AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
SEPTEMBER 6, 2016
7:00 PM

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

2. **Present**

    A. **Roll Call**

3. **Ceremonial Matters**

    A. **A Proclamation Designating October 14 & 15, 2016 as Pink-Tober-Fest Weekend in Harrisonville**

    B. **Service Award honoring Donna Crow, Finance Department, for 25 years**

4. **Public Participation**

5. **Approval of Minutes**

    A. **Board of Aldermen - Budget Meeting - Aug 15, 2016 6:00 PM**

    B. **Board of Aldermen - Regular Meeting - Aug 15, 2016 7:00 PM**

    C. **Attachment-August 15, 2016 Minutes-Public Participation-EEZ Board Abatements-Dan Erholtz, Assistant Superintendent Harrisonville Schools**

6. **Agenda Items**

    A. **Appointment of Alderman Clint Long to the Towne Center TDD Board of Directors**

    B. **Suspension Hearing - Sales Tax Revocation Notice**

    C. **Special Event Permit: HHS Homecoming Parade 2016, September 23, 2016**

    D. **Special Event Permit: Burnt District Festival 5 K, September 30, 2016**

    E. **Fiscal Year 2017 Tax Levy Public Hearing**

F. Council Bill 059: An Ordinance Levying A Tax For The Current Expense Of The City Of Harrisonville, Missouri, Upon Real Property And All Tangible Personal Property Of Whatsoever Nature And Character Subject To Taxation By The City Of Harrisonville For Such Purposes; Also, Levying A Special Tax Upon The Afore Described Properties For Public Parks; For A Total Tax Levy Of $.7060

G. Public Hearing for Rezoning Application of Richard T. Hawkins for property located at 901 S. Oakland, from R-1 to C-2

H. Council Bill 062: AN ORDINANCE TO APPROVE THE REZONING OF A PROPERTY GENERALLY LOCATED AT 902 S. OAKLAND STREET FROM "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "C-2" SERVICE BUSINESS DISTIRCT.

I. Council Bill 063: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING THE HAWKINS ADDITION PRELIMINARY PLAT, A PROPOSED SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

J. Council Bill 064: AN ORDINANCE TO ACCEPT THE FINAL PLAT OF HAWKINS ADDITION, BEING A REPLAT OF PART OF LOT 1, "DAVIS ADDITION" & AN ADDITIONAL TRACT IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI

K. Council Bill 065: A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH CAPITAL ELECTRIC LINE BUILDERS, INC., TO MAKE REPAIRS AND UPGRADES TO THE TRAFFIC SIGNAL LIGHT LOCATED AT COMMERCIAL AND LOCUST STREETS IN AN AMOUNT NOT TO EXCEED $15,600

L. Council Bill 066: AN ORDINANCE AMENDING CHAPTER 700 OF THE CODE OF ORDINANCES FOR THE CITY OF HARRISONVILLE, MISSOURI, BY ADDING SECTION 700.385 BILLING ADJUSTMENTS

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 -- Legal (RSMo. 610.021 (1))

12. Adjourn From Regular Session

Posted on City Hall Bulletin Board this 2nd day of September 2016

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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

City of Harrisonville est. 1836

STAFF REPORT

TO: **Board of Aldermen**

FROM: **Sheryl Stanley, Deputy City Clerk**

DATE: **August 24, 2016**

SUBJECT: **Pink Tober Fest Proclamation**

Type of Item: *Proclamation*

The Cass County Coalition of Chambers is working with all cities in the county to designate the weekend of October 14 & 15, 2016 as Pink-Tober Fest Weekend. We are happy to join in this worthy program. A copy of the proclamation is attached.

A. Action Item (ID # 2306)

A Proclamation Designating October 14 & 15, 2016 as Pink-Tober-Fest Weekend in Harrisonville

Attachments:

Pink Tober Fest Proclamation(PDF)

City of Harrisonville est. 1836

PROCLAMATION

PINK-TOBER-FEST WEEKEND

October 14-15, 2016

Whereas, Breast Cancer Awareness Month is celebrated annually during the month of October, and

Whereas, the local business community has become a powerful force for good in Harrisonville and more people and more businesses are working together across the city, and

Whereas, Pink-Tober-Fest, is a way to celebrate the uniqueness, community spirit and economic impact that the businesses of Harrisonville bring to our area, and

Whereas, Harrisonville's small businesses are primed and ready to help their customers kick start the holiday shopping season, and

Whereas, these very same Harrisonville businesses are also ready to serve their communities and help further a great cause, and fight for a cure,

NOW, THEREFORE, I, Brian Hasek, Mayor of the City of Harrisonville do hereby proclaim Friday, October 14, and Saturday, October 15, 2016 as Pink-Tober-Fest Weekend in Harrisonville and encourage all residents to support their local businesses, support a great cause, and FIGHT FOR A CURE!

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Brian Hasek, Mayor

City of Harrisonville est. 1836

STAFF REPORT

TO: **Board of Aldermen**

FROM: **Sheryl Stanley, Deputy City Clerk**

DATE: **August 17, 2016**

SUBJECT: **Service Award - Donna Crow**

Type of Item: *Presentation*

Donna Crow, City Collector, joined the city on August 19, 1991 and is honored tonight for 25 years of service to the residents of Harrisonville.

B. Action Item (ID # 2302)

Service Award honoring Donna Crow, Finance Department, for 25 years

Attachments:

Donna Crow (PDF)

Presented by the Mayor and the Harrisonville Board of Aldermen to

Donna Crow

In Grateful Appreciation for

25 Years

Of Dedicated Service to

City of Harrisonville est. 1836

September 6, 2016

Brian Hasek, Mayor

Attachment: Donna Crow (2302 : Service Award - Donna Crow)

City of Harrisonville est. 1836

DRAFT

MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
BUDGET MEETING
CITY HALL
AUGUST 15, 2016
6:00 PM

1. Call to Order & Roll Call

Attendee Name	Organization	Title	Status	Arrived
Judy Bowman	Harrisonville	Board Member	Present	
Clint Long	Harrisonville	Board Member	Present	
Josh Stafford	Harrisonville	Board Member	Present	
David Dickerson	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Judy Reece	Harrisonville	Board Member	Present	
Brad Bockelman	Harrisonville	Board Member	Present	
Brian Hasek	Harrisonville	Mayor	Present	

Others present: Interim City Administrator Mike Tholen, Assistant Public Works Director Eric Patterson, City Clerk Kim Hubbard, Public Information Officer Sheryl Stanley, Street Superintendent Rodney Jacobs, Finance Director Marcella McCoy and Parks & Recreation Director Chris Deal.

2. Agenda Items

A. 2017 Capital Improvement Plan (CIP)

Mr. Patterson reviewed the 2017 Capital Improvement Projects. Mr. Patterson reviewed the General, Electric and Water/Sewer Funds. It was noted that in previous years land has been used as a match for grant funding for the airport but the land has been exhausted. Mr. Tholen pointed out there are of a number items are not funded at this time but if funds become available there may be a need to reprioritize.

3. Adjourn From Budget Meeting

The meeting closed at 6:40 PM.

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Publish

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

ATTEST:

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Kim Hubbard, City Clerk

DRAFT

MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
AUGUST 15, 2016
7:00 PM

1. Call to Order & Pledge of Allegiance

2. Roll Call

Attendee Name	Organization	Title	Status	Arrived
Judy Bowman	Harrisonville	Board Member	Present	
Clint Long	Harrisonville	Board Member	Present	
Josh Stafford	Harrisonville	Board Member	Present	
David Dickerson	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Judy Reece	Harrisonville	Board Member	Present	
Brad Bockelman	Harrisonville	Board Member	Present	
Brian Hasek	Harrisonville	Mayor	Present	

Others Present: Interim Mike Tholen, City Attorney Jessie James (arrived at 7:02pm), Finance Director Marcella McCoy, Police Chief John Hofer, City Clerk Kim Hubbard, Public Information Officer Sheryl Stanley, Parks & Recreation Director Chris Deal, Street Superintendent Rodney Jacobs, Electric Department Director Keith Thomas, and Assistant Public Works Director Eric Patterson.

3. Ceremonial Matters

None.

4. Public Participation

Mayor Hasek announced that he would be enforcing the four (4) minute rule.

Obie Carl, 27917 S Bybee, Harrisonville, MO announced that there would be a ribbon cutting Love's Travel Center and McDonald's at 11:30 this Friday.

Barbara Yeager, 1004 Holly, Harrisonville, MO voiced her support of the 353 Tax Abatement for the old hospital on Mechanic.

Betty Catron, 1501 S. Edgevale Drive, Harrisonville, MO voiced her concerns regarding the alderman committees because Aldermen Josh Stafford, Judy Bowman and Marcia Milner were not appointed to any of them. Ms. Catron stated she felt this was not a fair representation.

Jeanette Bartles, 900 Eastwood Road, Harrisonville, MO expressed her support of the old hospital on Mechanic as an assisted living facility. Ms. Bartles asked for Aldermen Dickerson and Long for their support in this project.

Janet Barker, 25112 Cantrell Road, Harrisonville, MO urged the aldermen to support the proposed assisted living facility that is planned to go into the old hospital on Mechanic Street.

Vanessa Hargrave, 504 N. Independence, read the attached letter from Dan Erholtz, Assistant Superintendent of Harrisonville Schools supporting the EEZ tax abatements to prospective businesses that qualify.

Jack Cotton, 876 Locust, asked about the water pipes on Hillcrest.

A. Attachment-EEZ Board Abatements-Dan Erholtz, Assistant Superintendent Harrisonville Schools

5. Approval of Minutes

A. Board of Aldermen - Work Session - Aug 1, 2016 6:00 PM

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	David Dickerson, Board Member
SECONDER:	Judy Reece, Board Member
AYES:	Bowman, Long, Stafford, Dickerson, Turner, Milner, Reece, Bockelman

B. Board of Aldermen - Regular Meeting - Aug 1, 2016 7:00 PM

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Marcia Milner, Board Member
SECONDER:	Josh Stafford, Board Member
AYES:	Bowman, Long, Stafford, Dickerson, Turner, Milner, Reece, Bockelman

C. Politcal signs on Halsey-attachment to the August 1, 2016 minutes

6. Agenda Items

A. AN ORDINANCE AMENDING THE OPERATING BUDGET FOR THE CITY OF HARRISONVILLE, MISSOURI, FOR THE FISCAL YEAR JANUARY 1, 2016 THROUGH DECEMBER 31, 2016.

The second reading of Council Bill 055 was done by City Attorney James. There was no discussion. Council Bill 055 became Ordinance 3372.

RESULT:	**ADOPTED [UNANIMOUS]**
AYES:	Bowman, Long, Stafford, Dickerson, Turner, Milner, Reece, Bockelman

B. Resignation of City Attorney, Steve Mauer

The resignation of City Attorney, Steve Mauer, Zerger and Mauer was announced.

C. An Ordinance Authorizing the City Administrator of the City of Harrisonville to Retain the Law Firm of Zerger & Mauer for Legal Services related to the Big Tank Oil Litigation

City Attorney James read Council Bill 056 by title only. Mr. Tholen reported that the case was being reviewed by the Supreme Court. Mr. Tholen also noted that Mr. Mauer is the attorney on record and when an update is needed that Mr. Mauer will report to the Board.

Alderman Dickerson made the motion to suspend the rules and move Council Bill 056 to a second reading. Alderman Milner seconded the motion and it was approved by the following roll call vote:

Ayes: Aldermen Bowman, Dickerson, Stafford, Long, Bockelman, Milner, Turner and Reece.

Nays: None

City Attorney James read Council Bill 056 a second time by title only. Council Bill 056 became Ordinance 3373.

RESULT:	**ADOPTED [UNANIMOUS]**
AYES:	Bowman, Long, Stafford, Dickerson, Turner, Milner, Reece, Bockelman

D. A Resolution of the Board of Aldermen of Harrisonville Missouri Accepting the Notice of Prior Representation and Conflict Waiver from Fairfield Law Office

City Attorney James read Council Bill 057 by title only. Alderman Bowman stated she felt that Aldermen Bockelman, Dickerson, Long and Mayor Hasek should excuse themselves as she felt it was conflict of interest. Mayor Hasek stated he contacted the Ethics Commission and his meetings with Attorney John Fairfield were considered a personal/private matter as he was seeking a second opinion regarding his Mayoral duties.

There was discussion regarding whether Mr. Fairfield was compensated using city funds when meeting with Mayor Hasek, Aldermen Long, Dickerson and Bockelman and it was noted that personal funds were used in retaining Mr. Fairfield.

During discussion Alderman Dickerson called for the question, Alderman Long seconded and it failed with the following roll call vote:

Ayes: Aldermen Bockelman, Dickerson and Long

Nays: Aldermen Bowman, Reece, Milner, Turner and Stafford

Discussion continued. Alderman Stafford stated he was not in favor of changing *attorneys.*

When brought to a vote, the vote was tied which Mayor Hasek broke the tie by voting yes. Council Bill 057 became Resolution 031.

RESULT:	**ADOPTED [4 TO 4]**
MOVER:	David Dickerson, Board Member
SECONDER:	Clint Long, Board Member
AYES:	Clint Long, David Dickerson, Matt Turner, Brad Bockelman
NAYS:	Judy Bowman, Josh Stafford, Marcia Milner, Judy Reece

E. A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN ENGAGEMENT LETTER AND ENGAGEMENT TERMS AND BILLING PRACTICES OF FAIRFIELD LAW OFFICE FOR THE PURPOSE OF PROVIDING LEGAL SERVICES TO THE CITY OF HARRISONVILLE TO BE PAID FROM THE GENERAL FUND

Council Bill 058 was read by title only by City Attorney James. Alderman Milner noted that Mr. Fairfield's experience as being a city attorney was limited to serving an entity with approximately 400 people. There was discussion on Mr. Fairfield's billing, it was noted that some of the board did not feel comfortable with the mileage that Mr. Fairfield was going to charge, concerns were noted about Mr. Fairfield running for Platte County Commissioner and if he was elected that it might pose a conflict interest in the future and concerns were voiced that he is the only one in his firm.

The vote was tied to approve the agreement and Mayor Hasek voted yes and broke the tie. Council Bill 032 became Resolution 032.

RESULT:	**ADOPTED [4 TO 4]**
MOVER:	David Dickerson, Board Member
SECONDER:	Clint Long, Board Member
AYES:	Clint Long, David Dickerson, Matt Turner, Brad Bockelman
NAYS:	Judy Bowman, Josh Stafford, Marcia Milner, Judy Reece

F. Public Hearing: Fiscal Year 2017 Tax Levy

Items 6.F and 6.G are rescheduled for the September 6, 2016 meeting. There was an error on the public hearing notice.

RESULT:	**SCHEDULED** **Next: 9/6/2016 7:00 PM**

G. An Ordinance Levying A Tax For The Current Expense Of The City Of Harrisonville, Missouri, Upon Real Property And All Tangible Personal Property Of Whatsoever Nature And Character Subject To Taxation By The City Of Harrisonville For Such Purposes; Also, Levying A Special Tax Upon The Afore Described Properties For Public Parks; For A Total Tax Levy Of $.7060

This item was moved to the September 6th, 2016 meeting.

H. AN ORDINANCE TO AMEND CHAPTER 530.065, POLE ATTACHMENTS, OF THE HARRISONVILLE CODE OF ORDINANCES

City Attorney James read Council Bill 060 by title only. Director Thomas reported the amendment to the pole attachment code was due to changes in federal and state regulations. Mr. Thomas noted that APPA provided sample documentation and MPUA was involved in the process.

Alderman Dickerson made a motion to suspend the rules and move Council Bill 0060 to its second reading. Alderman Stafford seconded the motion and it was approved by the following roll call vote:

Ayes: Aldermen Turner, Bowman, Long, Reece, Bockelman, Milner, Stafford and Dickerson

Nays: None

City Attorney James read Council Bill 060 by title only. Council Bill 060 became Ordinance 3373.

RESULT:	**ADOPTED [UNANIMOUS]**
AYES:	Bowman, Long, Stafford, Dickerson, Turner, Milner, Reece, Bockelman

I. AN ORDINANCE TO AMEND CHAPTER 700.175 OF THE HARRISONVILLE CODE OF ORDINANCES

City Attorney James read Council Bill 061 by title only. Director Thomas reported the amendment which would replace the entire current section needed to be in compliance with the state and federal regulations. Mr. Thomas noted that information would be available in his office and owners seeking a renewable energy source would be required to come in so information could be reviewed and the owners would be required to sign that the information had been reviewed with them. Mr. Thomas explained he wanted to make sure that individuals seeking renewable energy understood what they would be getting back from the city regarding credits. Mr. Thomas reported that currently there are two (2) solar customers inside city limits.

Alderman Dickerson made the motion to suspend the rules and move Council Bill 061 to it's second reading. Alderman Long seconded the motion and it was approved by the following roll call vote:

Ayes: Aldermen Bockelman, Reece, Turner, Milner, Long, Bowman, Dickerson and Stafford

Nays: None

City Attorney James read Council Bill 061 by title only for a second time. Council Bill 061 became Ordinance 3374.

