



**MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
DECEMBER 4, 2023
6:00 PM**

1. Call to Order

The meeting was called to order at 6:00 PM by Mayor Mike Zaring.

A. Pledge of Allegiance

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Excused	
Mike Zaring	Harrisonville	Mayor	Present	
Sandy Franklin	Harrisonville	Board Member	Present	
Larry Pfautsch	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Dave Doerhoff	Harrisonville	Board Member	Excused	
Marcia Milner	Harrisonville	Board Member	Excused	
Gary Davidson	Harrisonville	Board Member	Present	
Kile Chaney	Harrisonville	Board Member	Present	

Others present: City Administrator Brad Ratliff, City Attorney Alex Felzien, Director of Administrative Services Jeremy Smith, Economic Development Director Jim Clarke, Parks and Recreation Director Grant Purkey, Public Works Director Patty Hilderbrand, Director of Engineering Carl Brooks, Police Chief John Hofer, Electric Superintendent Brent Stockstill, Community Development Director Christina Stanton, Fire Chief Rusty Sullivan, Executive Secretary to the City Administrator Theresa West, City Engineer Ted Martin, Love the Harrisonville Square President Amanda Stites and City Clerk Daniel Barnett - recording.

2. Ceremonial Matters

None.

3. Public Participation

None.

4. Approval of Minutes**A. Board of Aldermen - Regular Meeting - Nov 20, 2023 6:00 PM**

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Matt Turner, Board Member
SECONDER:	Kile Chaney, Board Member
AYES:	Franklin, Pfautsch, Turner, Davidson, Chaney
EXCUSED:	Bill Mills, Dave Doerhoff, Marcia Milner

B. Board of Aldermen - Work Session - Nov 20, 2023 6:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Sandy Franklin, Board Member
SECONDER:	Gary Davidson, Board Member
AYES:	Franklin, Pfautsch, Turner, Davidson, Chaney
EXCUSED:	Bill Mills, Dave Doerhoff, Marcia Milner

5. Agenda Items**A. Love the Harrisonville Square Annual Presentation**

Love the Harrisonville Square President Amanda Stites gave a presentation to the Mayor and Board of Aldermen about the history of the LTHS organization and some of their success stories. Stites spoke about new businesses that have come to the square district.

Stites spoke about a number of exciting events that have taken place on the square in 2023.

Stites spoke to the many improvements that have been made to the square district and discussed the many businesses that have utilized the organizations façade grant program.

Stites spoke about a number of businesses that would like to join the square district and the ongoing efforts to restore the remaining vacant buildings on the square.

Stites spoke to growing outreach efforts by the organization and said she is excited to amplify the organization's message.

Stites spoke to current funding for the Love the Harrisonville Square organization, stating that the organization hopes to be able to scale their funding as their organization grows.

Stites thanked the Board for their time and for the strong partnership between the City and the Love the Harrisonville Square program.

City Administrator Ratliff asked about how Love the Harrisonville Square views the recently approved Chapter 353 program.

Stites said she is currently a member of the Harrisonville Square Neighborhood Redevelopment Corporation's Board of Directors and is thrilled to have a new economic development tool in the organization's 'toolbelt' for the continued growth and revitalization of the square.

Ratliff asked if Love the Harrisonville Square has approached the Cass County Commissioners office to request a public funding partnership with the organization.

Stites said yes and spoke about an effort for other Missouri Main Street communities within Cass County to partner together for a collected approach to County leadership.

Alderman Pfautsch asked about what other businesses have approached Love the Harrisonville Square about moving into a building on the square.

Stites spoke to the efforts to attract new businesses and addresses the challenges the organization can face in bringing in new business opportunities.

Mayor Zaring and the Board of Aldermen thanked Stites for her efforts and for the efforts made by the Love the Harrisonville Square.

B. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE TO AUTHORIZE THE HARRISONVILLE FIRE DEPARTMENT TO WRITE-OFF A SERIES OF DESIGNATED, UNCOLLECTIBLE DEBTS.

Staff report presented by Fire Chief Sullivan.

Sullivan said the total requested amount to be written off is \$13,929.75.

Upon passage, Mayor Zaring designated the resolution to be Resolution number 2023-48.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Gary Davidson, Board Member
SECONDER:	Matt Turner, Board Member
AYES:	Franklin, Pfautsch, Turner, Davidson, Chaney
EXCUSED:	Bill Mills, Dave Doerhoff, Marcia Milner

C. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI ADOPTING THE AMENDED CITY OF HARRISONVILLE VOLUNTARY FLOOD BUYOUT POLICY.

