



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

DEAN KATERNDAHL

Mayor

TINA WELCH
PHILIP WASSMER
Ward 1 Aldermen

DOUGLAS WYLIE
STEPHEN MELTON
Ward 3 Aldermen

BRIAN T. WHITLEY
MARK A. HILL
Ward 2 Aldermen

EVAN MAXON
ABBY LACKAMP
Ward 4 Aldermen

SESSION SCHEDULE:

6:00 p.m.: Regular Meeting

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

- Silence your mobile devices and set other noise-making devices to off or to “SILENT MODE” before the meeting begins.
- Voices carry, so please speak softly and keep discussion in the audience to a minimum so the Board of Aldermen can hear the discussions and make informed decisions.
- Always speak from the podium and use the microphone. This ensures that all comments are accurately and properly recorded on video and heard by those in the audience. Speakers are requested to state their full name, address, and group affiliation (if any), before delivering any remarks.
- **Speakers shall limit their comments to not exceed three minutes.**
 - In the event of extensive public participation, the Mayor may further limit speaking times to assure as many people as possible have an opportunity to address the Board of Aldermen.
- Speakers with documentation or other materials to present to the Board of Aldermen must provide a copy to the City Clerk.
- CITIZEN INPUT reserves time for citizen input on any City matter, other than those listed on the agenda. A member of the public wanting to speak must submit to the City Clerk his/her name and the subject matter to be presented, by no later than noon the day of the meeting. Unless unusual circumstances dictate otherwise, the Board of Aldermen will not make a decision on any issue(s) presented by an individual or group during a meeting, but may refer an item to staff for action or additional analysis (Boy Scouts, Girl Scouts and other similar youth civic/service members will be recognized during Citizen Input and are therefore exempt from the notification requirement). Speakers will be limited to three (3) minutes, unless waived at the discretion of the Mayor.

- CONSENT AGENDA lists all matters that are considered to be routine by the Board of Aldermen and will be enacted under one motion without discussion. Any member of the Board of Aldermen may be allowed to request an item be pulled from the Consent Agenda for consideration under the regular agenda if debate and a separate motion are desired. Any member of the Board of Aldermen may be allowed to question or comment on an item on the Consent Agenda without a separate motion under the regular agenda. Items not removed from the Consent Agenda will stand approved upon motion made by any alderman, followed by a second and a voice vote to “Approve the consent agenda and recommended motions for each item, as presented.”

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

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

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BOARD OF ALDERMEN
Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, September 1, 2026 6:00 PM
City Hall Board Room

Next numbers: Bill No. 3384 / Ord. No. 3309

1. CALL TO ORDER

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

2. CITIZEN INPUT

- A. Public Comment
 - 1. Diana Lambdin Meyer

3. CONSENT AGENDA

- A. Approve the minutes for the August 18, 2026, work session
- B. Approve the minutes for the August 18, 2026, regular meeting
- C. Approve the minutes for the August 25, 2026, special meeting

4. ACTION AGENDA

- A. Approve the first and second readings of Bill No. 3384, an ordinance reaffirming the procedure for disclosing potential conflicts of interest and substantial interests (Administration)
- B. Approval of Resolution 26-024, A Resolution Rescinding the Authority Granted by Resolution 26-020, Approving a Memorandum of Understanding for the Rotary Plaza Project at the Parkville Farmer's Marker Pavilion between the City of Parkville and Parkville Rotary Charities, Inc. and Authorizing the Mayor to Execute Said Memorandum of Understanding on behalf of the City (Parks)
- C. Approve Resolution No. 26-025, A Resolution Approving a Letter in Support of the City's Application for the 2026 Platte County Parks and Recreation Partnership Grant Program (Parks)
- D. Approve the first and second readings of Bill No. 3385, An Ordinance Approving an Intergovernmental Agreement for Provision for Police Services by and between the City of Parkville and the City of Riverside, Missouri for Certain Police Assistance related to the Morton Amphitheater in Riverside (PD)
- E. Approve Resolution No. 26-027, A Resolution Authorizing the Mayor to Execute a Sewer Line Easement Granting the Platte County Regional Sewer District an Easement for

Sanitary Sewer Facilities.

- F. Approve the first and second readings of Bill No. 3386, an ordinance to approve a zoning map amendment for five parcels and one tract containing 10.28 acres, more or less, generally located approximately 2,500 feet west of Highway N on NW Jones-Myer Road from Platte County “R-80” Rural Single-Family to City of Parkville “R-1” Single-Family Residential (Community Development)
- G. Approve Resolution No. 26-023, a Resolution Approving a Funding Agreement between the City of Parkville and Parkville Industrial, LLC, for the Creekside Industrial Project (Administration)
- H. Approve Resolution No. 26-028 A Resolution Authorizing the Mayor to Execute the Petition to the City of Parkville, Missouri for an Amendment to the Meadows at Creekside Community Improvement District (Administration)
- I. Approval of Resolution No. 26-026, A Resolution Approving Change Order No. 2 to the Construction Contract with Ryan Lawn and Tree for the Farmers' Market Landscaping Project and Authorizing the City Administrator to Execute said Change Order on behalf of the City (Parks)

5. STAFF UPDATES ON ACTIVITIES

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

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

7. UPCOMING MEETINGS

- A.
 - 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.
 - Work Session at 5:00 p.m.
 - Tuesday, November 3, 2026, at 6:00 p.m.

8. ADJOURN

General Agenda Notes:

The agenda closed at noon on August 27, 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 September 1, 2026.

1. GENERAL AGENDA

Alderman Wylie opened the work session at 05:05 PM on August 18, 2026, at City Hall, 8880 Clark Avenue, Parkville, Missouri. In attendance were aldermen Phillip Wasmer, Brian T. Whitley, Mark A. Hill, Douglas Wylie, Tina Welch, Stephen Melton, Abby LacKamp and Evan Maxon. Mayor Dean Katerndahl was present via teleconference.

A quorum of the Board of Aldermen was present.

The following staff was also present:

Alexa Barton, City Administrator
Bryan Kidney, Deputy City Administrator (via teleconference)
Jeffery Rhodes, Assistant City Administrator
Kevin Chrisman, Police Chief
Tammy Snyder, Assistant 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. CIP Review

City Administrator Alexa Barton gave a presentation on this year's CIP. She explained the systemic way that the City invests in infrastructure. She explained that the CIP shows how the city is utilizing funds and shows the needs of the City. City Administrator Barton went over each major project, explaining the funding source and timelines of the projects.

2. ADJOURN

The work session ended at 05:58 PM.

The work session minutes for August 18, 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 1st day of September 2026.

Submitted by:

City Clerk Melissa Bazert

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 06:12 PM at City Hall, 8880 Clark Avenue, Parkville, Missouri on August 18, 2026, and was called to order by Alderman Doug Wylie. Mayor Dean Katerndahl was present via videoconference.

A. Roll Call

City Clerk Melissa Bazert called the roll as follows:

Present:

Ward 1 Alderman Tina Welch
Ward 1 Alderman Philip Wassmer
Ward 2 Alderman Brian T. Whitley
Ward 2 Alderman Mark A. Hill
Ward 3 Alderman Douglas Wylie
Ward 3 Alderman Stephen Melton
Ward 4 Alderman Abby LacKamp
Ward 4 Alderman Evan Maxon

Absent:

None

A quorum of the Board of Aldermen was present.

The following staff was also present:

Alexa Barton, City Administrator
Bryan Kidney, Deputy City Administrator (via videoconference)
Jeffery Rhodes, Assistant City Administrator
Kevin Chrisman, Police Chief
Tammy Snyder, Public Works Director
Stephen Lachky, Community Development Director
Brittanie Propes, Parks & Recreation Director
Cindy Gray, Finance Director
John Mautino, City Attorney

B. Pledge of Allegiance

Alderman Wylie 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 Whitley and seconded by Alderman Welch to approve the agenda.

RESULT: Motion Passed 8-0.

2. CITIZEN INPUT

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

Alderman Wylie presented Debbie Gwin with a proclamation celebrating her retirement and service to Platte County and the Northland community.

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)

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

RESULT: Motion Passed 8-0.

4. PUBLIC HEARING

The public hearing was rescheduled to August 25, 2026.

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

City Administrator Alexa Barton explained that the levy is for the public safety fund. She stated she provided a report to the Board answering the questions that they had from the previous meeting.

ACTION: It was moved by Alderman Whitley and seconded by Alderman Welch 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.

RESULT: Motion Passed 7-1.

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

NOES: Evan Maxon

ABSTAIN: None

- 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

City Administrator Alexa Baton explained that this levy relates to the infrastructure and needs of the city.

ACTION: It was moved by Alderman Whitley and seconded by Alderman Welch 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.

RESULT: Motion Passed 8-0.

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

NOES: None

ABSTAIN: None

- 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

City Administrator Alexa Barton explained that this levy covers a 20-year period. She stated that it addressed the needs of the City and the transportation facility.

ACTION: It was moved by Alderman Whitley and seconded by Alderman Welch 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.

RESULT: Motion Passed 8-0.

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

NOES: None

ABSTAIN: None

- 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)

City Administrator Alexa Barton introduced Tammy Sndyer, the Assistant Public Works Director. City Administrator Barton explained that these repairs focus on the older infrastructure of the city.

ACTION: It was moved by Alderman Whitley and seconded by Alderman Welch 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.

RESULT: Motion Passed 8-0.

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

City Administrator Alexa Barton explained that this is the adoption of the CIP that was discussed in the work session. She explained that this helps with the budget process.

ACTION: It was moved by Alderman Whitley and seconded by Alderman Welch to approve Resolution No. 26-022 adopting the 2027-2031 Capital Improvement Program for the City of Parkville, Missouri with the amendment to provide flexibility to city staff to adjust from the west side park to the ADA bridge in English Landing Park.

RESULT: Motion Passed 8-0.

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)

Assistant Public Works Director Tammy Snyder said that this is the process to accept the new subdivision for the Woods at Creekside. She said it meets all the necessary requirements for approval.

ACTION: It was moved by Whitley and seconded by Alderman Welch 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.

RESULT: Motion Passed 8-0.

ACTION: It was moved by Alderman Whitley and seconded by Alderman Welch 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.

RESULT: Motion Passed 8-0.

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

NOES: None

ABSTAIN: None

6. 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. **Floating Holiday, Friday, September 4, 2026**

City Administrator Alexa Barton stated she wanted feedback from the Board to have the authorized floating holiday be used on September 4, 2026.

B. **Police Department**

Chief Kevin Chrisman stated that this Thursday his department will host a back-to-school program. He said they are giving out 27 backpacks to students. He stated that the media had been invited.

He also stated that the department is getting ready for Parkville Days this weekend.

C. **Community Development**

D. **Public Works**

E. **Parks & Recreation**

Parks and Recreation Director Brittanie Propes stated that she met with the Veteran's Memorial Committee and that they are having their Veterans Day event at 10:00 am on November 11th. She said they are currently working on shuttle options. She also said that for the month of September they are working with Price Chopper for donations. She stated her department is setting up for Parkville Days and that overflow parking will be on ball field one. She said that Park University will be the grand marshal in this year's parade and the theme is, "Small Town, Big Spirit."

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

Alderman Wylie stated that Parkville is a finalist for the Merriest City in the Nation. Parks and Recreation Director Brittanie Popes explained that the city is a finalist for the Merriest Christmas town contest and voting is available.

Alderman Welch stated there is a Blood drive on Thursday at the YMCA.

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

ACTION: It was moved by Alderman Whitley and seconded by Alderman Welch to enter into closed session to discuss legal actions, litigation and attorney-client communications pursuant to RSMo 610.021(1).

RESULT: Motion passed 8-0.

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

NOES: None

ABSTAIN: None

The Board entered closed session at 6:49 p.m.

ACTION: It was moved by Alderman Brian T. Whitley and seconded by Alderman Tina Welch to close the closed session.

RESULT: Motion passed 8-0.

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

NOES: None

ABSTAIN: None

There were no actionable items.

The meeting adjourned at 7:41 p.m.

10. ADJOURN

Alderman Wylie declared the meeting adjourned at 07:41 PM.

The minutes for August 18, 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 1st day of September 2026.

Submitted by:

City Clerk Melissa Bazert

1. CALL TO ORDER

A special meeting of the Board of Aldermen was convened at 05:03 PM at City Hall, 8880 Clark Avenue, Parkville, Missouri on August 25, 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 teleconference)
Ward 1 Alderman Philip Wassmer
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

Absent:

Ward 2 Alderman Brian T. Whitley

A quorum of the Board of Aldermen was present.

The following staff was also present:

Alexa Barton, City Administrator
Jeffery Rhodes, Assistant City Administrator
Stephen Lachky, Community Development Director (via teleconference)
Cindy Gray, Finance Director
John Mautino, City Attorney

B. Pledge of Allegiance

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

C. Approval of Agenda

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

RESULT: Motion Passed 7-0.

2. PUBLIC HEARING

- A. Hold a public hearing to set the 2026 property tax levy for fiscal year 2027 (Administration)

Mayor Katerndahl opened the public hearing at 5:06 p.m.

City Administrator Alexa Barton stated that this special meeting is to levy that tax for fiscal year 2027. She explained that this hearing is to review and accept the rate of .04403. She explained it is the same rate as last year.

Mayor Katerndahl closed the public hearing at 5:08 p.m.

3. ACTION AGENDA

- A. Approve the first and second reading of Bill No. 3382, an ordinance to levy a tax of \$0.4403 on all taxable property in the City of Parkville for fiscal year 2027 (Administration)

ACTION: It was moved by Alderman Wylie and seconded by Alderman Wassmer to approve Bill No. 3382, an ordinance levying the 2026 tax levy of \$0.4403 on all taxable property in the City of Parkville for fiscal year 2027, on first reading.

RESULT: Motion Passed 7-0.

ACTION: It was moved by Alderman Wylie and seconded by Alderman Wassmer to approve Bill No. 3382, an ordinance levying the 2026 tax levy of \$0.4403 on all taxable property in the City of Parkville for fiscal year 2027, on second reading to become Ordinance No. 3307.

RESULT: Motion Passed 7-0.

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

NOES: None

ABSTAIN: None

4. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 05:10 PM.

The minutes for August 25, 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 1st day of September 2026.

Submitted by:

City Clerk Melissa Bazert

CITY OF PARKVILLE

Policy Report

Date: August 11, 2026

Prepared By:

Melissa Bazert, City Clerk

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Approve the first and second readings of Bill No. 3384, an ordinance reaffirming the procedure for disclosing potential conflicts of interest and substantial interests (Administration)

BACKGROUND:

Section 105.485.4, RSMo. allows each political subdivision the option of adopting its own method of disclosing conflicts of interest and personal financial disclosure. The City's conflict of interest procedures are set to expire this year. In order to keep the City's policy in effect, it is mandatory to reaffirm these ordinances at an open meeting by September 15 (or adopt a new ordinance with changes). Within 10 days of adoption, the City Clerk is required to submit a certified copy of the ordinance to the Missouri Ethics Commission.

The proposed ordinance reaffirms the City's procedures for disclosing potential conflicts of interest and substantial interests pursuant to §105.485.4 RSMo., and cleans up a couple of scrivener's errors relating to the title of positions (e.g., replacing "City Manager" and "chief administrative officer" with "City Administrator").

If the Board does not reaffirm the Code of Ethics ordinance by the deadline, all elected, appointed and decision-making personnel, as well as candidates for public office, will be required to file a Personal Financial Disclosure statement.

STRATEGIC GOAL(S):

Governmental Operational Excellence

BUDGET IMPACT:

There is no cost associated with this action.

ALTERNATIVES:

1. Adopt the ordinance, subject to changes by the Board of Aldermen.
2. Postpone the item.
3. Do not adopt the ordinance.

FINANCE COMMITTEE RECOMMENDATION:

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

STAFF RECOMMENDATION:

Staff recommends approval of the proposed ordinance.

POLICY:

The Board of Aldermen must approve changes to the City's Municipal Code. RSMo Section 105.485.4 allows each political subdivision the option of adopting its own method of disclosing conflicts of interest and personal financial disclosure.

SUGGESTED MOTION:

I move to approve Bill No. 3384, An ordinance reaffirming the procedure for disclosure of potential conflicts of interest and substantial interests for certain municipal officials under Chapter 107 of the Code of Ordinances, on first reading.

I move to approve Bill No. 3384, An ordinance reaffirming the procedure for disclosure of potential conflicts of interest and substantial interests for certain municipal officials under Chapter 107 of the Code of Ordinances, on second reading to become Ordinance No. 3309.

ATTACHMENTS:

1. Ordinance Renewing Procedure for Disclosure or Potential Conflicts of Interest

AN ORDINANCE RELATING TO DISCLOSURE REPORTS REQUIRED BY STATE LAW AND REAFFIRMING AND RENEWING THE CITY OF PARKVILLE'S PROCEDURE FOR DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS UNDER CHAPTER 107 OF THE CODE OF ORDINANCES

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

SECTION 1: That Section 107.130 *Disclosure Reports* of the Code of Ordinances of the City of Parkville is hereby amended to read as follows:

SECTION 107.130: DISCLOSURE REPORTS

Each elected official, candidate for elective office, the City Administrator, City Attorney, and the Finance Director shall disclose the following information by May 1, or the appropriate deadline as referenced in Section 105.487, RSMo, if any transactions occurred during the previous calendar year:

- A. For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of \$500, if any, that such person had with the political subdivision, other than compensation received as an employee or payment of any tax, fee or penalty due to the political subdivision, and other than transfers for no consideration to the political subdivision.
- B. The date and the identities of the parties to each transaction known to the person with a total value in excess of \$500, if any, that any business entity in which such person had a substantial interest, had with the political subdivision, other than payment of any tax, fee or penalty due to the political subdivision or transactions involving payment for providing utility service to the political subdivision, and other than transfers for no consideration to the political subdivision.
- C. The City Administrator, Finance Director, and candidates for either of these positions also shall disclose by May 1, or the appropriate deadline as referenced in Section 105.487, RSMo, the following information for the previous calendar year:
 1. The name and address of each of the employers of such person from whom income of \$1,000 or more was received during the year covered by the statement;
 2. The name and address of each sole proprietorship that he owned; the name, address and the general nature of the business conducted of each general partnership and joint venture in which he was a partner or participant; the name and address of each partner or co-participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the secretary of state; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two percent or more of any class of outstanding stock, limited partnership units or

other equity interests;

3. The name and address of each corporation for which such person served in the capacity of a director, officer or receiver.

SECTION 2: That Section 107.140 *Filing of Reports* of the Code of Ordinances of the City of Parkville reads as follows:

SECTION 107.140 FILING OF REPORTS.

- A. The financial interest statements shall be filed at the following times, but no person is required to file more than one (1) financial interest statement in any calendar year:
 1. Every person required to file a financial interest statement shall file the statement annually not later than May 1, and the statement shall cover the calendar year ending the immediately preceding December 31; provided that any member of the Board of Aldermen may supplement the financial interest statement to report additional interests acquired after December 31 of the covered year until the date of filing of the financial interest statement.
 2. Each person appointed to office shall file the statement within thirty (30) days of such appointment or employment, covering the calendar year ending the previous December 31.
 3. Every candidate required to file a personal financial disclosure statement shall file no later than fourteen (14) days after the close of filing at which the candidate seeks election. The time period of this statement shall cover the twelve (12) months prior to the closing date of filing for candidacy.
- B. Financial disclosure reports giving the financial information required in Section 107.130 above shall be filed with the local political subdivision and with the Missouri Ethics Commission. The reports shall be available for public inspection and copying during normal business hours.

SECTION 3. That the provisions of Chapter 107 of the Code of Ordinances of the City of Parkville, regarding disclosure of potential conflicts of interest and substantial interests are reaffirmed as required biennially by Section 105.485.4 RSMo.

SECTION 4. That the City Clerk is hereby directed to send a certified copy of this ordinance to the Missouri Ethics Commission within ten (10) days of its adoption as required by Section 105.485.4 RSMo.

SECTION 5. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

PASSED and APPROVED this 1st day of September 2026.

Mayor Dean Katerndahl

ATTEST:

City Clerk Melissa Bazert

CITY OF PARKVILLE

Policy Report

Date: August 26, 2026

Prepared By:

Brittanie Propes, Parks & Recreation Director

Reviewed By:

ISSUE:

Approval of Resolution 26-024, A Resolution Rescinding the Authority Granted by Resolution 26-020, Approving a Memorandum of Understanding for the Rotary Plaza Project at the Parkville Farmer's Market Pavilion between the City of Parkville and Parkville Rotary Charities, Inc. and Authorizing the Mayor to Execute Said Memorandum of Understanding on behalf of the City (Parks)

BACKGROUND:

The Board of Aldermen previously approved a Memorandum of Understanding with Parkville Rotary Charities, Inc. for the Parkville Rotary Plaza project. Following that approval, the City and Rotary identified the need to further clarify the project's funding and contracting structure before executing the agreement. Put simply, instead of Rotary entering into a contract with Ryan Lawn & Tree for the installation of the Rotary Funded Improvements, Rotary will donate the funds for the Improvements to the City, and Ryan Lawn & Tree will do the work as a change order to its contract with the City for improvements in the area surrounding the proposed Rotary Plaza.

City representatives met with Rotary and Ryan Lawn & Tree on August 27, 2026, and confirmed that Rotary will donate \$126,692.42 to the City for the Rotary-funded improvements. The City will administer the applicable vendor contracts, including a change order with Ryan Lawn & Tree, and coordinate the purchase of the remaining project amenities. The revised MOU reflects this arrangement while retaining the approved project scope, the official name of Parkville Rotary Plaza, John Schott donor recognition, and Rotary's ongoing maintenance responsibilities.

The attached resolution approves the new MOU, and rescinds the authority granted under Resolution No. 26-020 approving the prior version of the MOU.

STRATEGIC GOAL(S):

Parks and Recreation

BUDGET IMPACT:

The revised MOU does not increase the City's approved project budget or financial commitment. Rotary will provide \$117,292.42 to the City to fund the Rotary Plaza improvements administered by the City and will separately purchase and donate the \$9,400 drinking fountain. Rotary's total project contribution is \$126,692.42. The City will administer the applicable purchasing and vendor contracts, and its previously approved project responsibilities and costs remain unchanged.

ALTERNATIVES:

1. Approve.
2. Approve with amendments.

3. Continue the item to a future meeting and direct staff to provide additional information or revisions.
4. Deny.

FINANCE COMMITTEE RECOMMENDATION:

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

STAFF RECOMMENDATION:

Staff recommends approval of the revised Memorandum of Understanding with Parkville Rotary Charities, Inc. for the Parkville Rotary Plaza project.

POLICY:

The Board of Aldermen reviews and approves memoranda of understanding that establish obligations for the City. Material revisions to a previously approved MOU must be returned to the Board for consideration and approval.

SUGGESTED MOTION:

I move to approve Resolution No. 26-024, A Resolution Rescinding the Authority Granted by Resolution 26-020, Approving a Memorandum of Understanding for the Rotary Plaza Project at the Parkville Farmer's Market Pavilion between the City of Parkville and Parkville Rotary Charities, Inc. and Authorizing the Mayor to Execute Said Memorandum of Understanding on behalf of the City.

ATTACHMENTS:

1. Resolution 26-024 Approving MOU with Rotary
2. Rev'd Rotary_Plaza_MOU 08.28.26
3. Exhibit A - Site Plan
4. Exhibit B - Budget
5. Exhibit C - Drinking Fountain Quote



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

**CITY OF PARKVILLE, MO.
RESOLUTION No. 26-024**

A RESOLUTION RESCINDING THE AUTHORITY GRANTED BY RESOLUTION 26-020, APPROVING A MEMORANDUM OF UNDERSTANDING FOR THE ROTARY PLAZA PROJECT AT THE PARKVILLE FARMER'S MARKET PAVILION BETWEEN THE CITY OF PARKVILLE AND PARKVILLE ROTARY CHARITIES, INC. AND AUTHORIZING THE MAYOR TO EXECUTE SAID MEMORANDUM OF UNDERSTANDING 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, on August 18, 2026 the Board of Aldermen approved Resolution No. 26-020 approving a Memorandum of Understanding between the City and Rotary for the Rotary funded improvements, but this Memorandum of Understanding was not signed because the City and Rotary desired to develop a new approach that is reflected in the attached, updated Memorandum of Understanding.

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 Pavilion 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.

BE IT FURTHER RESOLVED that the authority granted by Resolution No. 26-020 is hereby rescinded.

IN TESTIMONY WHEREOF, I have hereunto set my hand in the City of Parkville this 1st Day of September, 2026.

