



COMMUNITY LAND AND RECREATION BOARD

Regular Meeting (#21-4) Agenda
CITY OF PARKVILLE, MISSOURI
Wednesday, April 14, 2021 6:00 PM

In light of public health orders from the Missouri Governor and Platte County related to the COVID-19 pandemic, and given the nature of the items to be considered at this particular meeting, the members of the Community Land and Recreation Board will meet via telephone or video conference.

Members of the public interested in this meeting are encouraged to listen in on the meeting via the following telephone number and access code - (312)626-6799, Meeting ID: 859 6650 1129, Password: 858482 – rather than appear at City Hall (note: occupancy will be limited).

In addition, rather than appearing at City Hall to provide input at the meeting on action agenda items, members of the public may submit written testimony to the Assistant to the City Administrator in advance by noon on the day of the meeting and the testimony will be to be provided to the Community Land and Recreation Board and presented at the meeting and made part of the official record.

1. CALL TO ORDER

- A. Roll Call

2. CONSENT AGENDA

- A. Approve the minutes for the February 10, 2021, regular meeting

3. NON-ACTION AGENDA

- A. Mural in English Landing Park

4. ACTION AGENDA

- A. Veterans Memorial Sign Permit
- B. Parks Entry Monument Signage
- C. Missouri American Water Well Landscape
- D. Farmers Market Building Renovation Options
- E. Pocket Park Frontage Improvements

5. DISCUSSION ITEMS

- A. Arbor Day Celebration
- B. Pickleball Tournament
- C. Parks Maintenance Priorities

6. STAFF ACTIVITY REPORTS

- A. Parks
- B. Nature Sanctuary
- C. Public Works

7. MISCELLANEOUS ITEMS FROM THE BOARD

8. ADJOURN



COMMUNITY LAND AND RECREATION BOARD

Regular Meeting (#21-2)

MINUTES

CITY OF PARKVILLE, MISSOURI

Wednesday, February 10, 2021 6:00 p.m. Via Zoom

In light of public health orders from the Missouri Governor and Platte County related to the COVID-19 pandemic, and given the nature of the items to be considered at this particular meeting, the members of the Community Land and Recreation Board will meet via telephone or video conference. Members of the public interested in this meeting are encouraged to listen in on the meeting via the following telephone number and access code – (312) 626-6799, Meeting ID: 862 5212 2223, Password: 418235 – rather than appear at City Hall (note: occupancy will be limited).

In addition, rather than appearing at City Hall to provide input at the meeting on action agenda items, members of the public may submit written testimony to the Assistant to the City Administrator in advance by noon on the day of the meeting and the testimony will be to be provided to the Community Land and Recreation Board and presented at the meeting and made part of the official record.

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m. Roll was called by Anna Mitchell, Assistant to the City Administrator.

Members present were:

Neil Davidson (Chair)
Michelle Flamm (Vice Chair)
Laura Ozenberger (Secretary)
Adam Zink
Steven Sturgess
Susan Robb

Absent with prior notice were:

Bill Gresham
Linda Arnold
Bob Stuteville

Aldermen Marc Sportsman (Liaison)

A quorum of the Board was present.

Anna Mitchell, Assistant to the City Administrator, Alysén Abel, Public Works Director, Chris Ashley, Project Manager; and Bonnie Buckmaster, Public Works Assistant was present on behalf of the City.

2. CONSENT AGENDA

1. Approve the minutes for the January 13, 2021 Regular Meeting

**ADAM ZINK MOVED TO APPROVE THE MINUTES FOR THE
JANUARY 13, 2021 REGULAR MEETING; MICHELLE FLAMM
SECONDED MOTION PASSED 6-0.**

3. ACTION AGENDA

A. Election of Board Officers

According to the Community Land and Recreation Board (CLARB) Bylaws and Procedures adopted on October 12, 2005, the officers of the CLARB shall consist of a Chairman, Vice Chairman, and Secretary. The CLARB shall annually elect these officers from its citizen members. Nominations shall

be made from the floor, and the person receiving a majority vote of the total Board membership shall be declared elected. Officers shall serve until their successor is elected. No member may serve as Chairman for more than three consecutive elected one-year terms.

The Board members that currently hold the elected positions are Neil Davidson as Chairman, Michelle Flamm as Vice Chairman, and Laura Ozenberger as Secretary.

City Ordinance No. 2179 1, 2-15-2005 states that the Community Land and Recreation Board shall choose its own officers.

ADAM ZINK MOVED TO NOMINATE NEIL DAVIDSON AS COMMUNITY LAND AND RECREATION BOARD CHAIRMAN; STEVEN STURGISS SECONDED

LAURA OZENBERGER MOVED TO NOMINATE ADAM ZINK AS COMMUNITY LAND AND RECREATION BOARD VICE CHAIRMAN; MICHELLE FLAMM SECONDED

MICHELLE FLAMM MOVED TO NOMINATE LAURA OZENBERGER AS COMMUNITY LAND AND RECREATION BOARD SECRETARY; STEVEN STURGISS SECONDED

ALL NOMINEES WERE APPROVED BY A UNANIMOUS VOTE 6-0

B. Revised Watkins Park Master Plan

Alysen Abel, Public Works Director and Chris Ashley, Project Manager, gave an overview of the Watkins Park Master Plan and provided a revised plan. In the first phase, the parking lot will be relocated closer to the road, fencing will be used to better define the park, small playground, a loop trail will be installed around the perimeter, and shelter house will be relocated closer to the proposed parking area. Staff has been finalizing the plans for the improvements; and it appears that the grades in the area of the proposed parking lot are too high. The parking area will need to be moved to the east slightly to better fit with the existing grade. There are additional changes to the master plan that were suggested by staff based on the new parking configuration, existing trail and proposed location of the shelter, and taking away a portion of the basketball court. Staff has worked directly with Vireo on these proposed changes. Staff has applied for an Outreach Grant for a new shelter and playground equipment for Watkins Park.

Discussions included adding marked parking spots. Staff will look at the end of the street and measure out some spots and possibly add in additional parking spaces and add some parking signs.

ADAM ZINK MOVED TO RECOMMEND THAT THE BOARD OF ALDERMEN APPROVE THE REVISED WATKINS PARK MASTER PLAN AS PRESENTED; SUSAN ROBB SECONDED; MOTION PASSED 6-0.

4. NON-ACTION AGENDA

- A. Quarterly Parks Sales Tax Budget and Project Update included in the CLARB packet. – There was discussion regarding the use of the Parks Tax and the General Fund and the wish for the General Fund to continue to fund as in the past before receiving the Parks Sales Tax.
- B. Bluebird Houses in the Park – A resident reached out to the City to build birdhouses but was unavailable for tonight's meeting. This will be postponed to a future meeting.
- C. Presentation from Audubon Society – Mary Nemecek from the Audubon Society gave a presentation of the effects of lights on wildlife and wetlands. This presentation was included in the CLARB packet.

- D. Parks Maintenance Priority Discussion – There was discussion of the picnic tables at the shelters not being maintained, as shelter users are not cleaning the area after use. CLARB would like more seeding and edging done in the park for the park to look nicer and possibly put in sprinkler systems for the larger areas. Abel said that due to COVID in 2020, the parks department was not fully staffed with the usual seasonal workers. There was also mention of the trees and weeds in the area along 9 Hwy and the railroad. This is MODOT’s responsibility which have been understaffed as well. CLARB also would like more attention to the pot holes along the trail after heavy rains to be filled in or smoothed out. There was also mention of once the park entrance sign is installed that possibly put in some plantings that would attract butterflies that are self-sufficient. Abel said that there has been discussion of some type of plant and lighting component to go into the design of the entry sign. There also may be a volunteer opportunity to help plant flowers. The MOAW wet well plantings update will be included on the March meeting agenda.
- E. Farmers Market Building Discussion- Staff talked to persons regarding the roofing solutions and will talk to the structural engineer to get a cost estimate and get the different options available. Will update at the next meeting.

4. STAFF UPDATES ON ACTIVITIES

- A. January Parks Report – Included in the CLARB Packet – The Board wanted to thank the crew for the snow removal and keeping the roads safe.
- B. January Nature Sanctuary Reports – Included in the CLARB Packet
- C. January Public Works Report – Included in the CLARB Packet

5. MISCELLANEOUS ITEMS FROM THE BOARD

The Board wanted to thank Anna Mitchell for all of her work with CLARB and wish her well in her new journey.

Chair Neil Davidson said that Mid America Regional Council is having a tree selection and tree quality webinar if interested go to the MARC website. Land Trust Alliance is promoting a new administration program called 30x30 looking for a 30% increase in the conservation areas by the year of 2030.

Riverside trail connectivity – Construction is complete, just waiting for the fence to be installed. Will get dates for a ribbon cutting. Staff also should include former commissioners for the celebration.

Platte County Partnership Grant – The grant application is due by Friday, February 12th and staff anticipates to hear by the end of April beginning of May on the results.

6. ADJOURN

**MICHELL FLAMM MOTIONED TO ADJOURN AT 7:30 P.M;
STEVEN STURGISS SECONDED; MOTION PASSED 6-0.**

The minutes for February 10, 2021 having been read and considered by the Community Land and Recreation Board, were approved on this the 14th Day of April, 2021.

Bonnie Buckmaster, Public Works Assistant

Approval date

ITEM 4.A.

For 4/14/2021

Community Land and Recreation Board Meeting

CITY OF PARKVILLE Policy Report

Date: April 12, 2021

Prepared By:

Alysen Abel, Public Works Director

Reviewed By:

Chris Ashley, Public Works Project Manager

ISSUE:

Veterans Memorial Sign Permit

BACKGROUND:

According to the 2016 Parks Master Plan, the location of Ballfield 1 is the future site of the Veterans Memorial. The conceptual design was previously reviewed by the Community Land and Recreation Board (CLARB) and the Board of Aldermen.

The Veterans Memorial non-profit organization is currently seeking fundraising to cover the costs of the design and construction of the Veterans Memorial. Jim McCall will provide an update associated with the Veterans Memorial.

In an effort to publicize the future project, as well as the fundraising efforts, the non-profit organization would like to install a sign along the frontage of the Ballfield 1.

BUDGET IMPACT:

With the exception of application and permit fees collected, there is no immediate budget impact.

ALTERNATIVES:

1. Recommend approval of the sign permit for the Veterans Memorial.
2. Provide feedback associated with the Veterans Memorial sign permit.
3. Postpone this item.

STAFF RECOMMENDATION:

Staff recommends approval of the sign permit for the future location of the Veterans Memorial site.

POLICY:

Parkville Municipal Code Section 150.050(A) directs CLARB to act in an advisory capacity to the Board of Aldermen to develop and administer a writer plan for the care, preservation, pruning, planting, replanting, and removal or disposition of trees and shrubs along streets and in other public areas. As CLARB serves in an advisory capacity, its recommendations must be approved by the Board of Aldermen.

SUGGESTED MOTION:

I move to recommend that staff approve a sign permit for the Veterans Memorial.

ATTACHMENTS:

1. Sign Permit



CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0015

Date Submitted: _____
Application #: _____
Date Approved: _____
Permit #: _____
Removal Date: _____

Application for Temporary Sign Permit

1. Business Information

Name of business/entity for which the sign is requested: AMERICA LEGION VETS MEMORIAL COMMITTEE
Address and/or general location: BALL FIELD 1

Zoning District: _____ Current Use: PARK

Do any covenants and/or deed restrictions apply to this business: ☐ Yes ☒ No

Note: If yes, this application must be accompanied by signed approval of the association/entity enforcing such.

Number of temporary permits previously issued for this property/use: _____

Note: Only three (3) temporary signs are permitted per business in any given year.

2. Contact Information

Applicant(s):

Name: Jim McCall
Address: 6118 NW Pine Ridge CR.
PARKVILLE MO 64152
Phone: 816-803-1840
Fax number: 816-741-5340
Email: Jim.McCall@jshor.com

Property owner(s), if other than applicant:

Name: CITY OF PARKVILLE
Address: _____
Phone: _____
Fax number: _____
Email: _____

Sign company:

Name: Victory Sign Co.
Address: 1021 BROWN ST.
LIBERTY, MO 64068
Phone: 816-407-7446
Fax number: _____
Email: _____

Other contact (if any):

Name: _____
Address: _____
Phone: _____
Fax number: _____
Email: _____

Contact(s) for correspondence: ☒ Applicant ☐ owner ☐ sign company ☐ other _____

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 no sign shall hereafter be erected, re-erected, constructed, altered or maintained except in conformance with the Parkville City Code. 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 the retraction of this permit.

Applicant's Signature (Required) _____

Date: 2/16/21

Property Owner's Signature (Required) _____

Date: _____

Application #: _____

3. Sign Information

Type: ☐ banner ☐ sandwich board ☒ Other: Temporary

Dimensions/area: Height 4' Width 8' Area (32 sq. ft. max): 32

Material: Wood

Proposed location: BALL FIELD ONE

Note: With the exception of banners approved by the Community Land and Recreation Board or Board of Aldermen for special public events, all temporary banners are restricted to ground floor windows only.

Proposed method of attachment: 2x4 LEGS

When is 30 day temporary permit requested to begin? NO DATE WANT TO

PLACE FOR 6 MOS - to a year

4. Checklist of required submittals

☒ Completed application.

☐ A sketch showing the sign dimensions, text and graphics.

☐ A drawn elevation, site plan and/or photo of the building showing proposed sign location.

☒ Authorization signature of the applicant and property owner. need - City is owner

☒ If subject to covenants and/or deed restrictions, signed approval of the association/entity enforcing such.

Application accepted as complete by: _____
Name / Title Date

For City Use Only

Action Taken: ☐ Approved ☐ Approved with Conditions ☐ Denied

Date of Action: _____ Name / Title: _____

Signature: _____

Special conditions if any: _____

Permit Fee: _____

Payment: ☐ Check # _____ ☐ M.O. _____ ☐ Cash



Future site of

The Veterans Memorial

in Parkville, Missouri

ENGLISH LANDING PARK

ITEM 4.B.

For 4/14/2021

Community Land and Recreation Board Meeting

CITY OF PARKVILLE Policy Report

Date: April 12, 2021

Prepared By:

Alysen Abel, Public Works Director

Reviewed By:

Chris Ashley, Public Works Project Manager

ISSUE:

Parks Entry Monument Signage

BACKGROUND:

The Parks Sales Tax includes funding for the design of entryway signage into the city's riverfront parks. In 2020, the City engaged Vireo to assist with the effort to host design workshops with a small committee comprised of the Mayor, Aldermen, and CLARB representatives. From these small committee discussions, the designers created concepts for the entryway signage, as well as wayfinder signs throughout the park.

Lindsay French from Vireo will present the concepts created following the small committee discussions. The next step would be to get a recommendation from CLARB and final concept approval from the Board of Aldermen.

BUDGET IMPACT:

The Parks Sales Tax budget includes funding for the design efforts for the entryway monument and wayfinder signage in the Parks.

ALTERNATIVES:

1. Recommend that the Board of Aldermen approve the Parks Entryway Monument and Wayfinder signage.
2. Provide feedback to the consultant and staff related to the entryway signage.
3. Postpone this item.

STAFF RECOMMENDATION:

Staff recommends the approval of the Parks Entryway Monument and Wayfinder signage.

POLICY:

Parkville Municipal Code Section 150.050(A) directs CLARB to act in an advisory capacity to the Board of Aldermen to develop and administer a writer plan for the care, preservation, pruning, planting, replanting, and removal or disposition of trees and shrubs along streets and in other public areas. As CLARB serves in an advisory capacity, its recommendations must be approved by the Board of Aldermen.

SUGGESTED MOTION:

I move to recommend that the Board of Aldermen approve the sign concepts for the Parks Entryway Monument and Wayfinder signage.

ATTACHMENTS:

1. Signage Concepts

Parkville Riverfront Parks Signage & Wayfinding System



A Cohesive System:

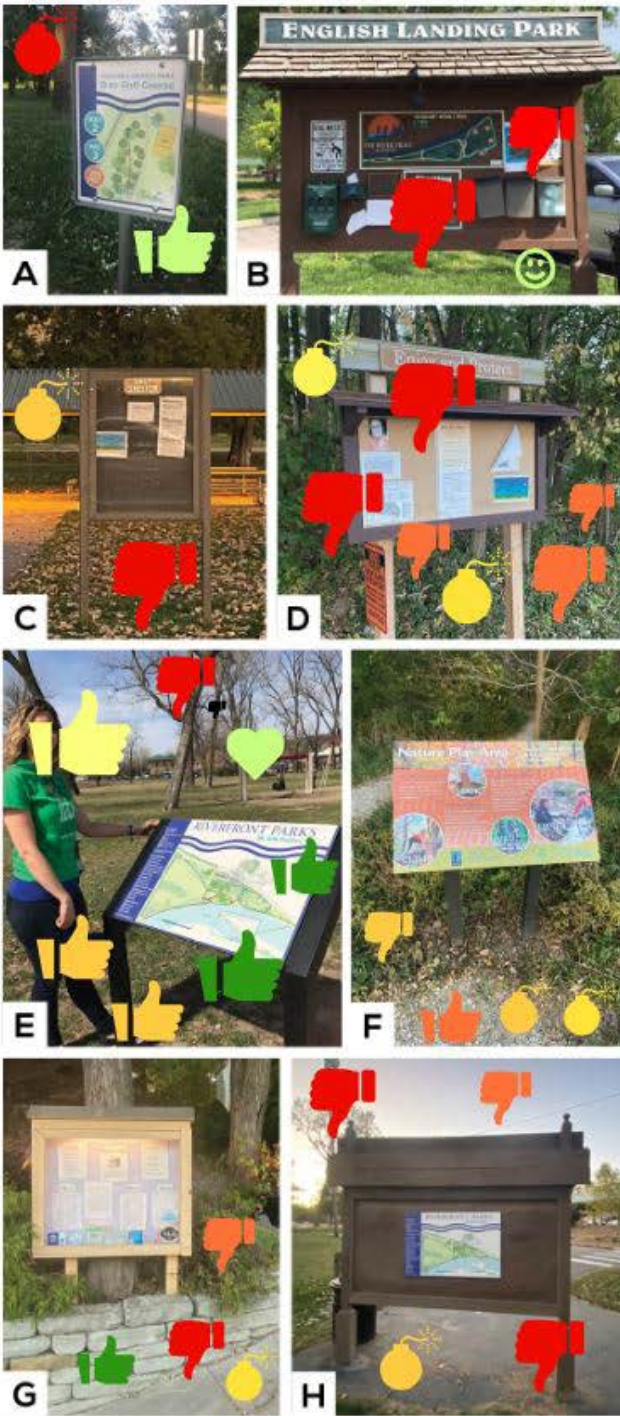
- Enhances a community's identity and brand
- Creates aesthetic harmony in a community
- Directs visitors to amenities and attractions
- Creates a "sense of place," making the city more memorable to residents and visitors
- Links uses, destinations, and districts
- Promotes a pedestrian friendly environment
- Eliminates ineffective, redundant, or confusing signage
- Are easy to see, read, understand, and follow
- Assures that the City will be a visually pleasant place to visit, conduct business, and live.



M U R A L



Informative



Place Making



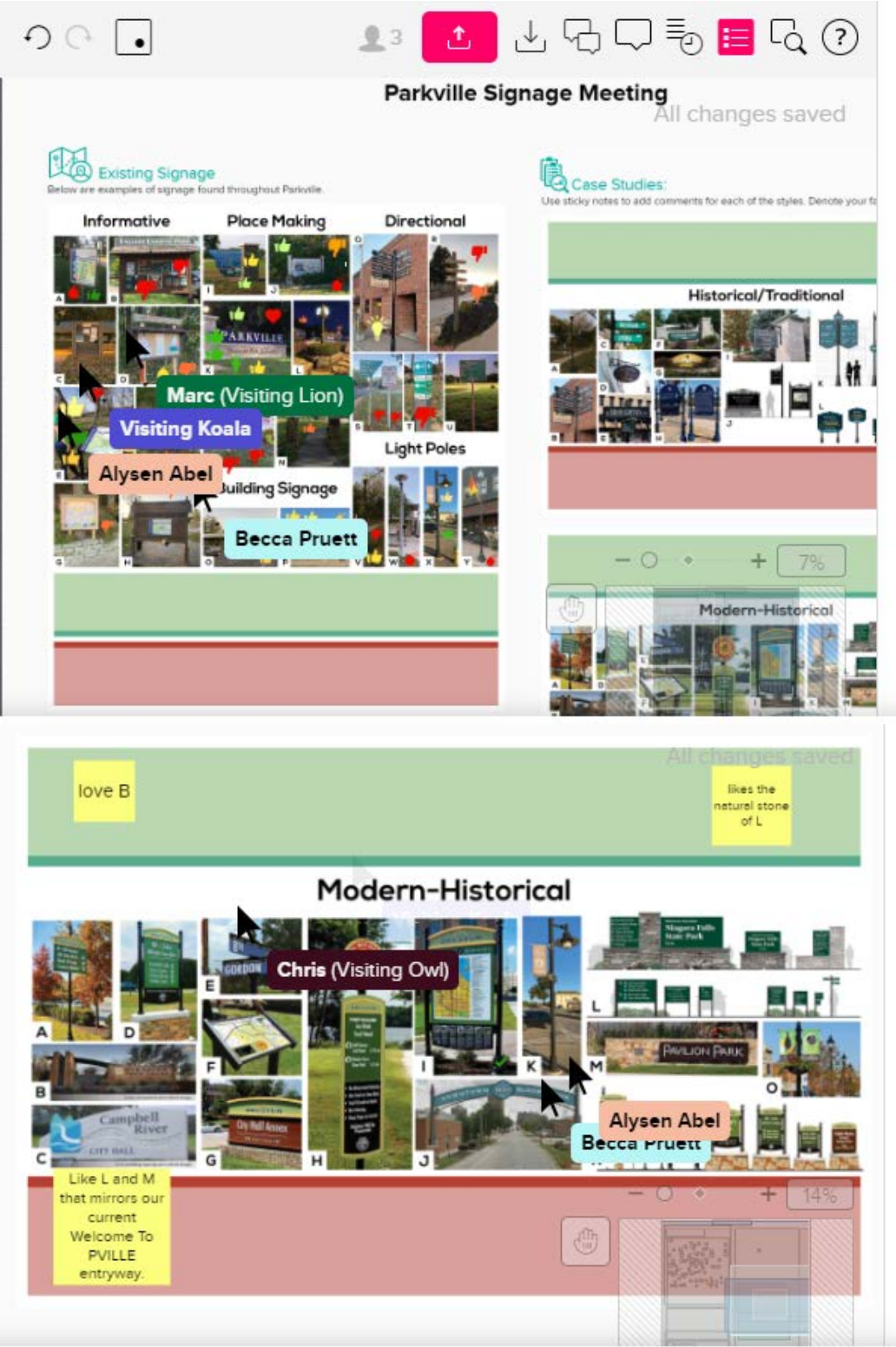
Directional



Light Poles



Building Signage



Overall DC Comments from workshop 1

C. Like the black pole with standard street sign

J. Like the wrought iron border

I love the look of "I", "G" & "J"

F B and K are my favorites. Not crazy about A C or L

K - like the way the wayfinding looks, looks expensive

Combine F & G to resemble the entry monument

Historical/Traditional

K. Too Foo-Foo

do not like L

Discussion Items

Themes, Styles, Places to Highlight

Signs in other communities?

- Taken other signs for granted
- Overland Park, Using OP logo throughout their park systems, **consistency**
- Using the Parkville entrance sign as a jumping off point
- Using the stone and the sign as separate items

Character

- Navy Blue in Parkville sign? (more classic than the turquoise)
- **Limestone** - major monuments
- Information sign, how to put up your own notes (Kiosk)
- Potential for digital signs? mixed support, where would it go? would it be too flashy? as part of a charging station?
- three tentative locations? CLARB didn't want them to take away from the park, facing the parking lot

Landmarks or special spaces

- Adam and Watkins
 - Triangle, Nature Center
 - Main street?
 - City Hall
 - The Y
 - The more amenities we add the more signs we will need to direct guests
- University
 - Highway connections
 - Golf course

River front parks signage?