Staff report presented by City Engineer Martin.

Martin said the amendment to the policy updates the pre-flood valuation of the homes to match the current housing market.

Martin spoke to the ongoing efforts to work with five homeowners actively involved in the Harrisonville Voluntary Flood Buyout Policy.

Martin said offer letter have been received from the Federal Emergency Management Agency (FEMA).

Martin spoke to the requirements put in place by FEMA for demolition.

Martin provided the Board with a timeline for the rest of the process and said that the City is currently ahead of schedule.

Mayor Zaring thanked Martin for his efforts throughout this process.

Alderman Turner asked if any development could happen on the property once the home is demolished.

Martin said no.

Upon passage, Mayor Zaring designated the resolution to be Resolution number 2023-49.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matt Turner, Board Member
SECONDER:	Gary Davidson, Board Member
AYES:	Franklin, Pfautsch, Turner, Davidson, Chaney
EXCUSED:	Bill Mills, Dave Doerhoff, Marcia Milner

- D. AN ORDINANCE OF BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A REZONING OF APPROXIMATELY 4 ACRES OF LAND FROM ESTATE PLANNED (EP) DISTRICT TO SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT ON LAND LOCATED AT 2701 E. ELM STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**

City Attorney Felzien read the ordinance for the second time.

Upon passage, Mayor Zaring designated the ordinance to be Ordinance number 3675.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Pfautsch, Board Member
SECONDER:	Kile Chaney, Board Member
AYES:	Franklin, Pfautsch, Turner, Davidson, Chaney
EXCUSED:	Bill Mills, Dave Doerhoff, Marcia Milner

- E. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A SPECIAL USE PERMIT FOR THE USES OF CREMATORIUM AND MORTUARY FACILITIES ON PROPERTY LOCATED AT 1505 S. BROOKHART ROAD IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**

City Attorney Felzien read the ordinance for the second time.

Upon passage, Mayor Zaring designated the ordinance to be Ordinance number 3676.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sandy Franklin, Board Member
SECONDER:	Matt Turner, Board Member
AYES:	Franklin, Pfautsch, Turner, Davidson, Chaney
EXCUSED:	Bill Mills, Dave Doerhoff, Marcia Milner

- F. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING ARTICLES I, III, IX, X, XIX, AND XX UNDER CHAPTER 405—ZONING REGULATIONS, ARTICLES IV AND VI UNDER CHAPTER 410—SUBDIVISION REGULATIONS, ARTICLE IV UNDER CHAPTER 220—NUISANCES, CHAPTER 630—PAWNBROKERS AND SMALL LOAN ESTABLISHMENTS, APPENDIX A TO CHAPTER 405: LAND USE TABLE, AND APPENDIX B TO CHAPTER 405: DIMENSIONAL STANDARDS OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE.**

City Attorney Felzien read the ordinance for the second time.

Upon passage, Mayor Zaring designated the ordinance to be Ordinance number 3677.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Gary Davidson, Board Member
SECONDER:	Sandy Franklin, Board Member
AYES:	Franklin, Pfautsch, Turner, Davidson, Chaney
EXCUSED:	Bill Mills, Dave Doerhoff, Marcia Milner

G. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE ADOPTING AN OPERATING BUDGET FOR THE CITY OF HARRISONVILLE, MISSOURI, FOR THE FISCAL YEAR JANUARY 1, 2024 THROUGH DECEMBER 31, 2024

City Attorney Felzien read the ordinance for the second time.

City Administrator Ratliff said the City has not received any public comment on the proposed budget.

Mayor Zaring thanked Director of Administrative Services Smith and City staff for their hard work throughout the budget process.

Upon passage, Mayor Zaring designated the ordinance to be Ordinance number 3678.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Pfautsch, Board Member
SECONDER:	Matt Turner, Board Member
AYES:	Franklin, Pfautsch, Turner, Davidson, Chaney
EXCUSED:	Bill Mills, Dave Doerhoff, Marcia Milner

H. AN ORDINANCE TO AMEND ORDINANCE NO. 3154 AND TO AMEND THE CODE OF ORDINANCES OF THE CITY OF HARRISONVILLE AS FOLLOWS: CHAPTER 700, SECTION 700.530B BY MODIFYING THE FORMULA FOR SUPPLY COST ADJUSTMENT APPLIED TO ELECTRIC RATES.