Mayor Dean Katerndahl

ATTEST:

City Clerk Melissa Bazert

EXHIBIT A – MEMORANDUM OF UNDERSTANDING

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

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 donate funds to the City for 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 Funded Improvements are generally shown and described in the Site Plan attached to the MOU as Exhibit A and the Budget attached to the MOU as Exhibit B. 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 Site Plan or Rotary Funded Improvements require the City's prior written approval. Some of the Rotary Funded Improvements, including the hardscape, water feature, lighting, and drinking fountain installation, will be installed by Ryan Lawn & Tree ("Ryan") pursuant to its contract with the City.

2. Rotary Funding Responsibilities. Rotary will fund the costs of the Rotary Funded Improvements in the amount of \$126,692.42, including the drinking fountain which has a cost of \$9,400 per the quote attached to the MOU as Exhibit C. Rotary will purchase the drinking fountain directly from the vendor and have it shipped to the City for installation by Ryan. Deducting the cost of the drinking fountain (\$9,400) leaves a balance due of \$117,292.42, which shall be delivered to the City as follows: i) 80% of the funds (\$93,833.94) shall be delivered to the City within 14 days of the full execution of this MOU; and ii) the remaining 20% of the funds (\$23,458.48) shall be delivered to the City within 45 days of the full execution of the MOU. In the event the cost of the Rotary Funded Improvements will exceed this amount, the Parties agree to work together to determine an appropriate resolution.

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

- (a) Arrange to have the Rotary funded improvements installed by Ryan.
- (b) Provide or arrange for the water and electrical infrastructure reasonably necessary for water and electric service to the Rotary Funded Improvements;
- (c) Coordinate and fund the removal, transportation, recalibration, and reinstallation of the existing Rotary clock from the Highway 9 triangle to the City-approved location in Rotary Plaza.

4. Ownership. The Rotary Funded Improvements are public improvements 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.

5. Rotary Maintenance Responsibilities. Rotary agrees to maintain the decorative water feature and landscaping components of the Project using volunteers and service providers. 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) Prompt correction of any unsafe, unsanitary, leaking, damaged, or malfunctioning condition associated with the water feature or Project landscaping; and
- (d) Use of Ryan Lawn & Tree or another qualified contractor approved by the City when specialized work is required.

6. Failure to Maintain. If Rotary fails to perform its maintenance obligations under Section 5, 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 6 within thirty (30) days after receiving an invoice.

7. Naming and Donor Recognition. Once installed the official name of the Rotary Funded Improvements will be “Parkville Rotary Plaza.” John Schott will be recognized through a donor recognition plaque describing his contributions to Parkville and Rotary, as shown in the Site Plan. Any change to the name or donor recognition elements requires City approval.

8. 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 landscaping components of the Rotary Funded Improvements remain 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.

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

10. 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 8880 Clark Avenue Parkville, Missouri 64152 Email: abarton@parkvillemo.gov	Attn: Steve Bleish P.O. Box 12064 Parkville, MO 64152 Email: drsvbleish@aol.com

11. 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.

12. 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.

13. Governing Law. Missouri law governs this MOU.

14. 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.

15. 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: Steve Bleish, President

Date: _____

City of Parkville, Missouri

By: _____

Dean Katerndahl, Mayor

Date: _____

Exhibit A – Site Plan

[attached]

Exhibit B – Budget

[attached]

Exhibit C – Drinking Fountain Quote

[attached]

REV 7

for the
Parkville Farmers' Market

Rotary Plaza



3D Overview





Current Plaza Plan

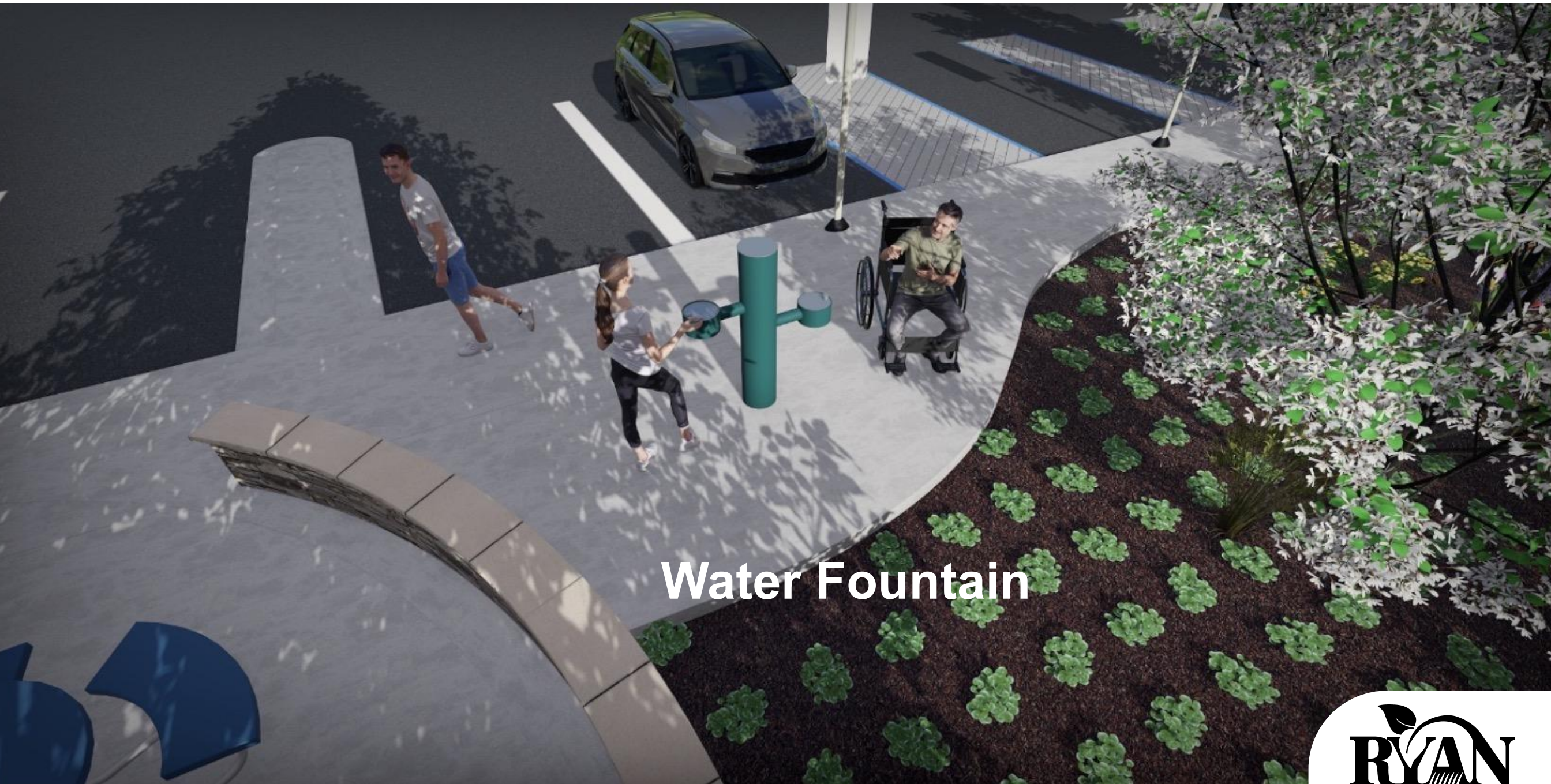




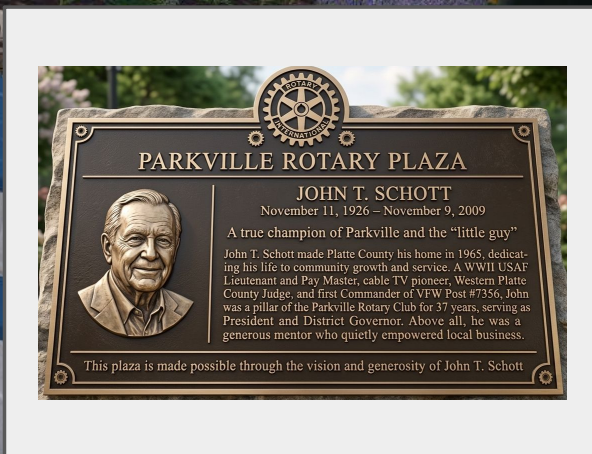
Rotary Sponsored Plaza Upgrade



Water Fountain



Water Fountain





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



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")

**RiverCrest Wall
(Buff)**



Concrete - Brushed



**Missouri Rainbow
River Rock (2-4")**



**Rough-Cut LedgeStone
Coping (Buff)**



Java Brown Mulch



Mortared Joints



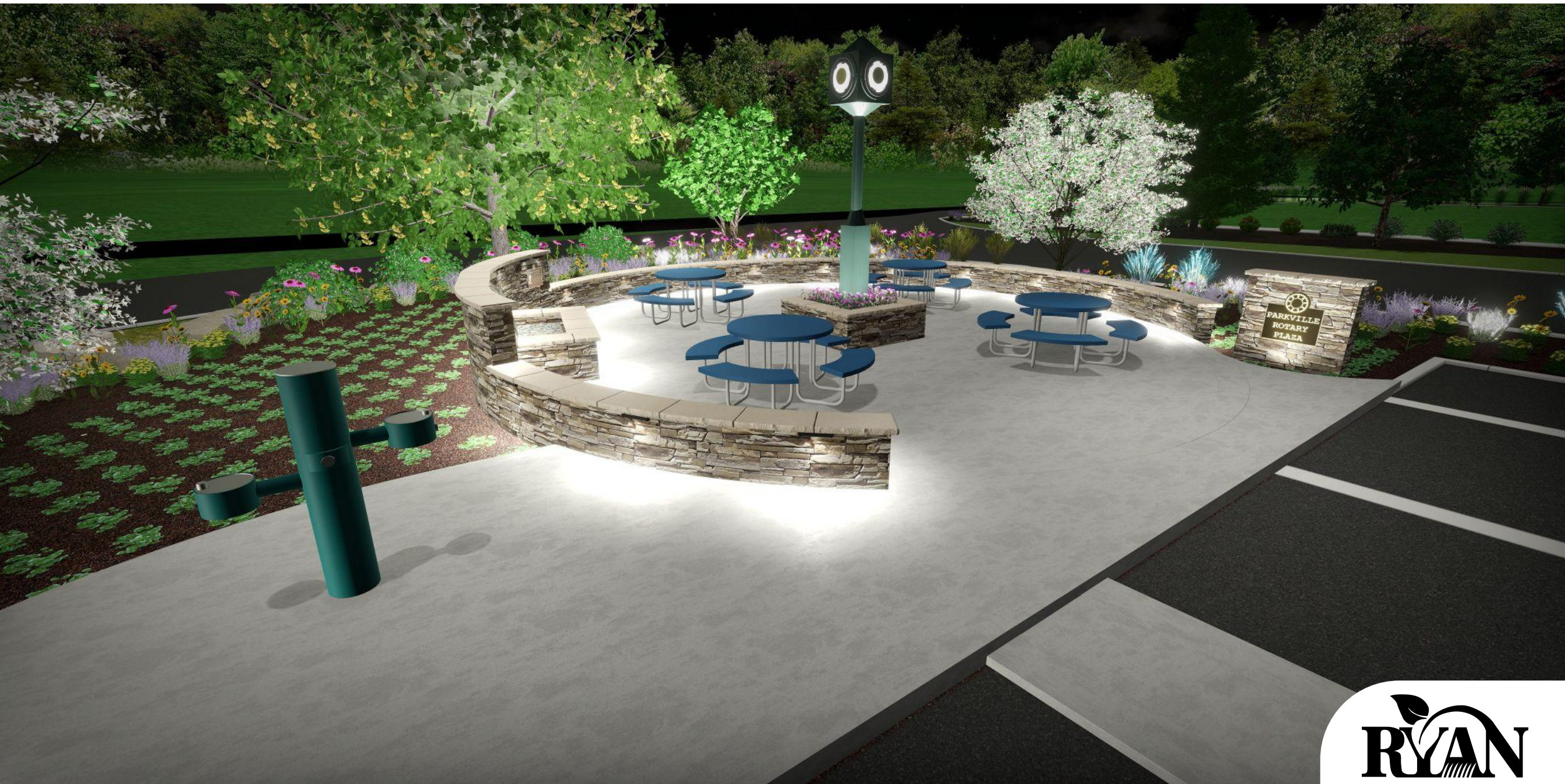
Mortared Coping Joints

Undercap Lights



Under Cap Lights

Color Change Lighting



SCOPE OVERVIEW





SCOPE OVERVIEW



















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[How all Started - Our Story](#)



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									
	<u>Ryan Lawn and Tree Construction Costs per 8-3-26 estimate</u>								
\$ 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								
	<u>Other Expenses</u>								
\$ 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								
	<u>Deleted from earlier budgets</u>								
\$ 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)								

Quote



**MOST DEPENDABLE
FOUNTAINS, INC.**

5705 Commander Dr. Arlington, TN 38002

Quote QTE92836

Date 6/18/2026

Page 1/1

Quoted by:

(901) 867-0039

Bill To: CITY OF PARKVILLE
8880 CLARK AVENUE
PARKVILLE MO 64152

Ship To: CITY OF PARKVILLE
CITY OF PARKVILLE
8880 CLARK AVENUE
PARKVILLE MO 64152

Purchase Order No.	Customer ID		Shipping Method	Payment Terms	Req Ship Date	Master No.
	816-587-2593		UPS GROUND	AT TIME OF ORDER	0/0/0000	170,968
Quantity	Item Number	Description	UOM	Discount	Unit Price	Ext. Price
1	10145 SMSS	10145 SMSS ADA BOTTLE FILLER	EA	\$0.00000	\$4,960.00000	\$4,960.00
1	PET FTN ATT.SMS	ATTACHED PET FOUNTAIN	EA	\$0.00000	\$1,100.00000	\$1,100.00
1	HAND WASH SS	ATTACHED HAND WASH SS	EA	\$0.00000	\$1,345.00000	\$1,345.00
1	RECESSED HOSE BIBB 10"	ATTACHED RECESSED HB W/LOCKING DOOR	EA	\$0.00000	\$655.00000	\$655.00
3	SEASONAL COVER	SEASONAL COVER FOR BOWLS	IN	\$0.00000	\$180.00000	\$540.00
1	SEASONAL COVER PF	SEASONAL COVER FOR PET FOUNTAINS	IN	\$0.00000	\$180.00000	\$180.00

QUOTED BY KIM. PRODUCTION IS CURRENTLY 2-4 WEEKS
PLUS SHIP TIME.
PLEASE EMAIL PO TO KIM@MOSTDEPENDABLE.COM

Subtotal \$8,780.00

Freight \$620.00
Tax \$0.00

Total \$9,400.00

ALL CREDIT CARD TRANSACTIONS INCUR A 2% PROCESSING FEE
ONE YEAR WARRANTY. LABOR NOT INCLUDED
PRICES SUBJECT TO CHANGE WITHOUT NOTICE
CALIFORNIA SALES TAX IS SUBJECT TO CHANGE BASED ON SHIP TO ZIP CODE

**CITY OF PARKVILLE
Policy Report**

Date: August 26, 2026

Prepared By:

Brittanie Propes, Parks & Recreation Director

Reviewed By:

ISSUE:

Approve Resolution No. 26-025, A Resolution Approving a Letter in Support of the City's Application for the 2026 Platte County Parks and Recreation Partnership Grant Program (Parks)

BACKGROUND:

The Platte Landing Park inclusive playground was identified as a top priority through the City's 2025 Parks and Recreation Master Plan. The project responds directly to community interest in expanding inclusive recreation opportunities and creating a destination playground that serves children of varying ages and abilities.

In addition to the community engagement conducted through the Master Plan process, the City hosted a dedicated public input meeting at the YMCA to gather feedback specifically on playground amenities, accessibility, and design. The current concept and attached renderings incorporate feedback received through that process, including an emphasis on inclusive play opportunities, accessible circulation, sensory and interactive features, and amenities that support caregivers and families.

The proposed KOMPAN playground package is currently estimated at approximately \$749,000 and includes playground equipment, surfacing, specified site work, installation, fencing, concrete, shade structures, and related improvements. The proposal includes prevailing wage installation and is being procured through the OMNIA Partners cooperative purchasing contract, allowing the City to utilize competitively solicited cooperative pricing.

Following the public input process, staff further expanded the overall project scope to improve accessibility, comfort, and long-term usability of the site. Additional improvements include expanded shade, tree plantings, a drinking fountain with bottle filler and dog bowl, picnic tables, bike parking, trash receptacles, and other supporting site amenities. Restroom facilities and associated utility infrastructure are also planned as part of the broader project.

The City is preparing an application for a \$1,000,000 Platte County Partnership Grant to support construction of the project. The City has budgeted \$500,000 toward the project to provide the required local match. The attached Resolution approves the Mayor sending the attached letter in support of the planned application.

STRATEGIC GOAL(S):

Parks and Recreation

BUDGET IMPACT:

The Parks Capital Improvement Fund includes \$100,000 for 2026 and \$400,000 in 2027 for the Platte Landing Park Inclusive Playground.

ALTERNATIVES:

- Approve.
- Approve with changes.
- Deny.

FINANCE COMMITTEE RECOMMENDATION:

The Finance Committee received an update on the proposed Platte County Partnership Grant application. No formal action or recommendation was requested or taken.

STAFF RECOMMENDATION:

Staff recommends approval of the \$1,000,000 Platte County Partnership Grant application for the Platte Landing Park inclusive playground project.

POLICY:

Grant applications involving a City funding commitment are presented to the Finance Committee for review and to the Board of Aldermen for approval prior to submission.

SUGGESTED MOTION:

I move to approve Resolution No. 26-025, A Resolution Approving a Letter in Support of the City's Application for the 2026 Platte County Parks and Recreation Partnership Grant Program

ATTACHMENTS:

1. Resolution- Ltr of Support for Parks and Rec Grant Application
2. Inclusive Playground for Platte Landing Park
3. City_of_Parkville_Partnership_Grant_Support_Letter 08.28.26



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

**CITY OF PARKVILLE, MO.
RESOLUTION No. 26-025**

**A RESOLUTION APPROVING A LETTER IN SUPPORT OF THE CITY'S
APPLICATION FOR THE 2026 PLATTE COUNTY PARKS AND RECREATION
PARTNERSHIP GRANT PROGRAM.**

WHEREAS, the City routinely submits applications for grant funds through Platte County's annual grant programs, and is planning on applying for project funds through the 2026 Platte County Parks and Recreation Partnership Grant Program for the proposed Platte Landing Park Inclusive Playground Project; and

WHEREAS, the Board of Aldermen wish to submit a letter in support of the City's application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, that the Mayor is hereby authorized to submit a letter of support, in substantially the same form as is attached hereto as Exhibit A, for the City's application to the 2026 Platte County Parks and Recreation Partnership Grant Program.

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this 1st day of September, 2026.

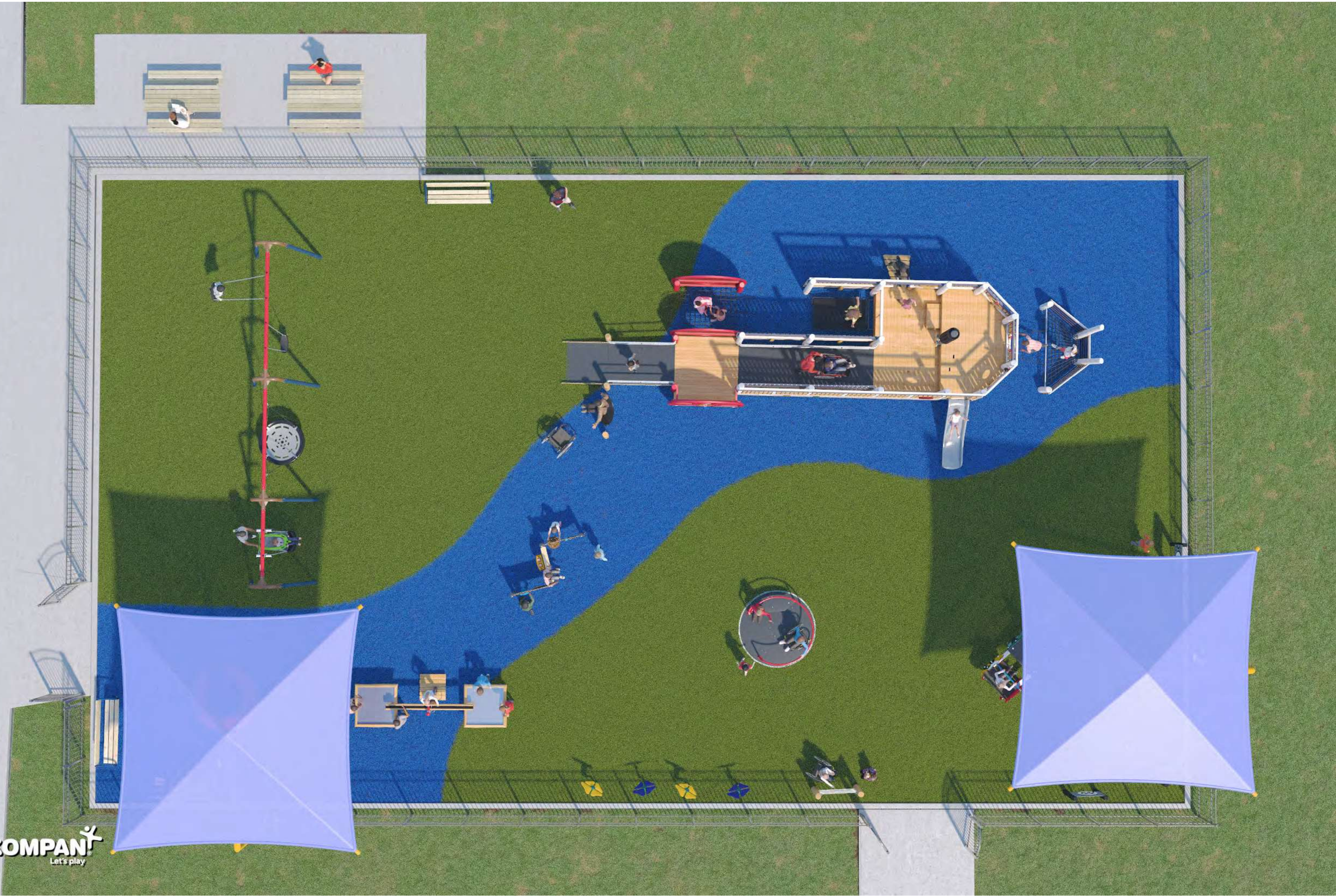
Mayor Dean Katerndahl

ATTEST:

City Clerk Melissa Bazert

EXHIBIT A – LETTER OF SUPPORT

























September 1, 2026

Platte County Commission
Platte County Parks and Recreation Department
415 Third Street
Platte City, Missouri 64079

RE: City of Parkville Partnership Grant Application - Platte Landing Park Inclusive Playground

Dear Commissioners:

On behalf of the City of Parkville Board of Aldermen, we are pleased to express our full support for the City's application to the Platte County Parks and Recreation Partnership Grant Program. The City is requesting \$1,000,000 to support the development of an inclusive playground at Platte Landing Park.

The inclusive playground was identified as a top priority in the City's 2025 Parks and Recreation Master Plan. The proposed design reflects input received through the master planning process and a dedicated community meeting focused on the playground's amenities and accessibility. This investment will expand recreational opportunities and create a welcoming place for children and families of all abilities throughout Platte County.

The City has budgeted \$500,000 in City funds as the local match for the project. The City of Parkville will be responsible for project administration, construction management, operation, maintenance, and continued public access following completion. The Board respectfully requests Platte County's favorable consideration of the application.

Sincerely,

Dean Katerndahl
Mayor

CITY OF PARKVILLE

Policy Report

Date: August 26, 2026

Prepared By:

Reviewed By:

ISSUE:

Approve the first and second readings of Bill No. 3385, An Ordinance Approving an Intergovernmental Agreement for Provision for Police Services by and between the City of Parkville and the City of Riverside, Missouri for Certain Police Assistance related to the Morton Amphitheater in Riverside (PD)

BACKGROUND:

The attached intergovernmental agreement for police services between the City and Riverside would allow Parkville police offices to assist Riverside during events at the Morton Amphitheater. This agreement allows Parkville police officers to retain their police powers in Riverside and maintain their protections under Parkville's workers' compensation coverage. The City will pay officers working at an event at the Morton Amphitheatre under this contract their overtime rate, and then bill Riverside to recoup this pay. An additional 36% will be added to the recoupment to offset the City's expenditures for payroll-related expenses. Riverside will then be responsible for billing the venue operator to recoup its costs.

This Agreement does not obligate the City of Parkville to provide officers to Riverside. It simply opens the opportunity for our officers to sign up and help Riverside out with police services at Amphitheatre events.

