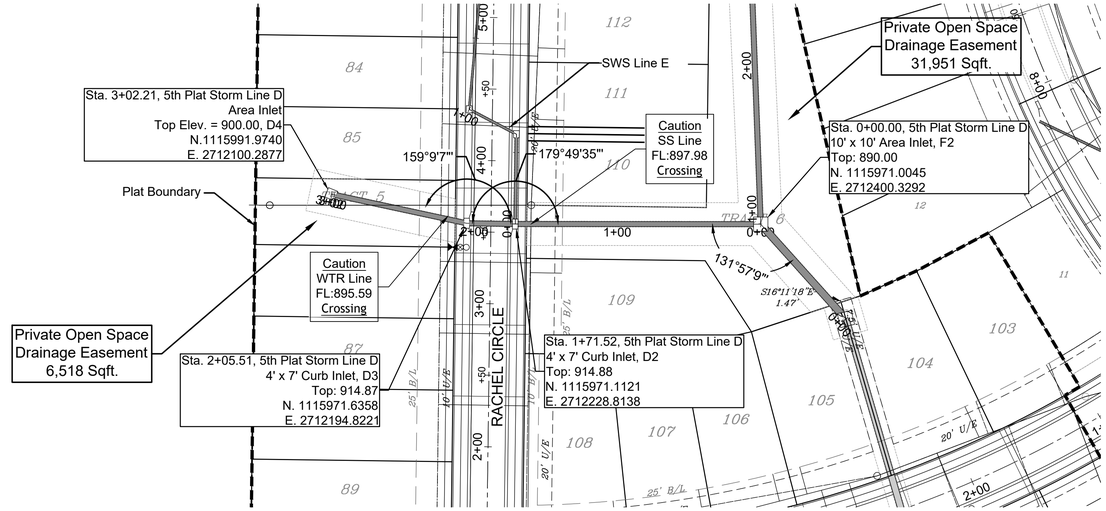
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## Storm Line C

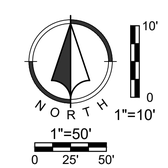



## Storm Line D




**Note:**
Per APWA Standard Detail CI-1 7'-0" Depth Max. Without Special Design.




Sheet
C08

Street & Storm Plans
18-0218
The Woods At Creekside
5th Plat

Storm Lines C & D
Plan & Profile

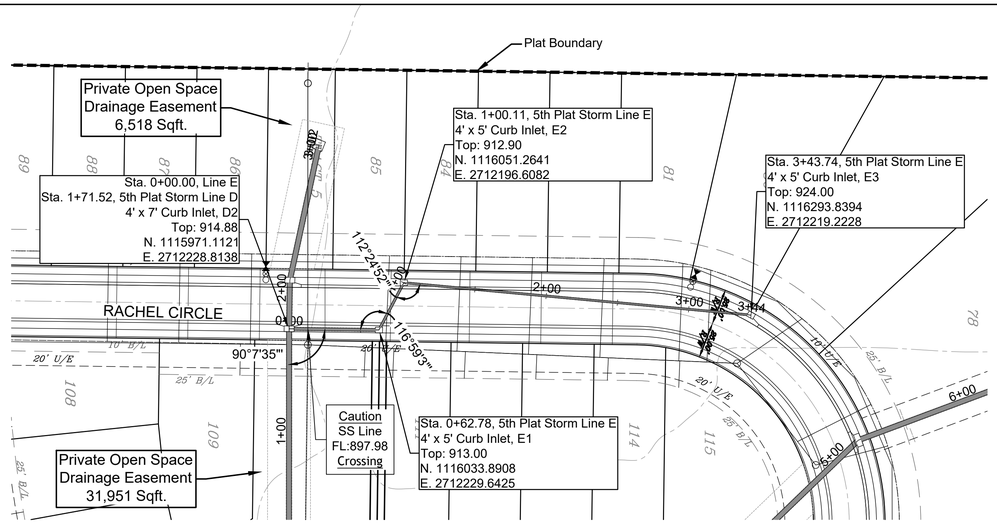
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| | PNC | 2024-04-30 | Per City Comments |
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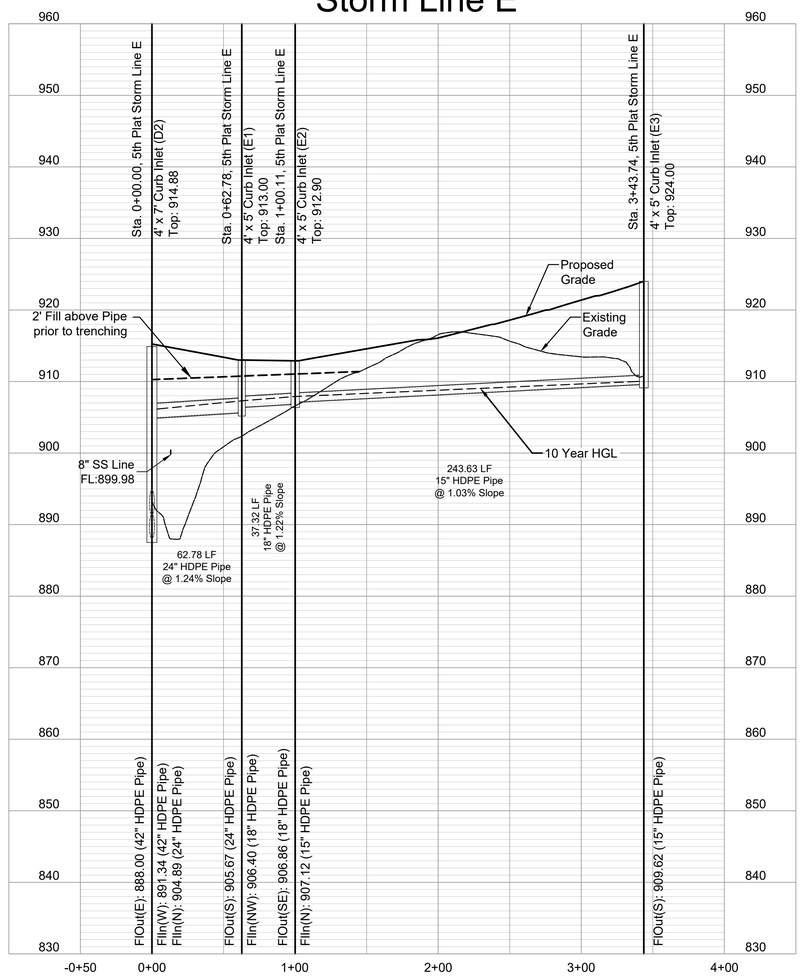

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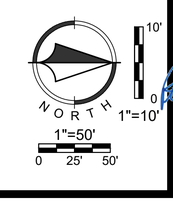
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# Storm Line E




Sheet
C09A

Street & Storm Plans

18-0218
The Woods At Creekside
5th Plat

Storm Line E
Plan & Profile

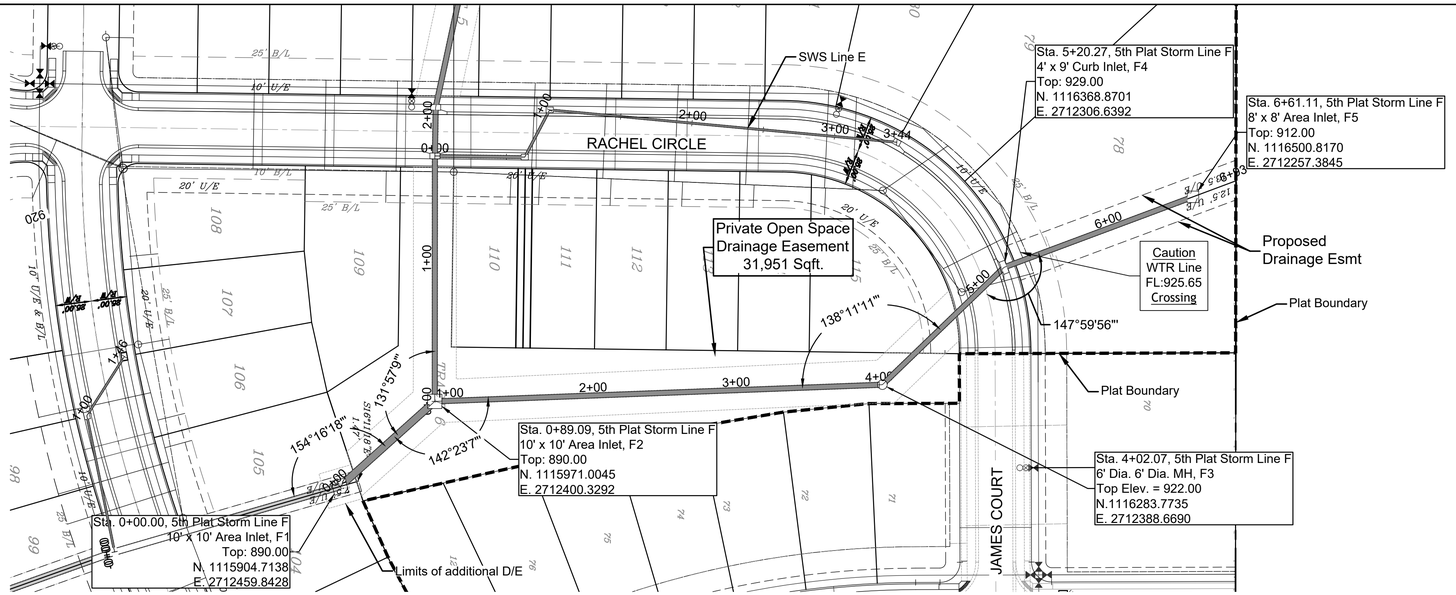
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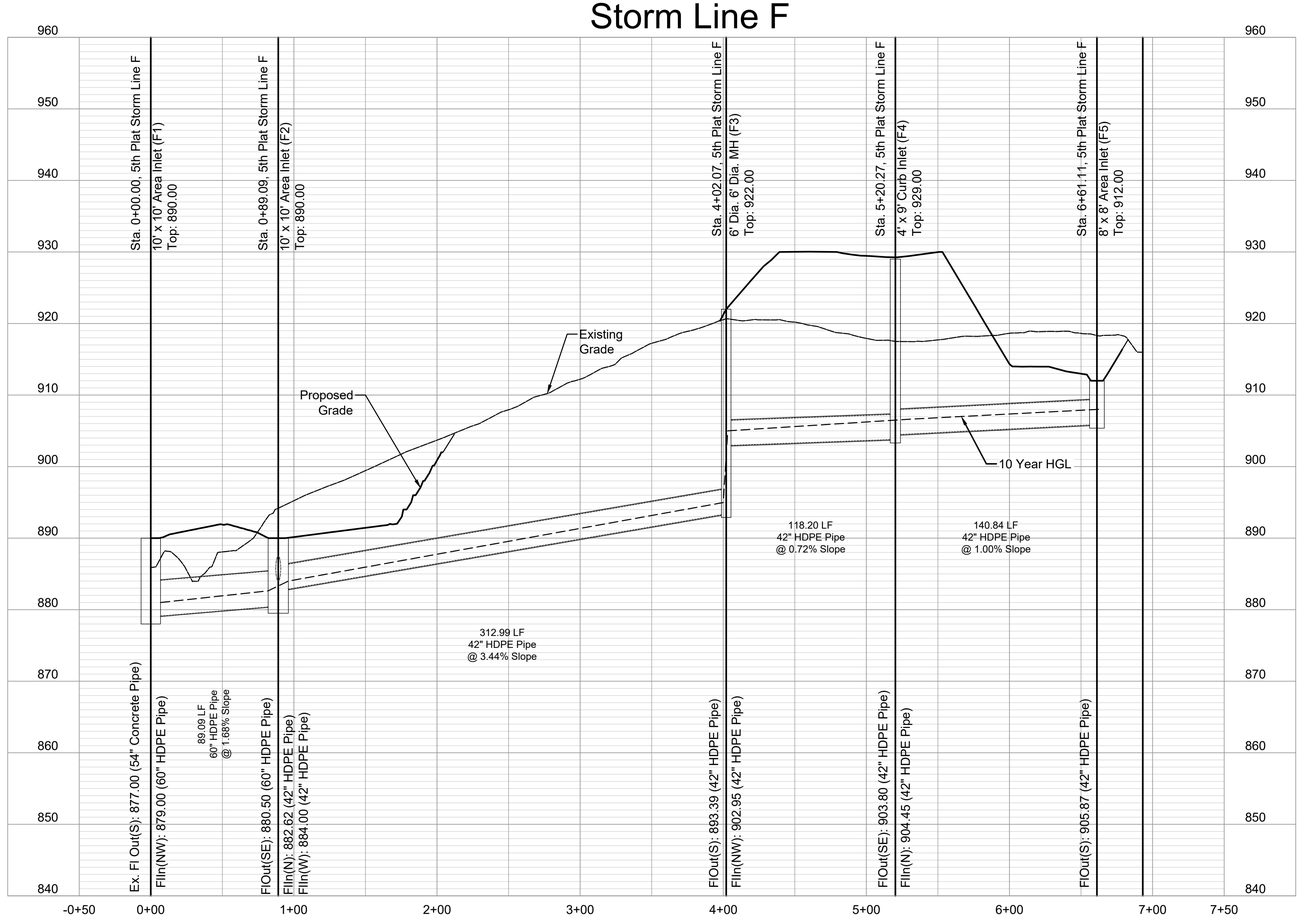
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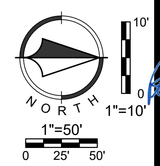
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# Storm Line F




Sheet
C09B

Street & Storm Plans

18-0218
The Woods At Creekside
5th Plat

Storm Line F
Plan & Profile

| NO. | BY | DATE |
|---|---|---|
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Sheet
C10A

Street & Storm Plans

18-0218
The Woods At Creekside
5th Plat

Offsite Drainage Map

F5
8.06

Proposed Storm Line F

See Sheet C10B for
remainder of structures

D4
12.54

Proposed Storm Line D

A0
1.00

A0-Structure Label
3.00-Area to Structure (Ac.)

NORTH

1"=80'

0 40' 80'

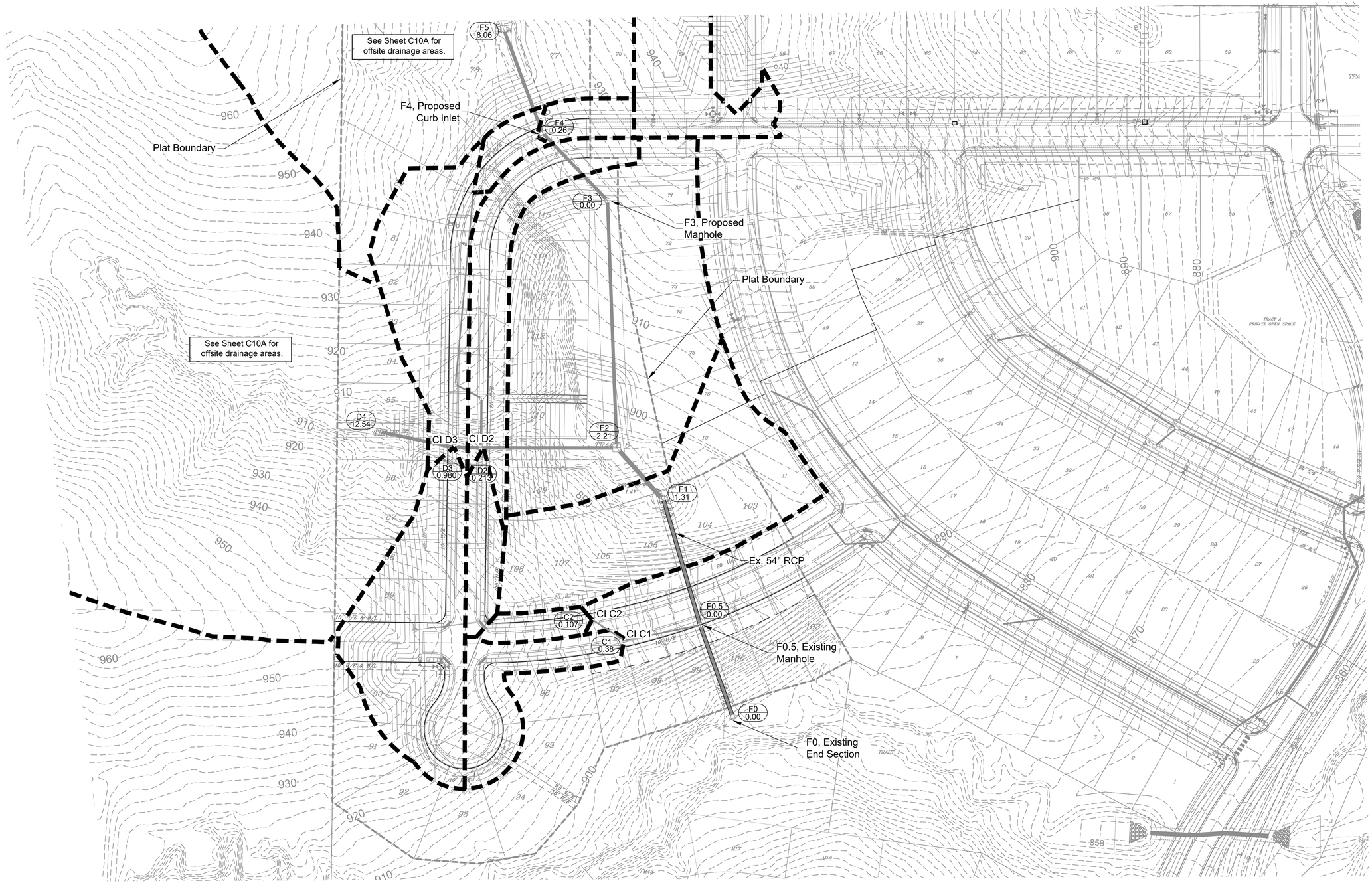
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Number PE-2016008244
Professional Engineer
Patrick N. Cassity PE-2016008244