- adjacent to the farmers market
- Platte Landing - use existing limestone & update the sign itself
- Potential to mirror for English landing, with a monument sign in between

love B

Like L and M that mirrors our current Welcome To PVILLE entryway.

likes the natural stone of L

Modern-Historical

L and M

Don't like G or N at all

Not crazy about C.

Design Committee Preferences from Workshop 1

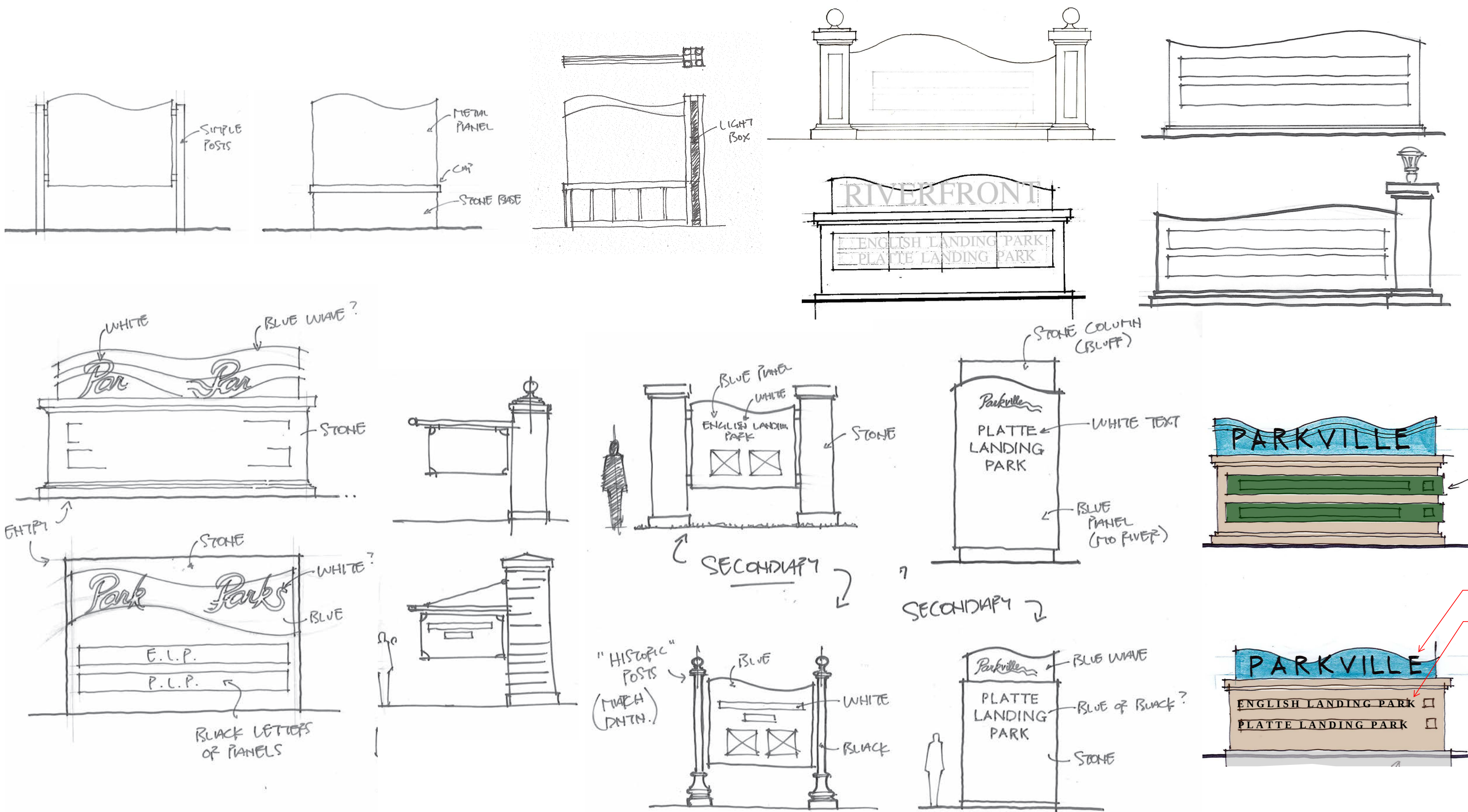
K could be interesting depending on use

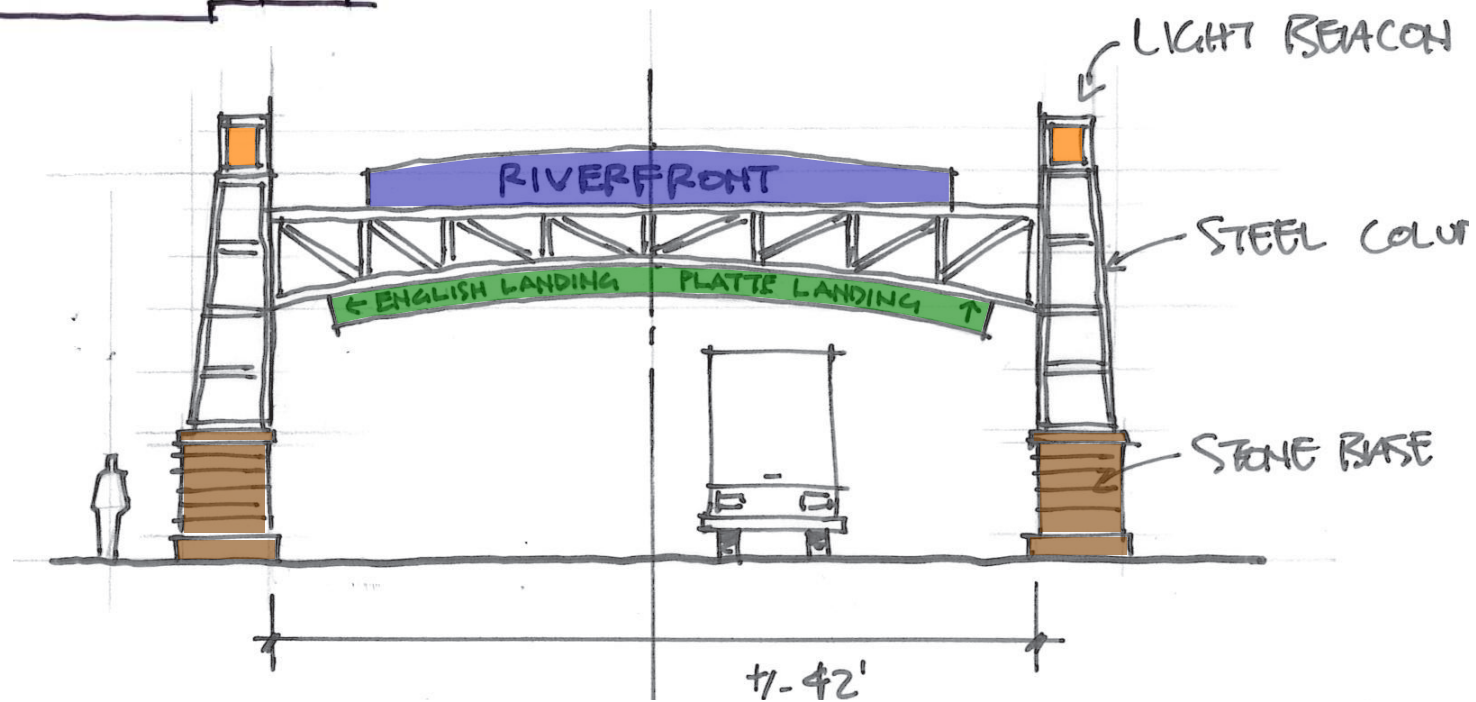
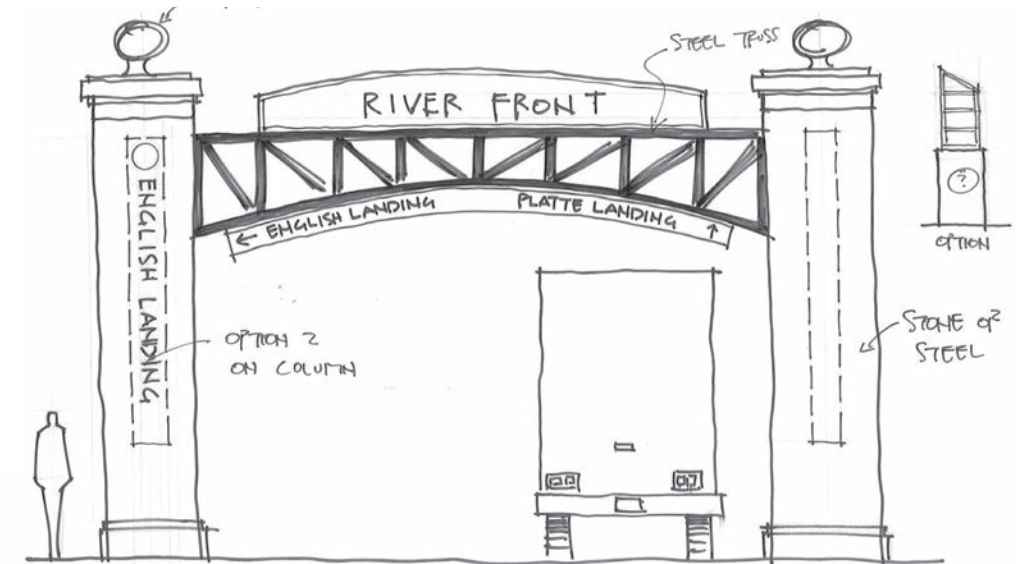
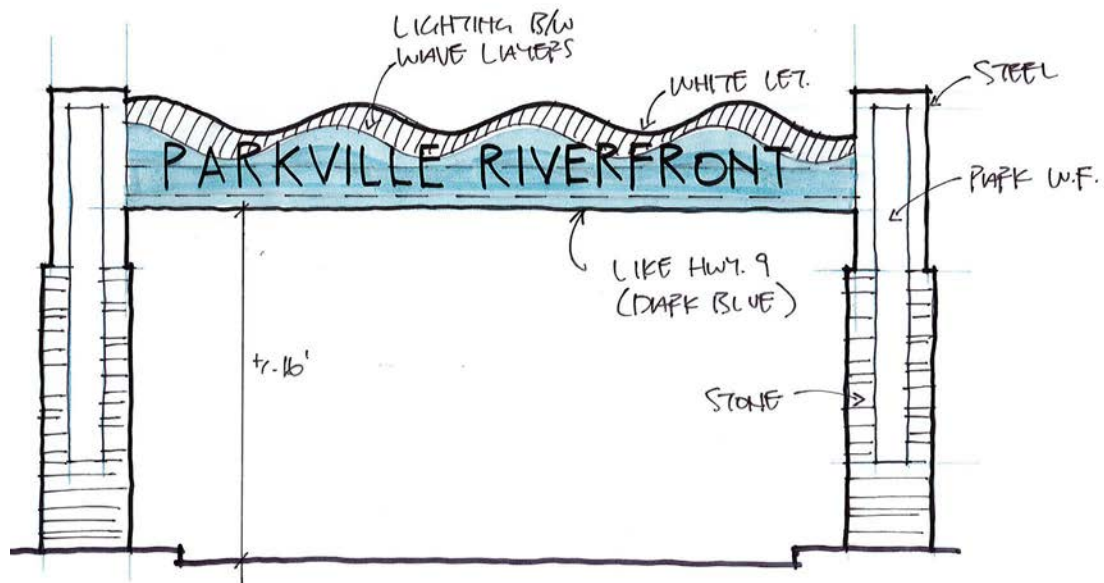
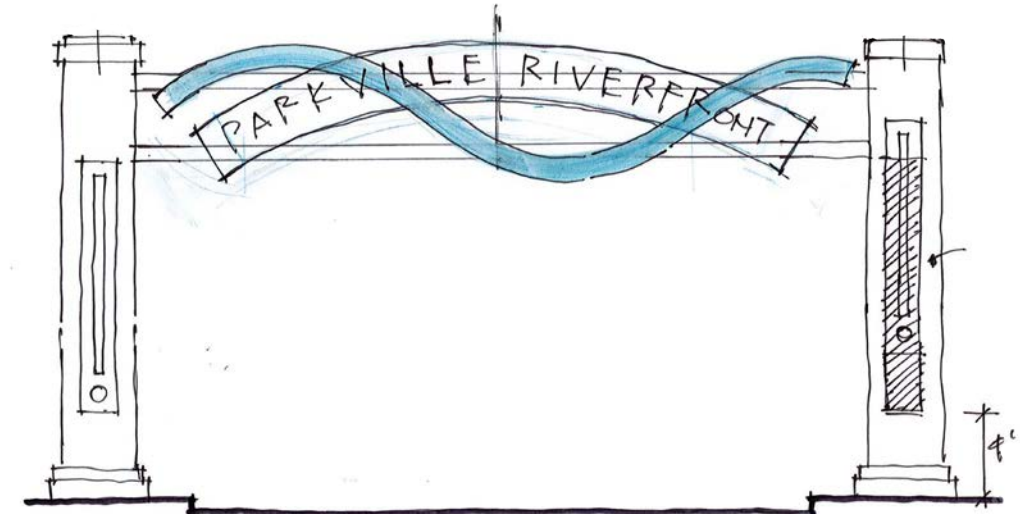
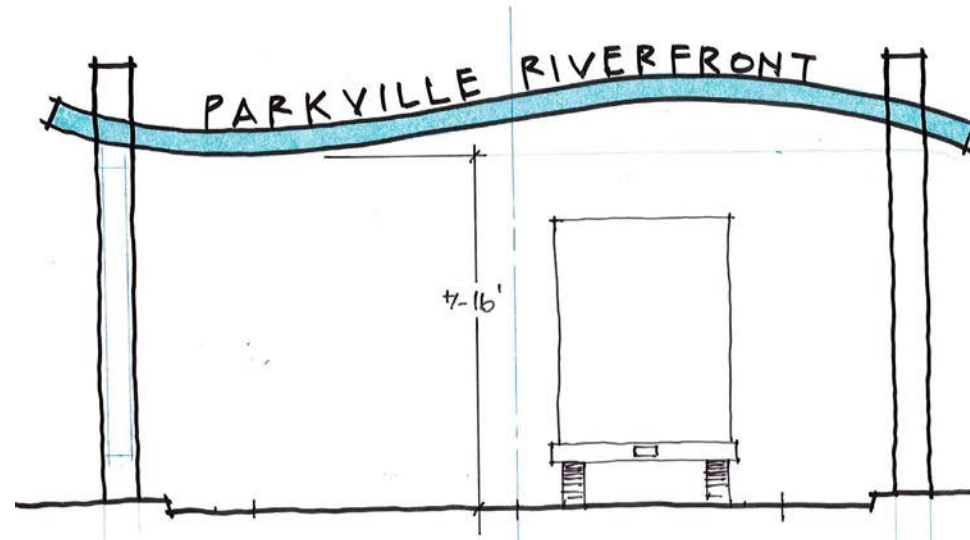
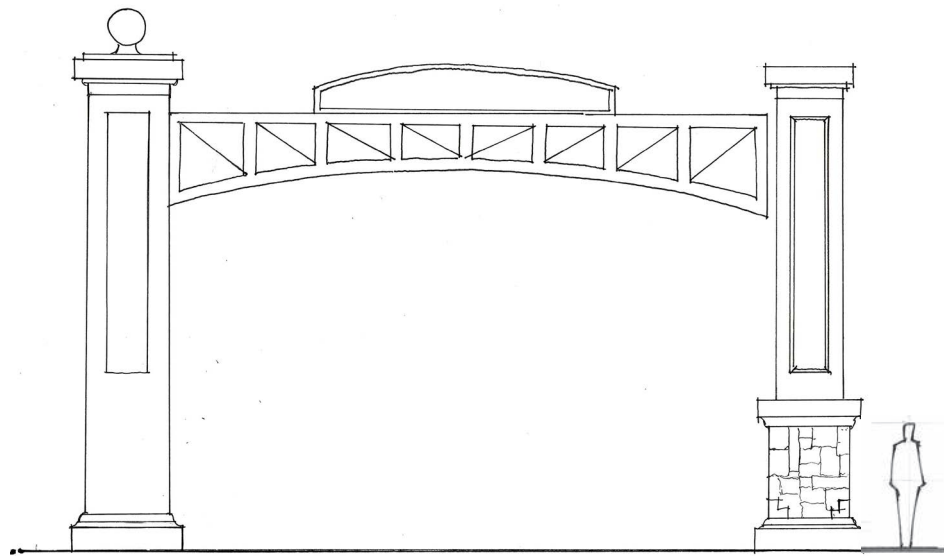
Modern

modern is not our fit

Historic downtown PV needs something less modern than these, perhaps J would work.

None of the Above



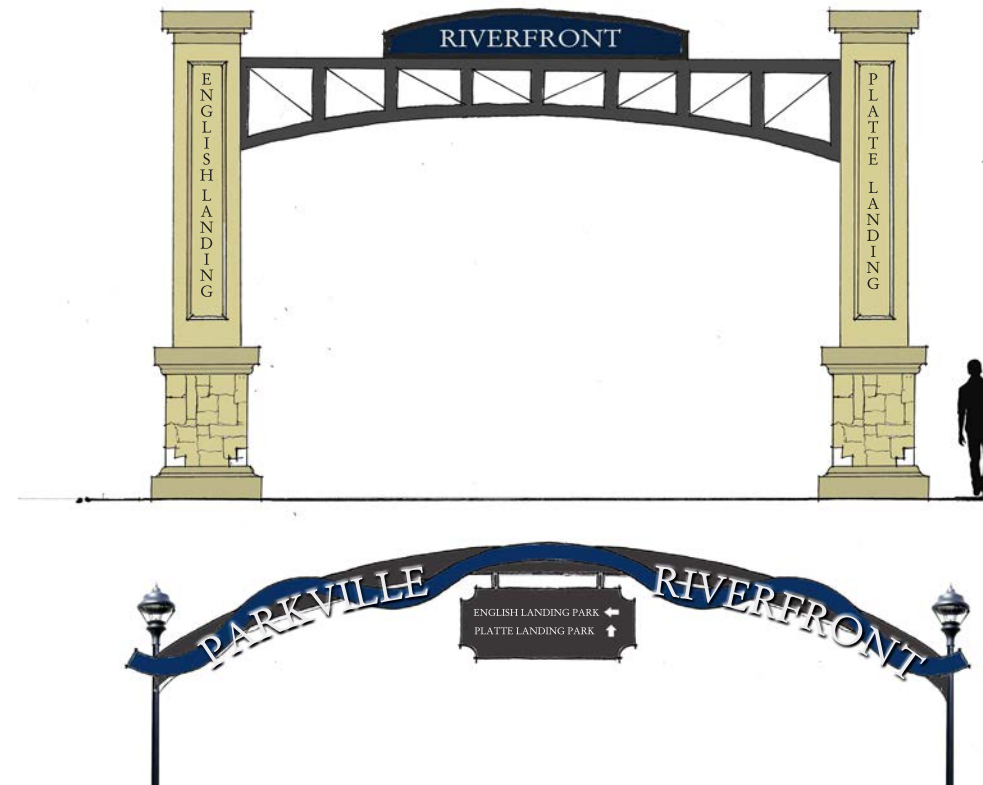


Entry Monument



- Not appealing
- Appreciate the resemblance to the entry sign but too heavy for the park
- Looks like the entrance to a government building and not a Park.
- Could also be a good possibility for the West Entry Sign off 45HWY
- Like the wave and the void space
- Incorporate limestone but maybe not the bulk of it.
- Could Seem too large

Entry Gateway

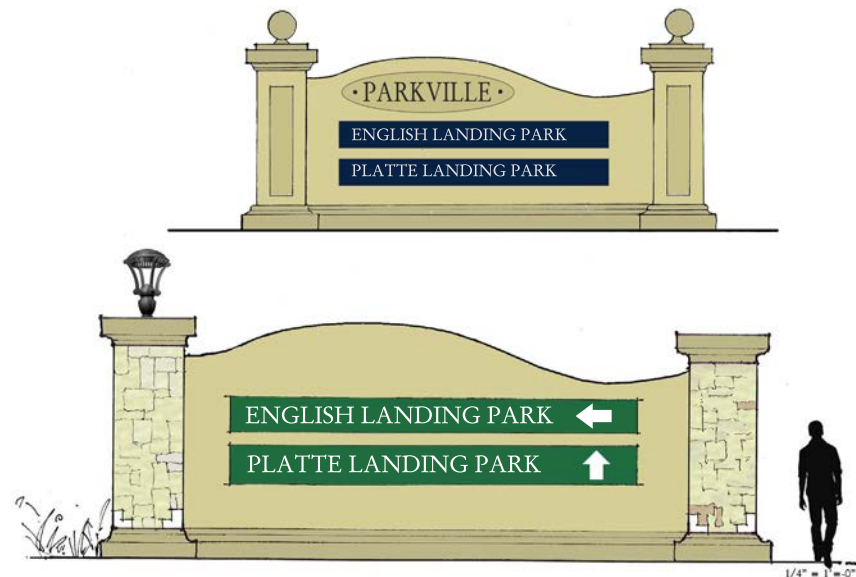


- Love the idea of having a "Gateway"
- Do not care for the columns – looks like the entrance to a cemetery
- Try more metal facing _ Metal Fretwork
- Can wayfinding arrows be added to the columns or panels
- Like Riverfront but also like Parkville Parks or Parkville Riverfront
- Like the small amount of Limestone, combine with metal - Steel Truss
- Like English and Platte on the columns but don't like the bulkiness
- LOVED the Parkville Riverfront design
- Wouldn't mind having it "lit"

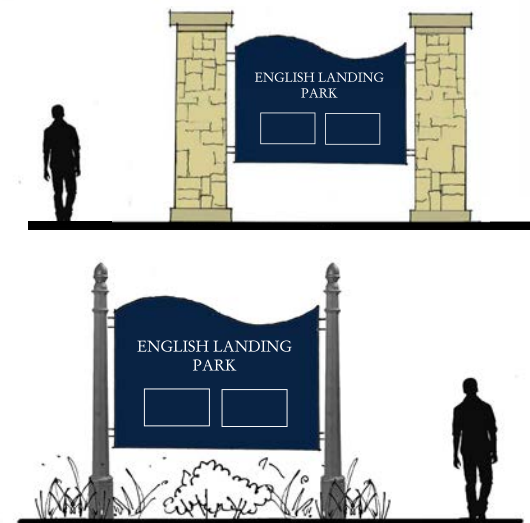
Park Level



- Do really like this option
- Really like the indication of the wave
- Can this be used with existing limestone panel in Platte Landing Park
 - » this would be ideal and would save money
- Like the addition of the light/lamp
- Like panels for amenities -easily updated



- Better than the first option, not as heavy, but still "office like"
- Columns are heavy and have a Colonial look
- Maybe no formal columns, but still use stone?
- Like the light fixture
- Maybe metal – lighter and less formal
- Could Seem too large



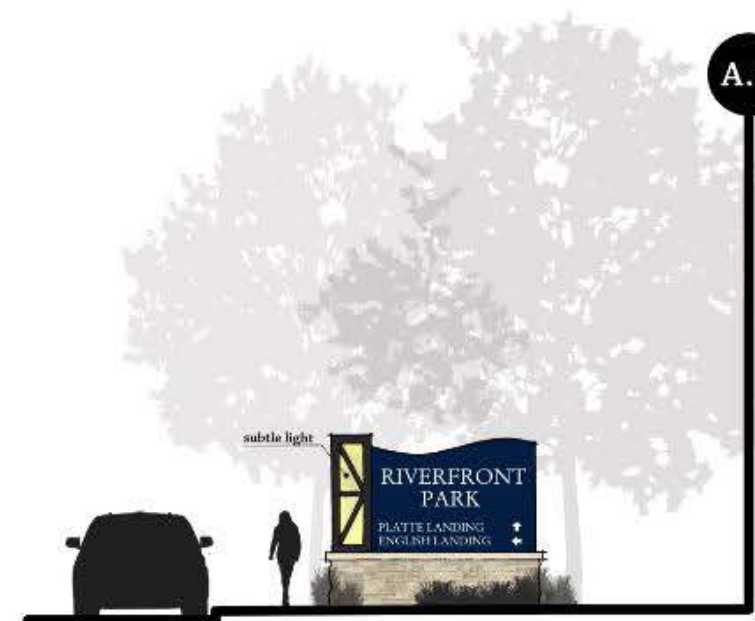
- Do not care for this option as much
- The panel could be nice -less expensive
- Like the indication of the wave
- If used would want to match the lamp poles in downtown
- Seems too large

OPTION A | TRUSS



- Really like how this working
- Would like to move forward with this option with changes
- Remove angular crossbars/supports (too busy) - open up like concept B
- Add wave pattern like other signs in this option to add continuity
- Move forward with Parkville Riverfront on sign
- Mover forward with limestone
- Would like to see cost estimates

A.1



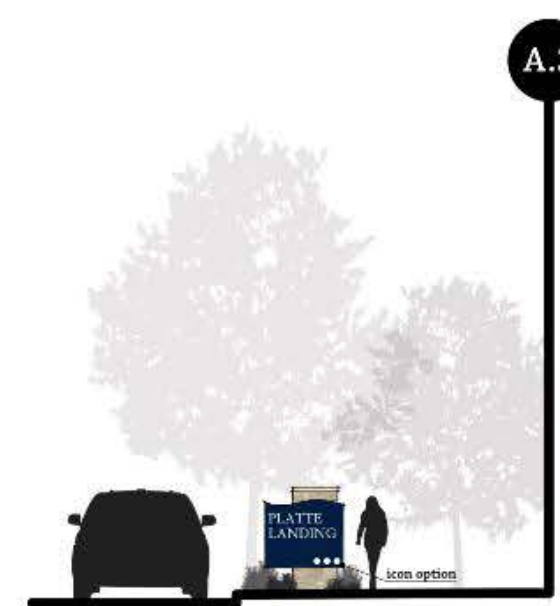
- Really like how this tuned out
- Would like to move forward with this option as an alternative to the Gateway or use for other entry
- Remove angular crossbars/supports (too busy)
- Would like to see cost estimates

A.2



- Really like how this tuned out
- Would like to move forward with this option
- Like the use of icons for amenities
- Would like to see cost estimates

A.3



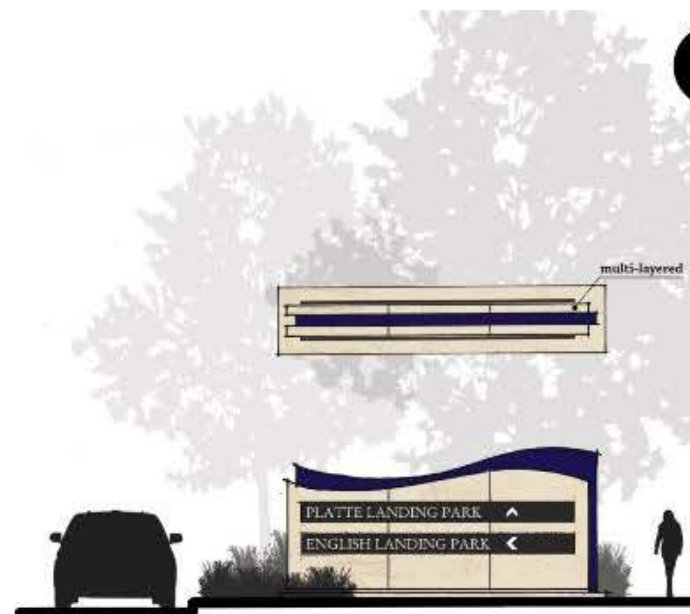
- Do not care for this option
- Can see now that it is too small and could be missed by drivers

OPTION B | WAVE



- Like transparent wave
- Like the openness of the metal work
- Like the Stone
- Plaque option is ok

B.1

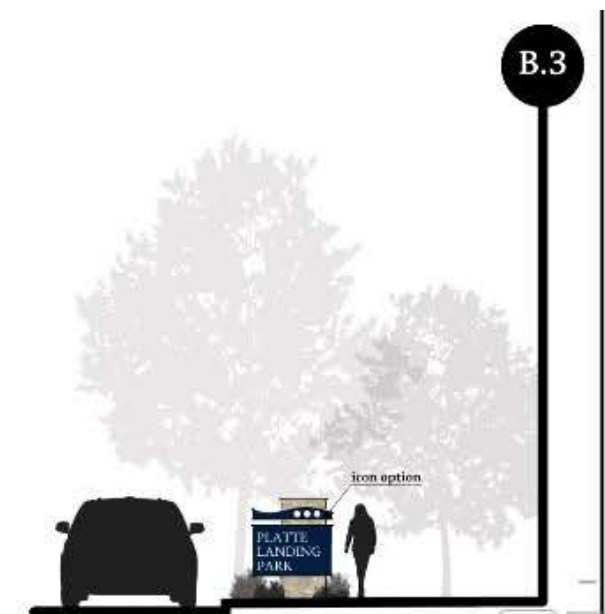


- Do not care for Option B as much
- Looks too corporate
- Would like to move forward with Option A

B.2

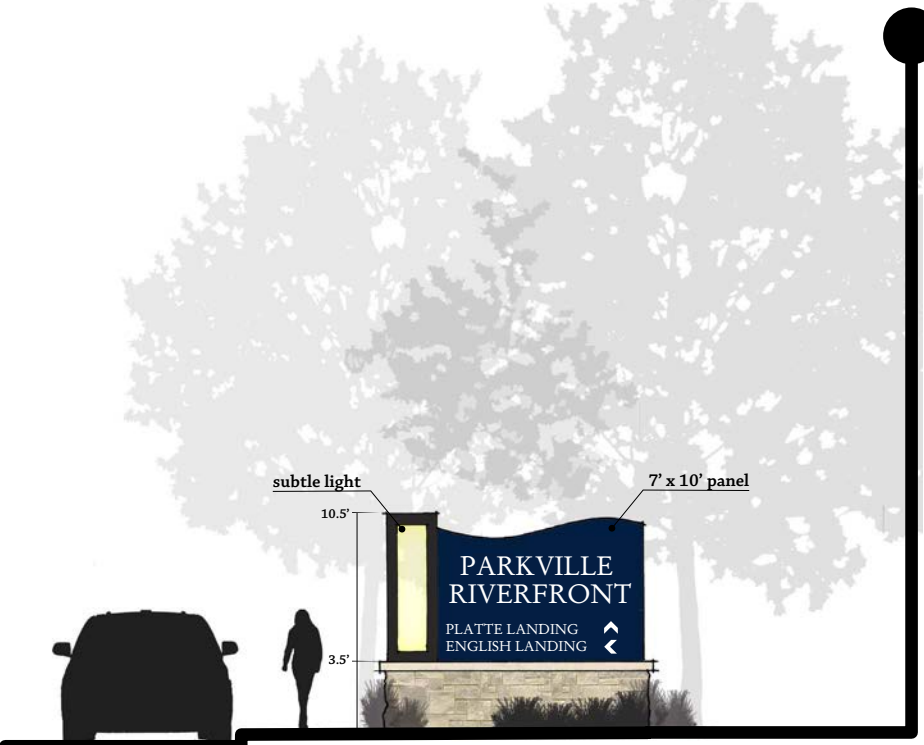


B.3

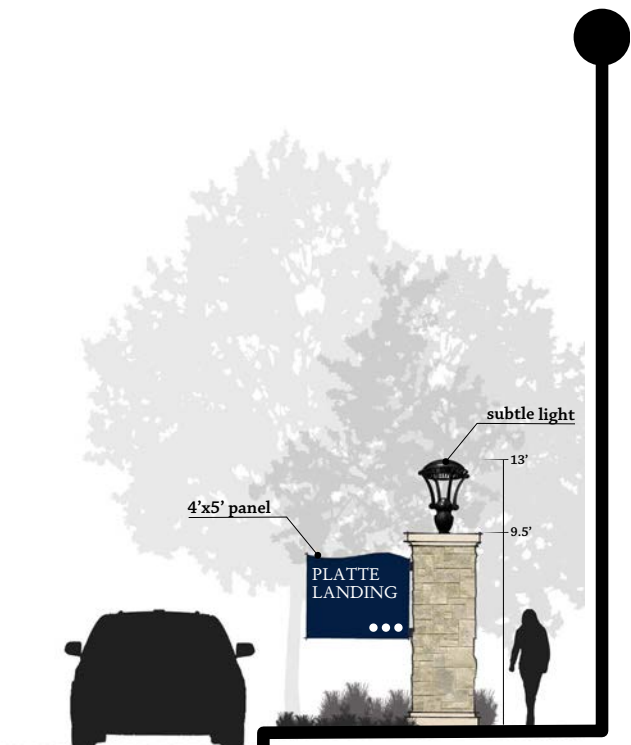




Gateway



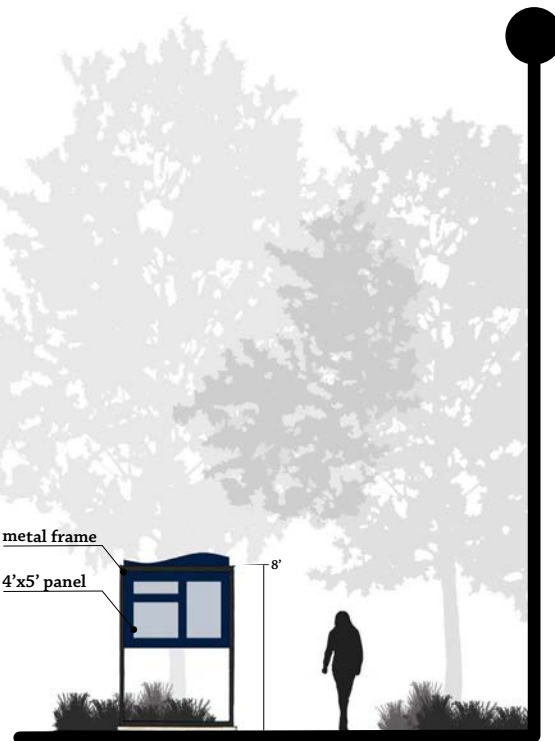
Entry Monument



Park Level



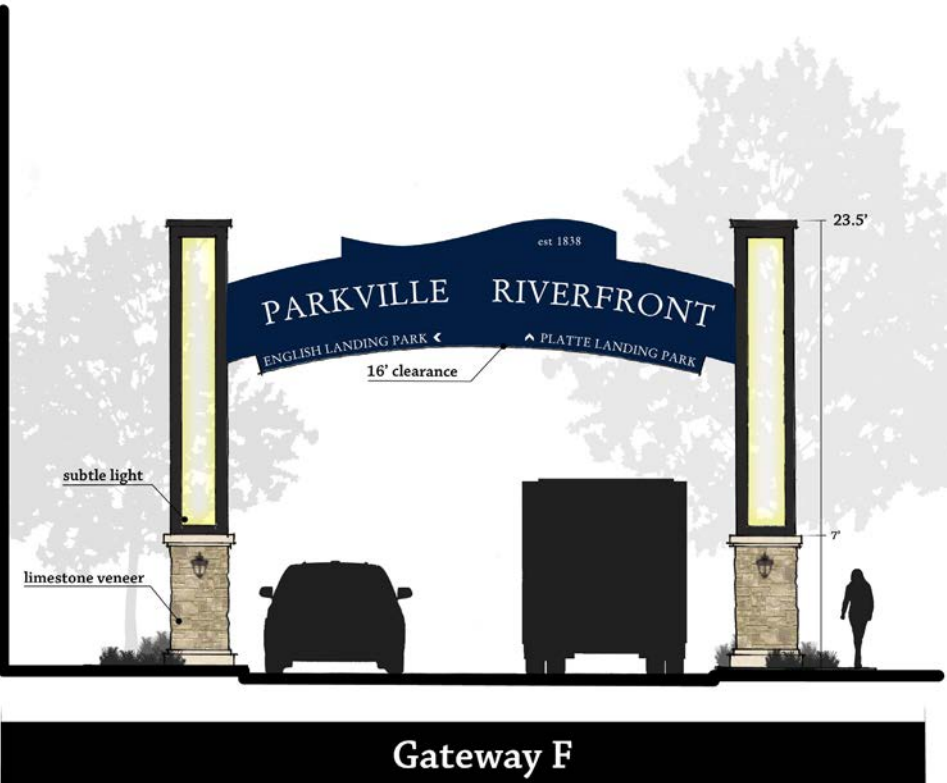
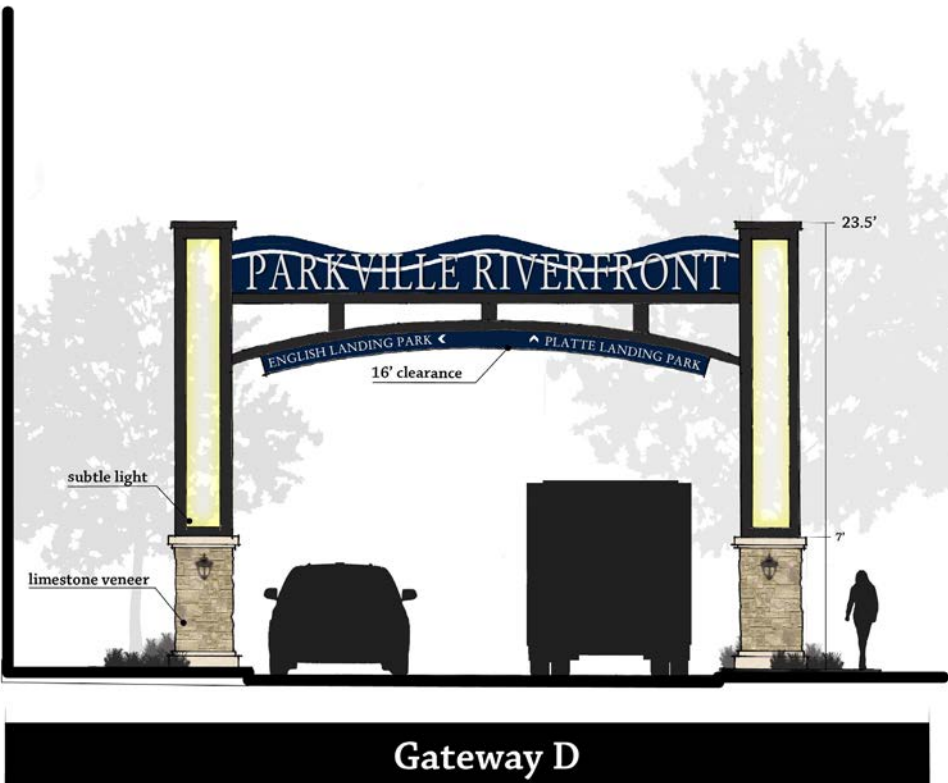
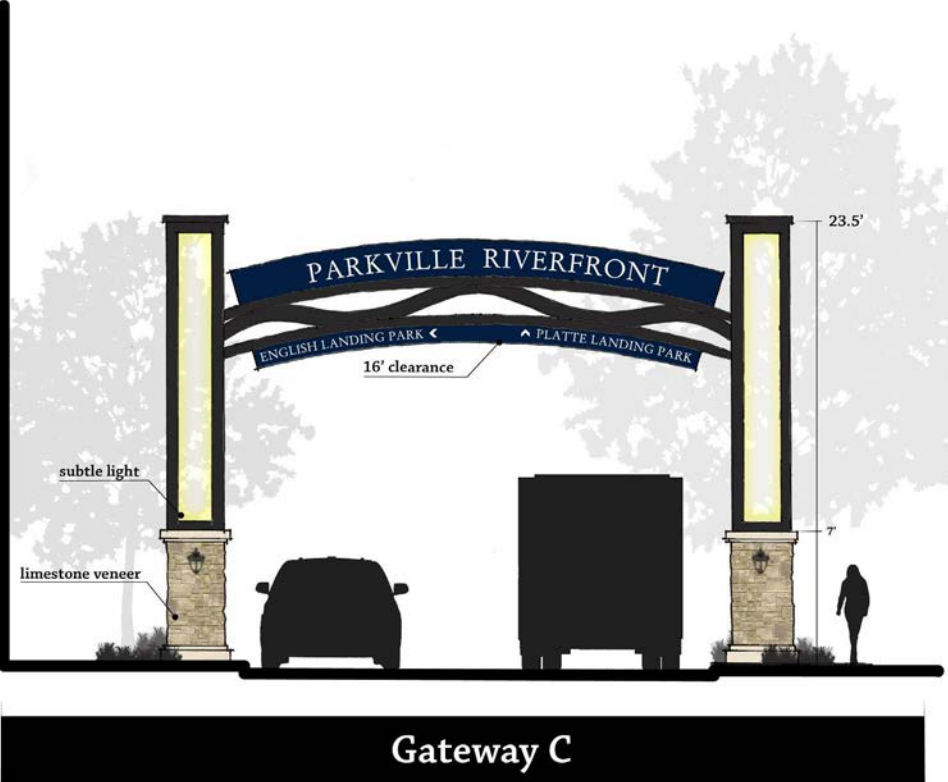
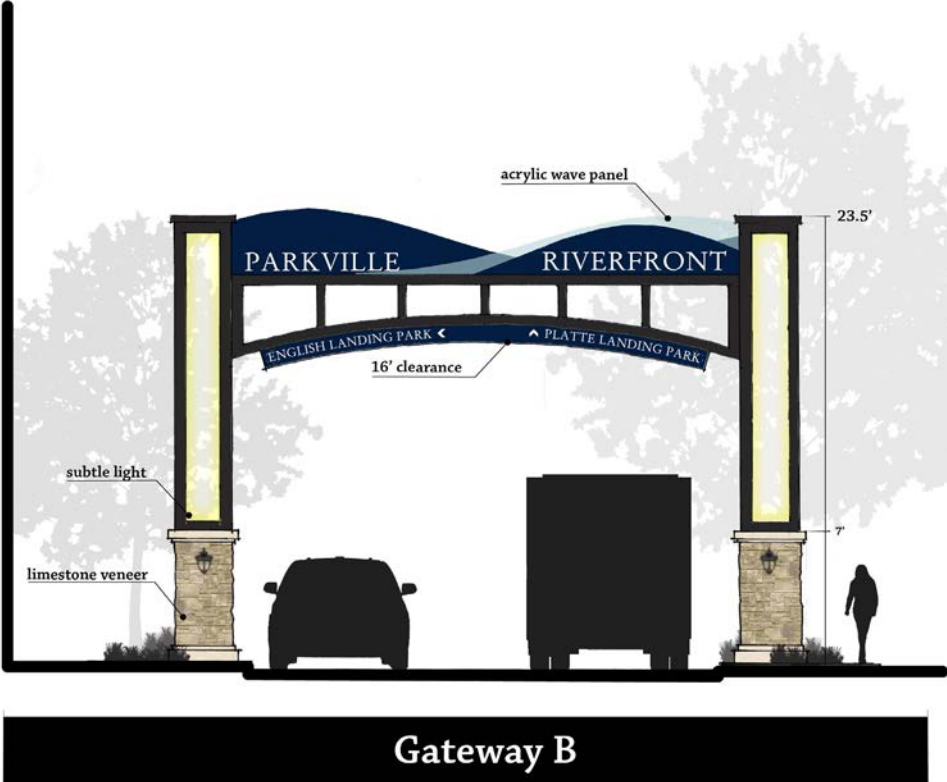
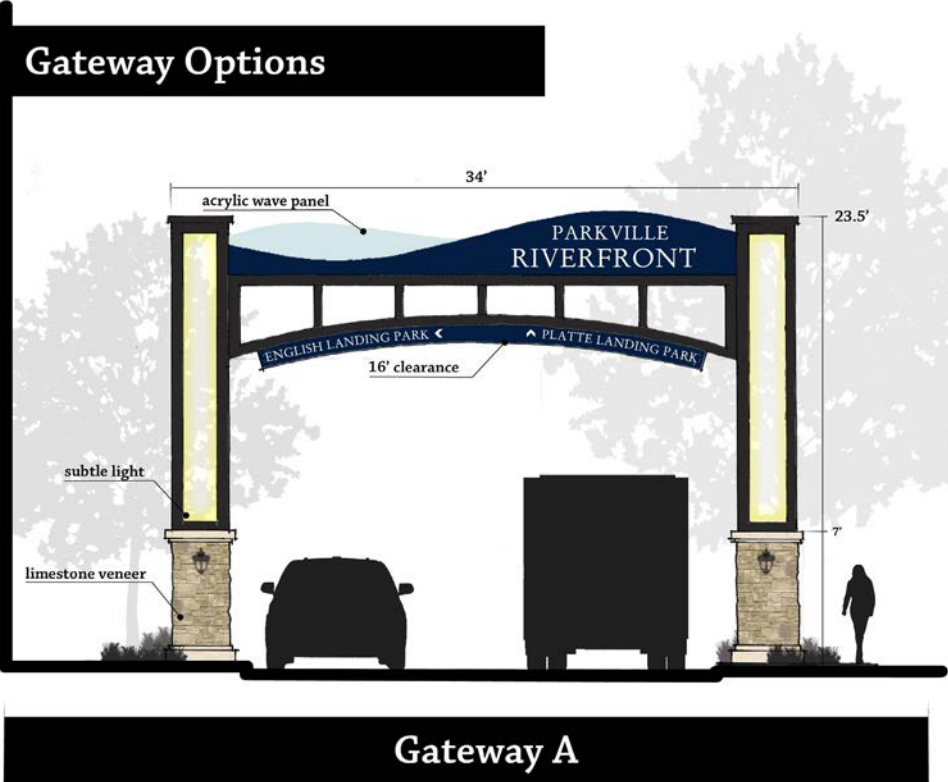
Pedestrian Level

