



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
MARCH 1, 2021
6:00 PM**

NOTE: As the City of Harrisonville works to maintain a safe and transparent environment for all members of the community during the ongoing COVID-19 pandemic, Board of Aldermen meetings at City Hall will not have a live audience. Instead, meetings will be available through a livestream on the City's YouTube channel. The livestream can be found by clicking on the "Watch City Meetings" link in the "Government" section of www.harrisonville.com. Individuals who have submitted an Agenda Request Form or are applicants listed for an item on the meeting's agenda will be allowed to attend the meeting in person but will be asked to leave the meeting after their item has been reviewed by the Board.

- 1. Call to Order**
 - A. Pledge of Allegiance**
 - B. Roll Call**
- 2. Ceremonial Matters**
- 3. Public Participation**
- 4. Approval of Minutes**
 - A. Board of Aldermen - Regular Meeting - Feb 16, 2021 6:00 PM**
 - B. Board of Aldermen - Work Session - Feb 16, 2021 6:30 PM**
- 5. Agenda Items**
 - A. Council Bill 17: AN ORDINANCE TO APPROVE A MINOR PLAT OF LOTS 1A, 3A, AND 5A, The RANCH PHASE 1, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI**
- 6. Aldermen and Committee Reports**
- 7. Report from the City Administrator**
- 8. Questions from the Media**

9. Adjourn from Regular Session

Posted on City Hall Bulletin Board this 25th day of February, 2021

Daniel Barnett, City Clerk

Public participation during regular meetings of the Board of Aldermen shall be limited to those who have submitted a completed agenda request form. 2 Each person wishing to address the Board during regular meetings of the Board of Aldermen on a topic not on the agenda shall submit a completed agenda request form five (5) business days prior to the meeting the person wishes to address the Board. If the agenda request concerns a complex issue requiring staff research time, the opportunity to address the Board may be moved to a future meeting instead of the meeting immediately following the submission of the agenda request form. 3. Those that have submitted a completed agenda request form shall be limited to three (3) minutes to address the Board, this time cannot be yielded to another person and this time may be extended in three (3) minutes increments only upon a majority vote of the members of the Board of Aldermen, with each additional three (3) minute increment requiring an additional majority vote of the members of the Board of Aldermen.



**MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
VIA ZOOM
FEBRUARY 16, 2021
6:00 PM**

**HELD VIA ZOOM DUE TO THE CURRENT STATE OF THE COVID-19 PANDEMIC
IN HARRISONVILLE AND CASS COUNTY**

1. Call to Order

The meeting was called to order at 6:00 PM by Mayor Judy Bowman.

A. Pledge of Allegiance

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Present	
Mike Zaring	Harrisonville	Board Member	Present	
Sandy Franklin	Harrisonville	Board Member	Present	
Dave Doerhoff	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Judy Reece	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Judy Bowman	Harrisonville	Mayor	Present	

Others present: City Administrator Brad Ratliff, Police Chief John Hofer, Fire Chief Eric Myler, Community and Economic Development Director Jim Clarke, Director of Administrative Services Jeremy Smith, City Attorney Steve Mauer, Public Works Director/City Engineer Carl Brooks, Electric Superintendent Andy Pollard, Parks Director Grant Purkey, City Engineer Ted Martin, Baker Tilly CPA Ben Hart, City Clerk Daniel Barnett - recording.

2. Ceremonial Matters

A. FFA Week Proclamation

Mayor Bowman said she was honored to watch while an Aldermen and to be able to participate as the Mayor in issuing the annual proclamation for National Future Farmers of America Week.

Bowman said she is honored to know these students and watch them work in such a fine program. Bowman said she has the greatest admiration for Mr. Dieckhoff and Mr. Striet and the leadership that they bring both to the FFA organization and as agricultural instructors in the schools.

Bowman asked each of the students in attendance to introduce themselves and state their role in the organization.

Bowman told FFA Instructor Jason Diekhoff that he has a fine group of leaders and that she is very impressed.

Diekhoff thanked Mayor Bowman and said that he and Mr. Striet are very proud of these fine young men and women.

FFA President Trevor Campbell thanked the Mayor and Board for inviting the organization to participate in receiving the proclamation and for supporting all the FFA members of Cass County and any future farmers. Campbell said they really appreciate it.

Bowman read the proclamation and designated the week of February 21-27, 2021 as National FFA Week in Harrisonville.

Bowman asked for a round of applause to be given to the Cass Career Center FFA program.

Those present include:

Jason Dieckhoff

George Frees

Nathanial DeVenney

Trevor Campbell

Joe Wardlow

Trey Hoffman

Austin Pearce

Ella Shelton

3. Public Participation

None

4. Approval of Minutes

A. Board of Aldermen - Regular Meeting - Feb 1, 2021 6:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Mike Zaring, Board Member
SECONDER:	Dave Doerhoff, Board Member
AYES:	Mills, Zaring, Franklin, Doerhoff, Milner, Reece, Davidson, Turner

B. Board of Aldermen - Work Session - Feb 1, 2021 6:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Matt Turner, Board Member
SECONDER:	Gary Davidson, Board Member
AYES:	Mills, Zaring, Franklin, Doerhoff, Milner, Reece, Davidson, Turner

5. Agenda Items

A. City of Harrisonville Year-End Budget Update

Minutes Acceptance: Minutes of Feb 16, 2021 6:00 PM (Approval of Minutes)

Baker Tilly C.P.A Ben Hart presented the 2020 Year-End financial City overview to the Board of Aldermen via a PowerPoint presentation.

Hart provided the Board with a look at each City fund, including a comparison between 2019 and 2020 for each fund.

Hart explained to the Board how the total of \$33.28 million in City revenues are generated, including permits, charges for services, taxes, franchise fees, etc. Hart then compared those revenues to the 2019 fiscal year.

Hart provided a breakdown of 2020 City expenses, totaling \$31.66 million, including capital outlay, debt service payments, personnel services, services and charges, supplies, etc.

Hart provided a look at expenses for each fund in a comparison between 2020 and 2019. Hart then provided a look at how City expenses compared to the City's budget, with all operating within their budget amount.

Hart provided reports about key City General Fund revenues, including real estate tax, personal property tax, sales tax, public safety tax, electric charges and water sales (metered).

Hart provided an overview of the revenue, expenses, fund surplus or deficit, beginning fund balance and ending fund balance for each City fund with a comparison between 2020 and 2019 and a comparison between the budgeted and the actual for 2020.

Hart spoke about the monthly reports that Baker Tilly plans to provide to the Mayor, Board of Aldermen and City staff. Hart also spoke about preparing for the budget process for 2022.

Mayor Bowman said it was a lot of information but it is good and said it was pleasing to the eye to see these reports. Bowman said she was also excited about the dashboard tool.

Alderwoman Milner asked Hart if he would be able to include cash balances.

Hart said he would be able to do that.

Alderman Davidson said he liked the charts presented by Hart.

Hart thanked Davidson and spoke to the value of those charts as a reference point.

City Administrator Ratliff explained how, even during a pandemic, staff was able to successfully overcome a \$100,000 deficit in 2019 and by the end of the year, not including the funds postponed for a few streets projects, be \$120,000 to the positive, creating a \$220,000 positive swing.

Hart agreed with Ratliff and commended the Board for taking advantage of resources and tackling some COVID-19 related projects that the City had never seen before.

Milner asked if the CARES ACT funds were reflected in the presentation.

Hart said that was a good question and that they would be able to provide that information.

Ratliff said staff can provided both a detailed report or a fiscal year report. Ratliff provided the Board with a brief recap of the process the City had gone through to submit items for CARES ACT reimbursement.

Ratliff reminded the Board that the City would have to go through both the annual audit and a possible federal audit, as CARES ACT money will be regarded as federal funds.

Hart said the January financial report should be available by the next meeting.

RESULT:	DISCUSSION
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B. City Administrator's State of the City Address to the Mayor and Board

Minutes Acceptance: Minutes of Feb 16, 2021 6:00 PM (Approval of Minutes)

City Administrator Ratliff spoke to the value of knowledge and the ability it can provide to assist elected officials in answering questions from residents and those in the community.