RESULT:	**ADOPTED [UNANIMOUS]**
AYES:	Bowman, Long, Stafford, Dickerson, Turner, Milner, Reece, Bockelman

J. Discussion of Aldermen Committee Appointments

Mayor Hasek announced that he would allow ten (10) minutes to discuss Alderman Committee Appointments. Alderman Milner asked the Mayor for his explanation of why Aldermen Bowman, Stafford and herself were not appointed to committees. Mayor Hasek responded that this was a discussion item, not a question and answer and he would not be answering the question. It was discussed that there are three (3) voices being excluded by not appointing them to any of the committees. Alderman Bowman *noted she had reached out to Mayor Hasek back in June of 2015 and asked if he would involve all of the aldermen and that he has chosen not to be an inclusive Mayor and she was disappointed. Alderman Long noted a conversation he had with Alderman Stafford regarding the dissolving of the committees and that Alderman Stafford had stated that five (5) of the board members at that time had met to discuss dissolving the committees, Alderman Stafford clarified to Alderman Long that the five (5) members he was referenced did not meet as a group but were individual conversations. Alderman Stafford stated he was in favor of the committees but not as they were formed at this time as the structure is stacked.*

7. Aldermen and Committee Reports

Alderman Bowman announced that the next town hall meeting is scheduled for Saturday, September 10 at the Methodist Church and stated the meetings are open to the entire city.

Alderman Reece expressed her apologies to the audience and constituents for the things that went on in tonight's meeting.

Alderman Milner reminded everyone that school starts this week and be careful when driving.

Alderman Dickerson apologized to Alderman Bowman for speaking over her earlier in the meeting and noted there was nothing illegal about the meetings that took place between the mayor and aldermen and Mr. Fairfield.

Alderman Long stated he seconded what Alderman Dickerson said regarding the meetings with Mr. Fairfield.

Alderman Turner reported there were lots of people who were at the Junk-n-the-Trunk.

Alderman Stafford thanked Steve Mauer for his twenty (20) years and welcomed Mr. Fairfield. Mr. Stafford shared there would be a car show October 8th that was a fundraiser for Camp Valor Outdoors.

8. Report from the City Administrator

Mr. Tholen thanked Steve Mauer for his twenty years of service to the city and reminded everyone that city offices will be closed Monday, September 5, 2016 in observance of Labor Day and the regular board meeting is scheduled for Tuesday, September 6, 2016.

9. Report from the Mayor

Mayor Hasek commented on the car show that was held at the park a few weeks ago and reported that there was a good turnout. Mayor Hasek reported that he had met with the implementation committee and the committee itself would be dissolved and would renamed the community involvement committee, anyone can participate and this was done at the request of the implementation committee.

10. Questions from the Media

Jesus Lopez-Gomez, *Cass County Democrat-Missourian* asked the following questions of Mayor Hasek

- Were city funds used to compensate Mr. Fairfield for the meetings with Mayor Hasek, Aldermen Long, Dickerson and Bockelman and what were the dates and what the cost was? Mayor Hasek stated personal funds were used to compensate Mr. Fairfield and that he would not disclose the dates or the cost.
- What capacity did Mr. Fairfield counsel the Mayor? Mayor Hasek stated it was in regards to mayoral duties, resolutions and ordinances and expectations of the Mayor's position.
- What capacity did Mr. Fairfield counsel Mr. Bockelman? Mayor Hasek stated he thought it was in regards to campaign law. Mr. Bockelman was asked if he had anything to add and Mr. Bockelman said no.
- Why was Mr. Mauer requested to resign? Mayor Hasek stated he was acting in his authority as Mayor and that he felt it was time for a change.
- The Mayor was asked about the conflict waiver and Mayor Hasek explained the waiver basically says there was no adverse relationship prior to the engagement with the city and if there was an issue between one of the aldermen that met with Mr. Fairfield or himself then Mr. Fairfield would not represent either party.
- Mr. Gomez inquired about a quote made by Alderman Bowman in a recent story "it's unfortunate the Mayor has chosen to govern in a non-transparent manner, it looks bad" Mr. Gomez asked if the comment "looks bad" equals illegal and Alderman Bowman stated she is not qualified to say that it is illegal but that she is qualified to say it appears troubling.

Mr. Gomez asked if he had anything to add, Mayor Hasek replied that we all have our opinions.

11. Adjourn to Executive Session - Personnel, 610.021 (3)

Alderman Dickerson moved to adjourn to Executive Session for the purpose of Section 610.021 (3), personnel. Alderman Turner seconded the motion which was approved with the following roll call vote:

Ayes: Aldermen Bowman, Bockelman, Reece, Milner, Dickerson, Turner and Stafford.

Nays: None

Absent: Alderman Long (stepped out right before the vote at 8:17pm-he was present for the executive session)

The Board adjourned to Executive Session at 8:17 PM

The Board reconvened to regular session at 8:50 PM

12. Adjourn From Regular Session

Alderman Dickerson made the motion to adjourn. Alderman Long seconded the motion and it was approved by a voice vote. The meeting adjourned at 8:31 PM.

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

ATTEST:

____
Kim Hubbard, City Clerk

HARRISONVILLE SCHOOLS

503 S. Lexington
Harrisonville, MO 64701
(816) 380-2727
(816) 380-3134 - Fax
www.harrisonvilleschools.org

August 15, 2016

To: Harrisonville Board of Alderman

From: Dan Erholtz Assistant Superintendent Harrisonville Schools

Re: EEZ Board Abatements

Alderman,

I apologize for not being here in person tonight, but a school function for my son prevented me from attending. I wanted to clarify the perception that the Harrisonville Cass R-IX School District is not gaining financially because of the EEZ tax abatements to prospective businesses that qualify. Let's take a look at the recent ADS abatement. Currently the District is receiving no financial compensation as the company has not been part of the Harrisonville business community. Without the abatement ADS might not have relocated here and taken an abatement with another city. The abatement is only on Real Property. Based on information ADS has supplied the District will receive around $40,000 a year for 20 years for a total of $792,000. Personal Property is not abated. Again, based on projections from ADS, the School District will receive $142,428 the first year, $186,704 the second year, and $901,817 total in Personal Property the first five years. Between Real Property taxes and Personal Property taxes the first five years the School District stands to gain over $1,100,000 in new money that we weren't guaranteed without bringing ADS and other companies to Harrisonville with abatements. We are gaining financially because of these abatements! As a School District we need new industry coming to our city to bring new jobs, new families, and new money to our District.

Educationally yours,

Dan Erholtz, Assistant Superintendent

City of Harrisonville est. 1836

STAFF REPORT

TO: **Board of Aldermen**

FROM: **Sheryl Stanley, Deputy City Clerk**

DATE: **August 31, 2016**

SUBJECT: **Appointment to Towne Center TDD Board**

Type of Item: *Appointment*

Mayor Hasek has announced his intention to appoint Alderman Long to the Harrisonville Towne Center TDD Board of Directors.

A. Action Item (ID # 2320)

Appointment of Alderman Clint Long to the Towne Center TDD Board of Directors

City of Harrisonville est. 1836

STAFF REPORT

TO: Board of Aldermen

FROM: Marcella McCoy, Director

DATE: August 30, 2016

SUBJECT: Suspension Hearing - Sales Tax Revocation Notice

Type of Item: *Approval*

A sales tax revocation notice has been received from the State of Missouri for Bunger Auto. The Board of Aldermen approved Ordinance 3258 setting forth a hearing by the City and the business owner. A copy of Ordinance 3258 is included in the packet.

A copy of the letter sent certified mail is included in the packet outlining the process as required. Also, included is a copy of the revocation notice sent by the Missouri Department of Revenue to the City stating the State has revoked the sales tax license.

This information is provided for the Board to take action as outlined in Ordinance 3258.

B. Action Item (ID # 2316)

Suspension Hearing - Sales Tax Revocation Notice

Attachments:

160906 - Bunger Auto Revocation Notice of Hearing (PDF)

Ordinance 3258 (PDF)

City of Harrisonville est. 1836

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

August 25, 2016

Dennis Bunger / Bunger Auto
1002 Oakland St.
Harrisonville, MO 64701

Re: A Suspension Hearing has been set before the Board of Aldermen, due to Revocation Notice from State of Missouri Notice Number: 201607100001223.

Mr. Bunger,

The City of Harrisonville has received a sales tax license revocation notice from the State of Missouri due to delinquent payment of sales tax collected by (Bunger Auto).

A Business License Suspension hearing has been set for September 6, 2016 at 7:00pm in council chambers at City Hall before the Board of Aldermen of the City of Harrisonville, MO at 300 E Pearl St, Harrisonville, MO. Dennis Bunger will need to bring proof showing that he/she is actively attempting to negotiate an agreement resolving the delinquent sales tax payments with the Department of Revenue. If the dispute has been resolved a State of Missouri No Tax Due Letter should be presented.

The decision to toll the suspension or revocation of a business license is in the sole discretion of the Board of Aldermen (Ordinance 3258 Amend section 605.90 of the Harrisonville, Missouri Code or Ordinances).

You may contact the Department of Revenue in Jefferson City. All questions you may have regarding the delinquent taxes should be directed to them. The phone number for the main office in Jefferson City is 1-573-526-5102.

If you have any questions concerning the hearing you may contact the City Collector at 816-380-8908.

Sincerely,

Tammy Jonas
City Collector
City of Harrisonville, MO
Cc: Attached copy Revocation Notice

MISSOURI DEPARTMENT OF REVENUE
PO BOX 1646
JEFFERSON CITY MO 65105-1646
(573) 526-5102

REVOCATION NOTICE

FORM P601 (Rev 02-14)	Date: AUGUST 19, 2016
	MO Tax ID Number: 16173848
Notice Number:	201607100001223

CITY CLERK
PO BOX 367
HARRISONVILLE MO 64701

RECEIVED
AUG 25 2016
CITY OF HARRISONVILLE

PHONE
(573) 526-5102

The Missouri Department of Revenue is hereby notifying you that the Missouri sales tax license, previously issued to the debtor named below, has been revoked. The debtor is delinquent in the payment of tax as required to be paid under Chapters 143, 144, 66, 67, 70, 92, 94, 190, 238, 321, and 644, RSMo.

Name of Debtor(s): BUNGER DENNIS L

Business Name: BUNGER AUTO

Property Location: 1002 OAKLAND ST HARRISONVILLE MO

Section 144.083.2, RSMo, states:

> "The possession of a retail sales license and a statement from the department of revenue that the licensee owes no tax due under sections 144.010 to 144.510 or sections 143.191 to 143.261 shall be a prerequisite to the issuance or renewal of any city or county occupation license or any state license which is required for conducting any business where goods are sold at retail. The date of issuance on the statement that the licensee owes no tax due shall be no more than ninety days before the date of submission for application or renewal of the local license. The revocation of a retailer's license by the director shall render the occupational license or the state license null and void.

Therefore, the Department of Revenue requests that you inform the above individual that his occupational and/or merchants license is null and void, and note this on your records. If your ordinance provides you with authority to close a business that does not have a valid license, we request that you do so.

(D16537)

Council Bill 081- 13

Ordinance 3258

AN ORDINANCE TO AMEND SECTION 605.090 OF THE HARRISONVILLE, MISSOURI MUNICIPAL CODE OF ORDINANCES, REVOCATION OF BUSINESS LICENSE

WHEREAS, the Board of Aldermen of the City of Harrisonville, Missouri desire to amend Chapter 605.090 regarding the revocation of business licenses.; and

WHEREAS, such revocations have been governed by Chapter 605, Section 605.090; and

WHEREAS, the City desires to establish a procedure for suspending and revoking these licenses; and

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

SECTION ONE: That Section 605.090 shall read as follows:

SECTION 605.090: PENALTIES

A. Non-Compliance Or Violation A Misdemeanor. In addition to any other penalties prescribed under this Chapter or any related Chapters, any failure to comply with or any violation of any provision of this Chapter shall be a misdemeanor and shall be punishable, upon conviction thereof, by a fine of not less than one hundred dollars ($100.00) nor more than five hundred dollars ($500.00) for each such offense. Each day such failure or non-compliance shall continue shall constitute a separate offense.

B. Suspension Or Revocation. Any failure to comply with or any violation of any provision of this Chapter may be cause for suspension or revocation of such license. The suspension or revocation as provided under this Section shall be in addition to any other penalties prescribed under this Chapter.

1. Suspension.

   a. Any failure to comply with or any violation of any provision of this Chapter may be cause for suspension by the Board of Aldermen.

   b. Notice of the hearing for suspension of a license shall be given in writing setting forth specifically the grounds of the complaint and the time and place of the hearing. Said notice shall be mailed to licensee or applicant at least five (5) days prior to the date set for hearing and any decision to be made by the Board of Alderman with respect to said suspension. All decisions of the Board of Aldermen following the hearing shall be final.

   c. The City can toll the suspension of a business license, upon the licensee or applicant's request and in the event the licensee or applicant makes a good faith showing that he/she is disputing the taxes at issue or is actively attempting to negotiate an agreement resolving the delinquent sales tax payments with the Department of Revenue. The decision to toll the suspension or revocation of a business license is in the sole discretion of the Board of Alderman.

d. No suspension shall last for longer than 90 days.

2. Revocation.

a. After any 60 day consecutive period that a licensee or applicant's business license has been suspended as a result of a violation of this Chapter, may be cause for revocation of such license by the Board of Aldermen.

b. Any failure to comply with or any violation of any provision of this Chapter may be cause for revocation of such license by the Board of Aldermen upon its own recommendation or the recommendation of the City Administrator for any of the following causes:

1. Fraud, misrepresentation or false statement contained in the application for license;

2. Fraud, misrepresentation or false statement made in the course of carrying on his/her business within the City of Harrisonville;

3. Any violation of this Chapter;

4. Failure to pay sales tax or in any way allowing the sales tax for the business to become delinquent;

4. Conviction of any crime or misdemeanor involving moral turpitude; or

5. Conducting of business in an unlawful manner so as to constitute a breach of the peace or menace to health, safety or general welfare of the public.

c. Notice of the hearing for revocation of a license shall be given in writing setting forth specifically the grounds of the complaint and the time and place of the hearing. Said notice shall be mailed to licensee or applicant at least five (5) days prior to the date set for hearing and any decision to be made by the Board of Alderman with respect to said revocation. All decisions of the Board of Alderman following the hearing shall be final.

C. Unlawful Continuation-Further Remedies Authorized. In the event any business, trade, occupation or service occupation which is required to obtain an annual license under this Chapter continues to operate after having received written notice of failure to obtain such license or in the event any business, trade, occupation or service occupation continues to operate following suspension or revocation of such license pursuant to Subsection 605.090(B) hereof, the City Administrator, the City Clerk, the Board of Aldermen, the Mayor, or any other official authorized to enforce City license ordinances may seek injunctive relief from the Circuit Court or order of the Municipal Court to restrain, correct, abate or prevent such continued operation. In the event of the issuance of an injunction or order by a court of competent jurisdiction, costs of such enforcement proceedings may be taxed against the offending party. The remedies provided for by this Subsection (C) shall be in addition to all other costs and penalties prescribed under this Chapter.

SECTION TWO: The portions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds the valid portions of this Ordinance are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Governing Body would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

SECTION THREE: This Ordinance shall be in full force and effect both from and after its passage and approval by the Mayor.

Ayes: Aldermen Meyer, Coburn, Milner, Dickerson, Reese, Stull and Mollenhour
Nays: None
Absent: Alderman Dahlman
Abstain: None

Read two times by title only on the 4th day of November, 2013, and passed by the Board of Aldermen this 4th day of November, 2013.

Kevin W. Wood, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Kim Hubbard

Kim Hubbard, City Clerk

APPROVED by the Mayor this 4th day of November, 2013

City of Harrisonville est. 1836

STAFF REPORT

TO: **Board of Aldermen**

FROM: **John Hofer, Director**

DATE: **August 25, 2016**

SUBJECT: **HHS Homecoming Parade 2016**

Type of Item: *Approval*

Issue: Harrisonville High School Student Council has requested to have their annual Homecoming Parade on September 23, 2016 from 2:00 pm to 3:00 pm The parade will start and end at the High School. The requested route may need to be altered because of the road construction on Mechanic and the detour route on Pearl from King to Stella. The requested route is as follows: Elm Street, Price Street, Pearl Street, the Square area, Independence Street, Wall Street, and King Street. The alternative route would be as follows: Elm Street, Price Street, Walnut Street, Bradley Street, Pearl Street, the Square area, Independence Street, and Chestnut Street. The parade will end approximately Lexington and Chestnut and the entries will use side streets to return to the high school. The applicant has requested assistance with traffic control. This event occurs during normal city business hours so we will attempt to utilize staff from other city departments as well as school district for traffic control rather than pay off-duty police officers overtime. Therefore, there is no costs for city services associated with this event.

Background: This event has occurred for many years and on a few occasions in the past we have had issues with the participants following the parade rules (attached). The past few years these issues have been very minimal as the school administration has worked diligently to address these issues. The applicant has been provided the rules and regulations sheet (attached) and has agreed to adhere to these rules. The required insurance will be provided to the City should this event be approved.

