First Annual Communities for All Ages Recognition Program

2017 Application

The First Suburbs Coalition (FSC) and the KC Communities for All Ages initiative (KCC) have developed the Communities for All Ages Recognition Program to recognize communities that have taken steps to become more welcoming to residents of all ages and, in the process, more vibrant, healthy and prosperous.

Any city in the First Suburbs Coalition may use the form provided below to apply for recognition of efforts to make its community age friendly. A community can earn one of three levels of recognition representing the extent of its work in becoming a Community for All Ages: Bronze (Awareness), Silver (Assessment) or Gold (Implementation).

Background Materials

Over the last three years, KCC and FSC created tools to help local communities develop and implement Communities for All Ages strategies. These include “Making Your Community Work for All Ages: a Toolkit for Cities” and the “Communities for All Ages Checklist,” including a workbook that can be used to track progress. Please visit MARC.org/CAArecognition to download these documents. Communities are encouraged to take advantage of these tools. For more information and assistance, contact Cathy Boyer-Shesol (cboyer@marc.org).

Application submission and review

Applications are due by 5 p.m., April 1 or Nov. 1, 2017, and can be delivered by one of the following methods:

- **Mail** to Mid-America Regional Council, Attn: Cathy Boyer-Shesol, 600 Broadway, Suite 200, Kansas City, MO 64105
- **Deliver in person** to MARC, to the attention of Cathy Boyer-Shesol, at the above address.
- **Email** to Cathy Boyer-Shesol at cboyer@marc.org.

A joint First Suburbs Coalition and KC Communities for All Ages committee will review applications and certify those communities that meet the criteria. Official recognition announcements will be made by June 1, 2017 (for April deadline) or Jan. 16, 2018 (for Nov. deadline).

If you have any questions about the application or the process, please contact Cathy Boyer-Shesol at cboyer@marc.org or 816-701-8246.
Application

(Please check all applicable boxes and provide requested documentation.)

City: Kearney MO  Contact Name: Jim Eldridge
Contact Phone Number: 816-628-4142  Contact Email: jeldridge@kearneymo.us

Which level of recognition are you applying for?

☐ Bronze / Awareness
☐ Silver / Assessment
☐ Gold / Implementation

Bronze / Awareness

Required:

☐ Governing body has adopted a resolution indicating its intent to become a Community for All Ages. (Please include a copy of the resolution.)

☐ One or more presentations made to governing body and relevant commissions (planning commission, strategic planning committee, aging task force, etc.) on becoming age friendly and the Communities for all Ages program. (Please include a copy of minutes or other documentation about the meetings.)

A minimum of two of the following are required:

☐ Held at least one community meeting to discuss Communities for All Ages issues and present information. (Please include documentation.)

☐ Prepared written materials on the issue and distributed to the public. (Please include materials.)

☐ Established a speakers bureau to share information with neighborhood groups, businesses and civic groups. (Please include a list of each presentation made.)

☐ Put information on demographic changes and CFAA on website. (Please include the web address where this information is located.)

Silver / Assessment

Required:

☐ Met the requirements for the Bronze / Awareness level.

☐ Assembled a committee to conduct the Communities for All Ages assessment, or appointed an existing committee to oversee the assessment. (Please provide documentation.)

☐ The committee used the “Communities for All Ages Checklist” to assess the community and issued a report of its findings, including recommended actions. (Please provide a copy of the report. To assist in recording your progress, download a Checklist workbook at MARC.org/CAAre cognition.)
Gold / Implementation

Required:

- Met the requirements for the Bronze / Awareness level and the Silver / Assessment levels.
- Adopted the Communities for All Ages plan developed from the community’s assessment, either as a stand-alone plan or as a part of another plan, such as a comprehensive plan or street plan. *(Please provide a copy of the plan and the resolution or ordinance adopting the plan.)*

To maintain your recognition level

- After achieving one of these levels of recognition, a community must demonstrate that it is continuing to work to become a Community for All Ages, by moving to the next level or demonstrating a substantive investment identified in the Communities for All Ages plan.
- If a community fails to meet this maintenance standard every two years, it will forgo its recognition and the benefits that result.

Additional Comments

Please provide any additional comments you think are important for consideration of this application, including steps taken to implement plan recommendations.

The Silver level recommendations shall be presented to the Mayor and Board of Aldermen at a future meeting.
# Table of Contents

1 Public Outdoor Spaces and Buildings
   1A All Ages-friendly Siting, Design, and Development Policies for Public Spaces
   1B Bike and Pedestrian Facilities that Maximize Safety for All Ages
   1C Design and Build Public Buildings to Meet the Needs of All Ages
   1D Safety in Parks and Neighborhoods
   1E Involve Residents of All Ages in Planning for Siting and Design of Public Buildings

2 Housing and Commercial Development
   2A Audit of Development Codes to Ensure Range of Housing Options Allowed
   2B Policies that Allow for and Encourage Housing Options Such as Accessory and Shared Dwellings
   2C Streamline Building Code Review Processes to be Consistent with Plans and Policies, Including those that Reduce Costs and Encourage Multiple Price Points
   2D Policies that Encourage Developers to Include Features that Meet All Types of Mobility Needs
   2E Evaluate Zoning and Building Codes for Encouragement of Design and Building of Commercial Properties that Consider Needs of All Ages