Ratliff presented a slideshow to the Board of Aldermen, providing an in-depth look at all aspects of the City. Ratliff discussed the breakdown of City-wide funds, general, and enterprise funds and the percentages of salaries and debt that come from each of those funds. Ratliff spoke about budget improvements made in 2020 and how they will impact future City budgets. Ratliff then discussed the ten-year outlook of outstanding debt and expenditures by type. Ratliff went on to review 2020 tax levy's, provided by the Cass County Collector's Office, to include levy's set forth in City's located within Cass County, the breakdown of the City of Harrisonville Tax Levy on a market value home of \$100K, and where resident tax dollars go. Ratliff spoke about the City property taxes on a \$252,000 home, in comparison to other Kansas City metro communities. Ratliff spoke about the City taxes and utilities for a single family, as compared to other Kansas City metro communities, with data provided through the Mid-America Regional Council. Ratliff commended the Board for their courage and willingness to pursue hard conversations and decisions that will continue to move Harrisonville forward as a place that people want to live and work in. Ratliff then went over each department and their statistics for the 2020 fiscal year. Ratliff discussed the accomplishments of various department and some of the goals that have been set for the 2020-2021 fiscal years. Ratliff spoke about several items completed by both the Board of Aldermen and City staff. Ratliff finished by saying that 2020 was a year full of good changes and strong challenges.

Alderwoman Milner thanked Ratliff for the presentation and asked if a copy of the presentation could be shared with the Board.

Ratliff said the presentation will be provided to the Board and will be made available to the public on the City website.

Mayor Bowman thanked City Administrator Ratliff for his hard work in putting the presentation together.

NOTE: A copy of the full presentation is included in the online minutes from this meeting.

RESULT:	DISCUSSION
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6. Aldermen and Committee Reports

Alderman Doerhoff thanked Sarah Lee for her work to put the COVID-19 vaccination process together at Cass Regional Medical Center on Saturday, February 13, 2021. Doerhoff said over 425 people were able to receive vaccinations that day.

Mayor Bowman said she was very pleased to see how well organized the event was.

Alderman Zaring thanked all City staff for their hard work and thanked staff who are working hard through the tough weather conditions.

Alderwoman Reece shared her appreciation for Cass Regional Medical Center in their efforts to combat the COVID-19 virus and their efforts during the vaccination process. Reece thanked George Frees for attending the meeting tonight and staying for the entirety of the meeting.

Frees thanked the Board for allowing him to attend the meeting. Frees said he enjoys learning more about the community that he lives in and the opportunity to be here and visualize what is going on has allowed him to see how Harrisonville has handled the pandemic and tackled several issues over the years. Frees also thanked the Board for their continued support of FFA, TRACTION and a wide variety of other student organizations.

Alderwoman Milner thanked the members of City staff who have been working diligently in very cold weather. Milner said she hopes staff know how much the Board appreciates them.

Alderman Mills thanked George Frees for his attendance and participation in tonight's meeting. Mills shared his appreciation for Cass Regional Medical Center in their efforts to combat the COVID-19 virus

and their efforts during the vaccination process. Mills also thanked the Police Department for their efforts during a recent interaction.

Alderman Franklin thanked City staff who have been working diligently in very cold weather. Franklin thanked Electric Superintendent Andy Pollard for his department's efforts to put in a streetlight at the entrance of Lord's Park. Franklin spoke about her experience attending the virtual Missouri Municipal League conference and said it was well done and very informative.

Alderman Davidson thanked Ratliff for his presentation and the vision it provides the Board for City operations. Davidson thanked City staff who have been working diligently in very cold weather. Davidson spoke about a recent opportunity to work with Parks Director Purkey and said he is a great addition to City staff and to the Community Center. Davidson thanked Purkey for the information he received from him and the discussions they were able to have.

Alderman Turner said he was able to attend the Missouri Municipal League's Legislative Conference in Jefferson City and said it was very eye opening and a great opportunity to truly understand what is going on at the State level and how it affects Harrisonville. Turner thanked the Streets Department for their hard work during the recent winter weather.

7. Report from the City Administrator

City Administrator Ratliff said the Streets Department plowed and treated 1,165 lane miles and put out about 68 tons of salt during the most recent winter weather event.

Ratliff said the Wastewater Department staff have been receiving training and information about the coming UV disinfection system.

Ratliff said staff were involved in meetings to discuss the Glen Eagle stormwater detention project and the Lake Harrisonville spillway pipe and rehabilitation project.

Ratliff said a kickoff meeting for the City Park lake projects was held on February 16.

Ratliff said staff are reviewing options for repairs or corrective efforts at the old police station.

Ratliff said work on the Greenlight Dispensary project is now open.

