



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
MARCH 15, 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**
 - A. Electric Department Mutual Aid Recognition**
- 3. Public Participation**
 - A. Agenda Request - Peggy Wyatt**
 - B. Agenda Request - Kim Chulufas**
- 4. Approval of Minutes**
 - A. Board of Aldermen - Regular Meeting - Mar 1, 2021 6:00 PM**
 - B. Board of Aldermen - Work Session - Mar 1, 2021 6:30 PM**
 - C. Board of Aldermen - Special Meeting - Mar 11, 2021 6:00 PM**
 - D. Executive Session Minutes - November 2, 2020**
- 5. Agenda Items**

- A. **Council Bill 18: A RESOLUTION OF THE HARRISONVILLE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE AUTHORIZING CITY ADMINISTRATOR TO UPDATE AUTHORIZED BANKING SIGNATURES AT COMMUNITY BANK AND COMMERCE BANK, AND ESTABLISHING AN EFFECTIVE DATE.**
 - B. **Council Bill 19: A RESOLUTION OF THE HARRISONVILLE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE AUTHORIZING THE CITY ADMINISTRATOR TO REFUND AN OVERCHARGE OF ELECTRIC USAGE TO THE VARIOUS BUSINESS OWNERS AT 1901 E MECHANIC STREET, IN AN AMOUNT NOT TO EXCEED \$36,372.40, IN ACCORDANCE WITH CODE SECTION 700.385, AND ESTABLISHING AN EFFECTIVE DATE.**
 - C. **Council Bill 20: AN ORDINANCE OF BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, PROVIDING FOR THE EXTENSION OF THE CITY LIMITS BY ANNEXING APPROXIMATELY 4.63 ACRES OF ADJACENT TERRITORY OWNED BY BALDEV S KHEHRA AND THE KHEHRA FAMILY WEALTH TRUST LOCATED AT 21400 E. 275TH STREET INTO THE CITY OF HARRISONVILLE, MISSOURI AND ESTABLISHING AN EFFECTIVE DATE.**
 - D. **Council Bill 21: AN ORDINANCE VACATING UNIMPROVED EAST/WEST ALLEY RIGHT-OF-WAY EXTENDING 165 FT. EAST OF LEXINGTON ROAD BETWEEN SHADY LANE AND CHESTNUT DRIVE IN HARRISONVILLE, CASS COUNTY, MISSOURI, AND ESTABLISHING AN EFFECTIVE DATE**
- 6. **Aldermen and Committee Reports**
 - 7. **Report from the City Administrator**
 - A. **February 2021 Municipal Court Report**
 - 8. **Questions from the Media**
 - 9. **Adjourn from Regular Session**

Posted on City Hall Bulletin Board this 12th day of March, 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.



TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: March 3, 2021
SUBJECT: Electric Department Mutual Aid Recognition

Type of Item: *Presentation*

A. Discussion Item (ID # 3806)

Electric Department Mutual Aid Recognition



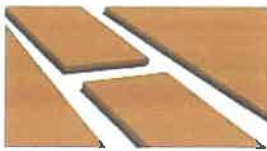
TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: March 10, 2021
SUBJECT: Agenda Request - Peggy Wyatt

Type of Item: *Discussion*

- A. Discussion Item (ID # 3812)**
Agenda Request - Peggy Wyatt

Attachments:

Peggy Wyatt agenda request (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

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FEB 24 2021

CITY OF HARRISONVILLE

AGENDA REQUEST FORM

This form must be completed and submitted to the office of the City Clerk. Completed materials for the agenda shall be submitted no later than Monday at 5:00 p.m., 5 business days prior to the next Board of Aldermen's meeting. 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. The Board of Aldermen's regular meetings are the 1st and the 3rd Monday of each month.

Date of Request: March 15-21 Scheduled Meeting Date: 3-15-'21Full Name of Speaker: Peggy Wyatt Organization: RetiredHome Address: 301 E. Shady Ln. City H'ville State Mo Zip 64701Home Phone #: 816-805-4593 Work Phone #: ✓ Cell#: 816-805-4593Email: N/ASpecifics of Topic: Closing Alley Way East to West of my property.

(You may write on the back or add additional sheets of paper for "Topic" and "Outcome" sections.)

Desired Outcome: _____

_____If applicable, has this item been previously presented to any of the following Boards for consideration? not sure

_____ Board of Aldermen	Date Presented _____	Outcome _____
_____ Planning & Zoning	Date Presented _____	Outcome _____
_____ Park Board	Date Presented _____	Outcome _____
_____ Board of Adjustment	Date Presented _____	Outcome _____

***I have been made aware of the date and time of the next scheduled Board of Aldermen meeting.

Signature: Peg Wyatt

Office Use Only:

Date request received: _____

Attachment: Peggy Wyatt agenda request (Agenda Request - Peggy Wyatt)



TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: March 10, 2021
SUBJECT: Agenda Request - Kim Chulufas

Type of Item: *Discussion*

- B. Discussion Item (ID # 3813)**
Agenda Request - Kim Chulufas

Attachments:

Kim Chulufas agenda request (PDF)



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CITY OF HARRISONVILLE

FEB 25 2021

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AGENDA REQUEST FORM

This form must be completed and submitted to the office of the City Clerk. Completed materials for the agenda shall be submitted no later than Monday at 5:00 p.m., 5 business days prior to the next Board of Aldermen's meeting. 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. The Board of Aldermen's regular meetings are the 1st and the 3rd Monday of each month.