City Attorney Felzien read the ordinance for the first time only.

Director of Administrative Services Smith said City staff worked with Toth and Associates to make the changes to the calculation, which will now allow those supply cost fluctuations to be averaged across a rolling six-month period, instead of month-to-month.

Smith said staff are hopeful that these changes will mean a softer curve to the charges that customers experience on electric charges.

Alderman Turner asked if Evergy's new time-of-use plan affects the City's cost for purchasing power.

Smith said it does not.

RESULT:	SCHEDULED
Next: 12/18/2023 6:00 PM	

I. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING A MODOT AIRPORT AID GRANT AGREEMENT.

Staff report presented by Director of Engineering Brooks.

Brooks said the proposed agreement grants the City an additional \$235,731 to Reconstruct Runway 17-35 project.

Brooks said, with the airport aid grant, the City's local matching cost share for these construction services is now five-percent or \$235,721.00, which is a reduction from the original \$471,444.00.

Brooks said the matching funds are budgeted for fiscal year 2024.

City Administrator Ratliff spoke to updated requirements for proper hangar usage after the airport reopens.

Upon passage, Mayor Zaring designated the ordinance to be Ordinance number 3679.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matt Turner, Board Member
SECONDER:	Gary Davidson, Board Member
AYES:	Franklin, Pfautsch, Turner, Davidson, Chaney
EXCUSED:	Bill Mills, Dave Doerhoff, Marcia Milner

6. Aldermen and Committee Reports

Aldерwoman Franklin said she enjoyed the large turnout at the Christmas on the Square event on Saturday and thanked City staff for their efforts during the budget process.

Alderman Davidson recognized Harrisonville High School graduate George Frees for being named as a 2023 Future Farmers of America American Star Award recipient and commended his hard work. Davidson reminded everyone that the annual Shop With a Cop event will be held on December 16, and encouraged the community to donate to the cause. Police Chief Hofer also spoke about the event and said he was grateful for the support that the community gives and said he always enjoys seeing the joy on the children's faces during the event.

Alderman Turner said he enjoyed the Christmas on the Square event and thanked City staff for their hard work to make the event happen.

Alderman Pfautsch complemented City staff for their work to decorate City buildings and the Square for the Christmas holiday.

7. Report from the City Administrator

City Administrator Ratliff reminded the Board of Aldermen about a series of upcoming City and Community events.

Ratliff informed the Board that filing for the April 2024 municipal election will begin on December 5, and will close on December 26. Ratliff told the Board that with December 26, being a holiday, City Hall will be closed. Ratliff said the last day that City staff will be available to assist with election filing will be Friday, December 22. Ratliff said the County Clerk's office will also be closed on the 26th.

Ratliff told the Board that the contractor for the Lake Harrisonville Spillway Intake Structure Improvements project will soon begin tying wall rebar for the structure.

Ratliff said the contractor for the South Service Area Sanitary Sewer project will soon begin the gravity portion of the sanitary sewer work. Ratliff said City staff will be advising residents of the schedule to complete road repairs on Brickplant Road and E 275th Street.

Ratliff informed the Board that bids have been received for the emergency sanitary sewer repairs on Meadowlark and Oakvale Drives.

Ratliff said a design change order has been approved for the Ash Street and Town Creek Improvements project to remove an abandoned downstream railroad embankment, which would remove a house from the flood plain and will be an overall project savings.

Ratliff told the Board that Transystems, the contractor for the Royal Street Extension project, will be making a presentation to the Harrisonville CARES Coalition during their meeting on December 14.

Ratliff informed the Board of a recent petroleum spill at the south wastewater packaging plant. Ratliff said crews worked several hours of overtime and used a tanker truck to haul off four loads in an effort to keep the spill contained.

Ratliff informed the Board that Cadet Shaylee Brookard will graduate from Cass County Sheriff's Department Academy on December 13, and sworn in as a Harrisonville police officer on December 15.

8. Questions from the Media

None.

9. Adjourn From Regular Session

Mayor Zaring thanked City staff for coordinating a visit for the Mayor from a community in Nepal to visit the Harrisonville community and learn about local business and municipal practices.

A motion was made by Alderman Davidson to adjourn from the Regular Meeting. The motion was seconded by Alderwoman Franklin. The motion carried with a unanimous vote. The meeting adjourned at 7:13 p.m.

Mike Zaring, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk