



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
NOVEMBER 16, 2015
7:00 PM**

- 1. Call to Order & Pledge of Allegiance**
- 2. Roll Call**
 - A. Roll Call**
- 3. Ceremonial Matters**
 - A. Service Award, Rodney Jacobs, Streets, 40 Years**
 - B. Boards and Commissions Appointments**
- 4. Public Participation**
- 5. Approval of Minutes**
 - A. Board of Aldermen - Regular Meeting - Oct 5, 2015 7:00 PM**
 - B. Board of Aldermen - Regular Meeting - Nov 2, 2015 7:00 PM**
- 6. Agenda Items**
 - A. Christmas on the Square Event Permit**
 - B. Update on Trap & Skeet Lease Agreement**
 - C. Council Bill 076: AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF HARRISONVILLE AS FOLLOWS: CHAPTER 700, SECTION 700.460 AND SECTION 700.480 BY ESTABLISHING NEW RATES FOR MUNICIPAL WATER SERVICES AND SEWER SERVICES AND TO ESTABLISH A NEW SOLID WASTE COLLECTION SERVICE FEE AS AUTHORIZED BY CHAPTER 240, SECTION 240.250.**
 - D. Council Bill 088, Second Reading: An Ordinance to Amend Chapter 405, Sections 405.275 and 405.315 of the Zoning Regulations regarding Permitted Uses of the City of Harrisonville, Missouri**
- 7. Aldermen and Committee Reports**

- 8. Report from the City Administrator**
- 9. Report from the Mayor**
- 10. Questions from the Media**
- 11. Adjourn to Executive Session**
- 12. Adjourn From Regular Session**

Posted on City Hall Bulletin Board this 13th day of November 2015

Kim Hubbard, City Clerk

The Board of Aldermen meeting is an open meeting but is not a meeting of the public. There is a place on the agenda for comments of citizens under PUBLIC PARTICIPATION. Our rule is that comments by any individual or group shall not exceed (4) minutes. The Board of Aldermen request that concerns be initially addressed at the appropriate action level before coming to the Board of Alderman



TO: Board of Aldermen
FROM: Sheryl Stanley, Deputy City Clerk
DATE: November 12, 2015
SUBJECT: Rodney Jacobs Service Award

Type of Item: *Presentation*

Street Superintendent Rodney Jacobs is being honored for 40 years with the city.

A. Action Item (ID # 2058)

Service Award, Rodney Jacobs, Streets, 40 Years

Attachments:

Rodney Jacobs (DOC)

Presented by the Mayor and the Harrisonville Board of Aldermen to

Rodney Jacobs

In Grateful Appreciation for

40 Years

Of Dedicated Service to



Nov. 16, 2015

Brian Hasek, Mayor



TO: Board of Aldermen
FROM: Sheryl Stanley, Deputy City Clerk
DATE: November 12, 2015
SUBJECT: Boards and Commissions Appointments

Type of Item: *Appointment*

Mayor Hasek is appointing Shannon Sipple and Cary Corley to the Board of Zoning Adjustments and is re-appointing Scott Milner to the Planning & Zoning Commission.

B. Action Item (ID # 2059)

Boards and Commissions Appointments

Attachments:

Shannon Sipple, BZA (DOCX)

Cary Corley, BZA (DOCX)

Scott Milner, P&Z (DOCX)

COMMISSION

STATE OF MISSOURI)
COUNTY OF CASS)
CITY OF HARRISONVILLE)

THE CITY OF HARRISONVILLE TO ALL WHO SHALL SEE THESE PRESENTS – GREETINGS:

KNOW YE, that in pursuance of the Mayor and Board of Aldermen, and in pursuance of the Statute and Ordinances in such cases made and approved, and by virtue of the power and authority in us vested, we do hereby appoint and commission

Shannon Sipple

to the

Board of Zoning Adjustments

And he is hereby authorized and empowered to discharge the duties of said office according to law; to have and to hold said office with all privileges and emoluments to the same of right pertaining unto him the said **Board of Zoning Adjustments**.

For and during the term of 5 years ending October 2019 or until his successor in said office shall be duly appointed and qualified.

IN TESTIMONY WHEREOF, we have caused this to be signed by the Mayor of the City of Harrisonville and witnessed by the Clerk of said City, and the seal of said City to be affixed hereto.

Done at Harrisonville, in said County, this 16th day of November 2015.

Mayor

ATTEST:

City Clerk

Attachment: Shannon Sipple, BZA (2059 : Boards and Commissions Appointments)

COMMISSION

STATE OF MISSOURI)
COUNTY OF CASS)
CITY OF HARRISONVILLE)

THE CITY OF HARRISONVILLE TO ALL WHO SHALL SEE THESE PRESENTS – GREETINGS:

KNOW YE, that in pursuance of the Mayor and Board of Aldermen, and in pursuance of the Statute and Ordinances in such cases made and approved, and by virtue of the power and authority in us vested, we do hereby appoint and commission

Cary Corley

to the

Board of Zoning Adjustments

And she is hereby authorized and empowered to discharge the duties of said office according to law; to have and to hold said office with all privileges and emoluments to the same of right pertaining unto her the said **Board of Zoning Adjustments**.

For and during the term of 5 years ending October 2020 or until her successor in said office shall be duly appointed and qualified.

IN TESTIMONY WHEREOF, we have caused this to be signed by the Mayor of the City of Harrisonville and witnessed by the Clerk of said City, and the seal of said City to be affixed hereto.

Done at Harrisonville, in said County, this 16th day of November 2015.

Mayor

ATTEST:

City Clerk

Attachment: Cary Corley, BZA (2059 : Boards and Commissions Appointments)

COMMISSION

STATE OF MISSOURI)
COUNTY OF CASS)
CITY OF HARRISONVILLE)

THE CITY OF HARRISONVILLE TO ALL WHO SHALL SEE THESE PRESENTS – GREETINGS:

KNOW YE, that in pursuance of the Mayor and Board of Aldermen, and in pursuance of the Statute and Ordinances in such cases made and approved, and by virtue of the power and authority in us vested, we do hereby appoint and commission

Scott Milner

to the

Planning & Zoning Commission

And he is hereby authorized and empowered to discharge the duties of said office according to law; to have and to hold said office with all privileges and emoluments to the same of right pertaining unto him the said ***Planning & Zoning Commission***.

For and during the term of four (4) years ending November 2019 or until his successor in said office shall be duly appointed and qualified.

IN TESTIMONY WHEREOF, we have caused this to be signed by the Mayor of the City of Harrisonville and witnessed by the Clerk of said City, and the seal of said City to be affixed hereto.

Done at Harrisonville, in said County, this 16th day of November 2015.

Mayor

ATTEST:

City Clerk

Attachment: Scott Milner, P&Z (2059 : Boards and Commissions Appointments)



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
OCTOBER 5, 2015
7:00 PM

1. **Call to Order & Pledge of Allegiance**
2. **Roll Call**

Attendee Name	Title	Status	Arrived
Judy Bowman	Board Member	Present	
Clint Long	Board Member	Present	
Josh Stafford	Board Member	Present	
David Dickerson	Board Member	Present	
Ivan Stull	Board Member	Present	
Marcia Milner	Board Member	Present	
Morris Coburn	Board Member	Present	
Stacey Dahlman	Board Member	Present	
Brian Hasek	Mayor	Present	

Others Present: Interim City Administrator Mike Tholen, City Attorney Steve Mauer, Community Development Director Rick DeLuca, City Clerk Kim Hubbard, Public Information Officer Sheryl Stanley, Parks and Recreation Director Chris Deal, EMS Director Larry Francis, Street Superintendent Rodney Jacobs, Public Works Director Jerry Gibbs, Electric Department Director Keith Thomas, and Assistant Public Works Director Eric Patterson.

3. **Ceremonial Matters**

None

4. **Public Participation**

Obie Carl, 27917 S. Bybee, Harrisonville, reported this is the fourth year for the Burnt District Festival and this one has been the best so far. Mr. Carl extended his appreciation to city staff for all their hard work and thanked the city officials for helping to make the festival a success.

John Teague, 501 Younger, reported this is the third year for the Farmers Market and there has been an average of 15 vendors a week. Mr. Teague asked if the city could take over the lights on the inside of the square and how it would be a benefit for events held on the square.

Virgil Bulter, 606 King Terrace, thanked all who signed the petition requesting the state audit of the city. Mr. Butler asked Aldermen Bowman and Stull if they knew their discussions with the City Attorney regarding the rescinding of petition signatures was a cost to the city. Mr. Butler also talked about the \$41million budget for the city, that it breaks down to \$4,100 per person and sited budgets and population of other cities.

5. Approval of Minutes

A. Board of Aldermen - Regular Meeting - Sep 8, 2015 7:00 PM

Minutes were approved.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Morris Coburn, Board Member
SECONDER:	David Dickerson, Board Member
AYES:	Bowman, Long, Stafford, Dickerson, Stull, Milner, Coburn, Dahlman

6. Agenda Items

A. AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF HARRISONVILLE AS FOLLOWS: CHAPTER 700, SECTION 700.460 AND SECTION 700.480 BY ESTABLISHING NEW RATES FOR MUNICIPAL WATER SERVICES AND SEWER SERVICES AND TO ESTABLISH A NEW SOLID WASTE COLLECTION SERVICE FEE AS AUTHORIZED BY CHAPTER 240, SECTION 240.250.

Interim City Administrator Mike Tholen reported that since the boards last meeting a letter from DNR was received informing the city that a water tower was not required for additional water storage and explained that money has been budgeted for a tower over the last few years. Mr. Tholen explained this has caused the staff the need to re-evaluate expenditures, proposed increases for the water and sewer and review the CIP.

Alderman Coburn made a motion to have staff re-evaluate the increases. Alderman Dickerson seconded the motion and it was approved by a voice vote.

RESULT:	CONTINUE
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B. AN ORDINANCE ADOPTING AN OPERATING BUDGET AND OBJECTIVES FOR THE CITY OF HARRISONVILLE, MISSOURI, FOR THE FISCAL YEAR JANUARY 1, 2016, THROUGH DECEMBER 31, 2016

Mr. Tholen introduced new Finance Director Marcella McCoy.

Mr. Tholen recommended adoption, explained the budget is basically the same from year to year and includes the updates for the water plant.

There were no questions or discussion.

City Attorney Mauer read Council Bill 077 by title only for a second time.

Minutes Acceptance: Minutes of Oct 5, 2015 7:00 PM (Approval of Minutes)

Council Bill 077 became Ordinance 3337.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Bowman, Long, Stafford, Dickerson, Stull, Milner, Coburn, Dahlman

C. Public Hearing regarding a Special Use Permit for the establishment of a Pawn Shop at 1602 N. Commercial Street, Harrisonville, Cass County, Missouri

Mayor Hasek moved this item to the beginning of the agenda. Public hearing opened at 7:13 pm. No one spoke, the hearing was closed.

D. An Ordinance of the City of Harrisonville, Missouri, Regarding a Special Use Permit for the Establishment of a Pawn Shop at 1602 N. Commercial Street, Harrisonville, Cass County, Missouri

City Attorney Mauer read Council Bill 079 by title only. Mr. DeLuca reviewed and reported staff recommended approval. Alderman Dahlman made the motion to suspend the rules and move Council Bill 079 to it's second reading. Alderman Dickerson seconded and it was approved by the following roll call vote:

Ayes: Aldermen Stull, Coburn, Long, Dickerson, Dahlman, Bowman, Milner and Stafford

Nays: None

Abstain: None

Absent: None

City Attorney Mauer read Council Bill 079 a second time by title only.

Council Bill 079 became Ordinance 3333

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Bowman, Long, Stafford, Dickerson, Stull, Milner, Coburn, Dahlman

E. Public Hearing for Rezoning of a property generally located at 404 N. Independence Street from "C-0" Non-Retail Business District to "R-2" Two Family Residential District

Mayor Hasek opened the public hearing at 7:16pm. Steven James, 21909 S Knight Road, Peculiar, MO shared he was the property owner, that he had purchased the property for cash, that the property was an eyesore, he has made improvements, is now trying to sell and that the buyer wants to live there. No one else spoke, public hearing closed at 7:18pm.

F. An Ordinance to Approve the Rezoning of a Property Generally Located at 404 N. Independence Street from "C-0" Non-Retail Business District to "R-2" Two Family Residential District

City Attorney Mauer read Council Bill 080 by title only. Mr. DeLuca reviewed the lot was 10,000 square feet and approval was recommended by staff and the Planning and Zoning Commission.

Alderman Dickerson motioned to suspend the rules and move Council Bill 080 to its second reading. Alderman Milner seconded the motion and it was approved by the following roll call vote:

Ayes: Aldermen Dickerson, Dahlman, Stull, Stafford, Bowman, Long, Milner and Coburn.

Minutes Acceptance: Minutes of Oct 5, 2015 7:00 PM (Approval of Minutes)

Nays: None

Abstain: None

Absent: None

Council Bill 080 became Ordinance 3334.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Bowman, Long, Stafford, Dickerson, Stull, Milner, Coburn, Dahlman

G. A Resolution to Authorize the Mayor of the City of Harrisonville to Execute an Agreement between the City of Harrisonville, Missouri, and LifeFlight Eagle Concerning Critical Care Ground Ambulance Transportation Within the City Limits.

City Attorney Mauer read Council Bill 084 by title only. Chief Francis reviewed the aircraft transportation service, it is a yearly agreement and staff recommended approval.

Council Bill 084 became Resolution 045.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Judy Bowman, Board Member
SECONDER:	Marcia Milner, Board Member
AYES:	Bowman, Long, Stafford, Dickerson, Stull, Milner, Coburn, Dahlman

H. RESOLUTION TO ACCEPT AMENDMENTS TO THE PAY COMPENSATION STRUCTURE

City Attorney Mauer read Council Bill 085 by title only. Mr. Tholen explained the difficult time the Electric Department has had filling positions, electric journeyman linemen is a specialized trade and that the current pay structure makes hiring difficult. There were no questions.

Council Bill 085 became Resolution 046.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	David Dickerson, Board Member
SECONDER:	Stacey Dahlman, Board Member
AYES:	Bowman, Long, Stafford, Dickerson, Stull, Milner, Coburn, Dahlman

I. AN ORDINANCE TO ESTABLISH STOP SIGNS FOR THE TRAFFIC ON AMY STREET AT MATT STREET

City Attorney Mauer read Council Bill 086 by title only. Mr. Jacobs reported this had been presented to the board at a previous work session and the consensus was to move forward with the installation of the stop sign. There were no questions.

Alderman Coburn motioned to suspend the rules and move Council Bill 086 to its second reading. Alderman Milner seconded the motion and it was approved by the following roll call vote:

Ayes: Aldermen Stull, Coburn, Long, Dickerson, Dahlman, Bowman, Milner and Stafford.

Nays: None

Abstain: None

Minutes Acceptance: Minutes of Oct 5, 2015 7:00 PM (Approval of Minutes)

Absent: None

Council Bill 086 became Ordinance 3353

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Bowman, Long, Stafford, Dickerson, Stull, Milner, Coburn, Dahlman

J. AN ORDINANCE TO ESTABLISH STOP SIGNS FOR THE TRAFFIC ON SHORT STREET AT SANDERS STREET

City Attorney Mauer read Council Bill 087 by title only. Mr. Jacobs reported this has been presented to the board at a previous work session with the consensus to move forward. There were no questions

Alderman Dickerson motioned to suspend the rules and move Council Bill 087 to its second reading. Alderman Long seconded the motion and it was approved by the following roll call vote:

Ayes: Alderman Stull, Coburn, Long, Dickerson, Dahlman, Bowman, Milner and Stafford.

Nays: None

Abstain: None

Absent: None

City Attorney Mauer read Council Bill 087 for a second time by title only.

Council Bill 087 became Ordinance 3336.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Bowman, Long, Stafford, Dickerson, Stull, Milner, Coburn, Dahlman

7. Aldermen and Committee Reports

Alderman Bowman commented on how well the Burnt District Festival went, expressed her appreciation to the Chamber of Commerce and city staff. Aldermen Bowman reminded everyone that the next town hall meeting was scheduled for Saturday, October 10 at the Chamber of Commerce and welcomed Marcella McCoy. Aldermen Bowman acknowledged the Family Center electronics drop off from 9am to noon this Saturday.