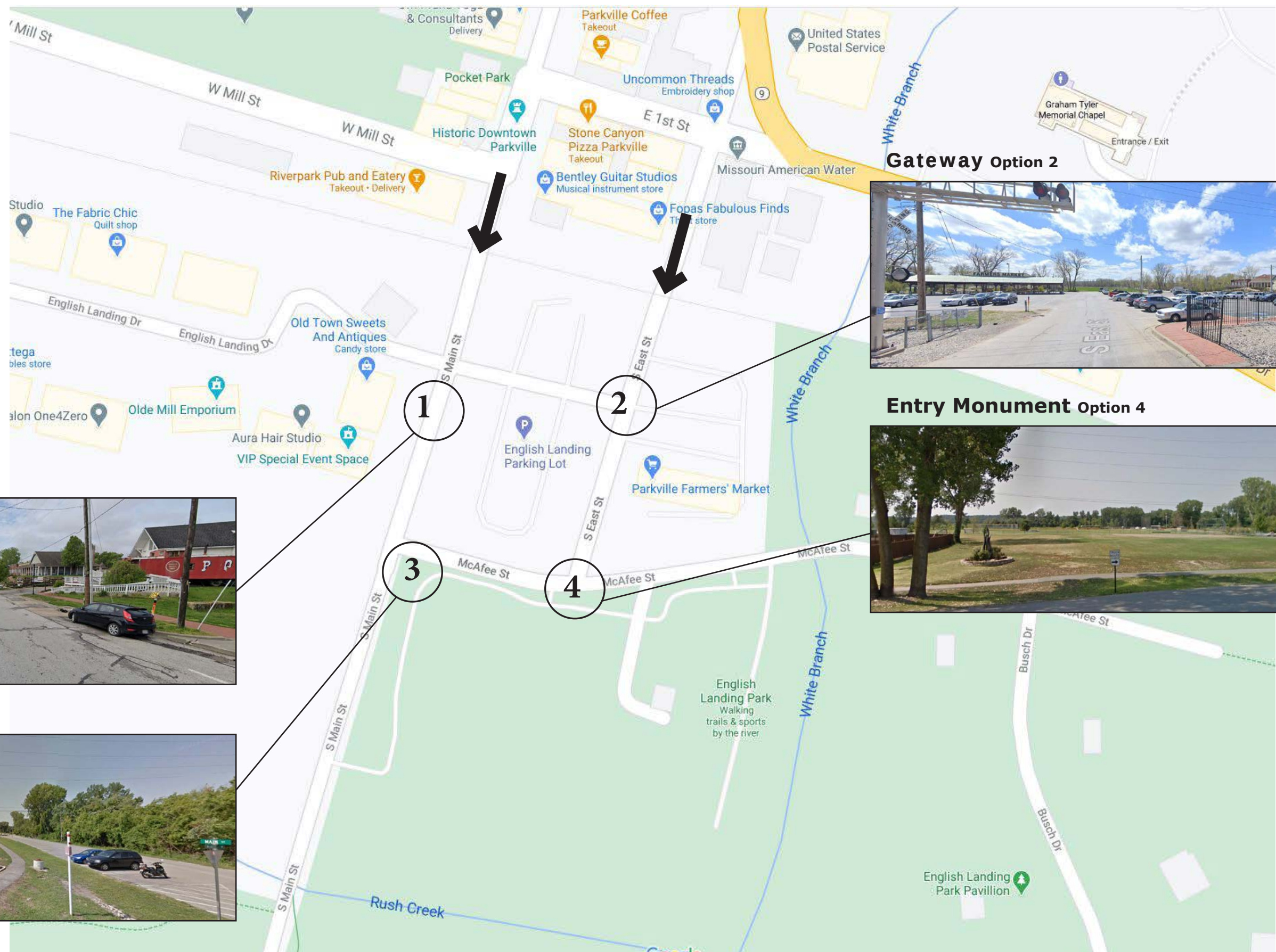


Info / Kiosk



Directional





Gateway option 2



Entry Monument option 4

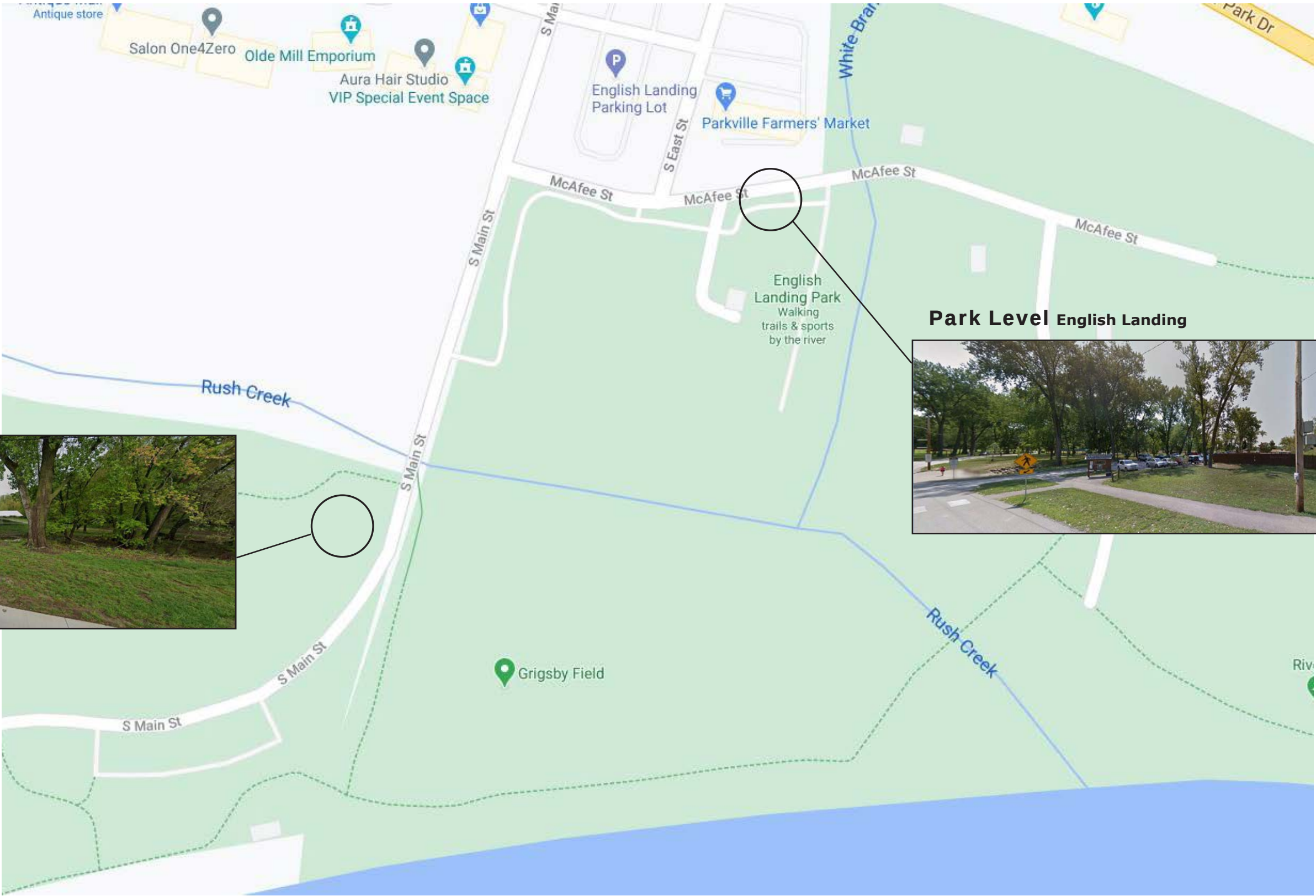


Gateway option 1



Entry Monument option 3





Park Level Platte Landing

Park Level English Landing

Gateway Options

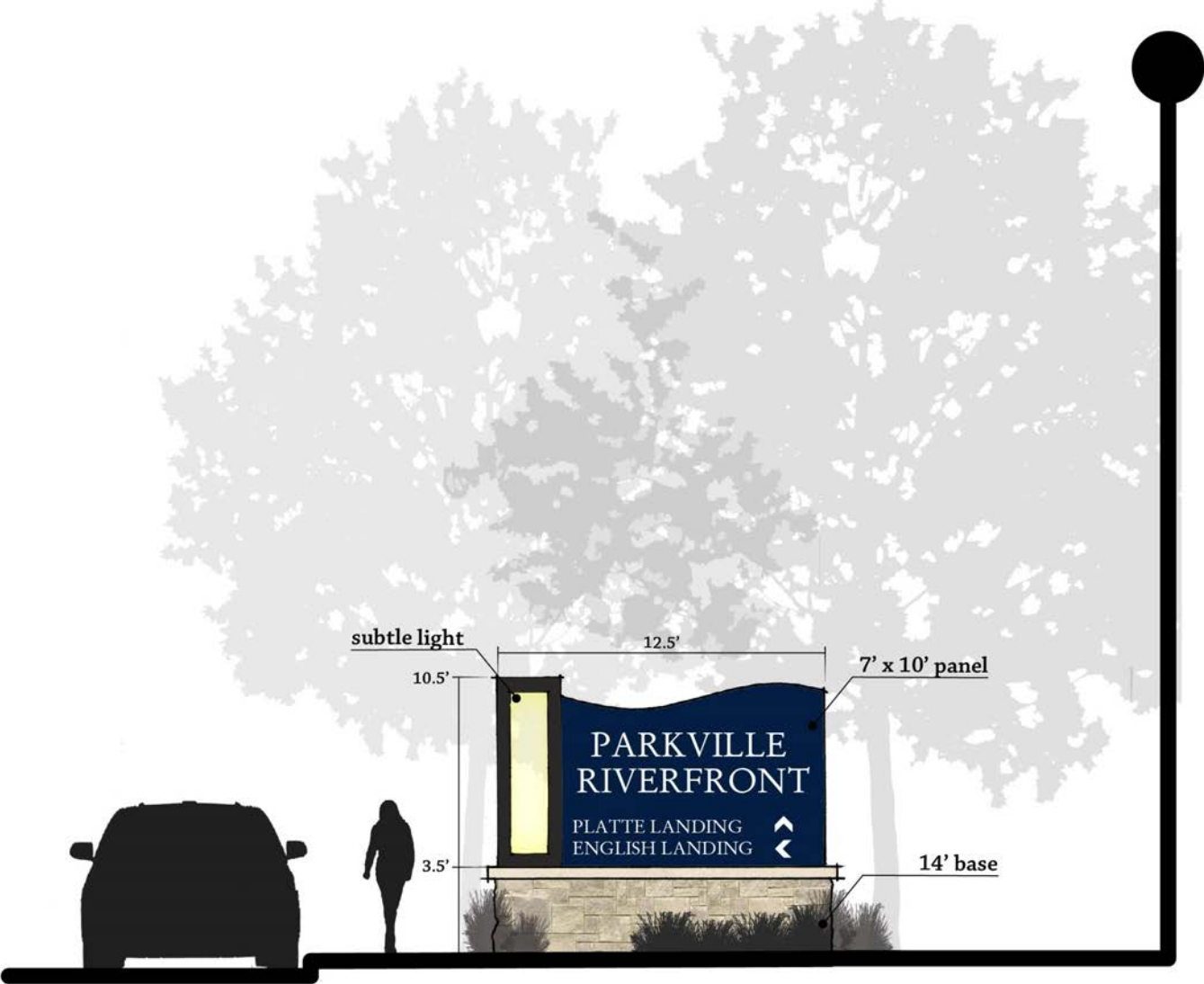
The diagram illustrates two gateway signage options, Gateway B and Gateway G, set against a background of stylized trees. Both gateways feature two stone pillars with 'limestone veneer' and 'subtle light' fixtures. The pillars are 7' high. The main sign spans between the pillars, with a total height of 23.5'. The clearance under the sign is 16'. Gateway B features a blue sign with white text: 'PARKVILLE' and 'RIVERFRONT' on the top line, and 'ENGLISH LANDING PARK' and 'PLATTE LANDING PARK' on the bottom line, separated by arrows. The sign is made of an 'acrylic wave panel'. Gateway G features a blue sign with white text: 'PARKVILLE RIVERFRONT' on the top line, and 'ENGLISH LANDING PARK' and 'PLATTE LANDING PARK' on the bottom line, separated by arrows. The sign is made of a solid panel. Silhouettes of a car, a truck, and a person are shown for scale.

Gateway B

Gateway G

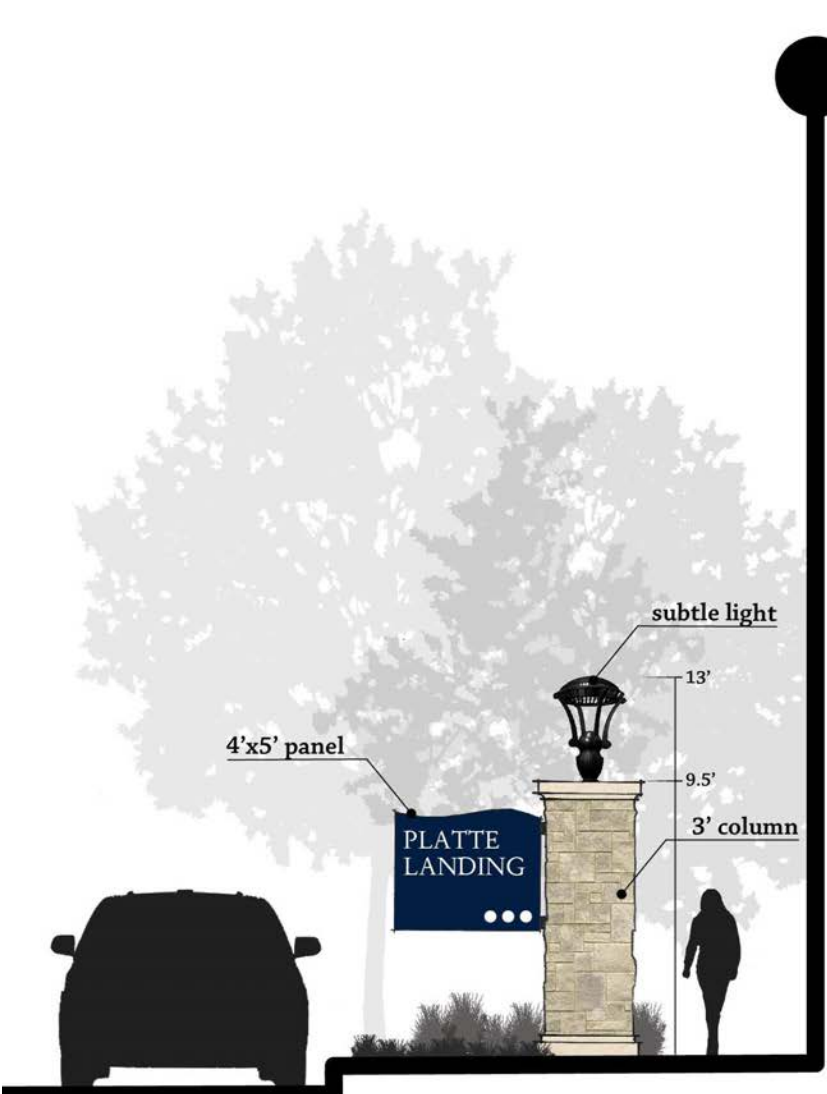
Budgetary Range for Gateway

\$ 350,000 - \$400,000



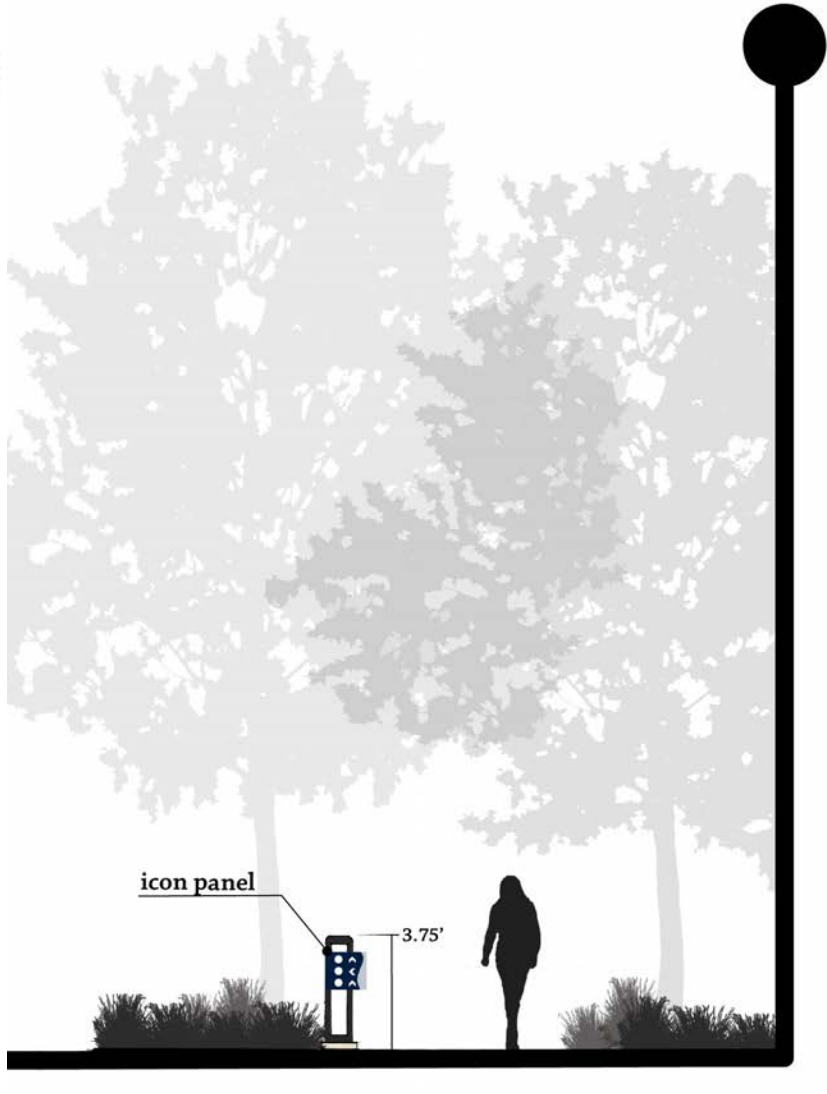
Entry Monument

Budgetary Range
\$ 25,000 - \$30,000



Park Level

Budgetary Range
\$ 15,000 - \$18,000



Pedestrian Level

Budgetary Range
\$ 2,000 - \$ 2,500

Gateway:

- Overall dimensions approx. 20-23.5’ high x 34’ wide
- Combination aluminum and steel fabrication, painted finish
- LED modules for internal illumination of two (2) towers
- Excavation, concrete pour, stone work, installation of sign structure
- Light fixture on stone column
- Certified engineer stamp needed on shop drawings

Budgetary Range for Gateway
\$ 350,000 - \$400,000

Entry Monument:

- Sign cabinet dimension approx. 7’ high x 10’ wide; overall sign dimension w/ stone base & light approx. 10’-5” high x 14’ wide
- Aluminum construction on sign cabinet & light column; painted finish
- Sign faces to be routed aluminum with push-thru acrylic copy
- Internal illumination of column and sign cabinet to be LED modules
- Excavation, concrete pour, stone work, installation of sign

Budgetary Range for Entry Monument
\$ 25,000 - \$30,000

Park Level:

- 4’ x 5’ aluminum sign panel, painted finish, with either vinyl or dimensional aluminum letters
- Excavation, concrete pour, stone work, installation of sign panel
- Light fixture on top of stone column

Budgetary Range for Park Level Columns
\$ 15,000 - \$18,000

Pedestrian Level:

- 18” high Icon panel on 3’- 9” high structure
- Aluminum construction on upright structure & sign panel; painted finish
- Vinyl copy on sign panel
- Excavation, concrete footing, installation of sign

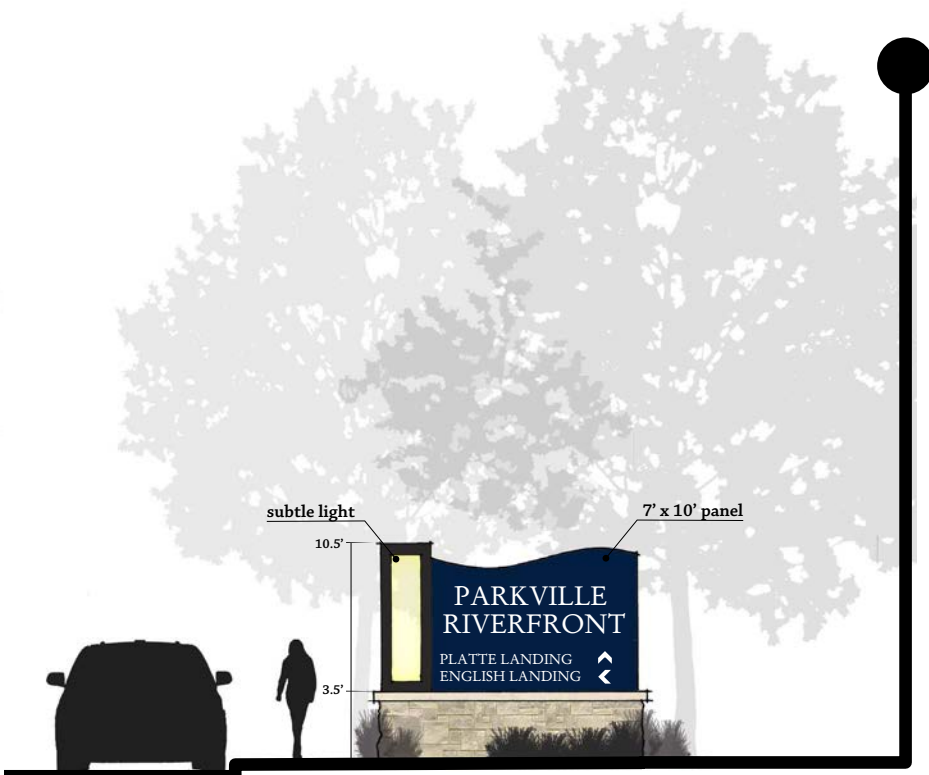
Budgetary Range for Pedestrian Level
\$ 2,000 - \$ 2,500

*Above budgets do not include bringing primary power to sign locations.

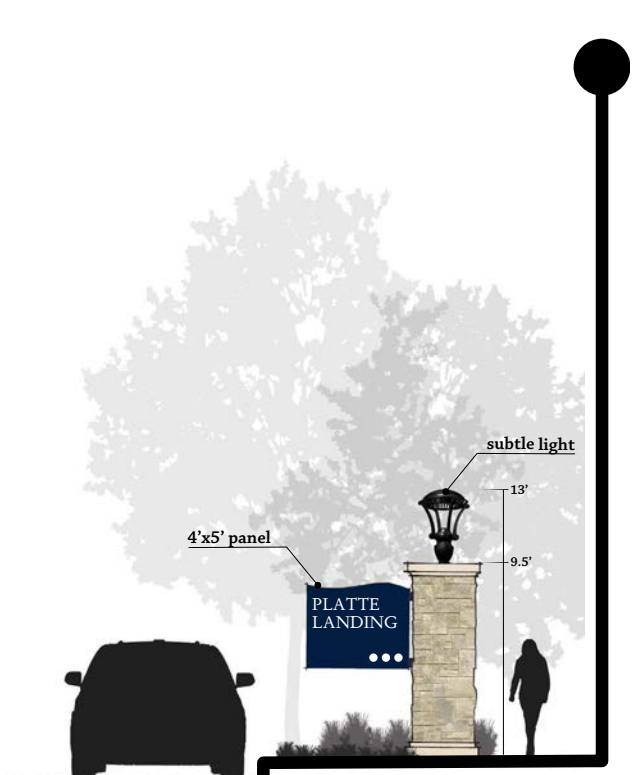
Parkville Riverfront Signage



Gateway B

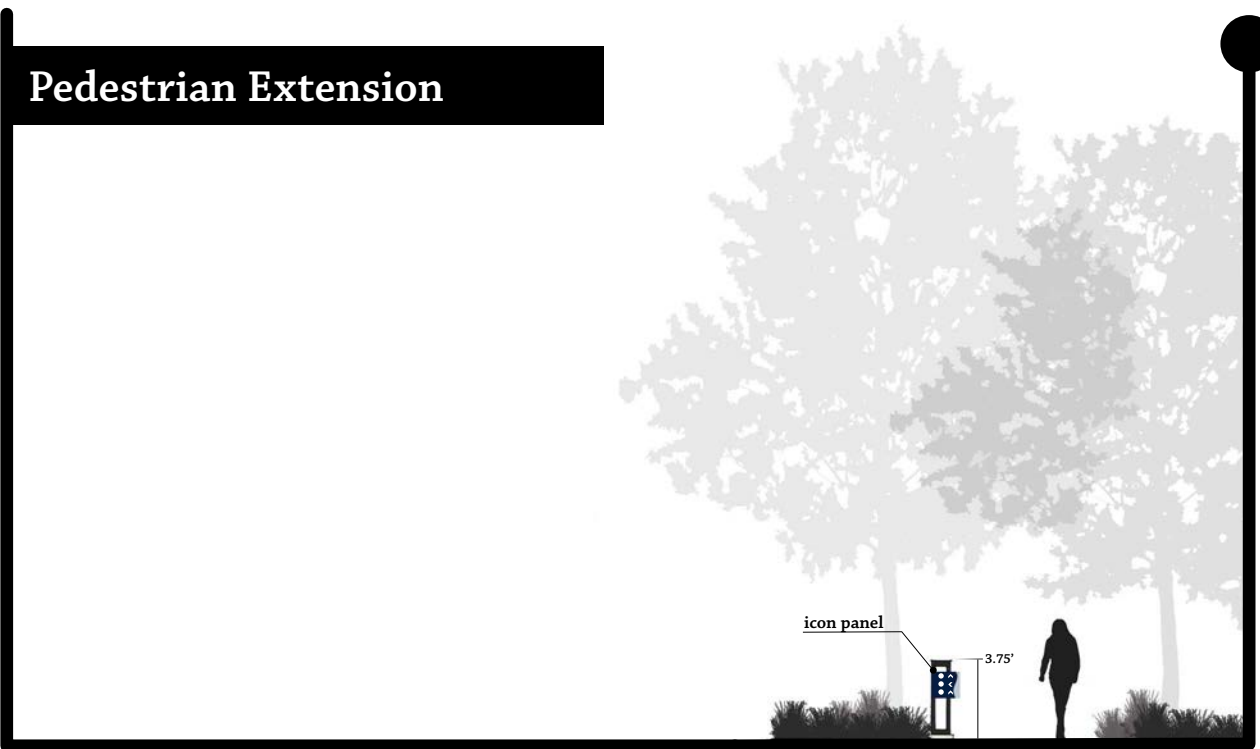


Entry Monument



Park Level

Pedestrian Extension



Pedestrian Level



Info / Kiosk



Directional

CITY OF PARKVILLE
Policy Report

Date: April 12, 2021

Prepared By:

Stephen Lachky, Community Development
Director

Reviewed By:

Alysen Abel, Public Works Director

ISSUE:

Missouri American Water Well Landscape

BACKGROUND:

On July 3, 2018 the Board of Aldermen approved Ordinance No. 2952 approving a conditional use permit for Missouri American Water Company to construct a new Public Utility Water Well No. 8 along the Missouri River, generally located in the southwest corner of Platte Landing Park at 300 South Main St. (see Attachments 1-4), subject to the following conditions:

- Utility Water Well No. 8 be screened by a Type 1 landscaping buffer per Development Code, Section 407.030.
- Utility Water Well No. 7 (formerly well no. 5) be screened by a Type 1 landscaping buffer, per Development Code Section 407.030, and as required by Ordinance No. 2862.
- The length of the Conditional Use Permit be at least 20 years.
- The Parkville Public Works Department review the proposed easement area for the Missouri American Water Company's underground transmission line and engineering standards, specifically to ensure there are no right-of-way or erosion issues with the boat ramp driveway.
- The color of paint to be coated on Utility Water Well No. 8 be green or dark green to match the existing park pavilion color palette.
- The Type 1 landscaping buffer around Utility Water Well No. 8 be trees with a variety of texture and color, specifically species suitable in a floodplain and complimentary to the plantings in the park and wetlands area.
- The existing vine vegetation screening on the security fences for Utility Water Wells No. 4, 6 and 7 be removed, and that trees also be planted around those wells to serve as a landscaping buffer.
- Educational signage, related to the function of the wells and service provided to the community, be located near the wells to provide information to park patrons.
- The existing cul-de-sac and access off of South Main St., for decommissioned Utility Water Well No. 3, remain and not be removed by Missouri American Water Company.