Recommendation: It is staff's recommendation that this event be approved as long as all noted rules and regulations are adhered to and that all state laws and local ordinances are followed.

C. Action Item (ID # 2309)

Special Event Permit: HHS Homecoming Parade 2016, September 23, 2016

Attachments:

Parade Rules 10-6-11 (PDF)

HHS Parade 2016 (PDF)

Harrisonville Parade Rules & Regulations

1. Entrants must observe all applicable rules and regulations and follow instructions from police and parade officials or be barred from the parade. The Harrisonville Police Department reserves the right to remove any entrant from the parade either prior to or any time during the parade.

2. No Parade participant may throw candy or any other item to Parade spectators**. Any entry with participants throwing items will be removed from the Parade by the Parade director or the Harrisonville Police Dept. Walkers may hand items to spectators only. There will be no exceptions to this rule.**

3. Tractors, trucks and other tow vehicles must be clean, attractive and quiet running vehicles.

4. No entry will be allowed that conveys any obscene message.

5. **No one will get on or off a float or entry once it has started down the parade route.**

6. All entries having music or sound amplifying systems shall maintain a volume that will not interfere with other entries, especially those with animals. If a unit is informed by the Police that the noise generated by their unit is too loud; they shall immediately turn the volume down or take other steps identified by the parade applicant/director or the Police.

7. Drivers of any and all vehicles in the parade areas must possess a valid driver's license, be at least 18 years old, and possess all liability vehicle insurance. The driver will remain seated in the driver's seat for the duration of the parade. Entries (lawn mowers, mini bikes, mopeds, go-carts, etc.) with younger drivers require written approval by the Chief of Police at least 24 hours prior to the event.

8. All pets in the Parade must be kept on leashes and held by someone strong enough to manage them. Animals participating in the Parade must be kept under control. If you cannot control your animal or its presence presents any safety issue, please leave the Parade area with your animal rather than risk a problem.

9. Entries involving animals of any kind must provide their own clean-up, or "pooper scooper" immediately following their entry.

10. Participants on bicycles, scooters, skates, skateboards, etc. must wear a helmet and proper safety equipment.

11. Floats must have proper safety chains to connect the float to the tow vehicle.

12. Support vehicles for marching units will not be allowed in the parade.

13. All vehicular entries shall proceed at a safe and appropriate speed, shall maintain a safe distance from spectators and shall not weave from side to side.

14. Parade units that stop along the parade route due to a mechanical malfunction may be removed from the parade.

15. All participants, in consideration of participation in this event, agree to indemnify, hold harmless and release the City of Harrisonville, its agents and employees, from any and all liability for any injury or damage which may arise out of or in any way be connected with participation in the Parade.

SPECIAL EVENTS APPLICATION

A. FILING PERIOD. An application for an event permit shall be filed no 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.

Jason Egg Principal

1. Organization: Student Council

2. Name of Applicant: Harrisonville High School - Jeanni FRAZIE (Stuco Rep)

   Address: 1504 E. Elm

   Phone: 816) 380-3273 Cell: ______

3. Purpose of Event: Homecoming Parade

4. Proposed date(s) and time(s) of Event: September 23, 2016 2:00pm - 3:00 pm (approx).

5. Location(s) where event will be held: Start @ HHS - Parade Route: West on Elm, South on Price, west on Pearl, South Independence, east on Wall, north on King, east on Pearl, north on Price.

6. Anticipated crowd size: 2,000

7. City services requested: (Please check all that apply) Provide detailed letter for these requests.

   - [x] Electricity
   - [ ] Police Protection
   - [ ] Traffic Control
   - [ ] Ambulance Standby
   - [ ] Cones
   - [ ] Barricades
   - [ ] Street or parking lot clean up

8. Any additional information: ______

APPROVED this ____ day of ________, 20 ___.

______
Chief of Police

______
City Clerk

Attachment: HHS Parade 2016 (2309 : HHS Homecoming Parade 2016)

City of Harrisonville est. 1836

STAFF REPORT

TO: **Board of Aldermen**

FROM: **John Hofer, Director**

DATE: **August 25, 2016**

SUBJECT: **Burnt District Festival 5 K**

Type of Item: *Approval*

Issue: Burnt District Festival 5K, scheduled for September 30, 2016 from 8:00 am to 10:00 am.

Background: The applicant, LynnDa Roberts and the Harrisonville Chamber have requested a special event permit to host a 5K run in Harrisonville. This is the second year for this event and several similar events are held annually with no noted complaints or concerns. This event will be a fundraiser for the Chamber and donations will be given to local women to go to the Mobil 3D Mammography on October 14th and 15th. The Police Department will provide a police escort for the event. Either a marked patrol unit, from on duty personnel, or the VIPS will lead the runners during this event so there is no cost for city services. This event will coincide with the Burnt District Festival.

The requested route is as follows: begin on the northeast corner of the square (Lexington and Pearl), north on Lexington, through Camp Reeder and City Park exiting behind Cass Career Center, west on to Elm Street, south on Price, west on Pearl commencing at the square. (See attached map). An alternative route sine the Mechanic Street project will probably not be completed at this time so if needed we will go west on Walnut rather than Pearl and South on Broadway to Pearl Street to avoid any detour traffic. Anticipated crowd size is 250. There is no cost for the City services provided and the required insurance has been provided.

Recommendation: With no noted complaints or concerns associated with other similar events I would recommend approval for this event as long as all state laws and city ordinances are followed.

D. Action Item (ID # 2310)

Special Event Permit: Burnt District Festival 5 K, September 30, 2016

Attachments:

5k (DOCX)

BDF 5k (PDF)


City Lake
Hanesville Lake
Lake Luna
Harrisonville
© 2015 Google
Imagery Date: 5/6/2014 38°39'30.12" N 94°20'36.57" W elev 923 ft eye alt 5986
1996
Google ea

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: Harrisonville Chamber

2. Name of Applicant: LynnDa Roberts
   Address: 106 S. Independence
   Phone: 816-380-5271 Cell: 816-809-4427

3. Purpose of Event: 5K - Burnt District Festival

4. Proposed date(s) and time(s) of Event: Sept. 30 - 8pm

5. Location(s) where event will be held: Start on the Harrisonville Square Corner
   Run-thru Park - back of High School —See Attachme

6. Anticipated crowd size: ______

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: Would love to have City Support and participation

APPROVED this ____ day of ____________, 20 ___.

____
Chief of Police

____
City Clerk

City of Harrisonville est. 1836

STAFF REPORT

TO: **Board of Aldermen**

FROM: **Marcella McCoy, Director**

DATE: **August 30, 2016**

SUBJECT: **Fiscal Year 2017 Tax Levy Public Hearing**

Type of Item: *Public Hearing*

Council Bill No.

Ordinance No.

Fiscal Year 2017 Tax Levy Public Hearing

NOTICE OF PUBLIC HEARING

A public hearing will be held at 7:00 p.m., September 6 , 2016 at Harrisonville City Hall, 300 E. Pearl Street, Harrisonville, Missouri, at which time citizens may be heard on the property tax rates proposed to be set by the City of Harrisonville, a political subdivision.

Assessed Valuation (By Categories)	Tax Year 2015	Tax Year 2016	Change
Real Estate	$96,409,365	$96,807,843	$398,478
Personal Property	$25,119,389	$23,807,868	($1,311,521)
Total Assessed Value	**$121,528,754**	**$120,615,711**	**($913,043)**

Assessed Value of New Construction & Improvements related to Real Estate	$1,190,239	$416,227
Change in Real Estate Values Due to Reassessment	$226,787	($17,749)
Change in Personal Property Value	($851,167)	($1,311,521)

The following Tax Rates are Proposed:

Fund	2015 Tax Rate Per $100	Proposed 2016 Tax Rate Per $100	Proposed Tax Revenues
General	$0.5672	$0.5758	$692,109
Park	$0.1283	$0.1302	$156,500
Total	$0.6955	$0.7060	$848,608

	General Fund	Park Fund	Total
Increase (Decrease) in tax revenue as a result of new construction and improvements, if proposed tax rate is adopted:	$ 2,397	$ 542	$ 2,939
Increase (Decrease) in tax revenue as a result of real estate reassessment if proposed tax rate is adopted:	$ 8,189	$ 1,809	$ 9,998
Increase (Decrease) in tax revenue as a result of changes in Personal Property Values if proposed tax rate is adopted:	($5,391)	($1,230)	($6,622)
Grand Total	**$ 5,194**	**$ 1,120**	**$ 6,314**

BOARD OF ALDERMEN
CITY OF HARRISONVILLE
Kim Hubbard, City Clerk

City of Harrisonville est. 1836

STAFF REPORT

TO: Board of Aldermen

FROM: Marcella McCoy, Director

DATE: August 31, 2016

SUBJECT: Fiscal Year 2017 Tax Levy

Type of Item: *Approval*

BACKGROUND

As part of Fiscal Year 2017 Budget development, the property tax levy is set as outlined in RSMO 67.110.1. The assessed values are received from the County and submitted to the State Auditor for review. The proposed tax levy is calculated based on the assessed values provided and is set to maintain revenue at what is called revenue neutral. This means the City does not receive a significant amount more in revenue from year to year.

The proposed levy calculated and reviewed by the State Auditor is $0.5758 for General fund and $0.1302 for Park.

DISCUSSION

The State Statute outlines the requirement for each political subdivision to fix its ad valorem property tax rates no later than September first for entry in the tax books. The Statute goes on to state that the budget officer present the assessed valuation by category of real, personal and other tangible property as entered in the tax book for the fiscal year for which the tax to be levied along with the amount of revenue required to be provided from the property tax set forth in annual budget adopted.

The City is required to hold a public hearing on the proposed rates as outlined in RSMO 67.110.1. The tax rates shall be calculated to produce substantially the same revenues as required in the annual budget adopted. Basically, this means that the City cannot set a levy that will generate substantially more revenue than projected from the year before. So even though the levy itself becomes a higher number, the amount of tax remains basically the same. I say basically, because, if someone purchases new personal property or a new real estate, then the tax will be higher because the assessed value is higher.

The tax rates proposed are based on the assessed values provided by the County. The County Clerk sends a form called "Pro Forma - State Auditor's Review of Data Submitted". This document has been completed by the Missouri State Auditor to calculate the proposed tax levy for General Fund and Parks. I have included the documents received. The calculated levy is recommended at $0.5758 for General and is recommended at $0.1302 for Park. The Maximum prior year adjusted revenue is calculated at $692,106 for General. Total revenue permitted in current year is $692,106 for General.

It is important to set the levy at the limit established by statute to prevent further eroding of our tax levy which has been significant when considering the park levy has declined from $.20 since initially being established, to the current proposed rate of $0.1302.

The assessed values received from the County reflect an increase in Real Estate values primarily from new construction. The Personal Property assessment is down substantially from 2015. This is primarily because of a change in the law which requires vehicles to be assessed based on the "average NADA value" vs. "clean trade NADA value". The total revenue projected to be received for Fiscal Year 2017 is only $5,194 more for the General Fund and $1,120 for the Parks. Again, this increase is primarily due to the new construction for Real Estate.

ACTION REQUIRED/RECOMMENDATION

Recommendation is to set the tax levy for Fiscal Year 2017 as proposed and outlined in the documents provided. I respectfully request the Board consider the ordinance on first reading to comply with Statute to set the levy prior to September 1.

Council Bill No. 059

Ordinance No.

An Ordinance Levying A Tax For The Current Expense Of The City Of Harrisonville, Missouri, Upon Real Property And All Tangible Personal Property Of Whatsoever Nature And Character Subject To Taxation By The City Of Harrisonville For Such Purposes; Also, Levying A Special Tax Upon The Afore Described Properties For Public Parks; For A Total Tax Levy Of $.7060

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

Section 1: That there is hereby levied for the year 2016 a tax upon each $100.00 of the assessed valuation of all real property and all tangible personal property of whatsoever nature and character subject to taxation by the City of Harrisonville, Missouri, at the following rates for the following purposes, to-wit:

(a) For paying the current expense of the City of Harrisonville, Missouri, for said year, a rate of $.5758

(b) For the establishment and maintenance of public parks in the City of Harrisonville, Missouri, for said year, a rate of $.1302

Section 2: That following the effective date of the passage of this ordinance, the tax levy so established shall be extended upon the assessment books of the City and collected as provided by law.

Section 3: That this ordinance shall be in full force and effect from and after the date of its passage and approval.

Vote taken as follows:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Read one time by title only on September 6, 2016, and read for the second time by title only on September 6, 2016 and passed by the Board of Aldermen of the City of Harrisonville, Missouri, this 6th day of September 2016.

____

Brian Hasek, Mayor & Ex-Officio

Chairman of the Board of Aldermen

ATTEST

____

Kim Hubbard, City Clerk

Witness My Hand & Seal this 6th day of Sepember 2016

NICOLE GALLOWAY, CPA
Missouri State Auditor

MEMORANDUM

August 09, 2016

TO: 09-019-0010 City of Harrisonville

RE: Setting of 2016 Property Tax Rates

The following are the tax rate computational forms that have been reviewed. Please follow the steps below to complete the process of setting your 2016 Property Tax Rate(s).

1. **Lines G - BB on the tax rate summary page should be completed** to show the actual tax rate(s) to levy.
2. Please **sign and date the tax rate summary page.**
3. Please **submit the <u>finalized</u> tax rate forms ready for certification to the County Clerk of each county** that your political subdivision resides in. The County Clerk must also sign the tax rate summary page and indicate the proposed tax rate to be entered on the tax books before submitting rate(s) to the State Auditor's Office for final review and certification.

If the attached pro forma calculation differs from the questionnaire submitted for review, please review the following line items for the reason(s) for the difference.

- **<u>Form A, Line 2b - New Construction and Improvements - Personal Property</u>**

  Section 137.073.4, RSMo. states, the aggregate increase in valuation of personal property for the current year over that of the previous year is the equivalent of the new construction and improvements factor for personal property.

- **<u>Form A, Line 5 - Prior Year Assessed Valuation</u>**

  If the 2016 questionnaire has a different amount on Form A, Line 5 than was previously submitted, we had to revise the 2015 calculation for this change. The revised 2015 tax rate ceiling is listed on the 2016 Tax Rate Summary Page, Line A. Your primary County Clerk should forward a copy of the revised 2015 calculation, please keep this form for your files.

- **<u>Tax Rate Summary Page, Line AA - Debt Service</u>**

  If Form C, Line 3 is lower than originally reported, we reduced this line item, as it was too high. The estimated cost of collection is normally 2% to 10% of Line 2.

  If the pro forma calculation has a different amount on Form C, Line 4 than originally reported, it was reduced as it appeared to be too high based on the bonds registered with our office.

- **<u>(SCHOOL DISTRICTS ONLY) Form A, Line 14</u>**

  We revised the information the school district submitted on Line 14 to the amount computed by the Department of Elementary and Secondary Education (DESE).

If you have any questions about the enclosed forms, please contact the local government section at (573-751-4213.)

P.O. Box 869 • Jefferson City, MO 65102 • (573) 751-4213 • FAX (573) 751-7984

PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED 8/9/2016

Tax Rate Summary (2016

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Harrisonville	09-019-0010	General Revenue
Name of Political Subdivision	Political Subdivision Code	Purpose of Levy

The final version of this form MUST be sent to the County Clerk.

The information to complete the Tax Rate Summary is available from prior year forms, computed on the attached forms, or computed on this page.

> Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Tax Rate Data at the end of these forms provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

		For Political Subdivision Use in Calculating its Tax Rate
A.	**Prior Year Tax Rate Ceiling** as defined in Chapter 137 RSMo. Revised if the Prior Year Data Changed or a Voluntary Reduction was taken in a Non-Reassessment Year. (Prior Year Tax Rate Summary, Line F minus Line H in Odd Numbered Year) (Prior Year Tax Rate Summary, Line F in Even Numbered Year)	0.569
B.	**Current Year Rate Computed** Pursuant to Article X, Section 22 of the Missouri Constitution and Section 137.073, RSMo. If no Voter Approved Increase (Tax Rate Form A, Line 18)	0.575
C.	**Amount of Rate Increase Authorized by Voters for Current Year** (If Same Purpose) Greater of the Voter Approved Increase or Voter Approved Increase Adjusted to provide the revenue available if applied to prior assessment & increased by the CPI %. (Tax Rate Form B, Line 15)	
D.	**Rate to Compare to Maximum Authorized Levy to Determine Tax Rate Ceiling** [Line B (if no election), Otherwise Line C (if there was an election)]	0.575
E.	**Maximum Authorized Levy** Enter the Most Recent Voter Approved Rate	1.000
F.	**Current Year Tax Rate Ceiling** (Lower of Line D or E) Maximum Legal Rate to Comply with Missouri Laws	0.575
G1.	**Less Required Sales Tax Reduction** taken from Tax Rate Ceiling (Line F), If Applicable	
G2.	**Less 20% Required Reduction 1st Class Charter County Political Subdivision NOT Submitting an Estimate Non-Binding Tax Rate to the County(ies)** taken from Tax Rate Ceiling (Line F).	
H.	**Less Voluntary Reduction By Political Subdivision** taken from the Tax Rate Ceiling (Line F). WARNING: A VOLUNTARY REDUCTION TAKEN IN AN EVEN NUMBERED YEAR WILL LOWER THE TAX RATE CEILING FOR THE FOLLOWING YEAR	
I.	**Plus Allowable Recoupment Rate** added to Tax Rate Ceiling (Line F). If Applicable (Attach Form G or H)	
J.	**Tax Rate To Be Levied** (Line F - Line G1 - Line G2 - Line H + Line I)	
AA.	**Rate To Be Levied For Debt Service** If Applicable (Tax Rate Form C, Line 10)	
BB.	**Additional Special Purpose Rate Authorized By Voters** After the Prior Year Tax Rates were Set. Greater of the Voter Approved Increase or Voter Approved Increase Adjusted to provide the revenue available if applied to prior year assessment & increased by CPI %. (Tax Rate Form B, Line 15 if Different Purpose)	

CERTIFICATION

I, the undersigned, ____________________ (Office) of ______________________________ (Political Subdivision)

levying a rate in ____________________ County (ies) do herby certify that the data set forth above and on the accompanying forms is true and accurate to the best knowledge and belief.