Ratliff said the City received a proposed remodel for the Taco Bell, located at the corner of Commercial Street and MO-291 Highway.

Ratliff said the City received 10 submissions for the RFP for the City-Wide Master Plan.

A. January 2021 Municipal Court Report

8. Questions from the Media

None

Mayor Bowman gave kudos to Chief Hofer for opening the lobby of the Police Station as a warming center. Bowman said it did provide good public relations for the City.

Bowman shared information about the American Legion building serving as a warming shelter during this cold weather.

Bowman said she has been tracking the COVID-19 positive testing numbers and that they are trending down both in Harrisonville and in Cass County.

Bowman said that because of the decreased rate of COVID-19 positive tests, she feels it is time to reopen City Hall for public meetings. Bowman said masks will still be required, but that she feels the City is now prepared to safely hold meetings in the Council Chambers. Bowman said she would like to begin

holding in-person meetings at City Hall beginning in March. Bowman detailed efforts made by staff to limit the spread of COVID-19 at City Hall and welcomed the Board back to the City Hall Council Chambers for meetings beginning in March.

9. Adjourn from Regular Session

A motion was made by Alderman Doerhoff to adjourn with a second by Alderman Mills. Motion carried with all ayes. Meeting adjourned at 7:57 p.m.

Judy Bowman, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk

Minutes Acceptance: Minutes of Feb 16, 2021 6:00 PM (Approval of Minutes)



**MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
WORK SESSION
VIA ZOOM
FEBRUARY 16, 2021
HELD VIA ZOOM DUE TO THE CURRENT STATE OF THE COVID-19 PANDEMIC
IN HARRISONVILLE AND CASS COUNTY**

1. Call to Order

The meeting was called to order at 8:05 PM by Mayor Judy Bowman.

2. Present

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Present	
Mike Zaring	Harrisonville	Board Member	Present	
Sandy Franklin	Harrisonville	Board Member	Present	
Dave Doerhoff	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Judy Reece	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Judy Bowman	Harrisonville	Mayor	Present	

Others present: City Administrator Brad Ratliff, Jeremy Smith, Community and Economic Development Director Jim Clarke, City Attorney Steve Mauer, Fire Chief Eric Myler, John Hofer, Parks and Recreation Director Grant Purkey, Electric Superintendent Andy Pollard, Public Works Director/City Engineer Carl Brooks, City Engineer Ted Martin, Clerk Daniel Barnett - recording.

3. Discussion Items

A. City Storm Water presentation

City Engineer Martin presented a PowerPoint presentation to the Board of Aldermen, which outlined the key storm waterways in Harrisonville, stormwater standards, water quantity versus water quality, major factors involved in stormwater programs, past City stormwater efforts and covered each of the ongoing City stormwater projects - including a project description, severity-frequency score, construction cost estimate, inflation factors, total cost and benefit cost rating.

Martin showed the Board an illustration of current detention basins within the City of Harrisonville and spoke to the development of future basins.

Martin spoke about FEMA's top five hazard mitigation project types in 2020, including acquisitions, flood control, utility and infrastructure protection, elevations and wind retrofit.

Martin spoke about the value of Flood Insurance and the process of purchasing flood insurance.

Martin explained the City's Stormwater Project Evaluation Matrix and used a project on King Street as an example.

Martin provided the Board with a storm-drainage improvement cost analysis for the City and discussed funding options for future projects.

Mayor Bowman reminded the Board that the City will be putting \$150,000 into the budget annually, beginning in 2023 to contribute to various storm water projects.

Public Works Director/City Engineer Brooks thanked Martin for his hard work and said he has done a fantastic job for the City during his 25 years working with Harrisonville.

City Administrator Ratliff asked Martin to speak briefly about funding opportunities for work at Lawrence Smith Memorial Airport.

Martin said he recently received a call from the Missouri Department of Transportation's Aviation Division saying that Congress has passed supplemental appropriations superficially focused on aviation projects. Martin shared an opinion that these new funds could be used to assist with a reconstruction of the runway at the Lawrence Smith Memorial Airport and the runway lighting system - a \$4.4 million project.

Martin said the Federal Aviation Administration had called MoDOT and said that the project would qualify for a 90/10 grant.

Martin said there is a program through MODOT called the STAR Program that would allow the City to pay its portion through a 10-year loan.