Alderman Dahlman expressed her appreciation to John Teague and Obie Carl on their work on the Burnt District Festival, that it was a great event and welcomed Marcella McCoy.

Alderman Coburn commented on the family car being in the Burnt District Festival Parade, reported on his attendance to a Cass County Meeting and that the courthouse clock should be working by February.

Alderman Milner welcomed Marcella McCoy.

Alderman Long reported on his attendance to the MML Fall Conference, reported that he heard how great Parks & Recreation Director Deal did on his session at the MML Conference and welcomed Marcella McCoy.

Alderman Stull welcomed Marcella McCoy.

Alderman Stafford shared that the Festival was great and welcomed Marcella.

8. Report from the City Administrator

Mr. Tholen reminded everyone of the city wide clean up and brush drop off this weekend. Extended his appreciation to John Teague and Obie Carl for their work on the festival, reported that the fiber optic project was ongoing, and that he will be approving a change order for David E Ross on the water plant project.

9. Report from the Mayor

Mayor Hasek thanked Alderman Bowman for filling in when he was out at the last meeting and commented on the success of the Burnt District Festival.

10. Questions from the Media

No questions.

11. Adjourn to Executive Session

Alderman Stull moved to adjourn to Executive Session for the purpose of Section 610.021 (1), legal actions and Section 610.021 (3) Personnel. Alderman Bowman seconded the motion which was approved with the following roll call vote:

Ayes: Aldermen Bowman, Dahlman, Coburn, Milner, Dickerson, Long, Stull and Stafford

Nays: None

Abstain: None

Absent: None

The Board adjourned to Executive Session at 7:50 PM

The Board reconvened to regular session at 8:11 PM

12. Adjourn From Regular Session

Alderman Milner moved to adjourn the meeting. Alderman Dahlman seconded the motion and it was approved.

The meeting adjourned at 8:11pm.

Brian Hasek, Mayor & Ex-Officio

Regular Meeting**Monday, October 5, 2015****7:00 PM**

Chairman of the Board of Aldermen

ATTEST:

Kim Hubbard, City Clerk

Minutes Acceptance: Minutes of Oct 5, 2015 7:00 PM (Approval of Minutes)



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
NOVEMBER 2, 2015
7:00 PM

1. **Call to Order & Pledge of Allegiance**
2. **Roll Call**

Attendee Name	Title	Status	Arrived
Judy Bowman	Board Member	Present	
Clint Long	Board Member	Present	
Josh Stafford	Board Member	Present	
David Dickerson	Board Member	Present	
Ivan Stull	Board Member	Present	
Marcia Milner	Board Member	Present	
Morris Coburn	Board Member	Present	
Stacey Dahlman	Board Member	Present	
Brian Hasek	Mayor	Present	

Others Present: Interim City Administrator Mike Tholen, Finance Director Marcella McCoy, City Attorney Steve Mauer, Community Development Director Rick DeLuca, Police Chief John Hofer, City Clerk Kim Hubbard, Public Information Officer Sheryl Stanley and Assistant Public Works Director Eric Patterson.

3. **Ceremonial Matters**
4. **Public Participation**

Jack Cotton, 876 Locust, Harrisonville voiced his concerns to the board regarding exclusive van accessible handicap parking.

5. **Approval of Minutes**

Minutes were not available for approval.

6. **Agenda Items**

A. Public Hearing for an Amendment to Chapter 405, Sections 405.275 and 405.315 of the Zoning Regulations regarding Permitted Uses of the City of Harrisonville, Missouri

Mayor Hasek opened the public hearing at 7:11. No one spoke, the hearing was closed.

B. An Ordinance to Amend Chapter 405, Sections 405.275 and 405.315 of the Zoning Regulations regarding Permitted Uses of the City of Harrisonville, Missouri

City Attorney Mauer read Council Bill 088 by title only. Director DeLuca reported that Chris Brewster, consultant, was unable to attend the meeting and asked for this to be continued to the November 16th meeting.

There were no questions.

RESULT: CONTINUE

Next: 11/16/2015 7:00 PM

C. An Ordinance Authorizing the City Administrator to Enter into a Settlement Agreement with Cass County, Missouri Concerning the Electrical Power Generator Located at the Cass County Justice Center

City Attorney Mauer read Council Bill 089 by title only. Mr. Tholen reviewed and reported this item would need to be approved by the Cass County Commissioners also.

There was no discussion.

Alderman Milner made the motion to suspend the rules and move Council Bill 089 to its second reading. Alderman Stull seconded the motion and it was approved by the following roll call vote:

Ayes: Aldermen Stull, Coburn, Long, Dickerson, Dahlman, Bowman, Milner and Stafford.

Nays: None

Absent: None

Abstain: None

City Attorney Mauer read Council Bill 089 by title only for a second time.

Council Bill 089 became Ordinance 3338.

RESULT: ADOPTED [UNANIMOUS]

AYES: Bowman, Long, Stafford, Dickerson, Stull, Milner, Coburn, Dahlman

D. AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF HARRISONVILLE, CHAPTER 215, SECTION 215.610, DEFINITIONS, AND SECTION 215.620, UNLAWFUL TO SELL OR DISTRIBUTE TOBACCO PRODUCTS TO MINORS - VENDING MACHINE REQUIREMENTS.

City Attorney Mauer read Council Bill 090 by title only. Chief Hofer reported this would bring the city code compliant with state statute and explained this would prohibit the sale to minors.

Alderman Coburn made the motion to suspend the rules and move Council Bill 090 to its second reading. Alderman Milner seconded the motion and it was approved by the following roll call vote:

Ayes: Aldermen Coburn, Stull, Bowman, Dickerson, Dahlman, Long, Milner and Stafford.

Nays: None

Absent: None

Abstain: None

City Attorney Mauer read Council Bill 090 by title only for a second time.

Council Bill 090 became Ordinance 3339.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Bowman, Long, Stafford, Dickerson, Stull, Milner, Coburn, Dahlman

7. Aldermen and Committee Reports

Alderman Stafford commented he was recovering from the World Series.

Alderman Stull asked Obie Carl if he had a good birthday.

Alderman Dickerson thanked Officers Jacobs and Hunziker for their assistance over the weekend.

Alderman Coburn complimented the police department on their efforts of enforcing handicap parking and reported that tomorrow is election day and that the City of Peculiar was asking to increase the gas sales tax an extra cent.

Alderman Bowman reported she had a wonderful vacation in the Smoky Mountains.

8. Report from the City Administrator

Mr. Tholen commented on the good work of the police department on the apprehension of the individual involved in a shooting last week, reminded everyone of next Monday's work session on the water rates and city offices would be closed next Wednesday in observance of Veteran's Day.

9. Report from the Mayor

Mayor Hasek reported he had participated in the parks haunted hay ride and in the trunk-r treat event and both events had a good turn out.

10. Questions from the Media

Confirmed the work session started at 6:00 pm.

11. Adjourn to Executive Session

Alderman Stull moved to adjourn to Executive Session for the purpose of Section 610.021 (1), legal actions and Section 610.021 (3) Personnel. Alderman Dahlman seconded the motion which was approved with the following roll call vote:

Ayes: Aldermen Bowman, Dahlman, Coburn, Milner, Dickerson, Long, Stull and Stafford

Nays: None

Abstain: None

Absent: None

The Board adjourned to Executive Session at 7:25 PM

The Board reconvened to regular session at 8:43 PM

12. Adjourn From Regular Session

Alderman Coburn made the motion to adjourn the meeting. Alderman Bowman seconded the motion and it was approved by a voice vote. The meeting adjourned at 8:43 pm.

Brian Hasek, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Kim Hubbard, City Clerk

Minutes Acceptance: Minutes of Nov 2, 2015 7:00 PM (Approval of Minutes)



STAFF REPORT

TO: Board of Aldermen
FROM: John Hofer, Director
DATE: November 11, 2015
SUBJECT: Christmas on the Square Event Permit

Type of Item: *Approval*

Issue: The Harrisonville Love the Square Organization and Scott Hansen, event organizer, have requested an event permit for Saturday December 5, 2015 from 5:00 pm through 9:00 pm for the historic Harrisonville Square area. The purpose of the event is to promote the square and for a holiday kick-off.

Background: This event has been a holiday tradition off and on for many years on the square and there have been no noted problems or concerns regarding these events in recent years and all rules and regulations regarding this event have been adhered to.

Request: The Love the Square Organization has requested the following city services for the event: Placement of barricades and signage for the blockage of the square as needed. The applicant has also requested trash containers for any trash as well as street clean-up following the event. The applicant anticipates a crowd size of about 300 people for the event. The applicant plans for horse and carriage rides, Rotary train rides, the lighting of the Mayor's Christmas Tree along with other festivities during the event.

The applicant's request for traffic control via barricades will require the street department to provide this service as the entire square will need to be closed. The cost for City to provide this service is estimated to be about \$300 by Street Superintendent Jacobs. The applicant is requesting to partner with the City for the event and that the City provide the insurance that is required by ordinance. We have spoken with MPR, the City's insurance provider, concerning this request and will provide that information at the Board of Alderman meeting.

Recommendation: Staff recommends approval for this event as long as all State Laws and City Ordinances are followed. Additionally, if required, all City of Harrisonville business licenses will need to be obtained as well as any approvals from the Cass County Health Department for any food vendors.

A. Discussion Item (ID # 2057)

Christmas on the Square Event Permit

Attachments:

Event Permit Christmas on the Sq. 2015 (PDF)

SPECIAL EVENTS APPLICATION

A. FILING PERIOD: An application for an event permit shall be filed not less than seven (7) days prior to the meeting of the Board of Alderman at time applicant desires the issuance of a permit. Applicant must realize that, dependent upon the nature of the event and the scope of services being required of the City, the Board of Alderman may require additional time to review the permit application.

B. CONTENTS: The application for an event permit shall set forth the following information.

1. Organization: LOVE the Square
2. Name of Applicant: Scott Hansen
Address: 104 S. Independence, Harrisonville, MO
Phone: 816-550-6866 Cell: _____
3. Purpose of Event: Promote the Square & Holiday Kick off
4. Proposed date(s) and time(s) of Event: Dec. 5, 5-9 p.m.
5. Location(s) where event will be held: In, on, and around the Square.
6. Anticipated crowd size: 300
7. City services requested: (Please check all that apply) Provide detailed letter for these requests.
☐ Electricity ☐ Police Protection ☐ Traffic Control ☐ Ambulance Standby
☐ Cones ☒ Barricades ☐ Street or parking lot clean up
8. Any additional information: Trash bwn?
There will be a horse-drawn carriage & Rotary train giving free rides.
They would like the Sq. closed to traffic

APPROVED this _____ day of _____, 20 ____.

Chief of Police

City Clerk

Attachment: Event Permit Christmas on the Sq. 2015 (2057 : Christmas on the Square Event Permit)

Lighting
April McLaughlin

- Getting Bids
- Collecting Payments
- Logistics of Lights at Ceremony

Business Involvement
Scott Hansen

- Business Participation at Event

Pageant
LynnDa Roberts -
Sara Craig

- Recruiting Kids
- Transportation of Kids to Event
- Prizes for Kids

General Committee for Mayor's Christmas Tree Lighting
Chris Deal - Sheryl Stanley -
Scott Hansen

- Master Schedule for Event
- Mayor's participation
- City Involvement (Firetrucks, etc.)
- Organizing Street Closures

Music and Entertainment
Scott Hansen

- Choir for the Event
- Other Live Music
- Music on the Square Prior to Event

Games and Activities
Don Peters

- Games for Kids
- Horse and Trailer
- Heaters for Outside



TO: Board of Aldermen
FROM: Chris Deal, Parks Director
DATE: November 10, 2015
SUBJECT: Update on Trap & Skeet Lease Agreement

Type of Item: *Agreement*

B. Discussion Item (ID # 2056)

Update on Trap & Skeet Lease Agreement

Attachments:

Memo to BOA on Trap Skeet Lease Agreement 2015 Update (DOCX)

MEMO

6.B.a

TO: The Board of Alderman

CC: Mayor Hasek, Mike Tholen

FROM: Chris Deal, Parks and Recreation Director

DATE: November 10, 2015

RE: Update on Trap & Skeet Lease Agreement

On May 20th of 2013, the City of Harrisonville Park Board and the City of Harrisonville Board of Alderman approved a lease agreement between the City of Harrisonville Parks & Recreation Department and Heartland Trap & Wobble Skeet, Incorporated, for the lease of the Trap & Skeet Range owned by the City of Harrisonville.

Under that lease agreement, there is a provision for “early termination” by either the owner (City) or the Lessee (Heartland Trap & Wobble Skeet, Inc.). On Friday, November 5th I received a letter of termination request from Steve Sherrer, who is the owner of Heartland Trap & Wobble Skeet. The early termination notice is accepted by the Parks & Recreation Director and the Park Board has been informed. The owner Steve Sherrer has made many improvements to the Trap & Skeet Range and asked that I pass along his regrets to the early termination, but his full time job now has him traveling out of town and he is no longer able to fulfill the obligations of the Trap & Skeet Lease Agreement.

Parks & Recreation staff is preparing an RFP (Request for Proposal) that will be listed in the newspaper and social media outlets. With the many improvements that have been made on the Trap & Skeet Range, staff will be collecting information from similar facilities in order to update the industry standard cost of the lease and a percentage of sales and special events. The final results will be brought back to the Park Board and Board of Alderman for approval. The Park Board has agreed to this recommended process going forward.

Unfortunately, there has been a theft at the Trap & Skeet Range where two trap throwers were stolen that belong to the City of Harrisonville. This was discovered on Monday, November 9th and this falls under the current lessee (Steve Sherrer) responsibility to replace these items before final walk through of the facility is complete. Also reported stolen were other trap throwers, large batteries to operate the throwers and a riding lawn mower, but those items do not belong to the city. A police report was filed with the Cass County Sheriff Department as this is within their jurisdiction.

Staff will be present at the Board of Alderman meeting to answer any questions. Thank you.

Attachment: Memo to BOA on Trap Skeet Lease Agreement 2015 Update (2056 : Update on Trap & Skeet Lease Agreement)



TO: Board of Aldermen
FROM: Sheryl Stanley, Deputy City Clerk
DATE: November 10, 2015
SUBJECT: 2016 Water Sewer Refuse Rates

Type of Item: *Approval*

Attached is the ordinance setting the 2016 rates for water, sewer and solid waste serves as reflected in the proposed 2016 budget. The original ordinance was first read in September, and comes up for second reading now. If the Board wishes to followup on the discussion from the workshop November 9th, you could move to amend the existing ordinance by replacing it with the substitute we have prepared that includes the smaller rate increases. If that amendment is successful, you would then proceed to vote on the 2nd reading of the Council Bill, as amended.

Council Bill No. 076**Ordinance No.**

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY
OF HARRISONVILLE AS FOLLOWS: CHAPTER 700, SECTION 700.460 AND
SECTION 700.480 BY ESTABLISHING NEW RATES FOR MUNICIPAL
WATER SERVICES AND SEWER SERVICES AND TO ESTABLISH A NEW
SOLID WASTE COLLECTION SERVICE FEE AS AUTHORIZED BY
CHAPTER 240, SECTION 240.250.**

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

Section 1: That the following described water rates are hereby adopted by the amendment of Chapter 700, Utilities, Section 700.460 A., Rates Adopted, by the deletion of the old rates and the adoption of the following new rates. All other portions of this Section not set out herein shall remain unchanged.

Section 700.460: Water Rates

1. Commercial
 - a. For the first 1,000 gallons, a rate of \$14.45
 - b. For all in excess of 1,000 gallons, a rate of \$ 0.925 per 100 gallons or fraction thereof.
2. Residential
 - a. For the first 1,000 gallons, a rate of \$14.45
 - b. For all in excess of 1,000gallons, a rate of \$0.925 per 100 gallons or fraction thereof.

Section 2: That the following described sewer rates are hereby adopted by the amendment of Chapter 700, Utilities, Section 700.480 B, Basic Sewer Service Charge, by the deletion of the old rates and the adoption of the following new rates. All other portions of this Section not set out herein shall remain unchanged.

1. Commercial:
 - a. \$10.50 for the first 1,000 gallons
 - b. For all in excess of 1,000 gallons, \$ 0.685 per 100 gallons
2. Residential:
 - a. \$10.50 for the first 1,000 gallons
 - b. For all in excess of 1,000 gallons, \$ 0.685 per 100 gallons

Section 3: That the following described solid waste collection rate is hereby adopted as authorized by Chapter 240, Section 240.250:

Residential: For each dwelling unit, a charge of \$12.75 per month

Section 4: That this ordinance shall become effective for all billings due on or after January 1, 2016.

Vote taken as follows:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Read for the first time by title only on the 8th day of September, 2015. Read for the second time by title only on the 5th day of October 2015 and passed by the Board of Aldermen on the 5th day of October, 2015.

Brian Hasek, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Kim Hubbard, City Clerk

APPROVED by the Mayor this 5th day of October, 2015

Council Bill 076

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF HARRISONVILLE AS FOLLOWS: CHAPTER 700, SECTION 700.460 AND SECTION 700.480 BY ESTABLISHING NEW RATES FOR MUNICIPAL WATER SERVICES AND SEWER SERVICES AND TO ESTABLISH A NEW SOLID WASTE COLLECTION SERVICE FEE AS AUTHORIZED BY CHAPTER 240, SECTION 240.250.

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

Section 1: That the following described water rates are hereby adopted by the amendment of Chapter 700, Utilities, Section 700.460 A., Rates Adopted, by the deletion of the old rates and the adoption of the following new rates. All other portions of this Section not set out herein shall remain unchanged.

Section 700.460: Water Rates

1. Commercial
 - a. For the first 1,000 gallons, a rate of \$13.90
 - b. For all in excess of 1,000 gallons, a rate of \$ 0.900 per 100 gallons or fraction thereof.
2. Residential
 - a. For the first 1,000 gallons, a rate of \$13.90
 - b. For all in excess of 1,000gallons, a rate of \$0.900 per 100 gallons or fraction thereof.

Section 2: That the following described sewer rates are hereby adopted by the amendment of Chapter 700, Utilities, Section 700.480 B, Basic Sewer Service Charge, by the deletion of the old rates and the adoption of the following new rates. All other portions of this Section not set out herein shall remain unchanged.

1. Commercial:
 - a. \$10.55 for the first 1,000 gallons
 - b. For all in excess of 1,000 gallons, \$ 0.690 per 100 gallons
2. Residential:
 - a. \$10.55 for the first 1,000 gallons
 - b. For all in excess of 1,000 gallons, \$ 0.690 per 100 gallons

Section 3: That the following described solid waste collection rate is hereby adopted as authorized by Chapter 240, Section 240.250:

Residential: For each dwelling unit, a charge of \$12.65 per month

Section 4: That this ordinance shall become effective for all billings due on or after January 1, 2016.

Vote taken as follows:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Read for the first time by title only on the 8th day of September, 2015. Read for the second time as amended on the 16th day of November 2015and passed by the Board of Aldermen on the 16th day of November, 2015.

Brian Hasek, Mayor & Ex-Officio
Chairman of the Board of Aldermen

Attachment: Council Bill 076 Amended (2054 : 2016 Water Sewer Refuse Rates)

ATTEST:

Kim Hubbard, City Clerk

APPROVED by the Mayor this 16th day of November, 2015

300 E. Pearl Street, P.O. Box 367 • Tel: 816-380-8900 • Fax: 816-380-8906 • Harrisonville, MO 64701

To: Mayor and Board of Alderman
From: Marcella McCoy, Finance Director
Date: November 16, 2015
Subject: Water/Sewer/Refuse rates

INTRODUCTION

This memo is to provide additional input based on the work session discussion from Monday, November 9, 2015.

DISCUSSION

During the work session discussion Monday, November 9, 2015 there were questions and comments about past rate increases. The utility rate tool used to capture past actual history and assist in projecting future cash flows starts in 2006. Changes in rates for each fiscal year are located at the top of the spreadsheet included. There have been rate increases, decreases and years with no change since 2006.

Also during the time from 2006 to 2009 there were sales to Water District 10 and the hospital. Both of which were contributors to the total revenue generated. So revenue steadily increased in the years 2007 to 2009 as rates changed. In 2010, Water District 10 no longer contributes, therefore the consumption, production and revenue drops. There is also a significant drop in the water demand in 2010 because the hospital moved out of the service area as well. Fluctuations in demand varied after that based on climate changes.

RECOMMENDATION/ACTION REQUESTED

Data provided for you information and review.

Water System Balance Sheet
Proposed Rates and Income

Last Updated: 11-04-15

Unaccounted for Water loss: 10.00%
Projected Growth in Water Sales 0.18%
Page 1 of 2

Year	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Sewer Rates per Month											
First 1,000 gallons	\$8.80	\$8.98	\$9.16	\$10.63	\$10.63	\$10.36	\$10.36	\$10.36	\$10.40	\$10.45	\$10.55
Each Additional 1,000 gallons	\$5.7000	\$5.8140	\$5.9300	\$6.8790	\$6.879	\$6.7070	\$6.7070	\$6.7070	\$6.75	\$6.80	\$6.90
Avg. 4,000 gallon monthly bill	\$25.90	\$26.42	\$26.95	\$31.27	\$31.27	\$30.48	\$30.48	\$30.48	\$30.65	\$30.85	\$31.25
4,000 gallon monthly bill, avg. change		2.0%	2.0%	16.0%	0.0%	-2.5%	0.0%	0.0%	0.6%	0.7%	1.3%
Increase in monthly sewer bill	-\$1.35	\$0.52	\$0.53	\$4.32	\$0.00	-\$0.79	\$0.00	\$0.00	\$0.17	\$0.20	\$0.40
Water Rates Per Month											Rate increase refle
First 1,000 gallons	\$9.00	\$9.71	\$10.51	\$11.41	\$11.41	\$11.12	\$11.12	\$11.12	\$11.15	\$13.40	\$13.90
Each Additional 1,000 gallons	\$4.8350	\$5.5430	\$6.3410	\$7.2360	\$7.2360	\$7.0550	\$7.0550	\$7.0550	\$7.10	\$8.55	\$9.00
Bulk Sales	\$0.4902	\$0.5666	\$0.6482	\$0.6482	\$0.6482	\$0.7143	\$0.7143	\$0.7143	\$0.7143	\$0.7143	\$0.0000
Avg. 4,000 gallon monthly bill	\$23.51	\$26.34	\$29.53	\$33.12	\$33.12	\$32.29	\$32.29	\$32.29	\$32.45	\$39.05	\$40.90
4,000 gallon monthly bill, avg. change		12.0%	12.1%	12.2%	0.0%	-2.5%	0.0%	0.0%	0.5%	20.3%	4.7%
Wholesale Sales (First 1,000 gallons)	\$9.0000	\$9.7100	\$10.5100	\$11.4100	\$11.4100	\$11.12	\$11.12	\$11.12	\$11.15	\$13.40	\$13.90
Wholesale Sales (1,000+ gallons)	\$4.8350	\$5.5430	\$6.3410	\$7.2360	\$7.2360	\$7.06	\$7.06	\$7.06	\$7.10	\$8.55	\$9.00
Reconnection Fee	\$400	\$400	\$400	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Increase in monthly water bill	\$0.00	\$2.83	\$3.19	\$3.59	\$0.00	-\$0.83	\$0.00	\$0.00	\$0.16	\$6.60	\$1.85
Increase in monthly water/sewer bill	\$0.00	\$3.35	\$3.72	\$7.91	\$0.00	-\$1.62	\$0.00	\$0.00	\$0.33	\$6.80	\$2.25
% Change in water/sewer bill:	0.0%	6.8%	7.1%	14.0%	0.0%	-2.5%	0.0%	0.0%	0.5%	10.8%	3.2%