STRATEGIC GOAL(S):

BUDGET IMPACT:

ALTERNATIVES:

1. Approve.
2. Approve with changes.
3. Deny.
4. Postpone.

FINANCE COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATION:

Staff recommends approval.

POLICY:

This is an intergovernmental agreement, which by state law must be approved by ordinance.

SUGGESTED MOTION:

I move to approve Bill No. 3385, An Ordinance Approving an Intergovernmental Agreement for Provision for Police Services by and between the City of Parkville and the City of Riverside, Missouri for Certain Police Assistance related to the Morton Amphitheater in Riverside, on first reading.

I move to approve Bill No. 3385, An Ordinance Approving an Intergovernmental Agreement for Provision for Police Services by and between the City of Parkville and the City of Riverside, Missouri for Certain Police Assistance related to the Morton Amphitheater in Riverside, on second reading to become Ordinance No. 3310.

ATTACHMENTS:

1. Ordinance Approving Intergovernmental Agreement with Riverside (Police for Morton Amphitheatre)
2. Intergovernmental Agreement for Police Services - Parkville and Riverside

AN ORDINANCE APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR PROVISION OF POLICE SERVICES BY AND BETWEEN THE CITY OF PARKVILLE AND THE CITY OF RIVERSIDE, MISSOURI FOR CERTAIN POLICE ASSISTANCE RELATED TO THE MORTON AMPHITHEATRE IN RIVERSIDE.

WHEREAS, Parkville and Riverside are fourth class cities located in Platte County; and

WHEREAS, Riverside has proposed that Parkville and Riverside enter into an intergovernmental agreement pursuant to the provisions of Section 70.815 RSMo., for the purpose of authorizing the use of Parkville police officers to perform police duties in Riverside's jurisdiction when necessary and appropriate to assist Riverside during events at the Morton Amphitheatre; and

WHEREAS, the attached Intergovernmental Agreement for Provision of Police Services (the "Agreement") will allow Parkville police officers to retain their police powers in Riverside and maintain the officers' protections under Parkville's workers' compensation coverage; and

WHEREAS, Riverside and Parkville desire to work cooperatively with one another for the purpose of authorizing Parkville police officers to perform police duties in Riverside's jurisdiction to assist Riverside during events at the Morton Amphitheatre from time to time, as authorized by law and according to the Agreement.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF Parkville, MISSOURI AS FOLLOWS:

Section 1. The Intergovernmental Agreement for Provision of Police Services between the City of Riverside and the City of Parkville, a copy of which is attached to this Ordinance 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.

Section 2. This ordinance is effective upon its passage and approval.

PASSED and APPROVED this 1st day of September, 2026.

Mayor Dean Katerndahl

ATTESTED:

City Clerk Melissa Bazert

EXHIBIT A - AGREEMENT

INTERGOVERNMENTAL AGREEMENT FOR PROVISION OF POLICE SERVICES

This Intergovernmental Agreement for Provision of Police Services (“Agreement”) is made between the City of Riverside, Missouri, a Missouri fourth-class city and political subdivision of the State of Missouri, (“Riverside”), and the City of Parkville, Missouri, a Missouri fourth-class city and political subdivision of the State of Missouri, (“Parkville”) (each a “Party” and collectively the “Parties”).

Recitals

WHEREAS, Section 70.815, RSMo, authorizes political subdivisions to contract with one another for the provision of police services, which can be either general or specific services;

WHEREAS, Riverside is the host jurisdiction of an event amphitheater venue located on a 135-acre site northwest of Horizons Parkway and Interstate 635 which is expected to draw upwards of approximately 16,000 to 18,000 attendees at various events (“Events”) throughout the year;

WHEREAS, Riverside has determined that its own police resources are insufficient to ensure public safety and law enforcement coverage during the Events;

WHEREAS, Parkville employs duly commissioned law enforcement officers with the training and capacity to assist with law enforcement coverage during the Events;

WHEREAS, Riverside desires to contract with Parkville to furnish additional police personnel for public safety services at the Events, and Parkville is willing to provide such services under the terms and conditions set forth herein;

NOW, THEREFORE, the Parties agree as follows:

1. Scope of Service. Parkville shall use reasonable efforts to authorize and make available uniformed law enforcement officers, equipped with their department-issued duty gear, to support and supplement Riverside’s law enforcement resources during the Events.

a. Number. The number of Parkville officers, their scheduled shifts, and reporting procedures shall be coordinated between Riverside’s Chief of Police and Parkville’s Chief of Police or their designees.

b. Discretion and Voluntariness. Parkville retains sole and absolute discretion to determine whether sufficient staffing and operational capacity exist to make officers available, and nothing in this Agreement shall obligate Parkville to make personnel available. Parkville may withdraw or reduce personnel at any time if, in the judgment of its Chief of Police or designee, continued participation would impact Parkville’s law enforcement operations, public safety

obligations, or officer safety. Parkville shall not be liable for any costs, damages, or claims arising from such withdrawal or reduction of personnel.

c. Licensure and Commissioning. All officers provided by Parkville must be currently commissioned and properly licensed as peace officers under Missouri POST (Peace Officer Standards and Training).

d. Right to Decline Assignment. Upon consultation between the Chiefs of Police, Riverside may decline the assignment of any proposed officer from Parkville to an Event.

e. Vehicles and Equipment. Parkville may authorize its officers to use Parkville-owned patrol vehicles and equipment at the Event, subject to applicable Parkville policies and insurance coverage. Parkville shall maintain comprehensive vehicle and equipment insurance and shall bear sole responsibility for maintenance, damage, and liability related to such vehicles and equipment. Parkville shall provide Riverside with proof of insurance upon request. Neither Party shall be responsible for damage to the other Party's vehicles or equipment unless caused by gross negligence or willful misconduct.

2. Authority and Immunities. While acting pursuant to this Agreement, Parkville officers shall have the same powers of arrest as Riverside officers, and shall have the same immunity as if acting within their own jurisdiction, all as conferred by Section 70.815, RSMo,

3. Arrest and Custody Procedures. Prior to each Event, Riverside shall provide Parkville officers with written protocols regarding arrest, detention, booking procedures, probable cause documentation, evidence handling, and transportation of arrestees. Parkville officers shall make reasonable efforts to adhere to such protocols. Riverside acknowledges that Parkville officers' good faith compliance with such protocols shall not give rise to liability against Parkville or its officers. Unless otherwise directed by Riverside's on-scene command structure, all arrestees taken into custody by Parkville officers shall be transported to the designated Riverside detention or holding facility, where custody shall be formally transferred to Riverside personnel. Parkville officers shall complete any required arrest reports, witness statements, and incident documentation in a timely manner and in a format acceptable to Riverside's prosecuting authority. Evidence seized by Parkville officers during the Event shall be packaged, labeled, and transferred in accordance with Riverside's chain-of-custody procedures and logged into Riverside's designated evidence control system.

4. **Employer.** Parkville officers shall remain employees of Parkville for all employment-related purposes, including but not limited to workers' compensation, compensation and benefits, and disciplinary authority.

5. **Command.** While assigned to the Events, Parkville Officers shall remain under the supervision of Parkville's designated supervisory officer(s), who shall coordinate closely with Riverside's on-scene command personnel. Riverside's Chief of Police or his designee shall retain overall incident command authority for the Events, including authority to set event-wide enforcement priorities and coordination strategies.

a. **Media.** Parkville officers shall refer all media inquiries regarding the Event or law enforcement operations to Riverside's designated public information officer.

b. **Coordination with Other Agencies.** Parkville and Riverside agree to cooperate and coordinate with other law enforcement agencies operating at the Event, including federal, state, and county agencies, to the extent practical and appropriate. Riverside shall be responsible for identifying and facilitating communications with other participating agencies.

6. **Compensation.** Riverside shall reimburse Parkville for all costs incurred in connection with the police services authorized under this Agreement.

a. **Invoicing.** Parkville shall submit an invoice to Riverside within thirty (30) days following the conclusion of each Event. The invoice shall include an itemized list of officers assigned, the number of hours worked by each, the actual wages paid to each officer for such hours (whether straight-time or overtime, as applicable), the calculation of the Thirty-Six percent (36%) employer cost and overhead amount applied to such wages, and the total amount due.

b. **Payment.** Riverside shall remit full payment to Parkville within thirty (30) days of receiving a proper and complete invoice. Any payment not made within thirty (30) days shall accrue interest at the rate of 9% per annum or the maximum rate permitted by law, whichever is less. Riverside's obligation to compensate Parkville shall be absolute and independent of any third-party reimbursement arrangements. Failure to make timely payment shall constitute a material breach of this Agreement and may result in immediate suspension of services by Parkville upon written notice.

c. **Compensation.** As full compensation for services rendered under this Agreement, Riverside shall reimburse Parkville for the actual wages paid to each officer for time worked in connection with the event, whether at straight-time or overtime rates, as applicable under

Parkville's compensation policies and any applicable collective bargaining agreement. In addition to reimbursement of actual wages paid, Riverside shall pay an additional Thirty Six percent (36%) of the total wages reimbursed to cover associated employer costs, including but not limited to FICA and Medicare contributions, pension contributions, workers' compensation premiums, insurance, administrative overhead, supervision, payroll processing, and related indirect costs. The Thirty-Six percent (36%) amount is intended to represent a reasonable approximation of employer burden and overhead and shall be applied uniformly to the total wages paid. No separate line-item reimbursement for individual benefits, taxes, or overhead categories shall be required or calculated.

7. Liability. Each Party shall be solely responsible for the acts and omissions of its own officers and employees. Parkville shall maintain workers' compensation coverage for its officers and shall be solely responsible for any workers' compensation claims arising from their service under this Agreement. Neither Party shall be liable for injuries to the other Party's officers or employees, or for employment-related claims arising from their service under this Agreement, except as expressly required by Missouri law. Each Party shall be responsible for the acts and omissions of its own officers and employees while performing services under this Agreement, subject to any immunities or limitations of liabilities provided by Missouri law.

8. No Waiver of Immunity. Nothing in this Agreement shall be deemed a waiver of sovereign or official immunity by either Party or any officer or employee thereof.

9. Term and Termination. This Agreement shall become effective on the date last executed by the Parties and shall remain in effect until terminated in writing. Either Party may terminate this Agreement upon 30 days' written notice to the other Party.

10. The Parties' Relationship. Nothing in this Agreement shall be construed to create a partnership, joint venture, employer-employee relationship, or agency relationship between the Parties. Neither Party shall have the authority to bind or obligate the other Party or its personnel in any manner unless expressly authorized by this Agreement.

11. Notification of Claims and Cooperation. Each Party shall notify the other in writing within five (5) business days of receiving notice of any claim, demand, lawsuit, administrative action, or other legal proceeding arising out of or related to law enforcement activities conducted under this Agreement. Failure to provide timely notice shall not relieve either Party of its obligations under this Agreement but may reduce or eliminate the other Party's obligations to

defend or indemnify to the extent such delay prejudices that Party's ability to defend against such claims. Such notice shall include a general description of the nature of the claim and any known facts reasonably necessary to assess potential liability or involvement. The Parties agree to cooperate in good faith in the investigation and response to such matters, including providing access to relevant personnel, documents, and records, to the extent permitted by law and subject to applicable privileges. Nothing in this Section shall be construed to waive any right to assert sovereign immunity, official immunity, or any applicable defense.

12. Additional Provisions.

a. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri. Venue shall be Platte County, Missouri.

b. Amendments. This Agreement may only be amended in writing, duly executed by authorized representatives of both Parties.

c. No Third-Party Beneficiaries. This Agreement is not intended to confer any rights or remedies upon any third party.

d. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

e. Incorporation of Recitals. The Recitals set forth above are hereby incorporated into and made a part of this Agreement as if fully set forth herein. The Parties agree that the Recitals accurately reflect the intent and factual basis for entering into this Agreement.

13. Mutual Cooperation. The Parties agree to cooperate in good faith to ensure the effective planning and execution of law enforcement services during the Events, including prompt communication of operational concerns or adjustments as needed.

14. Unanticipated Issues and Good Faith Engagement. The Parties recognize that this Agreement may not address every issue that could arise during its performance. Accordingly, the Parties (primarily through their respective Chiefs of Police or their designees) agree to meet and confer in good faith to address any matter not expressly covered herein. However, no such discussion or informal agreement shall modify the terms of this Agreement unless set forth in a written amendment duly executed by both Parties.

15. Mutual Aid. This Agreement is intended to serve as an agreement within the meaning of Section 70.815, RSMo, and to the extent applicable, any other provision of Missouri law authorizing intergovernmental cooperation for public safety purposes.

City of Riverside, Missouri:

By: _____

Name: Kathleen L. Rose

Title: Mayor

Dated: _____

Attest:

Melissa McChesney, City Clerk

City of Parkville, Missouri:

By: _____

Name: Dean Katerndahl

Title: Mayor

Dated: _____

Attest:

Melissa Bazert, City Clerk

**CITY OF PARKVILLE
Policy Report**

Date: August 25, 2026

Prepared By:

Stephen Lachky, Community Development
Director

Reviewed By:

Daniel Harper, Public Works Director

ISSUE:

Approve Resolution No. 26-027, A Resolution Authorizing the Mayor to Execute a Sewer Line Easement Granting the Platte County Regional Sewer District an Easement for Sanitary Sewer Facilities.

BACKGROUND:

On March 10, 2026, the Parkville Planning and Zoning Commission approved a final development plan for Heaterz, a fast-casual restaurant known for their Nashville-style hot & spicy fried chicken. The restaurant will be located at 7100 Elizabeth St. in the Old Town At Creekside commercial center. The one-story, 1,536 sq. ft. building features a modern architectural design with fiber cement panels, stone veneer, prefinished metal panels, garage-style glass overhead doors, and a drive-thru bay.



View of Heaterz eastern elevation façade

The approved final development plan for Heaterz details the location of an existing 20 ft.-wide sanitary sewer easement through the middle of Lot 1 of the Old Town At Creekside 11th Plat subdivision and

required removal of the existing sanitary line and an existing manhole on the subject property, prior to construction of the future building and exterior improvements (e.g., parking lot stalls, curbs).

As recommended by Jay Norco (Contract Engineer, PCRSD), the applicant will need to construct the sanitary sewer relocation — along with the necessary service tee and recorded easements — have the new line tested, and then have the old line removed or filled, prior to a certificate of occupancy being issued for the new restaurant building and vacation of the existing/former easement.

STRATEGIC GOAL(S):

Infrastructure & Public Facilities

Quality Development

BUDGET IMPACT:

There is no budget impact with this item.

ALTERNATIVES:

1. Approve the execution of a sewer line easement for the PCRSD.
2. Approve the execution of a sewer line easement for the PCRSD, subject to changes as directed by the Board of Aldermen.
3. Do not approve the sewer line easement.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

This item was not brought before the Finance Committee for consideration; rather, it's being brought before the Board of Aldermen for final action.

STAFF RECOMMENDATION:

Staff recommends the Board of Aldermen approve the sewer line easement for the PCRSD for the construction of a new sanitary sewer line to allow the construction of Heaterz, a future drive-thru restaurant at 7100 Elizabeth St.

POLICY:

The Board of Aldermen must approve the sale, purchase, lease or acceptance of all public land.

SUGGESTED MOTION:

I move to approve Resolution No. 26-027, A Resolution Authorizing the Mayor to Execute a Sewer Line Easement Granting the Platter County Regional Sewer District an Easement for Sanitary Sewer Facilities.

ATTACHMENTS:

1. 26-027 Resolution Approving Sewer Line Easement
2. 1. Old Town At Creekside 11th Plat_04-06-2026
3. 2. PCRSD PermEasmnt-2026 Heaterz
4. 3. SURV-SANITARY ESMT-NEW (Exhibit A)



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

**CITY OF PARKVILLE, MO.
RESOLUTION No. 26-027**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A SEWER LINE EASEMENT
GRANTING THE PLATTE COUNTY REGIONAL SEWER DISTRICT AN EASEMENT FOR
SANITARY SEWER FACILITIES.**

WHEREAS, the City owns certain property at or about Lots 1 and 2 of OLD TOWN AT CREEKSIDE - ELEVENTH PLAT subdivision in Parkville ("Property"), and the Platte County Regional Sewer District ("District") requires an easement so that certain District sewer facilities may be extended to serve a development project located on the Property; and

WHEREAS, the City owns this property by virtue of Chapter 100 financing associated with the Creekside development, and the developer of said development has requested that the City grant the attached Sewer Line Easement to the District to facilitate development of the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, that the Sewer Line Easement attached hereto 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 is attached to this Resolution; and

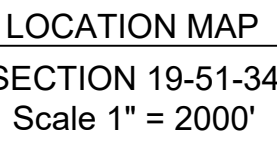
IN TESTIMONY WHEREOF, I have hereunto set my hand in the City of Parkville this 1st Day of September, 2026.

Mayor Dean Katerndahl

ATTEST:

City Clerk Melissa Bazert

EXHIBIT A – SEWER LINE EASEMENT



FINAL PLAT

LOTS 1 & 2
Part of the Northeast Quarter of Section 19, T51N, R34W of the Fifth Principal Meridian, in the City of Parkville, Platte County, Missouri, and being part of tract of land described in Book 1317, Page 962, recorded at the Platte County, Missouri Recorder of Deeds, prepared by Michelle Brown, Professional Land Surveyor No. 2016019003 in the State of Missouri, on March 24, 2026, more particularly described as follows:

LOT 3
All that part of the Northeast Quarter of Section 19, Township 51 North, Range 34 West in the City of Parkville, Platte County, Missouri, described by Michelle Brown, Missouri PLS-2016019003 of Renaissance Infrastructure Consulting as follows:

DEDICATION:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter known as "OLD TOWN AT CREEKSIDE-11TH PLAT".

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____, 2026.

City of Parkville, Missouri

Dean Katerndahl, Mayor

STATE OF _____)
) SS
COUNTY OF _____)

BE IT REMEMBERED, that on this ____ day of _____, 2026, before me a Notary Public in and for said County and State, came Dean Katerndahl, Mayor of the City of Parkville, Missouri, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said City, and she duly acknowledged the execution of the same to be the act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public
My Appointment Expires: _____

CITY OF PARKVILLE
This is to certify that the within plat was duly submitted to, reviewed and approved by the Community Development Director of Parkville, Missouri on this ____ day
of ____, 2026.

Mayor, Dean Katerndahl

City Clerk, Melissa Bazert

Community Development Director,
Stephen Lachky

CERTIFICATION:

I hereby certify that this Subdivision Plat is based upon an actual field survey performed by me or under my direct supervision during MARCH 2026 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, urban type property, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and the Department of Agriculture Land Survey Program of the State of Missouri.

For Review
04/06/2026 8:06:04 AM

Michelle Brown, Missouri PLS-2016019003
RIC KS CLS-2011003572
mbrown@ric-consult.com

NOTES:

1. References: Warranty Deed; BK. 1372, PG. 962, and Plats- OLD TOWN AT CREEKSIDE - FIRST, THIRD, FOURTH, FIFTH PLAT, SEVENTH AND TENTH PLATS, VERTICAL VENTURES II FIRST PLAT, CORRECTED
2. Basis of Bearings: Missouri State Plane Coordinate System, West Zone (NAD 83).
3. All bearings and distances shown on this plat are platted and measured unless otherwise noted.
4. Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 29165C0360D, revised April 2, 2015, and modified per Conditional Letter of Map Revision Based On Fill, Case No. 19-07-0997C, dated April 26, 2019, this tract graphically lies in:
 - SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE A, defined as No Base Flood Elevations determined.
 - OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
5. Lot corners not shown as found or set will be set after completion of site construction.
6. If the lot corners can't be set because of terrain or fall in Brush Creek, they will be set on offsets after completion of site construction.

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE A, defined as No Base Flood Elevations determined.
- OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

5. Lot corners not shown as found or set will be set after completion of site construction

6. If the lot corners can't be set because of terrain or fall in Brush Creek, they will be set on offsets after completion of site construction.

LEGEND:

- FOUND 1/2" X 24" REBAR WITH RIC
 MOCLSD2011003572 KSCLSD234 CAP
 ○ SET 1/2" X 24" REBAR WITH
 RIC MOCLSD2011003572
 KSCLSD234 CAP
 (P&M) PLATTED & MEASURED
 (D&M) DEEDED & MEASURED
 L= LENGTH OF CURVE
 R= RADIUS OF CURVE
 Δ= DELTA ANGLE
 I.T.B.= INITIAL TANGENT BEARING
 D/E DRAINAGE EASEMENT
 SS/E SANITARY SEWER EASEMENT
 U/E UTILITY EASEMENT
 FLOOD ZONE "A"

26-0104

OLD TOWN AT CREEKSIDE- ELEVENTH PLAT

Prepared For:
Parkville Development 38, LLC
Brian Mertz
7607 NW John Anders Rd.
Kansas City, MO. 64152



102 Abbie Avenue 913.317.9500
Kansas City, Kansas 66103 www.ric-consult.com

Date of Preparation:
March 10, 2026

Certificates of Authorization:
Missouri CLS-2011003572; Kansas CLS-234

TITLE OF DOCUMENT: Sewer Line Easement

DATE OF DOCUMENT: _____, 2026

FOR INDEXING PURPOSES ONLY:

GRANTOR(S): City of Parkville, Missouri

GRANTEE(S): Platte County Regional Sewer District

ADDRESS: 603 East St., Suite 110, Parkville, MO 64152

LEGAL DESCRIPTION: Set forth on page 2

REFERENCE BOOK: N/A

REFERENCE PAGE: N/A

SEWER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS on this _____ day of _____, 2026, that City of Parkville, Missouri, hereinafter referred to as "GRANTOR", for and in consideration of the sum of ten dollars and other valuable considerations, paid and delivered by the PLATTE COUNTY REGIONAL SEWER DISTRICT, GRANTEE, hereinafter referred to as "DISTRICT", the receipt of which is hereby acknowledged, hereby conveys to said DISTRICT a perpetual nonexclusive easement for sanitary sewer facilities, including the right to build, construct, keep and maintain such facilities under, in, over and upon the land of GRANTOR situated in Platte County, Missouri, hereinafter referred to as the "easement tract", more fully described as follows:

SANITARY SEWER EASEMENT:

All that part of Lots 1 and 2 of OLD TOWN AT CREEKSIDE - ELEVENTH PLAT, an addition to the City of Parkville, Platte County, Missouri, lying in the Northeast Quarter of Section 19, Township 51 North, Range 34 West of the Fifth Principal Meridian, as surveyed by Michelle Brown, Professional Land Surveyor No. 2016019003 in the State of Missouri, on August 6, 2026, more particularly described as follows:

BEGINNING at the Northeast corner of Lot 2, OLD TOWN AT CREEKSIDE - ELEVENTH PLAT, an addition to the City of Parkville, Platte County, Missouri; thence Southerly along the East line of said Lot 2, a curve to the right, whose initial tangent bears South 14°43'22" East, having a radius of 171.50 feet, delta angle of 14°49'11" and a curve length of 44.36 feet; thence continuing along said East line, tangent to the last described course, South 0°05'49" West a distance of 15.94 feet; thence departing said East line, North 24°02'02" West a distance of 103.95 feet; thence South 42°28'57" West a distance of 88.30 feet; thence North 90° West a distance of 144.25 feet to a point on the East line of an existing sanitary sewer easement, recorded in Book 1117, Page 65 at the Platte County, Missouri Recorder of Deeds; thence along said East line, North 0°31'10" West a distance of 30.00 feet to a point on the North line of said Lot 2; thence departing said East line of existing sanitary sewer easement and along said North line, North 90° East a distance of 131.31 feet; thence departing said North line, North 42°28'57" East a distance of 100.91 feet to a point on the Easterly line of Lot 1, of said OLD TOWN AT CREEKSIDE - ELEVENTH PLAT; thence Southeasterly along said East line, a curve to the right, whose initial tangent bears South 43°28'41" East, having a radius of 171.50 feet, delta angle of 28°45'19" and curve length of 86.07 feet to the POINT OF BEGINNING, containing 9,005 square feet, or 0.207 acres, more or less.

DISTRICT shall have the right at all times to go upon the easement tract to construct, inspect, maintain and repair the sanitary sewer facilities and all appliances necessary in

connection therewith. While this easement shall not be construed to grant any right to DISTRICT which excludes use by GRANTOR of the easement tract, GRANTOR shall not use nor attempt to use said easement tract in such manner as would interfere with the proper, safe and continuous maintenance and use of the sanitary sewer facilities, and, specifically, GRANTOR shall not build on or over the easement tract any structure which may interfere with the maintenance and use of the sanitary sewer facilities.