Ratliff asked the Board of Aldermen if they would approve of the City exploring the possibility of pursuing the information presented by City Engineer Martin.

Alderwoman Reece asked how much of the specifics of the project were required by MoDOT and how much is flexible and able to be decided by the City.

Martin said a majority of the necessary improvements are standardized.

Alderman Turner said he would be interested in pursuing the move to approve the grant. Turner asked how much is being spent in runway maintenance each year.

Staff said Streets Superintendent Rodney Jacobs would need to be contacted to get that information.

Alderwoman Milner asked if a lack of work on the runway could cause the City to have to close the runway.

Martin said all pavement has a life expectancy and will at some point become unable to be used.

Milner asked about previous discussions regarding a runway extension.

Martin said he believes the cost only covers the current runway length.

Bowman said she believes it would be beneficial to look into the cost required for the extending of the runway, as that could allow for jets and larger aircraft to utilize the airport.

Alderman Doerhoff said he would like to see the City look at the possibility of expanding the airport and asked if it would add hangars at the airport or a taxiway alongside the runway.

Martin said he believes the cost would be only for the runway. Martin said he would call the City's consultant tomorrow to ask some of the Board's questions.

Davidson said he agreed with the other members of the Board that the City should pursue this opportunity and asked that Martin if the monies within the loan for the \$450,000 could be used for work needed at the airport.

Bowman thanked Martin for his presentation on both the stormwater projects and the airport funding option.

Doerhoff asked if Martin could ask about the possibility of adding fencing to the airport, in an effort to limit deer and turkey on the runway.

A motion to adjourn was made by Alderwoman Reece, with a second from Alderman Doerhoff. The motion carried with a unanimous vote.

The meeting was adjourned at 9 p.m.

RESULT:	DISCUSSION
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Judy Bowman, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk

Minutes Acceptance: Minutes of Feb 16, 2021 6:30 PM (Approval of Minutes)



STAFF REPORT

TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: February 25, 2021
SUBJECT: The Ranch Minor Plat, Lots 1A, 3A and 5A

Type of Item: *Approval*

GENERAL INFORMATION

Applicant: Charles Taylor, Owner, The Ranch

Property Owners: Chuck Taylor, Owner, Lots 1, 2, 4,5
Stephanee Davidson, Owner, Lot 3

Surveyor: Troy Bowers, Bowers Survey Co.

Requested Action: Minor Plat of Lots 1A, 3A, and 5A, The Ranch Phase 1

Meeting Date: February 18, 2021 PZ
March 1, 2021 BOA

Location: 2407 - 2505 Jones Ranch Parkway

Zoning: RP-1 Planned Single Family Residential

PROPOSAL

Chuck Taylor with The Ranch wishes to covert 5 lots near the entrance into 3 larger lots. Staff supports the request. We have received a number of comments from individuals preferring larger lots. The lot sizes will change as follows:

Existing	Proposed
Lot 1 .33 acres	Lot 1A .43 acres
Lot 2 .26	

Lot 3 .24 Lot 3 A .79

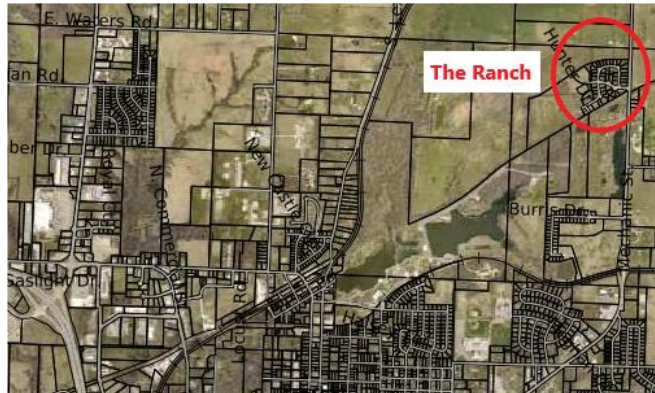
Lot 4 .26

Lot 5 .49 Lot 5 A .55

Lot 3 is sold to Stephanie Davidson, an applicant. She prefers a larger lot.