Date of Request: 2-23-21 Scheduled Meeting Date: 3-15-21Full Name of Speaker: Kim Chulufas Organization: _____Home Address: 300 E. Chestnut City H'ville State MO Zip 64701Home Phone #: _____ Work Phone #: _____ Cell#: 816-738-1234Email: kchulufas@yahoo.com

Specifics of Topic: In regards to the closing of alley east to west of my property — I do not want alleyway closed. It borders all of my property.

(You may write on the back or add additional sheets of paper for "Topic" and "Outcome" sections.)

Desired Outcome: _____

To have alleyway left alone and not closed.

If applicable, has this item been previously presented to any of the following Boards for consideration?

_____ Board of Aldermen	Date Presented _____	Outcome _____
_____ Planning & Zoning	Date Presented _____	Outcome _____
_____ Park Board	Date Presented _____	Outcome _____
_____ Board of Adjustment	Date Presented _____	Outcome _____

***I have been made aware of the date and time of the next scheduled Board of Aldermen meeting.

Signature: _____

Office Use Only:

Date request received: _____

Attachment: Kim Chulufas agenda request (Agenda Request - Kim Chulufas)



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

1. Call to Order

The meeting was called to order at 7:17 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	Remote	
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 Planner Roger Kroh, City Clerk Daniel Barnett - recording.

2. Ceremonial Matters

None

3. Public Participation

None

4. Approval of Minutes

Minutes Acceptance: Minutes of Mar 1, 2021 6:00 PM (Approval of Minutes)

A. Board of Aldermen - Regular Meeting - Feb 16, 2021 6:00 PM

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

B. Board of Aldermen - Work Session - Feb 16, 2021 6:30 PM

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

5. Agenda Items**A. 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**

Alderman Davidson asked to abstain from the discussion due to a conflict of interest with the item.

Mayor Bowman said he was approved to abstain.

City Planner Roger Kroh informed the Board that the request was to approve a minor plat for lots 1A, 3A and 5A of The Ranch, Phase 1. Kroh said the plat would convert the five lots in the area into three larger lots.

Kroh introduced developer Chuck Taylor

Taylor spoke to the location of the requested lots and the need for the replat, saying many in the area have requested the lots be made larger. Taylor also spoke to the history and original plans for the lots in question.

Taylor said the proposal would take out lots 2 and 4 and split that land amongst the remaining lots.

Upon passage, Mayor Bowman designated the ordinance to be ordinance number: 3534

RESULT: APPROVED [7 TO 0]
MOVER: Mike Zaring, Board Member
SECONDER: Bill Mills, Board Member
AYES: Mills, Zaring, Franklin, Doerhoff, Milner, Reece, Turner
ABSTAIN: Gary Davidson

6. Aldermen and Committee Reports

Alderwoman Franklin thanked Streets Superintendent Jacobs for assisting a resident on Highland Drive with a purchase she had made for a culvert. Franklin spoke about her experience touring the Community Center with Parks Director Purkey, where they discussed future improvements and needs for further improvement. Franklin said she was excited to get a look at the future of the Community Center. Franklin said she is trying to plan a Dog Park committee meeting in the near future.

Alderman Mills said he enjoyed seeing children playing at Lords Park during the recent snow days. Mills asked when Greenlight Dispensary planned to open. City Administrator Ratliff informed him that it had opened.

7. Report from the City Administrator

City Administrator Ratliff spoke about the Streets Department's recent work on Highland Drive and on Oakwood Street, near King Avenue.

Ratliff reminded the Aldermen that the Electric Department has been working hard to remove tree limbs from areas near power lines. Ratliff informed the aldermen that limbs are not cut until a discussion has been had with the property owner and spoke to the value of good communication when working in and around resident's property.

Ratliff said the City has received five proposals regarding the Glen Eagle retention basin. Ratliff said the City Engineer will be the project manager for that project.

Ratliff said City Engineer Brooks and staff met with the Cass County Commissioners and Cass County Road and Bridge to discuss the ongoing work with the south sewer main project. Ratliff said the City was given permission to bore under E 275th Street. Ratliff said the county has asked that the City poll county residents in the location to see if they are in favor of the line. Ratliff said those residents who would choose to connect would have to annex into the City.