To have and to hold said easement and rights unto said DISTRICT, its successors and assigns, forever.

It is understood and agreed that the consideration herein stated shall be the full consideration due to GRANTOR from DISTRICT. After completion of all maintenance and repair activities, DISTRICT shall restore the surface area of the easement tract as nearly as practicable to its original condition at DISTRICT'S expense. DISTRICT shall not replace any trees and/or bushes which are removed from the easement tract. It is understood and agreed that removal of various man-made improvements along the easement tract may occur during maintenance and repairs. These items will be not be replaced or repaired.

Title to said sewer pipe line and appliances shall be and remain in said DISTRICT, its successors and assigns.

The successors, heirs and assigns of all parties hereto shall be bound by all terms and agreements contained herein.

IN WITNESS WHEREOF, we have set our hands as of the date set forth above.

City of Parkville, Missouri

STATE OF MISSOURI)
)ss.
COUNTY OF PLATTE)

On this _____ day of _____, 2026, before me, the undersigned, a Notary Public, personally appeared the City of Parkville, Missouri to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

NOTARY PUBLIC

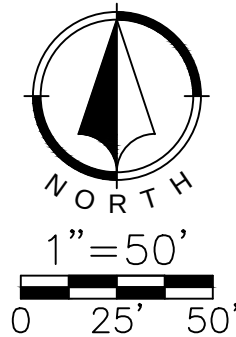
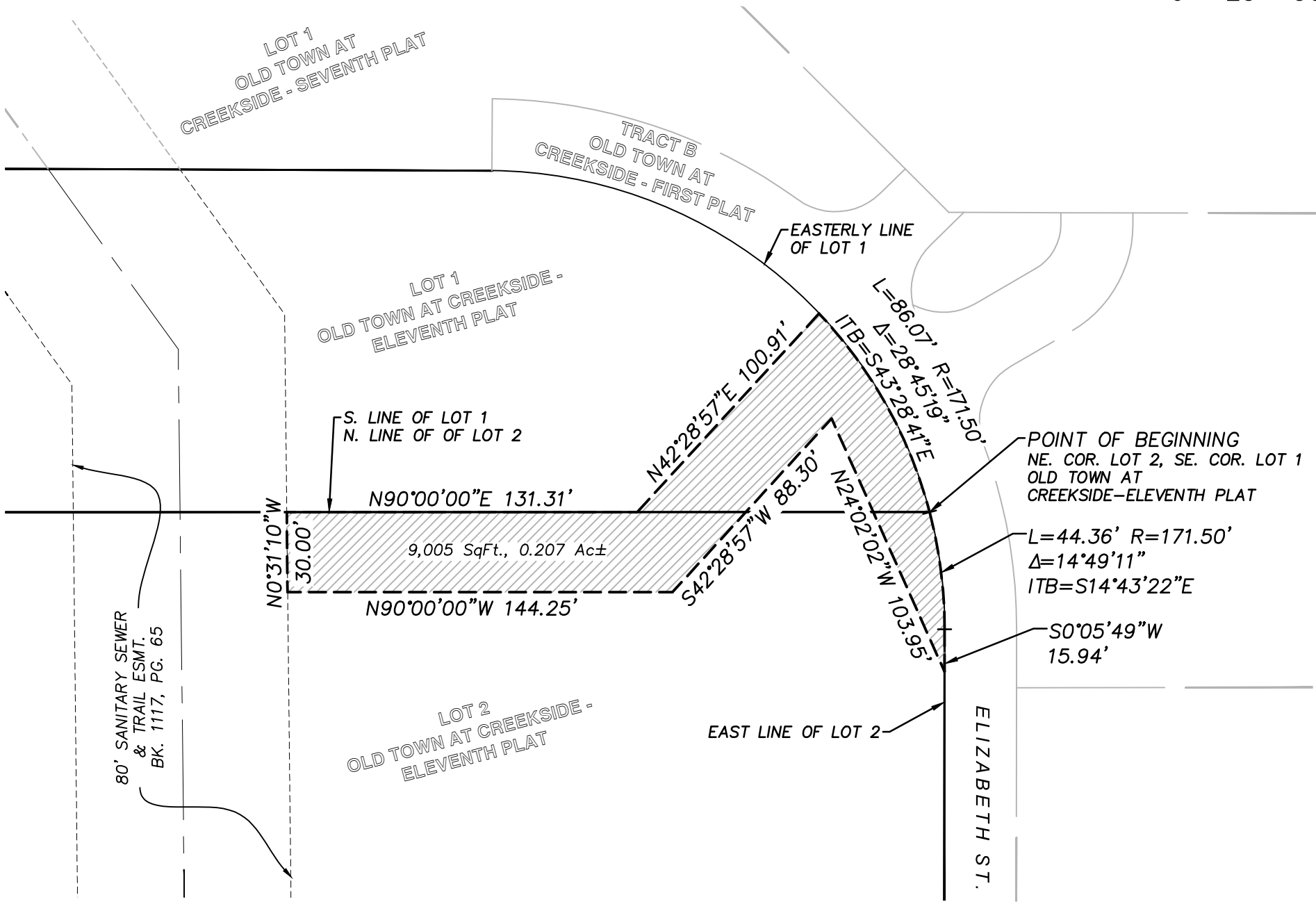
My commission expires:

Aug 07, 2026-8:04am
Z:\RIC Design\2026\26-0104\Drawings\Exhibits\26-0104-SURV-SANITARY ESMT.dwg

Exhibit "A"

SANITARY SEWER EASEMENT DESCRIPTION:

BEGINNING at the Northeast corner of Lot 2, OLD TOWN AT CREEKSIDE - ELEVENTH PLAT, an addition to the City of Parkville, Platte County, Missouri; thence Southerly along the East line of said Lot 2, a curve to the right, whose initial tangent bears South 14°43'22" East, having a radius of 171.50 feet, delta angle of 14°49'11" and a curve length of 44.36 feet; thence continuing along said East line, tangent to the last described course, South 0°05'49" West a distance of 15.94 feet; thence departing said East line, North 24°02'02" West a distance of 103.95 feet; thence South 42°28'57" West a distance of 88.30 feet; thence North 90° West a distance of 144.25 feet to a point on the East line of an existing sanitary sewer easement, recorded in Book 1117, Page 65 at the Platte County, Missouri Recorder of Deeds; thence along said East line, North 0°31'10" West a distance of 30.00 feet to a point on the North line of said Lot 2; thence departing said East line of existing sanitary sewer easement and along said North line, North 90° East a distance of 131.31 feet; thence departing said North line, North 42°28'57" East a distance of 100.91 feet to a point on the Easterly line of Lot 1, of said OLD TOWN AT CREEKSIDE - ELEVENTH PLAT; thence Southeasterly along said East line, a curve to the right, whose initial tangent bears South 43°28'41" East, having a radius of 171.50 feet, delta angle of 28°45'19" and curve length of 86.07 feet to the POINT OF BEGINNING, containing 9,005 square feet, or 0.207 acres, more or less.



Sheet 1 of 1
26-0104

Sanitary Sewer Easement

Part of Lots 1 and 2 of Old Town Creekside - Eleventh Plat

NO.	BY	DATE	DESCRIPTION
1	MLB	08/06/26	ORIGINAL PREPARATION
2			REVISION

Renaissance
Infrastructure
Consulting

102 Abble Avenue
Kansas City, Kansas 66103
913.317.9500
www.ric-consult.com

CITY OF PARKVILLE

Policy Report

Date: August 26, 2026

Prepared By:

Brad Stanton, Senior Planner

Reviewed By:

Stephen Lachky, Community Development
Director

ISSUE:

Approve the first and second readings of Bill No. 3386, an ordinance to approve a zoning map amendment for five parcels and one tract containing 10.28 acres, more or less, generally located approximately 2,500 feet west of Highway N on NW Jones-Myer Road from Platte County "R-80" Rural Single-Family to City of Parkville "R-1" Single-Family Residential (Community Development)

BACKGROUND:

The applicants propose a zoning map amendment to rezone five (5) parcels and one (1) tract of land generally located approximately 2,500 feet west of N Highway on NW Jones-Myer Road from Platte County "R-80" Rural Single-Family to "R-1" Single-Family Residential. The applicant requests a rezoning of five (5) parcels and one (1) tract to the Parkville "R-1" Single-Family Residential district to develop one (1) single-family residence per lot. The subject properties were originally annexed into the Parkville city limits in 2000 as part of a larger annexation, at which time they retained their legacy Platte County zoning designations. (Note: A western portion of the subject property was later annexed via Ordinance No. 3079 on August 3, 2021). In the accompanying policy report for the 2021 annexation, staff noted that the *Parkville 2040 Master Plan* designates this area for low-density residential future land use. Staff further stated that development would require rezoning to a City zoning district consistent with low-density residential, such as R-1, R-2, or R-3 Single-Family Residential. It is the City's established practice that land be rezoned to a Parkville zoning district prior to development. In March 2025, an Administrative Plat subdivided the original single parcel into the current five (5) lots. Currently, one (1) single-family home exists on-site, and a second home is under construction.

PLANNING & ZONING COMMISSION RECOMMENDATION:

On July 14, 2026, the Planning & Zoning Commission held a public hearing to consider the application for zoning map amendment. After discussion, the Commission voted to postpone consideration of the item until August 11, 2026 to receive more information regarding the proposed private driveway and the usage of a septic system on the properties. On August 11, 2026, the Planning & Zoning Commission continued the public hearing. After discussion, the Commission voted to recommend approval of the application for zoning map amendment by a vote of 4-3. There was no statutory protest petition filed within the applicable 15 day period.

Since the Planning Commission recommended approval, the City Code limits the Board of Alderman's options to the following:

1. Approve the rezoning, as recommended by the Planning Commission, by ordinance;
2. Return such recommendation to the Planning Commission with a statement specifying the basis for the Board of Aldermen's failure to approve or disapprove; or
3. Reject or modify the Planning Commission's recommendation, specifically citing the reasons for such decision and based on the review criteria in Section 403.030(B) of the City Code, which are as follows:

Review Criteria. A Zoning Map amendment shall be reviewed according to the following criteria:

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

STRATEGIC GOAL(S):

Quality Development

BUDGET IMPACT:

There is no impact to the budget with this item.

ALTERNATIVES:

1. Approve the rezoning, as recommended by the Planning Commission, by ordinance;
2. Return such recommendation to the Planning Commission with a statement specifying the basis for the Board of Aldermen's failure to approve or disapprove; or
3. Reject or modify the Planning Commission's recommendation, specifically citing the reasons for such decision and based on the same criteria in Section 403.030(B) of the City Code.

FINANCE COMMITTEE RECOMMENDATION:

The Finance Committee does not review zoning or land use applications.

STAFF RECOMMENDATION:

Staff recommends approval of the application for zoning map amendment.

POLICY:

Per RSMo 89.050 and Parkville Municipal Code, Chapter 403, zoning district changes must be approved by the Board of Aldermen by ordinance, after the Planning and Zoning Commission considers the amendment at a public hearing and forwards their recommendation.

SUGGESTED MOTION:

I move to approve Bill No. 3386, an ordinance to approve a zoning map amendment for five parcels and one tract containing 10.28 acres, more or less, generally located approximately 2,500 feet west of Highway N on NW Jones-Myer Rd from Platte County "R-80" Rural Single-Family to City of Parkville "R-1" Single-Family Residential on first reading.

I move to approve Bill No. 3386, an ordinance to approve a zoning map amendment for five parcels and one tract containing 10.28 acres, more or less, generally located approximately 2,500 feet west of Highway N on NW Jones-Myer Rd from Platte County "R-80" Rural Single-Family to City of Parkville "R-1" Single-Family Residential on second reading to become Ordinance No. 3311.

ATTACHMENTS:

1. Ordinance 3386
2. Application
3. Density Table
4. Planning Commission Staff Report

AN ORDINANCE TO APPROVE A ZONING MAP AMENDMENT FOR FIVE PARCELS AND ONE TRACT CONTAINING 10.28 ACRES, MORE OR LESS, GENERALLY LOCATED APPROXIMATELY 2,500 FEET WEST OF HIGHWAY N ON NW JONES-MYER ROAD FROM PLATTE COUNTY “R-80” RURAL SINGLE-FAMILY TO CITY OF PARKVILLE “R-1” SINGLE-FAMILY RESIDENTIAL

WHEREAS, the applicant (Monique McFarlane) proposed to rezone five (5) parcels and one (1) tract to City of Parkville “R-1” Single-Family Residential district via an application for zoning map amendment (Case Nos. PZ 2026-13 and PZ 2026-16); and

WHEREAS, the subject property is generally located approximately 2,500 feet west of Highway N on NW Jones-Myer Rd, and is legally described in Exhibit A, attached hereto and incorporated herein by reference; and

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

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

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

WHEREAS, on August 11, 2026, the Planning and Zoning Commission held a public hearing to consider the application for Zoning Map Amendment and forwarded a recommendation for approval of the zoning map amendment by a vote of 4-3; and

WHEREAS, no protest petition as defined by Section 403.030.C of the City Code was filed within 15 days of said public hearing; and

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

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

SECTION 1. The application for zoning map amendment submitted by Monique McFarlane, (Case Nos. PZ 2026-13 and PZ 2026-16) for five (5) parcels and one (1) tract west of Highway N on NW Jones-Myer Rd from Platte County “R-80” Rural Single-Family to City of Parkville “R-1” Single-Family Residential, as depicted in Exhibit A, is hereby approved.

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

PASSED and APPROVED this 1st day of September, 2026.

Mayor Dean Katerndahl

ATTESTED:

City Clerk Melissa Bazert



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

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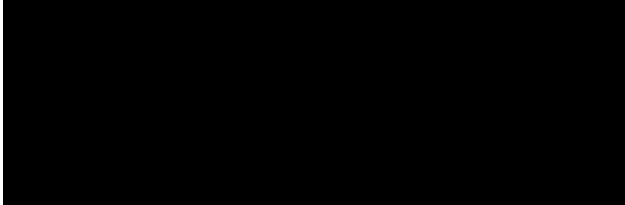
Application for Zoning Map Amendment

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

1. Applicant / Contact Information

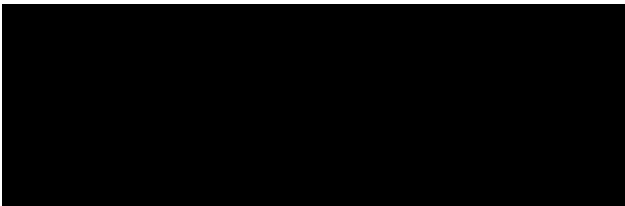
Applicant(s)

Name: Monique McFarlane



Engineer/Surveyor(s) preparing legal description

Name: RL Buford & Associates



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

Name: See attached

Address: _____

City, State: _____

Phone: _____ Fax: _____

E-mail: _____

Contact Person, if different from applicant(s)

Name: _____

Address: _____

City, State: _____

Phone: _____ Fax: _____

E-mail: _____

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

Applicant's Signature (Required) _____ **Date:** _____

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

2. Property Information

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

Property address / general location:

16320 Jones Myer Road

Parcel ID Number: 20-3.0-07-200-001-001.000, 20-3.0-07-200-001-002.000, 20-3.0-07-200-001-003.000, 20-3.0-07-200-001-004.000, 20-3.0-07-200-001-005.000

Present zoning: R-80 (county)

Proposed zoning: R-1

Present use of the property:

Residential

Length of use:

Property has been recently subdivided. Existing house built in 1942

3. Neighboring land uses and zoning

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

Existing Land UseExisting Zoning

North: apparent use AG

North: CH

South: apparent use AG

South: RMD

East: apparent use AG

East: CH

West: Residential and AG

West: AG

Attach a narrative addressing:

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

4. Checklist of required submittals

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

For City Use OnlyApplication accepted as complete by: _____
Name/Title _____ Date _____

Application Fee (26.0000): \$ _____

By: ☐ Check # _____ ☐ MO# _____

Date Paid: _____

☐ Credit Card _____ ☐ Cash _____

Payment by: _____

Received by: _____

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

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

Conditions if any: _____

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

Conditions if any: _____

CITY OF PARKVILLE:

Zoning District	Minimum Lot Size	Comparable Subdivisions	Maximum Allowable Density	Minimum Acres per Dwelling Unit
"R-1" Single-Family Residential	20,000 sq. ft.	The Bluffs; Parkville Heights	2.2 units per acre	0.46 acres per unit
"R-2" Single-Family Residential	10,000 sq. ft.	The National; Riss Lake	4.4 units per acre	0.23 acres per unit
"R-3" Single-Family Residential	7,500 sq. ft.	Thousand Oaks	5.8 units per acre	0.17 acres per unit
"R-4" Mixed-Density Residential	3,500 sq. ft.- 0.5 acre	Parkville Original Plat / Old Town Residential	2-12.4 units per acre (depends on building typology)	0.5-0.08 acres per unit (depends on building typology)
"R-5" Multi-Family Residential	1 acre	Creekside; Village on the Green	8 units per acre	0.125 acres per unit
Proposed Rezoning	20,000 sq. ft.	Countrywood, Elm Lake Estates, Timber Ridge (all in Unincorporated Platte County zoned "R-80")	0.5 units per acre proposed	2.0 acres per unit proposed
Countrywood	80,000 sq. ft.	-	0.5 units per acre	2.0 acres per unit
Elm Lake Estates	80,000 sq. ft.	-	0.4 units per acre	2.5 acres per unit
Timber Ridge	80,000 sq. ft.	-	0.5 units per acre	2.0 acres per unit

UNINCORPORATED PLATTE COUNTY:

Zoning District	Allowable Density	Comparable Parkville District
"R-80" Rural Single-Family District	0.5 units per acre	N/A
"R-40" Single-Family Estate District	1.1 units per acre	
"R-25" Single-Family Large Lot District	1.7 units per acre	
"R-15" Single-Family Low Density District	2.9 units per acre	"R-1" Single-Family Residential
"R-12" Single-Family Medium Density District	3.6 units per acre	N/A
"R-10" Single-Family Medium-High Density District	4.4 units per acre	"R-2" Single-Family Residential
"R-7" Single-Family High Density District	5.8 units per acre	"R-3" Single-Family Residential
"RTD" Two-Family Residential District	8.7 units per acre	"R-5" Multi-Family Residential
"RMD" Residential Multiple Dwelling District	17.4 units per acre	"R-4" Mixed-Density Residential



Staff Analysis

Agenda Item: 5.B

Proposal: Application for Zoning Map Amendment for five (5) parcels containing 9.82 acres, more or less, generally located approximately 2,500 feet west of N Highway on NW Jones-Myer Road from Platte County "R-80" Rural Single-Family to "R-1" Single-Family Residential

Staff

Recommendation: Approval

Case No: PZ 2026-13

Applicant: Monique McFarlane

Owners: John & Monique McFarlane, John Oster, James & Janine Wilkins

Location: Generally located 2,500 feet west of N Highway on NW Jones-Myer Road

Existing Zoning: Platte County "R-80" Rural Single-Family

Proposed Zoning: "R-1" Single-Family Residential

Parcel #s: Platte County parcels #20-3.0-07-200-001-001.000, 20-3.0-07-200-001-002.000, 20-3.0-07-200-001-003.000, 20-3.0-07-200-001-004.000, and 20-3.0-07-200-001-005.000

Exhibits:

- A. This Staff Analysis
- B. Application
- C. Subject Area Property Map
- D. Legal Description
- E. Ownership Exhibit
- F. Replat Document
- G. Site Plan from Building Permit #25-171
- H. Driveway Exhibit
- I. Additional exhibits as may be presented at the public hearing

By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://ecode360.com/43721688>)
 - 1. Section 403.030 Zoning Map Amendment
 - 2. Section 405.010 Zoning Districts Established
 - 3. Section 405.020 Districts & Uses
 - 4. Section 405.030 Standards Applicable to All Districts
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)

- C. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property
- D. Hearing notice published in The Platte County Citizen newspaper on June 24, 2026
- E. Hearing notice sign staked on subject property
- F. Summary of Public Hearing and hearing notice posted on Parkville City webpage (<http://parkvillemo.gov/government/public-hearings/>)

Comments

Received: No written comments have been received by the Community Development Department as of the completion of this staff analysis on July 10, 2026.

Update from July 14, 2026 Meeting

Two main questions arose from the July 14, 2026 meeting:

1. Private Driveway

The applicants have proposed to utilize a shared private driveway for access, as allowed by Code. According to the Mid-America Regional Council's functional classification map, NW Jones-Myer road is a collector roadway. Per Table 408-1, residential driveways along collector roadways must have a 50' minimum separation from centerline to centerline. The proposed driveway meets this requirement. The applicants have platted an ingress-egress easement along the western boundary of their property to include the shared private driveway. The city's Development Code contains property line setback requirements for buildings and accessory structures, but does not require setbacks for flatwork (e.g., driveways, sidewalks, patios).

2. Septic System

The sanitary sewer in this area of Parkville is under the purview of the Platte County Regional Sewer District (PCRSd). According to Dan Koch, Executive Director of PCRSd, public sewer is not reasonably available at this time for the properties. City code allows for properties that cannot reasonably connect to public sewer to utilize a septic system. Septic systems fall under the purview of the Platte County Health Department. Septic systems do exist for 1-3 acre lots in Platte County, for example, the Countrywood and Timber Ridge subdivisions to the east.

The applicants propose a zoning map amendment to rezone five (5) parcels of land generally located approximately 2,500 feet west of N Highway on NW Jones-Myer Road from Platte County “R-80” Rural Single-Family to “R-1” Single-Family Residential.



Background

The applicant requests a rezoning of five (5) parcels to the Parkville "R-1" Single-Family Residential district to develop one (1) single-family residence per lot. The subject properties were originally annexed into the Parkville city limits in 2000 as part of a larger annexation, at which time they retained their legacy Platte County zoning designations. (Note: A western portion of the subject property was later annexed via Ordinance No. 3079 on August 3, 2021). In the accompanying policy report for the 2021 annexation, staff noted that the *Parkville 2040 Master Plan* designates this area for low-density residential future land use. Staff further stated that development would require rezoning to a City zoning district consistent with low-density residential, such as R-1, R-2, or R-3 Single-Family Residential. It is the City's established practice that land be rezoned to a Parkville zoning district prior to development. In March 2025, an Administrative Plat subdivided the original single parcel into the current five (5) lots. Currently, one (1) single-family home exists on-site, and a second home is under construction.

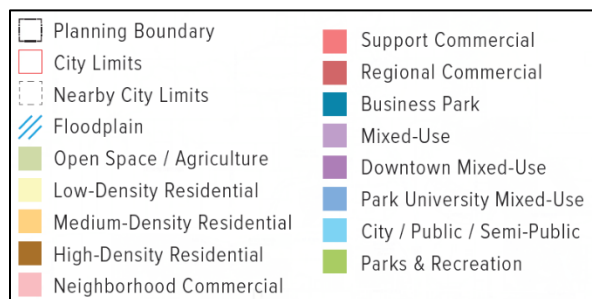
General Review and Analysis

The application has been reviewed against the Parkville Municipal Code, including the applicable "R-1" zoning district regulations, the adopted *Parkville 2040 Master Plan* and its Future Land Use map. Per Parkville Municipal Code, Title IV, Section 403.010, Subsection E requirements, notice of the public hearing has been published in a newspaper in general circulation in the City, The Platte County Citizen newspaper, on June 24, 2026; a sign announcing the time, place and nature of the public hearing was placed on the subject property within view from public right of way; and mailed notice via certified mail was provided to all property owners within 185 ft. of the subject properties.

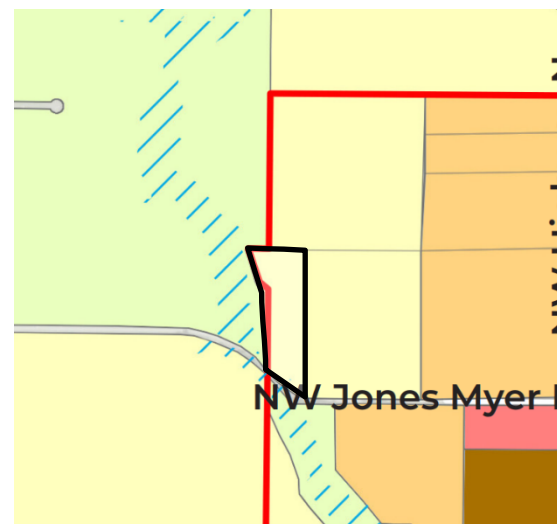
Parkville Municipal Code, Section 403.030, Subsection B. provides review criteria for how the Planning and Zoning Commission shall determine if a zoning map amendment is appropriate. The following are staff's findings and conclusions.