MAPS AND PLATS

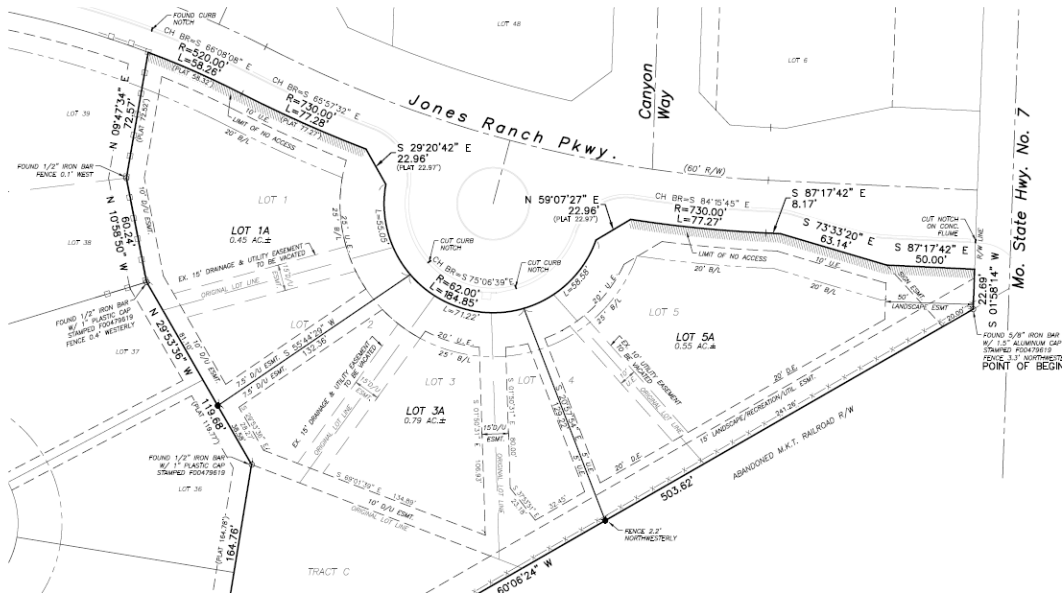
Vicinity



Merging 5 Lots into 3 Lots



Proposed Replat of Lots 1-5 into 3 Lots



STAFF AND P&Z RECOMMENDATION

Staff and the P&Z Commission recommend approval of the ordinance subject and changes required by the City Engineer and a stipulation that the existing electric line bifurcating new Lot 5A be relocated to a new easement prior to a building permit being issued.

STAFF CONTACT: Roger Kroh

A. Action Item (ID # 3805)

AN ORDINANCE TO APPROVE A MINOR PLAT OF LOTS 1A, 3A, AND 5A, The RANCH PHASE 1, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI

Attachments:

Ltr from C Taylor (PDF)

Minutes (PDF)

Ordinance (DOC)

Minor Plat (PDF)

To: Roger Kroh

From: Charles Taylor

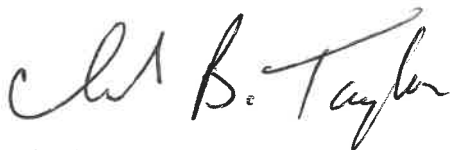
Re: Request utility easements to be vacated along with a proposed mini-plat for current Lots 1,2,3,4,5
"The Ranch" Cass county, Harrisonville, Missouri.

Mr. Kroh:

On January 7, 2021 I met with Andy Pollard and Brent Stocksdlill of the Harrisonville electric department, to get their blessing on the following requests.

- 1) For the utility easement that runs along the original boundary of Lot 4 and Lot 5 to be vacated. This particular easement currently has an electric line within it. This electric line is to be moved to the proposed newly established easement and lot line that will join current Lots 3 and 5. Relocating the electric line will be done to the standards set by the Harrisonville electric department. The cost to relocate said electric line will be paid for by Charles Taylor.
- 2) For the current utility easement running along the common boundary line of current Lots 1 and 2 to be vacated. Also, for the current utility easement running along the common boundary line of current Lots 2 and 3 to be vacated. Currently there are no utility lines within either of these easements. It is requested that a new utility easement to be established on the new proposed boundary adjoining current Lots 1 and 3.

Thank You,

A handwritten signature in black ink, appearing to read "Chas B. Taylor". The signature is fluid and cursive, with the first name "Chas" and last name "Taylor" being more prominent than the middle initial "B.".