3 Transportation
   3A Multiple Transportation Modes are addressed in Comprehensive Plan
   3B Adopt Complete Streets or Comparable Policy; Take Steps to Implement
3C Work to Ensure that Public Transit Stops Meet Needs of All Ages and Abilities ................. 27
3D Towards Zero Deaths ........................................................................................................ 27
Action .................................................................................................................................. 27
3E Work with Partners to Implement Strategies to Support Independent Mobility for All Ages and Abilities
27
3F Provide Transportation Resource Information..................................................................... 27
3G Construct Pedestrian Facilities to Connect Neighborhoods, Transit, and Other Locations like Retail
27
3H Resources for Determining Older Driver Competency ....................................................... 27
3I Consider Application for Walk Friendly Designation from Pedestrian Bicycle Information Center 27
3J Consider Application for Bicycle Friendly Community Designation from Bicycle League of America 27

4 Social Inclusion, Communication, and Participation ........................................................................ 27
Policy .................................................................................................................................... 27
4A City Designs Programming that Reflect Understanding of its Demographics .................. 27
4B Comprehensive City Communication Plan that Reflects Diversity of Age, Culture, and Abilities
27
4C City Communicates Information about Accessibility and Accommodations for City Activities and Events
28
Action .................................................................................................................................. 28
4D City Communication Plan has Strategies for Reaching Residents at Risk of Social Isolation... 28
4E City and Its Partners Showcase the Skills and Contributions of All Ages, Cultures, and Abilities28

5 Civic Participation and Employment ......................................................................................... 28
Policy .................................................................................................................................... 28
5A City Policy Encourages Civic Participation by All Age Groups in Community ................ 28
Action .................................................................................................................................. 28
5B City Maintains and Promotes Volunteer and Employment Opportunities with Easy Means to Apply 28
5C City Provides Flexible Volunteer Options for All Ages and Abilities, including Training, Recognition, and Guidance ...................................................................................... 28
5D City Encourages Community Partners and Organizations to Use Volunteer Engagement and Management Best Practices ................................................................. 28
5E City and Its Partners Encourage Adaptable, Flexible Employment Practices to Meet Needs of All Ages 28
5F City and Its Partners have Outreach Plan to Ensure Residents of All Ages are Included in Community and Civic Conversations................................................................................. 28
5G City Ensures that Meeting Locations are Accessible to All Residents and Meets Communication Needs and Challenges of Diverse Populations ......................................................... 28

6 Community and Health Services .................................................................................................. 29
Policy .................................................................................................................................... 29
6A City Plans Recognize Need for Accessible Health Care Options Served by Transportation Options 29
Action .................................................................................................................................. 29
6B City Partners with Health Care Organizations to Offer Health Services at Community Facilities

6C City Partners with Local Health Department to Publicize Plans and Services to Improve Immunization Rates among City Residents

6D City Personnel are Educated and Knowledgeable about Specialized Needs for Different Ages and Abilities, including Reporting Requirements for Abuse and Neglect, Regardless of Age

6E City Promotes and Enables Location of Full Services Grocery Stores and Retail Establishments that Expand Availability of Healthy Food Options

6F City Works with Local Ambulance Service Providers to Ensure City Demographic Information is Incorporated into Planning for Services

6G City Partners with Health Care Organizations to Educate Citizens about Health Choices and Preventive Services, Including Benefits of Smoking Cessation

6H City Encourages Healthy Eating by Providing Information about Home-delivered Meals, Food Banks, and other Resources

6I City Supports Community Gardens and Similar Initiatives to Encourage Health Eating and Community Participation

6J City and its Partners Provides Referrals to Residents needing more Intensive Services
1 Public Outdoor Spaces and Buildings

Policy

1A All Ages-friendly Sitting, Design, and Development Policies for Public Spaces
   - Recommendation: That City use descriptor other than “senior” to refer to residents 65 years and older. This recommendation is based on feedback obtained from individuals from that demographic group.

1B Bike and Pedestrian Facilities that Maximize Safety for All Ages
   - No follow up at this time.

1C Design and Build Public Buildings to Meet the Needs of All Ages
   - Recommendation: Pursue educational opportunities for City staff to expand their understanding of the differences between the legal requirements of the Americans with Disabilities Act (ADA) and the design guidance provided by Universal Design.
   - Action: a committee member with knowledge of Lee’s Summit’s activities will find out and report back on the incentives being used to encourage builders to provide more options for people with limited mobility.

1D Safety in Parks and Neighborhoods
   - No follow up at this time.

1E Involve Residents of All Ages in Planning for Siting and Design of Public Buildings
   - Action: Based on interest of committee, MARC staff will connect Kearney city staff with that of Mission to explore ideas about engaging high school residents with outreach efforts.
   - Future Consideration: How to bring generations together around community issues and activities

Action

1F Provide Seating in Public Outdoor Spaces and Buildings that Meet the Stamina Needs of All Ages
   - Action: Explore whether Chamber of Commerce could solicit computers that would be placed in the Senior Center to support ability of older residents to access the city website and digital communications, as well as other web-based sources of information.