Ratliff informed the Board that the City has received a voluntary annexation request from the Slumber Inn on E 275th Street. Ratliff said the motel has received word from the Missouri Department of Natural Resources about ceasing use of a nearby lagoon, if they do annex into the City.

Ratliff said staff met with United States Department of Agriculture for a discussion about potential grant for work at Lake Luna and City Lake.

Ratliff spoke to the Board about the Electric Department staff's recent response to a mutual aid call from San Augustine, TX, due to severe winter storms in February. Ratliff said staff have returned. Ratliff informed the Board that the City who asks for mutual aid pays for any incoming staff, and that bill does not rest upon the City of Harrisonville.

Ratliff told the Board that the equipment bids for the Community Center have been received and came in \$60,000 under budget.

Ratliff informed the Board that staff continue to review the state of the old police department and said the site has been submitted for a Brownsfield Grant.

Ratliff said staff recently met with Water District 9, to promote teamwork with surrounding agencies, as we work to grow the housing base in Harrisonville and that the meeting went well. Ratliff said staff plan to hold a similar meeting with Water District 4.

Ratliff said ALDI drainage work is about 85-percent complete and structural framework is in the process of going up.

Ratliff said staff hope to soon bring forward for approval a recommendation for the consultant to complete the master plan for the City.

8. Questions from the Media

None

Mayor Bowman reminded the Board and residents about the Town Hall meeting on Saturday at 9 a.m., at the United Methodist Church, in which City Administrator Ratliff, Police Chief Hofer, Building Official

Arthur and other members of their staff plan to present programs discussing a residential rental-property licensing and inspections/safety program called "Rental Ready" and a new, voluntary neighborhood watch program. Bowman gave shoutout to Pastor Kevin Shelton for making accommodations for the City after having a pipe burst in the planned meeting location due to cold weather.

Bowman thanked Director of Administrative Services Smith and City Clerk Barnett for their efforts to combat technological issues faced during the meeting. Bowman spoke to the value of being able to livestream meetings instead of having residents wait until the next day to view a recorded meeting.

Bowman apologized to the Harrisonville residents for the need to juggle the meeting agendas, due to the above-mentioned technological issues and thanked the Board for their flexibility and dedication to completing the work of the City.

A motion was made by Alderwoman Milner to adjourn to Executive Session, pursuant to RSMO 610.021 (2) pursuant to leasing, purchase or sale of real estate. The motion was seconded by Alderwoman Franklin. Mayor Bowman asked for a roll call vote of the Board, which carried with all ayes.

9. Adjourn from Regular Session

A motion was made by Alderman Turner to adjourn from the Regular Session, with a second by Alderman Doerhoff. Motion carried with all ayes. Meeting adjourned at 8:44 p.m.

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

ATTEST:

Daniel Barnett, City Clerk

Minutes Acceptance: Minutes of Mar 1, 2021 6:00 PM (Approval of Minutes)



**MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
WORK SESSION
CITY HALL
MARCH 1, 2021
6:30 PM**

1. Call to Order

Before the meeting began, a motion to amend the agenda for the Board of Aldermen Meeting and move to Work Session was made by Alderwoman Milner, with a second from Alderwoman Reece. The motion carried with a unanimous vote.

The meeting was called to order at 6:07 PM by Mayor Judy Bowman.

2. Present

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Present	
Mike Zaring	Harrisonville	Board Member	Remote	
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, Director of Administrative Services 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 Planner Roger Kroh, City Clerk Daniel Barnett - recording.

3. Discussion Items

A. 2021 HPD SWOT Analysis

Police Chief Hofer greeted the Board of Aldermen.

Hofer presented the SWOT Analysis (Strengths, Weaknesses, Opportunities, Threats) for the Harrisonville Police Department to the Board.

Hofer began by reviewing the responsibilities of the department and both its mission statement and values statement.

Minutes Acceptance: Minutes of Mar 1, 2021 6:30 PM (Approval of Minutes)

Hofer presented the strengths of the department, including: Staff, Vehicles and Equipment, Community Support, Training, Partnerships, Community Programs, Take home Cars, Collaboration and Relationships with other City Departments and Fallen Not Forgotten Pledge.

Hofer presented the weaknesses of the department, including: Staffing Shortage, Recruitment, Generational Differences, Workload Increase, Retention of Personnel and Antiquated Body/Dash Camera System.

Hofer presented the opportunities for the department, including: Commercial Growth, Community Relationships, Social Media, Connection with Community Groups and Community Involvement Goals.

Hofer presented the known and antiquated threats to the department, including: COVID-19, Technology (criminal use), Anti-Law Enforcement Sentiment, POST Required Hours, Bond Challenges, Economic, Media Bias, Medical Marijuana Challenges, Medical Marijuana Employment Opportunities (security) and Vacant and Blighted Properties.

Chief Hofer used a story of Corporal Mikelson to illustrate the disparity in pay facing the department as compared to other departments in the Midwest/across the country. Mikelson moved from a position as a corporal, where he was making \$42,000 per year, to Big Lake, MN, where as a patrol officer, he was able to make \$69,000 per year.