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Sheet
C10B

Street & Storm Plans

18-0218
The Woods At Creekside
5th Plat

Drainage Map

| NO. | BY | DATE | REVISION |
|---|---|---|---|
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| | Overland Flow | | | | | | | | | | System Flow | | | | | Pipe Design | | | | | | | | | | | | | | | | Structure Design | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Line | Point | Trib. Area (Ac.) | "C" Value | Design Storm | "K" Value | Time of Conc. (min.) | Intensity i (in./hr.) | Trib Runoff (cfs) | Bypass flow (cfs) | Total Runoff (cfs) | Total Area (Ac.) | Total (K*A*C) | Time of Conc. (min.) | Intensity i (in./hr.) | System Discharge (cfs) | U/S Node | D/S Node | Pipe Type | Pipe Shape | Pipe Diameter (in.) | Pipe Length (ft.) | Mannings "n" value | Pipe Slope (%) | Design Flow (cfs) | Pipe Capacity (cfs) | Full Flow Velocity (fps) | Design Flow Velocity (fps) | Depth of Flow (in.) | Flow Time (min.) | U/S Invert El. | U/S Crown El. | D/S Invert El. | D/S Crown El. | U/S Depth of Cover (ft.) | D/S Depth of Cover (ft.) | Headwater Inlet Elev. (EGL) | Headwater Outlet Elev. (EGL) | Inlet/Outlet Control | Top Elevation |
| F | F5 | 8.060 | 0.87 | 10 | 1 | 5.00 | 7.35 | 51.56 | 0.00 | 51.56 | 8.060 | 7.01 | 5.00 | 7.35 | 51.56 | F5 | F4 | RCP | Round | 42 | 140.84 | 0.013 | 1.01 | 51.56 | 100.98 | 10.50 | 10.50 | 21.0 | 0.22 | 905.87 | 909.37 | 904.45 | 907.95 | 2.63 | 21.05 | 908.31 | 909.00 | O | 912.00 |
| | | | | 100 | 1.25 | | 10.32 | 83.20 | 0.00 | 83.20 | | 8.06 | | 10.32 | 83.20 | | | | | | | | | 83.20 | | | 11.72 | 29.0 | 0.20 | | | | | | | | | | |
| | F4 | 0.260 | 0.87 | 10 | 1 | 5.00 | 7.35 | 1.66 | 0.00 | 1.66 | 8.320 | 7.24 | 5.22 | 7.28 | 52.73 | F4 | F2 | RCP | Round | 42 | 118.20 | 0.012 | 0.72 | 52.73 | 92.39 | 9.60 | 9.91 | 22.7 | 0.20 | 903.80 | 907.30 | 902.95 | 906.45 | 21.70 | -16.45 | 906.45 | 907.41 | O | 929.00 |
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| | F3 | 0.000 | 0.87 | 10 | 1 | 5.00 | 7.35 | 0.00 | 0.00 | 0.00 | 8.320 | 7.24 | 5.22 | 7.28 | 52.73 | F3 | F2 | RCP | Round | 42 | 312.99 | 0.012 | 3.44 | 52.73 | 202.09 | 21.01 | 17.44 | 14.3 | 0.30 | 893.39 | 896.89 | 882.62 | 886.12 | 33.17 | 3.88 | 894.99 | 890.44 | I | 930.06 |
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| | F2 | 2.210 | 0.87 | 10 | 1 | 5.00 | 7.35 | 14.14 | 0.00 | 14.14 | 25.730 | 22.39 | 5.42 | 7.22 | 161.73 | F2 | F1 | RCP | Round | 60 | 89.09 | 0.012 | 1.68 | 161.73 | 366.38 | 18.66 | 17.99 | 27.6 | 0.08 | 880.50 | 885.50 | 879.00 | 884.00 | 4.50 | 22.43 | 883.62 | 888.45 | O | 890.00 |
| | | | | 100 | 1.25 | | 10.32 | 22.81 | 0.00 | 22.81 | | 25.73 | | 10.15 | 261.15 | | | | | | | | | 261.15 | | | 20.23 | 37.2 | 0.07 | | | | | | | | | | |
| | F1 | 1.310 | 0.87 | 10 | 1 | 5.00 | 7.35 | 8.38 | 0.00 | 8.38 | 27.040 | 23.52 | 5.52 | 7.19 | 169.26 | F1 | F0.5 | RCP | Round | 54 | 163.92 | 0.012 | 0.65 | 169.26 | 172.19 | 10.83 | 12.34 | 43.2 | 0.22 | 877.00 | 881.50 | 875.93 | 880.43 | 8.50 | 26.00 | 881.53 | 882.25 | O | 890.00 |
| | | | | 100 | 1.25 | | 10.32 | 13.52 | 0.00 | 13.52 | | 27.04 | | 10.11 | 273.36 | | | | | | | | | 273.36 | | | 10.83 | 54.0 | 0.25 | | | | | | | | | | |
| | F0.5 | 0.000 | 0.87 | 10 | 1 | 5.00 | 7.35 | 0.00 | 0.00 | 0.00 | 27.527 | 23.95 | 5.51 | 7.20 | 172.44 | F0.5 | F0.5 | RCP | Round | 54 | 120.00 | 0.012 | 0.77 | 172.44 | 187.62 | 11.80 | 13.37 | 40.5 | 0.15 | 875.43 | 879.93 | 874.50 | 879.00 | 26.50 | 1.00 | 879.96 | 881.16 | O | 906.43 |
| | | | | 100 | 1.25 | | 10.32 | 0.00 | 0.00 | 0.00 | | 27.53 | | 10.12 | 278.48 | | | | | | | | | 278.48 | | | 11.80 | 54.0 | 0.17 | | | | | | | | | | |
| | F0 | End Section | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 880.00 |

| | Overland Flow | | | | | | | | | | System Flow | | | | | Pipe Design | | | | | | | | | | | | | | | | | Structure Design | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Line | Point | Trib. Area (Ac.) | "C" Value | Design Storm | "K" Value | Time of Conc. (min.) | Intensity i (in./hr.) | Trib Runoff (cfs) | Bypass flow (cfs) | Total Runoff (cfs) | Total Area (Ac.) | Total (K*A*C) | Time of Conc. (min.) | Intensity i (in./hr.) | System Discharge (cfs) | U/S Node | D/S Node | Pipe Type | Pipe Shape | Pipe Diameter (in.) | Pipe Length (ft.) | Mannings "n" value | Pipe Slope (%) | Design Flow (cfs) | Pipe Capacity (cfs) | Full Flow Velocity (fps) | Design Flow Velocity (fps) | Depth of Flow (in.) | Flow Time (min.) | U/S Invert El. | U/S Crown El. | D/S Invert El. | D/S Crown El. | U/S Depth of Cover (ft.) | D/S Depth of Cover (ft.) | Headwater Inlet Elev. (EGL) | Headwater Outlet Elev. (EGL) | Inlet/Outlet Control | Top Elevation |
| E | E3 | 0.097 | 0.87 | 10 | 1 | 5.00 | 7.35 | 0.62 | 0.00 | 0.62 | 0.097 | 0.08 | 5.00 | 7.35 | 0.62 | E3 | E2 | HDPE | Round | 15 | 243.63 | 0.012 | 1.03 | 0.62 | 7.06 | 5.75 | 3.54 | 3.0 | 1.15 | 909.62 | 910.87 | 907.12 | 908.37 | 13.13 | 4.53 | 909.95 | 907.68 | I | 924.00 |
| | | | | 100 | 1.25 | | 10.32 | 1.01 | 0.00 | 1.01 | | 0.10 | | 10.32 | 1.01 | | | | | | | | | 1.01 | | | 4.03 | 3.8 | 1.01 | | | | | | | | | | |
| | E2 | 0.770 | 0.87 | 10 | 1 | 5.00 | 7.35 | 4.93 | 0.00 | 4.93 | 0.867 | 0.75 | 6.15 | 7.01 | 5.29 | E2 | E1 | HDPE | Round | 18 | 37.32 | 0.012 | 1.23 | 5.29 | 12.59 | 7.13 | 6.80 | 8.1 | 0.09 | 906.86 | 908.36 | 906.40 | 907.90 | 4.54 | 5.10 | 907.83 | 908.21 | O | 912.90 |
| | | | | 100 | 1.25 | | 10.32 | 7.95 | 0.00 | 7.95 | | 0.87 | | 9.87 | 8.56 | | | | | | | | | 8.56 | | | 7.64 | 10.8 | 0.08 | | | | | | | | | | |
| | E1 | 0.600 | 0.87 | 10 | 1 | 5.00 | 7.35 | 3.84 | 0.00 | 3.84 | 1.467 | 1.28 | 6.24 | 6.99 | 8.92 | E1 | D2 | HDPE | Round | 24 | 62.78 | 0.012 | 1.24 | 8.92 | 27.25 | 8.68 | 7.73 | 9.4 | 0.14 | 905.67 | 907.67 | 904.89 | 906.89 | 5.33 | 7.99 | 906.73 | 907.10 | O | 913.00 |
| | | | | 100 | 1.25 | | 10.32 | 6.19 | 0.00 | 6.19 | | 1.47 | | 9.83 | 14.43 | | | | | | | | | 14.43 | | | 8.75 | 12.2 | 0.12 | | | | | | | | | | |
| | D2 | See D2, Line D | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 914.88 |

| | Overland Flow | | | | | | | | | | System Flow | | | | | Pipe Design | | | | | | | | | | | | | | | | | Structure Design | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Line | Point | Trib. Area (Ac.) | "C" Value | Design Storm | "K" Value | Time of Conc. (min.) | Intensity i (in./hr.) | Trib Runoff (cfs) | Bypass flow (cfs) | Total Runoff (cfs) | Total Area (Ac.) | Total (K*A*C) | Time of Conc. (min.) | Intensity i (in./hr.) | System Discharge (cfs) | U/S Node | D/S Node | Pipe Type | Pipe Shape | Pipe Diameter (in.) | Pipe Length (ft.) | Mannings "n" value | Pipe Slope (%) | Design Flow (cfs) | Pipe Capacity (cfs) | Full Flow Velocity (fps) | Design Flow Velocity (fps) | Depth of Flow (in.) | Flow Time (min.) | U/S Invert El. | U/S Crown El. | D/S Invert El. | D/S Crown El. | U/S Depth of Cover (ft.) | D/S Depth of Cover (ft.) | Headwater Inlet Elev. (EGL) | Headwater Outlet Elev. (EGL) | Inlet/Outlet Control | Top Elevation |
| D | D4 | 12.540 | 0.87 | 10 | 1 | 5.00 | 7.35 | 80.22 | 0.00 | 80.22 | 12.540 | 10.91 | 5.00 | 7.35 | 80.22 | D4 | D3 | HDPE | Round | 42 | 96.70 | 0.012 | 1.86 | 80.22 | 148.64 | 15.45 | 15.70 | 21.8 | 0.10 | 894.00 | 897.50 | 892.20 | 895.70 | 2.50 | 19.17 | 896.55 | 899.42 | O | 900.00 |
| | | | | 100 | 1.25 | | 10.32 | 129.45 | 0.00 | 129.45 | | 12.54 | | 10.32 | 129.45 | | | | | | | | | 129.45 | | | 17.40 | 30.2 | 0.09 | | | | | | | | | | |
| | D3 | 0.980 | 0.87 | 10 | 1 | 5.00 | 7.35 | 6.27 | 0.00 | 6.27 | 13.520 | 11.76 | 5.10 | 7.32 | 86.12 | D3 | D2 | HDPE | Round | 42 | 34.00 | 0.012 | 1.59 | 86.12 | 137.30 | 14.27 | 15.03 | 23.9 | 0.04 | 896.00 | 899.50 | 895.46 | 898.96 | 15.37 | 15.92 | 898.94 | 902.47 | O | 914.87 |
| | | | | 100 | 1.25 | | 10.32 | 10.12 | 0.00 | 10.12 | | 13.52 | | 10.28 | 138.99 | | | | | | | | | 138.99 | | | 16.26 | 34.9 | 0.03 | | | | | | | | | | |
| | D2 | 0.213 | 0.87 | 10 | 1 | 5.00 | 7.35 | 1.36 | 0.00 | 1.36 | 15.200 | 13.22 | 5.14 | 7.31 | 96.67 | D2 | F2 | RCP | Round | 42 | 171.52 | 0.012 | 2.33 | 96.67 | 166.37 | 17.29 | 17.84 | 22.7 | 0.16 | 888.00 | 891.50 | 884.00 | 887.50 | 23.38 | 2.50 | 890.70 | 892.65 | O | 914.88 |
| | | | | 100 | 1.25 | | 10.32 | 2.20 | 0.00 | 2.20 | | 15.20 | | 10.26 | 156.02 | | | | | | | | | 156.02 | | | 19.63 | 31.9 | 0.15 | | | | | | | | | | |
| | F2 | See F2, Line F | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 890.00 |

| | Overland Flow | | | | | | | | | | System Flow | | | | | Pipe Design | | | | | | | | | | | | | | | | | Structure Design | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Line | Point | Trib. Area (Ac.) | "C" Value | Design Storm | "K" Value | Time of Conc. (min.) | Intensity i (in./hr.) | Trib Runoff (cfs) | Bypass flow (cfs) | Total Runoff (cfs) | Total Area (Ac.) | Total (K*A*C) | Time of Conc. (min.) | Intensity i (in./hr.) | System Discharge (cfs) | U/S Node | D/S Node | Pipe Type | Pipe Shape | Pipe Diameter (in.) | Pipe Length (ft.) | Mannings "n" value | Pipe Slope (%) | Design Flow (cfs) | Pipe Capacity (cfs) | Full Flow Velocity (fps) | Design Flow Velocity (fps) | Depth of Flow (in.) | Flow Time (min.) | U/S Invert El. | U/S Crown El. | D/S Invert El. | D/S Crown El. | U/S Depth of Cover (ft.) | D/S Depth of Cover (ft.) | Headwater Inlet Elev. (EGL) | Headwater Outlet Elev. (EGL) | Inlet/Outlet Control | Top Elevation |
| C | C2 | 0.107 | 0.87 | 10 | 1 | 5.00 | 7.35 | 0.69 | 0.00 | 0.69 | 0.107 | 0.09 | 5.00 | 7.35 | 0.69 | C2 | C1 | HDPE | Round | 15 | 48.96 | 0.012 | 4.08 | 0.69 | 14.09 | 11.48 | 5.93 | 2.3 | 0.14 | 905.00 | 906.25 | 903.00 | 904.25 | 4.10 | 2.87 | 905.24 | 903.91 | I | 910.35 |
| | | | | 100 | 1.25 | | 10.32 | 1.11 | 0.00 | 1.11 | | 0.11 | | 10.32 | 1.11 | | | | | | | | | 1.11 | | | 6.63 | 2.7 | 0.12 | | | | | | | | | | |
| | C1 | 0.380 | 0.87 | 10 | 1 | 5.00 | 7.35 | 2.43 | 0.00 | 2.43 | 0.487 | 0.42 | 5.14 | 7.31 | 3.10 | C1 | F0.5 | HDPE | Round | 15 | 97.16 | 0.012 | 5.94 | 3.10 | 16.99 | 13.84 | 10.34 | 4.2 | 0.16 | 902.77 | 904.02 | 897.00 | 898.25 | 3.10 | 8.18 | 903.31 | 899.70 | I | 907.12 |
| | | | | 100 | 1.25 | | 10.32 | 3.92 | 0.00 | 3.92 | | 0.49 | | 10.27 | 5.00 | | | | | | | | | 5.00 | | | 12.01 | 5.6 | 0.13 | | | | | | | | | | |
| | F0.5 | See F0.5, Line F | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 906.43 |