1G Stairways on Public Property Designed and Constructed for Maximum Safety
   - Possible Action: City staff very interested in striping stairs with contrasting paint to improve visibility, especially for those with bi- or tri-focal glasses.

1H Ample Pick-up and Drop-off spaces Near Public Facilities
   - No follow up at this time.

1I Flexible Access to City Services and Customer Arrangements to Meet Needs of All Ages
   - No follow up at this time.

1J Encourage Downtown Walkability
   - No follow up at this time.

2 Housing and Commercial Development

Policy

2A Audit of Development Codes to Ensure Range of Housing Options Allowed
   - Note: John McKay at Lee’s Summit may be a resources on this topic.
2B Policies that Allow for and Encourage Housing Options Such as Accessory and Shared Dwellings
   - Recommendation: Conduct more research on accessory dwellings.

2C Streamline Building Code Review Processes to be Consistent with Plans and Policies, Including those that Reduce Costs and Encourage Multiple Price Points
   - Note: Awareness of need for multi-unit options that include studios where single person can live comfortably.

2D Policies that Encourage Developers to Include Features that Meet All Types of Mobility Needs
   - Action: MARC will provide information from other jurisdictions that are adopting different policies and plans to encourage Universal Design principles.
   - Recommendation: Open dialogue with local builders to get their perspectives on building in UD features that can be “activated” at any time, based on need of owners/residents.

2E Evaluate Zoning and Building Codes for Encouragement of Design and Building of Commercial Properties that Consider Needs of All Ages
   - No follow up at this time.

Action

2F City Uses Property Maintenance Enforcement to Support Neighborhood Quality and Provide Resources to Property Owners Who Need Assistance
   - Note: No city program but local service clubs, congregations, and Boy Scouts provide maintenance resources.

2G Information is Available about Housing Options to Meet Different Mobility Needs
   - Action: MARC staff will provide copies of the First Suburbs Coalition Idea Book as a resource on different floor plans that meet a range of mobility needs while retaining a high degree of general marketability.

2H Property Tax Relief Program for Qualified Residents
   - Recommendation: Identify local spokesperson who is knowledgeable about state programs that provide property tax relief in defined circumstances, such as the Missouri Homestead Act and state program for property tax relief for disabled veterans.

2I Programs that Offer Residents Information on Strengthening Crime Prevention by Assessing and Protecting Private Property
   - No follow up at this time.

3 Transportation

Policy

3A Multiple Transportation Modes are addressed in Comprehensive Plan
   - Recommendation: Ask MARC to provide information about regional taxi voucher programs (scheduled for September 28).
   - Action: Explore whether Clay County Senior Center might be a partner in addressing transportation issues for Kearney residents over the age of 65 years.
   - Note: Northland Foundation is another resource [https://www.growyourgiving.org/about/northland-community-foundation](https://www.growyourgiving.org/about/northland-community-foundation)
   - Action: Need to publicize to residents information about transportation options.

3B Adopt Complete Streets or Comparable Policy; Take Steps to Implement
   - Recommendation: With assistance from MARC, explore regional grant incentives from the Total Transportation Program for municipalities to adopt Complete Streets.
3C Work to Ensure that Public Transit Stops Meet Needs of All Ages and Abilities
   • Kearney does not have public transit – no follow up at this time.

3D Towards Zero Deaths
   • Recommendation: Review materials from Towards Zero Deaths to identify ideas that may be applicable to Kearney.
   • Action: Contact Aaron Bartlett, MARC Senior Transportation Planner, to obtain invitation to participate in regional quarterly work group that is addressing older drive safety.

Action

3E Work with Partners to Implement Strategies to Support Independent Mobility for All Ages and Abilities
   • Action: Add the following partners to the list of resources for addressing transportation
      o Older Adults Transportation System (OATS)
      o Kearney Community Foundation
      o Clay County Senior Services
      o Northland Shepherd’s Center
   • Action: MARC staff will inquire whether Clay County Aging Services may be willing to facilitate a Clay County transportation working group.
   • Action: Ask Clay County Aging Services whether it would be willing to address the City Chamber of Commerce about transportation issues for older adults.

3F Provide Transportation Resource Information
   • Action: MARC staff will follow up and provide information about other organizations and cities utilize volunteers to provide transportation assistance.

3G Construct Pedestrian Facilities to Connect Neighborhoods, Transit, and Other Locations like Retail
   • No follow up at this time.

3H Resources for Determining Older Driver Competency
   • Recommendation: Talk with city newspaper about writing a story about the resources about older driver safety that are available to city residents via the MARC Communities for All Ages website http://www.marc.org/Community/KC-Communities-for-All-Ages/Transportation-Mobility/General-Information.

3I Consider Application for Walk Friendly Designation from Pedestrian Bicycle Information Center
   • No follow up at this time.

3J Consider Application for Bicycle Friendly Community Designation from Bicycle League of America
   • No follow up at this time.

4 Social Inclusion, Communication, and Participation

Policy

4A City Designs Programming that Reflect Understanding of its Demographics
   • No follow up at this time.

4B Comprehensive City Communication Plan that Reflects Diversity of Age, Culture, and Abilities
   • No follow up at this time.
   • Consider approaching high school about availability of students who may be able to assist with social media
4C City Communicates Information about Accessibility and Accommodations for City Activities and Events
    - No follow up at this time.