INCOME											
Year	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Number of Connections *	3,978	3,999	3,980	3,978	3,984	3,966	3,941	3,957	3,965	3,962	3,969
Total Water Demand (Gallons)	431,815,531	442,726,700	411,363,500	373,521,110	318,070,718	322,033,940	344,026,780	318,713,527	297,642,234	298,172,615	298,703,942
Water Treatment Plant Finished Water	522,535,000	534,944,000	503,070,000	428,840,000	371,798,000	387,973,000	382,519,000	350,814,000	336,557,000	323,000,000	330,000,000
Wholesale Water Sales	62,556,900	60,117,600	55,804,800	53,564,800	0	0	0	0	0	0	0
Bulk Water Sales	1,300,000	205,000	767,500	368,000	166,000	166,000	0	0	0	0	0
Purchased Water	0	0	0	0	0	0	0	0	0	0	0
Total Water Sales (\$)	\$ 2,597,887	\$ 2,988,420	\$ 3,165,766	\$ 3,292,319	\$ 2,503,657	\$ 2,468,331	\$ 2,619,677	\$ 2,441,530	\$ 2,307,070	\$ 2,779,964	\$ 2,921,716
Commercial and Residential Total Sales (\$)	\$ 2,286,649	\$ 2,654,000	\$ 2,807,567	\$ 2,902,049	\$ 2,501,110	\$ 2,465,387	\$ 2,619,347	\$ 2,441,530	\$ 2,305,943	\$ 2,779,964	\$ 2,921,716
0 to 1,000 gallons	\$ 429,624	\$ 465,963	\$ 501,958	\$ 544,668	\$ 545,489	\$ 529,156	\$ 525,876	\$ 527,978	\$ 530,472	\$ 637,090	\$ 662,039
1,001+ gallons	\$ 1,857,025	\$ 2,188,037	\$ 2,305,610	\$ 2,357,381	\$ 1,955,621	\$ 1,936,230	\$ 2,093,471	\$ 1,913,553	\$ 1,775,470	\$ 2,142,875	\$ 2,259,677
Water Dist. Wholesale Sales (\$)	\$ 302,513	\$ 333,282	\$ 353,908	\$ 387,645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
First 1000 gallons	\$ 108	\$ 117	\$ 126	\$ 137							
1,000+ gallons	\$ 302,405	\$ 333,165	\$ 353,782	\$ 387,508							
Bulk Sales (\$)	\$ 8,726	\$ 1,139	\$ 4,290	\$ 2,626	\$ 2,547	\$ 2,944	\$ 330	\$ -	\$ 1,127	\$ -	\$ -
Estimated Water Sales	\$ 2,597,887	\$ 2,988,420	\$ 3,165,766	\$ 3,292,319	\$ 2,503,657	\$ 2,468,331	\$ 2,619,677	\$ 2,441,530	\$ 2,307,070	\$ 2,779,964	\$ 2,921,716
ual/Budget/Projected Water Sales	\$ 2,038,124	\$ 2,252,104	\$ 2,490,580	\$ 2,530,710	\$ 2,547,853	\$ 2,478,431	\$ 2,660,234	\$ 2,451,298	\$ 2,397,648	\$ 3,024,000	\$ 3,050,000

Water System Balance Sheet
Proposed Rates and Income

Last Updated: 11-04-15

Unaccounted for Water loss:
Projected Growth in Water Sales

10.00%
0.18%

Page 2 of 2

Year	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Total Sewer Fees (\$)	\$ 1,952,554	\$ 2,037,440	\$ 1,946,800	\$ 2,076,263	\$ 1,809,672	\$ 1,781,497	\$ 1,883,080	\$ 1,765,307	\$ 1,676,353	\$ 1,689,827	\$ 1,715,176
0 to 1,000 gallons	\$ 420,077	\$ 430,932	\$ 437,482	\$ 507,510	\$ 508,276	\$ 492,991	\$ 489,935	\$ 491,893	\$ 494,790	\$ 496,835	\$ 502,483
1,001+ gallons (Calculated Assuming 70% of water sold is subject to sewer fee)	\$ 1,532,477	\$ 1,606,508	\$ 1,509,318	\$ 1,568,753	\$ 1,301,396	\$ 1,288,506	\$ 1,393,145	\$ 1,273,414	\$ 1,181,563	\$ 1,192,992	\$ 1,212,693
Estimated Sewer Fees	\$ 1,952,554	\$ 2,037,440	\$ 1,946,800	\$ 2,076,263	\$ 1,809,672	\$ 1,781,497	\$ 1,883,080	\$ 1,765,307	\$ 1,676,353	\$ 1,689,827	\$ 1,715,176
Actual Sewer Fees	\$ 1,737,267	\$ 1,712,349	\$ 1,772,339	\$ 1,967,212	\$ 1,965,288	\$ 1,829,019	\$ 1,849,024	\$ 1,838,882	\$ 1,876,881	\$ 1,830,000	\$ 1,850,000
Other Revenue Sources/Transfers In	\$ 26,039	\$ -	\$ -	\$ -	\$ -	\$ 448,597	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental: Grants and Bond Proceeds	\$ 2,939,162	\$ 6,229	\$ -	\$ -	\$ 1,422,861	\$ 5,287,005	\$ 892,731	\$ -	\$ 10,000	\$ -	\$ 8,549,000
Connection Fees and Bulk Water Sales	\$18,503	\$4,071	\$11,310	\$4,626	\$24,353	\$12,251	\$27,237	\$4,625	\$15,671	\$8,950	\$8,950
Miscellaneous Income	\$71,816	\$40,327	\$60,766	\$46,587	\$60,296	\$80,967	\$88,150	\$181,634	\$160,392	\$1,739,537	\$58,880
Interest Income	\$51,894	\$103,654	\$67,296	\$25,787	\$7,549	\$14,291	\$15,671	\$23,120	\$33,461	\$14,000	\$60,000
Licenses and Permits	\$8,379	\$8,016	\$8,292	\$8,179	\$4,097	\$5,252	\$5,539	\$5,039	\$5,400	\$5,500	\$5,500
TOTAL INCOME	\$7,666,232	\$5,188,157	\$5,260,230	\$5,453,762	\$5,832,485	\$10,098,190	\$5,532,084	\$4,421,255	\$4,208,346	\$6,237,778	\$13,319,223

Water System Balance Sheet
Expenses

EXPENSE											
Year	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Capital Improvement	\$2,264,965	\$571,401	\$183,069	\$1,018,556	\$2,774,349	\$4,236,006	\$1,097,318	\$357,546	\$862,660	\$2,809,781	\$8,090,000
Wholesale Water Purchase											
WTP O&M	\$619,043	\$605,218	\$723,887	\$677,866	\$744,502	\$698,569	\$621,436	\$639,081	\$675,091	\$659,965	\$683,109
Distribution and Meters O&M	\$504,591	\$584,326	\$679,848	\$579,347	\$707,409	\$655,382	\$648,491	\$623,316	\$728,479	\$784,577	\$740,668
Administrative (Includes Debt Service)	\$1,393,663	\$1,441,852	\$1,495,137	\$1,980,168	\$1,781,705	\$1,797,689	\$1,831,036	\$1,822,723	\$1,668,670	\$1,599,381	\$2,132,629
Lake Harrisonville	\$20,485	\$22,036	\$24,078	\$23,759	\$21,637	\$8,946	\$5,476	\$0	\$0	\$0	\$0
Waste Water Treatment	\$500,765	\$628,669	\$837,797	\$702,432	\$681,320	\$674,508	\$545,667	\$540,348	\$609,811	\$750,525	\$730,675
TOTAL EXPENSE	\$5,303,513	\$3,853,502	\$3,943,815	\$4,982,128	\$6,710,922	\$8,071,099	\$4,749,423	\$3,983,013	\$4,544,711	\$6,604,229	\$12,377,081
Beginning Fund Balance	\$11,765,670	\$9,402,950	\$8,068,296	\$6,751,881	\$6,280,247	\$7,158,685	\$5,131,594	\$4,348,933	\$4,935,547	\$4,599,182	\$4,232,731
Change in Fund Balance	\$2,362,720	\$1,334,654	\$1,316,415	\$471,634	-\$878,438	\$2,027,091	\$782,661	\$438,242	-\$336,365	-\$366,451	\$942,142
Ending Fund Balance	\$9,402,950	\$8,068,296	\$6,751,881	\$6,280,247	\$7,158,685	\$5,131,594	\$4,348,933	\$3,910,691	\$4,599,182	\$4,232,731	\$5,174,873
Auditor's Fund Balance (Fund Basis) 12-31-2014											



TO: Board of Aldermen
FROM: Sheryl Stanley, Deputy City Clerk
DATE: November 10, 2015
SUBJECT: An Ordinance to Amend Chapter 405 of the Zoning Regulations

Type of Item: *Approval*

Council Bill No. 088, Second Reading

Ordinance No.