Sheet
C11

Street & Storm Plans
18-0218
The Woods At Creekside
5th Plat

Drainage Calculations

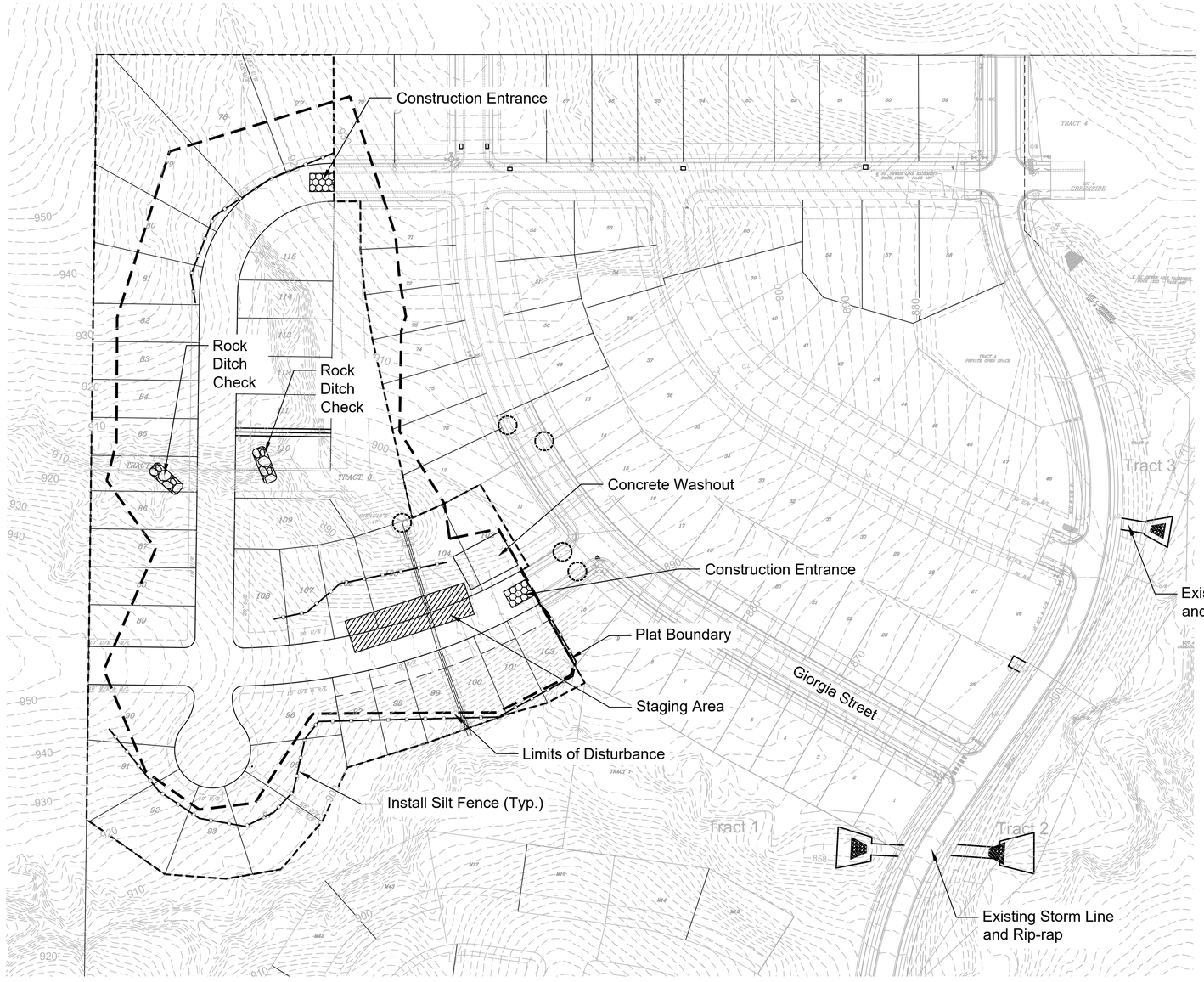
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| | PNC | 2024-02-07 |
| | PNC | 2024-11-01 |
| | PNC | 2024-04-30 |
| | PNC | 2025-08-01 |

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Original Submittal
Per City Comments
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STATE OF MISSOURI
PATRICK N. CASSITY
NUMBER PE-2016008244
PROFESSIONAL ENGINEER
PATRICK N. CASSITY PE-2016008244


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## PHASE 1 WORK SCHEDULE

1. Clear and grub entire site.
2. Methods and materials to control sedimentation and erosion are to be incorporated into the grading operations as shown or at the direction of the City Engineer. Upon completion of grading operations, such facilities to provide for said erosion and sedimentation control are to remain in place and are to be maintained by the developer until such time as seeded areas become established.

## LEGEND

- ACCESS DRIVE/ STAGING AREA
- CONSTRUCTION ENTRANCE USE 3"-6" ROCK
- SEDIMENT LOGS/WATTLES
- SILT FENCE
- LIMITS OF DISTURBANCE (7.33 Ac)
- COMPOST SOCK
- TEMPORARY ROCK DITCH CHECK

Disturbance Area for Site Improvements: 7.33 Acres

**NOTE**
Implementation and maintenance of all BMP shall conform to KC Metro APWA division 5100 Design criteria.

**NOTE**
Contractor shall only remove trees that are marked by surveyors in field.

**NOTE**
Contractor shall not work in areas beyond the orange construction fence as indicated on these plans.

NORTH
1"=80'
0 40' 80'

Sheet
C12

Street & Storm Plans
18-0218
The Woods At Creekside
5th Plat

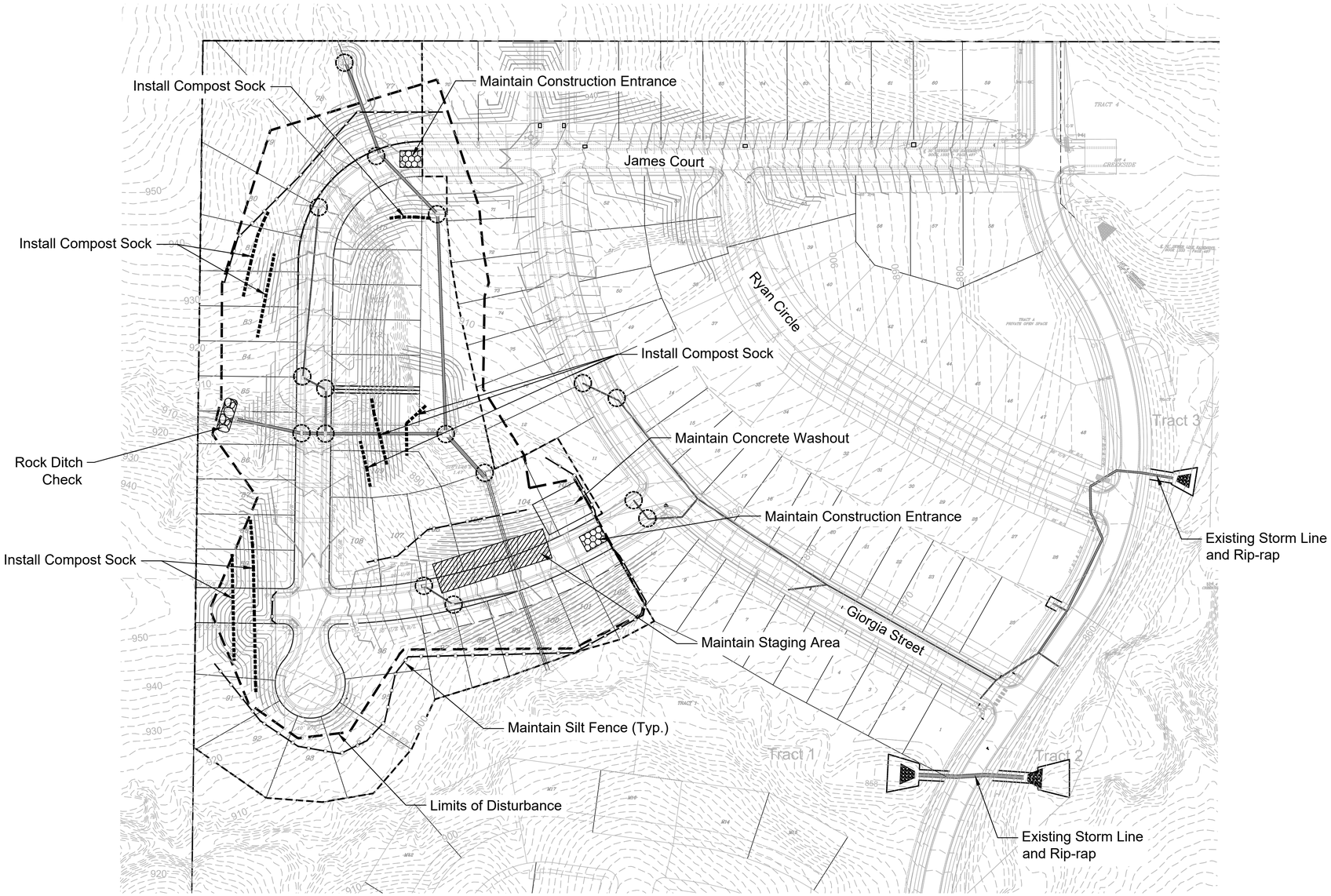
Erosion Control
Phase I

| NO. | BY | CD | DATE | REVISION |
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| | PNC | | 2024-11-01 | Per City Comments |
| | PNC | | 2024-02-07 | Per City Comments |
| | PNC | | 2024-01-12 | Per City Comments |
| 0 | PNC | | 2022-07-13 | Original Submittal |


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## PHASE 2 WORK SCHEDULE

1. Install sewer, watermain, and roadway infrastructure.
2. Methods and materials to control sedimentation and erosion are to be incorporated into the grading operations as shown or at the direction of the City Engineer. Upon completion of grading operations, such facilities to provide for said erosion and sedimentation control are to remain in place and are to be maintained by the developer until such time as seeded areas become established.

## LEGEND

- ACCESS DRIVE/ STAGING AREA
- CONSTRUCTION ENTRANCE USE 3"-6" ROCK
- SEDIMENT LOGS/WATTLES
- SILT FENCE
- LIMITS OF DISTURBANCE (7.33 Ac)
- COMPOST SOCK
- TEMPORARY ROCK DITCH CHECK

Disturbance Area for Site Improvements: 7.33 Acres

**NOTE**
Implementation and maintenance of all BMP shall conform to KC Metro APWA division 5100 Design criteria.

**NOTE**
Contractor shall only remove trees that are marked by surveyors in field.

**NOTE**
Contractor shall not work in areas beyond the orange construction fence as indicated on these plans.

NORTH
1"=80'
0 40' 80'

Sheet
C13

Street & Storm Plans
18-0218
The Woods At Creekside
5th Plat

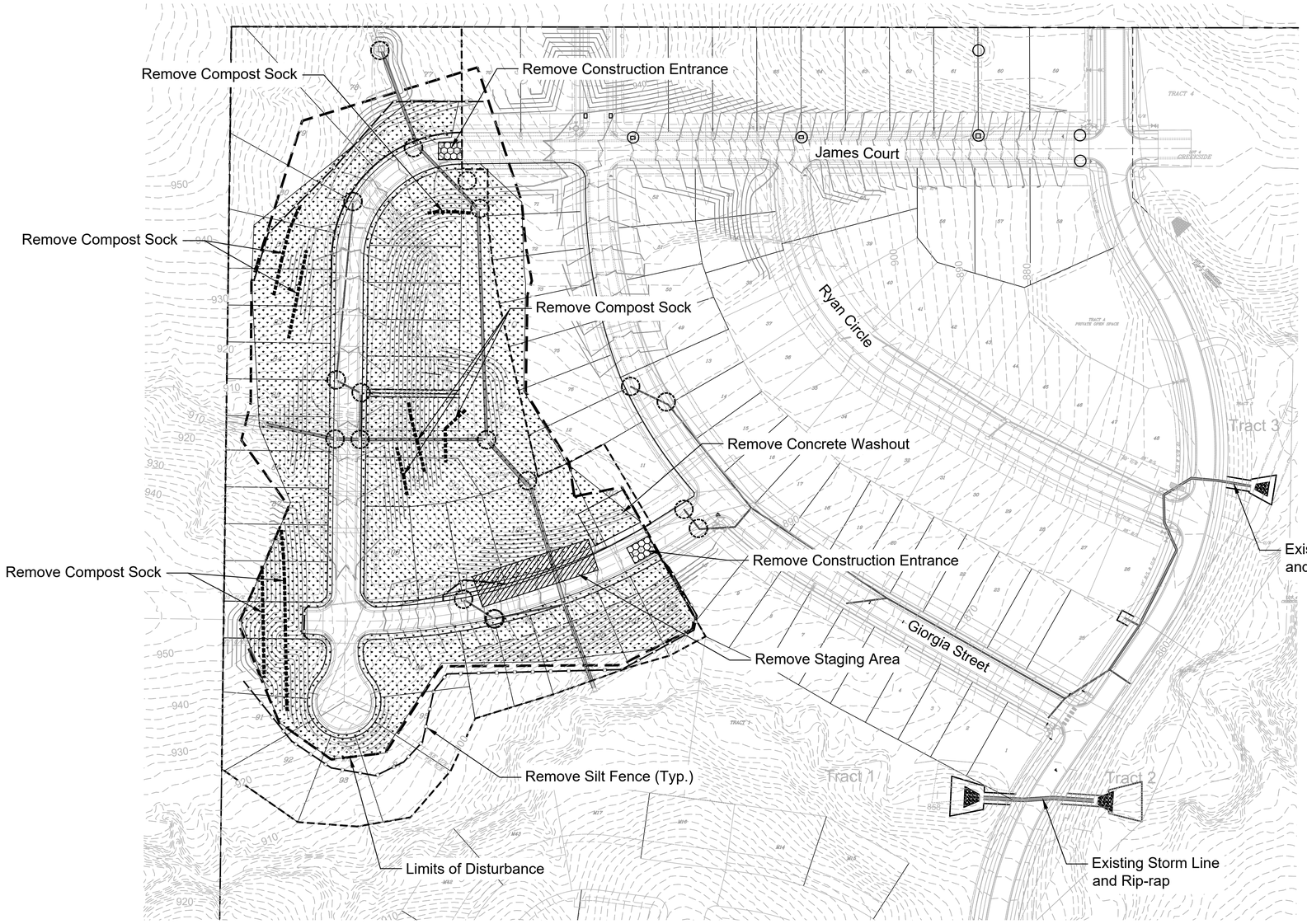
Erosion Control
Phase II

| NO. | BY | QD | DATE | REVISION |
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| | PNC | | 2024-11-01 | Per City Comments |
| | PNC | | 2024-02-07 | Per City Comments |
| | PNC | | 2024-01-12 | Per City Comments |
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State of Missouri
Patrick N. Cassity
Number PE-2016008244
Professional Engineer
Patrick N. Cassity PE-2016008244

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## PHASE 3 WORK SCHEDULE:

1. ESTABLISH VEGETATION
2. REMOVE TEMPORARY CONSTRUCTION ENTRANCES
3. REMOVE SEDIMENT CONTROL DEVICES,AFTER VEGETATION IS ESTABLISHED.CONTRACTOR SHALL INSTALL FILL AND 8" LIFTS COMPACTED TO 95% STANDARD PROCTOR 2%. GEOTECHNICAL INVESTIGATION WILL BE REQUIRED PRIOR TO RELEASE OF BUILDING PERMITS FOR LOTS 18 ,19, 20, M19, & M20.
4. SEED AND MULCH AREAS THAT ARE COMPLETED WITHIN TWO WEEKS.
5. METHODS AND MATERIALS TO CONTROL SEDIMENTATION AND EROSION ARE TO BE INCORPORATED INTO THE GRADING OPERATIONS AS SHOWN OR AT THE DIRECTION OF THE CITY ENGINEER. UPON COMPLETION OF GRADING OPERATIONS, SUCH FACILITIES TO PROVIDE FOR SAID EROSION AND SEDIMENTATION CONTROL ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS SEEDED AREAS BECOME ESTABLISHED.
6. ALL AREAS TO BE SEEDED SHALL BE SPREAD WITH A MINIMUM 6-INCH DEPTH OF TOP SOIL.
7. ALL AREAS SEEDED AREA ARE TO BE SPREAD WITH MULCH AT THE RATE OF 1 1/2 TON PER ACRE AND SHALL BE ANCHORED BY DISCING.
8. ALL AREAS DISTURBED BY GRADING OPERATIONS AUTHORIZED BY THIS PERMIT SHALL BE SEEDED WITHIN TWO WEEKS AFTER COMPLETION AND ACCEPTANCE OF SITE GRADING. THE ENTIRE AREA AFFECTED SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS SEEDED AREAS HAVE BECOME ESTABLISHED.
9. ANY INCIDENTAL WORK NOT SPECIFICALLY PERMITTED DURING FINAL CLEANUP WILL BE COMPLETED BY THE CONTRACTOR.