Since approval of the conditional use permit, Missouri American Water Company created landscaping plans, contacted several landscape companies and received bids. Missouri American Water Company had originally anticipated a 2019 planting season, however, due to the flooding of Platte Landing Park in the spring of 2019, the project was placed on hold.

This item was presented during the December 2020 CLARB meeting. CLARB directed Missouri American Water to work with City staff to determine the best plantings associated with floodplain area.

BUDGET IMPACT:

With the exception of application and permit fees collected, there is no immediate budget impact.

ALTERNATIVES:

1. Approve revised landscaping plan.
2. Approve landscaping plans, subject to changes.
3. Provide alternative direction to the applicant and/or staff.
4. Postpone the item.

STAFF RECOMMENDATION:

Staff recommends the approval of the revised landscape plan.

POLICY:

Parkville Municipal Code Section 150.050(A) directs CLARB to act in an advisory capacity to the Board of Aldermen to develop and administer a writer plan for the care, preservation, pruning, planting, replanting, and removal or disposition of trees and shrubs along streets and in other public areas. As CLARB serves in an advisory capacity, its recommendations must be approved by the Board of Aldermen.

SUGGESTED MOTION:

I move to approve the proposed landscaping plans for utility water wells no. 4, 6, 7 and 8 in Platte Landing Park as submitted by Missouri American Water Company.

ATTACHMENTS:

1. Landscape Plan

Wells #4, #6 and #7 Landscaping Plant

- 1** American Holly 3 Female, 1 male
- 2** Vernal Witch Hazel
- 3** American Hornbeam
- 4** Blackhaw Viburnum

Wells #8 Landscaping Plant



1 American Holly 2 Female, 1 male

Blackhaw Viburnum



Viburnum prunifolium 🔊

[Back to Previous Page](#)



[More Images](#)

[Plant of Merit](#)

Species Native to Missouri

Common Name: blackhaw viburnum ⓘ

Type: Deciduous shrub

Family: Adoxaceae

Native Range: Eastern and central North America

Zone: 3 to 9

Height: 12.00 to 15.00 feet

Spread: 6.00 to 12.00 feet

Bloom Time: May to June

Bloom Description: White

Sun: Full sun to part shade

Water: Dry to medium

Maintenance: Low

Suggested Use: Hedge

Flower: Showy

Leaf: Good Fall

Attracts: Birds, Butterflies

Fruit: Showy, Edible

Tolerate: Drought, Clay Soil, Black Walnut, Air Pollution

[Garden locations](#)

American Hornbeam



Carpinus caroliniana 🔊

[Back to Previous Page](#)



[More Images](#)

[Plant of Merit](#)

Species Native to Missouri

Common Name: American hornbeam ⓘ

Type: Tree

Family: Betulaceae

Native Range: Eastern North America

Zone: 3 to 9

Height: 20.00 to 35.00 feet

Spread: 20.00 to 35.00 feet

Bloom Time: February

Bloom Description: White (female), Green (male)

Sun: Part shade to full shade

Water: Medium

Maintenance: Low

Suggested Use: Street Tree, Naturalize

Flower: Insignificant

Leaf: Good Fall

Attracts: Birds

Tolerate: Clay Soil, Black Walnut

[Garden locations](#)

American Holly



Ilex opaca 🔊

[Back to Previous Page](#)



[More Images](#)

Species Native to Missouri

Common Name: American holly
Type: Broadleaf evergreen
Family: Aquifoliaceae
Native Range: Eastern and central United States
Zone: 5 to 9
Height: 15.00 to 30.00 feet
Spread: 10.00 to 20.00 feet
Bloom Time: May
Bloom Description: Creamy white
Sun: Full sun to part shade
Water: Medium
Maintenance: Low
Flower: Insignificant
Leaf: Evergreen
Attracts: Birds
Fruit: Showy
Other: Winter Interest, Thorns
Tolerate: Deer, Clay Soil, Air Pollution
[Garden locations](#)



VERNAL WITCH HAZEL

Hamamelis vernalis 🔊

[Back to Previous Page](#)



[More Images](#)

[Plant of Merit](#)

Species Native to Missouri

Common Name: Ozark witch hazel ⓘ

Type: Deciduous shrub

Family: Hamamelidaceae

Native Range: Southern and central United States

Zone: 4 to 8

Height: 6.00 to 10.00 feet

Spread: 8.00 to 15.00 feet

Bloom Time: January to April

Bloom Description: Yellow with red inner calyx

Sun: Full sun to part shade

Water: Medium

Maintenance: Low

Suggested Use: Rain Garden

Flower: Showy, Fragrant

Leaf: Good Fall

Attracts: Birds

Other: Winter Interest

Tolerate: Deer, Erosion, Clay Soil

[Garden locations](#)

Forest Rouge Blackhaw Viburnum

 Ask a question

     Write a review

\$62.95 **20% off!** was ~~\$78.69~~

Only **16** left!

 Confused on Sizing?

Plant Size

AMERICAN HORNBEAM (CARPINUS CAROLINIANA)

\$28.00

Easily grown in average, medium moisture soil in part shade to full shade. Prefers moist, organically rich soils. The smooth, gray trunk and larger branches of a mature tree exhibit a distinctive muscle-like fluting that has given rise to another common name of musclewood for this tree. Flowers appear in spring in separate male and female catkins, with the female catkins giving way to distinctive clusters of winged nutlets. Serrated, elliptic-oval, dark green leaves often produce respectable shades of yellow, orange and red in fall. *2016 GreatPlants Winner

plantsandthings ★★★★★ (1423)

25 Gray Dogwood Plants(Cornus Racemosa) 18-24" Bareroot

\$29.99

Quantity

1

Add to cart

American Holly Tree

★★★★★ 47 Reviews  0 Question | [Write a review](#)

Ilex opaca



American Holly Trees are possibly one of the easiest trees to grow. Here in Maryland the woods are filled with American Holly Trees. In the winter the understory of the forests are alive with the green leaves and red berries that the birds just adore. Easily grown in shaded areas under taller trees or along the woodlines and they thrive in full sun as well.

GROWZONE: 6-9

As Low As **\$29.95**

1. CHOOSE SIZE & QUANTITY

SIZE	PRICE	QUANTITY
1 Gallon Pot	\$29.95	Out of stock
3 Gallon Pot	\$89.95	 0 

**CITY OF PARKVILLE
Policy Report**

Date: April 12, 2021

Prepared By:

Reviewed By:

ISSUE:

Farmers Market Building Renovation Options

BACKGROUND:

There are several issues related to the existing Farmers Market building. The 2016 Parks Master Plan shows a new building in the northeast corner of Main and McAfee. Staff has requested a structural engineer to review the foundation of the building. Staff also requested an analysis of the roof panels from a roofing specialist.

The existing roofing system contains asbestos and has numerous holes and leak points in throughout. In addition, the existing structure has deteriorated especially at the two outer structural bays. There is concern that the two outer bays may not be stable enough to hold workers attempting to replace the roof.

Staff has hired BBN Architects to put together an Opinion of Probable Construction Cost for three different scenarios:

1. Replace the existing roof with a lap-seam metal roof and repair/replace structural components in the two outer bays
2. Replace the existing roof with a standing seam metal roof and repair/replace structural components in the two outer bays
3. Rebuild the entire structure from the existing concrete piers on up.

Staff is looking for direction from CLARB on the next steps.

BUDGET IMPACT:

The reconstruction of the Farmers Market was not included in the 2021 Capital program for the Parks Sales Tax.

ALTERNATIVES:

1. Proceed with one of the three scenarios as indicated on the Opinion of Probable Cost.
2. Investigate costs to completely tear-down the structure and rebuild it in the location indicated on the 2016 Parks Master Plan.
3. Do nothing and leave the structure and roof as is.
4. Postpone this item.

STAFF RECOMMENDATION:

Staff recommends reconstruction of the Farmers Market. Although the cost was not originally included in the long-range priorities, this structure needs to be addressed.

POLICY:

Parkville Municipal Code Section 150.050(A) directs CLARB to act in an advisory capacity to the Board of Aldermen to develop and administer a writer plan for the care, preservation, pruning, planting, replanting, and removal or disposition of trees and shrubs along streets and in other public areas. As CLARB serves in an advisory capacity, its recommendations must be approved by the Board of Aldermen.

SUGGESTED MOTION:

I move to authorize staff to proceed with reconstruction of the Farmers Market.

ATTACHMENTS:

1. Cost Analysis



BBN ARCHITECTS, INC.
OPINION OF PROBABLE CONSTRUCTION COSTS
DATE: March 3, 2021
PROJECT: Farmer's Market Structure
LOCATION: Parkville, Missouri

		Rehab Existing New Roof Lap Seam	Rehab Existing New Roof Standing Seam	New Structure New Roof Standing Seam
Subtotal From Estimate		258,192	336,162	466,222
Sales Tax on Material	0.00%	0	0	0
Payroll Taxes and Insurance- Construct	0.00%	0	0	0
Sub Bond	0.00%	0	0	0
Subtotal		258,192	336,162	466,222
Insurance- Construction	0.50%	1,291	1,681	2,331
General Conditions (On Site Overhead)	10.00%	25,819	33,616	46,622
Permits and Fees Allow.	0.00%	0	0	0
Subtotal		285,302	371,459	515,175
Performance and Payment Bond	0.75%	2,140	2,786	3,864
Subtotal		287,442	374,245	519,039
State Remodel Tax	0.00%	0	0	0
Subtotal		287,442	374,245	519,039
Overhead and Profit- Construction	7.00%	21,635	28,169	39,067
Subtotal		309,077	402,414	558,107
Contingency- Construction (See Below)	0.00%	0	0	0
Subtotal		309,077	402,414	558,107
Contingency- Inflation (See Below)	0.00%	0	0	0
Subtotal		309,077	402,414	558,107
Design and Engineering Fees	10.00%	30,908	40,241	55,811
Subtotal		339,985	442,655	613,917
Testing and Inspections	0.25%	850	1,107	1,535
Specialty Design (Kitchen, Acoustics, E	0.00%	0	0	0
Geo Tech Surveys	\$0	0	0	0
Civil Design	\$0	0	0	0
Site Survey	\$0	0	0	0
Misc. Site Permits	\$0	0	0	0
F.F & E. Package	0.00%	0	0	0
Owner's Contingency	0.00%	0	0	0
Builders Risk Insurance	0.25%	850	1,107	1,535
Subtotal		341,685	444,869	616,987
Order of Magnitude Budget Range (Including Contingencies)				
Low Range	10.00%	\$375,853	\$489,355	\$678,686
High Range	20.00%	\$410,022	\$533,842	\$740,384

EXCLUSIONS

Project Financing
Davis Bacon Wages
Splash Blocks and Rain Leaders
New Concrete Paving
New Foundations Piers
Lead Paint Removal
Fire Protection
Ceilings Fans

DISCLAIMER

This opinion of probable construction cost is made on the basis of the Architect's experience and qualifications and represents the best judgment as an experienced and qualified professional generally familiar with the industry. However, since the Architect has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, the Architect cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this opinion of probable construction costs.

REHAB EXISTING WITH LAP SEAM ROOF

UP

Sub

Total

Division 2 Existing Conditions**Misc. Select Demo**

Remove End Sections of Roof- Structurally	1,440 sf	2.25	\$3,240.00	\$3,240	
Remove Signage Panel	1 ls	500.00	\$500.00	\$500	
Remove Roofing	4,600 sf	1.00	\$4,600.00	\$4,600	
Misc	4,600 sf	0.50	\$2,300.00	\$2,300	
Hauling and Trucking	4,600 sf	1.00	\$4,600.00	\$4,600	
Asbestos Premium	1 ls	10500.00	\$10,500.00	\$10,500	
Lead Paint Abatement- Excluded		0.00	\$0.00	\$0	\$25,740

Division 5 Metals

Misc. Metals	4,600 sf	0.75	\$3,450.00	\$3,450	\$3,450
--------------	----------	------	------------	---------	---------

Division 6 Woods:**Rough Carpentry**

Blocking/ Misc./ Allowance/ Fixing	4,600 sf	2.50	\$11,500.00	\$11,500	
New Rakes Blocking	72 lf	10.00	\$720.00	\$720	
New Fascias Blocking	256 lf	10.00	\$2,560.00	\$2,560	\$14,780

End Section Replacement

End Section Reframing Install	1,440 sf	10.00	\$14,400.00	\$14,400	
Replace End Truss	2 ea	5000.00	\$10,000.00	\$10,000	
Replace Main Beams	40 lf	50.00	\$2,000.00	\$2,000	
Replace End Purlins	400 lf	15.00	\$6,000.00	\$6,000	\$32,400

New Signage Structure Top	1 ea	5000.00	\$5,000.00	\$5,000	\$5,000
---------------------------	------	---------	------------	---------	---------

New Signage Structure Ends	2 ea	2000.00	\$4,000.00	\$4,000	\$4,000
----------------------------	------	---------	------------	---------	---------

Exterior Siding and Trim

Fascias	72 lf	15.00	\$1,080.00	\$1,080	
Rakes	256 lf	15.00	\$3,840.00	\$3,840	\$4,920

Division 7 Thermal and Moisture Protection

Caulking	4,600 sf	0.35	\$1,610.00	\$1,610	\$1,610
----------	----------	------	------------	---------	---------

Pitch Roofing

Misc. Flashings	1 ls	2000.00	\$2,000.00	\$2,000	
Rake and Fascia Flashings	328 lf	4.00	\$1,312.00	\$1,312	
Gutters	256 lf	10.00	\$2,560.00	\$2,560	
Downs	150 lf	10.00	\$1,500.00	\$1,500	
Flat Seam Metal Corragated Roofing- Lap Seam	4,600 sf	15.00	\$69,000.00	\$69,000	\$76,372

Division 9 Finishes:**Exterior Painting**

Columns	18 ea	80.00	\$1,440.00	\$1,440	
Trusses	9 ea	1000.00	\$9,000.00	\$9,000	
Beams	260 lf	16.00	\$4,160.00	\$4,160	
Purlins	1,280 lf	4.00	\$5,120.00	\$5,120	
Misc.	4,600 sf	1.00	\$4,600.00	\$4,600	\$24,320

Division 10 Specialties

Bird Netting	4,600 sf	3.00	\$13,800.00	\$13,800	\$13,800
--------------	----------	------	-------------	----------	----------

Signage	1 ls	15000.00	\$15,000.00	\$15,000	\$15,000
---------	------	----------	-------------	----------	----------

Division 16 Electrical

New Lights	4,600 sf	8.00	\$36,800.00	\$36,800	\$36,800
------------	----------	------	-------------	----------	----------

\$258,192 \$258,192 \$258,192

REHAB EXISTING WITH STANDING SEAM ROOF**Division 2 Existing Conditions****Misc. Select Demo**

Remove End Sections of Roof- Structurally	1,440 sf	2.25	\$3,240.00	\$3,240	
Remove Signage Panel	1 ls	500.00	\$500.00	\$500	
Remove Roofing	4,600 sf	1.00	\$4,600.00	\$4,600	
Misc	4,600 sf	0.50	\$2,300.00	\$2,300	
Hauling and Trucking	4,600 sf	1.00	\$4,600.00	\$4,600	
Asbestos Premium	1 ls	10500.00	\$10,500.00	\$10,500	
Lead Paint Abatement- Excluded		0.00	\$0.00	\$0	\$25,740

Division 5 Metals

Misc. Metals	4,600 sf	0.75	\$3,450.00	\$3,450	\$3,450
--------------	----------	------	------------	---------	---------

Division 6 Woods:**Rough Carpentry**

Blocking/ Misc./ Allowance/ Fixing	4,600 sf	2.50	\$11,500.00	\$11,500	
New Rakes Blocking	72 lf	10.00	\$720.00	\$720	
New Fascias Blocking	256 lf	10.00	\$2,560.00	\$2,560	\$14,780

End Section Replacement

End Section Reframing Install	1,440 sf	10.00	\$14,400.00	\$14,400	
Replace End Truss	2 ea	5000.00	\$10,000.00	\$10,000	
Replace Main Beams	40 lf	50.00	\$2,000.00	\$2,000	
Replace End Purlins	400 lf	15.00	\$6,000.00	\$6,000	\$32,400

New Signage Structure Top	1 ea	5000.00	\$5,000.00	\$5,000	\$5,000
---------------------------	------	---------	------------	---------	---------

New Signage Structure Ends	2 ea	2000.00	\$4,000.00	\$4,000	\$4,000
----------------------------	------	---------	------------	---------	---------

Exterior Siding and Trim

Fascias	72 lf	15.00	\$1,080.00	\$1,080	
Rakes	256 lf	15.00	\$3,840.00	\$3,840	
New 2 x 6 Board Decking	4,600 sf	8.00	\$36,800.00	\$36,800	\$41,720

Division 7 Thermal and Moisture Protection

Caulking	4,600 sf	0.30	\$1,380.00	\$1,380	\$1,380
----------	----------	------	------------	---------	---------

Pitch Roofing

Misc. Flashings	1 ls	2000.00	\$2,000.00	\$2,000	
Rake and Fascia Flashings	328 lf	4.00	\$1,312.00	\$1,312	
Gutters	256 lf	10.00	\$2,560.00	\$2,560	
Downs	150 lf	10.00	\$1,500.00	\$1,500	
t Seam Metal Corrugated Roofing- Standing Seam	4,600 sf	22.00	\$101,200.00	\$101,200	\$108,572

Division 9 Finishes:**Exterior Painting**

Columns	18 ea	80.00	\$1,440.00	\$1,440	
Trusses	9 ea	1000.00	\$9,000.00	\$9,000	
Beams	260 lf	16.00	\$4,160.00	\$4,160	
Purlins	1,280 lf	4.00	\$5,120.00	\$5,120	
Soffit	4,600 sf	2.00	\$9,200.00	\$9,200	
Misc.	4,600 sf	1.00	\$4,600.00	\$4,600	\$33,520

Division 10 Specialties

Bird Netting	4,600 sf	3.00	\$13,800.00	\$13,800	\$13,800
--------------	----------	------	-------------	----------	----------

Signage	1 ls	15000.00	\$15,000.00	\$15,000	\$15,000
---------	------	----------	-------------	----------	----------

Division 16 Electrical

New Lights	4,600 sf	8.00	\$36,800.00	\$36,800	\$36,800
------------	----------	------	-------------	----------	----------

\$336,162 \$336,162 \$336,162

COMPLETE NEW STRUCTURE**Division 2 Existing Conditions****Misc. Select Demo**

		UP	Sub	Total	
Remove Entire Structure	4,600 sf	2.25	\$10,350.00	\$10,350	
Remove Signage Panel	1 ls	500.00	\$500.00	\$500	
Remove Roofing	4,600 sf	1.00	\$4,600.00	\$4,600	
Misc	4,600 sf	0.50	\$2,300.00	\$2,300	
Hauling and Trucking	4,600 sf	1.00	\$4,600.00	\$4,600	
Asbestos Premium	1 ls	10500.00	\$10,500.00	\$10,500	
Lead Paint Abatement- Excluded		0.00	\$0.00	\$0	\$32,850

Division 5 Metals

Misc. Metals	4,600 sf	1.00	\$4,600.00	\$4,600	
Trusses	9 ea	7500.00	\$67,500.00	\$67,500	
Purlins	1,280 lf	20.00	\$25,600.00	\$25,600	
Main Beams	260 lf	60.00	\$15,600.00	\$15,600	
Columns	18 ea	1000.00	\$18,000.00	\$18,000	
Connection to Existing Pedestals	18 ea	500.00	\$9,000.00	\$9,000	\$140,300

Division 6 Woods:**Rough Carpentry**

Blocking/ Misc./ Allowance	4,600 sf	2.50	\$11,500.00	\$11,500	
New Rakes Blocking	72 lf	10.00	\$720.00	\$720	
New Fascias Blocking	256 lf	10.00	\$2,560.00	\$2,560	\$14,780

New Signage Structure Top	1 ea	5000.00	\$5,000.00	\$5,000	\$5,000
---------------------------	------	---------	------------	---------	---------

New Signage Structure Ends	2 ea	2000.00	\$4,000.00	\$4,000	\$4,000
----------------------------	------	---------	------------	---------	---------

Exterior Siding and Trim

Fascias	72 lf	15.00	\$1,080.00	\$1,080	
Rakes	256 lf	15.00	\$3,840.00	\$3,840	
Plywood Decking	4,600 sf	3.00	\$13,800.00	\$13,800	\$18,720

Division 7 Thermal and Moisture Protection

Caulking	4,600 sf	0.30	\$1,380.00	\$1,380	\$1,380
----------	----------	------	------------	---------	---------

Pitch Roofing

Misc. Flashings	1 ls	2000.00	\$2,000.00	\$2,000	
Rake and Fascia Flashings	328 lf	4.00	\$1,312.00	\$1,312	
Gutters	256 lf	10.00	\$2,560.00	\$2,560	
Downs	150 lf	10.00	\$1,500.00	\$1,500	
Standing Seam Roof	4,600 sf	20.00	\$92,000.00	\$92,000	\$99,372

Metal Soffit and Framing	4,600 sf	10.00	\$46,000.00	\$46,000	\$46,000
--------------------------	----------	-------	-------------	----------	----------

Division 9 Finishes:**Exterior Painting**

Columns	18 ea	80.00	\$1,440.00	\$1,440	
Trusses	9 ea	500.00	\$4,500.00	\$4,500	
Beams	260 lf	16.00	\$4,160.00	\$4,160	
Purlins	1,280 lf	4.00	\$5,120.00	\$5,120	
Soffit (Prefinished)	4,600 sf	0.00	\$0.00	\$0	
Misc.	4,600 sf	1.00	\$4,600.00	\$4,600	\$19,820

Division 10 Specialties

Signage	1 ls	15000.00	\$15,000.00	\$15,000	\$15,000
---------	------	----------	-------------	----------	----------

Division 16 Electrical

New Light and Power	4,600 sf	15.00	\$69,000.00	\$69,000	\$69,000
---------------------	----------	-------	-------------	----------	----------

			\$466,222	\$466,222	\$466,222
--	--	--	-----------	-----------	-----------

CITY OF PARKVILLE
Policy Report

Date: April 12, 2021

Prepared By:

Alysen Abel, Public Works Director

Reviewed By:

Chris Ashley, Public Works Project Manager

ISSUE:

Pocket Park Frontage Improvements

BACKGROUND:

In August 2014, the Board of Aldermen adopted Vision Downtown that included several improvements to downtown, including Pocket Park and the intersection of 1st and Main streets. The City hired BBN Architects to assist with the design for a master plan for Pocket Park. The process involved a stakeholder committee comprised of downtown business owners and other community leaders. The conceptual designs were reviewed through a public engagement process that included community surveys.