An Ordinance to Amend Chapter 405, Sections 405.275 and 405.315 of the Zoning Regulations regarding Permitted Uses of the City of Harrisonville, Missouri

WHEREAS, the Planning and Zoning Commission of the City of Harrisonville, Missouri, held a public hearing in the regard to certain sections of the zoning regulations; and

WHEREAS, the Planning and Zoning Commission has recommended to the Board of Aldermen that certain sections of the zoning regulations be amended as set forth below; and

WHEREAS, the City of Harrisonville Board of Aldermen, after careful and due deliberation, concludes that amending the Zoning Regulations as set forth below would be in the best interest of the City.

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

Section 1: That Section 405.060 of the Zoning Ordinance (Establishment of Districts) of the City of Harrisonville, Missouri, shall be amended by adding the following zoning districts:

“District R-1B	Near Downtown Single-Family Neighborhood District”
“District R-2B	Near Downtown Two-Family Neighborhood District”

Section 2: That Section 405.147 of the Zoning Ordinance of the City of Harrisonville, Missouri, shall be established by adding the following section.

“SECTION 405.147. DISTRICT “R-1B” NEAR DOWNTOWN SINGLE-FAMILY NEIGHBORHOOD DISTRICT.”

A. Intent.

The intent of this district is to promote single-family neighborhood development in a compact and walkable pattern in close proximity to downtown. The standards of this district enable the original development patterns of the near downtown neighborhoods and encourage new development with a compatible character, scale and pattern as the original lots and structures. The standards also facilitate effective transitions between

residences and businesses that maintain the neighborhood character near downtown and on significant corridors.

B. Permitted Uses.

In District “R-1B”, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one (1) or more of the following uses:

1. Dwellings, one-family.
2. Parks and playgrounds, including recreation or service buildings and swimming pools, which are owned or operated by a governmental agency.
3. Public schools, elementary and high, and private schools with curriculum equivalent to that of a public elementary or high school and institutions of higher learning, including stadiums and dormitories in conjunction, if located on the campus.
4. Golf courses and clubhouses appurtenant thereto (except miniature golf courses, driving ranges and other similar activities operated as a business).
5. Railroad rights-of-way, not including railroad yards.
6. Churches and synagogues.

C. Height and Area Regulations.

In District “R-1B”, the height of buildings, the minimum dimension of lots and yards and the minimum lot area per family permitted on any lot shall be as follows:

1. *Height.* Building or structures shall not exceed two and one-half (2½) stories or thirty-five (35) feet in height except that on lots having a natural slope, a full three (3) stories may be exposed above grade on the downhill side.
2. *Front yards.* Any building hereafter constructed shall provide for a front yard, the minimum depth of which shall be twenty-five (25) feet.
3. *Side yards.* There shall be a side yard on each side of the dwelling no less than five (5) feet. Buildings on corner lots shall provide a side yard on the street side of not less than ten (10) feet.
4. *Rear yards.* The depth of the rear yard shall be at least thirty (30) feet.

5. *Lot area per family.* Every dwelling hereafter erected, moved or altered shall provide a lot area of not less than five thousand (5,000) square feet per family.
6. *Width.* The width of a lot measured at the front building line shall be not less than fifty (50) feet.
7. *Depth.* The depth of a lot shall be not less than one-hundred (100) feet.
8. *Building Coverage.* The building coverage shall not exceed thirty-five percent (35%).

D. Parking Regulations.

Two (2) off-street parking spaces shall be provided for each single-family dwelling, at least one (1) of which shall be in a garage or carport.

E. Design Standards.

1. *Driveway & Parking*

Garages and driveways shall be limited in width to prevent wide curb-cuts and disruption of the overall streetscape design along a block:

- a. Parking and garages shall be located in the rear portion of the lot, and accessed by an alley where practical.
- b. Side-entry or front-loaded garages may be permitted provided the garage is set back at least 10' behind the front building line of the primary structure, and doors occupy no more than 35% of the front façade.
- c. Driveway width shall be limited to no more than 20% of the lot width in front of the front building line.
- d. Driveways may expand up to a maximum of 20' wide for an entry pad to any side entry or front-loaded garage that is permitted.
- e. Where access is limited by these standards, alley access or shared driveways shall be used.

2. *Building Scale and Mass*

The mass of the principle structure shall be composed to avoid large blank walls along the streetscape or within close proximity to abutting lot lines. The use of off-set, wings and setbacks shall be used to break up the volume of structures within the permitted building envelope.

- a. No wall plane at or within 5' of the front or side setback shall be greater than 600 square feet without being interrupted by any of the following:
 - (1) Architectural features such as structural bays, dormers, belvederes, chimneys or cupolas.
 - (2) Porches, porticos or other enhanced entry features.
 - (3) Off-sets or setbacks of the structure by at least 3 feet.
- b. Structures larger than permitted above should use compound massing with primary masses and secondary masses or wings.

3. *Building Orientation*

The principle structure shall relate to the neighborhood streetscape and contribute pedestrian-scale details along the block:

- a. All lots shall have at least a 4' wide walkway connecting the sidewalk (or street) to the entry of the house.
- b. All primary structures shall have a front entry feature oriented to the streetscape. Entry features may include a single-story porch, stoop, or portico.
 - (1) Porches shall be at least 8' deep, and 80 square feet, and elevate 1' to 3' above the grade. Unenclosed porches may encroach into the front setback up to 10'.
 - (2) Stoops shall be at least 6' deep, and 48 square feet, elevate 1' to 3' above the grade, and be accompanied by ornamental railings and architectural details on the door that enhance and accompany the character and materials of the structure. Unenclosed stoops may encroach into the front setback up to 8'.
 - (3) Porticos shall be at least 6' deep, and 48 square feet, elevate 1' to 3' above the grade. Porticos shall be designed with the same materials and characteristics as the principle structure.

F. Additional Uses.

To create more effective transitions between downtown and neighborhoods and allow more flexibility for uses along entry corridors, lots zoned R-1B, which front on Mechanic Street or Independence Street, shall be eligible for the following additional uses.

1. *Eligible Uses.* The following additional uses are permitted in the R-1B district on lots that front on Mechanic Street or Independence Street.

a. Offices to be used for:

- (1) Administrative functions of companies, corporations, social or philanthropic organizations or societies.
- (2) Architects and Planners.
- (3) Brokers and Accountants.
- (4) Financial Services.
- (5) Insurance Offices.
- (6) Engineers and Surveyors.
- (7) Dentists.
- (8) Lawyers.
- (9) Chiropractors.
- (10) Psychologists and Psychiatrists.

b. Barbers, Beauty Shops and Hairdressers.

c. Interior decorators.

d. Photographers.

e. Artists.

f. Seamstress and Tailoring.

2. *Special Approvals.*

The following additional uses are permitted in the R-1B district on lots that front on Mechanic Street or Independence Street, through special approval process.

a. Bed and Breakfast

b. Bridal Shops

c. Coffee Shops

- d. Cultural Exhibits and Services
- e. Flower Shops
- f. Gift Shops
- g. Jewelry Stores
- h. Libraries
- i. Real Estate Offices

The applicant shall obtain written permission from all property owners and/or residents within one-hundred and twenty (120) feet of the applicant's property. Provided written permission cannot be obtained from all adjoining property owners and/or residents, the applicant may request a special use permit under the provisions of Section 405.525, Special Use Permits. Furthermore, provided written permission has been granted for one of these commercial uses, and a written complaint regarding the commercial use has been filed with the City, the Board of Aldermen, following review of the evidence supporting the complaint, may allow the business to remain on the property, require that the commercial use be removed from the property, or grant conditional approval for the business to stay on the property.

3. *Design*

- a. Additional commercial uses shall only be allowed in structures designed primarily for residential use. Rehabilitation, additions or construction of new buildings that undermine the residential character are prohibited.
- b. All buildings and sites shall meet the residential design standards specified in subsection E.

4. *Parking and Driveway Standards*

Parking shall be provided according to Section 405.565. However, the design, location and access of parking shall be discreet and any use proposed for a lot that cannot obtain adequate parking, access or follow appropriate access management standards shall not be used for commercial purposes.

- a. All parking areas shall be setback from the lot line by at least 5 feet from the side or rear yard property lines.