## LEGEND

ACCESS DRIVE/ STAGING AREA

CONSTRUCTION ENTRANCE USE 3"-6" ROCK

SEDIMENT LOGS/WATTLES

SILT FENCE

LIMITS OF DISTURBANCE (7.33 Ac)

COMPOST SOCK

TEMPORARY ROCK DITCH CHECK

Disturbance Area for Site Improvements: 7.33 Acres

NOTE
Implementation and maintenance of all BMP shall conform to KC Metro APWA division 5100 Design criteria.

NOTE
Contractor shall only remove trees that are marked by surveyors in field.

NOTE
Contractor shall not work in areas beyond the orange construction fence as indicated on these plans.

NORTH
1"=80'
0 40' 80'

Sheet
C14

Street & Storm Plans
18-0218
The Woods At Creekside
5th Plat

Erosion Control
Phase III

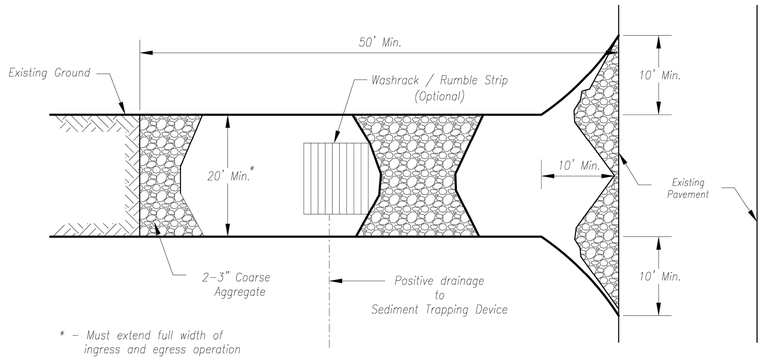
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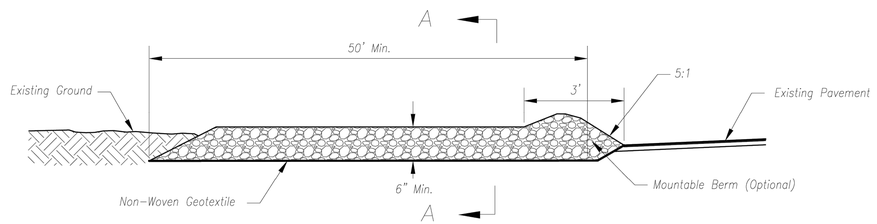
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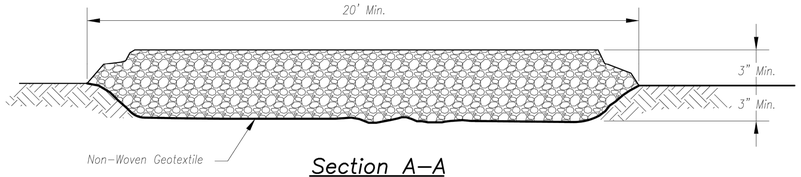

## Plan View

**Not to Scale**




## Side Elevation

**Not to Scale**




## Section A-A

**Not to Scale**

### Notes for Construction Entrance:

1. *Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.*
2. *Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.*
3. *If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3H:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.*
4. *Install pipe under the entrance if needed to maintain drainage ditches along public roads.*
5. *Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.*
6. *Divert all surface runoff and drainage from the entrance to a sediment control device.*
7. *If conditions warrant, place geotextile fabric on the graded foundation to improve stability.*

### Maintenance for Construction Entrance:

1. *Reshape entrance as needed to maintain function and integrity of Installation. Top dress with clean aggregate as needed.*

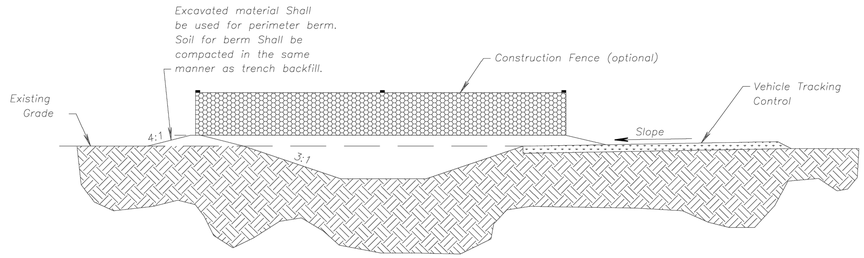
## CONSTRUCTION ENTRANCE

### Notes for Concrete Washout:

1. *Concrete washout areas shall be installed prior to any concrete placement on site.*
2. *Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.*
3. *Vehicle tracking control is required at the access point to all concrete washout areas.*
4. *Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.*
5. *A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.*

### Maintenance for Concrete Washout:

1. *Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.*
2. *Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.*
3. *Concrete washout water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.*
4. *Concrete washout areas shall remain in place until all concrete for the project is placed.*
5. *When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.*




## CONCRETE WASHOUT

NORTH

1"=80'

0 40' 80'

Sheet
C15

Street & Storm Plans
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The Woods At Creekside
5th Plat

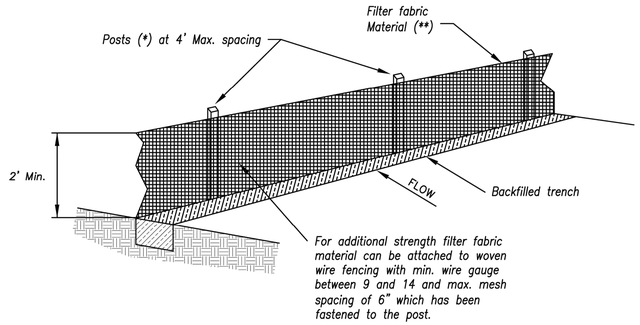
Erosion Control
Phase III

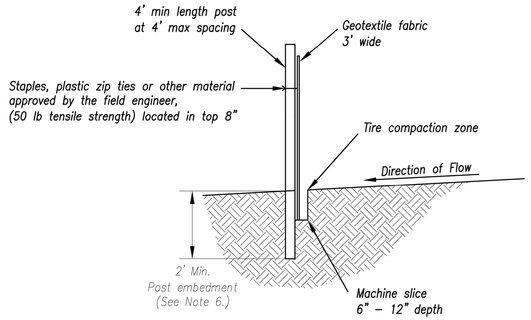
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PROFESSIONAL ENGINEER
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(*) POSTS

- MIN, LENGTH 4'
- HARDWOOD 1 3/16" x 1 3/16"
- NO.2 SOUTHERN PINE 2 5/8" x 2 5/8"
- STEEL 1.33 LB/FT

(**) – Geotextile Fabric shall meet the requirements of AASHTO M288

## SILT FENCE DETAILS

Not to Scale

Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches ⅓ the height of silt fence.
2. Repair as necessary to maintain function and structure.

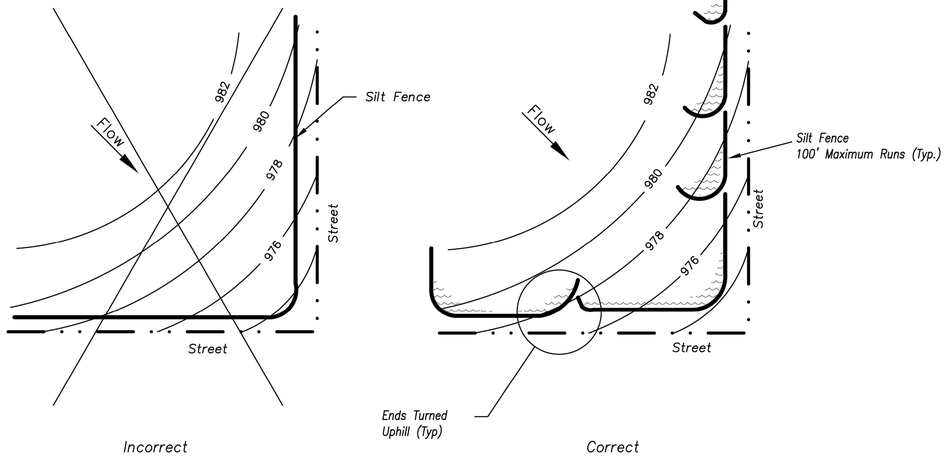
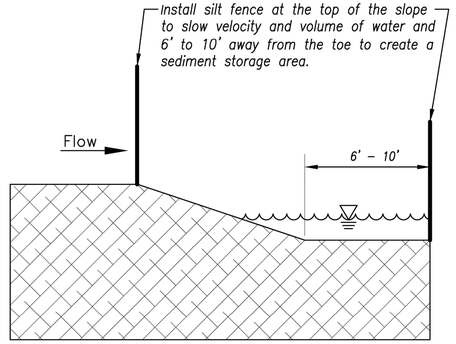
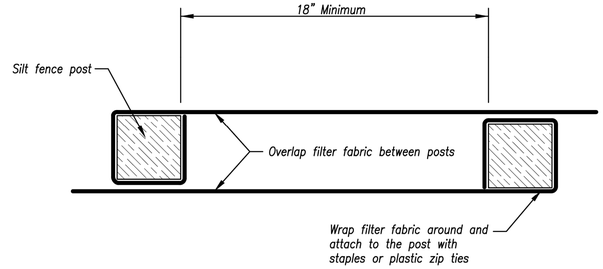



Figure A




## JOINING FENCE SECTIONS

Not to Scale

## SILT FENCE LAYOUT

Not to Scale

NORTH
1"=80'
0 40' 80'

Sheet
C16

Street & Storm Plans
18-0218
The Woods At Creekside
5th Plat

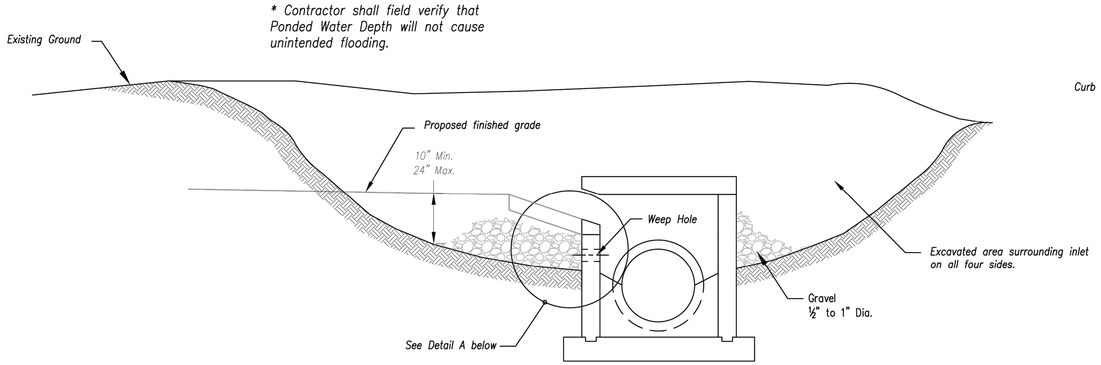
Erosion Control
Phase III

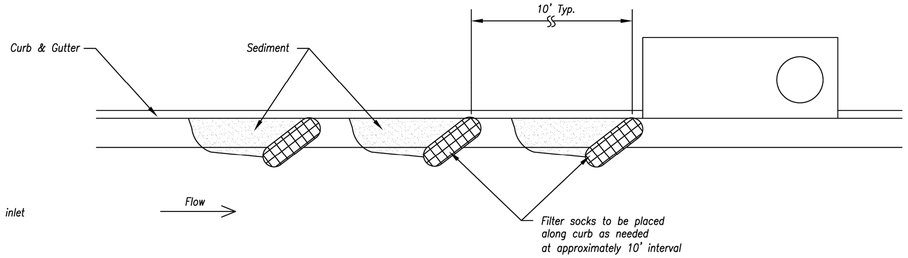
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| | PNC | 2024-11-01 | Per City Comments |
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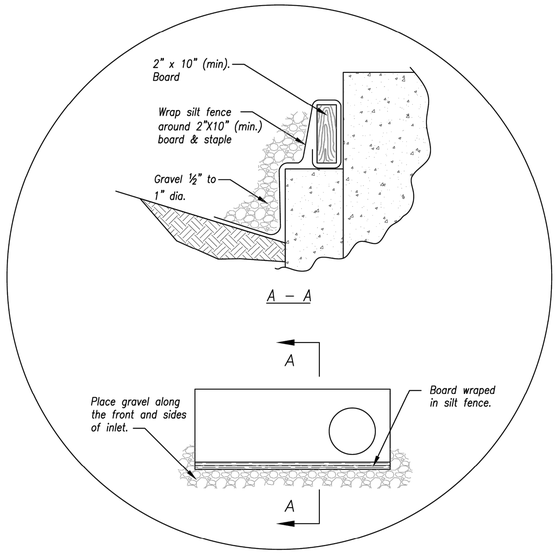
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On Grade Curb Inlet Protection




Detail A

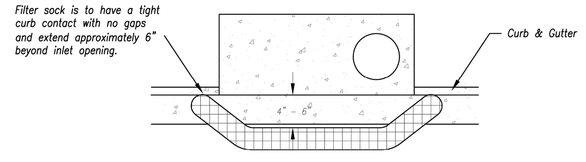
EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

Notes:

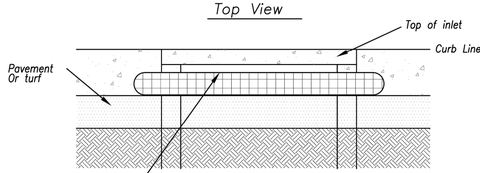
1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" X 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.




Top View




Front View

Sump Inlet Sediment Filter

LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)




Sheet
C17

Street & Storm Plans
18-0218
The Woods At Creekside
5th Plat

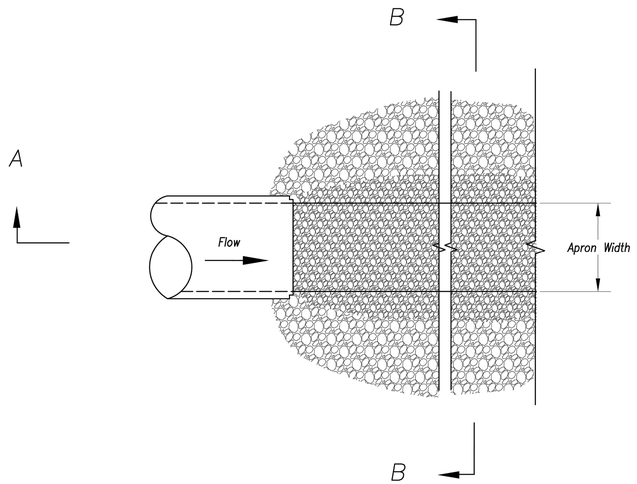
Erosion Control
Phase III

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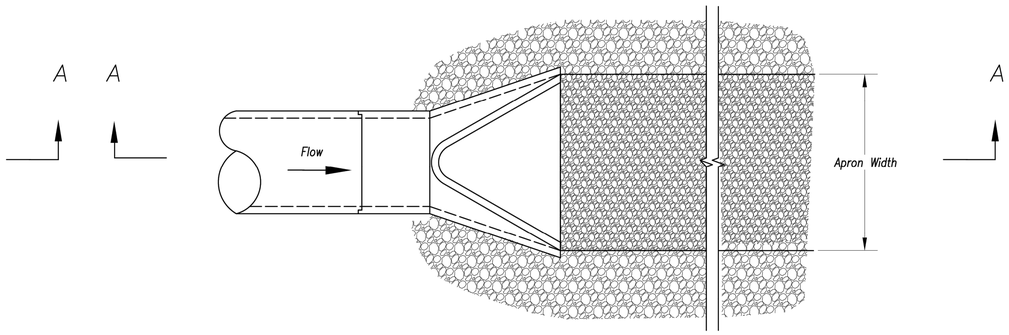
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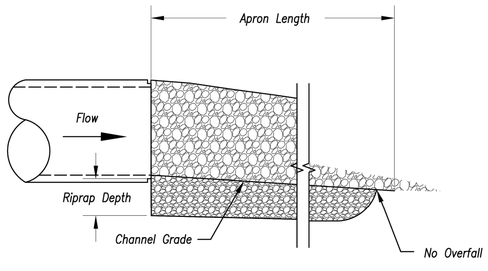
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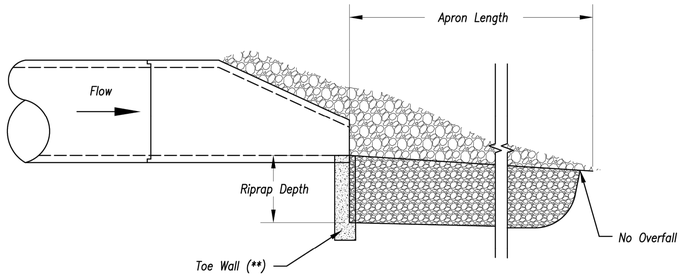