Please complete Line G through BB, sign this form, and return to the County Clerk(s) for final certification.

(Date)	(Signature)	(Print Name)	(Telephone)

Proposed rate to be entered on tax books by County Clerk

Based on Certification from the Political Subdivision: Lines J __________ AA __________ BB __________

Section 137.073.7 RSMo, states that no tax rate shall be extended on the tax rolls by the county clerk unless the political subdivision has complied with the foregoing provisions of this section.

(Date)	(County Clerk's Signature)	(County)	(Telephone)

PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/9/2016

Tax Rate Form A

(2016)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Harrisonville	09-019-0010	General Revenue
Name of Political Subdivision	Political Subdivision Code	Purpose of Levy

The final version of this form MUST be sent to the County Clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22 and Section 137.073, RSMo.

1. **(2016) Current Year Assessed Valuation**

Include the current state and locally assessed valuation obtained from the County Clerk, County Assessor, or comparable office finalized by the local board of equalization.

(a) 96,807,843 (Real Estate) + (b) 23,807,868 (Personal Property) = 120,615,71 (Total)

2. **Assessed Valuation of New Construction and Improvements**

2(a) - Obtained from the County Clerk or County Assessor

2(b) - Increase in Personal Property. Use the formula listed under Line 2(b).

(a) 416,227 (Real Estate) + (b) 0 Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b) **If Line 2b is Negative, Enter Zero** = 416,22 (Total)

3. **Assessed Value of Newly Added Territory**
Obtained from the County Clerk or County Assessor.

(a) 0 (Real Estate) + (b) 0 (Personal Property) = ((Total)

4. **Adjusted Current Year Assessed Valuation**
[Line 1 (Total) - Line 2 (Total) - Line 3 (Total)] 120,199,48

5. **(2015) Prior Year Assessed Valuation**

Include prior year locally assessed valuation obtained from the County Clerk, County Assessor, or comparable office finalized by the local board of equalization.

Note: If this is different than the amount on the Prior Year Form A, Line 1, then revise the Prior Year tax rate form to re-calculate the Prior Year Tax Rate Ceiling. Enter the revised Prior Year Tax Rate Ceiling on this year's Tax Rate Summary, Line A.

(a) 96,409,365 (Real Estate) + (b) 25,119,389 (Personal Property) = 121,528,75 (Total)

6. **Assessed Value of Newly Separated Territory**
Obtained from the County Clerk or County Assessor.

(a) 0 (Real Estate) + (b) 0 (Personal Property) = ((Total)

7. **Assessed Value of Property Locally Assessed in Prior Year, but State Assessed in Current Year**
Obtained from the County Clerk or County Assessor.

(a) 0 (Real Estate) + (b) 0 (Personal Property) = ((Total)

8. **Adjusted Prior Year Assessed Valuation**
[Line 5 (Total) - Line 6 (Total) - Line 7 (Total)] 121,528,754

PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/9/2016

Tax Rate Form A

(2016)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Harrisonville	09-019-0010	General Revenue
Name of Political Subdivision	Political Subdivision Code	Purpose of Levy

The final version of this form MUST be sent to the County Clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22 and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Tax Rate Data at the end of these forms provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

	For Political Subdivision Use in Calculating its Tax Rate
9. **Percentage Increase in Adjusted Valuation** of existing property in the current year over the prior year's assessed valuation. [(Line 4 - Line 8) / Line 8] x 100	-1.0938%
10. **Increase in Consumer Price Index** as Certified by the State Tax Commission.	0.7000%
11. **Adjusted Prior Year Assessed Valuation** (Line 8)	121,528,754
12. **(2015) Tax Rate Ceiling From Prior Year** (Tax Rate Summary, Line A)	0.5695
13. **Maximum Prior Year Adjusted Revenue** from property that existed in both years [(Line 11 x Line 12)/100]	692,106
14. **Permitted Reassessment Revenue Growth** The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10) or 5%. A negative figure on Line 9 is treated as a zero for Line 14 purposes. Do not enter less than 0, nor more than 5%.	0.0000%
15. **Additional Reassessment Revenue Permitted** (Line 13 x Line 14)	0
16. **Total Revenue Permitted in Current Year *** from property that existed in both years (Line 13 + Line 15)	692,106
17. **Adjusted Current Year Assessed Valuation** (Line 4)	120,199,484
18. **Maximum Tax Rate Permitted by Article X, Section 22 and Section 137.073 RSMo.** [(Line 16 / Line 17) x 100] Round a fraction to the nearest one/one hundredth of a cent. **Enter this rate on the Tax Rate Summary, Line B.**	0.5758

* To compute the total property tax revenues BILLED for the current year (including revenues from all new construction and improvements and annexed property), multiply Line 1 by the rate on Line 18 and divide by 100. The property tax revenues BILLED would be used in estimating budgeted revenues.

Attachment: Harrisonville 2016 Pro Forma - reviewed by State Auditor (2318 : Fiscal Year 2017 Tax Levy)

PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/9/2016

Tax Rate Summary

(2016

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Harrisonville	09-019-0010	Parks & Recreation
Name of Political Subdivision	Political Subdivision Code	Purpose of Levy

The final version of this form MUST be sent to the County Clerk.

The information to complete the Tax Rate Summary is available from prior year forms, computed on the attached forms, or computed on this page.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Tax Rate Data at the end of these forms provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

		For Political Subdivision Use in Calculating its Tax Rate
A.	**Prior Year Tax Rate Ceiling** as defined in Chapter 137 RSMo. Revised if the Prior Year Data Changed or a Voluntary Reduction was taken in a Non-Reassessment Year. (Prior Year Tax Rate Summary, Line F minus Line H in Odd Numbered Year) (Prior Year Tax Rate Summary, Line F in Even Numbered Year)	0.1288
B.	**Current Year Rate Computed** Pursuant to Article X, Section 22 of the Missouri Constitution and Section 137.073, RSMo. <u>If no Voter Approved Increase</u> (Tax Rate Form A, Line 18)	0.1302
C.	**Amount of Rate Increase Authorized by Voters for Current Year** (If Same Purpose) Greater of the Voter Approved Increase or Voter Approved Increase Adjusted to provide the revenue available if applied to prior assessment & increased by the CPI %. (Tax Rate Form B, Line 15)	
D.	**Rate to Compare to Maximum Authorized Levy to Determine Tax Rate Ceiling** [Line B (if no election), Otherwise Line C (if there was an election)]	0.1302
E.	**Maximum Authorized Levy** Enter the Most Recent Voter Approved Rate	0.2000
F.	**Current Year Tax Rate Ceiling** (Lower of Line D or E) Maximum Legal Rate to Comply with Missouri Laws	0.1302
G1.	**Less Required Sales Tax Reduction** taken from Tax Rate Ceiling (Line F), If Applicable	
G2.	**Less 20% Required Reduction 1st Class Charter County Political Subdivision NOT Submitting an Estimate Non-Binding Tax Rate to the County(ies)** taken from Tax Rate Ceiling (Line F).	
H.	**Less Voluntary Reduction By Political Subdivision** taken from the Tax Rate Ceiling (Line F). WARNING: A VOLUNTARY REDUCTION TAKEN IN AN EVEN NUMBERED YEAR WILL LOWER THE TAX RATE CEILING FOR THE FOLLOWING YEAR	
I.	**Plus Allowable Recoupment Rate** added to Tax Rate Ceiling (Line F). If Applicable (Attach Form G or H)	
J.	**Tax Rate To Be Levied** (Line F - Line G1 - Line G2 - Line H + Line I)	
AA.	**Rate To Be Levied For Debt Service** If Applicable (Tax Rate Form C, Line 10)	
BB.	**Additional Special Purpose Rate Authorized By Voters** After the Prior Year Tax Rates were Set. Greater of the Voter Approved Increase or Voter Approved Increase Adjusted to provide the revenue available if applied to prior year assessment & increased by CPI %. (Tax Rate Form B, Line 15 if Different Purpose)	

CERTIFICATION

I, the undersigned, ______________ (Office) of ______________________ (Political Subdivision) levying a rate in ______________ County (ies) do herby certify that the data set forth above and on the accompanying forms is true and accurate to the best knowledge and belief.

Please complete Line G through BB, sign this form, and return to the County Clerk(s) for final certification.

(Date)	(Signature)	(Print Name)	(Telephone)

Proposed rate to be entered on tax books by County Clerk

Based on Certification from the Political Subdivision: Lines **J** ________ **AA** ________ **BB** ________

Section 137.073.7 RSMo, states that no tax rate shall be extended on the tax rolls by the county clerk unless the political subdivision has complied with the foregoing provisions of this section.

(Date)	(County Clerk's Signature)	(County)	(Telephone)

PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/9/2016

Tax Rate Form A

(2016)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Harrisonville	09-019-0010	Parks & Recreation
Name of Political Subdivision	Political Subdivision Code	Purpose of Levy

The final version of this form MUST be sent to the County Clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22 and Section 137.073, RSMo.

1. **(2016) Current Year Assessed Valuation**

Include the current state and locally assessed valuation obtained from the County Clerk, County Assessor, or comparable office finalized by the local board of equalization.

(a) 96,807,843 (Real Estate) + (b) 23,807,868 (Personal Property) = 120,615,71 (Total)

2. **Assessed Valuation of New Construction and Improvements**

2(a) - Obtained from the County Clerk or County Assessor

2(b) - Increase in Personal Property. Use the formula listed under Line 2(b).

(a) 416,227 (Real Estate) + (b) 0 Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b) **If Line 2b is Negative, Enter Zero** = 416,22 (Total)

3. **Assessed Value of Newly Added Territory**
Obtained from the County Clerk or County Assessor.

(a) 0 (Real Estate) + (b) 0 (Personal Property) = ((Total)

4. **Adjusted Current Year Assessed Valuation**
[Line 1 (Total) - Line 2 (Total) - Line 3 (Total)] 120,199,48

5. **(2015) Prior Year Assessed Valuation**

Include prior year locally assessed valuation obtained from the County Clerk, County Assessor, or comparable office finalized by the local board of equalization.

Note: If this is different than the amount on the Prior Year Form A, Line 1, then revise the Prior Year tax rate form to re-calculate the Prior Year Tax Rate Ceiling. Enter the revised Prior Year Tax Rate Ceiling on this year's Tax Rate Summary, Line A.

(a) 96,409,365 (Real Estate) + (b) 25,119,389 (Personal Property) = 121,528,75 (Total)

6. **Assessed Value of Newly Separated Territory**
Obtained from the County Clerk or County Assessor.

(a) 0 (Real Estate) + (b) 0 (Personal Property) = ((Total)

7. **Assessed Value of Property Locally Assessed in Prior Year, but State Assessed in Current Year**
Obtained from the County Clerk or County Assessor.

(a) 0 (Real Estate) + (b) 0 (Personal Property) = ((Total)

8. **Adjusted Prior Year Assessed Valuation**
[Line 5 (Total) - Line 6 (Total) - Line 7 (Total)] 121,528,754

PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/9/2016

(2016

Tax Rate Form A

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Harrisonville	09-019-0010	Parks & Recreation
Name of Political Subdivision	Political Subdivision Code	Purpose of Levy

The final version of this form MUST be sent to the County Clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22 and Section 137.073, RSMo.

> Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Tax Rate Data at the end of these forms provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

	For Political Subdivision Use in Calculating its Tax Rate
9. **Percentage Increase in Adjusted Valuation** of existing property in the current year over the prior year's assessed valuation. [(Line 4 - Line 8) / Line 8] x 100	-1.0938%
10. **Increase in Consumer Price Index** as Certified by the State Tax Commission.	0.7000%
11. **Adjusted Prior Year Assessed Valuation** (Line 8)	121,528,754
12. **(2015) Tax Rate Ceiling From Prior Year** (Tax Rate Summary, Line A)	0.1288
13. **Maximum Prior Year Adjusted Revenue** from property that existed in both years [(Line 11 x Line 12)/100]	156,529
14. **Permitted Reassessment Revenue Growth** The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10) or 5%. A negative figure on Line 9 is treated as a zero for Line 14 purposes. Do not enter less than 0, nor more than 5%.	0.0000%
15. **Additional Reassessment Revenue Permitted** (Line 13 x Line 14)	0
16. **Total Revenue Permitted in Current Year *** from property that existed in both years (Line 13 + Line 15)	156,529
17. **Adjusted Current Year Assessed Valuation** (Line 4)	120,199,484
18. **Maximum Tax Rate Permitted by Article X, Section 22 and Section 137.073 RSMo.** [(Line 16 / Line 17) x 100] Round a fraction to the nearest one/one hundreth of a cent. **Enter this rate on the Tax Rate Summary, Line B.**	0.1302

* To compute the total property tax revenues BILLED for the current year (including revenues from all new construction and improvements and annexed property), multiply Line 1 by the rate on Line 18 and divide by 100. The property tax revenues BILLED would be used in estimating budgeted revenues.

PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/9/2016

Informational Tax Rate Data

(2016)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Harrisonville	09-019-0010	General Revenue
Name of Political Subdivision	Political Subdivision Code	Purpose of Levy

This page shows the information that would have been on the line items for the Summary, Form A, and/or Form B had no voluntary reduction(s) been taken in prior even numbered year(s). The information on this page should not be used in the current year unless the taxing authority wishes to reverse any voluntary reduction(s) taken in prior even numbered year(s) and follows the following steps in an even numbered year.

Step 1 The governing body should hold a public hearing and adopt a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate.

Step 2 Submit a copy of the resolution, policy statement, or ordinance to the State Auditor's Office for review.

		Based on Prior Year Tax Rate Ceiling as if No Voluntary Reductions were Taken
	Informational Tax Rate Summary Information	
A.	**Prior Year Tax Rate Ceiling** (Prior Year Informational Tax Rate Data, Line F)	0.5714
B.	**Current Year Rate Computed** (Informational Tax Rate Form A, Line 18 below)	0.5777
C.	**Amount of Increase Authorized by Voters for Current Year** (Informational Tax Rate Form B, Line 15 below)	
D.	**Rate to Compare to Maximum Authorized Levy** [Line B (if no election), Otherwise Line C (if there was an election)]	0.5777
E.	**Maximum Authorized Levy** (Most Recent Voter Approved Rate)	1.0000
F.	**Tax Rate Ceiling if No Voluntary Reductions were Taken in a Prior Even Numbered Year** (Lower of Line D or E)	0.5777
	Informational Tax Rate Form A, Page 2 Information	
9.	**Percentage Increase in Adjusted Valuation** [(Tax Rate Form A, Line 4 - Line 8) / Line 8 x 100]	-1.0938%
10.	**Increase in Consumer Price Index** as Certified by the State Tax Commission.	0.7000%
11.	**Adjusted Prior Year Assessed Valuation** (Tax Rate Form A, Line 8)	121,528,754
12.	**(2015) Tax Rate Ceiling From Prior Year** (Informational Tax Rate Summary, Line A from above)	0.5714
13.	**Maximum Prior Year Adjusted Revenue** from property that existed in both years. [(Line 11 x Line 12) / 100]	694,415
14.	**Permitted Reassessment Revenue Growth** The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10), or 5%. A negative figure on Line 9 is treated as a zero for Line 14 purposes. Do not enter less than 0, nor more than 5%.	0.0000%
15.	**Additional Reassessment Revenue Permitted** (Line 13 x Line 14)	0
16.	**Total Revenue Permitted in Current Year** from property that existed in both years. (Line 13 + Line 15)	694,415
17.	**Adjusted Current Year Assessed Valuation** (Form A, Line 4)	120,199,484
18.	**Maximum Tax Rate Permitted by Article X, Section 22 and Section 137.073 RSMo. If No Voluntary Reduction was Taken** [(Line 16 / Line 17) x 100]	0.5777
	Informational Tax Rate Form B, Page 2 Information	
6.	**Prior Year Tax Rate Ceiling to Apply Voter Approved Increase to.** (Informational Tax Rate Summary, Line A if Increase to an Existing Rate, Otherwise 0)	
7.	**Voter Approved Increased Tax Rate to Adjust** (If an "Increase of" ballot, Tax Rate Form B, Line 5a + Line 6. If an "Increase to" ballot, Tax Rate Form B, Line 5b)	
8.	**Adjusted Prior Year Assessed Valuation** (Tax Rate Form A, Line 8)	
9.	**Maximum Prior Year Adjusted Revenue** from property that existed in both years. (Line 7 x Line 8 / 100)	
10.	**Consumer Price Index (CPI)** as Certified by the State Tax Commission.	
11.	**Permitted Revenue Growth for CPI** (Line 9 x Line 10)	
12.	**Total Revenue Allowed from the Additional Voter Approved Increase** from property that existed in both years. (Line 9 + Line 11)	
13.	**Adjusted Current Year Assessed Valuation** (Tax Rate Form A, Line 4)	
14.	**Adjusted Voter Approved Increased Tax Rate** (Line 12 / Line 13 x 100)	
15.	**Amount of Rate Increase Authorized by Voters for the Current Year** (If Line 7 > Line 14, then Line 7, Otherwise, Line 14)	

PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/9/2016

Informational Tax Rate Data

(2016)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Harrisonville	09-019-0010	Parks & Recreation
Name of Political Subdivision	Political Subdivision Code	Purpose of Levy

This page shows the information that would have been on the line items for the Summary, Form A, and/or Form B had no voluntary reduction(s) been taken in prior even numbered year(s). The information on this page should not be used in the current year unless the taxing authority wishes to reverse any voluntary reduction(s) taken in prior even numbered year(s) and follows the following steps in an even numbered year.

Step 1 The governing body should hold a public hearing and adopt a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate.

Step 2 Submit a copy of the resolution, policy statement, or ordinance to the State Auditor's Office for review.

		Based on Prior Year Tax Rate Ceiling as if No Voluntary Reductions were Taken
	Informational Tax Rate Summary Information	
A.	**Prior Year Tax Rate Ceiling** (Prior Year Informational Tax Rate Data, Line F)	0.1292
B.	**Current Year Rate Computed** (Informational Tax Rate Form A, Line 18 below)	0.1306
C.	**Amount of Increase Authorized by Voters for Current Year** (Informational Tax Rate Form B, Line 15 below)	
D.	**Rate to Compare to Maximum Authorized Levy** [Line B (if no election), Otherwise Line C (if there was an election)]	0.1306
E.	**Maximum Authorized Levy** (Most Recent Voter Approved Rate)	0.2000
F.	**Tax Rate Ceiling if No Voluntary Reductions were Taken in a Prior Even Numbered Year** (Lower of Line D or E)	0.1306
	Informational Tax Rate Form A, Page 2 Information	
9.	**Percentage Increase in Adjusted Valuation** [(Tax Rate Form A, Line 4 - Line 8) / Line 8 x 100]	-1.0938%
10.	**Increase in Consumer Price Index** as Certified by the State Tax Commission.	0.7000%
11.	**Adjusted Prior Year Assessed Valuation** (Tax Rate Form A, Line 8)	121,528,754
12.	**(2015) Tax Rate Ceiling From Prior Year** (Informational Tax Rate Summary, Line A from above)	0.1292
13.	**Maximum Prior Year Adjusted Revenue** from property that existed in both years. [(Line 11 x Line 12) / 100]	157,015
14.	**Permitted Reassessment Revenue Growth** The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10), or 5%. A negative figure on Line 9 is treated as a zero for Line 14 purposes. Do not enter less than 0, nor more than 5%.	0.0000%
15.	**Additional Reassessment Revenue Permitted** (Line 13 x Line 14)	0
16.	**Total Revenue Permitted in Current Year** from property that existed in both years. (Line 13 + Line 15)	157,015
17.	**Adjusted Current Year Assessed Valuation** (Form A, Line 4)	120,199,484
18.	**Maximum Tax Rate Permitted by Article X, Section 22 and Section 137.073 RSMo. If No Voluntary Reduction was Taken** [(Line 16 / Line 17) x 100]	0.1306
	Informational Tax Rate Form B, Page 2 Information	
6.	**Prior Year Tax Rate Ceiling to Apply Voter Approved Increase to.** (Informational Tax Rate Summary, Line A if Increase to an Existing Rate, Otherwise 0)	
7.	**Voter Approved Increased Tax Rate to Adjust** (If an "Increase of" ballot, Tax Rate Form B, Line 5a + Line 6. If an "Increase to" ballot, Tax Rate Form B, Line 5b)	
8.	**Adjusted Prior Year Assessed Valuation** (Tax Rate Form A, Line 8)	
9.	**Maximum Prior Year Adjusted Revenue** from property that existed in both years. (Line 7 x Line 8 / 100)	
10.	**Consumer Price Index (CPI)** as Certified by the State Tax Commission.	
11.	**Permitted Revenue Growth for CPI** (Line 9 x Line 10)	
12.	**Total Revenue Allowed from the Additional Voter Approved Increase** from property that existed in both years. (Line 9 + Line 11)	
13.	**Adjusted Current Year Assessed Valuation** (Tax Rate Form A, Line 4)	
14.	**Adjusted Voter Approved Increased Tax Rate** (Line 12 / Line 13 x 100)	
15.	**Amount of Rate Increase Authorized by Voters for the Current Year** (If Line 7 > Line 14, then Line 7, Otherwise, Line 14)	

Attachment: Harrisonville 2016 Pro Forma - reviewed by State Auditor (2318 : Fiscal Year 2017 Tax Levy)

City of Harrisonville est. 1836

STAFF REPORT

TO: **Board of Aldermen**

FROM: **Rick Deluca, Director**

DATE: **August 29, 2016**

SUBJECT: **Public Hearing for Rezoning Application of Richard T. Hawkins for property located at 901 S. Oakland**

Type of Item: *Public Hearing*

Issue: The Applicant has requested approval of the Preliminary and Final Plats. A rezoning application accompanies the plats.

Background:

Location: 807 S. Commercial Street, 902 S. Oakland Street

Applicant: Richard Hawkins

Owner: Richard and Joan Hawkins

Existing Zoning: "C-2" Service Business District

"R-1" Single Family Residential District

Adjacent Zoning: North: "C-2" Service Business District

"R-1" Single Family Residential District

South: Governmental

West: "C-2" Service Business District

East: "R-1" Single Family Residential District

Acres: 0.26 acres (rezoning)

0.67 acres (plat)

Number of Lots: 2 Lots

Three applications have been submitted: application for preliminary plat, application for final plat and application for rezoning. The applications are being run concurrently because this area is already developed and no infrastructure is necessary.

The applicant wishes to split a portion of the property off at 902 Oakland and eventually provide additional parking for his commercial building on Commercial Street. An existing encroachment has been discovered on the north side of the site. Setback issues currently exist.

Options:

The City may:

- Approve the plat/rezoning.

- Conditionally approve the plat/rezoning.
- Deny the plat/rezoning.

Planning & Zoning Commission Recommendation:

(August 18, 2016)

Rezoning:	Approval
Preliminary Plat:	Approval
Final Plat:	Approval

Staff Recommendation:

Rezoning:	Approval
Preliminary Plat:	Approval
Final Plat:	Approval

G. Discussion Item (ID # 2311)

Public Hearing for Rezoning Application of Richard T. Hawkins for property located at 901 S. Oakland, from R-1 to C-2

Attachments:

Hawkins Addition and Rezoning Attachments - BOA 9-6-16 (PDF)

FEE: #50.00
REC'D BY: ALC
(STAFF USE ONLY)

APPLICATION FOR REZONING CITY OF HARRISONVILLE

PLEASE PRINT

CASE NO.: RZ-1601
PC DATE: 8/18/16
(STAFF USE ONLY)

REQUESTED ZONING AMENDMENT: R-1 to C-2

GENERAL LOCATION OR ADDRESS OF SUBJECT PROPERTY: 901 S. Oakland

LEGAL DESCRIPTION: See Attached Rezoning Description

ACRES/SQ. FT.: 0.26 Acres

CURRENT ZONING ON PROPERTY: R-1
CURRENT LAND USE:

PROPERTY OWNER'S NAME(S): Richard T. Hawkins
PHONE: 380-4777
COMPANY:
FAX:
MAILING ADDRESS: 807 S. Commercial Harrisonville Mo 64701
STREET CITY STATE ZIP
E-MAIL ADDRESS: thawkins@digisys.com

APPLICANT/AGENT'S NAME(S): Richard T. Hawkins
PHONE: 380-4777
COMPANY:
FAX:
MAILING ADDRESS: 807 S. Commercial St Harrisonville Mo 64701
STREET CITY STATE ZIP
E-MAIL ADDRESS: THAWKINS@DIGISYS.COM

ENGINEER/ARCHITECT'S NAME(S): TROY BOWERS
PHONE: 380-4821
COMPANY: BOWERS Engineering
FAX:
MAILING ADDRESS: 106 E Pearl St. Harrisonville Mo 64701
STREET CITY STATE ZIP
E-MAIL ADDRESS:

NOTE: *It is recommended that the applicant schedule a meeting with city staff prior to the submission of an application. An application will not be considered complete until all required material has been submitted. The Planning and Zoning Commission meeting will not be scheduled until the application is complete. It is the applicant's responsibility to obtain a copy of the agenda, staff report and staff recommendation prior to the scheduled meeting. It is the applicant's responsibility to be familiar with the applicable city land use ordinances and requirements prior to the submission of the application. See attached material for examples and instructions.*

SIGNATURE OF OWNER OR AGENT: Richard T. Hawkins

NOTE: IF NOT SIGNED BY OWNER, AUTHORIZATION OF AGENT MUST ACCOMPANY APPLICATION

pd. 6/22/16
#50 cash

Attachment: Hawkins Addition and Rezoning Attachments - BOA 9-6-16 (2311 : Public Hearing for Rezoning Application of Richard T. Hawkins

Bowers Engineering & Surveying, Inc.

PO Box 71
106 E. Pearl Street
Harrisonville, MO 64701
816-380-4821

June 10, 2016

For: Mr. Terry Hawkins
25625 S. Lincoln Road
Harrisonville, MO 64701

Job No: 21296-16

REZONING DESCRIPTION

PART OF A TRACT OF LAND DESCRIBED IN BOOK 1846, AT PAGE 24, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, BEING PART OF LOT 1, "DAVIS ADDITION", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED, AND ALSO BEING PART OF LOT 3 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF LOT 3 OF THE NORTHEAST QUARTER OF SECTION 5, AFORESAID, RUN THENCE SOUTH 01°24'52" WEST ALONG THE EAST LINE THEREOF, 345.00 FEET; THENCE NORTH 88°11'08" WEST, 20.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OAKLAND STREET, AS NOW LOCATED, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH 88°11'08" WEST, 185.87 FEET; THENCE NORTH 18°49'46" WEST, 106.86 FEET; THENCE NORTH 18°06'08" WEST, 10.45 FEET; THENCE SOUTH 88°13'27" EAST, 90.84 FEET; THENCE SOUTH 01°24'52" WEST, 84.89 FEET; THENCE SOUTH 88°11'08" EAST, 135.50 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF OAKLAND STREET; THENCE SOUTH 01°24'52" WEST ALONG SAID RIGHT-OF-WAY LINE, 25.00 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 0.26 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS, AND OR RIGHT-OF-WAYS.

STATE OF MISSOURI
TROY S. BOWERS
LS-2316
REGISTERED LAND SURVEYOR
6-10-16

Troy S. Bowers
Professional Land Surveyor
MO LS 2616

PART OF A TRACT OF LAND DESCRIBED IN BOOK 1846, AT PAGE 24, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, BEING PART OF LOT 1, "DAVIS ADDITION", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED, AND ALSO BEING PART OF LOT 3 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF LOT 3 OF THE NORTHEAST QUARTER OF SECTION 5, AFORESAID, RUN THENCE SOUTH 01°24'52" WEST ALONG THE EAST LINE THEREOF, 345.00 FEET; THENCE NORTH 88°11'08" WEST, 20.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OAKLAND STREET, AS NOW LOCATED, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH 88°11'08" WEST, 185.87 FEET; THENCE NORTH 18°49'46" WEST, 106.86 FEET; THENCE NORTH 18°06'08" WEST, 10.45 FEET; THENCE SOUTH 88°13'27" EAST, 90.84 FEET; THENCE SOUTH 01°24'52" WEST, 84.89 FEET; THENCE SOUTH 88°11'08" EAST, 135.50 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF OAKLAND STREET; THENCE SOUTH 01°24'52" WEST ALONG SAID RIGHT-OF-WAY LINE, 25.00 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 0.26 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS, AND OR RIGHT-OF-WAYS.

Coffelt Land Title Inc.

Planning and Zoning Commission

TRACT FOR WHICH REZONING IS REQUESTED:

Owner:

Richard T. Hawkins and Joan F. Hawkins Trustees of the Richard T. Hawkins and Joan F. Hawkins Revocable Living Trust dated the 5th day of May 1995

Prepared For:

Richard T. & Joan F. Hawkins Trust
807 S. Commercial
Harrisonville, MO 64701

To whom it may concern:
An examination of the records of the Recorder of Deeds of Cass County, Missouri, indicates that the owners of the property adjacent to and within 200 feet of above-captioned are as listed below. As an accommodation to you, we have provided address as they appear in the County Tax Rolls:

1. Oaks Mobile Home Park
P. O. Box 325
Harrisonville, MO 64701

2. John D. and Mona C. Holland
903 N. Thunderbird Dr.
Harrisonville, MO 64701

3. Pearson Investment Co.
P. O. Box 348
Harrisonville, MO 64701

4. Thara Van and Dalin Nguon Khieu
902 S. Commercial
Harrisonville, MO 64701

5. City of Harrisonville
P. O. Box 367
Harrisonville, MO 64701

6. Mr. and Mrs. Lyle Dean Anderson
1701 Eastwood Rd.
Harrisonville, MO 64701

7. Aspen Glen, LLC
1903 N. State Route 291

Harrisonville, MO 64701

8. John M. and Vickie L. Herrell
801 1/2 S. Commercial
Harrisonville, MO 64701

9. same as No. 6

10. Lesa Locke
P. O. Box 796
Harrisonville, Mo 64701

11. Mr. and Mrs. Ralph Audsley
900 S. Oakland
Harrisonville, Mo 64701

12. Brad and Paula Beemer
805 S. Oakland
Harrisonville, MO 64701

13. C & M Group, LLC
104 N. Halsey
Harrisonville, Mo 64701

14. Lawrence Taylor Armstrong et al
307 Miami St-Apt. 3
Leavenworth, KS 66048

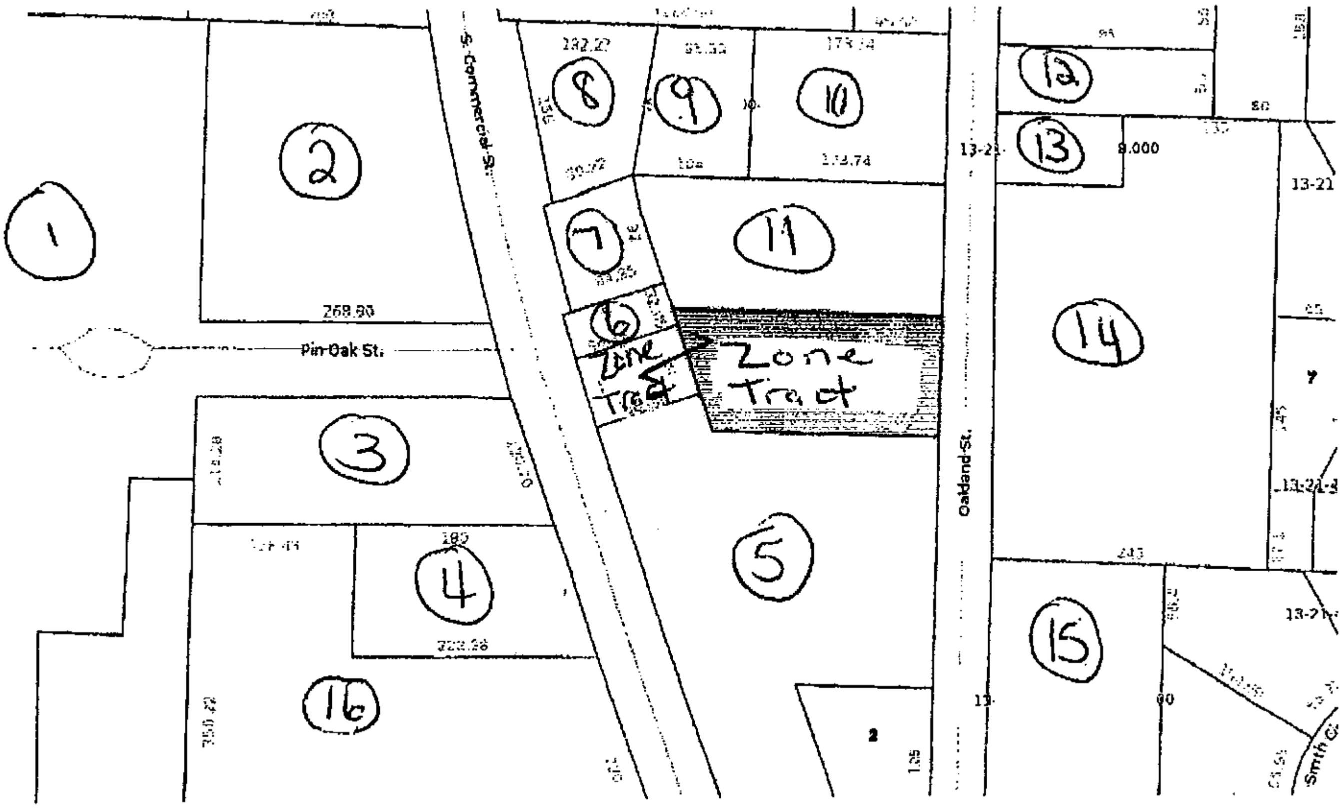
15. Jeffrey W. and Lori A. Bruens
P. O. Box 7
Harrisonville, MO 64701

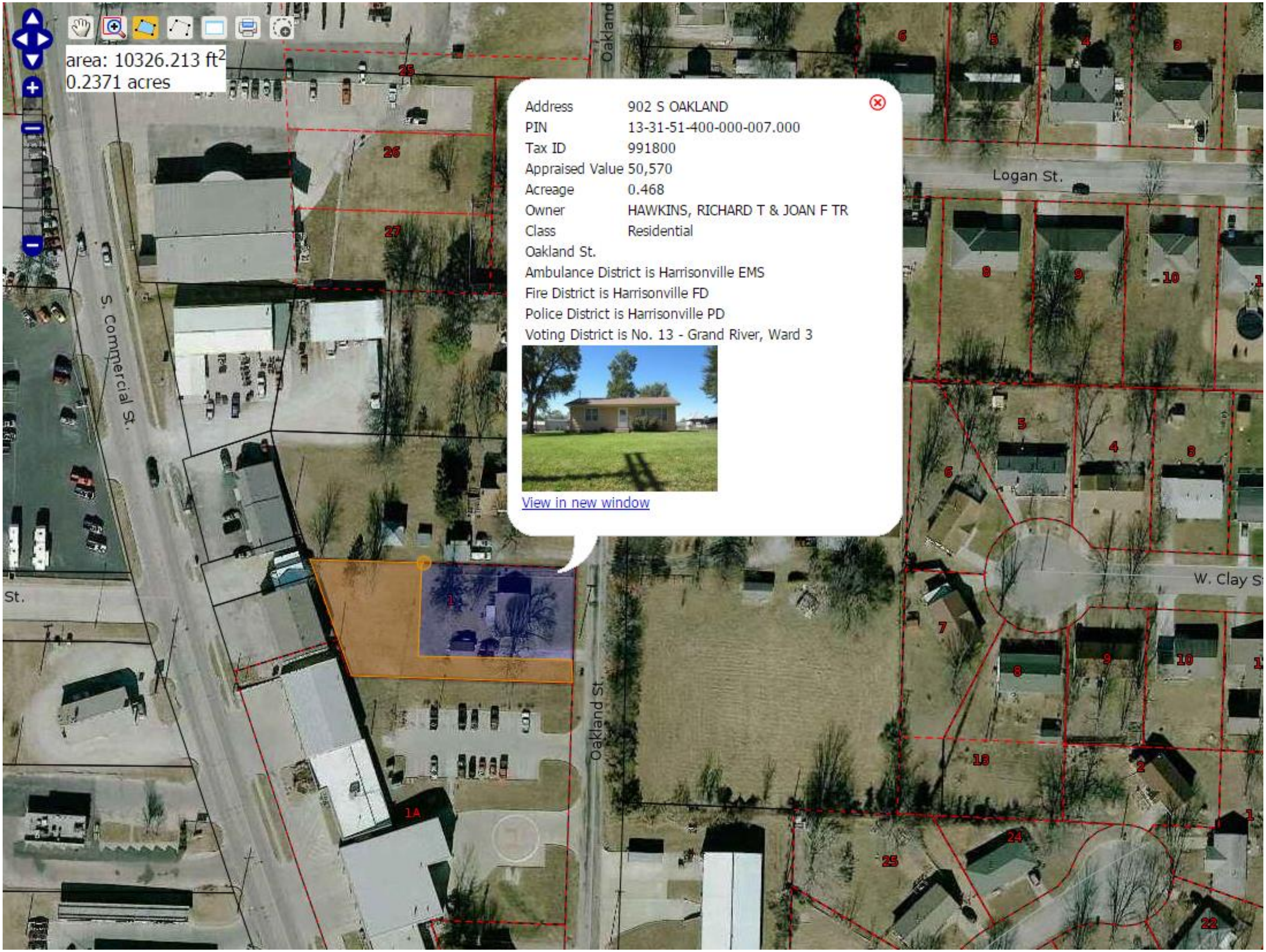
16. Steve and Angela M. Zahn et al
16025 Knorpp Rd.
Pleasant Hill, MO 64080

Rosemary Gentry

Rosemary Gentry
Coffelt Land Title, Inc.

PIN 13-31-51-400-000-007.000
Tax ID 991800
Appraised Value 50,570
Acreage 0.468
Address 902 S OAKLAND
Owner HAWKINS, RICHARD T & JOAN F TR
Class Residential




area: 10326.213 ft^2
0.2371 acres
Address 902 S OAKLAND
PIN 13-31-51-400-000-007.000
Tax ID 991800
Appraised Value 50,570
Acreage 0.468
Owner HAWKINS, RICHARD T & JOAN F TR
Class Residential
Oakland St.
Ambulance District is Harrisonville EMS
Fire District is Harrisonville FD
Police District is Harrisonville PD
Voting District is No. 13 - Grand River, Ward 3
View in new window
Oakland
Logan St.
S. Commercial St.
W. Clay St
St.
Oakland St.

FEE: ______
REC'D BY: ______
(STAFF USE ONLY)

APPLICATION FOR PLATS CITY OF HARRISONVILLE

PLEASE PRINT

CASE NO.: ______
PC DATE: ______
(STAFF USE ONLY)

PLEASE ✓ APPLICABLE ☒ PRELIMINARY ☐ FINAL ☐ SMALL SUBDIVISION

NAME OF PROPOSED SUBDIVISION: Hawkin's Annex

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 807 S. Commercial

LEGAL DESCRIPTION: ______

ZONING ON SUBJECT PROPERTY: ______ CURRENT LAND USE:: Commercial / Residential

TOTAL ACREAGE: .6 NUMBER OF LOTS: 2

DEVELOPER'S NAME(S): Richard Hawkins PHONE: 816 380 4777

COMPANY: ______ FAX: ______

MAILING ADDRESS: 807 S. Commercial Harrisonville Mo 64701
STREET CITY STATE ZIP

PROPERTY OWNER'S NAME(S) Richard Hawkins PHONE: 816-380-4777

COMPANY: ______ FAX: ______

MAILING ADDRESS: 807 S. Commercial Harrisonville Mo 64701
STREET CITY STATE ZIP

ENGINEER'S NAME(S): Troy Bower PHONE: 380-4821

COMPANY: Bowers Survey FAX: ______

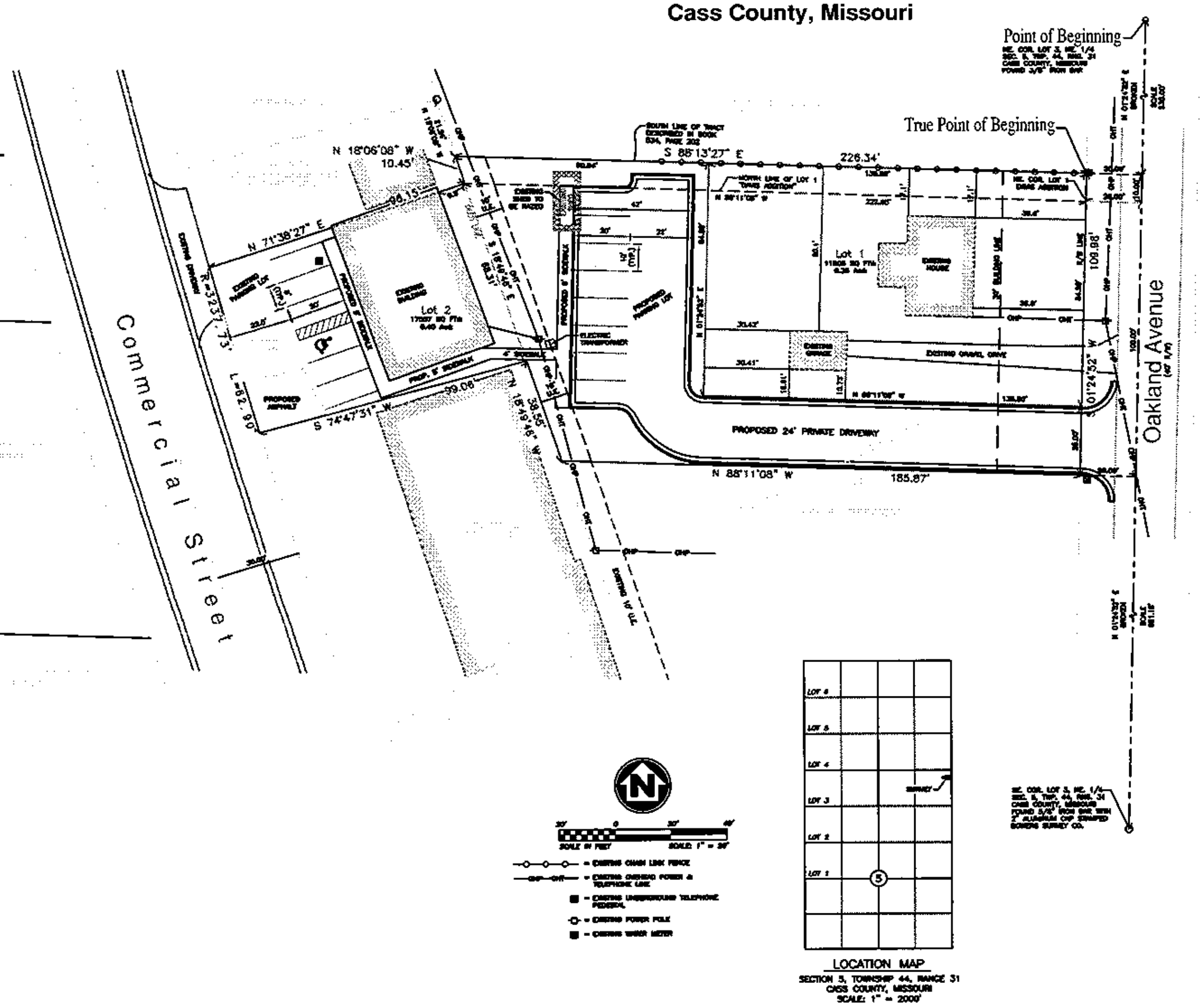
MAILING ADDRESS: ______
STREET CITY STATE ZIP

NOTES:

- SEE ATTACHED "*GUIDE TO PLATTING*" FOR INFORMATION REGARDING HARRISONVILLE'S PLATTING PROCESS.
- TEN (10) COPIES OF THE PROPOSED PLAT MUST ACCOMPANY THIS APPLICATION FOR STAFF REVIEW.
- AFTER STAFF REVIEW, FIVE (5) REVISED PLATS WILL BE REQUIRED INCLUDING A REVISED 8½" X 11" COPY.
- IT RECOMMENDED THAT THE APPLICANT OBTAIN A COPY OF THE STAFF REPORT PRIOR TO THE PLANNING AND ZONING MEETING.
- IT IS THE APPLICANTS RESPONSIBILITY TO BECOME FAMILIAR WITH THE APPLICABLE CITY LAND USE ORDINANCES AND REQUIREMENTS PRIOR TO SUBMITTING AN APPLICATION FOR PLAT.

SIGNATURE OF APPLICANT: [signature] **DATE:** 5-25-2016

Preliminary Plat
of
"Hawkins' Addition"
being a Replat of part of Lot 1, "Davis Addition"
& an Additional Tract
in the City of Harrisonville,
Cass County, Missouri



Owner:

RICHARD T. HAWKINS AND JOAN F. HAWKINS, TRUSTEES OF THE RICHARD T. HAWKINS AND JOAN F. HAWKINS REVOCABLE TRUST DATED MAY 5, 1998

25625 S LINCOLN RD, HARRISONVILLE, MO
816-380-4777

Description:

A TRACT OF LAND DESCRIBED IN BOOK 1846, AT PAGE 24, AND IN BOOK 1787, AT PAGE 74, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, BEING PART OF LOT 1, "DAVIS ADDITION", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED, ALSO BEING PART OF LOT 3 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF LOT 3 OF THE NORTHEAST QUARTER OF SECTION 5, AFORESAID, RUN THENCE SOUTH 01°24'52" WEST ALONG THE EAST LINE THEREOF, 235.00 FEET TO THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN BOOK 534, AT PAGE 202, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI; THENCE NORTH 88°13'27" WEST ALONG THE SOUTH LINE OF SAID CERTAIN TRACT OF LAND, 20.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OAKLAND STREET, AS NOW LOCATED, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE SOUTH 01°24'52" WEST ALONG SAID RIGHT-OF-WAY LINE, 109.98 FEET TO THE NORTHEASTERLY CORNER OF TRACT 1A, "COMMERCIAL STREET STATION RESURVEY", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED ; THENCE NORTH 88°11'08" WEST ALONG A NORTHERLY LINE OF SAID TRACT 1A, 185.87 FEET TO A NORTHERLY CORNER OF SAID TRACT 1A; THENCE NORTH 18°49'46" WEST ALONG SAID NORTHERLY LINE, 38.55 FEET TO A NORTHERLY CORNER OF SAID TRACT 1A; THENCE SOUTH 74°47'31" WEST ALONG A NORTHERLY LINE OF SAID TRACT 1A, 99.06 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT 1A, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF COMMERCIAL STREET, AS NOW LOCATED; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3237.73 FEET, A CHORD BEARING OF NORTH 14°21'25" WEST, AND AN ARC LENGTH OF 62.90 FEET; THENCE NORTH 71°38'27" EAST, 98.15 FEET; THENCE NORTH 18°06'08" WEST, 10.45 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 534, AT PAGE 202, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI; THENCE SOUTH 88°13'27" EAST ALONG SAID SOUTH LINE, 226.34 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 0.67 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT-OF-WAYS.

Notes:

1. BEARINGS AND COORDINATES SHOWN ARE BASED ON THE CITY OF HARRISONVILLE, MISSOURI, CONTROL MONUMENT NETWORK.
2. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY. THE PURPOSE OF THIS PRELIMINARY PLAT IS FOR PLANNING & ZONING PURPOSES ONLY.
3. RECORD TITLE AND EASEMENT INFORMATION HAS BEEN PROVIDED BY THE CLIENT. THIS SURVEYOR HAS MADE NO ADDITIONAL INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UNDERGROUND MUNICIPAL/PUBLIC/PRIVATE UTILITY SERVICE. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCIES.
5. THE SUBJECT PROPERTY IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 29037C0188F, DATED JANUARY 2, 2013.
6. EXISTING EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT:
   A. RIGHT-OF-WAY OF INTERSTATE GAS COMPANY, DATED MAY 15, 1943 AS FULLY SHOWN BY INSTRUMENT OF RECORD IN BOOK 334, PAGE 536, FOR A PIPELINE WITH THE RIGHT-OF-WAY FOR ADDITIONAL LINES. BY SUBSEQUENT MATTERS SAID RIGHT-OF-WAY HAS BEEN ACQUIRED BY CITIES SERVICE GAS COMPANY.
   B. TERMS AND CONDITIONS OF RIGHT-OF-WAY FOR PIPELINE PURPOSES OF CITIES SERVICE GAS COMPANY, DATED AUGUS 1, 1930 AS FULLY SHOWN BY INSTRUMENT OF RECORD IN BOOK 290, PAGE 82.
   C. EFFECTS, IF ANY, OF RIGHT-OF-WAY GRANTED TO INTERSTATE GAS COMPANY OVER THE PREMISES IN QUESTION AS SHOWN BY THE INSTRUMENT RECORD MAY 23, 1946. INSTRUMENT LOCATION UNAVAILABLE.

Bowers Engineering & Surveying, Inc.