In December 2020, the Board of Aldermen approved the Pocket Park Master Plan. The Plan includes two phases: 1) reconstruction of the stairs, reconstruction of the decking and improvements along the curb line in front of Pocket Park; and 2) additional landscaping improvements and expansion of the public space on the street level of the park. With the several accidents occurring in Pocket Park, the Board requested that staff look at improvements to the frontage. As an immediate measure, large landscape planters were placed in front of the park which has allowed time for staff to design and bid the long-term improvements.

In January, the City Administrator approved a work authorization with Renaissance Infrastructure Consulting (RIC) to design two concepts for the frontage of Pocket Park. The first design included a 6-foot bump out area with bollards. The second design includes no bump out with bollards installed along the existing back of curb in front of Pocket Park.

The two designs were released in March for bid. On April 6, 2021, staff received two bids for the improvements. McConnell & Associates provided the low bid.

BUDGET IMPACT:

The 2021 Parks Sales Tax Fund includes \$75,000 for the improvements to Pocket Park. The cost of installing the bump out in front of the park is in the amount of \$38,745. The remaining budget will be used to upgrade the south stairs and relocate the Grigsby statue.

ALTERNATIVES:

1. Approve a construction agreement with McConnell & Associates for the bump out in front of Pocket Park.
2. Approve a construction agreement with McConnell & Associates for the installation of bollards only in front of Pocket Park.
3. Provide direction to staff related to the improvements to the frontage of Pocket Park.
4. Postpone this item.

STAFF RECOMMENDATION:

Staff recommends approval of a construction agreement with McConnell & Associates for the improvements to the frontage of Pocket Park.

POLICY:

Parkville Municipal Code Section 150.050(A) directs CLARB to act in an advisory capacity to the Board of Aldermen to develop and administer a writer plan for the care, preservation, pruning, planting, replanting, and removal or disposition of trees and shrubs along streets and in other public areas. As CLARB serves in an advisory capacity, its recommendations must be approved by the Board of Aldermen.

SUGGESTED MOTION:

I move to recommend that the Board of Aldermen approve a construction agreement with McConnell & Associates for the installation of a bump out at the frontage of Pocket Park in the amount of \$38,745.

ATTACHMENTS:

1. Construction Plans
2. Bid Tab
3. Draft Agreement

CONSTRUCTION DOCUMENTS

	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
W/L	Existing Waterline	A	Proposed Fire Hydrant
	Existing Gas Main	W/L	Proposed Waterline
SAN	Existing Sanitary Sewer		Proposed Sanitary Sewer
	Existing Sanitary Manhole		Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
			Future Curb & Gutter

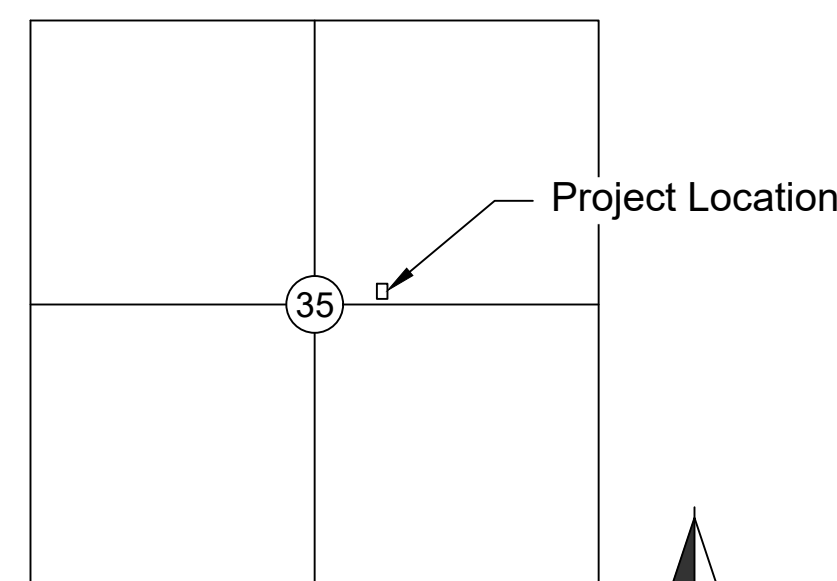


1. Cover Sheet
2. General Notes
3. Demolition Plan
4. Site Dimension Plan
5. Spot Grading Plan
6. Standard Details
7. Standard Details
8. Alternate Bollard Installation

Parkville Special Road District
CPWSD #1 of Platte County
Platte County Regional Sewer District
Spire
Evergy
Platte Clay Electric
Century Link
Unite Private Networks
Spectrum
Missouri One Call
AT&T
Comcast

(816) 891-9044
(816) 891-3457
(816) 858-2052
(816) 339-9401
(816) 719-9725
(816) 807-7502
(816) 243-5642
(816) 903-9400
(816) 431-5818
(800) DIG-RITE
(800) 464-7928
(913) 891-3457

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has been field verified by this company. These locations are not to be constructed as accurate or exact.



SECTION MAP
Section 35-51-34
(Not To Scale)

City Engineer

Date _____



Know what's below.
Call before you dig.

1. All work shall conform to the KC Metro APWA Standards, Section 2200.
2. Submit proposed mix designs to the Director of Public Works, for approval prior to commencement of paving.
3. Prior to placement of any pavement, all subgrade shall pass a proof-roll test witnessed by the City. All repaired areas shall pass a witness proof-roll test.
4. City will provide inspection and materials testing. Contractor shall notify City Inspector 24-hours prior to commencement of paving. Contractor shall cooperate with the testing personnel and provide mix for laboratory tests.
5. Asphalt mix load ticket copy shall be given to City Inspector. Load tickets shall clearly show batch time.
6. Asphalt laydown temperatures shall meet the requirements of APWA 2205.8.B.
7. If during paving areas of subgrade show signs of movement or pumping under the weight of asphalt trucks, these areas shall be excavated and filled and prior to placing the proscribed lifts of base course, and before paving shall no longer show excessive movement in the judgment of the City Inspector. Fill materials may be compacted asphalt mix, compacted soil, well-graded crusher-run aggregate, or other material approved by the Director of Public Works.

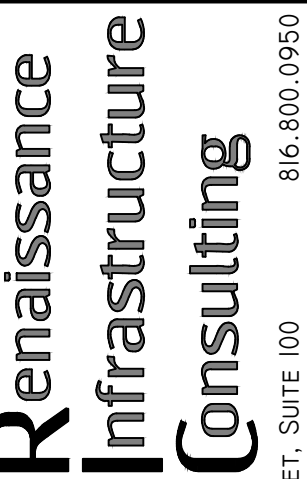
1. These erosion control drawings will be made part of the Stormwater Pollution Prevention Plan (SWPPP). Contractor shall keep the SWPPP available at the project site at all times.
2. No disturbance and grading will take place until the Land Disturbance Permit has been issued by MDNR and the erosion and sediment control BMP's are in place.
3. All erosion control measures shall conform to City Standards, including the APWA Standard Drawings and the Protecting Water Quality Guide (PWQ Guide).
4. The person designated in the SWPPP shall inspect the erosion control BMP's after each rainstorm, address deficiencies, and enter inspections and activities in the maintenance log contained in the SWPPP.
5. Temporary Seeding: All non-paved areas that will not be under active earthwork for 3 weeks shall be stabilized with temporary seeding to establish a stand of grass, as set forth in the PWQ guide. These areas shall be stabilized again the next season with temporary seeding, until the final grading is complete and the area is permanently stabilized.
6. Permanent Seeding: When the next spring or fall planting period arrives, all non-paved areas in which earthwork is completed will be stabilized by mulching and seeding to establish a permanent stand of grass.
7. These Erosion Control Plans and the SWPPP will be modified as the project progresses. At the direction of the City Inspector or Director of Public Works, specific additional BMP's shall be added by Contractor to address needs that arise.
8. At the request of the Director of Public Works, the SWPPP and the erosion control plans shall be revised during construction, to reflect changes required.

1. All new roads shall be tested by proof-rolling. All lanes (per each 12 feet of width) shall be roll-tested by one pass, over their entire length.
2. All curb subgrade within a plat or phase of development shall pass a witnessed proof-roll test before any curbing is placed.
3. All roadway subgrade shall pass a witnessed proof-roll test before any pavement is placed.
4. All utility cuts below the road shall be backfilled with flowable fill, and the road base reworked prior to proof rolling. The flowable fill may be stopped six to 12 inches below pavement.
5. Road subgrade shall be prepared and cut within 0.1 feet of finished grade elevation prior to proof-rolling.
6. Before contacting the City, Contractor shall perform his own proof-roll test to identify and remedy areas of soft subgrade.
7. Contractor shall notify the City and Inspector 24 hours prior to commencement of witnessed proof-roll test.
8. Contractor shall proof-roll the completed road subgrades, in the presence of the City representative, using a loaded tandem axle dump truck, or other equipment acceptable to the City representative. Additional tests shall be rolled along the proposed curb lines. Minimum weight of the loaded truck shall be 50,000 pounds, as evidenced by a weigh slip. Approximate test speed shall be 3 to 5 miles per hour, or a reasonable walking pace. Unstable areas will be identified by deflections, ruts or excess elasticity, in the judgment of the City representative.
9. Unstable materials located by proof-rolling shall be promptly removed and replaced with suitable materials, and these areas shall be re-tested by density tests and proof-rolling, with final tests witnessed by the City representative. If Contractor does not have a source for suitable soil for which ASTM D-698 Proctor test results are available, then compacted aggregate or another material acceptable to the Director of Public Works may be used.
10. City representative will witness one proof-roll session per day. If areas need to be re-tested, Contractor shall schedule witnessed proof-rolling for the following day.

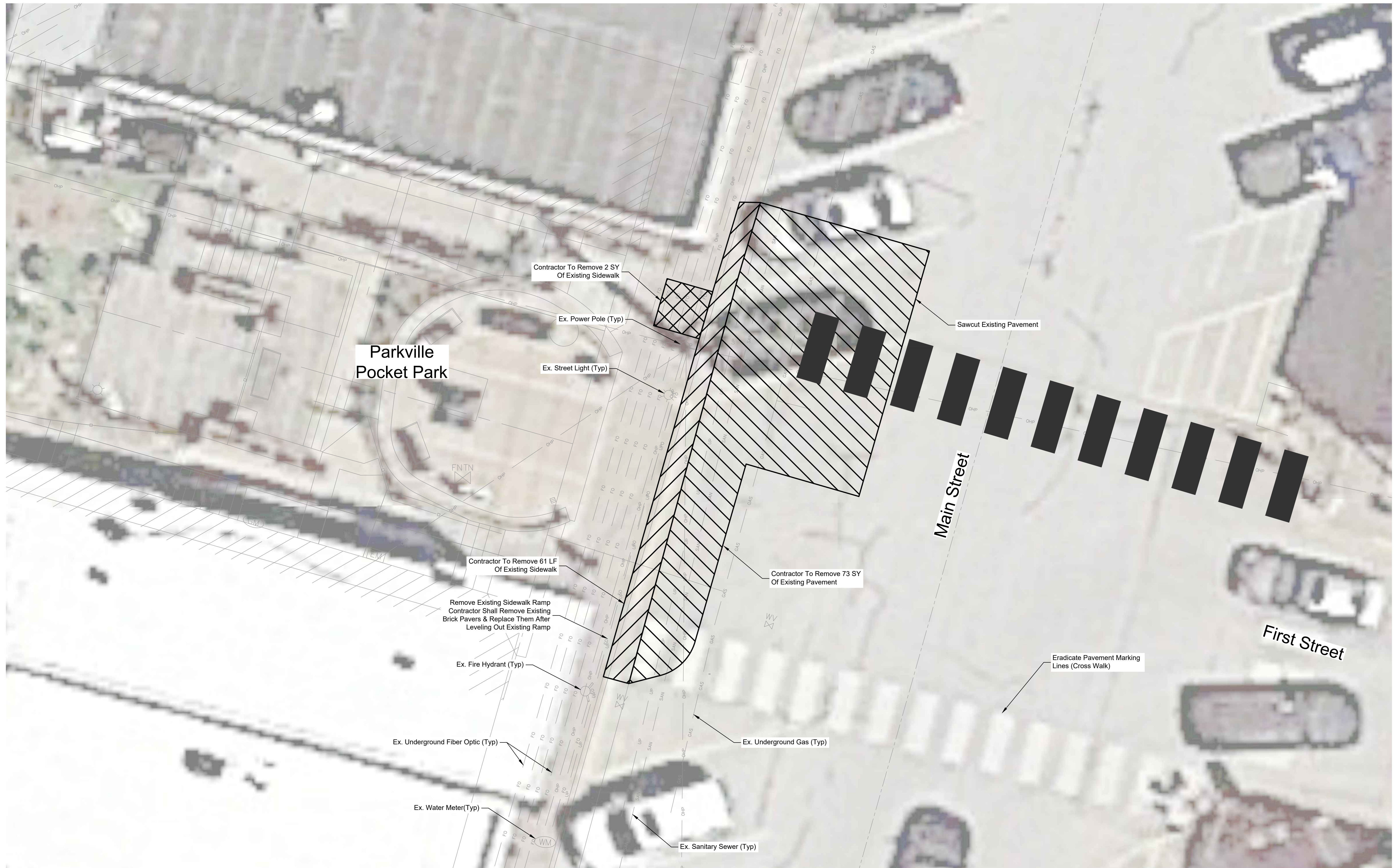
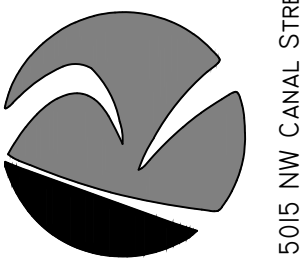
1. Earthfills and embankments shall be constructed per APWA Standards Section 2100, in addition to the following requirements:
 - Existing surfaces with the road ROW shall be stripped, scarified, and benched prior to placing fill.
 - Maximum lift thickness before compaction shall be 9 inches.
 - All fills shall be free of stumps, roots, sticks, branches, and other organic material.
 - Asphaltic concrete pieces shall not be used for fill material.
 - All rock and rubble larger than 6 inches in the greatest dimension shall be removed from the roadway embankment fill material.
 - All fills outside the ROW shall be compacted to 90% of maximum density per ASTM D-698 at minus 3 to plus 2 percent moisture.
 - All fills inside the ROW shall be compacted to 95% of maximum density per ASTM D-698 at minus 3 to plus 2 percent moisture.
 - Contractor shall have a water truck available to increase soil moisture.
 - All soft, moist, and unsuitable soils shall be removed from the fill area.

1. **Testing Procedures:** An independent testing laboratory shall perform all tests. All tests shall be scheduled by the contractor. All test results shall be submitted to the City Inspector and Director of Public Works directly from the testing laboratory, as soon as they are available, but not later than 1 week after each test.
2. **Proctor Tests:** For each location of borrow on the site and off the site, and for each different type of soil, earthwork Contractor shall have testing firm take samples and run Proctor tests (ASTM D698) to determine the moisture-density relations.
3. **If Contractor encounters persistently wet areas or springs that will affect the roadway subgrade,** he shall bring these to the attention of the City Inspector. If required by the City, Contractor shall install curtain drain, extending from the moist area to the next downhill curb inlet or ditch. Curtain drain design shall be acceptable to the Director of Public Works. Where present, a storm sewer trench may be used as a roadway curtain drain, as approved by the Director of Public Works. If large wet areas or heavy groundwater flows are encountered, the Director of Public Works may require the design engineer to prepare a drainage design to protect the roadway subgrade.
4. **Testing of Earth Fills:** Two nuclear density tests shall be performed for each 250 feet of roadway constructed in fill, as the fill is placed. Additional tests shall be performed in sections with deep fill, with one additional test for each 4 feet of fill depth, per each 250 feet of roadway. Samples shall be taken for lab analysis (Proctor tests) as required at the beginning of the project. City Inspector and Department of Public Works shall be notified at the same time the testing firm is notified.
5. **Street Subgrade Notification and Testing:** Once the road subgrades have been prepared and prior to placement of curbs, the Inspector and Public Works Director shall be given 24-hour's notice to perform and inspection. Note: The prepared and compacted subgrade shall extend a minimum of one foot behind the back-of-curb line. Once nuclear density test shall be performed for each 250 feet of prepared road subgrade, plus one test at each intersection. These subgrade tests are in addition to the tests performed on earth fills. Tests will be staggered to verify subgrade for curbs as well. Test results shall be submitted to the Inspector and Director of Public Works.
6. **Backfill Behind Curbs:** One nuclear density test shall be performed behind the curb, for each 250 feet of roadway. Curb backfill shall be compacted to 95% of maximum density per ASTM D-698 at minus 3 to plus 2 percent moisture.

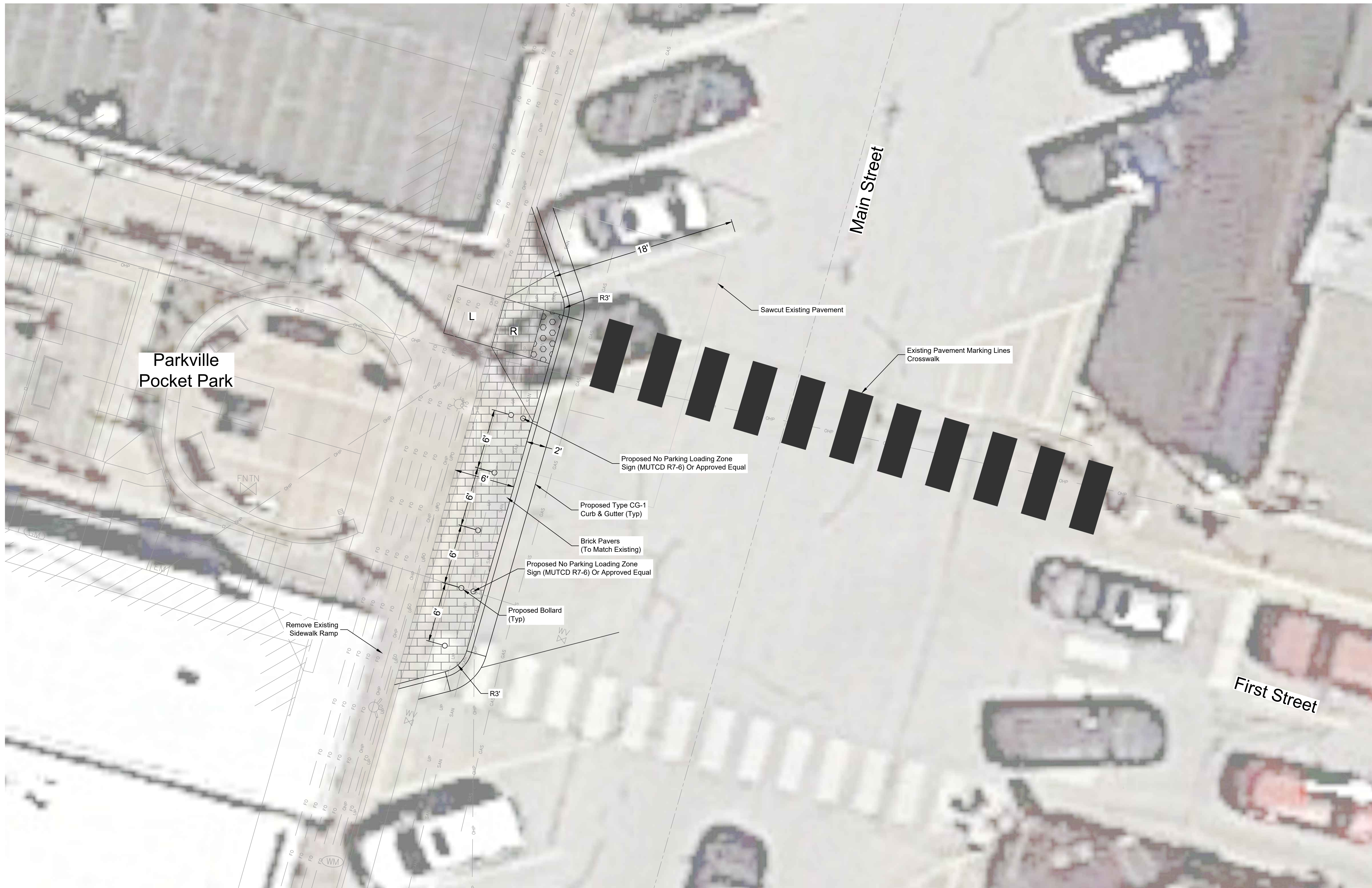
1. Contractor and all subcontractors shall keep onsite a set of approved plans. Approved plans shall bear the approval signature of the City. Contractor shall also keep onsite a set of KC Metro APWA Standard Specifications and Standard Drawings.
2. All work proposed on these plans shall conform to the current edition of the KC Metro APWA Standards for Public Works Construction, and the current standards and policies of the City of Parkville Department of Public Works, and the Parkville Municipal Code. In case of conflict the most restrictive requirement shall apply, unless directed otherwise by the Director of Public Works.
3. Prior to the acceptance of public infrastructure by the City, Contractor shall furnish an executed Maintenance Bond.
4. The Contractor shall schedule the work and shall plan for testing and inspection activities required by the City. The Contractor shall be aware of weather and temperature limitations set forth in the City Standards.
5. All soil testing, including Proctors and earthwork and compaction testing shall be paid for by the Contractor. All test reports, both failing and passing, shall be reported to the City as soon as they are available.
6. The City will cover the cost of City inspections and materials testing for concrete. Contractor shall notify City in advance of all activities requiring inspection or materials testing.
7. The Stormwater Pollution Prevention Plan (SWPPP) must be prepared by the design engineer and approved by the City. The Contractor shall review the SWPPP, become familiar with its requirements, and shall keep an up-to-date copy at the site.
8. Weekend and Holiday work will be allowed only with the prior authorization of the Director of Public Works.
9. All work not conforming to City standards, including adopted standards and policies of the Department of Public Works, will be subject to rejection by the City, and shall be replaced at Contractor's cost.
10. Storm sewer inlet dimensions are inside face to inside face of the storm sewer structure.
11. Manhole top elevations designated as "Field Verify" are located outside of the street right-of-way or in areas of undetermined grading. Contractors ordering precast manholes shall be responsible for adjustments required in the field at no additional cost to the owner. The Contractor shall field verify the top elevations prior to ordering precast manholes.