Charles Taylor

Attachment: Ltr from C Taylor (The Ranch Minor Plat, Lots 1A, 3A and 5A)



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
VIA ZOOM
FEBRUARY 18, 2021
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Chair Chris Chiodini

Attendee Name	Organization	Title	Status	Arrived
Chris Chiodini	Harrisonville	Chair	Present	
Scott Milner	Harrisonville		Present	
Judy Bowman	Harrisonville	Mayor	Present	
Judy Reece	Harrisonville	Board Liaison	Absent	
Virgil Butler	Harrisonville		Present	
Dorothy Young	Harrisonville		Present	
Cheryl Bush	Harrisonville	Board Member	Present	
Barrett Welton	Harrisonville		Present	
Wilbert Crawford	Harrisonville		Late	6:08 PM
Brian Pulliam	Harrisonville		Present	

Also in attendance were Chuck Taylor, owner of The Ranch; Roger Kroh, Community Development Planner; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Jan 21, 2021 6:00 PM

With no additions or corrections, the minutes from the January 21, 2021, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Judy Bowman, Mayor
SECONDER:	Scott Milner
AYES:	Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford, Pulliam
ABSENT:	Judy Reece

3. Agenda Items

A. The Ranch Replat

Roger Kroh presented his Staff Report for the Replat of Lots 1-5 in The Ranch subdivision. Lot 3 is owned by Stephanie Davidson. Mr. Taylor owns the other lots. This replat would create 3 larger lots, 1A, 3A and 5A. Lot 3 has a home currently under construction. The easement for this property is already on her lot. The easements for Lots 1 and 5 will have to be moved to the new property lines. One of the lots has an existing electric line. Mr. Taylor has already spoke with the City Electric Superintendent about having that moved. Mr. Taylor has agreed to pay the cost of moving the electric line.

Mr. Taylor stated the biggest reason to increase these lots is because of the driveway access. With them being angled the way they are, there is not enough frontage on the road. This replat would make an overall better situation. Dorothy Young asked if these lots were serviced by the City and how many lots are in the subdivision. Mr. Taylor said yes, but Water District 9 services water. There are 19 lots going down to 17 with the replat. Chairman Chiodini asked Mr. Kroh if the new easements will need to be vacated? Mr. Kroh stated that the new easements are include in the replat so they will not have to go through that process. The electric line that needs to be moved is between Lot 4 and Lot 5. Mr. Taylor suggested that the approval recommendation include that the electric utility line be moved as part of the action.

Brian Pulliam made a motion to recommend approval to the Board of Alderman with the stipulation that the electric line be moved to the new easement before a building permit is issued and any changes be made required by the City Engineer.. Cheryl Bush seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Brian Pulliam
SECONDER:	Cheryl Bush, Board Member
AYES:	Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford, Pulliam
ABSENT:	Judy Reece

4. Discussion Items

Roger Kroh let the Commission know that he has received 10 good proposals for the Comprehensive City Plan. He has interviews to be done and is hoping to have a contract approved by March 15, 2021.

Dorothy Young asked about the progress on the Aldi's project. Roger Kroh stated that the original plan was for them to be done in early May. He is not sure if the weather has held them up.

5. Adjourn

With nothing further to come before the Commission, Barrett Welton made a motion to adjourn. Wilbert Crawford seconded. The meeting was adjourned at 6:15 PM

Chris Chiodini,
Chairperson of the Planning & Zoning Commission

Respectfully Submitted,

Jamie Martin, Recording Secretary

AN ORDINANCE TO APPROVE A MINOR PLAT OF LOTS 1A, 3A, AND 5A, The RANCH PHASE 1, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application to approve a Minor Plat of Lots 1A, 3A, and 5A, The Ranch Phase 1, in the city of Harrisonville, Cass County, Missouri; and

WHEREAS, the minor plat was considered by the Planning and Zoning Commission on February 18, 2021, and unanimously recommended that it be approved by the Board of Aldermen; and

WHEREAS, the City will retain easements and street right-of-way rights; and

WHEREAS, in accordance with the provision of Chapter 89 RSMo, and Chapter 410 of the Code of Ordinance of the City of Harrisonville, Missouri, the Board of Aldermen, after careful and due deliberation find that approval of the minor plat is in the best interest of the City of Harrisonville and its residents.

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

Section 1. That the Board of Aldermen of Harrisonville, Missouri, hereby approves a Minor Plat of Lots 1A, 3A, and 5A, The Ranch Phase 1, in the city of Harrisonville, Cass County, Missouri, subject to the following stipulations.