Final Plat
of
"Hawkins' Addition"
being a Replat of part of Lot 1, "Davis Addition"
& an Additional Tract
in the City of Harrisonville,
Cass County, Missouri

Description:

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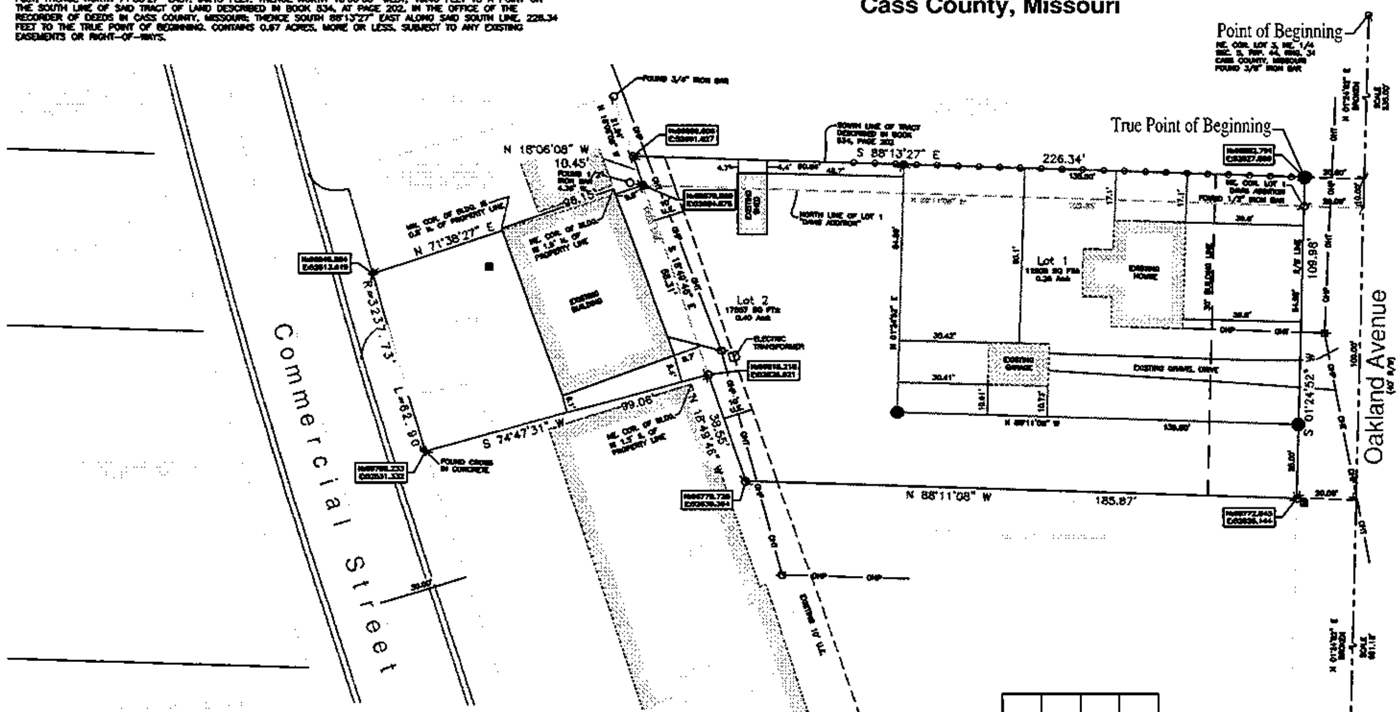

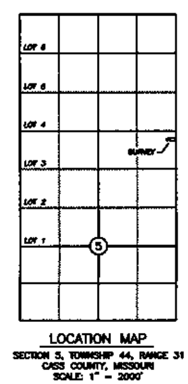

LOCATION MAP
SECTION 5, TOWNSHIP 44, RANGE 31
CASS COUNTY, MISSOURI
SCALE: 1" = 2000'

Notes:

1. BEARINGS AND COORDINATES SHOWN ARE BASED ON THE CITY OF HARRISONVILLE, MISSOURI, CONTROL MONUMENT NETWORK.
2. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN SUBURBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
3. RECORD TITLE AND EASEMENT INFORMATION HAS BEEN PROVIDED BY THE CLIENT. THIS SURVEYOR HAS MADE NO ADDITIONAL INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
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   B. TERMS AND CONDITIONS OF RIGHT-OF-WAY FOR PIPELINE PURPOSES OF CITIES SERVICE GAS COMPANY, DATED AUGUS 1, 1930 AS FULLY SHOWN BY INSTRUMENT OF RECORD IN BOOK 290, PAGE 82.
   C. EFFECTS, IF ANY, OF RIGHT-OF-WAY GRANTED TO INTERSTATE GAS COMPANY OVER THE PREMISES IN QUESTION AS SHOWN BY THE INSTRUMENT RECORD MAY 23, 1946. INSTRUMENT LOCATION UNAVAILABLE.

○ = FOUND 1/2" IRON BAR WITH 1" PLASTIC CAP STAMPED BOWERS SURVEY COMPANY, UNLESS NOTED OTHERWISE
● = SET 1/2" IRON BAR WITH 1" PLASTIC CAP STAMPED PLS 2016
⬤ = SET 5/8" IRON BAR WITH 2" ALUMINUM CAP STAMPED PLS 2016
—o—o— = EXISTING CHAIN LINK FENCE
—OHP—OHT— = EXISTING OVERHEAD POWER & TELEPHONE LINE
⊠ = EXISTING UNDERGROUND TELEPHONE PEDESTAL
-O- = EXISTING POWER POLE
■ = EXISTING WATER METER

Owner:

RICHARD T. HAWKINS AND JOAN F. HAWKINS, TRUSTEES
OF THE RICHARD T. HAWKINS AND JOAN F. HAWKINS REVOCABLE TRUST
DATED MAY 8, 1996

20625 S LINCOLN RD, HARRISONVILLE, MO
816-380-4777

Owner's Certificate:

AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED PROPRIETORS HAVE HEREUNTO SET THEIR HANDS THIS

______ DAY OF ________________, 2016.

STATE OF ____________ }
COUNTY OF ____________ } SS

BE IT REMEMBERED THAT ON THIS ______ DAY OF ________________, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME ________________ TO ME, PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

(SEAL)

NOTARY PUBLIC ________________

MY COMMISSION EXPIRES: ________________

Dedication:

THE UNDERSIGNED PROPRIETORS OF THE REAL ESTATE DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "HAWKINS' ADDITION". IT SHALL BE A SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREON TO BE DESIGNATED BY THE NUMBER WHICH APPEARS ON SAID LOT FOLLOWED BY THE WORDS "HAWKINS' ADDITION".

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF HARRISONVILLE, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, WATER, GAS AND SEWER PIPES, POLES, WIRES AND ANCHORS AND ALL OR ANY OF THEM UPON THOSE AREAS IN THIS SUBDIVISION OUTLINED ON THIS PLAT AND DEDICATED BY THE WORDS "UTILITY EASEMENT" (U.E) OR "STORM DRAINAGE AND UTILITY EASEMENT" (S.D. & U.E.).

THE USE OF ALL LOTS ON THIS PLAT SHALL BE SUBJECT TO ANY AND ALL RESTRICTIONS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI.

THIS PLAT OF "HAWKINS' ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE HARRISONVILLE PLANNING AND ZONING COMMISSION THIS ______ DAY OF ________ ____________ 2016.

____
PLANNING & ZONING COMMISSION CHAIRMAN

THIS PLAT OF "HAWKINS' ADDITION" INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE BOARD OF ALDERMAN HAS BEEN SUBMITTED TO AND APPROVED BY THE HARRISONVILLE BOARD OF ALDERMAN BY ORDINANCE NO. ________ DULY PASSED AND APPROVED BY THE MAYOR OF HARRISONVILLE, MISSOURI, IN THE ______ DAY OF ______ ____________ 2016.

(SEAL)

MAYOR: ________________

ATTEST: ________________
CITY CLERK

____
CITY ENGINEER

____
COMMUNITY DEVELOPMENT DIRECTOR

THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT THE DESCRIBED PROPERTY IS BASED ON AN ACTUAL SURVEY MADE BY HIM OR UNDER HIS DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM. HE FURTHER STATES THAT HE HAS COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE AND BELIEF.

THE FIELD WORK WAS COMPLETED ON MAY 10, 2016.

FOR: MR. TONY HAWKINS 20625 S LINCOLN RD, HARRISONVILLE, MO

Bowers Engineering & Surveying, Inc.
P.O. BOX 71
HARRISONVILLE, MISSOURI 64701
ENGINEERING: 816.380.2600 SURVEYING: 816.380.4631

SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
5	44	31	CASS	MISSOURI	5/23/16	21299-16

STATE OF MISSOURI
TROY S. BOWERS
REGISTERED LAND SURVEYOR

TROY S. BOWERS
PROFESSIONAL LAND SURVEYOR

City of Harrisonville est. 1836

STAFF REPORT

TO: Board of Aldermen

FROM: Rick Deluca, Director

DATE: August 29, 2016

SUBJECT: An Ordinance to Approve the Rezoning of Richard T. Hawkins for property located at 901 S. Oakland

Type of Item: *Approval*

Council Bill No. 062

Ordinance No.

AN ORDINANCE TO APPROVE THE REZONING OF A PROPERTY GENERALLY LOCATED AT 902 S. OAKLAND STREET FROM "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "C-2" SERVICE BUSINESS DISITRCT.

WHEREAS, the Planning and Zoning Commission of the City of Harrisonville, Missouri, held a public hearing on August 18, 2016, in regards to the rezoning application of Richard Hawkins, to rezone the hereinafter described property; and

WHEREAS, the Planning and Zoning Commission on August 18, 2016, recommended approval of the rezoning; and

WHEREAS, the Board of Aldermen of the City of Harrisonville, Missouri, held a public hearing; and after considering the property to be rezoned and the surrounding properties, and for the purpose of promoting the public health, safety, morals and considering the general welfare of the community, it is determined that the hereinafter described property should be rezoned.

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

Section 1: That the Board of Aldermen of the City of Harrisonville, Missouri, hereby finds and declares that the following described property shall be rezoned from "R-1" Single Family Residential District to "C-2" Service Business District.

PART OF A TRACT OF LAND DESCRIBED IN BOOK 1846, AT PAGE 24, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, BEING PART OF LOT 1, "DAVIS ADDITION", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED, AND ALSO BEING PART OF LOT 3 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF LOT 3 OF THE NORTHEAST QUARTER OF SECTION 5, AFORESAID, RUN THENCE SOUTH 01°24'52" WEST ALONG THE EAST LINE THEREOF, 345.00 FEET; THENCE NORTH 88°11'08" WEST, 20.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OAKLAND STREET, AS NOW LOCATED, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH 88°11'08" WEST, 185.87 FEET; THENCE NORTH 18°49'46" WEST, 106.86 FEET; THENCE NORTH 18°06'08" WEST, 10.45 FEET; THENCE SOUTH 88°13'27" EAST, 90.84 FEET; THENCE SOUTH 01°24'52" WEST, 84.89 FEET; THENCE SOUTH 88°11'08" EAST, 135.50 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF OAKLAND STREET; THENCE SOUTH 01°24'52" WEST ALONG SAID RIGHT-OF-WAY LINE, 25.00 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 0.26 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS, AND OR RIGHT-OF-WAYS.

Section 2: That the official zoning map of the City of Harrisonville shall be amended to reflect such change in zoning.

Section 3: That this ordinance shall be effective immediately upon its passage and approval.

Vote taken as follows:

AYES:

NAYS:

ABSENT:

ABSTAIN:

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 6TH DAY OF SEPTEMBER 2016 AND WAS READ FOR A SECOND TIME, AS AMENDED, BY TITLE ONLY ON THE 6TH DAY OF SEPTEMBER 2016 AND PASSED BY THE BOARD OF ALDERMEN THIS 6TH DAY OF SEPTEMBER 2016.

____

Brian Hasek, Mayor and Ex-Officio

Chairman of the Board of Aldermen

ATTEST:

____

Kim Hubbard, City Clerk

APPROVED by the Mayor this 6th day of September 2016.

City of Harrisonville est. 1836

STAFF REPORT

TO: **Board of Aldermen**

FROM: **Rick Deluca, Director**

DATE: **August 29, 2016**

SUBJECT: **A Resolution to Approve the Preliminary Plat of Hawkin's Addition**

Type of Item: *Approval*

Council Bill No. 063

Resolution No.

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING THE HAWKINS ADDITION PRELIMINARY PLAT, A PROPOSED SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

WHEREAS, the above preliminary plat is a Replat of part of Lot 1, “Davis Addition” and an additional tract of land located within the city limits of Harrisonville, Missouri; and,

WHEREAS, the Planning and Zoning Commission reviewed the preliminary plat for the above proposed development on August 18, 2016 and hereby recommends approval to the Board of Aldermen; and

WHEREAS, after a recommendation of approval has been submitted by the Planning and Zoning Commission, the Board of Aldermen reviewed the proposed preliminary plat and has determined the preliminary plat is consistent with the City of Harrisonville Zoning Ordinance, Subdivision Regulation and Comprehensive Plan.

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

Section 1: That the preliminary plat of Warner Industrial Park, filed with the City of Harrisonville, is hereby approved and comprises the following described real estate in Harrisonville, Cass County, Missouri, to-wit:

> A TRACT OF LAND DESCRIBED IN BOOK 1846, AT PAGE 24, AND IN BOOK 1787, AT PAGE 74, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, BEING PART OF LOT 1, “DAVIS ADDITION”, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED, ALSO BEING PART OF LOT 3 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF LOT 3 OF THE NORTHEAST QUARTER OF SECTION 5, AFORESAID, RUN THENCE SOUTH 01°24’52” WEST ALONG THE EAST LINE THEREOF, 235.00 FEET TO THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN BOOK 534, AT PAGE 202, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI; THENCE NORTH 88°13’27” WEST ALONG THE SOUTH LINE OF SAID CERTAIN TRACT OF LAND, 20.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OAKLAND STREET, AS NOW LOCATED, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE SOUTH 01°24’52” WEST ALONG SAID RIGHT-OF-WAY LINE, 109.98 FEET TO THE NORTHEASTERLY CORNER OF TRACT 1A, “COMMERCIAL STREET STATION RESURVEY”, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED; THENCE NORTH 88°11’08” WEST ALONG A NORTHERLY LINE OF SAID TRACT 1A, 185.87 FEET TO A NORTHERLY CORNER OF SAID TRACT 1A; THENCE NORTH 18°49’46” WEST ALONG SAID NORTHERLY LINE, 38.55 FEET TO A NORTHERLY CORNER OF SAID TRACT 1A; THENCE SOUTH 74°47’31” WEST ALONG A NORTHERLY LINE OF SAID TRACT 1A, 99.06 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT 1A, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF COMMERCIAL STREET, AS NOW LOCATED; THENCE FOLLOWING SAID

RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3237.73 FEET, A CHORD BEARING OF NORTH 16°21’25” WEST, AND AN ARC LENGTH OF 62.90 FEET; THENCE NORTH 71°38’27” EAST, 96.15 FEET; THENCE NORTH 18°06’08” WEST, 10.45 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 534, AT PAGE 202, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI; THENCE SOUTH 88°13’27” EAST ALONG SAID SOUTH LINE, 226.34 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 0.67 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT-OF-WAYS.

PASSED AND RESOLVED by the Board of Aldermen of the City of Harrisonville, Missouri this 6th Day of September, 2016.

____

Brian Hasek, Mayor and Ex-Officio

Chairman of the Board of Aldermen

ATTEST:

____

Kim Hubbard, City Clerk

WITNESS my hand and seal this 6th day of September, 2016.

City of Harrisonville est. 1836

STAFF REPORT

TO: **Board of Aldermen**

FROM: **Rick Deluca, Director**

DATE: **August 29, 2016**

SUBJECT: **An Ordinance to Accept the Final Plat of Hawkins Addition, Lots 1 & 2**

Type of Item: *Approval*

Council Bill No. 064

Ordinance No.

AN ORDINANCE TO ACCEPT THE FINAL PLAT OF HAWKINS ADDITION, BEING A REPLAT OF PART OF LOT 1, "DAVIS ADDITION" & AN ADDITIONAL TRACT IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI

WHEREAS, the Planning and Zoning Commission on August 18, 2016 recommended approval of the final plat; and

WHEREAS, after considering the property for the purpose of promoting the public health, safety, morals and considering the general welfare of the community, it is determined that this final plat be approved.

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

Section 1. That the final plat and dedication of easements of the City of Harrisonville for the final plat of Hawkins Addition, as shown by the plat, filed with the City Clerk of the City of Harrisonville, is hereby accepted and approved.

Section 2. That the final plat comprises the following described real estate in Harrisonville, Cass County, Missouri, to wit:

A TRACT OF LAND DESCRIBED IN BOOK 1846, AT PAGE 24, AND IN BOOK 1787, AT PAGE 74, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, BEING PART OF LOT 1, "DAVIS ADDITION", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED, ALSO BEING PART OF LOT 3 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF LOT 3 OF THE NORTHEAST QUARTER OF SECTION 5, AFORESAID, RUN THENCE SOUTH 01°24'52" WEST ALONG THE EAST LINE THEREOF, 235.00 FEET TO THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN BOOK 534, AT PAGE 202, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI; THENCE NORTH 88°13'27" WEST ALONG THE SOUTH LINE OF SAID CERTAIN TRACT OF LAND, 20.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OAKLAND STREET, AS NOW LOCATED, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE SOUTH 01°24'52" WEST ALONG SAID RIGHT-OF-WAY LINE, 109.98 FEET TO THE NORTHEASTERLY CORNER OF TRACT 1A, "COMMERCIAL STREET STATION RESURVEY", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED; THENCE NORTH 88°11'08" WEST ALONG A NORTHERLY LINE OF SAID TRACT 1A, 185.87 FEET TO A NORTHERLY CORNER OF SAID TRACT 1A; THENCE NORTH 18°49'46" WEST ALONG SAID NORTHERLY LINE, 38.55 FEET TO A NORTHERLY CORNER OF SAID TRACT 1A; THENCE SOUTH 74°47'31" WEST ALONG A NORTHERLY LINE OF SAID TRACT 1A, 99.06 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT 1A, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF COMMERCIAL STREET, AS

NOW LOCATED; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3237.73 FEET, A CHORD BEARING OF NORTH 16°21’25” WEST, AND AN ARC LENGTH OF 62.90 FEET; THENCE NORTH 71°38’27” EAST, 96.15 FEET; THENCE NORTH 18°06’08” WEST, 10.45 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 534, AT PAGE 202, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI; THENCE SOUTH 88°13’27” EAST ALONG SAID SOUTH LINE, 226.34 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 0.67 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT-OF-WAYS.

Section 3. *Effective Date*. The effective date of approval shall be coincidental with the Mayor’s signature and attestation by the City Clerk.

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 of 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.

Vote taken as follows:

Ayes:

Nays:

Absent:

Abstain:

READ TWO TIMES BY TITLE ONLY ON SEPTEMBER 6, 2016 AND PASSED BY THE BOARD OF ALDERMEN THIS 6th DAY OF SEPTEMBER 2016.

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

ATTEST:

Kim Hubbard, City Clerk

APPROVED by the Mayor this 6th Day of September 2016.

City of Harrisonville est. 1836

STAFF REPORT

TO: **Board of Aldermen**

FROM: **Rodney Jacobs, Director**

DATE: **August 30, 2016**

SUBJECT: **Commercial/Locust Street signal light repair**

Type of Item: *Approval*

Issue: Replacement of traffic signal control cabinet and electronic equipment needed to operate signal lights at Commercial/Locust Street.

Summary Recommendation: It is staff's recommendation to replace the cabinet and electronic equipment operating the traffic lights at the Commercial/Locust Street intersection to modern MODOT specifications after an equipment failure requires a conflict monitor replacement.

Background: On May 25, 2016, the traffic light at the Commercial/Locust street intersection went into a flash default mode due to a malfunctioning control unit called a conflict monitor. Capital Electric Line Builders, Inc. Who at that time was building the signal lights on MO 291 highway made a temporary repair by installing a borrowed monitor. They also gave an estimate on replacing the monitor and a recommendation and estimate to replace the outdated equipment and cabinet. Staff had sought bidders from a MODOT bid document and an equipment supplier. A request for bids was unfruitful with only Capital Electric Line Builders, Inc. responding. While several of the contacted contractors no longer work with traffic signals, three active contractors contacted are listed below. The signal lights and traffic sensors will not be updated at this time.

Options:

Company	Replace conflict monitor only	Replace cabinet and electronic equipment
Capital Electric Line Builders Inc.	$3,700	$15,600
Black and McDonald	No response	No response
Electrical systems Inc.	No bid	No bid
Budgeted		$15,600

Recommendation: It is staff's recommendation to replace the cabinet and electronic equipment operating the signal lights at the Commercial/Locust street intersection to a modern MODOT specification. Replacing the failed monitor is an option but the system was installed in the mid 1980's and is obsolete.

Council Bill No. 065

Resolution No.

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH CAPITAL ELECTRIC LINE BUILDERS, INC., TO MAKE REPAIRS AND UPGRADES TO THE TRAFFIC SIGNAL LIGHT LOCATED AT COMMERCIAL AND LOCUST STREETS IN AN AMOUNT NOT TO EXCEED $15,600

WHEREAS, the City of Harrisonville owns the streetlight located at Commercial and Locust Street, and

WHEREAS, the streetlight is in need of repairs and upgrades to modern standards, and

WHEREAS, bids were accepted to make repairs, and

WHEREAS, Capital Electric Line Builders, Inc. was determined to be the lowest and best bidder with a bid of $15,600,

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

<u>Section 1:</u> That the City Administrator of the City of Harrisonville is hereby authorized and directed to enter into an Agreement with Capital Electric Line Builders, Inc. to make repairs and upgrades to the traffic signal located at Commercial and Locust Streets in an amount not to exceed $15,600.

<u>Section 2:</u> That this resolution shall become effective immediately upon its passage and approval.

PASSED AND RESOLVED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Harrisonville, Missouri this 6th day of September 2016.

____

Brian Hasek, Mayor & Ex Officio

Chairman of the Board of Aldermen

ATTEST:

____

Kim Hubbard, City Clerk

WITNESS my hand and seal this 6th day of September 2016

CONFLICT
RED FAIL
CVM
24V-1
24V-2
RP STATUS
PROGRAM CARD
DIAGNOSTIC
POWER
RESET
EDI
NSM-12
DETECT
515B
FREQ
SENS
PRES
FUSE
RESET
ECONOLITE
CONTROL PRODUCTS, INC.
MAIN MENU
NEXT SCREEN
SUB MENU
NEXT DATA
DISPLAY ADJUST
NEXT PAGE
STATUS DISPLAY
HELP
ENTER
SPEC FUNC
CLEAR
CURSOR
TLM
SDLC
TERM
D
C
B
A
200
RED
YEL
GRN

CAPITAL ELECTRIC

CAPITAL ELECTRIC LINE BUILDERS
4400 N. W. Mattox Road
Riverside, Missouri 64150
Phone: (816) 389-4000 Fax: (816) 329-8260

Date: 6/20/2016

To: Rodney Jacobs, Superintendent of Streets
City of Harrisonville
300 E Pearl St
Harrisonville, MO 64701
Via Email: streetsup@ci.harrisonville.mo.us rjacobs@ci.harrisonville.mo.us

Re: Commercial and Locust Traffic Signal Repairs

Dear Mr. Jacobs:

This is further to our temporary signal repair at the subject intersection. After further review we would offer the following information.

1 The temporary repair involved installing a loaner conflict monitor. We have price a new unit and to furnish and install it will cost approximately $2,500.00. At a minimum we would recommend going forward on this. We checked and the existing conflict monitor that was damaged is not repairable, also it is very old and out of date as is the cabinet and controller in general.

2 At a minimum you should consider having our technician perform a complete maintenance for the existing cabinet; it needs a thorough cleaning and servicing. We complete this work on a time and material basis. Our not to exceed price for this service would be $1,200.00.

3 Given the age and condition of this cabinet and controller and the needed cost to replace the conflict monitor and also perform a needed PM, you should consider replacing the entire cabinet, controller and other components. We estimate this at a cost not to exceed $15,600.00. If done 1 and 2 above would not be needed. We would need Harrisonville PD traffic assistance for completing this work.

Thank you for your consideration on this. Please call me if questions. If you would like to proceed with 2 or 3 above please let me know. As it stands now we will plan to complete 1 since the City will need a new conflict monitor at a minimum. To this end would you please email me a tax exempt sheets for the City so we may order the new conflict monitor? Or if you want to do 3 above we would order a new cabinet assembly.

Sincerely,
Capital Electric Line Builders

Gary Wurdack

Gary Wurdack
Project Manager

STAFF REPORT

TO: **Board of Aldermen**

FROM: **Marcella McCoy, Director**

DATE: **August 31, 2016**

SUBJECT: **AN ORDINANCE AMENDING CHAPTER 700 - UTILITIES**

Type of Item: *Approval*

INTRODUCTION

The purpose of this memo is to outline the recommended policy for Meter/Billing errors separate and apart from Meter Test Procedures outlined in Chapter 700 of City Code. This development is a result of a couple incidents that were brought to staff's attention during the last few billing procedures for utility services. The proposed policy recommends adjustments to the customer either as services billed or credit for services charges for a six month period prior to discovery.

DISCUSSION

During one of the last few utility billing processes the City had a customer (Hibbett Sports) inquire about the electric usage for their business location here in Harrisonville. They expressed concern that the Harrisonville location is significantly higher than the other locations in the Kansas City Metro Area. Staff investigated the site to check the meter reading, etc. Utility Maintenance staff also spoke with billing staff to see how the readings were calculating on the bill. It was discovered that a multiplier was incorrect. The multiplier was set too high, therefore billing for usage in excess of what it should be. Hibbett asked for a refund and based upon existing Code 700.250 - Meter Test Procedures a credit was applied to the account for the previous sixty days.

Also found in a series of tests and evaluations of how the meters were reading, was that the Justice Center water and sewer charges were not being billed. They were only charged the minimum charges for those services. Maintenance and billing staff along with myself and Eric Patterson have discussed this issue and made the necessary corrections in the billing system. Staff continues to monitor the readings and calculations for the Justice Center bills to insure they are calculating correctly.

Both of these incidents are related to how the billing system is set to calculate bills and how the electronic read system is populating the fields. Neither of these circumstances were flagged in the "normal" checks and balances that are completed with each billing cycle. I have been in contact with both Hibbett Sports and County staff about the Justice Center. They are both aware that there is a policy proposed and that further action may be required on either the City part or their part.

Currently, there is no policy set that defines how to handle what I call billing errors. The "Meter Test Procedures" are outlined in code when the customer requests a meter test. Defined in the Missouri State Code of Regulations is policy on how credits and charges are to be handled by those utilities regulated under the Public Service Commission (PSC). The City is not regulated by the PSC. Therefore, I am recommending we adopt the following policy for credits and charges occurred because of billing errors.

Billing Adjustments

PURPOSE: This policy establishes the requirements for making billing adjustments in the event of an overcharge or an undercharge.

For all billing errors, the utility will determine from all related and available information the probable period during which the condition causing the errors existed and shall make billing adjustments for that period as follows:

A. In the event of an overcharge, an adjustment shall be made for a period of six (6) months immediately preceding the discovery, inquiry or actual notification of the utility;

B. In the event of an undercharge, an adjustment shall be made for a period of six (6) months immediately preceding the discovery, inquiry or actual notification of the utility;

C. In the event of an undercharge, the utility shall offer the customer the option to pay the adjusted bill over a period of six (6) months.

Upon adoption and execution of the recommended ordinance for this policy, staff will contact both Hibbett Sports and the Justice Center with the actions taken.

ACTION REQUIRED/RECOMMENDATION

Recommendation is for the Board of Alderman to adopt this policy as a part of Chapter 700 of the City Code as outlined in the attached ordinance.

Council Bill No. 066

Ordinance No.

AN ORDINANCE AMENDING CHAPTER 700 OF THE CODE OF ORDINANCES FOR THE CITY OF HARRISONVILLE, MISSOURI, BY ADDING SECTION 700.385 BILLING ADJUSTMENTS

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

Section 1: That Chapter 700 - Utilities, shall be amended by adding Section 700.385 Billing Adjustments as follows:

Sec. 700.385 Billing Adjustments

PURPOSE: This policy establishes the requirements for making billing adjustments in the event of an overcharge or an undercharge.

For all billing errors, the utility will determine from all related and available information the probable period during which the condition causing the errors existed and shall make billing adjustments for that period as follows:

A. In the event of an overcharge, an adjustment shall be made for a period of six (6) months immediately preceding the discovery, inquiry or actual notification of the utility;

B. In the event of an undercharge, an adjustment shall be made for a period of six (6) months immediately preceding the discovery, inquiry or actual notification of the utility;

C. In the event of an undercharge, the utility shall offer the customer the option to pay the adjusted bill over a period of six (6) months.

Section 2: That this ordinance shall become effective immediately upon its passage and approval.

Vote taken as follows:

Ayes:

Nays:

Absent:

Abstain:

Read for the first time by title only on the 6th day of September 2016. Read for the second time by title only on the 6th day of September 2016.

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

ATTEST:

____

Kim Hubbard, City Clerk

APPROVED by the Mayor this 6th day of September 2016 customer at least fifteen (15) days prior to the date the customer receives a bill based on the new cycle.

(7) A monthly-billed customer shall have at least twenty-one (21) days and a quarterly-billed customer shall have at least sixteen (16) days from the rendition of the bill to pay the utility charges, unless a customer has selected a preferred payment date in accordance with a utility's preferred payment date plan. If the due date or delinquent date falls upon a Sunday, legal holiday, or any other day when the offices of the utility regularly used for the payment of customer bills are not open to the general public, the due date or delinquent date shall be extended through the next business day. The date of payment for remittance by mail is the date on which the utility receives the remittance. A utility shall not base an assessment of a deposit or delinquent charge, or a discontinuance of service, on a payment that was made to a payment agent on or before the due date or delinquent date.

(8) A utility shall not assess an additional charge upon a customer by reason of the customer's failure to pay any balance due and owing prior to the delinquent date unless this additional charge has been approved by the commission as a part of the utility's commission-approved tariffs.

(9) Every bill for residential utility service shall clearly state—

(A) The beginning and ending meter readings of the billing period and the dates of these readings;

(B) The date when the bill will be considered due and the date when it will be delinquent, if different;

(C) Any previous balance which states the balance due for utility charges separately from charges for services not subject to commission jurisdiction;

(D) The amount due for the most recent billing period for electric, gas, sewer, or water usage, stated separately from the amount due for the same period for a deposit and the amount due for the same period for service not subject to commission jurisdiction;

(E) The amount due for other authorized charges;

(F) The total amount due;

(G) The telephone number the customer may call from the customer's service location without incurring toll charges and the address of the utility where the customer may initiate an inquiry or complaint regarding the bill as rendered or the service provided. Charges for measured local service are not toll charges for purposes of this rule;

(H) License, occupation, gross receipts, franchise and sales taxes; and

(I) Purchased gas adjustment cost in total or cents per unit basis.

(10) A utility shall render a separate billing for service provided at each address unless otherwise requested by the customer and agreed to by the utility.

(11) A utility may include charges for special services together with utility charges on the same bill if the charges for special services are designated clearly and separately from utility charges. If partial payment is made, the utility shall first credit all payments to the balance outstanding for gas, electric, sewer, or water charges, before crediting a deposit.

(12) During the billing period prior to any tariffed seasonal rate change, a utility shall notify each affected customer, on the bill or on a notice accompanying the bill, of the expected effect of the upcoming seasonal rate change on the customer's bill and the months during which the forthcoming seasonal rate will be in effect.

AUTHORITY: sections 386.250(6) and 393.140(11), RSMo 2000. Original rule filed Dec. 19, 1975, effective Dec. 30, 1975. Amended: Filed Oct. 14, 1977, effective Jan. 13, 1978. Rescinded and readopted: Filed Sept. 22, 1993, effective July 10, 1994. Amended: Filed Aug. 1, 2013, effective March 30, 2014.*

**Original authority: 386.250(6), RSMo 1939, amended 1963, 1967, 1980, 1987, 1988, 1991 and 393.140(11), RSMo 1939, amended 1949, 1967.*

4 CSR 240-13.025 Billing Adjustments

PURPOSE: This rule establishes the requirements for making billing adjustments in the event of an overcharge or an undercharge.

(1) For all billing errors, the utility will determine from all related and available information the probable period during which the condition causing the errors existed and shall make billing adjustments for that period as follows:

(A) In the event of an overcharge, an adjustment shall be made for the entire period that the overcharge can be shown to have existed not to exceed sixty (60) consecutive monthly billing periods, or twenty (20) consecutive quarterly billing periods, calculated from the date of discovery, inquiry, or actual notification of the utility, whichever comes first;

(B) In the event of an undercharge, an adjustment shall be made for the entire period that the undercharge can be shown to have existed not to exceed twelve (12) monthly billing periods or four (4) quarterly billing periods, calculated from the date of discovery, inquiry or actual notification of the utility, whichever was first;

(C) In the event of an undercharge, the utility shall offer the customer the option to pay the adjusted bill over a period at least double the period covered by the adjusted bill;

(D) No billing adjustment shall be made if the full amount of the adjustment is less than one dollar ($1);

(E) No billing adjustment shall be made if, upon test, an error in measurement is found to be within the limits prescribed by commission rules; and

(F) If evidence of tampering is found, or if the customer has made misrepresentations of the use of service, the utility shall calculate the billing adjustment period in accordance with the applicable statute of limitations for the prosecution of such claim after determining the probable period during which such condition existed from all related and available information.

AUTHORITY: section 393.140(11), RSMo 2000. Original rule filed Sept. 22, 1993, effective July 10, 1994. Amended: Filed Aug. 1, 2013, effective March 30, 2014.*

**Original authority 1939, amended 1940, 1967.*

4 CSR 240-13.030 Deposits and Guarantees of Payment

PURPOSE: This rule establishes reasonable and uniform standards regarding deposits and guarantees required by utilities.

(1) A utility may require a deposit or other guarantee as a condition of new residential service if—

(A) The applicant has a past-due bill, which accrued within the last five (5) years and, at the time of the request for service, remains unpaid and not in dispute with a utility for the provision of the same type of service;