Action
4D City Communication Plan has Strategies for Reaching Residents at Risk of Social Isolation
    - No follow up at this time.
    - Note: use of social media may be a tool for reaching individuals who are otherwise isolated

4E City and Its Partners Showcase the Skills and Contributions of All Ages, Cultures, and Abilities
    - No follow up at this time.

5 Civic Participation and Employment

Policy
5A City Policy Encourages Civic Participation by All Age Groups in Community
    - Recommendation: Develop an implementation for item 5.3 in Kearney’s 2012 Strategic Objectives.

Action
5B City Maintains and Promotes Volunteer and Employment Opportunities with Easy Means to Apply
    - Recommendation: Investigate whether Kearney can access the Get Connected Program offered by the Greater Kansas City United Way (GKCuw) as a way to promote Kearney-specific volunteer opportunities, then use the City website and Facebook page to encourage residents to visit the GKCuw website for local opportunities.

5C City Provides Flexible Volunteer Options for All Ages and Abilities, including Training, Recognition, and Guidance
    - No follow up at this time.

5D City Encourages Community Partners and Organizations to Use Volunteer Engagement and Management Best Practices
    - Action: MARC staff will send White Paper that addresses how cities can work effectively with volunteers. This paper resulted from a regional workshop.

5E City and Its Partners Encourage Adaptable, Flexible Employment Practices to Meet Needs of All Ages
    - Recommendation: Consider suggesting to Chamber of Commerce that it invite Gene Wilson to present a talk about flexible employment practices for all ages and abilities. MARC staff can provide contact information.

5F City and Its Partners have Outreach Plan to Ensure Residents of All Ages Are Included in Community and Civic Conversations
    - No follow up at this time.

5G City Ensures that Meeting Locations are Accessible to All Residents and Meets Communication Needs and Challenges of Diverse Populations
    - Action: MARC staff will share standard language for meeting announcements that informs people on how to request accessibility accommodations.
6 Community and Health Services

Policy

6A City Plans Recognize Need for Accessible Health Care Options Served by Transportation Options
   • No follow up at this time.

Action

6B City Partners with Health Care Organizations to Offer Health Services at Community Facilities
   • Note: Consider inquiring whether senior center could offer cholesterol screenings in addition to blood pressure screening.

6C City Partners with Local Health Department to Publicize Plans and Services to Improve Immunization Rates among City Residents
   • Action: Will distribute brochures from other organizations about immunization opportunities.

6D City Personnel are Educated and Knowledgeable about Specialized Needs for Different Ages and Abilities, including Reporting Requirements for Abuse and Neglect, Regardless of Age
   • Recommendation: Consider methods for increasing staff awareness about signs of abuse and neglect, regardless of age, and mechanisms for reporting concerns about abuse and neglect.

6E City Promotes and Enables Location of Full Services Grocery Stores and Retail Establishments that Expand Availability of Healthy Food Options
   • Note: City has pursued Tax Increment Financing to assure expanded grocery options for Kearney.

6F City Works with Local Ambulance Service Providers to Ensure City Demographic Information is incorporated into Planning for Services
   • No additional follow up at this time.

6G City Partners with Health Care Organizations to Educate Citizens about Health Choices and Preventive Services, Including Benefits of Smoking Cessation
   • No additional follow up at this time.

6H City Encourages Healthy Eating by Providing Information about Home-delivered Meals, Food Banks, and other Resources
   • Note: Regional Aging Services can provide services for home-delivery of meals.

6I City Supports Community Gardens and Similar Initiatives to Encourage Health Eating and Community Participation
   • No additional follow up at this time.

6J City and its Partners Provides Referrals to Residents needing more Intensive Services
   • Note: In addition to needs identified by codes enforcement, Police and Fire Departments are partners in identifying residents needing intensive support services.
Become a Community for All Ages
A checklist to help you become age friendly

Workbook version

Does your city or county need tools to help it become a Community for All Ages? This checklist is designed to be used together with Making Your Community Work for All Ages — A Toolkit for Cities as a way to raise awareness, plan actions and assess your city for age friendliness.

This Workbook is designed to assist committees assigned to document progress on their city’s age-friendly self-assessments using the Communities for All Ages Checklist. Enter progress information, notes, statistics, to-do lists, etc., in the green text boxes corresponding to each Policy and Action Item.

A final version of this Workbook may be used to support your application to the KC Communities for All Ages recognition program.

1 Public outdoor spaces and buildings

(See Making Your Community Work for All Ages — A Toolkit for Cities, Chapter 2)

Locate, design and construct public facilities to allow for connectivity with neighborhoods and other destinations, and enable maximum use and benefit by residents, visitors and employees of all ages.

Cities are responsible for the location, design and construction of parks, trails, community centers, city halls and other public facilities and spaces. Most communities have assessed these facilities to ensure compliance with the Americans with Disabilities Act (ADA), and some have taken steps to make improvements beyond the minimums established by ADA.

Physical limitations and mobility needs must be considered when designing and creating both outdoor spaces and buildings. Residents with physical limitations are more comfortable, safe and active when communities consider and address their needs in the design of public buildings and spaces. The following policies and actions provide guidance on maximizing physical accessibility to public spaces for all levels of ability and age.
Policy

1-A The city develops and implements age-friendly policies that consider the needs of persons of all ages in the siting, design and development of public spaces. Examples include: parks and other outdoor spaces, walkways, outdoor seating, streetscapes and buildings.