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

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



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



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

The surrounding properties are developed as single-family detached homes and agriculture uses and generally are large-lot residences. Staff believes this proposed rezoning to “R-1” Single-Family Residential both fits the character of the surrounding properties, as well as supporting the future land use vision of the Master Plan.

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

This application furthers the intent of the “R-1” Single-Family Residential zoning district which should be used generally for a variety of residential neighborhoods throughout the City. The surrounding properties are developed similarly and residential in character.

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

The applicant is proposing single-family residential development, as allowed by the Code. When the properties were subdivided from one (1) parcel to five (5), they were laid out such that they fit the area and setback requirements of the R-1 zoning district.

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

The proposed rezoning does not represent a substantial increase in burden on City/other services. Properties will utilize septic system due to the lack of sanitary sewer infrastructure in the area. Properties will be accessed by a shared, private driveway off of NW Jones-Myer Road.

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

Rezoning these properties to a single-family residential zoning district supports the surrounding area’s ability to develop as low-density residential as envisioned by the Future Land Use Map of the *Parkville 2040 Master Plan*.

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

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

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

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

Staff Conclusion and Recommendation

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

Necessary Action

Following consideration of the Application for Zoning Map Amendment, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will be forwarded to the Board of Aldermen on August 4, 2026 for final action.

End of Memorandum



Brad Stanton, AICP
Senior Planner

7/10/2026
Date

**CITY OF PARKVILLE
Policy Report**

Date: August 11, 2026

Prepared By:

Reviewed By:

ISSUE:

Approve Resolution No. 26-023, a Resolution Approving a Funding Agreement between the City of Parkville and Parkville Industrial, LLC, for the Creekside Industrial Project (Administration)

BACKGROUND:

A presentation was given at the August 24, 2026, Finance Committee meeting on the proposed Creekside Industrial redevelopment project. The City's economic development consultants and special legal counsel provide summaries of the economic development incentives requested by the Developer for this project. Brian Mertz gave a presentation on behalf of the developer. The attached Funding Agreement was also discussed at the August 24th Finance Committee meeting.

Reviewing the Developer's proposals and processing the associated applications requires the City to seek the advice and assistance of specialized outside consultants and legal counsel. The Funding Agreement requires the Developer to fund these costs.

STRATEGIC GOAL(S):

BUDGET IMPACT:

This will not impact the budget.

ALTERNATIVES:

1. Approve
2. Approve with changes.
3. Deny
4. Postpone

FINANCE COMMITTEE RECOMMENDATION:

This item was discussed at the August 24, 2026 Finance Committee meeting.

STAFF RECOMMENDATION:

Staff recommends approval.

POLICY:

SUGGESTED MOTION:

I move to approve Resolution No. 26-023, a Resolution Approving a Funding Agreement between the City of Parkville and Parkville Industrial, LLC, for the Parkville Industrial Project.

ATTACHMENTS:

1. Resolution Approving Funding Agreement for Creekside Industrial Project

2. Creekside Funding Agreement PE



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**CITY OF PARKVILLE, MO.
RESOLUTION No. 26-023**

**A RESOLUTION APPROVING A FUNDING AGREEMENT BETWEEN THE CITY OF
PARKVILLE AND PARKVILLE INDUSTRIAL, LLC, FOR THE CREEKSIDE INDUSTRIAL
PROJECT.**

WHEREAS, Parkville Industrial, LLC (the “Developer”) is engaged in the business of commercial real estate development, and has requested the City to review, consider and process an application proposed by the Developer for economic development incentives pursuant to the Community Improvement District Act and Sections 100.010 to 100.200, RSMo., in connection with the proposed redevelopment of property located generally east of the Creekside baseball fields, west of I-435 and north of Highway 45, in Parkville (the “Request”); and

WHEREAS, the City does not have a source of funds to cover costs incurred by the City to evaluate, consider and approve the Request; and

WHEREAS, in order for the City to fully consider and evaluate the Request, the Developer seeks to deposit funds with the City to be used by the City to pay for the expenses necessary to perform a full evaluation of the Request.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, that the Funding Agreement which is attached hereto as Exhibit A and incorporated herein by reference is hereby approved, and the Mayor is hereby authorized to execute said Funding 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 1st Day of September, 2026.

Mayor Dean Katerndahl

ATTEST:

City Clerk Melissa Bazert

EXHIBIT A – FUNDING AGREEMENT

FUNDING AGREEMENT

THIS AGREEMENT is entered into this 1st day of September, 2026 by PARKVILLE INDUSTRIAL, LLC, a Missouri limited liability company, (the "Applicant"), and the CITY OF PARKVILLE, MISSOURI, a Missouri municipal corporation (the "City").

RECITALS

A. The City is a fourth-class city incorporated and exercising governmental functions and powers pursuant to the Constitution and the Statutes of the State of Missouri, with its principal office located at City Hall, 8880 Clark Avenue, Parkville, Missouri 64152.

B. The Applicant is a Missouri limited liability company and is engaged in the business of commercial real estate development with offices set forth in the notice provisions hereof.

C. The City has been requested by the Applicant to review, consider and process an application (the "Application") proposed by the Applicant for economic development incentives pursuant to Sections 67.1401 to 67.1571, RSMo, inclusive, (the "CID Act") and Sections 100.010 to 100.200, RSMo, inclusive, ("Chapter 100"), in connection with the Applicant's proposed redevelopment of the property located generally east of the Creekside baseball fields, west of Interstate-435, and north of Missouri Highway-45, in Parkville, Missouri (the "Project").

D. In order to carry out the tasks described in the preceding paragraph, the City must retain legal counsel and financial and other outside professional consultants and will incur expenses but the City is without a source of funds to pay such legal counsel, consultants and expenses.

AGREEMENT

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements hereinafter expressed, the parties mutually agree as follows:

1. Services to be Performed by the City. The City:

A. Will review documents submitted by the Applicant, including the review and/or preparation of an industrial development plan and cost benefit analysis, causing the same to be distributed to taxing districts, and prepare and present required ordinances, analyses, and other necessary documents to the Board of Aldermen of the City for consideration for approval;

B. Provide necessary staff, legal, financial, and planning assistance to prepare and present the Application to the City and to prepare and present required ordinances to the Board of Aldermen of the City;

C. Provide the necessary staff and legal, financial and planning assistance to prepare documents necessary for the issuance of bonds under pursuant to Chapter 100; and

D. Provide the necessary staff, legal, financial and planning assistance to administer any such agreements, as needed.

2. Payment. The Applicant shall pay the City for all charges for legal counsel and financial consultants and all other expenses incurred in providing the Services set forth in Section 1.

A. Initial Deposit. Concurrently with the execution of this Agreement, Applicant shall deposit the amount of \$25,000 (the "Deposit") with the City for payment of costs of performing the Services. The City shall disburse the Deposit as set forth in Section 3 of this Agreement and shall bill the Applicant pursuant to Section 2.B. to re-establish the Deposit so that there is always a minimum cash balance of \$10,000 available from which additional disbursements may be made as required. The City will not commence provision of the Services until the Deposit is received.

B. Additional Funding. The City shall submit a statement summarizing actual out-of-pocket expenses necessary to perform its obligations hereunder or for any additional obligations or expenditures incurred by the City. Such statements shall be submitted no more often than monthly. Both the City and the Applicant agree that the parties will use commercially reasonable efforts to control costs but acknowledge that no estimate of the cost of providing the Services is available as of the date hereof. The Applicant shall pay the City the amounts set forth on such statements (the "Additional Funds") within thirty (30) days of receipt thereof. If such funds are not so received, the unpaid balance shall be subject to a penalty of two percent (2%) per month until paid, but in no event shall such penalty exceed twenty-four percent (24%) per annum, and the City shall be relieved of its obligations hereunder until paid or may terminate this Agreement pursuant to Section 4.A. Applicant shall supply the Additional Funds in a timely manner so that City activities may continue without interruption.

3. Disbursement of Funds. The City shall hold and disburse the Deposit and any Additional Funds for reimbursement of costs of legal counsel, professional consultants, and the payment of all out of pocket expenses incurred by the City in connection with the performance of the Services as payment for such Services become due. The City shall make its records available for inspection by the Applicant with respect to such disbursements as required by law. Notwithstanding the foregoing, as it pertains to the Chapter 100, the final payment of fees for bond counsel shall be contingent upon the closing of the Chapter 100 bond issue.

4. Termination.

A. In the event the Applicant fails to perform any of its obligations herein, the City may terminate this Agreement, and any other agreement between the parties, at City's sole discretion upon thirty (30) days written notice to the Applicant and providing the right to the Applicant to cure same termination by the City shall also terminate the duties and obligations of the City's processing of the Application. Upon such termination, the City shall retain the Deposit and any Additional Funds necessary to reimburse all outstanding expenses incurred by the City pursuant to this Agreement and any monies due and owing to the City pursuant to any other agreement and shall pay all remaining refundable amounts of the Deposit and any Additional Funds to the Company within sixty (60) days of such termination.

B. The parties hereto acknowledge that the Applicant may determine to abandon the Application. Upon notice of abandonment by the Applicant, this Agreement shall terminate and the City may terminate any other agreement between the parties and shall retain monies from the Deposit and any Additional Funds necessary to reimburse the City for all expenses incurred under this Agreement to the date of termination and any monies due and owing to the City pursuant to any other agreement. The City shall pay all remaining refundable amounts of the Deposit and any Additional Funds to the Applicant within sixty (60) days after such termination.

C. Upon termination as provided in this Section 4, in the event the monies from the Deposit and any Additional Funds are insufficient to reimburse the City for the outstanding expenses of the City payable hereunder, the Applicant shall reimburse the City for said expenses within thirty (30) days of presentation of a demand therefore by sending notice as provided in Section 6 of this Agreement.

5. Attorney-Client Relationship.

The Applicant understands and acknowledges that this arrangement is an accommodation to the Applicant in which neither the City nor the City's special legal counsel is providing legal representation to the Applicant and that no attorney-client relationship between the Applicant and the City's special legal counsel shall exist by any reason including, but not limited to, the Applicant's payment of the City's legal costs.

6. Notice. Any notice, approval, request or consent required by or asked to be given 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: John Mautino

To the Applicant:

Rouse Frets White, P.C.
801 W. 47th Street, Suite 500
Kansas City, Missouri 64112
Attn: Chris Mattix

With a copy to:

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.

7. Miscellaneous.

A. Governing law. This Agreement shall be governed by Missouri law. Any disputes arising hereunder shall be litigated only in the Circuit Court of Platte County, Missouri.

B. Entire Agreement. This Agreement is the entire agreement between the parties with respect to the funding by the Applicant to the City for the Services associated with the Application.

C. No Waiver. Failure of any party hereto to enforce its rights hereunder at any time shall not be deemed a waiver of such rights.

D. Successors and Assigns. This Agreement may not be assigned by any party hereto without prior written consent of all other party. No assignment, unless specifically provided for in the consent thereto, shall relieve the assigning party of any liability hereunder. This Agreement shall be binding upon the parties hereto and their heirs, successors and permitted assigns.

E. Pursuant to Section 34.600 of the Revised Statutes of Missouri, as amended (the "Act"), by entering into this Agreement, the Applicant certifies that it and its parent company, wholly or majority-owned subsidiaries, and other affiliates, if any, are not currently engaged in, or for the duration of this Agreement will not engage in, a boycott of goods or services from the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel. The Applicant understands that "boycott" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations, but does not include an action made for ordinary business purposes.

E. Counterparts. This Agreement may be signed in counterparts.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives the day and year first above written.

PARKVILLE INDUSTRIAL, LLC

By: 
Brian Mertz

STATE OF MISSOURI)
) ss.
COUNTY OF PLATTE)

On this 24 day of August 2026, before me, a notary public, appeared Brian Mertz, to me personally known, who, being by me duly sworn, did say that he is the Member of Parkville Industrial, LLC, and that said instrument was signed on behalf of said limited liability company by authority of its members and he acknowledged said instrument to be the free act and deed of said limited liability company.

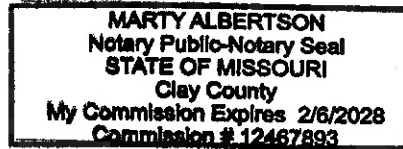
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in my office the day and year last above written.

Marty Albertson

Notary Public

My Commission Expires:

2-6-2028



CITY OF PARKVILLE, MISSOURI

By: _____
Dean Katerndahl, Mayor

Attest:

City Clerk

STATE OF MISSOURI)
) ss.
COUNTY OF PLATTE)

On this ____ day of _____ 2026, before me, a notary public in and for said State, personally appeared Dean Katerndahl, Mayor of the City of Parkville, Missouri, who is personally known to me to be the same person who executed, as such official, the within

instrument on behalf of said City and such person duly acknowledged to me that he/she executed the same for the purposes therein stated, and that the execution of the same was the free act and deed of said City.

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:

**CITY OF PARKVILLE
Policy Report**

Date: August 26, 2026

Prepared By:

Reviewed By:

ISSUE:

Approve Resolution No. 26-028 A Resolution Authorizing the Mayor to Execute the Petition to the City of Parkville, Missouri for an Amendment to the Meadows at Creekside Community Improvement District (Administration)

BACKGROUND:

A presentation was given at the August 24, 2026, Finance Committee meeting on the proposed Creekside Industrial redevelopment project. The City's economic development consultants and special legal counsel provide summaries of the economic development incentives requested by the Developer for this project. Brian Mertz gave a presentation on behalf of the developer.

One of the items discussed was an amendment to the boundaries of the Meadows at Creekside CID ("District"). As described more fully in the cover letter included with the attached Petition, this amendment would amend the District boundaries to remove all single-family homes, extend the term of the special assessments on apartment units, and increase the amount of the assessments on apartments over time. The City owns property in the District, and this property is leased under the provisions of Chapter 100, RSMo., as part of an economic development incentive. The lessee has requested that the City sign this proposed Petition.

The attached Resolution authorizes the Mayor to sign the Petition on behalf of the City in its role as property owner. This action has nothing to do with the City's review and consideration of the Petition itself, which will occur at a later date.

STRATEGIC GOAL(S):

BUDGET IMPACT:

This item does not impact the budget.

ALTERNATIVES:

1. Approve.
2. Deny.
3. Postpone.

FINANCE COMMITTEE RECOMMENDATION:

As described above, this matter was discussed at the August 24, 2026 Finance Committee meeting as an update.

STAFF RECOMMENDATION:

Staff recommends approval.

POLICY:

SUGGESTED MOTION:

I move to approve Resolution No. 26-028, A Resolution Authorizing the Mayor to Execute the Petition to the City of Parkville, Missouri for an Amendment to the Meadows at Creekside Community Improvement District

ATTACHMENTS:

1. Resolution- Creekside CID Extension
2. Petition



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

**CITY OF PARKVILLE, MO.
RESOLUTION No. 26-028**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE PETITION TO
THE CITY OF PARKVILLE, MISSOURI FOR AN AMENDMENT TO THE MEADOWS
AT CREEKSIDE COMMUNITY IMPROVEMENT DISTRICT.**

WHEREAS, the Community Improvement District Act, Section 67.1401 et seq., of the Revised Statutes of Missouri mandates that a petition requesting the amendment of a community improvement district be signed by property owners collectively representing i) the property owners owning more than fifty percent by assessed value of the real property within the boundaries of the proposed district; and ii) more than fifty percent per capita of all owners of real property within the boundaries of the proposed district; and

WHEREAS, the City of Parkville, Missouri (the “City”) is the record owner of certain real property within the Meadows at Creekside Community Improvement District (the “District”); and

WHEREAS, the property owned by the City in the District is leased under the provisions of Chapter 100 RSMo, and the lessee has requested that the City execute the amendment.

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

1. The Board of Aldermen hereby authorizes the Mayor to execute the Petition to the City of Parkville, Missouri for the Removal of Real Property From the District and for the Approval of the Second Amendment to the Meadows at Creekside Community Improvement District, in substantially similar form as the attached Exhibit A incorporated into this resolution as if fully set forth herein, on behalf of the City.

IN TESTIMONY WHEREOF, I have hereunto set my hand in the City of Parkville this 1st Day of September, 2026.

Mayor Dean Katerndahl

ATTEST:

City Clerk Melissa Bazert

EXHIBIT A – CID PETITION

(see attached)

March 13, 2026

VIA U.S. MAIL

Neighbors

Re: Meadows at Creekside Community Improvement District Amendment

Dear District Resident:

My name is Chris Mattix, I am a Kanas City real estate attorney and represent the Meadows at Creekside Community Improvement District (the "District"). The District is a political subdivision of the State, much like a city, and has the power to levy and collect taxes. The District was originally formed in 2019 as part of the Creekside development, a master planned community.

You are receiving this letter because you are identified in Platte County, Missouri tax records as being the current owner of property within the District. The District levies an annual special assessment that appears on your real estate tax bills. The revenue raised by the District is used to pay off various debts incurred to construct public infrastructure improvements that benefit your property. The current annual special assessment is \$400 per single family home (paid by single-family homeowners) and \$1,737 per apartment unit (paid by the apartment owner, not the tenants). The current term of the single family home special assessment is 30 years and the current term of the apartment special assessment is 16 years.

A petition to amend the District's boundaries will be filed with the Board of Aldermen of the City of Parkville in the coming weeks. The purpose of this amendment is to (1) amend the District's boundaries to remove all the single-family homes, (2) extend the term of the special assessment imposed on apartment units, and (3) increase the amount of the assessment on the apartments over time. This amendment will have no impact on your ability to continue to use and benefit from existing public infrastructure, and also means that beginning with the 2026 tax year, single-family homes will no longer be billed the annual \$400 special assessment as part of your annual real estate tax payment for the duration of the 30-year term.

Enclosed is a copy of the draft Second Amendment along with your signature page. This draft is subject to final edits to make corrections, fill in missing or incomplete information we don't have at this time, or make other small changes that will not affect the substantive terms of this Second Amendment.

All signatures will need to be notarized and signed by the record owner(s) of the property to be valid, and all blanks on the form will need to be completed or corrected if the information shown in incorrect (e.g. names of signers, authority to sign, phone number, marital status (if a natural person), date, and notary block). This information is required to be included per statute,

Attorneys at Law || 801 W. 47th Street, Suite 500 || Kansas City, MO 64112 || rousepc.com

Neighbors
March 13, 2026
Page 2

Section 67.1421.2(4), RSMo. Please scan a copy of the fully executed signature page and e-mail it to me at cmattix@rousepc.com or mail the original to Rouse Frets White Goss Gentile Rhodes, P.C., Attn: Chris Mattix 801 W. 47th Street, Kansas City, Missouri 64112.

Finally, I would like to extend an invitation to you and all property owners to attend one or more upcoming neighborhood meetings to discuss the proposed amendment and answer any questions you may have. An in-person meeting will be held from 5:00 to 6:30 p.m. on Monday, March 23, 2026, at Johnny's Tavern Parkville 15309 NW Brink Meyer Rd, Parkville, MO 64152. We will have a public notary on hand for the in-person meeting, please remember to bring a valid photo I.D. A second virtual meeting will be held on Thursday, March 26th at 6:00 p.m. (CST) via zoom. The meeting ID is 819 7986 2168 Passcode 4iHvTx.

Very truly yours,

A handwritten signature in black ink, appearing to read "Chris M. Mattix". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Chris M. Mattix

ACC: cmm
Enclosure:

**THE MEADOWS AT CREEKSIDE
COMMUNITY IMPROVEMENT DISTRICT**

**PETITION TO THE
CITY OF PARKVILLE, MISSOURI
FOR THE REMOVAL OF REAL PROPERTY FROM THE DISTRICT AND FOR
APPROVAL OF THE SECOND AMENDMENT TO THE
MEADOWS AT CREEKSIDE COMMUNITY IMPROVEMENT DISTRICT**

Submitted January 17, 2019

As First Amended January 31, 2019

As Second Amended March __, 2026

SECOND AMENDED PETITION OF THE MEADOWS AT CREEKSIDE COMMUNITY IMPROVEMENT DISTRICT

To the Board of Aldermen ("Board of Aldermen") of the City of Parkville, Missouri ("City"):

The City, as the then record owner of all the property within The Meadows at Creekside Community Improvement District ("District"), submitted its Petition to Establish the District ("Formation Petition") on January 17, 2019. The Formation Petition was first amended ("First Amendment") on January 31, 2019, prior to District formation, to add provisions in the 5-year Plan (Exhibit D) and the Special Assessment Petition (Exhibit E) clarifying how the special assessment would be calculated if the planned apartment project were not completed by a set date. The Board of Aldermen approved the Formation Petition, as amended, by Ordinance No. 2984 on February 19, 2019, pursuant to the Community Improvement District Act, Sections 67.1401 *et seq.*, RSMo, as amended ("Act").

The District was formed as a political subdivision of the State of Missouri to fund District services, capital improvements and land acquisition / NID costs (the "Project"). To fund the Project, the District levied a special assessment ("Special Assessment") beginning in 2020 on all completed apartment units and single-family homes. Each completed apartment unit is currently assessed for a period of 16 years at the rate of \$1,737 per unit. Each completed single-family home is currently assessed for a period of 30 years at the rate of \$400 per home. The District, Parkville Development 70, LLC (the "Redeveloper"), and the City entered into a Cooperative Agreement approved by the City through the adoption of Ordinance No. 3000 on May 21, 2019.

The City conveyed title in the land within the District to the Redeveloper who completed the planned Project and sold the resulting lots to third-party buyers to construct new improvements consisting of 216 apartment units, 33 single-family homes, and the Park Hill School District's Angeline Washington Elementary School. Beginning in 2025, the Redeveloper and the City discussed issuing bonds, as authorized in the Formation Petition, to reimburse the remaining Project Costs. The contemplated bond issue requires a second amendment ("Second Amendment") to be approved by the City.

This Second Amendment will revise the legal description and boundary of the District to remove all property except for the 216 apartment units currently within the District, and increase the term and increase the maximum amount of the Special Assessment imposed on the 216 apartment units.

The undersigned petitioners ("Petitioners"), (1) being the owners of record owning more than fifty percent (50%) by assessed value of the real property within the boundaries of The Meadows at Creekside Community Improvement District (the "District"), and (2) comprising more than fifty percent (50%) per capita of all owners of real property within the boundaries of the District, do hereby petition and request that the Board of Aldermen amend such District under the Act. In support of this amendment (the "Second Amended Petition"), the Petitioners set forth the following information in compliance with the Act.

1. Boundaries, Legal Description, and Map of District

The amended legal description of the District is attached hereto as Exhibit A. A map of the amended boundaries of the District is attached hereto as Exhibit B, confirming that the District is contiguous. The District is located entirely within corporate boundaries of the City. A summary of the parcels within the District owned by the Petitioners is attached hereto as Exhibit C.

2. Name of District - no change from Formation Petition

The name of the District is The Meadows at Creekside Community Improvement District.

3. Signatures May Not Be Withdrawn

Notice has been provided to all signers of the Second Amended Petition that their signatures may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk. This notice is included on each signature page attached to this Second Amended Petition.

4. Five-Year Plan

A five-year plan, as amended by this Second Amended Petition, stating a description of the purposes of the District, the services it will provide, the improvements made and an estimate of costs of these services and improvements is attached hereto as Exhibit D.

5. District Type - no change from Formation Petition

The District will be established as a political subdivision of the State of Missouri in accordance with the Act.

6. District Governance, Number of Directors - no change from Formation Petition

The District will be governed by a board of directors elected by the District, which board shall consist of five (5) members.

7. Board of Directors - no change from Formation Petition, but the Board is currently made up of Successor Directors serving the remainder of their terms.

- a. Number. The District shall be governed by a Board of Directors (the "Board") consisting of 5 members, whom shall be appointed by the municipality in accordance with this petition.
- b. Qualifications. Each member of the Board ("Director") shall meet the following requirements:

- (1) be at least 18 years of age;

- (2) be and must declare to be either an owner of real property within the District or an authorized representative of an owner, an owner of a business operating within the District, or a registered voter residing within the District, as provided in the CID Act;
- (3) be citizens of the United States and have been a resident of the State of Missouri for at least one year immediately preceding the date upon which he or she takes office in accordance with Article VII, Section 8 of the Missouri Constitution and § 67.1451.6, R.S.Mo; and
- (4) except for the initial directors named in this Petition, be nominated according to slates submitted as described in this Petition; or in the case of Interim Directors, be elected by the remaining Directors.

c. Initial Directors. The initial directors (“Initial Directors”) and their respective terms shall be as follows:

Brian J. Mertz	4 years	Owner’s Representative
Doug D. Owens	4 years	Owner’s Representative
Joe Parente	2 years	City’s Representative
Matthew Chapman	2 years	City’s Representative
Nan Johnston	2 years	City’s Representative

d. Terms. Each Initial Director named above shall serve for the term set forth opposite his/her name or until his/her successor is appointed in accordance with this Petition. Each Successor Director shall serve a four (4) year term or until his/her successor is appointed in accordance with this Petition. If, for any reason, a Director is not able to serve his/her term, the remaining Directors shall elect an Interim Director to fill the vacancy of the unexpired term.