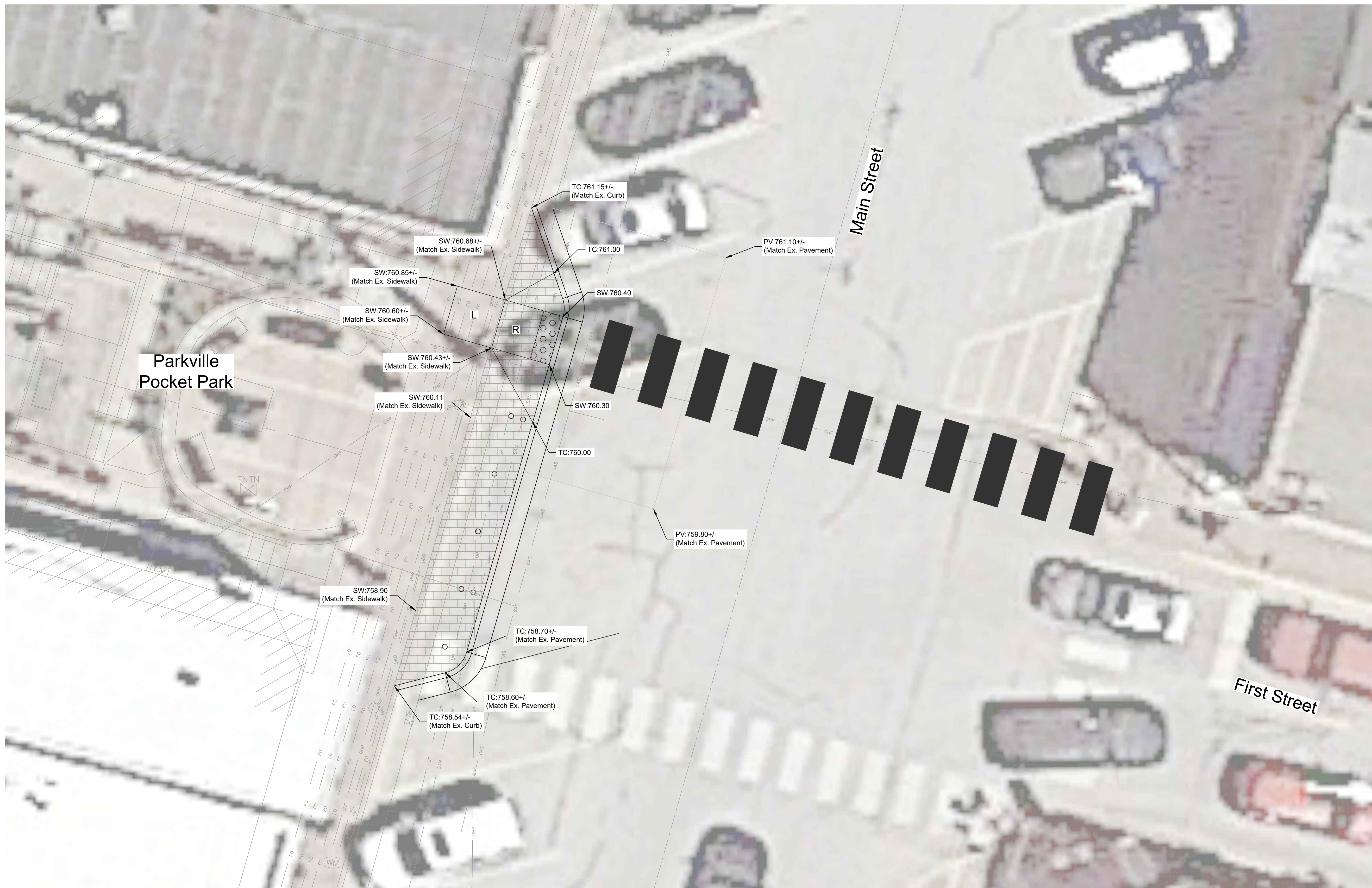
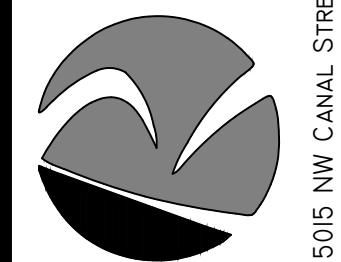
[illegible]

RIVERSIDE, MISSOURI 64150
WWW.RIC-CONSULT.COM



		JWD	BAC	03/15/21	BID DOCUMENTS REVISION
		NO.	BY	DATE	

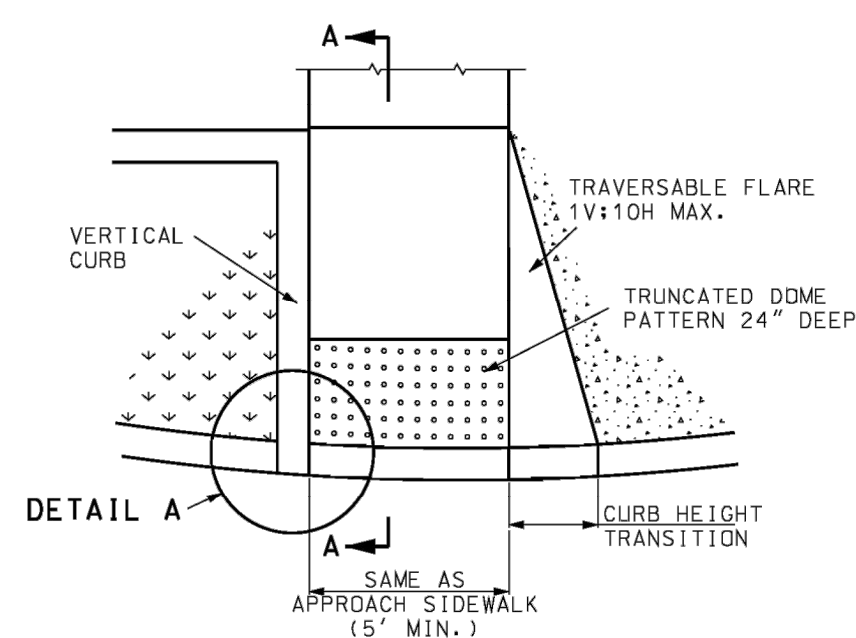
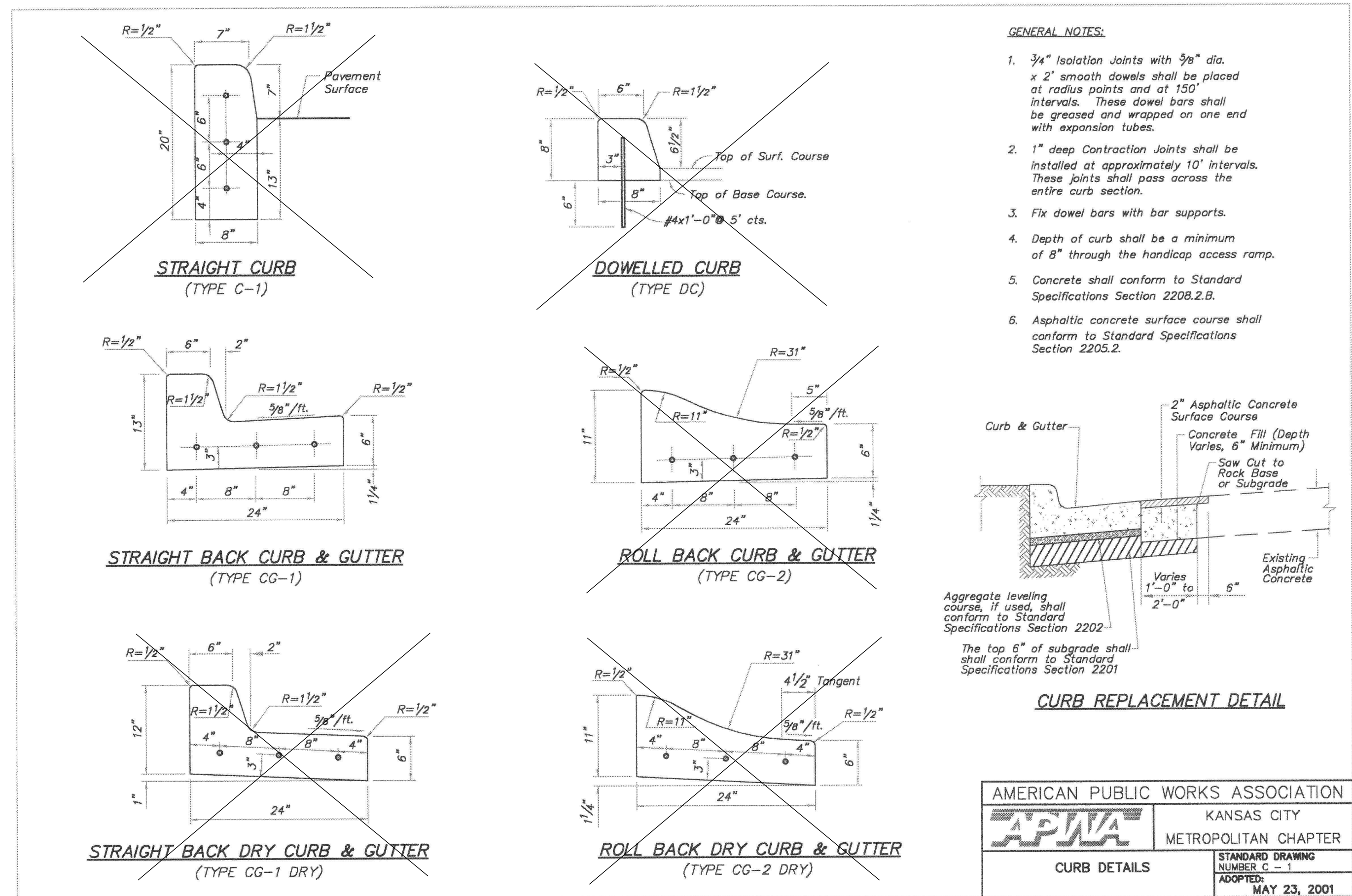
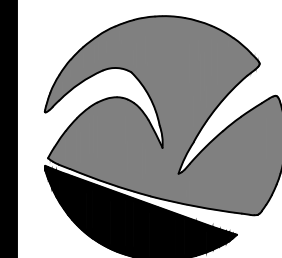


[illegible]

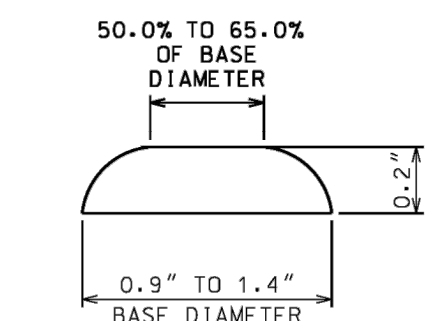
Legend

TC: 1000	Top of Curb Elevation
P: 1000	Pavement Elevation
TS: 1000	Top of Structure Elevation
G: 1000	Ground Elevation
TW: 1000	Top of Wall Elevation
BW: 1000	Bottom of Wall Elevation

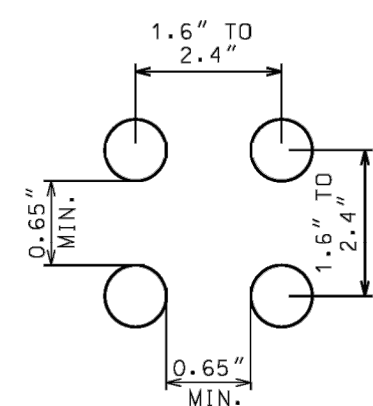


[illegible]

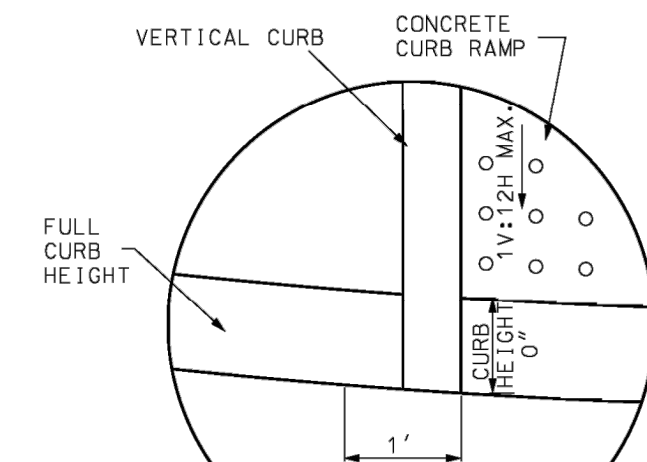
CURB RAMP DETAIL



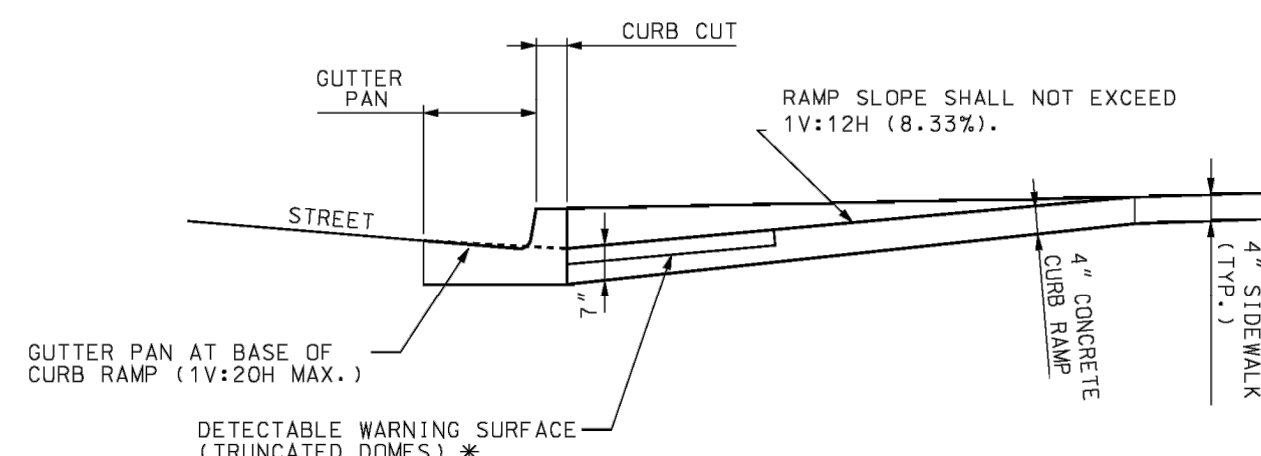
TRUNCATED DOMES
CROSS SECTION



TRUNCATED DOME
SPACING



DETAIL A



SECTION A-A

* SOME DETECTABLE WARNING PRODUCTS REQUIRE A CONCRETE BORDER FOR PROPER INSTALLATION. THE CONCRETE BORDER SHALL NOT EXCEED 2 INCH PER SIDE.

GENERAL NOTES:

ALL AREAS OF THE PEDESTRIAN ACCESS ROUTE MUST BE COMPLIANT WITH THE AMERICANS WITH DISABILITIES ACT - GUIDELINES FOR ACCESSIBLE PUBLIC RIGHTS OF WAY". EXCEPTIONS MUST BE APPROVED BY THE ENGINEER. ALL OTHER AREAS OF NON-COMPLIANCE SHALL BE REMOVED AND CORRECTED AT THE CONTRACTOR'S EXPENSE.

THE SURFACES OF PEDESTRIAN ACCESS ROUTES AND ELEMENTS, SPACES REQUIRED TO CONNECT TO PEDESTRIAN ACCESS ROUTES, SHALL BE FIRM, STABLE, SLIP RESISTANT, AND SHALL NOT POND WATER.

SIDEWALK, RAMP AND LANDING CROSS SLOPES SHALL BE 1.00% TO FACILITATE DRAINAGE (2.00% MAX.).

THE CROSS SLOPE OF THE CONTINUOUS PEDESTRIAN ACCESS ROUTE THROUGH ENTRANCES, ALLEYS, AND SIDEROAD CONNECTIONS WITH STOP OR YIELD CONTROL SHALL BE 1.00% TO FACILITATE DRAINAGE (2.00% MAX.).

WHERE PEDESTRIAN ACCESS ROUTES ARE CONTAINED WITHIN
PEDESTRIAN STREET CROSSINGS WITHOUT YIELD OR STOP CONTROL,
THE CROSS SLOPE OF THE PEDESTRIAN ACCESS ROUTE SHALL BE
5.00% MAXIMUM.

WHERE PEDESTRIAN ACCESS ROUTES ARE CONTAINED WITHIN MIDBLOCK PEDESTRIAN STREET CROSSINGS, THE CROSS SLOPE OF THE PEDESTRIAN ACCESS ROUTE SHALL BE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.

30"x 48" CLEAR SPACE SHALL BE PROVIDED CENTERED ON THE PEDESTRIAN PUSH BUTTON.

BEYOND THE BOTTOM GRADE BREAK OF A CURB RAMP, A CLEAR SPACE 4' MINIMUM BY 4' MINIMUM SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.

SIDE FLARES OF CURB RAMPS, IN THE PATH OF PEDESTRIAN TRAVEL (TRAVERSABLE), SHALL NOT EXCEED A SLOPE OF 1V:10H. SIDE FLARES OUTSIDE THE PEDESTRIAN PATH (NONTRAVERSABLE) MAY BE VERTICAL.

TRANSITION FROM SIDEWALK OR CURB RAMP TO GUTTER TO ROADWAY
SHALL BE FLUSH.

DETECTABLE WARNING SURFACES (TRUNCATED DOMES) SHALL BE PREFORMED AND INSTALLED AS PER MANUFACTURER'S RECOMENDATIONS. STAMPED CONCRETE WILL NOT BE ACCEPTED.

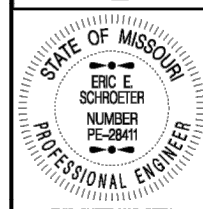
THE DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. TRUNCATED DOMES SHALL SPAN THE FULL WIDTH OF THE RAMP OR LANDING 24" DEEP.

DETECTABLE WARNING SURFACES SHALL BE ALIGNED PERPENDICULAR OR RADIAL TO THE BREAK BETWEEN THE RAMP, LANDING OR BLENDED TRANSITION, AND THE STREET.

WHERE THE BOTTOM GRADE BREAK OF A CURB RAMP IS LESS THAN 5' FROM THE BACK OF CURB, DETECTABLE WARNINGS SHALL BE LOCATED ON THE RAMP SURFACE AT THE BACK OF THE CURB. WHERE THE GRADE BREAK IS GREATER THAN 5' FROM THE BACK OF CURB, THE DETECTABLE WARNING SHALL BE LOCATED ON THE LOWER LANDING.



**MISSOURI HIGHWAYS AND TRANSPORTATION
COMMISSION**
105 WEST CAPITOL
JEFFERSON CITY, MO 65102
1-888-ASK-MODOT (1-888-275-6636)



THIS SHEET HAS BEEN
SIGNED, SEALED AND DATED
ELECTRONICALLY.

DATE EFFECTIVE:

CURB RAMPS

608.50

SHEET NO.
1 of 4

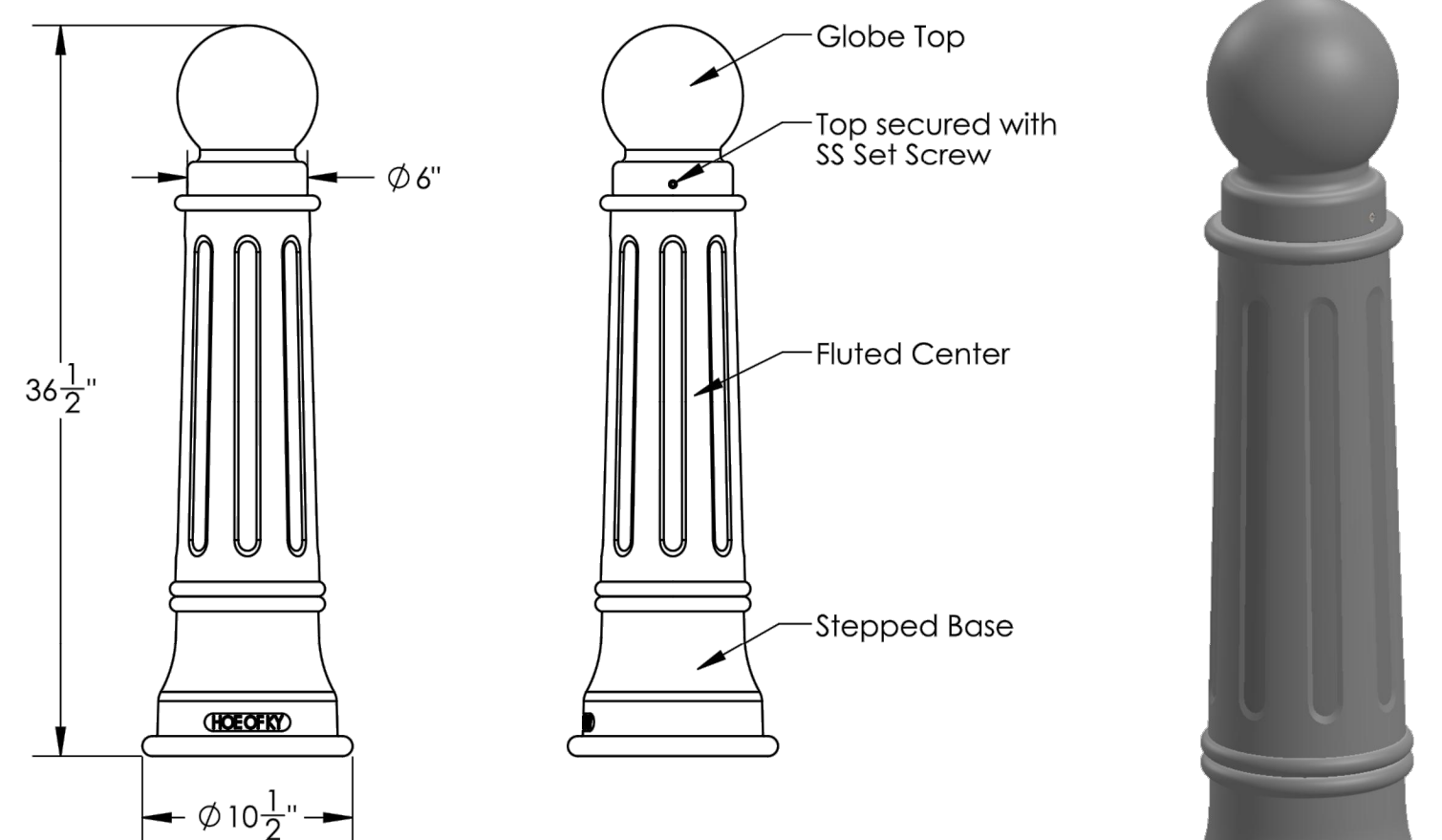


Install steel security pipe according to engineering requirements, screw threaded rod into top of pipe, tighten 1" nut onto washer securing bollard in place, use set screws to secure Globe top.



- ① 1" Stainless Steel Nuts (2)
- ② 1" Stainless Steel Washer
- ③ 9"-Long $\varnothing$ 1" Stainless Steel All-Thread
- ④ 4" Sched. 40 Steel Pipe with Threaded Plug
- ⑤ 3/8" Stainless Steel Set Screws (2)
- ⑥ Plastic Screw Caps (2)

Note:
Footer detail is for reference only; proper footer construction depends on local soil conditions and engineering requirements.

 Made in the USA

MATERIAL:

☐ ~~ASTM A48 Class 30 Cast Iron (Std.)~~
☐ ASTM A536 65-45-12 Ductile Iron

WEIGHT:

~~126.07 lbs (Cast Iron)~~
124.34 lbs (Ductile Iron)

FINISH:

Powder coat finish. Choose from 15 standard color options, additional colors available upon request
(To Be Selected By Owner)

INSTALLATION:

Multiple mounting options available. Reference drawings on installation page for mounting details and instructions.



TITLE: 150-GSF Bollard
Globe Top, Stepped Base
Fluted Center

SIZE A	DWG. NO. 150-GSF
------------------	----------------------------

REVISION
A
SHEET 1 OF 1

PROPRIETARY AND CONFIDENTIAL - THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF J.R. HOE & SONS INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF J.R. HOE & SONS INC. IS PROHIBITED.

[illegible]

BID TABULATION

2021 Pocket Park Sidewalk and Curb Modifications

Bid Opening Tuesday, April 6, 2021
10:05 a.m., City Hall Boardroom

BIDDER NAME	BASE BID	ALTERNATE BID
McConnell & Assoc. Corp. North KCMO Addendum #1 - X Bid Bond - X	\$38,745.00	\$17,325.00
Primetime Contracting Corp. Riverside, MO Addendum #1 - X Bid Bond - X	\$58,120.00	\$1,595.00

(*) Recommended Award of Purchase

CITY OF PARKVILLE, MO

**AGREEMENT BETWEEN CITY OF PARKVILLE
AND CONTRACTOR
FOR
2021 POCKET PARK SIDEWALK AND CURB MODIFICATIONS**

This agreement is made and entered into this **20th day of April, 2021**, by and between the City of Parkville, Missouri, (hereinafter the "City") and **McConnell & Associates** (hereinafter the "Contractor").

WITNESSETH:

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

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

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

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

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

SCOPE:

The scope of the project includes the installation of a 6-foot bump-out and metal bollards as depicted in the construction plans.