Plan View
Not to Scale



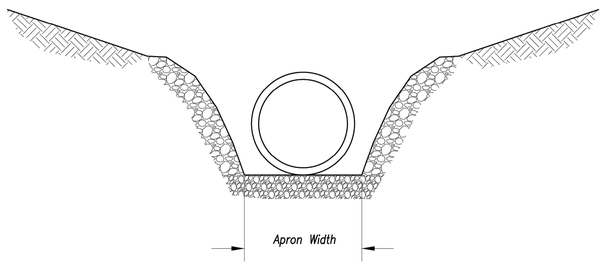

Plan View
Not to Scale




Section A–A
Not to Scale




Section A–A
Not to Scale




Section B–B
Not to Scale

## OUTLET PROTECTION W/O END SECTION

## OUTLET PROTECTION WITH END SECTION

*Notes:*

1. *Rock all sides steeper than 3:1.*
2. *Stabilize all disturbed areas downstream of outlet to the limits of disturbance.*
3. *Alternative outlet protection and slope stabilization measures may be used with approval by the Engineer.*
4. *Install riprap apron so that it is no higher than flowline of pipe.*
5. *Reference APWA Specification 2650 for rock type, size, and placement.*




Sheet
C18

Street & Storm Plans
18-0218
The Woods At Creekside
5th Plat

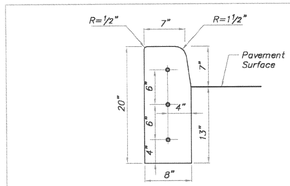
Erosion Control
Phase III

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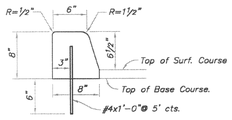
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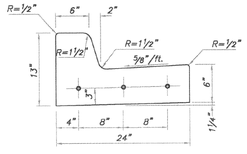

STRAIGHT CURB
(TYPE C-1)



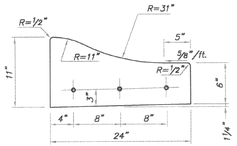

DOWELLED CURB
(TYPE DC)

GENERAL NOTES:

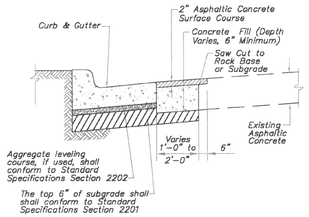
1. ¾" Isolation Joints with ⅝" dia. x 2' smooth dowels shall be placed at radius points and at 150' intervals. These dowel bars shall be greased and wrapped on one end with expansion tubes.
2. 1" deep Contraction Joints shall be installed at approximately 10' intervals. These joints shall pass across the entire curb section.
3. Fix dowel bars with bar supports.
4. Depth of curb shall be a minimum of 8" through the handicap access ramp.
5. Concrete shall conform to Standard Specifications Section 2208.2.B.
6. Asphaltic concrete surface course shall conform to Standard Specifications Section 2205.2.



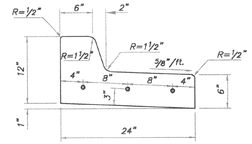

STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)



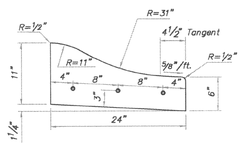

ROLL BACK CURB & GUTTER
(TYPE CG-2)




CURB REPLACEMENT DETAIL

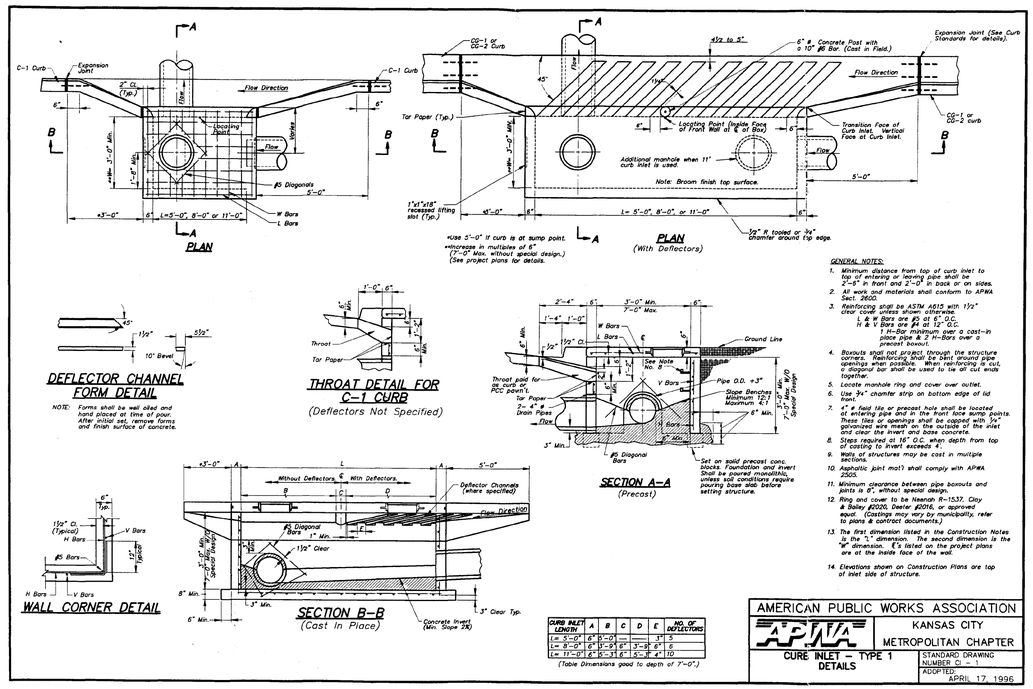



STRAIGHT BACK DRY CURB & GUTTER
(TYPE CG-1 DRY)




ROLL BACK DRY CURB & GUTTER
(TYPE CG-2 DRY)

| AMERICAN PUBLIC WORKS ASSOCIATION | |
|---|---|
| APWA | KANSAS CITY METROPOLITAN CHAPTER |
| CURB DETAILS | STANDARD DRAWING NUMBER C – 1<br>ADOPTED: MAY 23, 2001 |




DEFLECTOR CHANNEL FORM DETAIL

NOTE: Forms shall be well oiled and hand placed at time of pour. After initial set, remove forms and finish surface of concrete.




THROAT DETAIL FOR C-1 CURB
(Deflectors Not Specified)




SECTION A–A
(Precast)




WALL CORNER FORM DETAIL




SECTION B–B
(Cast In Place)

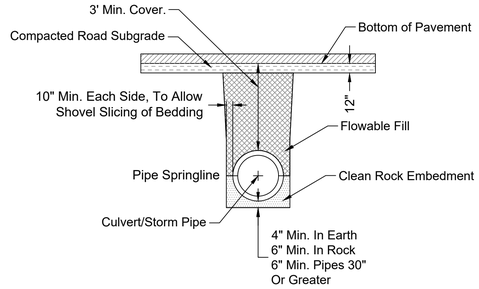
| CURB INLET LENGTH | A | B | C | D | E | NO. OF DEFLECTORS |
|---|---|---|---|---|---|---|
| L= 5'-0" | 6" | 5'-0" | — | — | 3" | 5 |
| L= 8'-0" | 6" | 5'-9⅛" | 3'-9" | 6" | 6" | 6 |
| L= 11'-0" | 6" | 5'-3⅛" | 5'-9" | 4" | 10 | |

(Table Dimensions good to depth of 7'-0".)

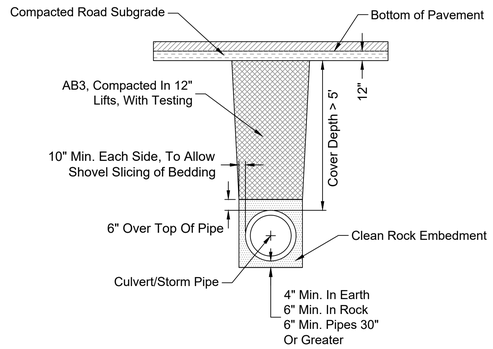
GENERAL NOTES:

1. Minimum distance from top of curb inlet to top of any paving or leaning pipe shall be 10'-6" in front and 2'-0" in back or on sides.
2. All work and materials shall conform to APWA Sect. 2600.
3. Reinforcing shall be ASTM A615 with 1½" clear cover unless shown otherwise.
   H & V Bars are #5 at 6" O.C.
   L Bars are #4 at 12" O.C.
   1 Ht-Bar minimum over a cast-in place pipe & 2 Ht-Bars over a precast bawout.
4. Baxouts shall not project through the structure corners. Reinforcing shall be bent around pipe openings when possible. When reinforcing is cut, a diagonal bar shall be used to tie all cut ends together.
5. Locate manhole ring and cover over outlet.
6. Use 9x4" chamfer strip on bottom edge of lid front.
7. 4" ø field tile or precast hole shall be located at entering pipe and in the front face sump points. These tiles or openings shall be capped with 9x4" galvanized wire mesh on the outside of the inlet and clear the invert and base concrete.
8. Steps required at 16" O.C. when depth from top of casting to invert exceeds 4'.
9. Walls of structures may be cast in multiple sections.
10. Asphaltic joint mat'l shall comply with APWA 2505.
11. Minimum clearance between pipe baxouts and joints is 6", without special design.
12. Ring and cover to be Neenah R-1537, Clay & Bailey #2020, Dexter #2016, or approved equal. (Castings may vary by municipality, refer to plans & contract documents.)
13. The first dimension listed in the Construction Notes is the "L" dimension. The second dimension is the "W" dimension. E's listed on the project plans are at the inside face of the wall.
14. Elevations shown on Construction Plans are top of inlet side of structure.

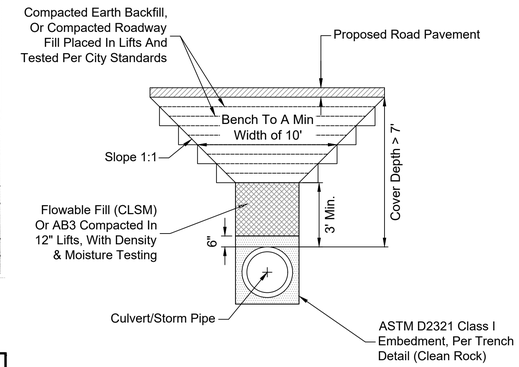
| AMERICAN PUBLIC WORKS ASSOCIATION | |
|---|---|
| APWA | KANSAS CITY METROPOLITAN CHAPTER |
| CURB INLET – TYPE 1 DETAILS | STANDARD DRAWING NUMBER C – 1<br>ADOPTED: APRIL 17, 1996 |



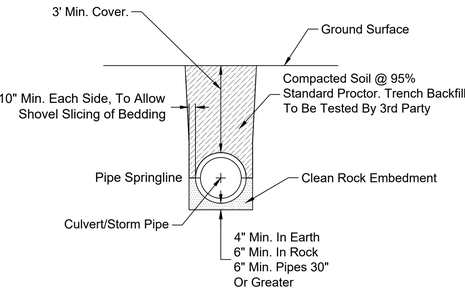

Trench Detail-Culvert/Storm Sewer Pipe (Street Crossing)
CASE 1



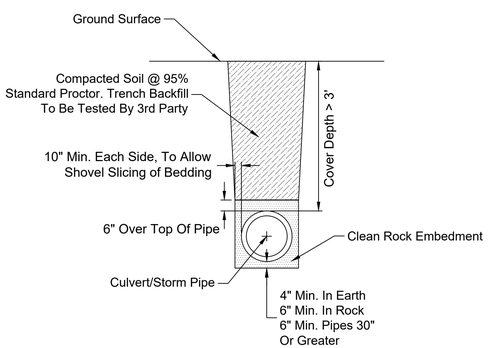

Trench Detail Culvert/Storm Sewer Pipe (Street Crossing) Alternate For Deep Pipes
CASE 2



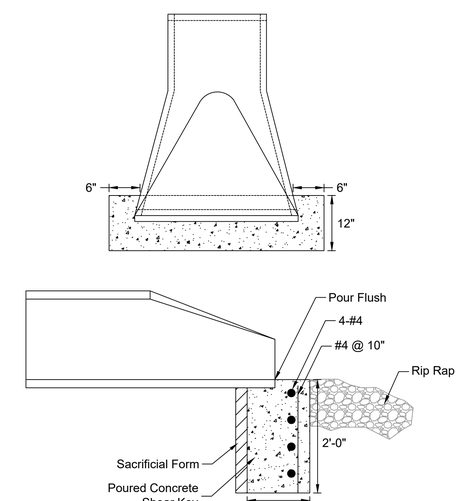

Backfill Detail For Culverts/Storm Sewer Pipes (Street Crossing) Alternate For Very Deep Pipes
CASE 3




Trench Detail-Culvert/Storm Sewer Pipe Outside Road R.O.W.
CASE 4




Trench Detail Culvert/Storm Sewer Pipe Inside R.O.W. Not Under Pavement
CASE 5




Shear Key Detail for RCP

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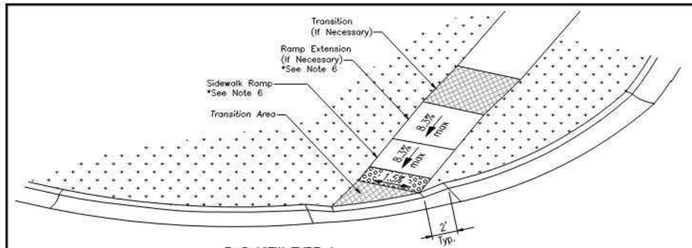
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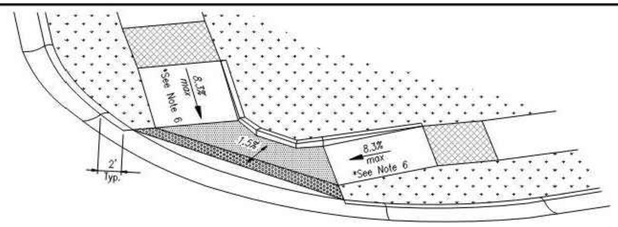
Street & Storm Plans
18-0218
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5th Plat

Standard Details I

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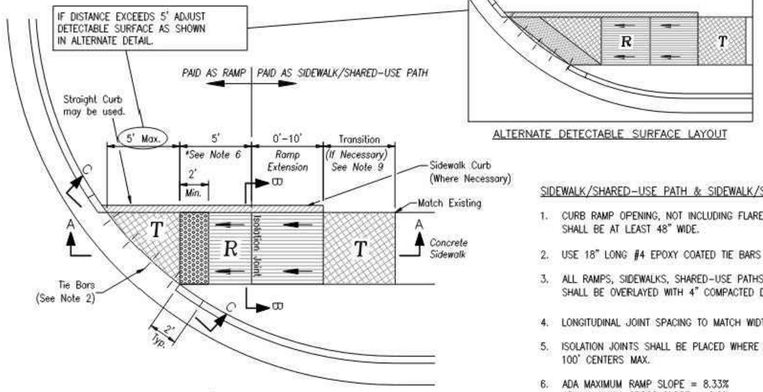

3-D VIEW TYPE A
SIDEWALK/SHARED-USE RAMP



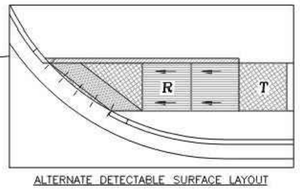

3-D VIEW TYPE B
SIDEWALK/SHARED-USE RAMP

LEGEND

- R — SIDEWALK RAMP
- TS — TURNING SPACE
- DETECTABLE WARNING SURFACE
- T — TRANSITION



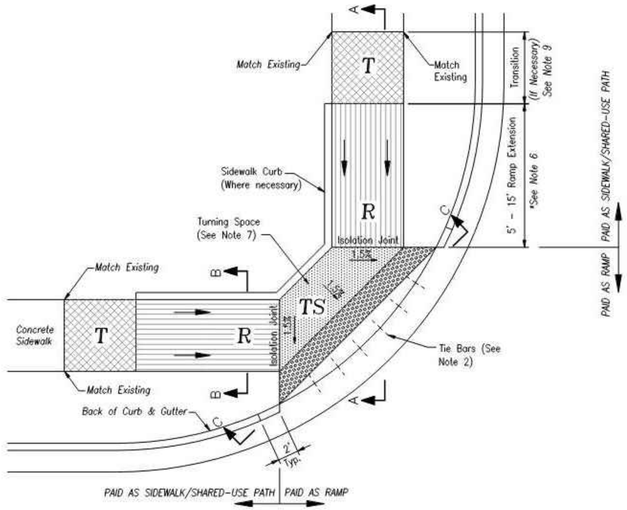

TYPE A SIDEWALK/SHARED-USE RAMP
Not to Scale



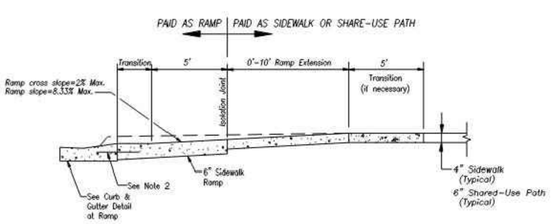

ALTERNATE DETECTABLE SURFACE LAYOUT

SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:

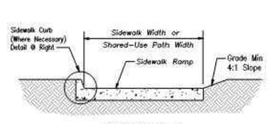
1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 100' CENTERS MAX.
6. ADA MAXIMUM RAMP SLOPE = 8.33%
   ADA MAXIMUM CROSS SLOPE = 2.0%
   *ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
7. TURNING SPACES SHALL BE 1.5%, ±0.5%, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



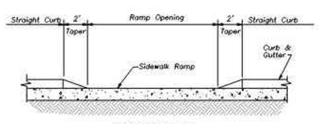

TYPE B SIDEWALK/SHARED-USE RAMP
Not to Scale




SECTION A-A

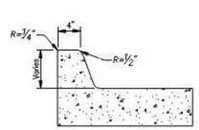



SECTION B-B

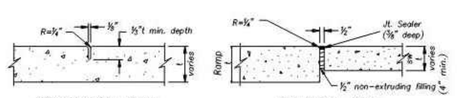



SECTION C-C

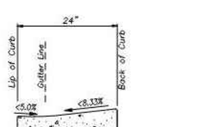
TYPE A & B SIDEWALK RAMP
Not to Scale




SIDEWALK CURB DETAIL
Not to Scale




JOINT DETAILS
Not to Scale




CURB & GUTTER DETAIL AT RAMP
Not to Scale

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Project: STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

Sheet Name: ADA RAMP RETROFIT DETAIL

Drawn By: MJF
Checked By: DL
Date: 08/2023
Proj. #:

GEN-3A

| NO. | BY | DATE | REVISION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| 0 | PNC | 2022-07-13 | Original Submittal |
| | PNC | 2024-01-12 | Per City Comments |
| | PNC | 2024-02-07 | Per City Comments |
| | PNC | 2024-11-01 | Per City Comments |
| | PNC | 2024-04-30 | Per City Comments |
| | PNC | 2025-08-01 | Per City Comments |

Renaissance Infrastructure Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
www.ric-consult.com

STATE OF MISSOURI
PATRICK N. CASSITY
NUMBER PE-2016008244
PROFESSIONAL ENGINEER
PATRICK N. CASSITY PE-2016008244

Missouri Certificate of Authority No. 2010033630

Sheet C19A

Street & Storm Plans
18-0218
The Woods At Creekside
5th Plat

Standard Details II

Aug 01 , 2025 - 11:28am
Z:\RIC Design\2018\18-0218 Lakeside Single Family\Dwg\The Woods 5th Plat\Sheets\Street & Storm\18-0218 Street & Storm 5th Plat.dwg

Contractor to install
OM4-3 Markers

STOP

R1-1
30"X30"
D3-1
40"x9"
Sta. 1+42.55, 17' Lt.

Rachel Circle

Magnus Street

James Court

Giorgia Street

Plat Boundary

R1-1
30"X30"
D3-1
40"x9"
Sta. 0+23.99, 18' Lt.

NORTH

1"=40'

0 20' 40'

Sheet
C20

Street & Storm Plans

18-0218
The Woods At Creekside
5th Plat

Standard Details I

| NO. | BY | DATE | REVISION |
|---|---|---|---|
| | PNC | 2025-08-01 | Per City Comments |
| | PNC | 2024-04-30 | Per City Comments |
| | PNC | 2024-11-01 | Per City Comments |
| | PNC | 2024-02-07 | Per City Comments |
| | PNC | 2024-01-12 | Per City Comments |
| 0 | PNC | 2022-07-13 | Original Submittal |


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Riverside, Missouri 64150
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State of Missouri
Patrick N. Cassity
Number PE-2016008244
Professional Engineer
Patrick N. Cassity PE-2016008244

Missouri Certificate of Authority No. 2010033630



Aug 01, 2025-11:28am
Z:\RIC Design\2018\18-0218 Lakeside Single Family\Dwg\The Woods 5th Plat\Sheets\Street & Storm\18-0218 Street & Storm 5th Plat.dwg

SUBSTITUTE BILL NO. 3383 ORDINANCE NO. 3308

**AN ORDINANCE ACCEPTING PUBLIC STREET IMPROVEMENTS AND STORM SEWER IMPROVEMENTS AND ASSOCIATED MAINTENANCE BONDS AND APPROVING A SIDEWALK INFRASTRUCTURE AGREEMENT FOR DEFERRED SIDEWALK CONSTRUCTION FOR THE WOODS AT CREEKSIDE 5th PLAT SUBDIVISION.**

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

Section 1. The plans titled The Woods at Creekside 5th Plat Street and Storm Sewer Improvements were submitted by Parkville Development 70, LLC, (the "Developer") reviewed by Public Works staff and approved for construction in August 2025.

Section 2. With the exception of sidewalks, the construction of the public street and storm sewer public improvements associated with the Estates at Thousand Oaks 1st Plat Subdivision (the "Plat") was substantially completed. Section 404.040.D(4) of the City Code provides that construction of sidewalks along local streets may be deferred until building permit issuance if the developer enters into an agreement with the City to construct all sidewalks within three (3) years from the date of acceptance of the streets. The Sidewalk Infrastructure Agreement attached to this Ordinance as Exhibit A, which has been executed by the Developer, is hereby approved, and the Mayor is authorized to execute said Agreement on behalf of the City in substantially the same form as is attached hereto as Exhibit A.

Section 3. The design and construction of the substantially completed improvements meet the City's adopted standards as set forth in the Parkville Municipal Code and the currently adopted edition of the Kansas City Metro Chapter of the American Public Works Association.

Section 4. Maintenance bonds were submitted to reflect the value of the substantially completed: i) public street improvements in the amount of $139,472.69; and ii) public storm sewer improvements in the amount of $94,225.00. Said bonds and related documentation are attached to this Ordinance as Exhibit B.

Section 5. The acceptance date will initiate the beginning of the required two-year contractor maintenance bond period as outlined in Parkville Municipal Code Chapter 404, Section 404.040(H)(5). Per this section, the applicant is responsible to correct defects or other issues apparent during that time.

Section 5. The substantially complete public street and storm sewer improvements located within the right-of way and easements of The Woods at Creekside 5th Plat are hereby accepted.

Section 6. This ordinance is effective upon its passage and approval.

PASSED and APPROVED this ___ day of August, 2026.

_____
Mayor Dean Katerndahl

ATTESTED:

_____
City Clerk Melissa Bazert

**EXHIBIT A – SIDEWALK INFRASTRUCTURE AGREEMENT**

**EXHIBIT B – MAINTENANCE BONDS**

**SIDEWALK INFRASTRUCTURE AGREEMENT FOR THE WOODS AT CREEKSIDE 5th PLAT SUBDIVISION**

This Agreement is entered into this ___ day of _____ 2026, by and between the City of Parkville, a Missouri municipal corporation (the "City") and Parkville Development 140, LLC, a Missouri limited liability company (the "Developer") (each a "Party" and collectively the "Parties").

## Recitals and Defined Terms

WHEREAS, the Developer is the owner and/or developer of the property comprising The Woods at Creekside 5th Plat Subdivision (the "Subdivision" or "Plat") which is located within the City of Parkville; and

WHEREAS, Chapter 404 of the City's Code of Ordinances ("City Code") contains regulations and requirements applicable to subdivisions located within the City, including regulations and requirements pertaining to the construction and dedication of sidewalks; and

WHEREAS, Section 404.040.D(4) of the City Code requires sidewalks to be constructed at the same time of street construction; provided, however, that construction of sidewalks along local streets may be deferred until building permit issuance if the developer enters into an agreement with the City to construct all sidewalks within three (3) years from the date of acceptance of the streets;

WHEREAS, the Developer has requested the City defer construction of the sidewalks and associated ADA ramps within the Subdivision (the "Sidewalk Infrastructure"); and

WHEREAS, the City has agreed to defer construction of the Sidewalk Infrastructure until building permit issuance, subject to the terms contained in this Agreement.

NOW, THEREFORE, in exchange for the mutual covenants and understandings expressed herein and for other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, it is agreed between the Parties as follows:

1. The Recitals and Defined Terms listed above are hereby incorporated into this Agreement as if set forth more fully herein. The Plat, as recorded with the Platte County Recorder of Deeds, is also incorporated into this Agreement by reference.

2. The Developer warrants that it has full ownership interest in the property comprising the Subdivision and that Developer has the legal authority and ability to enter into this Agreement and fulfill the terms contained herein.

3. Subject to the Developer's compliance with the terms of this Agreement, the construction of the Sidewalk Infrastructure is deferred until building permit issuance. For example, when a building permit is sought for a lot within the Subdivision, the required portion of the

Sidewalk Infrastructure adjacent to that lot will be required to be constructed and dedicated to the City as a condition of approval of the corresponding building permit. Notwithstanding the foregoing, the Developer agrees to construct and dedicate all Sidewalk Infrastructure within three (3) years of the date of the City ordinance accepting the street infrastructure for the Subdivision; provided, however, that this timeframe may be extended for good cause shown and though mutual agreement of the Parties. All Sidewalk Infrastructure shall be constructed and dedicated in accordance with City ordinances, regulations, and requirements.

4. In the event that any portion of the Sidewalk Infrastructure is not constructed and dedicated any portion of the Sidewalk Infrastructure within the three year period provided in Paragraph 3 of this Agreement, the City may, in addition to any other remedy available to it, provide notice to the property owner that the applicable Sidewalk Infrastructure shall be built within sixty (60) days, weather permitting, and if not completed within that time period the City may proceed with sidewalk construction and by ordinance levy a special assessment against the property for the cost of construction, an accordance with applicable law, including, without limitation, Section 88.812, RSMo.

5. The City assumes no obligation under this Agreement. Nothing in this Agreement shall be construed or interpreted as requiring the City to construct or pay for any of the Sidewalk Infrastructure.

6. Any dispute under this Agreement shall be governed by Missouri law. A copy of this Agreement shall be recorded with the Platte County Recorder of Deeds.

7. Notices under this Agreement shall be deemed to be given if it is in writing and mailed by United States mail, postage prepaid, or delivered by hand, and addressed as follows:

To the City:

City of Parkville, Missouri
8880 Clark Avenue
Parkville, Missouri 64152
Attn: City Administrator

With a copy to the City Attorney:

City of Parkville, Missouri
8880 Clark Avenue
Parkville, Missouri 64152
Attn: City Attorney

To the Developer:

Parkville Development 140, LLC
Attn: Brian Mertz
7607 NW John Anders Rd.
Kansas City, MO 64152

Each Party may specify that notice be addressed to any other person or address by giving to the other Party ten (10) days prior written notice thereof.

8. The terms, covenants and conditions of this Agreement may not be changed orally, but only

by an instrument in writing executed by the Parties.

9. Nothing in this Agreement shall be construed or deemed to constitute: i) a waiver of the City's sovereign immunity or any other immunity or privilege; or ii) a waiver or limitation of the City's police powers or legislative discretion.

10. This Agreement shall run with the land and be binding upon and inure to the benefit of the Parties hereto and their respective heirs, personal representatives, successors and permitted assigns. The Developer may not assign this Agreement without the prior written consent of the City.

11. The "Effective Date" of this Agreement is the date on which the last one of the Parties signed this Agreement. The Parties further represent that the persons signing the Agreement are duly authorized and have full power to execute the Agreement and bind the respective Parties.

12. This Agreement shall remain in effect until all Sidewalk Infrastructure has been constructed, dedicated, and accepted by the City, unless otherwise terminated by mutual agreement of the Parties.

**[The remainder of this page intentionally left blank; signature pages follow]**

**PARKVILLE DEVELOPMENT 140, LLC**

By: _____
Name: Brian Mertz
Title: Manager

STATE OF MISSOURI )
) ss.
COUNTY OF PLATTE )

On this 17 day of August, 2026, before me, a Notary Public in and for said State, personally appeared Brian Mertz, Manager, of Parkville Development 140, LLC, who is personally known to me to be the same person who executed, as such official, the within instrument on behalf of said Parkville Development 140, LLC, and such person duly acknowledged to me that she executed the same for the purposes therein stated, and that the execution of the same was the free act and deed of said Parkville Development 140, LLC.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year above written.

_____
Notary Public

My Commission Expires:

11-8-2026

JULIE LANDEWEE
Notary Public-Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires 11/8/2026
Commission # 16982157

**CITY OF PARKVILLE, MISSOURI**

By: _____
Name: Dean Katerndahl
Title: Mayor

**Attest:** _____
Melissa Bazert, City Clerk

# CITY OF PARKVILLE
## Policy Report

Date: August 5, 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 August 4 through August 18, 2026.

STRATEGIC GOAL(S):

- Operational Excellence
- Communications Best Practices

BUDGET IMPACT:
The total amount paid since the last Alderman meeting was $407,434.91. 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. 8.18.26 Council Report

| Vendor Sort Key | Description | Fund | Department | Amount | Total |
|---|---|---|---|---|---|
| BCBSKC | BCBS Dental Insurance | General Fund | NON-DEPARTMENTAL | $ 53.97 | |
| | BCBS Dental Insurance | General Fund | NON-DEPARTMENTAL | $ 183.20 | |
| | BCBSKC Dental | General Fund | NON-DEPARTMENTAL | $ 7.24 | |
| | 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- SPOUSE | General Fund | NON-DEPARTMENTAL | $ 247.58 | |
| | SPIRA $1,500 DED- CHILD(RE | General Fund | NON-DEPARTMENTAL | $ 131.57 | |
| | SPIRA $1,500 DED-FAMILY | General Fund | NON-DEPARTMENTAL | $ 275.56 | |
| | 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-FAMILY | General Fund | NON-DEPARTMENTAL | $ 128.25 | |
| | VISION-CHILD | General Fund | NON-DEPARTMENTAL | $ 8.87 | |
| | VISION-EMPLOYEE ONLY | General Fund | NON-DEPARTMENTAL | $ 28.80 | |
| | VISION FAMILY | General Fund | NON-DEPARTMENTAL | $ 50.37 | |
| | VISION-SPOUSE | General Fund | NON-DEPARTMENTAL | $ 17.26 | |
| | BCBS Dental Insurance | General Fund | ADMINISTRATION | $ 54.42 | |
| | DENTAL-EMPLOYEE | General Fund | ADMINISTRATION | $ 16.99 | |
| | BCBS Dental Insurance | General Fund | ADMINISTRATION | $ 55.88 | |
| | 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- EMP ONLY | General Fund | ADMINISTRATION | $ 325.52 | |
| | MED $4,000 DED-FAMILY | General Fund | ADMINISTRATION | $ 875.00 | |
| | SPIRA $3,300 DED-CHILD(REN | General Fund | ADMINISTRATION | $ 600.00 | |
| | BCBS Dental Insurance | General Fund | MUNICIPAL COURT | $ 27.21 | |
| | SPIRA $3,300 DED-CHILD(REN | General Fund | MUNICIPAL COURT | $ 600.00 | |
| | DENTAL-EMPLOYEE | General Fund | PUBLIC WORKS | $ 67.96 | |
| | BCBS Dental Insurance | General Fund | PUBLIC WORKS | $ 27.94 | |
| | BCBSKC Dental | General Fund | PUBLIC WORKS | $ 26.79 | |
| | MED $1,000 DED - EMP ONLY | General Fund | PUBLIC WORKS | $ 329.69 | |
| | MED $1,000 DED- SPOUSE | General Fund | PUBLIC WORKS | $ 600.00 | |
| | MED $3,000 DED-EMP ONLY | General Fund | PUBLIC WORKS | $ 329.69 | |
| | SPIRA $1,500 DED- EMP ONLY | General Fund | PUBLIC WORKS | $ 325.52 | |
| | SPIRA $1,500 DED-FAMILY | General Fund | PUBLIC WORKS | $ 875.00 | |
| | SPIRA $3,300 DED-CHILD(REN | General Fund | PUBLIC WORKS | $ 600.00 | |
| | DENTAL-EMPLOYEE | General Fund | COMMUNITY DEVELOPMENT | $ 33.98 | |
| | 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-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 | |
| | VISION-EMPLOYEE ONLY | Internal Services | NON-DEPARTMENTAL | $ 14.40 | |
| | DENTAL-EMPLOYEE | Internal Services | ADMINISTRATION | $ 50.97 | |
| | MED $1,000 DED - EMP ONLY | Internal Services | ADMINISTRATION | $ 329.69 | |
| | SPIRA $3,300 DED-EMPLOYEE | Internal Services | ADMINISTRATION | $ 567.56 | |
| | DENTAL-EMPLOYEE | Internal Services | PAYROLL / HR SERVICES | $ 16.99 | |
| | SPIRA $1,500 DED- EMP ONLY | Internal Services | PAYROLL / HR SERVICES | $ 325.52 | |
| | SPIRA-$3,300 DED-SPOUSE | TRANSPORTATION | NON-DEPARTMENTAL | $ 78.15 | |
| | VISION-EMPLOYEE ONLY | TRANSPORTATION | NON-DEPARTMENTAL | $ 24.00 | |
| | DENTAL-EMPLOYEE | TRANSPORTATION | STREETS | $ 118.93 | |
| | MED $3,000 DED-EMP ONLY | TRANSPORTATION | STREETS | $ 329.69 | |
| | SPIRA $1,500 DED- EMP ONLY | TRANSPORTATION | STREETS | $ 325.52 | |
| | MED $4,000 DED-EONLY | TRANSPORTATION | STREETS | $ 600.96 | |
| | SPIRA $3,300 DED-EMPLOYEE | TRANSPORTATION | STREETS | $ 567.56 | |
| | 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 | $ 36.64 | |
| | 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-FAMILY | PARKS & RECREATION | NON-DEPARTMENTAL | $ 128.25 | |
| | VISION-CHILD | PARKS & RECREATION | NON-DEPARTMENTAL | $ 8.87 | |
| | VISION-EMPLOYEE ONLY | PARKS & RECREATION | NON-DEPARTMENTAL | $ 9.60 | |
| | VISION FAMILY | PARKS & RECREATION | NON-DEPARTMENTAL | $ 16.79 | |
| | BCBS Dental Insurance | PARKS & RECREATION | PARKS & RECREATION | $ 54.42 | |
| | DENTAL-EMPLOYEE | PARKS & RECREATION | PARKS & RECREATION | $ 50.97 | |
| | BCBS Dental Insurance | PARKS & RECREATION | PARKS & RECREATION | $ 27.94 | |
| | 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- EMP ONLY | PARKS & RECREATION | PARKS & RECREATION | $ 651.04 | |
| | SPIRA $3,300 DED-CHILD(REN | PARKS & RECREATION | PARKS & RECREATION | $ 600.00 | |
| | 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 | $ 73.28 | |
| | BCBSKC Dental | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 21.72 | |
| | MED $1,000 DED - EMP ONLY | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 50.08 | |
| | MED $3,000 DED-FAMILY | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 290.59 | |
| | MED $3,000-SPOUSE | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 375.82 | |

| | | | | | |
|---|---|---|---|---|---|
| | 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-SPOUSE | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 78.15 | |
| | VISION-CHILD | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 17.74 | |
| | VISION-EMPLOYEE ONLY | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 19.20 | |
| | VISION FAMILY | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 33.58 | |
| | VISION-SPOUSE | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 17.26 | |
| | BCBS Dental Insurance | PUBLIC SAFETY | POLICE DEPARTMENT | $ 54.42 | |
| | DENTAL-EMPLOYEE | PUBLIC SAFETY | POLICE DEPARTMENT | $ 101.94 | |
| | BCBS Dental Insurance | PUBLIC SAFETY | POLICE DEPARTMENT | $ 55.88 | |
| | BCBSKC Dental | PUBLIC SAFETY | POLICE DEPARTMENT | $ 80.37 | |
| | MED $1,000 DED - EMP ONLY | PUBLIC SAFETY | POLICE DEPARTMENT | $ 659.38 | |
| | MED $3,000 DED-EMP ONLY | PUBLIC SAFETY | POLICE DEPARTMENT | $ 329.69 | |
| | MED $3,000 DED-FAMILY | PUBLIC SAFETY | POLICE DEPARTMENT | $ 875.00 | |
| | MED $3,000-SPOUSE | PUBLIC SAFETY | POLICE DEPARTMENT | $ 1,200.00 | |
| | SPIRA $1,500 DED- CHILD(RE | PUBLIC SAFETY | POLICE DEPARTMENT | $ 1,200.00 | |
| | 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-FAMILY | PUBLIC SAFETY | POLICE DEPARTMENT | $ 875.00 | |
| | SPIRA-$3,300 DED-SPOUSE | PUBLIC SAFETY | POLICE DEPARTMENT | $ 600.00 | |
| | TOTAL | | | | $ 27,213.27 |
| BagSpot Pet Waste Solutions | DOG BAGS - PST | PARKS & RECREATION | PARKS & RECREATION | $ 359.70 | |
| | TOTAL | | | | $ 359.70 |
| CFC Underwriting Limited | JUN 26 CYBR SCRTY DEDUCT-I | Internal Services | RISK MANAGEMENT | $ 5,000.00 | |
| | TOTAL | | | | $ 5,000.00 |
| Charlesworth Consulting, LLC | JUL 26 RISK MGMT CNSLT - I | Internal Services | RISK MANAGEMENT | $ 1,600.00 | |
| | TOTAL | | | | $ 1,600.00 |
| City of Parkville/Flex Plan | FSA- Dependent Care | General Fund | NON-DEPARTMENTAL | $ 279.28 | |
| | Flex Plan | General Fund | NON-DEPARTMENTAL | $ 624.14 | |
| | Flex Plan | Internal Services | NON-DEPARTMENTAL | $ 31.00 | |
| | FSA- Dependent Care | TRANSPORTATION | NON-DEPARTMENTAL | $ 53.57 | |
| | Flex Plan | TRANSPORTATION | NON-DEPARTMENTAL | $ 80.00 | |
| | FSA- Dependent Care | PARKS & RECREATION | NON-DEPARTMENTAL | $ 75.00 | |
| | Flex Plan | PARKS & RECREATION | NON-DEPARTMENTAL | $ 45.00 | |
| | Flex Plan | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 75.00 | |
| | TOTAL | | | | $ 1,262.99 |
| Dave's Foreign Car Repair LLC | V#600 LO&F - PD | PUBLIC SAFETY | POLICE DEPARTMENT | $ 55.00 | |
| | TOTAL | | | | $ 55.00 |
| FLYNN MIDWEST LP | CH FRENCH DRAIN & WTRPRF - | CAPITAL PROJECTS F | ADMINISTRATION | $ 22,253.00 | |
| | TOTAL | | | | $ 22,253.00 |
| Arthur J. Gallagher Management Service | 26-27 ANNL CYBER SEC - ISF | Internal Services | TECHNICAL SERVICES | $ 8,870.00 | |
| | TOTAL | | | | $ 8,870.00 |
| Galls, Inc. | NAMESTRIP - PD | PUBLIC SAFETY | POLICE DEPARTMENT | $ 25.98 | |
| | GLD & SLVR NAMEPLATES - PD | PUBLIC SAFETY | POLICE DEPARTMENT | $ 27.98 | |
| | TOTAL | | | | $ 53.96 |
| Good Times Autobody | V#601 DECAL REMOVAL - PD | PUBLIC SAFETY | POLICE DEPARTMENT | $ 400.00 | |
| | TOTAL | | | | $ 400.00 |
| Guardian | ACCIDENTAL & CRITICAL ILLN | General Fund | NON-DEPARTMENTAL | $ 122.09 | |
| | ADD on Guardian | General Fund | NON-DEPARTMENTAL | $ 267.51 | |
| | Long Term Disability | General Fund | NON-DEPARTMENTAL | $ 47.23 | |
| | ADD on Guardian | General Fund | ADMINISTRATION | $ 75.04 | |
| | ADD on Guardian | General Fund | ADMINISTRATION | $ 15.21 | |
| | Long Term Disability | General Fund | ADMINISTRATION | $ 10.68 | |
| | ADD on Guardian | General Fund | MUNICIPAL COURT | $ 9.21 | |
| | Long Term Disability | General Fund | MUNICIPAL COURT | $ 3.92 | |
| | ADD on Guardian | General Fund | PUBLIC WORKS | $ 72.87 | |
| | Long Term Disability | General Fund | PUBLIC WORKS | $ 23.16 | |
| | ADD on Guardian | General Fund | COMMUNITY DEVELOPMENT | $ 46.26 | |
| | Long Term Disability | General Fund | COMMUNITY DEVELOPMENT | $ 9.53 | |
| | ACCIDENTAL & CRITICAL ILLN | Internal Services | NON-DEPARTMENTAL | $ 6.94 | |
| | ADD on Guardian | Internal Services | NON-DEPARTMENTAL | $ 40.35 | |
| | Long Term Disability | Internal Services | NON-DEPARTMENTAL | $ 10.24 | |
| | ADD on Guardian | Internal Services | ADMINISTRATION | $ 39.47 | |
| | Long Term Disability | Internal Services | ADMINISTRATION | $ 5.34 | |
| | ADD on Guardian | Internal Services | PAYROLL / HR SERVICES | $ 11.55 | |
| | Long Term Disability | Internal Services | PAYROLL / HR SERVICES | $ 4.92 | |
| | ACCIDENTAL & CRITICAL ILLN | TRANSPORTATION | NON-DEPARTMENTAL | $ 40.58 | |
| | ADD on Guardian | TRANSPORTATION | NON-DEPARTMENTAL | $ 33.53 | |
| | Long Term Disability | TRANSPORTATION | NON-DEPARTMENTAL | $ 18.25 | |
| | ADD on Guardian | TRANSPORTATION | STREETS | $ 64.59 | |
| | Long Term Disability | TRANSPORTATION | STREETS | $ 18.25 | |
| | ACCIDENTAL & CRITICAL ILLN | PARKS & RECREATION | NON-DEPARTMENTAL | $ 8.53 | |
| | Long Term Disability | PARKS & RECREATION | NON-DEPARTMENTAL | $ 14.75 | |

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|---|---|---|---|---|---|
| | ADD on Guardian | PARKS & RECREATION | PARKS & RECREATION | $ 62.42 | |
| | Long Term Disability | PARKS & RECREATION | PARKS & RECREATION | $ 14.75 | |
| | ACCIDENTAL & CRITICAL ILLN | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 94.00 | |
| | ADD on Guardian | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 139.47 | |
| | Long Term Disability | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 40.51 | |
| | ADD on Guardian | PUBLIC SAFETY | POLICE DEPARTMENT | $ 162.89 | |
| | ADD on Guardian | PUBLIC SAFETY | POLICE DEPARTMENT | $ 11.70 | |
| | Long Term Disability | PUBLIC SAFETY | POLICE DEPARTMENT | $ 40.58 | |
| | TOTAL | | | | $ 1,586.32 |
| IRS US TAX PAYMENT_Park Bank | Federal Withholding | General Fund | NON-DEPARTMENTAL | $ 6,116.36 | |
| | FICA W/H | General Fund | NON-DEPARTMENTAL | $ 3,895.28 | |
| | Medicare W/H | General Fund | NON-DEPARTMENTAL | $ 910.95 | |
| | FICA W/H | General Fund | ADMINISTRATION | $ 1,647.35 | |
| | Medicare W/H | General Fund | ADMINISTRATION | $ 385.24 | |
| | FICA W/H | General Fund | MUNICIPAL COURT | $ 295.10 | |
| | Medicare W/H | General Fund | MUNICIPAL COURT | $ 69.02 | |
| | FICA W/H | General Fund | PUBLIC WORKS | $ 1,207.57 | |
| | Medicare W/H | General Fund | PUBLIC WORKS | $ 282.40 | |
| | FICA W/H | General Fund | COMMUNITY DEVELOPMENT | $ 745.26 | |
| | Medicare W/H | General Fund | COMMUNITY DEVELOPMENT | $ 174.29 | |
| | Federal Withholding | Internal Services | NON-DEPARTMENTAL | $ 1,457.59 | |
| | FICA W/H | Internal Services | NON-DEPARTMENTAL | $ 793.59 | |
| | Medicare W/H | Internal Services | NON-DEPARTMENTAL | $ 185.60 | |
| | FICA W/H | Internal Services | ADMINISTRATION | $ 613.17 | |
| | Medicare W/H | Internal Services | ADMINISTRATION | $ 143.40 | |
| | FICA W/H | Internal Services | PAYROLL / HR SERVICES | $ 180.42 | |
| | Medicare W/H | Internal Services | PAYROLL / HR SERVICES | $ 42.20 | |
| | Federal Withholding | TRANSPORTATION | NON-DEPARTMENTAL | $ 1,056.41 | |
| | FICA W/H | TRANSPORTATION | NON-DEPARTMENTAL | $ 982.37 | |
| | Medicare W/H | TRANSPORTATION | NON-DEPARTMENTAL | $ 229.74 | |
| | FICA W/H | TRANSPORTATION | STREETS | $ 982.37 | |
| | Medicare W/H | TRANSPORTATION | STREETS | $ 229.74 | |
| | Federal Withholding | PARKS & RECREATION | NON-DEPARTMENTAL | $ 1,547.70 | |
| | FICA W/H | PARKS & RECREATION | NON-DEPARTMENTAL | $ 1,299.52 | |
| | Medicare W/H | PARKS & RECREATION | NON-DEPARTMENTAL | $ 303.93 | |
| | FICA W/H | PARKS & RECREATION | PARKS & RECREATION | $ 1,257.26 | |
| | Medicare W/H | PARKS & RECREATION | PARKS & RECREATION | $ 294.05 | |
| | FICA W/H | PARKS & RECREATION | Nature Sanctuary | $ 42.26 | |
| | Medicare W/H | PARKS & RECREATION | Nature Sanctuary | $ 9.88 | |
| | Federal Withholding | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 4,457.03 | |
| | FICA W/H | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 2,913.66 | |
| | Medicare W/H | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 681.42 | |
| | FICA W/H | PUBLIC SAFETY | POLICE DEPARTMENT | $ 2,913.66 | |
| | Medicare W/H | PUBLIC SAFETY | POLICE DEPARTMENT | $ 681.42 | |
| | TOTAL | | | | $ 39,027.21 |
| KC Wireless Inc | V#603 NEW BUILD - PD | PUBLIC SAFETY | CAPITAL OUTLAY | $ 17,837.35 | |
| | V#607 NEW BUILD - PD | PUBLIC SAFETY | CAPITAL OUTLAY | $ 18,654.27 | |
| | TOTAL | | | | $ 36,491.62 |
| KCMO City Treasurer (Revenue Division) | KC Earnings Tax W/H | General Fund | NON-DEPARTMENTAL | $ 264.24 | |
| | KC Earnings Tax W/H | General Fund | NON-DEPARTMENTAL | $ 277.00 | |
| | KC Earnings Tax W/H | General Fund | NON-DEPARTMENTAL | $ 256.95 | |
| | 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 | TRANSPORTATION | NON-DEPARTMENTAL | $ 64.62 | |
| | KC Earnings Tax W/H | TRANSPORTATION | NON-DEPARTMENTAL | $ 63.43 | |
| | KC Earnings Tax W/H | TRANSPORTATION | NON-DEPARTMENTAL | $ 62.85 | |
| | KC Earnings Tax W/H | PARKS & RECREATION | NON-DEPARTMENTAL | $ 138.12 | |
| | KC Earnings Tax W/H | PARKS & RECREATION | NON-DEPARTMENTAL | $ 146.66 | |
| | KC Earnings Tax W/H | PARKS & RECREATION | NON-DEPARTMENTAL | $ 133.68 | |
| | KC Earnings Tax W/H | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 208.38 | |
| | KC Earnings Tax W/H | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 209.31 | |
| | KC Earnings Tax W/H | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 149.01 | |
| | TOTAL | | | | $ 2,037.71 |
| Kay D. Barney D.O. | J POMERAY - EXAM - PD | PUBLIC SAFETY | POLICE DEPARTMENT | $ 155.00 | |
| | TOTAL | | | | $ 155.00 |
| LAGERS | LAGERS RETIREMENT | General Fund | ADMINISTRATION | $ 4,482.10 | |
| | LAGERS RETIREMENT | General Fund | MUNICIPAL COURT | $ 386.42 | |
| | LAGERS RETIREMENT | General Fund | PUBLIC WORKS | $ 2,133.04 | |
| | LAGERS RETIREMENT | General Fund | COMMUNITY DEVELOPMENT | $ 2,198.34 | |
| | LAGERS RETIREMENT | Internal Services | ADMINISTRATION | $ 1,733.11 | |
| | LAGERS RETIREMENT | Internal Services | PAYROLL / HR SERVICES | $ 497.62 | |
| | LAGERS RETIREMENT | TRANSPORTATION | STREETS | $ 2,155.49 | |
| | LAGERS RETIREMENT | PARKS & RECREATION | PARKS & RECREATION | $ 2,307.65 | |
| | LAGERS RETIREMENT | PUBLIC SAFETY | POLICE DEPARTMENT | $ 369.23 | |
| | POLICE DEPARTMENT LAGERS | PUBLIC SAFETY | POLICE DEPARTMENT | $ 10,686.33 | |
| | TOTAL | | | | $ 26,949.33 |

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| Lettersmith Sign & Decal Company | V#608, 607 & 603 LOGO WRAP | PUBLIC SAFETY | CAPITAL OUTLAY | $ 3,958.53 | |
| | TOTAL | | | | $ 3,958.53 |
| LexisNexis Risk Solutions | JUN 26 SRVC AGRMNT - PD | PUBLIC SAFETY | POLICE DEPARTMENT | $ 130.00 | |
| | TOTAL | | | | $ 130.00 |
| MIDWEST ALARM SERVICES | ANNL SYSTEM & ALARM INSPC | Internal Services | BUILDING SERVICES | $ 1,008.00 | |
| | TOTAL | | | | $ 1,008.00 |
| Missouri Dept. of Revenue - Income Tax | State Withholdings | General Fund | NON-DEPARTMENTAL | $ 2,010.00 | |
| | State Withholdings | Internal Services | NON-DEPARTMENTAL | $ 447.00 | |
| | State Withholdings | TRANSPORTATION | NON-DEPARTMENTAL | $ 392.00 | |
| | State Withholdings | PARKS & RECREATION | NON-DEPARTMENTAL | $ 559.00 | |
| | State Withholdings | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 1,564.00 | |
| | TOTAL | | | | $ 4,972.00 |
| McKeever Enterprises dba Price Chopper | ICE - ADMIN | General Fund | ADMINISTRATION | $ 5.38 | |
| | MTG DRINKS - ADMIN | General Fund | ADMINISTRATION | $ 76.88 | |
| | ICE - ADMIN | General Fund | ADMINISTRATION | $ 5.38 | |
| | MTG SNACKS - ADMIN | General Fund | ADMINISTRATION | $ 66.85 | |
| | WATER/GATORADE - PST | PARKS & RECREATION | PARKS & RECREATION | $ 63.39 | |
| | TOTAL | | | | $ 217.88 |
| Metropoint Services, LLC | AUG JANITORIAL SRVCS - ISF | Internal Services | BUILDING SERVICES | $ 1,550.00 | |
| | AUG JANITORIAL SRVCS - ST | TRANSPORTATION | STREETS | $ 100.00 | |
| | AUG JANITORIAL SRVCS - PD | PUBLIC SAFETY | POLICE DEPARTMENT | $ 250.00 | |
| | TOTAL | | | | $ 1,900.00 |
| Midwest Recycling Center | RECYLE EVENT PICKUP FEES - | General Fund | PUBLIC WORKS | $ 450.00 | |
| | RECYCLE EVENT - PW | General Fund | PUBLIC WORKS | $ 450.00 | |
| | TOTAL | | | | $ 900.00 |
| Mission Square-307067 | 457 PERCENT CONTRIBUTION | General Fund | NON-DEPARTMENTAL | $ 230.41 | |
| | 457 PLAN FLAT AMOUNTS | General Fund | NON-DEPARTMENTAL | $ 50.00 | |
| | 457 PLAN EE AND MATCH | General Fund | NON-DEPARTMENTAL | $ 724.00 | |
| | 457 Def Comp % | General Fund | NON-DEPARTMENTAL | $ 1,102.09 | |
| | 457 Def Comp Roth | General Fund | NON-DEPARTMENTAL | $ 60.00 | |
| | 457 PLAN EE AND MATCH | General Fund | ADMINISTRATION | $ 348.66 | |
| | 457 PLAN FLAT AMOUNTS | Internal Services | NON-DEPARTMENTAL | $ 235.00 | |
| | 457 PERCENT CONTRIBUTION | TRANSPORTATION | NON-DEPARTMENTAL | $ 102.53 | |
| | 457 PLAN FLAT AMOUNTS | TRANSPORTATION | NON-DEPARTMENTAL | $ 160.00 | |
| | 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 PERCENT CONTRIBUTION | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 26.96 | |
| | 457 PLAN FLAT AMOUNTS | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 500.00 | |
| | 457 Def Comp % | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 188.85 | |
| | TOTAL | | | | $ 3,813.50 |
| Missouri One Call System | JUL 26 LOCATE FEES (201) - | Sewer Service Fund | SEWER ADMIN | $ 271.35 | |
| | TOTAL | | | | $ 271.35 |
| Off World Antiques | MAGNIFY ART LOAN - 1ST PYM | General Fund | ADMINISTRATION | $ 1,000.00 | |
| | FEATHER ART LOAN - 1ST PYM | PARKS & RECREATION | PARKS & RECREATION | $ 1,000.00 | |
| | TOTAL | | | | $ 2,000.00 |
| Overland Park Awards | NAME PLATES - PW | General Fund | ADMINISTRATION | $ 55.20 | |
| | TOTAL | | | | $ 55.20 |
| Platte County Citizen | 8/25 PUB HRNG NOTICE - CD | General Fund | COMMUNITY DEVELOPMENT | $ 25.00 | |
| | 8/11 PUB HRNG NOTICE - CD | General Fund | COMMUNITY DEVELOPMENT | $ 45.00 | |
| | TOTAL | | | | $ 70.00 |
| Platte County Regional Sewer District | AUG 26 OPRTN BILLING - SWR | Sewer Service Fund | SEWER ADMIN | $ 29,117.50 | |
| | TOTAL | | | | $ 29,117.50 |
| Platte Rental & Supply | TRIMMER REPAIR - PST | PARKS & RECREATION | PARKS & RECREATION | $ 133.24 | |
| | WEEDEATER PARTS - PNS | PARKS & RECREATION | Nature Sanctuary | $ 39.50 | |
| | TOTAL | | | | $ 172.74 |
| Riverside Technologies, Inc (RTI) | HD DESTRUCTION (6) - ISF T | Internal Services | TECHNICAL SERVICES | $ 150.00 | |
| | AUG 26 AA674 - PRNTR - ISF | Internal Services | TECHNICAL SERVICES | $ 472.00 | |
| | AUG 26 MSP & SFTWR LIC - I | Internal Services | TECHNICAL SERVICES | $ 2,500.00 | |
| | AUG 26 MSP & SFTWR LIC - I | Internal Services | TECHNICAL SERVICES | $ 1,808.20 | |
| | AUG 26 AA652 - PRNTR - PD | PUBLIC SAFETY | POLICE DEPARTMENT | $ 20.51 | |
| | TOTAL | | | | $ 4,950.71 |
| Rejis Commission | AUG 26 MBL TCKT - PD | PUBLIC SAFETY | POLICE DEPARTMENT | $ 350.09 | |
| | ANNL NETMOTION SUB - PD | PUBLIC SAFETY | POLICE DEPARTMENT | $ 738.00 | |
| | TOTAL | | | | $ 1,088.09 |
| SoftResources | JUN 26 TYLER PRJT MNGT - I | Internal Services | TECHNICAL SERVICES | $ 2,500.00 | |
| | AUG 26 TYLER PRJT MNGT - I | Internal Services | TECHNICAL SERVICES | $ 2,500.00 | |
| | TOTAL | | | | $ 5,000.00 |
| Sontiq | IDENTITY THEFT-EMPLOYEE | General Fund | NON-DEPARTMENTAL | $ 9.50 | |
| | Sontiq (Identity Force) | General Fund | NON-DEPARTMENTAL | $ 8.75 | |
| | IDENTITY THEFT-EMPLOYEE | Internal Services | NON-DEPARTMENTAL | $ 4.75 | |
| | IDENTITY THEFT-EMPLOYEE | TRANSPORTATION | NON-DEPARTMENTAL | $ 4.75 | |
| | IDENTITY THEFT-EMPLOYEE | PARKS & RECREATION | NON-DEPARTMENTAL | $ 4.75 | |
| | IDENTITY THEFT-EMPLOYEE | PUBLIC SAFETY | NON-DEPARTMENTAL | $ 4.75 | |
| | TOTAL | | | | $ 37.25 |

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| Surency | FSA and DCA Admin Fees | General Fund | ADMINISTRATION | $ | 5.58 | |
| | FSA and DCA Admin Fees | General Fund | PUBLIC WORKS | $ | 1.86 | |
| | FSA and DCA Admin Fees | General Fund | COMMUNITY DEVELOPMENT | $ | 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 | PARKS & RECREATION | PARKS & RECREATION | $ | 3.72 | |
| | FSA and DCA Admin Fees | PUBLIC SAFETY | POLICE DEPARTMENT | $ | 3.72 | |
| | TOTAL | | | | | $ 20.46 |
| UMB Bank, N.A. | HSA Contribution | General Fund | NON-DEPARTMENTAL | $ | 872.92 | |
| | HSA Contribution | Internal Services | NON-DEPARTMENTAL | $ | 175.00 | |
| | HSA Contribution | TRANSPORTATION | NON-DEPARTMENTAL | $ | 170.00 | |
| | HSA Contribution | PARKS & RECREATION | NON-DEPARTMENTAL | $ | 150.00 | |
| | HSA Contribution | PUBLIC SAFETY | NON-DEPARTMENTAL | $ | 350.00 | |
| | TOTAL | | | | | $ 1,717.92 |
| UniFirst Corporation | MAT SERVICE - 4/20/26 - IS | Internal Services | BUILDING SERVICES | $ | 210.62 | |
| | MAT SERVICE - 5/18/26 - IS | Internal Services | BUILDING SERVICES | $ | 211.37 | |
| | MAT SERVICE - 6/15/26 - IS | Internal Services | BUILDING SERVICES | $ | 211.37 | |
| | MAT SERVICE - 7/13/26 - IS | Internal Services | BUILDING SERVICES | $ | 214.53 | |
| | MAT SERVICE 8/10/26 - ISF | Internal Services | BUILDING SERVICES | $ | 252.72 | |
| | TOTAL | | | | | $ 1,100.61 |
| WSKF ARCHITECTS, INC | CH RENOVATIONS - CIP | CAPITAL PROJECTS F | ADMINISTRATION | $ | 3,934.75 | |
| | TOTAL | | | | | $ 3,934.75 |
| Westlake Ace Hardware | STORAGE TOTES - ADMIN | General Fund | ADMINISTRATION | $ | 36.75 | |
| | HAND DOLLEY & SHOWCASE - A | General Fund | ADMINISTRATION | $ | 297.95 | |
| | FASTENERS - ISF BLD | Internal Services | BUILDING SERVICES | $ | 14.34 | |
| | FASTENERS - ST | TRANSPORTATION | STREETS | $ | 8.76 | |
| | SHOP SUPP - CONCRETE - ST | TRANSPORTATION | STREETS | $ | 3.29 | |
| | ST SHOP SUPP - BATT & PLUN | TRANSPORTATION | STREETS | $ | 23.98 | |
| | SHOP SUPP - FUSE KIT - ST | TRANSPORTATION | STREETS | $ | 8.59 | |
| | PAINT GLOVES - PST | PARKS & RECREATION | PARKS & RECREATION | $ | 56.95 | |
| | SUPPLY LINE - PST | PARKS & RECREATION | PARKS & RECREATION | $ | 9.99 | |
| | TAPE/NUTS & BOLTS - PST | PARKS & RECREATION | PARKS & RECREATION | $ | 77.97 | |
| | INSCT REPEL - PST | PARKS & RECREATION | PARKS & RECREATION | $ | 124.75 | |
| | KEYS & INSCT REPEL - PST | PARKS & RECREATION | PARKS & RECREATION | $ | 61.88 | |
| | DRIVERS - PST | PARKS & RECREATION | PARKS & RECREATION | $ | 469.00 | |
| | BLEACH TABS - PST | PARKS & RECREATION | PARKS & RECREATION | $ | 49.99 | |
| | HARDWARE - WOOD PLANE - PS | PARKS & RECREATION | PARKS & RECREATION | $ | 33.87 | |
| | PLP BRIDGE SCREWS - PST | PARKS & RECREATION | PARKS & RECREATION | $ | 39.99 | |
| | RAGS & EPOXY - PNS | PARKS & RECREATION | Nature Sanctuary | $ | 53.96 | |
| | TRAIL CAM BATTERIES - PNS | PARKS & RECREATION | Nature Sanctuary | $ | 17.99 | |
| | TOTAL | | | | | $ 1,390.00 |
| **PAYROLL EXPENSES | 8/05/2026 - 8/18/2026 | General Fund | ADMINISTRATION | $ | 28,484.78 | |
| | | General Fund | MUNICIPAL COURT | $ | 4,873.93 | |
| | | General Fund | PUBLIC WORKS | $ | 20,531.47 | |
| | | General Fund | COMMUNITY DEVELOPMENT | $ | 12,825.51 | |
| | | Internal Services | ADMINISTRATION | $ | 10,105.85 | |
| | | Internal Services | PAYROLL / HR SERVICES | $ | 2,909.17 | |
| | | TRANSPORTATION | STREETS | $ | 16,242.00 | |
| | | PARKS & RECREATION | PARKS & RECREATION | $ | 20,949.53 | |
| | | PARKS & RECREATION | Nature Sanctuary | $ | 681.58 | |
| | | PUBLIC SAFETY | POLICE DEPARTMENT | $ | 48,689.49 | |
| | TOTAL | | | | | $ 166,293.31 |
| | **TOTAL EXPENSES** | | | | | **$ 407,434.91** |

# CITY OF PARKVILLE
## Policy Report

Date: August 10, 2026

Prepared By:
Melissa Bazert, City Clerk

Reviewed By:
Alexa Barton, City Administrator

ISSUE:
Floating Holiday, Friday, September 4, 2026

BACKGROUND:
Background on Floating Holiday Policy

In late 2024, the **Parkville Board of Aldermen approved a new personnel policy** granting the **City Administrator authority to designate two floating holidays each calendar year**. The intent behind this policy was to provide flexibility for both employees and the City, particularly around times when holiday schedules already created disruptions to normal operations.

Prior to this change, employees often scheduled leave around holidays, resulting in a **skeleton crew remaining in offices**. This not only strained operations for a small city staff but also impacted service delivery to constituents. The new floating holiday approach allows the City to **proactively plan closures** with sufficient notice, while employees and residents can adjust schedules accordingly.

The Board also recognized at the time of adoption that this policy would serve as an **avenue to express appreciation to employees** for their continued hard work and dedication. By offering additional time off in a structured and transparent manner, the City underscores the value it places on its workforce.

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Floating Holidays in 2026

For 2026, the City Administrator has designated two floating holidays:

1. **Friday, January 2, 2026**
    - Scheduled subsequent to the New Year Day Holiday (Friday, January 2nd).
    - This designation avoids having employees take leave on Friday to create a four-day weekend, ensuring the City can operate more predictably with posted closure schedules.

2. **September 4, 2026** in conjunction with the Labor Day holiday on Monday, September 7, 2026.

This designation recognizes employees for their continued commitment and flexibility in serving the City. Earlier this summer, employees worked on **Friday, July 3 and Saturday July 4,** despite the Independence Day holiday falling on **Saturday, July 4,** rather than receiving an extended holiday weekend.

Designating September 4 as a floating holiday provides employees with a four-day weekend in conjunction with Labor Day and serves as a meaningful expression of appreciation for their service to the organization. The designation is consistent with the intent of the floating holiday policy approved by the Board of Aldermen, which provides the City Administrator flexibility to recognize employees while also allowing the City to plan holiday closures in a predictable and transparent manner.

**Notice to the Board of Aldermen**

In keeping with the policy's spirit of transparency, the City Administrator provides notice of floating holiday closures to the elected body. Notifications are given through the Board of Aldermen meeting agenda and are also discussed during those meetings. This ensures that the Board is both aware of and supportive of the timing of these closures, maintaining alignment between administrative action and elected oversight.

Purpose and Benefits

The policy serves several key objectives:

- Operational Efficiency: Anticipates staff scheduling trends and allows the City to post consistent hours for the public.
- Employee Recognition: Provides additional time off as a gesture of gratitude for employee commitment and service, as envisioned by the Board when the policy was approved.
- Employee Satisfaction: Offers flexibility and clarity around holidays.
- Constituent Service: Ensures residents are not caught off guard by ad-hoc absences or unexpected short staffing.

STRATEGIC GOAL(S):

- Governmental Operational Excellence

BUDGET IMPACT:
No budget impact

ALTERNATIVES:

FINANCE COMMITTEE RECOMMENDATION:
N/A

STAFF RECOMMENDATION:

N/A

POLICY:
Floating Holiday Policy

SUGGESTED MOTION:
N/A

ATTACHMENTS:
None