Notwithstanding anything to the contrary, any Director’s failure to meet the qualification requirements set forth above, either in a Director’s individual capacity or in a Director’s representative capacity, shall constitute cause for the Board to take appropriate action to remove said Director.

e. Successor Directors. Successor directors shall be appointed by the Mayor with the consent of the Board of Alderman by resolution according to a slate submitted by the Executive Director to the City of Parkville, Missouri’s City Clerk (the “City Clerk”). The slate of proposed Successor Directors shall include evidence in a form satisfactory to the City that each Successor Director meets the statutory qualifications to serve as Director pursuant to the CID Act and that the owner’s representatives are duly authorized to serve as Directors.

Upon receipt of a slate of Successor Directors, the City Clerk shall promptly deliver the slate to the Mayor, and the Mayor shall either (i) approve the slate and seek consent of same from the Board of Aldermen at the next regular meeting of the Board of Aldermen, or (ii) return the slate to the Board with a request for alternates for any or all of the Board petitions identified on the slate.

Should the Board of Aldermen refuse to consent to the slate submitted to it by the Mayor, it shall request alternatives for any or all Board positions identified on the slate and within ten days of such refusal, the Board shall submit an alternative slate to the Mayor with two alternates for each of the Board positions requested by the Board of Aldermen.

Should the Mayor reject and return the slate to the Board, the Board shall within ten days of such refusal submit an alternative slate to the Mayor with two alternates for each of the Board positions requested by the Mayor. After receipt of the alternative slate, the Mayor shall either (i) choose from the alternate(s), approve the slate, and seek consent of the Board of Aldermen at the next regular meeting of the Board of Aldermen, or (ii) reject the alternative slate. In the event the Mayor rejects the alternative slate, Successor Directors shall be appointed by the Mayor with the consent of the Board of Aldermen.

In any event for the first 2 years of the existence of the District, and otherwise during the time that the District has any notes outstanding that are payable to the City, at least three (3) Directors in office shall be either (i) an elected or appointed official or employee of the City of Parkville or (ii) a member of the public appointed by the Mayor with the consent of the Board of Aldermen to represent the City of Parkville, and shall be designated as such (a "City Representative"). If at the time of submission of a slate of Successor Directors, the term of a City Representative is expiring, then such slate shall include the name of the City Representative to be appointed, who shall be a person designated by the Mayor with the consent of the Board of Aldermen.

If any such action by the Mayor or the Board of Alderman is not completed within a 30-day period, the Successor Directors shall be deemed to have been appointed by the Mayor with the consent of the Board of Alderman according to the slate submitted.

8. Total Assessed Value

The total estimated assessed value of all real property located within the District, as reported by the Platte County Assessor's Office as of the date of this Petition is \$2,543,159. As depicted on Exhibit C, Petitioner owns real property within the District currently assessed at _____ representing ____% of the assessed value of all of the real property within the District.

9. Determination of Blight – no change from Formation Petition

Petitioner is not seeking a determination of blight.

10. Proposed Length of Time – no change from Formation Petition

The life of the District shall begin from the effective date of the ordinance establishing the District, and shall be in existence for thirty (30) years to fund improvements and services, provided however the District's life may be automatically continued for successive ten year terms, until all of the project costs are satisfied, without having to submit a new petition subject to the condition precedent that the Board of Aldermen shall not have adopted a resolution disallowing such continuation prior to the date upon which any successive term would have commenced unless sooner terminated in accordance with Section 67.1481, R.S.Mo. of the Act.

11. Proposed Method of Financing District - Costs – no change from Formation Petition

The costs of the district improvements and services will be financed through a conventional secured loan, reimbursement agreement, bonds and/or notes issued by the District or other authorized body, any of which will be secured by the pledge of applicable revenue received from the imposition of a special assessment on property located within the District ("CID Special Assessment"). The costs of services shall only be paid by revenues of the district after the costs of improvements have been fully paid.

12. Sales Tax – no change from Formation Petition

The District will not impose a sales tax.

13. Maximum Rates of Business Licenses and Real Property Taxes – no change from Formation Petition

The District will impose no real property tax levy or business license taxes within the District.

14. Method of Assessment and Maximum Rates of Special Assessments

15. The maximum rate of the special assessments and the method of assessment for each parcel are set forth in the Special Assessment Petition in Exhibit E (the "Special Assessment Petition") attached hereto and incorporated herein and made an integral part of this Second Amended Petition. Limitations on Borrowing Capacity – no change from Formation Petition

Petitioner does not seek limitations on the borrowing capacity of the District.

16. Limitations on Revenue Generation – no change from Formation Petition

Petitioner does not seek limitations on the revenue generation of the District.

17. Other Limitations on District Powers – no change from Formation Petition

Petitioner does not seek limitations on the authority of the District, except as set forth in this Petition. The District shall have the full range of powers authorized under the provisions of the CID Act.

18. Audit – no change from Formation Petition

The City Auditor shall have the right to examine or audit the records of the District and shall require that the District make such records available to the City Auditor within ten (10) days after a written request for the same is made.

19. Severability / Exhibits – no change from Formation Petition

It is the intention of the Petitioner that the provisions of this Petition shall be enforced to the fullest extent permissible under the laws and public policies of the State of Missouri and that the unenforceability (or modification to conform with such laws or public policies) of any provision hereof shall not render unenforceable, or impair, the remainder of this Petition. Accordingly, if any provision of this Petition shall be deemed invalid or unenforceable in whole or in part, this Petition shall be deemed amended to delete or modify, in whole or in part, if necessary, the invalid or unenforceable provision or provisions, or portions thereof, and to alter the balance of this Petition in order to render the same valid and enforceable. All exhibits attached hereto are hereby incorporated into this Petition by reference.

20. Request to Amend

By execution and submission of this Second Amended Petition, the Petitioners respectfully request that the Board of Aldermen approve the Second Amendment of the Formation Petition.

[THE REST OF THIS PAGE IS INTENTIONALLY BLANK]

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, I, the undersigned Petitioner, have executed the above foregoing Petition for the Second Amendment to The Meadows at Creekside Community Improvement District:

Name of Owner	City of Parkville
Owner's Telephone Number	816-741-7176
Owner's Mailing Address	8880 Clark Ave. Parkville, MO 64152
Name of Signer	Dean Katerndahl
Signer's Legal Authority to Sign	Mayor
Signer's Telephone Number	Same as above
Signer's Mailing Address	Same as above
Type of Entity	Fourth Class City
Map, Parcel Number and Assessed Value of Each Tract of Property Owned within the District	See following pages

By executing this Petition, the undersigned represents and warrants that he is legally authorized to execute this Petition on behalf of the property owner named immediately above. The undersigned acknowledges that he has been given notice that his signature below may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk.

City of Parkville
a Fourth-Class City in Platte County, Missouri

By: _____
Name: Dean Katerndahl
Its: Mayor
Date: _____

STATE OF _____)
) ss.
COUNTY OF _____)

BE IT REMEMBERED, that on this ____ day of _____ 2026, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Dean Katerndahl, of the City of Parkville, who executed the foregoing instrument on behalf of said City and he duly acknowledged the execution of the same to be the free act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

NOTARY PUBLIC

My Commission Expires: _____

City of Parkville.

The Meadows at Creekside CID

Parcel Numbers and Assessed Values (2026):

Lot #	Parcel ID	Address	AV 2026
Lots 1-5 and Lots 9-12	20-4.0-19-400-004-034.000	No address assigned	\$ 0
	Total		\$ 0

CLERK'S RECEIPT OF PETITION

This Second Amended Petition was filed in the office of the City Clerk of the City of
Parkville, Missouri on the _____ day of _____, 2026.

City Clerk

[SEAL]

EXHIBIT A
LEGAL DESCRIPTION OF DISTRICT

LOTS 1, 2, 3, 4, 5, 9, 10, 11, and 12, MEADOWS AT CREEKSIDE, 3RD PLAT, A REPLAT OF LOT 34, AND TRACT "B", REPLAT OF LOTS 34, M1 THROUGH M9, AND TRACT "A" MEADOWS AT CREEKSIDE 1ST PLAT, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 34 WEST, OF THE 5TH P.M. IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI, RECORDED AS INSTRUMENT NO. 2020014636, PLAT BOOK 22, PAGE 165.

EXHIBIT B
MAP OF DISTRICT



District Boundary: —

EXHIBIT C
PARCEL NUMBERS AND ASSESSED VALUES OF PROPERTY WITHIN DISTRICT

PETITIONER'S TRACTS:

[TO BE UPDATED ONCE ALL SIGNATURE PAGES ARE RETURNED]

Parcel ID	Address	AV 2026
Total		\$ 0

PETITIONER'S PERCENTAGE OF TOTAL CID ASSESSED VALUE:

Total AV Petitioner's Parcel		\$ 0
Total AV CID		\$ 0
Percentage of Total AV		100%

EXHIBIT D

FIVE-YEAR PLAN OF DISTRICT

A. General – no change from Formation Petition. The District will be established for the purposes of providing funding for the financing, design, construction, demolition, removal, renovation, reconstruction or rehabilitation of certain improvements or portions thereof, located within the District and related improvements and structures, as authorized pursuant to the Act and R.S.Mo. § 67.1461.2. Such improvements and renovations are described as those projects eligible for funding or reimbursement from CID revenue as shown in greater detail in the budget described below. The District's purposes also include providing funding for the initial startup costs, costs of providing services and ongoing operating costs of the District.

B. Purposes – no change from Formation Petition. The purposes of the District are to:

- (1) Form and govern the District in accordance with the Act and the revised statutes of the State of Missouri;
- (2) Provide or cause to be provided for the benefit of the District, certain improvements and services as initially described herein;
- (3) Issue CID Obligations including without limitations bonds, notes and/or obtain other financing for the costs, expenditures, and undertakings of the District;
- (4) Acquire by purchase, lease, gift, grant, bequest, devise, or otherwise, any real property within its boundaries, personal property, or any interest in such property;
- (5) To assess and collect the CID Special Assessment in order to provide a source of repayment for CID Obligations issued to finance the costs of the District; and
- (6) Such other purposes authorized by the Act.

C. District Administrative/Operation Costs – no change from Formation Petition. The administrative/operational services to be performed by the District shall include, but not be limited to, the following:

- (1) Adopting bylaws, passing resolutions, and otherwise governing the District in the manner required by the Act and the revised statutes of the State of Missouri;
- (2) Developing funding sources, including the levying of the CID Special Assessment, necessary in order to pay for the required costs and expenses of the District in a manner authorized by the Act;
- (3) Providing such accountings, reports and communications as are required by the Act;
- (4) Employing or contracting for necessary agents, attorneys, engineers, appraisers, construction managers, environmental inspectors and experts of various types and

descriptions in order to obtain competent plans and contracts for the construction (such term to include, inter alia, construction, demolition, removal, renovation, reconstruction or rehabilitation) of improvements and provision of services;

- (5) Arranging for the construction of improvements in accordance with approved plans for same;
- (6) Complying with the terms and conditions of the ordinance of the City authorizing the creation of the District; and
- (7) Other administrative/operational services authorized by the Act.

D. District Services – no change from Formation Petition. The District is authorized to provide all of those services authorized by the Act, including maintenance of public improvements and public and private property within the District, and supporting business activity and economic development in the District, including, but not limited to, the promotion of business activity, development and retention, and the recruitment of businesses. Such services shall only be paid by revenues of the district after the costs of improvements have been fully paid. As the District does not anticipate initially providing such services, the estimated cost for services of the District is \$0.

E. District Projects – no change from Formation Petition. The District Projects to be constructed by the District shall include, but not be limited to the following costs necessary for the construction of the following public improvements within the District:

Project Costs	
	Total
Public Improvements:	
Land / NID Improvement Access	\$ 4,800,000
Sanitary Sewer, Storm Sewer, Water Main	\$ 1,306,000
Roadway, Curbs, Gutters	\$ 783,000
Grading and site prep	\$ 570,000
Hardscape / Landscape	\$ 795,000
Walking Trails	\$ 350,000
Site Utility	\$ 275,000
General Conditions	\$ 150,000
Contingency	\$ 422,900
Total Public Improvements	\$ 9,451,900
Soft Costs	
Professional Services	\$ 445,000
Financing Costs	\$ 275,000
Development Fee	\$ 388,644
Total Soft Costs	\$ 1,108,644
TOTAL PROJECT COSTS	\$ 10,560,544

Amounts set forth above excluding Land / NID Improvement Access are net estimated cost reimbursements and do not include (other than certain limited interest and financing costs during the construction and ramp-up period to stabilization) interest expenses, financing expenses, fees, or costs of issuance for bonds, notes, or any other financing instrument, all of which are eligible costs of the District.

Amounts set forth in the Land / NID Improvement Access row totaling approximately \$4.8 million are gross reimbursable project cost reimbursements.

The cost estimates set forth in this Budget are reasonable best estimates at the time of approval of this District and it is agreed to and understood that such estimates are subject to change as part of the development process. The amounts and descriptions set forth in the above line items are not caps or limitations. Any such limitation on reimbursement shall only be subject to statutory restrictions.

Special Assessment. The Meadows at Creekside Community Improvement District shall impose a special assessment upon each apartment unit within the District that has been issued a certificate of occupancy by the City ("Completed Apartment Unit"). The maximum rate of special assessment and the method of special assessment for each Completed Apartment Unit are as set forth in the Special Assessment Petition attached hereto as Exhibit E.

G. Term. The term for the sSocial Assessment shall be 25 years.

H. Timing – no change from Formation Petition. The commencement of the construction of improvements are anticipated to occur within the first year of the District's existence, and the levy and collection of the CID Special Assessment is anticipated to occur after the first year of the District's existence.

I. Initial Start Up Costs – no change from Formation Petition. All costs associated with the formation of the District, including, but not limited to, the drafting, filing and prosecuting of this Petition, the negotiation of any and all agreements between the District and the City, including but not limited to legal fees, insurance and accounting and finance fees.

EXHIBIT E

SPECIAL ASSESSMENT PETITION

The Meadows at Creekside Community Improvement District (the “District”) shall be authorized to levy special assessments against real property benefited within the District for the purpose of providing revenue to fund certain improvements within the District and/or to pay the cost of services authorized to be provided in the petition to establish the District, such special assessments to be levied against each tract, lot, or parcel of real property listed below within the District which receives special benefit as a result of such service and/or projects, the cost of which shall be assessed on each Completed Apartment Unit (as defined in Exhibit D in this Second Amended Petition) as follows:

- (1) Beginning with the first assessment period ending December 31, 2020, through the assessment period ending December 31, 2035, each Completed Apartment Unit shall be subject to an assessment equal to \$1,737 per period.
- (2) Beginning with the assessment period ending December 31, 2036 through the assessment period ending December 31, 2040, each Completed Apartment Unit shall be subject to an assessment equal to \$2,777.78 per period.
- (3) Beginning with the assessment period ending December 31, 2041 through the assessment period ending December 31, 2044, each Completed Apartment Unit shall be subject to an assessment equal to \$2,870.37 per period.
- (4) Notwithstanding the foregoing, the precondition for the levy of special assessments that the ad valorem property tax exemption has been granted is deemed satisfied, but the District’s board of directors may exercise their discretion to treat the property taxes paid by an owner or lessee of property within the District arising from the failure of the Platte County Assessor to apply a Chapter 100 property tax exemption on ad valorem property within the District during any assessment period while the bonds on the apartment subseries under the Creekside Industrial Development Plan remain outstanding as a credit against the special assessment otherwise due and owing by such owner or lessee for the same assessment period.

The method of assessment reflects the additional site-work costs properly allocable to the apartment units and the assessment period. Notwithstanding anything to the contrary in the foregoing, the real property within the District owned by the City and/or the District shall not be subject to special assessments unless the Board of Aldermen of the City approves the levy assessments on all or some portion of the property in the District owned by the City by Ordinance.

The existing tracts of land located within the District which will receive special benefit from the services and/or improvements are as follows:

City of Parkville:

Parcel ID	Address	AV 2026
20-4.0-19-400-004-034.000	No address assigned	\$ 0
Total		\$ 0

With the consent of the holder of the leasehold interest:

Thrive Creekside Apartments, LLC:

Parcel ID	Address	AV 2026
20-4.0-19-400-004-034.501	No address assigned	\$ 0
Total		\$ 0

By executing this Petition, the undersigned represents and warrants that he is legally authorized to execute this Petition on behalf of the property owner named immediately above and that said property owner consents to the imposition of the special assessments herein described in this Petition.

City of Parkville
a Fourth-Class City in Platte County, Missouri

By: _____
Name: Dean Katerndahl
Its: Mayor
Date: _____

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

BE IT REMEMBERED, that on this ____ day of _____ 2026, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Dean Katerndahl, of the City of Parkville, who executed the foregoing instrument on behalf of said City and he duly acknowledged the execution of the same to be the act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

NOTARY PUBLIC

My Commission Expires: _____

**CITY OF PARKVILLE
Policy Report**

Date: August 28, 2026

Prepared By:

Brittanie Propes, Parks & Recreation Director

Reviewed By:

ISSUE:

Approval of Resolution No. 26-026, A Resolution Approving Change Order No. 2 to the Construction Contract with Ryan Lawn and Tree for the Farmers' Market Landscaping Project and Authorizing the City Administrator to Execute said Change Order on behalf of the City (Parks)

BACKGROUND:

The Board previously approved an agreement with Ryan Lawn & Tree for the Farmers Market landscaping project. Following further coordination among the City, Rotary, and Ryan, Rotary agreed to donate the project funds to the City, and the City will administer the contracts and purchasing for the Parkville Rotary Plaza improvements.

Change Order No. 2 accompanies the revised MOU and adds Ryan's Rotary Plaza construction scope to the existing City contract. The \$109,835.42 scope includes the patio and hardscape, water feature, lighting, plaque installation, and drinking fountain installation. Rotary will purchase the drinking fountain fixture separately and pay the vendor directly.

STRATEGIC GOAL(S):

Parks and Recreation

BUDGET IMPACT:

Change Order No. 2 increases Ryan Lawn & Tree's contract by \$109,835.42, resulting in a revised contract total of \$236,488.66. The full amount of this change order will be funded by Rotary's donation to the City and does not increase the City's approved project budget or financial commitment.

Under the revised MOU, Rotary will provide \$117,292.42 to the City for the Ryan contract and other City-administered project purchases. Rotary will separately purchase the \$9,400 drinking fountain directly from the vendor, resulting in a total Rotary contribution of \$126,692.42.

ALTERNATIVES:

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

FINANCE COMMITTEE RECOMMENDATION:

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

STAFF RECOMMENDATION:

Staff recommends approval of Change Order No. 2 with Ryan Lawn & Tree in the amount of \$109,835.42 for the Parkville Rotary Plaza improvements.

POLICY:

The Board of Aldermen reviews and approves change orders that exceed 10 percent of the original contract amount.

SUGGESTED MOTION:

I move to approve Resolution No. 26-026, A Resolution Approving Change Order No. 2 to the Construction Contract with Ryan Lawn and Tree for the Farmers' Market Landscaping Project and Authorizing the City Administrator to Execute said Change Order on behalf of the City

ATTACHMENTS:

1. Resolution Approving CO 2 to Farmers Market Landscaping Contract
2. Change Order No. 2 - Parkville Rotary Plaza - Farmers Market Landscape



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

**CITY OF PARKVILLE, MO.
RESOLUTION No. 26-026**

**A RESOLUTION APPROVING CHANGE ORDER NO. 2 TO THE CONSTRUCTION
CONTRACT WITH RYAN LAWN AND TREE FOR THE FARMERS' MARKET LANDSCAPING
PROJECT AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE SAID CHANGE
ORDER ON BEHALF OF THE CITY.**

WHEREAS, the City of Parkville has a Construction Contract with Ryan Lawn & Tree for the Farmers' Market Landscaping Project; and

WHEREAS, the attached Change Order No. 2 to the Construction Contract increases the Contract Sum by \$109,835.42 to account for work associated with the Rotary Plaza Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, that Change Order No. 2 to the Construction Contract between the City of Parkville and Ryan Lawn & Tree, a copy of which is attached to this Resolution as Exhibit A, is hereby approved, and the City Administrator is hereby authorized to execute said Change Order on behalf of the City in substantially the same form as attached hereto.

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this 1st Day of September, 2026.

Mayor Dean Katerndahl

ATTEST:

City Clerk Melissa Bazert

EXHIBIT A – CHANGE ORDER NO. 2

Change Order

PROJECT

Farmers Market Landscaping/Parkville
Rotary Plaza
8700 McAfee Street
English Landing Park
Parkville, Missouri 64152

CHANGE ORDER NUMBER:

2

DATE:

September 1, 2026

TO CONTRACTOR

Curt Waddle
Ryan Lawn & Tree
5425 Antioch Drive
Merriam, KS 66202

**PROJECT NO. Farmers Market
Landscaping**

CONTRACT DATE:

THE CONTRACTOR IS CHANGED AS FOLLOWS:

Add the Parkville Rotary Plaza improvements to the Contractor's scope in accordance with the scope and pricing contained in Ryan Lawn & Tree's proposal dated August 27, 2026, attached as Exhibit A, for a lump sum of \$109,835.42.

The attached proposal is incorporated solely for its description of the work, materials, quantities, exclusions, and pricing. Any separate terms and conditions contained in the proposal are not incorporated into this Change Order. The original Agreement remains controlling, and all other terms and conditions remain unchanged.

The original Contract Sum was	\$ 148,477.74
The net change by previously authorized Change Orders	\$ (21,824.50)
The Contract Sum prior to this Change Order was	\$ 126,653.24
The Contract Sum will be increased by this Change Order in the amount of	\$ 109,835.42
The new Contract Sum including this Change Order will be	\$ 236,488.66

The Contract Time will be increased by 0 (zero) days.

The date of Substantial Completion as of the date of this Change Order
therefore is October 31, 2026.

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)

Ryan Lawn & Tree

OWNER (Firm Name)

City of Parkville, Missouri

ADDRESS

5425 Antioch Drive
Merriam, KS 66202

ADDRESS

8880 Clark Avenue
Parkville, MO 64152

BY (Signature)

Curt Waddle

BY (Signature)

Dean Katerndahl, Mayor

DATE

DATE

EXHIBIT A



5425 Antioch Drive
Merriam KS, 66202
913-381-1505
outdoorlivingkc@ryanlawn.com

Landscape / Irrigation Proposal

Customer Name : Parkville Farmers Market
Address : 8880 Clark Ave, Parkville MO
Phone Number : 816-215-4047
Customer Number : ACCT-105765

Sales Person: Chris Ohlde
Sales Person Email: chrisohlde@ryanlawn.com
Sales Person Number: 816-501-9659

Project Preparation

- The owner will inform contractor of private underground electrical lines, dog fences, outdoor lighting, etc.
- The project will be outlined consistent with design specifications.
- Ryan Lawn & Tree will remove any pre-determined materials (plant or other) from project area and dispose.

Area 1-Patio

\$62,493.97

Budget for patio. Final pricing might change do to final finish and selections. Does not include power. Does not include removal and installation of clock. Includes mortared caps.

Signage Installation (Budget Only) \$1,702.51

- Rotary installation of three plaques. Does not include actual plaques.

Hardscape Installation (Does not include installation of clock or lam \$60,791.46

- Concrete - Brushed: Approx. 1310 SqFt
- Retaining Wall - Straight Wall: Unilock RiverCrest
- Retaining Wall - Straight Cap: Unilock Ledgerstone Coping (Buff)
- Retaining Wall - Curved Wall: Unilock RiverCrest - Curved
- Retaining Wall - Curved Cap: Unilock Ledgerstone Coping -Curved (Buff)
- Turf Repair and Seed Select areas
- Mulch Pellet Application Select areas
- Concrete bed for clock.

Area 2-Water Feature

\$15,390.34

Installation of fountain. Does not include power source or water access.

Landscape Installation \$369.78

- Decorative Rock Select areas - Mexican Beach Pebble 2"-3"

Water Feature Installation \$15,020.56

- Retaining Wall - Straight Wall: Unilock RiverCrest
- Retaining Wall - Straight Cap: Unilock Ledgerstone Coping (Buff)
- Pillar Cap: Unilock LEDGESTONE PILLAR CAP 29X29 BUFF (3)
- Turf Repair and Seed Select areas
- Mulch Pellet Application Select areas
- Fountain Kit

Area 3-Lighting

\$27,640.65

Color lighting for trees and wall structures. Final pricing might change depending on final selections. We recommend having lights installed in walls during construction at a minimum to avoid extra expense of doing it later which might result in wall damage. Does not include running of patio to patio area.