___ Existing policies. (Please cite and attach copies for documentation.)

Trails The City has constructed approximately 7 miles of trails. All have been designed using AASHTO standards respecting width, grade and surface. ADA compliance was also achieved at the time of construction.
All City Parks are Master Planned by Landscape Architects and Civil Engineers, which include trails, and recreation places for all ages:
Lion’s Club Park
Mack Porter Park (North Park)
Jesse James Park
Hall Park (undeveloped proposed Senior Park)

Existing Polices
Zoning Regulation 410.080, Open Space and Recreational Facilities (policy for securing the dedication of open spaces with Development of property)
Zoning Regulation 405.690, Accessibility for the Handicapped.
Zoning Regulation 405.730, Physically Disabled Parking Standards.
Code 355.100, Physically Disabled Parking

* Recommendation: That City use descriptor other than “senior” to refer to residents 65 years and older. This recommendation is based on feedback obtained from individuals from that demographic group.

1-B The city plans and constructs bike and pedestrian facilities to maximize use and safety for all users. Examples include: width, surface material and expected use. The city may use the American Association of State Highway and Transportation Officials’ (AASHTO) Highway Safety Manual standards or other recognized standards for bicycle and pedestrian facility design.

___ Included in city plans. (Please cite and attach copies for documentation.)

Virtually all trails and sidewalk plans are prepared by Civil Engineers in compliance with AASHTO Standards—most received federal funding and were reviewed and approved by MoDOT:
19th Street Trail
19th to Meadowbrook Drive Trailway
23rd Street to Highway 33 Trailway
Regency Park Trail
Fishing River Trail, Phase 1
Fishing River Trail, Phase 2
Jesse James Park Trail
Mack Porter Park Trail
Clear Creek Crossing Trail
Clark Street Trail

- No follow up at this time.

1-C The city designs and builds its public buildings to meet the needs of residents of all ages. Examples include: easy-to-read signage and accessible elevators, ramps, railings and stairs, and non-slip floors.

___ Included in city plans. (Please cite and attach copies for documentation.)
The City utilizes Architects to prepare building plans which are ADA complaint. Accessibility for the handicapped is always a priority consideration, although remodeling existing buildings presents challenges and limitations.
Kearney Historic Museum Although the front entrance a step, the door has a hand rail to this 1870 structure, alternate, wheel chair access is included with the building.
Kearney Police Station Remodel All areas open to the public are fully wheel chair accessible at the Police Station.
City Hall Also, a remodeled facility, the main floor is fully handicapped accessible, step rails have been installed.
Kearney Amphitheater includes ramps and rails for handicapped and seniors

- Recommendation: Pursue educational opportunities for City staff to expand their understanding of the differences between the legal requirements of the Americans with Disabilities Act (ADA) and the design guidance provided by Universal Design.
- Action: a committee member with knowledge of Lee’s Summit’s activities will find out and report back on the incentives being used to encourage builders to provide more options for people with limited mobility.

1-D The city prioritizes safety in parks and neighborhoods. Examples include: providing good street lighting, trimmed trees and bushes and other appropriate safety measures.

___ Included in city plans. (Please cite and attach copies for documentation.)
The City acquired a brush chipper in Fy2017 for the express purpose of tree trimming in the residential areas. Street lights are added on a citizen request basis after evaluation.

- No follow up at this time.

1-E The city involves residents of varying ages and abilities in planning for the siting and design of public outdoor spaces and buildings.

___ Included in city plans. (Please cite and attach copies for documentation.)
The City Park and Tree Board has 6 citizen members—age diversity has long been used in the selection of Board appointments, though this is a discretion of the Mayor, he concurs in a well balanced Board, representative of the community demographics. The Park Board reviews and approves all capital improvements, and is encouraged to make recommendations.
Public hearings and active citizen solicitations are made to involve the public in master planning for the City—not only for its comprehensive plan, but when individual parks are master planned. The most recent Park planning was for Hall Park in 2013, which is specifically dedicated for a senior park (although capital improvements remain unfunded).

The City also utilizes a Citizen Report form on its website to report issues

- Action: Based on interest of committee, MARC staff will connect Kearney city staff with that of Mission to explore ideas about engaging high school residents with outreach efforts.
- Future Consideration: How to bring generations together around community issues and activities.

**Action**

1-F The city provides seating areas in public outdoor spaces and outside public buildings in recognition that residents have different levels of mobility and stamina.

___ Completed. (Please provide documentation.)

Benches on Washington, in Lion’s Park, on all trails—placed in response to trail walkers identifying a specific location, often time seniors—have also placed portable restroom facilities based on senior walker recommendations. Citizen opinions do matter and are acted upon when possible. Lion’s Park picnic tables are wheelchair accessible

- Action: Explore whether Chamber of Commerce could solicit computers that would be placed in the Senior Center to support ability of older residents to access the city website and digital communications, as well as other web-based sources of information.

1-G Stairways on public property, including within park facilities, are designed and constructed to maximize safety. Examples include: railings and painted or taped stair tips to distinguish each step.