Work Timeframe:

The work will commence once the City issues a notice-to-proceed and the Board of Aldermen have approved the contract. This is a 60 calendar day project from Notice to Proceed.

Sequence of Work:

The Contractor shall sequence work in such a way as to minimize disruptions to the general public. Work hours shall be restricted to 7 a.m. to 5 p.m. Monday-Friday unless approved otherwise. Flyers shall be hand delivered to all affected residents/businesses with information about when the work will be done, what the work involves, who is completing the work, and a contact person for questions. Two sets of flyers shall be completed, one at the beginning of the project with the estimated timeframe and another at least 24 hours in advance of work.

Environmental and Safety Requirements:

The project shall comply with all local, state, and federal regulations, including but not limited to EPA, OSHA, and Missouri clean water and clean air requirements.

Material & Construction Specifications:

The material and construction shall follow the KC-APWA specifications as currently adopted. The concrete shall be MCIB Mix No WA 610-1-4 (4500psi, 3" max. slump, 1" max coarse aggregate size). All concrete shall be cured using an approved curing compound and shall be applied liberally. The City will provide and pay for material testing by a third party. Construction shall follow current KC-APWA standards.

Sidewalk and sidewalk ramp repairs shall conform to ADA Standards.

Traffic Control:

Traffic Control shall meet all requirements as outlined in the current edition of the Manual for Uniform Traffic Control devices (MUTCD). Traffic control shall be considered subsidiary to other bid items. Any work not specifically outlined, but required shall be considered subsidiary to other bid items.

ARTICLE I. The Contractor will furnish at its own cost and expense all labor, tools, equipment, materials and transportation required to construct and complete the work designated, described and required by the Contract Documents, all in accordance with the Contract Documents, on file with the City Clerk of Parkville, Missouri, all of which are as fully a part hereof as if repeated verbatim herein; all work to be done in a good, substantial and workmanlike manner to the entire satisfaction of the City, and in accordance with the laws of the City, the State of Missouri and the United States of America. All terms used herein shall have the meanings ascribed to them in the General Conditions unless otherwise specified.

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

_____ DOLLARS

(\$ _____) (subject to adjustment as provided by the Contract Documents)

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

ARTICLE III. The contractor shall commence work upon the date stated in the Notice to Proceed and will complete all work by this Contract by 60 days. Time is of the essence. Accordingly, liquidated damages shall be assessed against Contractor, as stipulated liquidated damages and not as a penalty, in the amount of \$100.00 for each and every calendar day the work remains incomplete over the specified completion time.

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

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

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

Exhibit A	General Conditions of the Contract
Exhibit A-1	Special Conditions of the Contract
Exhibit B-1	Performance Bond
Exhibit B-2	Payment Bond
Exhibit B-3	Maintenance Bond
Exhibit C	Scope of Project
Exhibit D	Not Applicable
Exhibit E	Contractor's Affidavit Acknowledging Federal Lobbying Activities and Conflict of Interest Prohibition
Exhibit F	Sales tax exemption documentation forms
Exhibit G	Contractor's Affidavit of Compliance with Non-Discrimination and Equal Employment Opportunity Laws
Exhibit H	Affidavit of Compliance with Safety Training Requirements (§292.675 R.S. Mo.)
Exhibit I	Affidavit of Compliance with R.S. Mo §285.530.6
Exhibit J-1	Applicable Missouri Prevailing Wage Rates if Project Total Exceeds \$75,000
Exhibit J-2	Prevailing Wage Rate Reporting Form
Exhibit J-3	Certification of Compliance with Prevailing Wage Requirements
Exhibit K	Insurance Requirements
Exhibit L	Bill of Sale
Exhibit M	Bailment Agreement
Exhibit N	Conditional Partial Waiver of Lien and Release of Claims
Exhibit O	Conditional Final Waiver of Lien and Release of Claims
	Certificate of Substantial Completion
	Certificate of Final Completion
	Construction Change Directive
	Change Order

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

CITY OF PARKVILLE, MISSOURI

By: Nanette K. Johnston

Title: Mayor

ATTEST:

Melissa McChesney, City Clerk

McCONNELL & ASSOCIATES
Contractor

By _____

(SEAL)

Title _____

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

ITEM 5.B.

For 4/14/2021

Community Land and Recreation Board Meeting

**CITY OF PARKVILLE
Policy Report**

Date: April 12, 2021

Prepared By:

Reviewed By:

ISSUE:

Pickleball Tournament

BACKGROUND:

BUDGET IMPACT:

ALTERNATIVES:

STAFF RECOMMENDATION:

POLICY:

SUGGESTED MOTION:

ATTACHMENTS:

None



CITY OF PARKVILLE Memorandum

Date: March 3, 2021

To: Community Land and Recreation Board Members

From: Alysén Abel, Public Works Director

CC: Tom Barnard, Parks Superintendent

RE: February 2021 Parks Activity Report

The following Parks-related activities took place during February 2021:

- Platte County Partnership Grant: The Partnership Grant application for the Platte Landing Park Ballfields was completed and submitted to Platte County.
- Engaged Sports Field Visit: Staff met with representatives from Engaged Sports to review the condition of the ballfields prior to spring field usage.
- ELP Restroom: During the below zero temperatures, the pipes in the English Landing Park froze and toilet cracked. The heating units could not compensate for the extremely low temperatures.
- Pickleball Courts: Grading around the perimeter was completed and the area prepped for seed in the Spring.
- Mower Maintenance: The mowers were serviced, oil changed and blades sharpened.
- Boat Club Fencing: Invasive honeysuckle was removed behind old fencing at the Boat Club in preparation of the new fencing.
- Riverfront Trail Connection: The transition to the Riverfront Trail was completed, chat was added to the east end of English Landing Park.
- Snow Operations: The Parks staff assisted with the snow operations for several snow events in February. Staff performed maintenance on trucks, plows and spreaders following each snow event.



CITY OF PARKVILLE Memorandum

Date: April 1, 2021

To: Community Land and Recreation Board Members

From: Alysén Abel, Public Works Director

CC: Tom Barnard, Parks Superintendent

RE: March 2021 Parks Activity Report

The following Parks-related activities took place during March 2021:

- ELP Dumpster: The dumpster are in ELP was cleaned out.
- ELP Storm Pipe: The storm pipe in ELP had water backing up, the drain pipe was unclogged.
- Train Depot Water Damage: Follow a pressure surge in the Missouri American Water line, the water fountain started to leak. The standing water in the Train Depot was dried out and restoration is currently underway. Since the water fountain is not used, it was removed by the Parks staff.
- Roundabout Makeover: CLARB and the Board of Aldermen approved the concepts for the roundabout makeover at the end of Busch Drive. The work started this month, with the removal of the rock wall.
- Seasonal Staff: The Parks budget includes funding for four seasonal staff members. Interviews started in March. Three employees were hired at the end of March.
- ELP Restroom Repair: Following the extremely low temperatures this winter, several fixtures in the ELP Restroom needed to be replaced. The new toilet and valve repairs were completed in-house.
- Pickleball Court: The grading around the new pickleball courts was completed, with the area raked and seeded.
- Farmers Market Bank Maintenance: Henbits were sprayed along the bank near the Farmers Market.
- Grigsby Field Tuff Shed: The shed near Grigsby Field was cleaned out.
- Ballfield Maintenance: The ballfields were groomed and drug.
- Disc Golf: The new T-boxes for the Disc Golf Course were formed and poured for the extension of the course. A portion of the course was impacted with the installation of the Pickleball courts.
- Eagle Scout project: Eagle Scout Lennon completed dog ramps in the Big and Small Dog Parks.

- Trail Connection: The installation of the round rail wood fence in the BNSF easement started. The existing fence on the east side was removed. Invasive vines were cleared and the new fence along the trail connection was installed.
- Sprinkler Backflow testing: Backflow testing was performed and completed for the Triangle, Grigsby Field, Pocket Park and City Hall.
- Spirit Fountain: The fountain was cleaned and painted. The pump was removed from winter storage and annual maintenance was performed. The pump was installed at the fountain.
- ELP Restroom: The construction of a rock wall was initiated around the sewer main near the ELP Restroom.

February 2021 Work Report
Parkville Nature Sanctuary

Kristen Bontrager

FOPNS- Ordered “Habitat Restoration” signs for both the waterfall in PNS and Sullivan. Waterfall has suffered severe erosion. This spring efforts will be made to repair the issues surrounding the eroded areas. Sullivan has had a huge makeover and to limit the amount of time I spend answering questions I went ahead and placed signs out there. Eagle Scout project scheduled for March 27th for a reforestation project and re-building the trails.

Partnerships-

Heartland Tree Alliance will be at Sullivan Nature Sanctuary with 40 native trees and shrubs for a volunteer work day on April 13th.

Exploring Roots- a non-profit that is officially been dissolved and reabsorbed by Heartland Conservation Alliance is working with me to help plan “Self- guided Nature Camp.”

Shaw Nature Reserve- put on “Woodland Stewards” webinars every Tuesday of Feb.

Library- set up a PNS book club

Trail Maintenance – Focused all of February on invasive species removal. Targeted areas being near 9 highway, areas around prairie, nature play, and waterfall. Intentions are to re-plant with tree seedlings this spring.

Sullivan Nature Sanctuary- Installed the “Habitat Restoration” signs. Eagle Scout to build the rest of trails March 27th.

Volunteers- I will only hold volunteer meetings prior to events to eliminate time wasted. These meetings will be announced a week prior to. Until then I will send out emails to volunteers with work day schedules and Stream Team schedules.

Current Volunteer Hours:

Month	Hours	Total Hours
January	94	94
February	10	104

Parkhill School District Professional Studies – Spring intern, Allison Howell started her first day if her internship Feb. 19th. I have introduced her to most of the City Staff, all the trails including the wetland trails and English and Platte Landing Parks. She has been with me learning conservations and trail maintenance. I have had her attend various webinars with me as well to provide her with further knowledge.

Eagle Scout – Four Scouts have made plans to do their projects in the spring. The first one will be March 27th at Sullivan Nature Sanctuary. The rest of the projects will be in PNS, one of which is to assist with erosion efforts at the waterfall.

Upcoming- Grant application due for Missouri Prairie Foundation in March. This grant will be used to build an interpretive prairie garden in place of a large pile of mulch, this effort will assist in my efforts of slowly expanding the prairie in PNS to allow for greater habitat for native insects and animals.

The next FOPNS meeting will be March 8th.

Finalizing plans for Nature Camp and Ghost Stories following on-going vaccination data.

Council of Partner meeting with Deep Roots KC will be held March 4th.

First Stream Team work day will be March 27th for water quality monitoring, this will include planting trees and shrubs around our stream.

March 2021 Work Report
Parkville Nature Sanctuary

Kristen Bontrager

FOPNS- Met on March 8th, meeting was 1.5 hours long. Toured proposed project areas in PNS such as the waterfall. Waterfall plans are the do complete habitat restoration from the top down. Pat Harris and I met on March 11th and worked for four hours planting trees and closing off dangerous areas. Signs have been ordered and placed to keep people off of the restoration area.

FOPNS president, Jeanne Pyland and myself completed and submitted a grant to Missouri Prairie Foundation for \$800 to be used to construct a “Prairie Immersion Garden” in PNS. Grant winners to be determined mid- April. (see attachments for the grant and proposed design for said garden)

Partnerships-

Heartland Tree Alliance will be at Sullivan Nature Sanctuary with 40 native trees and shrubs for a volunteer work day on April 13th. As of today we have 17 people signed up. Our plans will be to do a trash clean-up and cage newly planted trees after tree installation is complete.

Exploring Roots- a non-profit that is officially been dissolved and reabsorbed by Heartland Conservation Alliance is working with me to help plan “Self- guided Nature Camp.”

Heartland Conservation Alliance and Deep Roots both non-profits out of Kansas City posted job listing for Parkville Parks Department in their monthly newsletters this month.

On March 31st Alysén Abel and I met with Carla and David Dods of Platte Land Trust to discuss the wetlands and the surrounding concerns. See FYIN for more information.

Trail Maintenance – Two interpretive signs installed March 16th and March 26th. Parks Department came out to dig the holes for us with their 9” auger and saved us a lot of time. (See attached photos)

Parks Department also assisted us in digging a very large 30” hole for us to plant a memorial tree. Tree was planted March 20th and plaque will be installed with the family who purchased said tree first week of April.

Sullivan Nature Sanctuary- Installed the “Habitat Restoration” signs. Eagle Scout project was put on hold from March 27th to April 10th due to rain causing delay with mulch delivery.

Two tours were given to interested parties March 17th to discuss what is occurring at Sullivan. Both parties were very thankful for the time and work being done to keep citizens safe while also keeping natural habitat for wildlife.

Volunteers- Volunteers, Bill Beyer and Bruce Duffin have led a bridge reconstruction project on a 30’ section of our boardwalk that leads to the “Overlook” in PNS. Bridge was beginning to droop and boards were becoming loose and creating hazardous conditions. Construction also consists of rerouting a stream that flowed directly under the bridge. Wayne Frazier rerouted the stream to trickle into another stream and created a beautiful area for wildlife.

Pat Harris has taken the lead on re-creating the Maria Ewing memorial circle in Sullivan. We intent to plant flowering native plants and shrubs in the newly constructed circle.

Chris Cardwell has worked with me on removing fallen trees off of the trails and cutting down dangerous “tree bridges” that become hazardous when children inevitable climb on them.

Current Volunteer Hours:

Month	Hours	Total Hours
January	94	94
February	10	104
March	65	169

Parkhill School District Professional Studies – Allison Howel continues to intern at PNS. She will be attending a field trip with me next week to visit various sites such as the Anita B. Gorman Conservation Discovery Center (4750 Troost) there she will meet staff who manage the area and learn about native plants and managing park lands and recreation. We will also visit Parks with Purpose (81st and Troost) a park designed by KC Water and Heartland Conservation Alliance to see what a park with native plant filtration and pervious parking lots looks like. Chris Cardwell will be meeting us there to teach her about storm water and its effect on surrounding neighborhoods and the successful efforts to mitigate storm water runoff using BMPs. After we visit above sites Allison and I will go on a nature hike at Swope Park and meet some of the staff at KCMO Parks.

Eagle Scout – Four Scouts have made plans to do their projects in the spring. Projects include trail building at Sullivan, waterfall restoration, rejuvenation of the former “Peace Garden” which will become a meditation area, mulching and redoing the trail and burying culverts on the entire trail leading to the waterfall, and a storm water mitigation using native plants and check dams at the parking lot of PNS.

Upcoming-

First volunteer meeting to be held April 7th at 7:00 PM to make plans for Nature Camp. Ghost stories will be held in person this year but with modifications for safety such as no serving of food.

April 6th will meet with Mark McKellar with Backyard Birds, Pat Whalen with MDC, and Jeanne Pyland with FOPNS to begin our design for our next two interpretive signs, “Pollinators of the Prairie” and “Birds of PNS”

Earth Day Book Club will meet on Earth Day, April 22nd

Heartland Tree Alliance to come out April 13th for a tree installation





PUBLIC WORKS DEPARTMENT
PROJECT UPDATE
FEBRUARY 2021

PLP Wetlands – The City worked with the US Army Corps of Engineers on the construction of the Section 1135 Wetland Project in Platte Landing Park. The project included the construction wetland areas and restoration of a riparian corridor. BKM Construction, along with their subcontractors Linaweaver and Natural States Landscaping, contracted with the Corps to construct this project. City staff served as a local project sponsor for this project. Because of the project cost savings, the Corps increased the vegetated areas throughout the project. The contractor mobilized at the end of February 2020 and started construction. In October 2020, the Corps of Engineers accepted the project with deficiencies. There are several issues that have been identified associated with the project. The Corps of Engineers will be working on solutions to remedy these issues in the Spring.

STATUS – IN PROGRESS.

A-Truss Bridge Improvements – The improvements to the A-Truss Bridge included installation of outline lighting throughout the structure. Outdoor Lighting Perspectives completed the improvements in late 2020. Staff worked with a local electrician to install a refurbished light pole to serve as a power source for the bridge lighting. Additional lighting needs to be installed at the apex of the bridge, the City will contract with Outdoor Lighting Perspectives through a change order.

STATUS – IN PROGRESS.

Pickleball Courts – The 2020 budget included funding for the design and construction of Pickleball Courts. The City released the bid documents in June. The bid document included the base bid for four courts and included two bid alternates for lighting and relocation of the basketball court. The location of the courts was approved by CLARB and the Board of Aldermen in July. Staff finalized the contract documents and received the required insurance. Staff has also been working directly with Jack Moorhead, an USAPA Ambassador and PPA Certified Coach/Pro. Staff worked with McClure Engineering on the layout of the courts and sidewalk connections to the courts. The existing basketball court was removed and the new court was installed in October 2020. The Pickleball Court was installed in November 2020, in conjunction with the perimeter fencing. Temporary painting will be added to the Basketball and Pickleball courts until Spring 2021 when the courts can be painted properly. The sidewalks were installed in January 2021.

STATUS – IN PROGRESS.

Pocket Park Improvements – In December 2020, the Board of Aldermen approved the Pocket Park Master Plan. In order to start priority projects in Pocket Park, staff has been working with RIC to develop design the initial phases of the Pocket Park improvements. There are two separate projects: (1) bollard/bump out safety improvements in front of Pocket Park; and (2) reconstruction of the south stairs. Once the design has been completed, the bid documents can be released for bidding.

STATUS – IN PROGRESS.

Riverfront Park Entry Signage – The 2020 budget includes funding for the design of entry signage for the two riverfront parks. Vireo was hired to design concepts for approval. The long-range budget includes funding for the installation of these signs. A small committee consisting of representatives from the Board of Aldermen, CLARB and staff met to discuss the vision for the signage. Based on this feedback, Vireo will develop concepts for consideration by the committee. The Board of Aldermen approved a work authorization for the additional wayfinder signs and style guide for companion signs in the park. Staff received direction from the board to keep the naming of the parks in their current form. A meeting was held in October to review concepts for the riverfront signage. A second meeting was held in December to review the signing concepts developed following the group discussion. Based on the comments generated during the meeting, the consultant will provide revised sign concepts during a meeting scheduled for late January. The concepts will be presented during the March CLARB meeting, and then to the Board of Aldermen.

STATUS – IN PROGRESS.

2021 Outreach Grants – The applications for the 2021 Outreach grant were submitted at the end of January. The proposed grant application included improvements to Watkins Park, which include installation of a parking lot, improvements to the park entry, installation of new playground equipment, and enhancements to the shelter area. It is anticipated that the grants will be awarded in mid-March.

STATUS – IN PROGRESS.

Watkins Park Improvements – In November 2020, the Board of Aldermen approved the Watkins Park Master Plan. Following the submittal of the Outreach Grant application, staff reviewed the master plan against the field conditions. Due to the existing grades, modifications were necessary to better integrate the proposed improvements. Staff worked directly with Vireo to modify the master plan as necessary. The Board of Aldermen approved the revised Watkins Park Master Plan in March 2021. Staff is currently working with McClure Engineering on the design of the proposed parking lot. Once the City receives notice of award from Platte County about the Outreach Grant, staff will proceed with the planned improvements, once the budget is known.

STATUS – IN PROGRESS.

Park Partnership Grant – The grant application for the major parks improvement projects was released by Platte County. The Platte Landing Park Ballfields was the focus of the grant application. Staff presented the concepts at the January CLARB and Board of Aldermen meetings for the resolution of support necessary for the grant application. The Park Partnership Grant application was submitted in February 2021. The City is currently waiting on notice of award from Platte County for the Partnership Grant.

STATUS – IN PROGRESS.

PUBLIC WORKS DEPARTMENT
PROJECT UPDATE
MARCH 2021

PLP Wetlands – The City worked with the US Army Corps of Engineers on the construction of the Section 1135 Wetland Project in Platte Landing Park. The project included the construction wetland areas and restoration of a riparian corridor. BKM Construction, along with their subcontractors Linaweaver and Natural States Landscaping, contracted with the Corps to construct this project. City staff served as a local project sponsor for this project. Because of the project cost savings, the Corps increased the vegetated areas throughout the project. The contractor mobilized at the end of February 2020 and started construction. In October 2020, the Corps of Engineers accepted the project with deficiencies. Staff met with wetland experts with the Corps of Engineers to review the current condition of the wetlands. There will continue to be conversations in the upcoming weeks about the next steps.

STATUS – IN PROGRESS.

A-Truss Bridge Improvements – The improvements to the A-Truss Bridge included installation of outline lighting throughout the structure. Outdoor Lighting Perspectives completed the improvements in late 2020. Staff worked with a local electrician to install a refurbished light pole to serve as a power source for the bridge lighting. Additional lighting needs to be installed at the apex of the bridge, the City will contract with Outdoor Lighting Perspectives through a change order.

STATUS – IN PROGRESS.

Pickleball Courts – The Parks Sales Tax budget included funding for the design and construction of Pickleball Courts. The City released the bid documents in June. The bid document included the base bid for four courts and included two bid alternates for lighting and relocation of the basketball court. The location of the courts was approved by CLARB and the Board of Aldermen in July. Staff finalized the contract documents and received the required insurance. Staff has also been working directly with Jack Moorhead, an USAPA Ambassador and PPA Certified Coach/Pro. Staff worked with McClure Engineering on the layout of the courts and sidewalk connections to the courts. The existing basketball court was removed and the new court was installed in October 2020. The Pickleball Court was installed in November 2020, in conjunction with the perimeter fencing. Sidewalks were installed and grading around the courts completed. Temporary painting will be added to the Basketball and Pickleball courts until Spring 2021 when the courts can be painted properly.

STATUS – IN PROGRESS.

Pocket Park Improvements – In December 2020, the Board of Aldermen approved the Pocket Park Master Plan. In order to start priority projects in Pocket Park, staff has been working with RIC to develop design the initial phases of the Pocket Park improvements. There are two separate projects: (1) bollard/bump out safety improvements in front of Pocket Park; and (2) reconstruction of the south stairs. The plans were released for bid. The contracts will be presented to CLARB and the Board of Aldermen in April.

STATUS – IN PROGRESS.

Riverfront Park Entry Signage – The 2020 budget includes funding for the design of entry signage for the two riverfront parks. Vireo was hired to design concepts for approval. The long-range budget includes funding for the installation of these signs. A small committee consisting of representatives from the Board of Aldermen, CLARB and staff met to discuss the vision for the signage. Based on this feedback, Vireo will develop concepts for consideration by the committee. The Board of Aldermen approved a work authorization for the additional wayfinder signs and style guide for companion signs in the park. Staff received direction from the board to keep the naming of the parks in their current form. A meeting was held in October to review concepts for the riverfront signage. A second meeting was held in December to review the signing concepts developed following the group discussion. Based on the comments generated during the meeting, the consultant will provide revised sign concepts during a meeting scheduled for late January. The concepts will be presented during the April CLARB meeting, and then to the Board of Aldermen.

STATUS – IN PROGRESS.

2021 Outreach Grants – The applications for the 2021 Outreach grant were submitted at the end of January. The proposed grant application included improvements to Watkins Park, which include installation of a parking lot, improvements to the park entry, installation of new playground equipment, and enhancements to the shelter area. In March, the City received notice of award for the full grant request of \$26,000 for the improvements to Watkins Park.

STATUS – COMPLETED.

Watkins Park Improvements – In November 2020, the Board of Aldermen approved the Watkins Park Master Plan. Following the submittal of the Outreach Grant application, staff reviewed the master plan against the field conditions. Due to the existing grades, modifications were necessary to better integrate the proposed improvements. Staff worked directly with Vireo to modify the master plan as necessary. The Board of Aldermen approved the revised Watkins Park Master Plan in March 2021. Staff is currently working with McClure Engineering on the design of the proposed parking lot.

STATUS – IN PROGRESS.

Park Partnership Grant – The grant application for the major parks improvement projects was released by Platte County. The Platte Landing Park Ballfields was the focus of the grant application. Staff presented the concepts at the January CLARB and Board of Aldermen meetings for the resolution of support necessary for the grant application. The Park Partnership Grant application was submitted in February 2021. The City is currently waiting on notice of award from Platte County for the Partnership Grant.

STATUS – IN PROGRESS.