Lighting Installation \$27,640.65

- FX LUXOR Transformer (1)
- Wifi Mod for LUXOR Transformer
- Ledge Light - Powerboard: LF (32)
- In-Grade Light - Powerboard: KG (10)
- Accessories: KG (10)
- Underwater - Powerboard: LL (2)
- Ground Wash Light - Powerboard: FC (3)
- Heat Shrink Waterproof Connectors

Area 6-Drinking Fountain

\$4,310.46

Includes installation concrete slab, drainage for fountain, and water supply to fountain from existing water supply. Includes drain pit. Fountain provided by Rotary.

Drainage Fabric for Drinking Fountain Installation	\$226.59
Drainage For Drinking Fountain Installation	\$477.52
• Approx. 10 LF Solid Pipe Drainage	
Drinking Fountain Installation	\$3,606.35
• Concrete - Brushed: Approx. 122 SqFt	
• Drinking Fountain Installation	

Project Subtotal:	\$109,835.42	50% Down Payment:	\$54,917.71
Project Total:	\$109,835.42	Balance Due at Completion:	\$54,917.71
* Prices Valid for 30 Days unless otherwise noted *			
* Down payments can be made by calling our customer service team at (913) 381-1505 *			

Contract

Payment Terms

Any guarantee is void if terms or payments are not fulfilled. An initial down payment of 50% is due upon acceptance of this proposal. Customer agrees to pay progress payments equal to the percent of completed construction if my project lasts more than (10 days). Contractor may withdraw proposal if not accepted within 30 days.

Client Initials	
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Property & Private Lines

Property Boundaries- The property owner is responsible for verifying and properly marking the property boundaries prior to equipment installation. There will be an additional charge of \$150/per man-hour plus parts if any installed equipment has to be relocated due to the incorrect line marking. **An independent service will arrive at your property to mark the location of all public underground utilities. Pool, spa, sump-pump lines, outdoor lighting, private lighting, invisible pet fences, septic tanks and lines and other non-utility lines are the responsibility of the property owner to provide exact locations. Ryan Lawn & Tree will not be responsible for any damage to unmarked items above.

Client Initials	
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Buried Debris

Any buried debris that obstructs the contractor's work, whether the debris needs to be removed or not, will be charged to the owner \$150 per hour per person plus equipment and disposal fees. Unsuitable subgrade material will be removed and replaced with suitable subgrade material and billed to the owner \$150 per hour per person plus the new subgrade material fees. The owner must provide a signed document stating that he or she does not wish to have unsuitable subgrade replaced. All warranties are void if unsuitable subgrade material is discovered and not replaced. Rock Clause: If and when rocks and/or roots stop our forward progress and have to be removed, we will charge \$150 per man-hour above the proposal price to remove. Rental of jackhammer would be an additional charge.

Client Initials	
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Change Orders

Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the contract price. These alterations and deviations will be billed \$150 per hour per person plus materials, equipment, disposal fees and applicable taxes. Should the contract be terminated for any reason before completion of the work as specified herein, the owner(s) agree to pay in full for all labor and materials furnished up to the date of such termination at the rate and price herein above specified. Any tools or equipment and unused materials left on the premises by the contractor shall, under any conditions, remain the property of the contractor. All tools, equipment and materials delivered for this job by the contractor shall be stored by the owner and no rental or storage charge shall be made or assessed by the owner. Any changes made to the original proposal will need to be discussed with the Salesperson to determine if changes are part of the original scope of work or necessitate the need for a change order to be issued. Any changes discussed with our crew resulting in additional work outside of the original scope of work will be charged as a change order with or without written change order notifications. Crews ARE NOT authorized to approve changes to the agreed upon scope of work.

Client Initials	
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Concrete Warranty:

Concrete Warranty Concrete is not guaranteed against cracking or heaving. Cracking is minimized by pouring concrete at proper depths, installing reinforcement material if applicable, thorough compaction of subgrade, ensuring that subgrade material is suitable, and adding contraction joints. A crack is a surface blemish only, it does not compromise the intended function, shape, or grade of the slab. Heaving occurs in concrete slabs when water in the soil underneath the concrete freezes, displacing the soil and in turn heaving up the concrete. Cracks and heaving are unavoidable and are not covered by our warranty policy, which is consistent with provincial guidelines set out by construction organizations. We do guarantee that we focus on taking the steps and using available resources to reduce stresses in curing concrete. This guarantee does not cover acts of God, damage caused by others, or any project that is altered or added by persons not working as employees of Ryan Lawn & Tree. There is no warranty, expressed or implied, for drain piping, regrading or waterproofing work.

Client Initials	
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Hardscape Warranty:

Hardscape Warranty There is a (2 year) warranty from the date of installation of manufactured retaining walls and pavers. There is a (1 year) warranty from the date of installation on polymeric sand. There is a (1 year) warranty from the date of installation on natural stone products. These warranties do not cover acts of God, including, but not limited to natural weathering, frost heave, damage caused by others, discontinued products or colors, or any project that is altered or expanded by persons not working as employees of Ryan Lawn & Tree. There is no warranty, expressed or implied, for drain piping, regrading or waterproofing work.

**Efflorescence is the surfacing of soluble salts on concrete and mortars. Soil behind or under walls and patios may also contain these salts. Water dissolves the salts and carries them through the masonry towards the surface. Sunlight and wind draw the water to the surface but as the water evaporates, the salts are left behind. Ryan Lawn & Tree can use a specialty cleaner to remove efflorescence for a fee.

Client Initials	
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Drainage Warranty:

Drainage installation DOES NOT guarantee against water intrusion. The purpose of drainage installation is to reduce water in select installed areas. Drainage materials and workmanship carry a 1 year warranty. This warranty does not cover acts of God, damage caused by others, or any project that is altered or added to by persons not working as employees of Ryan Lawn & Tree (RLT).

Client Initials	
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Lighting Warranty:

There is a (5 year) limited warranty from the date of installation on the following light fixtures: FX LED, Unique LED and Kichler LED. There is a (5 year) limited warranty from the date of installation on transformers. There is a (1 year) limited warranty from the date of installation on timers. There is a (1 year) limited warranty from the date of installation on landscape lighting labor. Fixtures and transformers still covered under limited warranty will have labor charged to replace or repair if outside of the one year labor warranty. This warranty does not cover acts of God, damage caused by others, or any project that is altered or added to by persons not working as employees of Ryan Lawn & Tree (RLT).

Client Initials	
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Acceptance Of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Client Initials	
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Signature: _____

Date: _____

ITEM 5.A.1.

For 9/1/2026

Board of Aldermen Meeting

**CITY OF PARKVILLE
Policy Report**

Date: August 26, 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 19 through September 1, 2026.

STRATEGIC GOAL(S):

- Operational Excellence
- Communications Best Practices

BUDGET IMPACT:

The total amount paid since the last Alderman meeting was \$311,100.41. 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. 9.1.26_Council_Report Final

Vendor Sort Key	Description	Fund	Department	Amount	Total
A & M Printing	Color copies - PW	General Fund	PUBLIC WORKS	\$ 62.41	
	PUBLIC HEARING SIGNS - CD	General Fund	COMMUNITY DEVELOPMENT	\$ 11.70	
	TOTAL			\$	74.11
Allen's Water Service	JUL 2026 Water for shop -	TRANSPORTATION	STREETS	\$ 650.00	
	TOTAL			\$	650.00
Andrew Coulson (Law Office, P.C.)	JUL 26 PROSECUTOR FEES - A	General Fund	MUNICIPAL COURT	\$ 1,250.00	
	AUG 26 PROSECUTOR FEES- AD	General Fund	MUNICIPAL COURT	\$ 1,250.00	
	TOTAL			\$	2,500.00
Carquest Auto Parts Store	EXST FLUID - ST	TRANSPORTATION	STREETS	\$ 14.24	
	LITH GREASE - ST	TRANSPORTATION	STREETS	\$ 74.90	
	SHOP SUPP & MATERIALS - ST	TRANSPORTATION	STREETS	\$ 17.98	
	TOTAL			\$	107.12
Central Power Systems & Services	GENERATOR MAINTENANCE	Sewer Service Fund	SEWER ADMIN	\$ 307.50	
	GENERATOR MAINTENANCE - SE	Sewer Service Fund	SEWER ADMIN	\$ 881.68	
	TOTAL			\$	1,189.18
Cintas Corporation #430	DISINFECTANT - ST	TRANSPORTATION	STREETS	\$ 8.03	
	DISINFECTANT - PST	PARKS & RECREATION	PARKS & RECREATION	\$ 8.03	
	TOTAL			\$	16.06
City of Parkville/Flex Plan	FSA- Dependent Care	General Fund	NON-DEPARTMENTAL	\$ 279.28	
	FSA- Dependent Care	General Fund	NON-DEPARTMENTAL	\$ 279.28	
	Flex Plan	General Fund	NON-DEPARTMENTAL	\$ 624.14	
	Flex Plan	General Fund	NON-DEPARTMENTAL	\$ 625.08	
	Flex Plan	Internal Services	NON-DEPARTMENTAL	\$ 31.00	
	Flex Plan	Internal Services	NON-DEPARTMENTAL	\$ 31.00	
	FSA- Dependent Care	TRANSPORTATION	NON-DEPARTMENTAL	\$ 53.57	
	FSA- Dependent Care	TRANSPORTATION	NON-DEPARTMENTAL	\$ 53.57	
	Flex Plan	TRANSPORTATION	NON-DEPARTMENTAL	\$ 80.00	
	Flex Plan	TRANSPORTATION	NON-DEPARTMENTAL	\$ 80.00	
	FSA- Dependent Care	PARKS & RECREATION	NON-DEPARTMENTAL	\$ 75.00	
	FSA- Dependent Care	PARKS & RECREATION	NON-DEPARTMENTAL	\$ 75.00	
	Flex Plan	PARKS & RECREATION	NON-DEPARTMENTAL	\$ 45.00	
	Flex Plan	PARKS & RECREATION	NON-DEPARTMENTAL	\$ 45.00	
	Flex Plan	PUBLIC SAFETY	NON-DEPARTMENTAL	\$ 75.00	
	Flex Plan	PUBLIC SAFETY	NON-DEPARTMENTAL	\$ 74.06	
	TOTAL			\$	2,525.98
City of Parkville	PETTY CASH	PUBLIC SAFETY	NON-DEPARTMENTAL	\$ 30.00	
	TOTAL			\$	30.00
Commerce Bank - Commercial Cards	MCD'S - LUNCH	General Fund	ADMINISTRATION	\$ 9.45	
	LNGHRN - DINNER	General Fund	ADMINISTRATION	\$ 29.41	
	WYNDHAM - MML HOTEL	General Fund	ADMINISTRATION	\$ 249.90	
	NO SOLICITING SIGNS	General Fund	ADMINISTRATION	\$ 169.59	
	IIMC - TRAINING	General Fund	ADMINISTRATION	\$ 400.00	
	AMZN - BOOK	General Fund	ADMINISTRATION	\$ 25.89	
	IIMC CERT FEE	General Fund	ADMINISTRATION	\$ 75.00	
	AMZN - STORAGE BINS	General Fund	ADMINISTRATION	\$ 87.99	
	SAM'S - SNACKS	General Fund	ADMINISTRATION	\$ 229.58	
	OTC - 4TH PARADE SUPP	General Fund	ADMINISTRATION	\$ 531.44	
	POP CLTR - BALLOONS	General Fund	ADMINISTRATION	\$ 325.00	
	SAM'S - SNACKS	General Fund	ADMINISTRATION	\$ 85.38	
	SCP - M&M PIZZA	General Fund	ADMINISTRATION	\$ 1,785.08	
	TRANSLATOR	General Fund	MUNICIPAL COURT	\$ 374.82	
	MARC DALDALIAN TRNNG - PW	General Fund	PUBLIC WORKS	\$ 125.00	
	MARC DROSE TRAINING - PW	General Fund	PUBLIC WORKS	\$ 125.00	
	QUETZAL - LUNCH	General Fund	PUBLIC WORKS	\$ 31.79	
	TRAN ON DMND TRNNG	General Fund	PUBLIC WORKS	\$ 1,150.00	
	CASEY'S - HHW FOOD	General Fund	PUBLIC WORKS	\$ 158.71	
	APWA - CERTIFICATION	General Fund	PUBLIC WORKS	\$ 195.00	
	AMZN- DESK FILE ORGANIZER	General Fund	PUBLIC WORKS	\$ 17.09	
	OPA- OFFICE SUPPLIES	General Fund	PUBLIC WORKS	\$ 6.25	
	OPA- CLIP BOARDS	General Fund	PUBLIC WORKS	\$ 6.63	
	QUETZEL - LUNCH	General Fund	COMMUNITY DEVELOPMENT	\$ 51.12	
	USPS - CERT LETTER	General Fund	COMMUNITY DEVELOPMENT	\$ 21.25	
	AMZN - OFF SUPP	General Fund	COMMUNITY DEVELOPMENT	\$ 30.23	
	NFPA - CODE BOOK	General Fund	COMMUNITY DEVELOPMENT	\$ 218.16	
	AMZN - OFF FURNITURE APONT	General Fund	COMMUNITY DEVELOPMENT	\$ 195.98	
	ICC RENEWAL	General Fund	COMMUNITY DEVELOPMENT	\$ 265.00	
	ICC RENEWAL	General Fund	COMMUNITY DEVELOPMENT	\$ 255.00	
	MAILCHIMP	General Fund	PUBLIC INFORMATION - P	\$ 45.00	
	KC STAR - SUB	General Fund	PUBLIC INFORMATION - P	\$ 17.96	
	BAGS CHECK FOR GFOA FLIGHT	Internal Services	ADMINISTRATION	\$ 50.00	
	AMZN-BATTERIES & FRAMES	Internal Services	ADMINISTRATION	\$ 137.07	
	AMZN- OFFICE SUPPLIES	Internal Services	ADMINISTRATION	\$ 306.04	
	AMZN- OFFICE SUPPLIES	Internal Services	ADMINISTRATION	\$ 74.25	
	OPA- POST-IT NOTES	Internal Services	ADMINISTRATION	\$ 32.65	
	EMP APPR DONUT EVENT	Internal Services	PAYROLL / HR SERVICES	\$ 119.08	
	CONCENTRA - EMP SCREENING	Internal Services	PAYROLL / HR SERVICES	\$ 267.00	

	PRIMO - WATER	Internal Services	BUILDING SERVICES	\$	86.10	
	OPA- OFFICE SUPPLIES	Internal Services	BUILDING SERVICES	\$	303.80	
	OPA- KLEENEX	Internal Services	BUILDING SERVICES	\$	33.07	
	KTA - TOLL FEES	Internal Services	FLEET MANAGEMENT	\$	29.63	
	TBR - WEBSITE HOSTING	Internal Services	TECHNICAL SERVICES	\$	170.00	
	TBR - WEBSITE SUPPORT & UP	Internal Services	TECHNICAL SERVICES	\$	743.75	
	HERITAGE - LO&F	TRANSPORTATION	STREETS	\$	171.53	
	ACE - WD40 & BUCKETS	TRANSPORTATION	STREETS	\$	39.94	
	ACE - PNT, SPRYR & TARPS	TRANSPORTATION	STREETS	\$	81.90	
	ACE - PSN IVY WIPES	TRANSPORTATION	STREETS	\$	13.49	
	STKR MULE - STICKER	PARKS & RECREATION	PARKS & RECREATION	\$	19.00	
	PRIMO - WATER	PARKS & RECREATION	PARKS & RECREATION	\$	140.16	
	CALENDY	PARKS & RECREATION	PARKS & RECREATION	\$	20.00	
	CMPGRND SIGNS- SIGNS	PARKS & RECREATION	PARKS & RECREATION	\$	483.82	
	CANVA - JUL-DEC PROG GUIDE	PARKS & RECREATION	PARKS & RECREATION	\$	294.74	
	FST SGNS - OTDR SIGN	PARKS & RECREATION	PARKS & RECREATION	\$	207.00	
	VISTAPRINT - FM SIGNS	PARKS & RECREATION	PARKS & RECREATION	\$	627.97	
	AMZN-BOOTS	PARKS & RECREATION	PARKS & RECREATION	\$	83.75	
	HERITAGE - BLADES & BLOCKE	PARKS & RECREATION	PARKS & RECREATION	\$	663.22	
	FDMNS - SPRAYER	PARKS & RECREATION	PARKS & RECREATION	\$	236.48	
	HERITAGE - TIRE	PARKS & RECREATION	PARKS & RECREATION	\$	254.49	
	G&J - TIRE MOUNTING	PARKS & RECREATION	PARKS & RECREATION	\$	68.50	
	VISTAPRINT - MOVIE POSTER	PARKS & RECREATION	PARKS & RECREATION	\$	62.78	
	WALMART - PRGM SUPP	PARKS & RECREATION	PARKS & RECREATION	\$	30.81	
	WALMART - PRGM SUPP	PARKS & RECREATION	PARKS & RECREATION	\$	12.44	
	PLNTERS - STURDY STAKES	PARKS & RECREATION	Nature Sanctuary	\$	7.50	
	FORESTRY SUPP	PARKS & RECREATION	Nature Sanctuary	\$	173.24	
	STPLS-KEYBOARD DRAWER	PARKS & RECREATION	Nature Sanctuary	\$	62.59	
	MO DOR CAR TAGS	PUBLIC SAFETY	POLICE DEPARTMENT	\$	11.47	
	INDEED - JOB SPONSRSHP	PUBLIC SAFETY	POLICE DEPARTMENT	\$	146.26	
	CSI SOS - BSD NAPS	PUBLIC SAFETY	POLICE DEPARTMENT	\$	25.75	
	AAN - NOTARY BOND A BRISTO	PUBLIC SAFETY	POLICE DEPARTMENT	\$	30.00	
	USN - NOTARY SUPP A BRISTO	PUBLIC SAFETY	POLICE DEPARTMENT	\$	58.55	
	AMZN - PHONE CASE	PUBLIC SAFETY	POLICE DEPARTMENT	\$	186.17	
	TOTAL					\$ 13,859.69
Confluence, Inc.	PROF SRVC I-435 & 15 PLAN-	CAPITAL PROJECTS F	ADMINISTRATION	\$	7,046.25	
	TOTAL					\$ 7,046.25
Dave's Foreign Car Repair LLC	V#601 RR TIRE REPAIR- PD	PUBLIC SAFETY	POLICE DEPARTMENT	\$	25.00	
	V602 Oil Chg - PD	PUBLIC SAFETY	POLICE DEPARTMENT	\$	55.00	
	V609 Oil Change - PD	PUBLIC SAFETY	POLICE DEPARTMENT	\$	55.00	
	TOTAL					\$ 135.00
First Step Management Technologies	WA#2 2026 ASSESMENT - PW	General Fund	PUBLIC WORKS	\$	7,000.00	
	TOTAL					\$ 7,000.00
Fluid Equipment/Cogent	WA#50 McAfee pump - Sewer	Sewer Service Fund	SEWER ADMIN	\$	2,625.01	
	WA#50 LS PUMP INSTALL - ST	Sewer Service Fund	SEWER ADMIN	\$	650.00	
	WA#51 Trailer repair - Sew	Sewer Service Fund	SEWER ADMIN	\$	2,656.25	
	TOTAL					\$ 5,931.26
Gibbens, Drake & Scott, INC	PROF SERV 7/1/26-7/31-26	CAPITAL PROJECTS F	ADMINISTRATION	\$	6,355.09	
	TOTAL					\$ 6,355.09
GW Trash Service	Q1 26 TRSH HAUL DUMPSTER S	Sewer Service Fund	SEWER ADMIN	\$	150.00	
	Q1 26 TRSH HAUL DUMPSTER S	TRANSPORTATION	STREETS	\$	150.00	
	Q1 26 TRSH HAUL DUMPSTER P	PARKS & RECREATION	PARKS & RECREATION	\$	1,302.00	
	TOTAL					\$ 1,602.00
Galls, Inc.	MENS TROUSERS - PD	PUBLIC SAFETY	POLICE DEPARTMENT	\$	297.39	
	TOTAL					\$ 297.39
George Butler Associates	JUL 26 PLP TRL IMPRV - CIP	PARKS & RECREATION	CAPITAL OUTLAY	\$	21,145.00	
	TOTAL					\$ 21,145.00
Guardian	ACCIDENTAL & CRITICAL ILLN	General Fund	NON-DEPARTMENTAL	\$	122.09	
	ACCIDENTAL & CRITICAL ILLN	General Fund	NON-DEPARTMENTAL	\$	123.74	
	ADD on Guardian	General Fund	NON-DEPARTMENTAL	\$	267.51	
	ADD on Guardian	General Fund	NON-DEPARTMENTAL	\$	267.67	
	Long Term Disability	General Fund	NON-DEPARTMENTAL	\$	47.23	
	Long Term Disability	General Fund	NON-DEPARTMENTAL	\$	47.61	
	ADD on Guardian	General Fund	ADMINISTRATION	\$	75.04	
	ADD on Guardian	General Fund	ADMINISTRATION	\$	75.04	
	ADD on Guardian	General Fund	ADMINISTRATION	\$	15.21	
	ADD on Guardian	General Fund	ADMINISTRATION	\$	15.21	
	Long Term Disability	General Fund	ADMINISTRATION	\$	10.68	
	Long Term Disability	General Fund	ADMINISTRATION	\$	10.68	
	ADD on Guardian	General Fund	MUNICIPAL COURT	\$	9.21	
	ADD on Guardian	General Fund	MUNICIPAL COURT	\$	10.18	
	Long Term Disability	General Fund	MUNICIPAL COURT	\$	3.92	
	Long Term Disability	General Fund	MUNICIPAL COURT	\$	4.30	
	ADD on Guardian	General Fund	PUBLIC WORKS	\$	72.87	
	ADD on Guardian	General Fund	PUBLIC WORKS	\$	72.87	
	Long Term Disability	General Fund	PUBLIC WORKS	\$	23.16	
	Long Term Disability	General Fund	PUBLIC WORKS	\$	23.16	