___ Completed. (Please provide documentation.)

Good one to work on—we recognize the value of striping tripping hazards and warning lines on stages. Haven’t done flights of stairs and steps

- Possible Action: City staff interested in striping stairs with contrasting paint to improve visibility, especially for those with bi- or tri-focal glasses.

1-H The city provides ample parking and drop-off areas near the entrances to public facilities that meets mobility and accessibility needs of all citizens. (ADA requirements are an expected minimum, the composition of the community and the expected use of a facility may dictate additional spaces to improve resident experience at public facilities.)

___ Completed. (Please provide documentation.)

City Hall, despite its front steps, has excellent access from our parking lot. Our Amphitheater has great drop off area at the gate, which is monitored by our Police Officers. When repaving Mack Porter Park, additional handicapped parking was
included in the restriping last year. Our Police Department is easily accessed from the parking lot with short walks for all.

- No follow up at this time.

1-I The city considers the mobility needs and stamina of all citizens in accessing city services and provides flexible customer arrangements. Examples include: separate waiting lines and seating if the wait is long, special queues and service counters and online and mail-in access.

___ Completed. (Please provide documentation.)

Online access for bill payments. Chairs in the lobby. Our downstairs office personnel promptly come up for meetings with seniors etc

- No follow up at this time.

1-J The city encourages walkability in downtown areas.

___ Completed. (Please provide documentation.)

Sidewalks and Benches present—our Main Street program has committees marketing and promoting a pedestrian friendly business mix. The City purchased a building in 2005 and constructed a walkway through to Old Church Plaza to promote accessibility

- No follow up at this time.
NORTHLAND FESTIVAL GROUNDS
PRELIMINARY MASTER PLAN

KEARNEY, MISSOURI
JUNE 21, 1999

Akin, Gordon, and Cowger Engineers
innovative designs

LEGEND
1. COMMUNITY CENTER
2. WALKING / EXERCISE TRAILS
3. CAMP, CHAT AND ASPHALT
4. PLAYGROUNDS (2 LOCATIONS)
5. RECREATIONAL POOL
6. PICNIC FACILITIES (4 LOCATIONS)
7. BASEBALL / SOFTBALL FIELDS
8. 3 LITTLE LEAGUE / SOFTBALL
9. 1 FULL SIZE BASEBALL
10. SOCCER FIELDS
11. 3 FULL SIZE BASEBALL
12. 4 U-10 FIELDS
13. 4 U-4 FIELDS
14. OUTDOOR BASKETBALL COURTS
15. TENNIS COURTS
16. VOLLEYBALL COURTS
17. MULTICULTURAL EVENT ARENA
18. PARKING: 2,200+ SPACES
19. RV PARKING: 63+ SPACES W/ ELECT.
20. NOT USED
21. RESTROOMS (7 LOCATIONS)
22. BOAT DOCK
23. TEMPORARY EXHIBIT AREA
24. MULTIPURPOSE BUILDING
25. OUTDOOR EDUCATION AREA
26. HISTORIC VILLAGE
27. MAINTENANCE AREA
28. BIWATER TREATMENT
29. LAKE / POND
30. WETLANDS
31. NATURAL PRAIRIE GRASSLAND
32. FOUNTAIN
Chapter 405. Zoning Regulations

Article XXIV. Site Development Standards

Section 405.690. Accessibility For The Handicapped.

[Ord. No. 1101-2008 §§1 — 2, 10-20-2008]
Special attention shall be given to the location and integration of accessible routes, parking spaces, and ramps for the disabled. Special attention shall also be given to identifying accessible access points between buildings and parking areas, public streets and sidewalks. The Federal Americans with Disabilities Act Accessibility Guidelines (ADAAG) shall be used as a guide in determining the adequacy of the proposed development in addressing the needs of the disabled.
Chapter 410. Subdivision Regulations

Article III. Procedures For Platting and Developing Land

Section 410.080. Open Space and Recreational Facilities.

[Ord. No. 1101-2008 §§1 — 2, 10-20-2008]

A. All subdividers in residential zoning districts shall provide for open space, parks or recreational facilities as a part of such residential subdivision or development. This requirement shall be satisfied by one (1) of the following:

1. Dedication of open space land for public use;
2. Payment of fee in lieu of dedication of open space land;
3. Development of public parks and recreational facilities within the subdivision.

B. Open space, parks and recreational facilities required by this Section should be within the general area of the development and should serve the needs created by such development.

C. The Board of Aldermen shall determine the acceptability of dedicated lands or the development of park and recreational facilities in the subdivision or payment of fee in lieu of dedication as the Board deems appropriate to meet the requirements of this Section and the best interest of the City. No building permits shall be issued until the provisions of this Section are satisfied. These provisions apply to the development of all land for residential use in the City of Kearney regardless of the zoning.