- b. Any parking needs beyond what can be accommodated in a residential driveway shall be located behind the principle structure.
- c. All parking shall be paved with a minimum of 2 inches of concrete or asphalt. Curbs may not be required in order to maintain the areas residential character.
- d. Any parking area over 8 spaces shall be screened from adjacent property by a combination of fences and landscape screens.
- e. Additional access points to Mechanic Street or Independence Street will not be allowed. Access to businesses shall be off an alley or other acceptable road.

5. *Performance Standards*

Additional uses allow for the introduction of small-scale, low-intensity uses into residentially designed structures and lots. Any use, regardless of if it is listed as additional eligible uses above, shall be prohibited if it cannot meet the following performance criteria:

- a. Small scale uses shall not expand or require any additions or accessory structures that are not in keeping with the size and setback requirements of homes in the area, or as otherwise required by the lot and design standards of the R-1B district.
- b. No equipment shall be kept on the premises outside a building.
- c. No merchandise shall be handled or displayed except inside buildings.
- d. One unilluminated sign of no more than 3 square feet may be permitted. The sign shall be wood and meet all other standards of the City sign ordinance.
- e. All lighting shall be arranged to direct light away from abutting property and the right-of-way. No glare shall be created. Lighting shall be similar to that of a residential use.
- f. No deliveries shall be made between the hours of 6:00 P.M. and 8:00 A.M.

G. *Historic Overlay.*

Certain areas within the near downtown neighborhoods have a unique character and consistent replication of historic development patterns and structures. In order to encourage the restoration of historic Harrisonville and encourage the development or redevelopment of vacant lots within these areas that preserves these characteristics, property owners may petition for the designation of a historic overlay within the R-1B district. This overlay should be of sufficient size and extent to protect observable and

distinct characteristics. The overlay should be initiated at the property owners' petition and upon further study and documentation of these patterns, such as:

1. Variations on, or enhancements of, any of the basic lot and design features of the area.
2. Roof forms, such as gable, gothic, hip, hip and valley, mansard, or spires.
3. Architectural embellishments such as dormers, belvederes, masonry chimneys, cupolas.
4. Characteristics of specific architectural styles such as window and door design and orientation; primary, secondary or accent materials; scale and massing of main masses, secondary masses or wings.
5. Landscape design and outside space features that related the building or site to the neighborhood streetscape.
6. Any other important details of architecture or neighborhood design documented as important patterns for the history and integrity of the area.

Designation of an overlay shall be considered an amendment to the R-1B zoning of any proposed properties, and follow all other procedures required by these regulations.

Section 3: That Section 405.147 of the Zoning Ordinance of the City of Harrisonville, Missouri, shall be established by adding the following section.

“SECTION 405.177. DISTRICT “R-2B” NEAR DOWNTOWN TWO-FAMILY NEIGHBORHOOD DISTRICT.”

A. Intent.

The intent of this district is to promote Two-family neighborhood development in a compact and walkable pattern in close proximity to downtown. The standards of this district enable the original development patterns of the near downtown neighborhoods and encourage new development with a compatible character, scale and pattern as the original lots and structures. The standards also facilitate effective transitions between residences and businesses that maintain the neighborhood character near downtown and on significant corridors.

B. Permitted Uses.

In District “R-2B”, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one (1) or more of the following uses:

1. Dwelling, one-family.
2. Dwelling, two-family.
3. Parks and playgrounds, including recreation or service buildings and swimming pools, which are owned or operated by a governmental agency.
4. Public schools, elementary and high, and private schools with curriculum equivalent to that of a public elementary or high school and institutions of higher learning, including stadiums and dormitories in conjunction, if located on the campus.
5. Golf courses and clubhouses appurtenant thereto (except miniature golf courses, driving ranges and other similar activities operated as a business).
6. Railroad rights-of-way, not including railroad yards.
7. Churches and synagogues.

C. Height and Area Regulations.

In District “R-2B”, the height of buildings, the minimum dimension of lots and yards and the minimum lot area per family permitted on any lot shall be as follows:

1. *Height.* Building or structures shall not exceed two and one-half (2½) stories or thirty-five (35) feet in height except that on lots having a natural slope, a full three (3) stories may be exposed above grade on the downhill side.
2. *Front yards.* Any building hereafter constructed shall provide for a front yard, the minimum depth of which shall be twenty-five (25) feet.
3. *Side yards.* There shall be a side yard on each side of the dwelling no less than five (5) feet. Buildings on corner lots shall provide a side yard on the street side of not less than ten (10) feet.
4. *Rear yards.* The depth of the rear yard shall be at least thirty (30) feet.
5. *Lot area per family.* Every dwelling hereafter erected, moved or altered shall provide a lot area of not less than five thousand (5,000) square feet per family.

6. *Width.* The width of a lot measured at the front building line shall be not less than fifty (50) feet.
7. *Building Coverage.* The building coverage shall not exceed thirty-five percent (35%).

D. Parking Regulations.

Two (2) off-street parking spaces shall be provided for each Two-family dwelling, at least one (1) of which shall be in a garage or carport.

E. Design Standards.

1. *Driveway & Parking*

Garages and driveways shall be limited in width to prevent wide curb-cuts and disruption of the overall streetscape design along a block:

- a. Parking and garages shall be located in the rear portion of the lot, and accessed by an alley where practical.
- b. Side-entry or front-loaded garages may be permitted provided the garage is setback at least 10' behind the front building line of the primary structure, and doors occupy no more than 35% of the front façade.
- c. Driveway width shall be limited to no more than 20% of the lot width in front of the front building line.
- d. Driveways may expand up to a maximum of 20' wide for an entry pad to any side entry or front-loaded garage that is permitted.
- e. Where access is limited by these standards, alley access or shared driveways shall be used.

2. *Building Scale and Mass*

The mass of the principle structure shall be composed to avoid large blank walls along the streetscape or within close proximity to abutting lot lines. The use of off-set, wings and setbacks shall be used to break up volume of structures within the permitted building envelope.

- a. No wall plane at or within 5' of the front or side setback shall be greater than 600 square feet without being interrupted by any of the following:

- (1) Architectural features such as structural bays, dormers, belvederes, chimneys or cupolas.
- (2) Porches, porticos or other enhanced entry features.
- (3) Off-sets or setbacks of the structure by at least 3 feet.
- b. Structures larger than permitted above should use compound massing with primary masses and secondary masses or wings.

3. *Building Orientation*

The principle structure shall relate to the neighborhood streetscape and contribute pedestrian-scale details along the block:

- a. All lots shall have at least a 4' wide walkway connecting the sidewalk (or street) to the entry of the house.
- b. All primary structures shall have a front entry feature oriented to the streetscape. Entry features may include a single-story porch, stoop, or portico.
 - (1) Porches shall be at least 8' deep, and 80 square feet, and elevate 1' to 3' above the grade. Unenclosed porches may encroach into the front setback up to 10'.
 - (2) Stoops shall be at least 6' deep, and 48 square feet, elevate ornamental railings and architectural details on the door that enhance and accompany the character and materials of the structure. Unenclosed stoops may encroach into the front setback up to 8'.
 - (3) Porticos shall be at least 6' deep, and 48 square feet, elevate 1' to 3' above the grade. Porticos shall be designed with the same materials and characteristics as the principle structure.

F. *Additional Uses.*

To create more effective transitions between downtown and neighborhoods and allow more flexibility for uses along entry corridors, lots zoned R-2B which front on Mechanic Street or Independence Street shall be eligible for the following additional uses.

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5. Landscape design and outside space features that related the building or site to the neighborhood streetscape.
6. Any other important details of architecture or neighborhood design documented as important patterns for the history and integrity of the area.

Designation of an overlay shall be considered an amendment to the R-2B zoning of any proposed properties, and follow all other procedures required by these regulations.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 5. Effective Date. That this order shall become effective immediately upon its passage and approval.

READ TWO TIMES BY TITLE ONLY ON NOVEMBER ____, 2015 AND PASSED BY THE BOARD OF ALDERMEN THIS ____ DAY OF NOVEMBER, 2015.

Brian Hasek, Mayor & Ex-Officio

Chairman of the Board of Aldermen

ATTEST:

Kim Hubbard, City Clerk

APPROVED by the Mayor this _____ day of November, 2015.