1. The applicant shall make any modifications required by the City Engineer before the minor plat is signed and recorded.
2. No building permit will be issued for a home on Lot 5A until the existing electric line bifurcating the lot is relocated to the easement between Lot 3A and 5A.

Section 2: The plat comprises the following described real estate in the City of Harrisonville, Cass County, Missouri, to-wit:

Legal Description

See Exhibit I

Section 3. Severability. The sections, paragraphs, sentences, clauses, and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase 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 to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void 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 4. Governing Law. This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 5. Effective Date. This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 1ST DAY OF MARCH 2021 AND
WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 1ST DAY OF MARCH 2021
AND PASSED BY THE BOARD OF ALDERMEN THIS 1ST DAY OF MARCH 2021.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

Judy Bowman, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk

WITNESS my hand and seal this 1st day of March 2021

Attachment I: Legal Description

Attachment II: Minor Plat of Lots 1A, 3A, and 5A, The Ranch, a subdivision in the city of
Harrisonville, Cass County, Missouri

Attachment: Ordinance (The Ranch Minor Plat, Lots 1A, 3A and 5A)

EXHIBIT I

LEGAL DESCRIPTION

**Minor Plat of Lots 1A, 3A and 5A, The Ranch, a subdivision in the city of Harrisonville,
Cass County, Missouri**

LOTS 1, 2, 3, 4, 5 & TRACT "C", "THE RANCH PHASE 1", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED IN PLAT BOOK 20 AT PAGE 12 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 5, THE RANCH PHASE 1", RUN THENCE SOUTH 60°06'24" WEST ALONG THE SOUTH LINE OF SAID LOTS 4, 5 AND TRACT "C", 503.62 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT "C"; THENCE NORTH 9°14'27" EAST ALONG THE WEST LINE OF SAID TRACT "C", 164.76 FEET (PLAT = 164.78 FEET) TO A SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE NORTH 29°53'36" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 1 AND 2, 119.68 FEET (PLAT = 119.77 FEET) TO A SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE NORTH 10°58'50" WEST ALONG A WESTERLY LINE OF SAID LOT 1, 60.24 FEET TO A WESTERLY CORNER OF SAID LOT 1; THENCE NORTH 9°47'34" EAST ALONG A WESTERLY LINE OF SAID LOT 1, 72.57 FEET (PLAT = 72.52 FEET) TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF JONES RANCH PARKWAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT WITH AN INITIAL TANGENT BEARING OF SOUTH 69°20'42" EAST, A RADIUS OF 520.00 FEET, AN ARC LENGTH OF 58.26 FEET (PLAT = 58.32 FEET) AND A CHORD BEARING OF SOUTH 66°08'08" EAST; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT, BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 730.00 FEET, AN ARC LENGTH OF 77.28 FEET (PLAT = 77.27 FEET), AND A CHORD BEARING OF SOUTH 65°57'32" EAST; THENCE SOUTH 29°20'42" EAST ALONG SAID RIGHT-OF-WAY LINE, 22.96 FEET (PLAT = 22.97 FEET); THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF SOUTH 10°18'00" WEST, A RADIUS OF 62.00 FEET, AN ARC LENGTH OF 184.85 FEET, AND A CHORD BEARING OF SOUTH 75°06'39" EAST; THENCE NORTH 59°07'27" EAST ALONG SAID RIGHT-OF-WAY LINE, 22.96 FEET (PLAT = 22.97 FEET); THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF SOUTH 81°13'48" EAST, A RADIUS OF 730.00 FEET, AN ARC LENGTH OF 77.27 FEET, AND A CHORD BEARING OF SOUTH 84°15'45" EAST; THENCE SOUTH 87°17'42" EAST ALONG SAID RIGHT-OF-WAY LINE, 8.17 FEET; THENCE SOUTH 73°33'20" EAST ALONG SAID RIGHT-OF-WAY LINE, 63.14 FEET; THENCE SOUTH 87°17'42" EAST, 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 1°58'14" WEST ALONG SAID EAST LINE OF LOT 5, 22.69 FEET TO THE POINT OF BEGINNING. CONTAINS 1.79 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS.

Attachment: Ordinance (The Ranch Minor Plat, Lots 1A, 3A and 5A)

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