D. Schedule Of Dedication Of Open Space Land. If the Board of Aldermen determines that the dedication of land by the subdivider is acceptable and in compliance with this Section, such dedication shall be by warranty deed from the subdivider to the City and shall be dedicated by the plat. The amount of land required to be dedicated shall be not less than required in the following formula:

**FORMULA FOR THE DEDICATION OF OPEN SPACE**

**(Minimum Requirement)**

The projected population shall be the criteria used to determine the amount of land to be donated. A formula of two (2) acres per one hundred (100) persons or twenty (20) acres per one thousand (1,000) persons will be used.*

*The standard utilized is that set forth by the Missouri Department of Natural Resources of the 2002 Statewide Landmark Local Parks Program.

\[
\text{DU} \times 2.84 \times .02 = \text{Dedicated Open Space Requirement}
\]

\[
\text{DU} = \text{Number of Dwelling Units}
\]

\[
2.84 = \text{Average Household size}^{**}
\]

\[
.02 = \text{Required acres per person based on twenty (20) acres per one thousand (1,000) persons}
\]

**Average household size set by the 2000 U.S. Census of the City of Kearney, Missouri.
Chapter 355. Stopping, Standing or Parking Prohibited in Specified Places

Section 355.100. Physically Disabled Parking.

A. It shall be unlawful for any person to park or stand any vehicle in any stall or space designated or reserved for physically disabled persons, as defined in Section 301.142, RSMo., as amended, whether upon public or private property open to public use, unless the vehicle bears the State of Missouri license plate or placard for the disabled as provided for in Sections 301.071 or 301.142, RSMo., as amended. The space shall be indicated by an upright sign whether on a pole or attached to a building upon which shall be inscribed the international symbol of accessibility and may also include any appropriate wording to indicate that the space is reserved for the exclusive use of vehicles which display a distinguishing license plate or card. The sign described in this Subsection shall also state, or an additional sign shall be posted below or adjacent to the sign stating, the following: "$50 to $300 fine".

B. Any vehicle operator who is not physically disabled shall not use the handicapped parking space unless there is a physically disabled person in the vehicle or while the vehicle is being used to transport a physically disabled person.

C. Any person convicted of violating this Section is guilty of an ordinance violation and shall be subject to a fine of not less than fifty dollars ($50.00) nor more than three hundred dollars ($300.00). Every day upon which such violation occurs shall constitute a separate ordinance violation.
Chapter 405. Zoning Regulations

Article XXV. Parking Regulations

Section 405.730. Physically Disabled Parking Standards.

[Ord. No. 1101-2008 §§1 — 2, 10-20-2008]

A. A portion of the required off-street parking spaces shall be specifically designated, located and reserved for use by persons with physical disabilities in accordance with the Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities.

<table>
<thead>
<tr>
<th>Total Spaces in Parking Lot</th>
<th>Required Accessible Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 to 25</td>
<td>1</td>
</tr>
<tr>
<td>26 to 50</td>
<td>2</td>
</tr>
<tr>
<td>51 to 75</td>
<td>3</td>
</tr>
<tr>
<td>76 to 100</td>
<td>4</td>
</tr>
<tr>
<td>101 to 150</td>
<td>5</td>
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<tr>
<td>151 to 200</td>
<td>6</td>
</tr>
<tr>
<td>201 to 300</td>
<td>7</td>
</tr>
<tr>
<td>301 to 400</td>
<td>8</td>
</tr>
<tr>
<td>401 to 500</td>
<td>9</td>
</tr>
<tr>
<td>501 to 1,000</td>
<td>2% of total</td>
</tr>
</tbody>
</table>
E. **Fee Paid — When.** The fee in lieu of dedication shall be paid at the time of final platting. The fee in lieu shall be three hundred twenty-five dollars ($325.00) per dwelling unit for all residential zoning districts. The Board of Aldermen may, but are not obligated to, approve a schedule of deferred payment and may allow payment of fees on dwelling unit basis at the time of issuance of building permits. In either case, the method for fee in lieu of dedication shall be specified in either a subdivision agreement between the City and the subdivider or the ordinance approving the final plat.

F. **General Requirements For Dedicated Land.** The minimum required dedication of open space shall be in addition to minimum required yard areas, buffers and space reserved for off-street parking required by the zoning code. The percentage of space required to be dedicated shall be based upon the total area of the development or subdivision used for residential development, excluding any commercial or industrial uses. All lands to be dedicated shall meet the following general requirements:

1. **Size and shape.** The tract should contain not less than three (3) contiguous acres and be a minimum of two hundred (200) feet at the narrowest dimension.

2. **Location and accessibility.** The tract should be located in or adjacent to the subdivision and easily accessible to same. Consideration should be given to placing parks where they can be added to by future subdivisions or are an addition to an existing park. Consideration should also be given to spacing parks not closer than one-half (½) mile from any other park. Sites should be dedicated in a condition ready for full service with electrical, water, sewer and street access at the property line.

3. **Reservation of additional land.** Where the Comprehensive Plan or the standards of the City call for a larger amount of park and recreational land in a particular subdivision or planned development than the developer is required to dedicate, the land needed beyond the developer’s contribution shall be reserved for subsequent purchase by the City or other public body designated by the City, provided that such acquisition is made within one (1) year from the date of approval of the final plat.

4. **Topography — drainage.** The slope, topography and geology of the dedicated site as well as its surrounding must be suitable for its intended purposes. Grading on sites dedicated for park and recreational uses shall not differ greatly from the surrounding land.