	ADD on Guardian	General Fund	COMMUNITY DEVELOPMENT	\$	46.26	
	ADD on Guardian	General Fund	COMMUNITY DEVELOPMENT	\$	46.26	
	Long Term Disability	General Fund	COMMUNITY DEVELOPMENT	\$	9.53	
	Long Term Disability	General Fund	COMMUNITY DEVELOPMENT	\$	9.53	
	ACCIDENTAL & CRITICAL ILLN	Internal Services	NON-DEPARTMENTAL	\$	6.94	
	ACCIDENTAL & CRITICAL ILLN	Internal Services	NON-DEPARTMENTAL	\$	6.94	
	ADD on Guardian	Internal Services	NON-DEPARTMENTAL	\$	40.35	
	ADD on Guardian	Internal Services	NON-DEPARTMENTAL	\$	40.35	
	Long Term Disability	Internal Services	NON-DEPARTMENTAL	\$	10.24	
	Long Term Disability	Internal Services	NON-DEPARTMENTAL	\$	10.24	
	ADD on Guardian	Internal Services	ADMINISTRATION	\$	39.47	
	ADD on Guardian	Internal Services	ADMINISTRATION	\$	39.47	
	Long Term Disability	Internal Services	ADMINISTRATION	\$	5.34	
	Long Term Disability	Internal Services	ADMINISTRATION	\$	5.34	
	ADD on Guardian	Internal Services	PAYROLL / HR SERVICES	\$	11.55	
	ADD on Guardian	Internal Services	PAYROLL / HR SERVICES	\$	11.55	
	Long Term Disability	Internal Services	PAYROLL / HR SERVICES	\$	4.92	
	Long Term Disability	Internal Services	PAYROLL / HR SERVICES	\$	4.92	
	ACCIDENTAL & CRITICAL ILLN	TRANSPORTATION	NON-DEPARTMENTAL	\$	40.58	
	ACCIDENTAL & CRITICAL ILLN	TRANSPORTATION	NON-DEPARTMENTAL	\$	40.58	
	ADD on Guardian	TRANSPORTATION	NON-DEPARTMENTAL	\$	33.53	
	ADD on Guardian	TRANSPORTATION	NON-DEPARTMENTAL	\$	33.53	
	Long Term Disability	TRANSPORTATION	NON-DEPARTMENTAL	\$	18.25	
	Long Term Disability	TRANSPORTATION	NON-DEPARTMENTAL	\$	18.25	
	ADD on Guardian	TRANSPORTATION	STREETS	\$	64.59	
	ADD on Guardian	TRANSPORTATION	STREETS	\$	64.59	
	Long Term Disability	TRANSPORTATION	STREETS	\$	18.25	
	Long Term Disability	TRANSPORTATION	STREETS	\$	18.25	
	ACCIDENTAL & CRITICAL ILLN	PARKS & RECREATION	NON-DEPARTMENTAL	\$	8.53	
	ACCIDENTAL & CRITICAL ILLN	PARKS & RECREATION	NON-DEPARTMENTAL	\$	8.53	
	Long Term Disability	PARKS & RECREATION	NON-DEPARTMENTAL	\$	14.75	
	Long Term Disability	PARKS & RECREATION	NON-DEPARTMENTAL	\$	14.75	
	ADD on Guardian	PARKS & RECREATION	PARKS & RECREATION	\$	62.42	
	ADD on Guardian	PARKS & RECREATION	PARKS & RECREATION	\$	62.42	
	Long Term Disability	PARKS & RECREATION	PARKS & RECREATION	\$	14.75	
	Long Term Disability	PARKS & RECREATION	PARKS & RECREATION	\$	14.75	
	ACCIDENTAL & CRITICAL ILLN	PUBLIC SAFETY	NON-DEPARTMENTAL	\$	94.00	
	ACCIDENTAL & CRITICAL ILLN	PUBLIC SAFETY	NON-DEPARTMENTAL	\$	92.35	
	ADD on Guardian	PUBLIC SAFETY	NON-DEPARTMENTAL	\$	139.47	
	ADD on Guardian	PUBLIC SAFETY	NON-DEPARTMENTAL	\$	139.31	
	Long Term Disability	PUBLIC SAFETY	NON-DEPARTMENTAL	\$	40.51	
	Long Term Disability	PUBLIC SAFETY	NON-DEPARTMENTAL	\$	44.92	
	ADD on Guardian	PUBLIC SAFETY	POLICE DEPARTMENT	\$	162.89	
	ADD on Guardian	PUBLIC SAFETY	POLICE DEPARTMENT	\$	183.76	
	ADD on Guardian	PUBLIC SAFETY	POLICE DEPARTMENT	\$	11.70	
	ADD on Guardian	PUBLIC SAFETY	POLICE DEPARTMENT	\$	11.70	
	Long Term Disability	PUBLIC SAFETY	POLICE DEPARTMENT	\$	40.58	
	Long Term Disability	PUBLIC SAFETY	POLICE DEPARTMENT	\$	44.99	
	TOTAL			\$		3,204.06
Gunter Pest Management, Inc.	MNTHLY PEST CTRL - ISF BLD	Internal Services	BUILDING SERVICES	\$	60.00	
	MNTHLY PEST TRL - ISF BLDG	Internal Services	BUILDING SERVICES	\$	60.00	
	MNTHLY PEST TRL - ISF BLDG	Internal Services	BUILDING SERVICES	\$	180.00	
	TOTAL			\$		300.00
Hi-G Excavating LLC	PLP MOWING - 8/12/26 - PST	PARKS & RECREATION	PARKS & RECREATION	\$	1,800.00	
	TOTAL			\$		1,800.00
ICC CDS, LLC	LASERFICHE RENEWAL - ADMIN	General Fund	ADMINISTRATION	\$	5,250.00	
	TOTAL			\$		5,250.00
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	General Fund	NON-DEPARTMENTAL	\$	298.11	
	KC Earnings Tax W/H	Internal Services	NON-DEPARTMENTAL	\$	21.02	
	KC Earnings Tax W/H	Internal Services	NON-DEPARTMENTAL	\$	21.42	
	KC Earnings Tax W/H	Internal Services	NON-DEPARTMENTAL	\$	21.02	
	KC Earnings Tax W/H	Internal Services	NON-DEPARTMENTAL	\$	21.42	
	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	TRANSPORTATION	NON-DEPARTMENTAL	\$	57.01	
	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	PARKS & RECREATION	NON-DEPARTMENTAL	\$	124.94	
	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	
	KC Earnings Tax W/H	PUBLIC SAFETY	NON-DEPARTMENTAL	\$	190.15	
	TOTAL					\$ 2,729.34
Letcher's ECI, Inc.	ELVTR SRVC 7/2/26 - ISF BL	Internal Services	BUILDING SERVICES	\$	195.00	
	TOTAL					\$ 195.00
Lippert Mechanical Service	CH SRVC CALL 7/22/26 - ISF	Internal Services	BUILDING SERVICES	\$	582.48	
	SERVICE CALL 8/12/26 ISF B	Internal Services	BUILDING SERVICES	\$	1,985.76	
	TOTAL					\$ 2,568.24
Lowe's Accounts Receivable	PLYWOOD - PW	General Fund	ADMINISTRATION	\$	259.75	
	PLYWOOD - PW	General Fund	ADMINISTRATION	\$	51.95	
	ELP RSTRM TAPE & BRUSHES -	PARKS & RECREATION	PARKS & RECREATION	\$	159.50	
	ELP RSTRM - PAINT - PST	PARKS & RECREATION	PARKS & RECREATION	\$	109.67	
	ELP RSTRM - PAINT & TAPE -	PARKS & RECREATION	PARKS & RECREATION	\$	142.40	
	PLP BRIDGE REPAIR - PST	PARKS & RECREATION	PARKS & RECREATION	\$	630.15	
	ELP GATE LOCKS & DRILL BIT	PARKS & RECREATION	PARKS & RECREATION	\$	143.68	
	PLP BRDG - HARDWARE - PST	PARKS & RECREATION	PARKS & RECREATION	\$	14.58	
	PLP BRDG LUMBER - PST	PARKS & RECREATION	PARKS & RECREATION	\$	141.40	
	Lowe's Accounts Receivable	PARKS & RECREATION	PARKS & RECREATION	\$	169.53	
	TOTAL					\$ 1,822.61
MELISSA BAZERT	CIT ACADMY DRVR TIP - ADMI	Internal Services	ADMINISTRATION	\$	20.00	
	TOTAL					\$ 20.00
Missouri Dept. of Revenue - Income Tax	State Withholdings	General Fund	NON-DEPARTMENTAL	\$	2,010.00	
	State Withholdings	General Fund	NON-DEPARTMENTAL	\$	2,201.77	
	State Withholdings	Internal Services	NON-DEPARTMENTAL	\$	447.00	
	State Withholdings	Internal Services	NON-DEPARTMENTAL	\$	466.00	
	State Withholdings	TRANSPORTATION	NON-DEPARTMENTAL	\$	392.00	
	State Withholdings	TRANSPORTATION	NON-DEPARTMENTAL	\$	372.00	
	State Withholdings	PARKS & RECREATION	NON-DEPARTMENTAL	\$	559.00	
	State Withholdings	PARKS & RECREATION	NON-DEPARTMENTAL	\$	562.00	
	State Withholdings	PUBLIC SAFETY	NON-DEPARTMENTAL	\$	1,564.00	
	State Withholdings	PUBLIC SAFETY	NON-DEPARTMENTAL	\$	1,772.23	
	TOTAL					\$ 10,346.00
McClure Engineering Company	JUL 26 BELL RD SDWLK PSA -	CAP PROJ-BELL RD I	ADMINISTRATION	\$	4,440.00	
	TOTAL					\$ 4,440.00
McConnell & Associates Co	SHOP SUPP & MATERIALS - ST	TRANSPORTATION	STREETS	\$	189.93	
	TOTAL					\$ 189.93
McKeever Enterprises dba Price Chopper	ICE AND DRINKS FOR CIT ACA	General Fund	ADMINISTRATION	\$	15.37	
	CIT ACADAMY FOOD	General Fund	ADMINISTRATION	\$	103.28	
	EMPY APRCTION WK SUPP - IS	Internal Services	PAYROLL / HR SERVICES	\$	43.54	
	EMPY APRCTION 8/19/26 - IS	Internal Services	PAYROLL / HR SERVICES	\$	105.37	
	BRVMT PLANT - ISF HR	Internal Services	PAYROLL / HR SERVICES	\$	19.99	
	TOTAL					\$ 287.55
Metro Rolloff Container Services LLC	PL DOG PK 7/10-8/6 - PST	PARKS & RECREATION	PARKS & RECREATION	\$	337.50	
	FRMR MK 7/29-8/25 - PST	PARKS & RECREATION	PARKS & RECREATION	\$	237.50	
	FRMR MK 8/6-9/2 -PST	PARKS & RECREATION	PARKS & RECREATION	\$	127.50	
	PLP DOG PK - 8/7-9/3 PST	PARKS & RECREATION	PARKS & RECREATION	\$	335.00	
	FRMR MK- 8/7-9/3 PST	PARKS & RECREATION	PARKS & RECREATION	\$	125.00	
	ENG LNDNG- 8/16-9/12 -PST	PARKS & RECREATION	PARKS & RECREATION	\$	442.50	
	FRMR MKT 8/26-9/22 - PST	PARKS & RECREATION	PARKS & RECREATION	\$	237.50	
	TOTAL					\$ 1,842.50
Metropolitain Compounds	ASPHALT PATCH - ST	TRANSPORTATION	STREETS	\$	1,111.14	
	TOTAL					\$ 1,111.14
Orrick & Erskine, LLP	1ST INTERIM PAY-BELL RD -	CAP PROJ-BELL RD I	ADMINISTRATION	\$	8,750.00	
	TOTAL					\$ 8,750.00
Overland Park Awards	NAME BADGE - PST	PARKS & RECREATION	PARKS & RECREATION	\$	28.95	
	TOTAL					\$ 28.95
Platte Rental & Supply	BOOM RENTAL EQUIPMENT - ST	TRANSPORTATION	STREETS	\$	350.00	
	SHOP SUPPLIES - ST	TRANSPORTATION	STREETS	\$	126.75	
	EQUIP MAINT - ST	TRANSPORTATION	STREETS	\$	180.66	
	Platte Rental & Supply	PARKS & RECREATION	Nature Sanctuary	\$	37.50	
	TOTAL					\$ 694.91
Quality Plumbing	WA#4 EMERG REPAIR - SWR	Sewer Service Fund	SEWER ADMIN	\$	380.25	
	TOTAL					\$ 380.25
Riverside Technologies, Inc (RTI)	GEL MOUSE PAD - ADMIN	General Fund	ADMINISTRATION	\$	40.00	
	New computers - CT	General Fund	MUNICIPAL COURT	\$	1,582.00	
	HP PROBOOK - CT	General Fund	MUNICIPAL COURT	\$	1,627.00	
	HP PROBOOK - PW	General Fund	PUBLIC WORKS	\$	1,627.00	
	HP MONITOR WRK STATIONS -	Internal Services	TECHNICAL SERVICES	\$	376.00	
	MOUTING PLT FOR PRINTER -	PUBLIC SAFETY	POLICE DEPARTMENT	\$	20.00	
	TOTAL					\$ 5,272.00

Rampart Security, Inc.	SEP 26 SHOP SECURITY - ST	TRANSPORTATION	STREETS	\$ 20.00	
	TOTAL			\$	20.00
River City T's	APPAREL - ADMIN & CD	Internal Services	PAYROLL / HR SERVICES	\$ 702.92	
	TOTAL			\$	702.92
Rockridge Quarry	TREE TRIM & REMOVAL - ST	TRANSPORTATION	STREETS	\$ 180.00	
	TOTAL			\$	180.00
Sontiq	IDENTITY THEFT-EMPLOYEE	General Fund	NON-DEPARTMENTAL	\$ 9.50	
	IDENTITY THEFT-EMPLOYEE	General Fund	NON-DEPARTMENTAL	\$ 9.50	
	Sontiq (Identity Force)	General Fund	NON-DEPARTMENTAL	\$ 8.75	
	Sontiq (Identity Force)	General Fund	NON-DEPARTMENTAL	\$ 8.75	
	IDENTITY THEFT-EMPLOYEE	Internal Services	NON-DEPARTMENTAL	\$ 4.75	
	IDENTITY THEFT-EMPLOYEE	Internal Services	NON-DEPARTMENTAL	\$ 4.75	
	IDENTITY THEFT-EMPLOYEE	TRANSPORTATION	NON-DEPARTMENTAL	\$ 4.75	
	IDENTITY THEFT-EMPLOYEE	TRANSPORTATION	NON-DEPARTMENTAL	\$ 4.75	
	IDENTITY THEFT-EMPLOYEE	PARKS & RECREATION	NON-DEPARTMENTAL	\$ 4.75	
	IDENTITY THEFT-EMPLOYEE	PARKS & RECREATION	NON-DEPARTMENTAL	\$ 4.75	
	IDENTITY THEFT-EMPLOYEE	PUBLIC SAFETY	NON-DEPARTMENTAL	\$ 4.75	
	IDENTITY THEFT-EMPLOYEE	PUBLIC SAFETY	NON-DEPARTMENTAL	\$ 4.75	
	TOTAL			\$	74.50
Southern Platte Fire Protection Distri	Tornado Siren Jul-Aug - PW	General Fund	PUBLIC WORKS	\$ 150.00	
	TOTAL			\$	150.00
Surency	FSA and DCA Admin Fees	General Fund	ADMINISTRATION	\$ 5.58	
	FSA and DCA Admin Fees	General Fund	ADMINISTRATION	\$ 5.58	
	FSA and DCA Admin Fees	General Fund	MUNICIPAL COURT	\$ 0.07	
	FSA and DCA Admin Fees	General Fund	PUBLIC WORKS	\$ 1.86	
	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	General Fund	COMMUNITY DEVELOPMENT	\$ 1.86	
	FSA and DCA Admin Fees	Internal Services	ADMINISTRATION	\$ 1.86	
	FSA and DCA Admin Fees	Internal Services	ADMINISTRATION	\$ 1.86	
	FSA and DCA Admin Fees	TRANSPORTATION	STREETS	\$ 1.86	
	FSA and DCA Admin Fees	TRANSPORTATION	STREETS	\$ 1.86	
	FSA and DCA Admin Fees	PARKS & RECREATION	PARKS & RECREATION	\$ 3.72	
	FSA and DCA Admin Fees	PARKS & RECREATION	PARKS & RECREATION	\$ 3.72	
	FSA and DCA Admin Fees	PUBLIC SAFETY	POLICE DEPARTMENT	\$ 3.72	
	FSA and DCA Admin Fees	PUBLIC SAFETY	POLICE DEPARTMENT	\$ 3.65	
	TOTAL			\$	40.92
T-Ray Specialties Inc.	EMPTY HATS - PW	TRANSPORTATION	STREETS	\$ 463.87	
	Trash bags - ST	TRANSPORTATION	STREETS	\$ 447.48	
	TOTAL			\$	911.35
The Quality Roofing Company	ROOF REPAIR - ISF BLDG	Internal Services	BUILDING SERVICES	\$ 2,334.00	
	ROOF REPAIR - ISF BLDG	Internal Services	BUILDING SERVICES	\$ 800.75	
	TOTAL			\$	3,134.75
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
Urban Tree Specialists	TREE REMOVAL MELODY LN - S	TRANSPORTATION	STREETS	\$ 550.00	
	TOTAL			\$	550.00
Valvoline	V4003 CHEVY OIL CHANGE - S	TRANSPORTATION	STREETS	\$ 207.09	
	TOTAL			\$	207.09
White Lawn and Landscape, LLC	RT 9 ROW & CMTRY MOWING -	General Fund	ADMINISTRATION	\$ 240.00	
	JUL 26 CEMETARY - ISF AD	General Fund	ADMINISTRATION	\$ 390.00	
	JUL 26 CH AREA 4 - ISF BLD	Internal Services	BUILDING SERVICES	\$ 450.00	
	JUL 26 CH AREA 4 - ISF BLD	Internal Services	BUILDING SERVICES	\$ 455.00	
	GTWY & PAC PRK MOWING - PS	PARKS & RECREATION	PARKS & RECREATION	\$ 1,625.00	
	TOTAL			\$	3,160.00
The Work Zone, Inc.	NO PRKNG SIGN / SUPPLIES -	TRANSPORTATION	STREETS	\$ 131.40	
	NO PRKNG SIGN / SUPPLIES -	TRANSPORTATION	STREETS	\$ 174.00	
	SHOP SUPPLIES - ST	TRANSPORTATION	STREETS	\$ 174.00	
	TOTAL			\$	479.40
**PAYROLL EXPENSES	8/19/2026 - 9/01/2026	General Fund	ADMINISTRATION	\$ 33,162.01	
		General Fund	MUNICIPAL COURT	\$ 5,289.36	
		General Fund	PUBLIC WORKS	\$ 20,777.94	
		General Fund	COMMUNITY DEVELOPMENT	\$ 13,105.50	
		Internal Services	ADMINISTRATION	\$ 10,475.86	
		Internal Services	PAYROLL / HR SERVICES	\$ 2,949.17	
		TRANSPORTATION	STREETS	\$ 15,727.36	
		PARKS & RECREATION	PARKS & RECREATION	\$ 20,230.73	
		PARKS & RECREATION	Nature Sanctuary	\$ 687.54	
		PUBLIC SAFETY	POLICE DEPARTMENT	\$ 55,669.48	
	TOTAL			\$	178,074.95
	TOTAL EXPENSES			\$	311,100.41

City of Parkville - Development Tracking Spreadsheet

Residential Developments										
Project Name	Address	Parcel No.	Detail	Date Submitted	Approved	Status	Change in Status from Last Month	Construction Start Date	Completion Date	Staff Contact
Platte 38	West of The National 7th Plat	20-8.0-27-100-002-006.000	27 duplex lots and 9 detached home lots	11/1/2021	Yes	Under construction	No change	1/4/2022	2027	Stephen Lachky
Sanctuary At Riss Lake	MO-9 Hwy and Lakeview Dr	20-7.0-26-400-006-001.000	19 duplex lots and 4 tracts of open space	12/28/2021	Yes	Under construction	No change	1/18/2022	2026	Stephen Lachky
Village On The Green East	MO-45 Hwy and Lake Crest Ln	20-7.0-26-200-002-003.001	23 cluster townhomes and 72 1-3 story townhomes	8/6/2021	Yes	Approved	Pre-app mtg for grading	Future Date	2028	Brad Stanton
Village On The Green West	MO-45 Hwy and Lake Crest Ln	20-8.0-27-100-002-002.002	23 cluster townhomes and 72 1-3 story townhomes	8/6/2021	Yes	Approved	Pre-app mtg for grading	Fall 2026	2027	Brad Stanton
Woods At Creekside 4th Plat	West of Woods At Creekside 3rd Plat	20-4.0-18-000-000-010.003	28 detached home lots	6/10/2022	Yes	Under construction	No change	2024	2025	Stephen Lachky
Woods At Creekside 5th Plat	West of Woods At Creekside 3rd Plat	20-4.0-18-000-000-010.003	39 detached home lots and 2 tracts of open space	6/10/2022	Yes	Under construction	No change	2025	2026	Stephen Lachky
River Hills Estates Replat	10118 River Hills Dr	20-8.0-27-400-014-027.000	Replatting 7 detached home lots and 1 tract of open space	6/28/2022	Yes	Approved	No change	2025	2025	Brad Stanton
Creekside West Apartments	NW corner of Hwy 45 and Homer Pkwy	20-4.0-18-000-000-010.001	4 four-story apartment buildings (200 units)	6/9/2023	Yes	Under construction	No change	4/1/2025	2026	Brad Stanton
Thousand Oaks 25th Plat	South of Thousand Oaks Phase 13B	20-9.0-29-000-000-010.001	73 detached home lots and 3 tracts of open space	8/8/2024	Yes	Approved	No change	-	2026	Brad Stanton
Thousand Oaks 26th Plat	West of Thousand Oaks 25th Plat	20-9.0-30-000-000-012.000	51 detached home lots and 3 tracts of open space	9/6/2024	Yes	Prelim Plat approved	No change	-	2027	Brad Stanton
The Hills At The National	NW Crooked Rd and N National Dr	20-5.0-22-300-001-015.000	52 detached home lots and 12 tracts of open space	5/8/2025	No	Applications denied	No change	N/A	N/A	Brad Stanton
Estates at Th. Oaks 1st Plat	South of Thousand Oaks Phase 13B	20-9.0-29-000-000-010.001	66 detached home lots and 5 tracts of open space	7/31/2025	Yes	Approved	No change	-	2027	Brad Stanton
Estates at Th. Oaks 2nd Plat	West of Thousand Oaks Estates 1st	20-9.0-30-000-000-012.000	45 detached home lots and 4 tracts of open space	7/31/2025	Yes	Approved	No change	-	2027	Brad Stanton
Estates at Th. Oaks 3rd-7th Plat	South of Thousand Oaks Phase 13B	20-9.0-29-000-000-010.000	134 detached home lots and 6 tracts of open space	7/31/2025	Yes	Prelim Plat approved	No change	-	2027	Brad Stanton
Creekside West R4	West of Creekside Village 3rd Plat	21-6.0-13-000-000-012.000	246 multi-family residential units and 6 tracts of open space	1/9/2026	Yes	Prelim Plat approved	No change	2027	2028	Brad Stanton

Commercial and Industrial Developments										
Project Name	Address	Parcel No.	Detail	Date Submitted	Approved	Status	Change in Status from Last Month	Construction Start Date	Completion Date	Staff Contact
Park Hill Elementary School No. 8 East Street	SW corner of Brush Creek Pkwy	20-4.0-19-000-000-031.000	Two-and-a-half story, 74,410 sq. ft. elementary school	6/9/2023	Yes	Completed	No change	2/29/2024	7/1/2025	Brad Stanton
Chase Bank	8 East St.	20-7.0-35-400-004-001.000	Interior + exterior remodeling of two-story building	7/5/2023	Yes	Completed	No change	Fall 2023	Early 2025	Stephen Lachky
Exploring Minds Academy	9000 NW 45 Hwy	20-6.0-23-400-005-002.000	3,333 sq. ft. office/bank building w/ ATM drive-thru	11/2/2023	Yes	Completed	No change	Spring 2024	Fall 2024	Brad Stanton
Codes Marijuana Dispensary	15485 Old Town Dr	20-4.0-19-000-000-008.017	New two-story, 20,000 sq. ft. daycare center	4/3/2024	Yes	Approved	No change	TBD	TBD	Brad Stanton
Parkville Business Park	16209 NW MO-45 Hwy	20-4.0-19-000-000-025.000	New one-story, 3,200 sq. ft. marijuana dispensary	4/3/2024	Yes	Approved	No change	TBD	TBD	Brad Stanton
Creekside Grocery Store	NW Corner of I-435 and Hwy 152	20-3.0-07-000-000-003.001	Platting + dev plan for 3 lots for office/warehouse uses	5/10/2024	Yes	Approved	No change	TBD	TBD	Brad Stanton
Creekside Restaurant	NW Corner of Rustic Ln and Elizabeth St	20-4.0-19-000-000-008.001	25,395 sq. ft. grocery store + 10,615 sq. ft. event space	6/5/2024	Yes	Approved	No change	TBD	TBD	Brad Stanton
Creekside Industrial Complex	NE Corner of Rustic Ln and Elizabeth St	20-4.0-19-000-000-008.010	New one-sotry, 5,070 sq. ft. restaurant building	6/5/2024	Yes	Completed	No change	TBD	TBD	Brad Stanton
Creekside Irish Golf	15854 NW MO-45 HWY	20-4.0-18-000-000-011.000	Rezoning + prelim dev plan for 5 lots for industrial uses	10/4/2024	Yes	Approved	No change	TBD	TBD	Brad Stanton
Fresh Karma Marijuana Dispensary	SE Corner of I-435 and Hwy 152	20-4.0-19-000-000-009.000	Rezoning + prelim dev plan for a recreation — outdoor, limit	5/9/2025	Yes	Approved	No change	2026	2027	Brad Stanton
Heaterz	16209 NW MO-45 Hwy	20-4.0-19-000-000-025.000	New one-story, 4,500 sq. ft. marijuana dispensary	7/22/2025	Yes	Approved	No change	Fall 2025	Spring 2026	Brad Stanton
11 E 1st Parkville LLC	7100 Elizabth St	20-4.0-19-000-000-008.001	New one-story, 1,536 sq. ft. drive-thru restaurant	2/6/2026	Yes	Approved	No change	2026	2027	Brad Stanton
Miller Barn	9 E 1st St	20-7.0-35-400-003-001.000	Exterior modificaitons to existing 1-story 2,400 sq. ft. buildin	4/13/2026	Yes	Approved	No change	2026	2026	Brad Stanton
	I-435 and MO-45 Hwy (SW) Outer Rd	20-4.0-19-000-000-021.000	New one-story, 1,200 sq. ft. building + accessory blg	7/10/2026	Yes	Approved	No change	2026	2027	Brad Stanton