5. **Natural features.** Features such as trees, brooks, hilltops and views should be preserved whenever possible. The subdivider shall designate or show at the time of filing the preliminary plat the trees and other natural features which are to be retained. The preservation and creation of lakes and wooded areas are to be encouraged.

G. **Credit For Private Recreational Facilities.** No open space, parks or recreational facilities to be constructed and maintained by the development for the benefit of those residents of the subdivision being created shall be used to satisfy the requirements of this Section.

H. **Special Fund Created.** All fee in lieu of dedication payments shall be deposited in a separate fund established by the City and such funds and the interest thereon shall be used only for the purchase, development and improvement of neighborhood park and recreational facilities determined by the Board of Aldermen as being reasonably accessible to the residents of such subdivision.

I. **Open Space Requirements.** Any lands resubdivided after passage of this Article shall be subject to the provisions of this Section, except that land dedicated or fee in lieu of dedication payments previously made on the same land will be credited against the obligations of the subdivider pursuant to this Section. In no instance will lands so dedicated or fees paid to the City be returned to subdividers.
Chapter 125. Open Meetings and Records Policy

Article I. In General

Section 125.090. Accessibility of Meetings.

A. Each meeting shall be held at a place reasonably accessible to the public and of sufficient size to accommodate the anticipated attendance by members of the public and at a time reasonably convenient to the public unless for good cause such a place or time is impossible or impractical. At any public meeting conducted by telephone or other electronic means, the public shall be allowed to observe and attend the public meeting at a designated location identified in the notice of the meeting. Every reasonable effort shall be made to grant special access to the meeting to handicapped or disabled individuals.

B. When it is necessary to hold a meeting on less than twenty-four (24) hours' notice, or at a place that is not reasonably accessible to the public, or at a time that is not reasonably convenient to the public, the nature of the good cause justifying that departure from the normal requirements shall be stated in the minutes.
Chapter 220. Fair Housing

Article I. Discriminatory Practices

Section 220.010. Unlawful Housing Practices.

[RSMo. §213.040]

A. It shall be an unlawful housing practice:

1. To refuse to sell or rent after the making of a bona fide offer, to refuse to negotiate for the sale or rental of, to deny or otherwise make unavailable a dwelling to any person because of race, color, religion, national origin, ancestry, sex, disability or familial status.

2. To discriminate against any person in the terms, conditions or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, national origin, ancestry, sex, disability or familial status.

3. To make, print or publish or cause to be made, printed or published any notice, statement or advertisement with respect to the sale or rental of a dwelling that indicates any preference, limitation or discrimination based on race, color, religion, national origin, ancestry, sex, disability or familial status, or an intention to make any such preference, limitation or discrimination.

4. To represent to any person because of race, color, religion, national origin, ancestry, sex, disability or familial status that any dwelling is not available for inspection, sale or rental when such dwelling is in fact so available.

5. To induce or attempt to induce any person to sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood of a person or persons of a particular race, color, religion, national origin, ancestry, sex, disability or familial status.

6. To discriminate in the sale or rental, or to otherwise make unavailable or deny, a dwelling to any buyer or renter because of a disability of:
   a. That buyer or renter;
   b. A person residing in or intending to reside in that dwelling after it is so sold, rented or made available; or
   c. Any person associated with that buyer or renter.

7. To discriminate against any person in the terms, conditions or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection with such dwelling, because of a disability of:
   a. That person;
   b. A person residing in or intending to reside in that dwelling after it is so sold, rented or made available; or
   c. Any person associated with that person.

B. For purposes of Sections 220.010, 220.020 and 220.030, discrimination includes:
1. A refusal to permit, at the expense of the person with the disability, reasonable modifications of existing premises occupied or to be occupied by such person if such modifications may be necessary to afford such person full enjoyment of the premises, except that, in the case of a rental, the landlord may, where it is reasonable to do so, condition permission for a modification on the renter's agreeing to restore the interior of the premises to the condition that existed before the modification, reasonable wear and tear excepted.

2. A refusal to make reasonable accommodations in rules, policies, practices or services when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling.

3. In connection with the design and construction of covered multi-family dwellings for first (1st) occupancy after March 13, 1991, a failure to design and construct those dwellings in such a manner that:
   a. The public use and common use portions of such dwellings are readily accessible to and usable by persons with a disability.
   b. All the doors designed to allow passage into and within all premises within such dwellings are sufficiently wide to allow passage by persons with a disability in wheelchairs.
   c. All premises within such dwellings contain the following features of adaptive design:
      (1) An accessible route into and through the dwelling;
      (2) Light switches, electrical outlets, thermostats and other environmental controls in accessible locations;
      (3) Reinforcements in bathroom walls to allow later installation of grab bars; and
      (4) Usable kitchens and bathrooms such that an individual in a wheelchair can maneuver about the space.

C. As used in Subdivision (3) of Subsection (B) of this Section, the term "covered multi-family dwelling" means:
   1. Buildings consisting of four (4) or more units if such buildings have one (1) or more elevators; and
   2. Ground floor units in other buildings consisting of four (4) or more units.

D. Compliance with the appropriate requirements of the American National Standard for Buildings and Facilities providing accessibility and usability for people with physically disabilities, commonly cited as "ANSI A117.1", suffices to satisfy the requirements of Subsection (B)(3)(a) of this Section.