Alderman Doerhoff asked why the Dispatch division of the department sees such a high turnover rate.

Hofer spoke to the limited staffing and how much the position wears on an individual when they are working on their own and when they are required to work extra shifts to cover potential gaps in scheduling.

Hofer spoke to the potential risk of collapse at the old police station and the possibility of damaging the monopoly which is a vital part of the radio communications system for not only Harrisonville but all of Cass County law enforcement, emergency services and public works.

Alderman Turner asked when Hofer planned to restart the Explorer group.

Hofer said it would probably be in the fall, as the department tries to keep the program in line with the school year.

Alderman Milner asked if surrounding communities were facing the same retention/qualified applicant struggles.

Hofer said surrounding communities are facing the same issues.

Milner asked where the department ranks amongst surrounding communities in pay scale.

Hofer said he believes the department is a little low, but said he believes the three-percent cost of living increase helped at the beginning of 2021.

Alderman Mills asked if the department anticipated traffic issues when the new marijuana dispensary opens.

Hofer said he believes they would and that those issues could be compounded by those living in communities who do not have an open dispensary.

City Administrator Ratliff spoke to the ongoing pay scale study and said he believes the City would receive the results in April. Ratliff said he hopes it will address some of the ongoing pay scale issues within the department.

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

The meeting was adjourned at 7:08 p.m.

Work Session**Monday, March 1, 2021****6:30 PM**

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

ATTEST:

Daniel Barnett, City Clerk

Minutes Acceptance: Minutes of Mar 1, 2021 6:30 PM (Approval of Minutes)

**DRAFT****MINUTES****CITY OF HARRISONVILLE****BOARD OF ALDERMEN****SPECIAL MEETING****VIA ZOOM****MARCH 11, 2021****6:00 PM**

**DUE TO THE CURRENT STATE OF THE COVID-19 VIRUS, THIS MEETING WAS
CONDUCTED THROUGH A REMOTE, ONLINE SERVICE**

1. Call to Order

The meeting was called to order at 6:01 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	Absent	
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 Alex Felzien, Public Works Director/City Engineer Carl Brooks, Electric Superintendent Andy Pollard, Parks Director Grant Purkey, Baker Tilly CPA Ben Hart, Utility Clerk Caroline Vaughn, Utility Clerk Jamie Martin, City Clerk Daniel Barnett - recording.

3. Discussion Items**A. February Electric Invoice discussion**

Mayor Bowman introduced the discussion about the increased electrical invoice for the month of February.

Baker Tilly CPA Ben Hart presented information to the Board about the City's Electric Fund's reserves and cash on hand, as they are applied to the discussion and educated the Board about the options available to them.

Electric Superintendent Pollard informed the Board about ongoing conversations staff are participating in with the Missouri Public Utility Alliance and provided an update on the power supply issues affecting many throughout the country.

Bowman asked Pollard if there was any inclination from MPUA about what the next bill would look like.

Pollard said MPUA believes the next bill could also see an increase but is not expected to be as high as the February bill.

Director of Administrative Services Smith spoke to the possibilities surrounding future bills. Smith spoke to the value of the City participating in the MPUA power pool. Smith educated the Board about the options available to them and provided a recommendation from staff.

Smith informed the Board that staff are seeking their direction.

Board members and staff discussed the options presented by Mr. Hart and Mr. Smith.

Pollard spoke about the projects that could be postponed if the Board were to pay the bill in full, without any of the costs being passed on to the City's electric customers.

Alderman Zaring asked about the possibility of receiving disaster relief funds.

City Administrator Ratliff said the Governor would have to declare a state of disaster to receive disaster relief funds.

Mayor Bowman asked City Attorney Felzien if their office had any guidance for the City on this matter.

City Attorney Felzien said all options provided by staff are legal and valid and are legally defensible. Felzien said the firm does not feel the situation is any form of breach from MPUA.

Mayor Bowman asked that each member of the Board share their opinion on which option the City should pursue.

Alderwoman Milner said she would like the City to pursue option four.

Alderman Zaring said he would like the City to pursue either options one or four.

Alderman Mills said he would like the City to pursue option four.

Alderman Davidson said he would like the City to pursue option four.

Alderman Turner said he would like the City to pursue an amended version of option four.

Alderman Doerhoff said he would like the City to pursue either options one or four.

Alderwoman Franklin said she would like the City to pursue either options one or four.

Mayor Bowman asked if staff would be able to implement one of the options and allow the Board to reassess at the six-month mark.

City Administrator Ratliff said that would be possible and recommended the spreading out the cost to the customers, after a larger portion of the cost was absorbed by the City, for the bill in question and then proceed as per standard collection procedures for any future bills.

Mayor Bowman said the consensus of the Board was to pursue option four and pay the bill and develop a calculation for additional add on factor for the supply cost adjustment and spread that cost over 12 months.

Alderman Turner suggested making a separate cost adjustment line that would be visible on each customer's bill.

Mayor Bowman said she agreed with Turner and would like to see the separate line.

A motion was made by Alderman Davidson to use funds from the City's Electric Fund to pay the balance of the February electric invoice from the Missouri Public Utility Alliance

and to postpone the final customer supply cost adjustment decision until either the April 5, meeting of the Board of Aldermen or the April 19, meeting, with a second by Alderwoman Milner. A roll call vote was taken with votes recorded as follows:

Davidson: Aye

Doerhoff: Aye

Franklin: Aye

Mills: Aye

Milner: Aye

Reece: Absent

Turner: Aye

Zaring: Aye

Motion carried with a vote of 7 for and zero against.

A motion was made by Alderman Doerhoff to adjourn from the Special Session, with a second by Alderman Zaring. Motion carried with all ayes. Meeting adjourned at 7:46 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 Mar 11, 2021 6:00 PM (Approval of Minutes)



MPUA

Missouri Public Utility Alliance

improving local quality of life through hometown utilities

2021 Winter Storm Recap

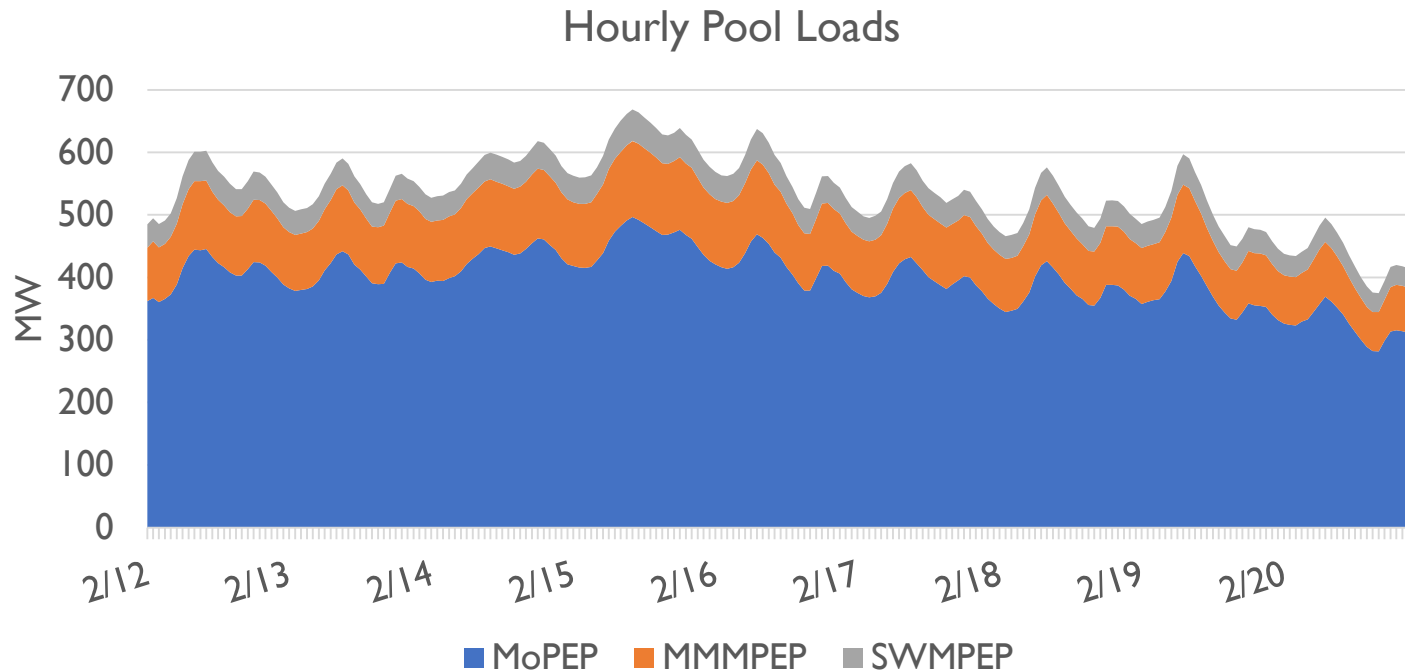
Minutes Acceptance: Minutes of Mar 11, 2021 6:00 PM (Approval of Minutes)

High Level Overview

- Extreme cold temperatures caused the demand for electricity and natural gas to exceed supply
 - Natural gas was needed for both electric generation and heating loads
- These market pressures caused a steep increase in the price for natural gas and electricity
 - Natural gas prices went from ~\$3/dth to ~\$1,000/dth
 - Electric prices went from ~\$20/MW to over \$4,000/MWh
- In the electric markets, the marginal energy cost is the same across the footprint for all generation and load. Generation online at the time of high prices acts as a hedge against the prices paid for load.

Increased Demand

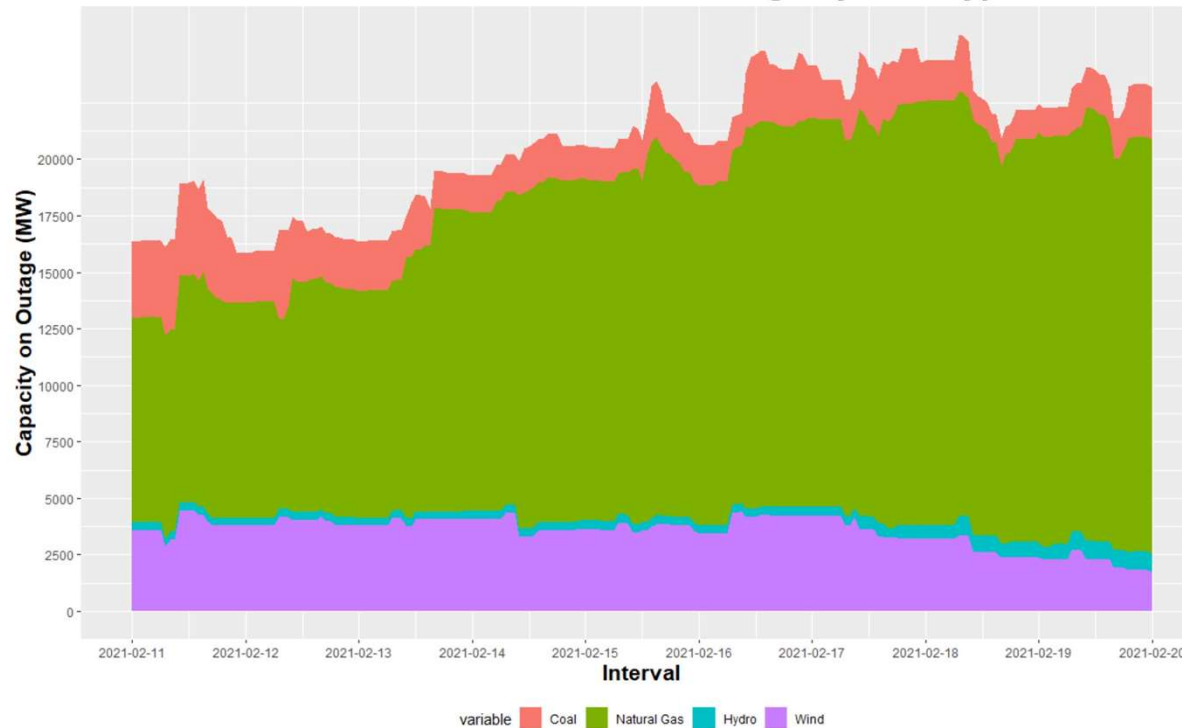
On 2/15 the Southwest Power Pool hit a new all time winter peak demand; MoPEP and SVMPEP also hit new winter peaks and MMMPEP surpassed their 2020 summer peak



Capacity on Outage

On the supply side, the cold temperatures caused an increase in generation outages and derates as units were not weatherized to those temperatures and fuel supply was an issue for natural gas generation. The graph below shows the amount of capacity on outage growing as the cold weather spread across the SPP footprint.

MWs of SPP Resources on Outage By Fuel Type



"Capacity on Outage (MW) Stacked Plot"

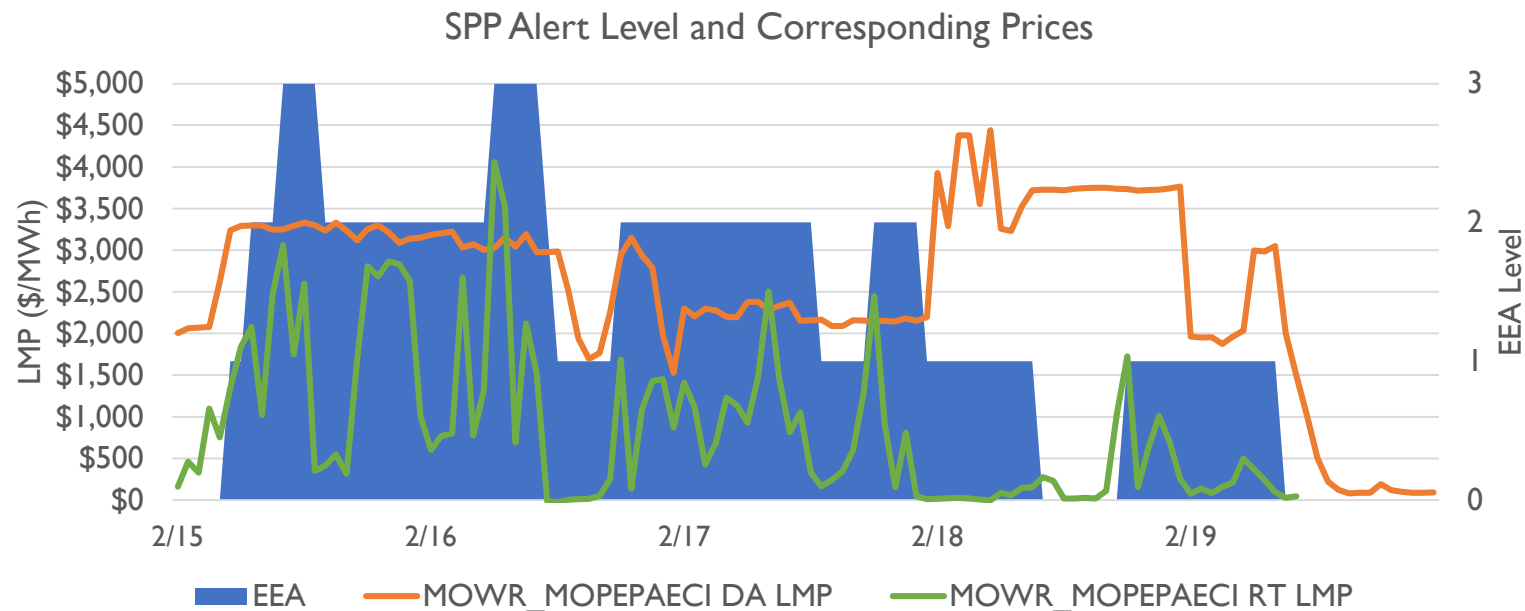


Missouri Public Utility Alliance
improving local quality of life through hometown utilities

Minutes Acceptance: Minutes of Mar 11, 2021 6:00 PM (Approval of Minutes)

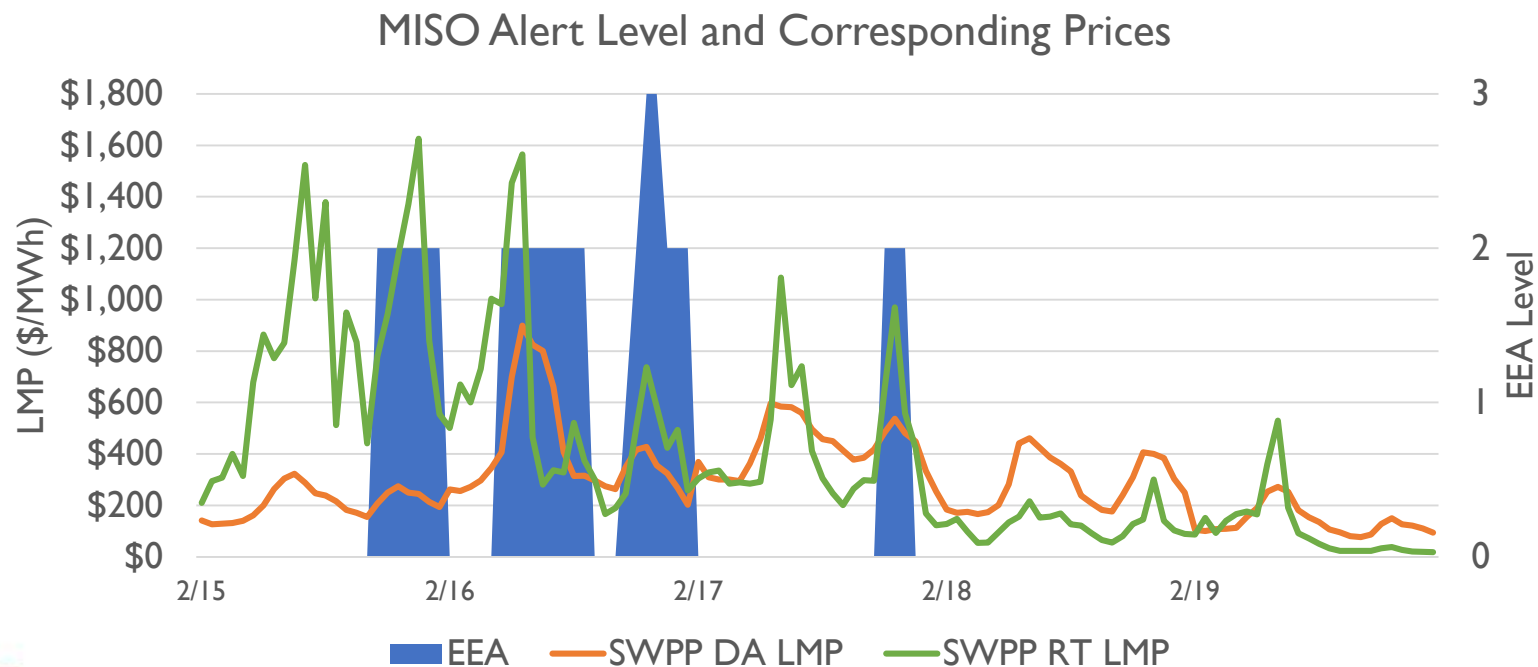
SPP Pricing and Emergency Timeline

The increased demand and shortened supply stack caused the RTOs throughout the region to have trouble maintaining adequate reserves, resulting in a series of Emergency Alerts. These alert levels range from 0-3, with 3 indicating RTO directed load shed. You can see how SPP struggled to maintain reserves during the event and the resulting market prices (LMP) for the Day Ahead (DA) and Real Time (RT) markets at a representative pricing node in Missouri.



MISO Pricing and Emergency Timeline

MISO also had trouble meeting its reserves, with the South region having the most severe alerts. This graph represents the highest alert level throughout the footprint and the market pricing at the seam between MISO and SPP. The market prices in MISO did not reach the same levels as SPP but were still elevated.

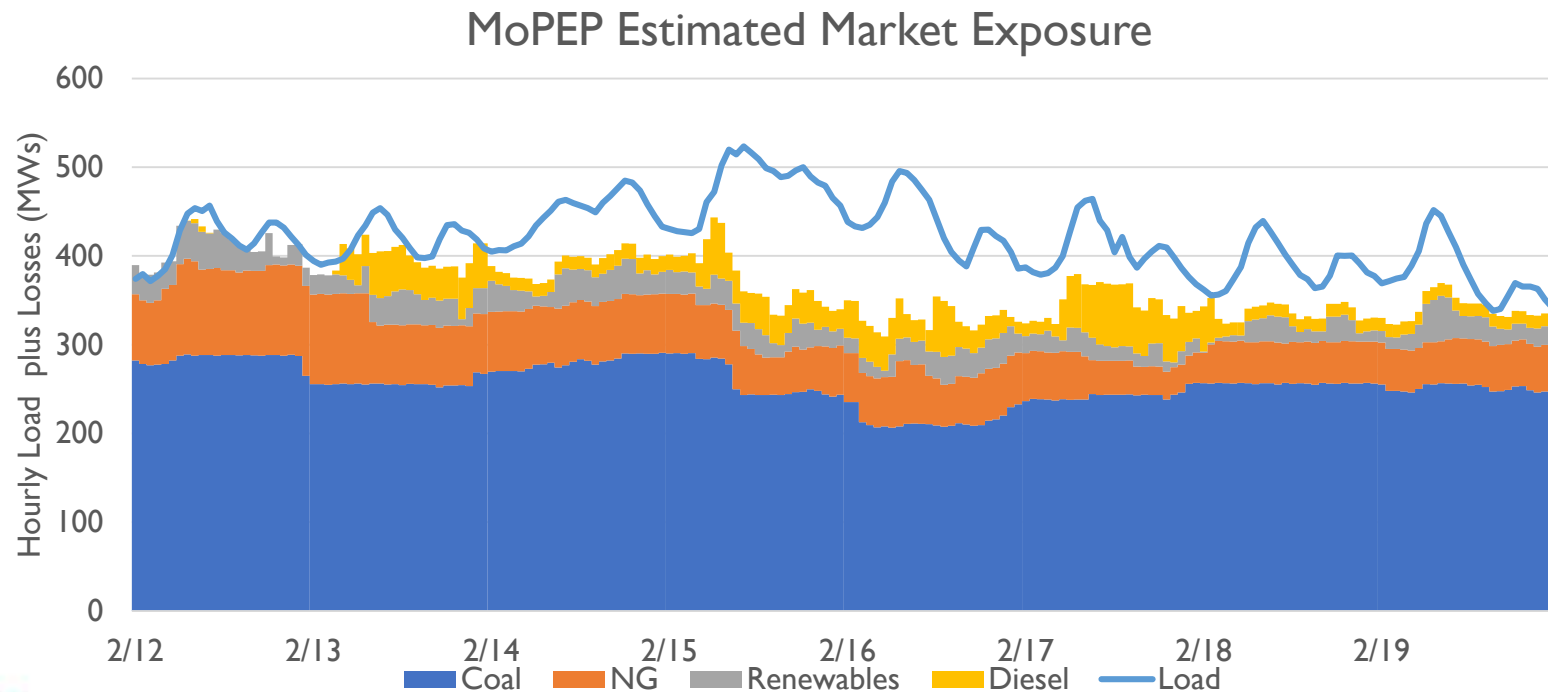


Impact on Pool Members

- The weather event impacted each Pool differently depending on their portfolio's exposure to index/spot natural gas prices and the amount of generation they had online to act as a hedge against market prices
- We are still gathering invoices from suppliers and expect significant RTO resettlements, so the impacts shown for each pool are our best estimates given current data

MoPEP Estimated Market Exposure

MoPEP's diverse portfolio served as a good hedge against market prices. The difference between the load curve and top of the supply stack is the net market exposure each hour. MoPEP deployed its diesel peaking capacity to help mitigate costs.



MoPEP Estimated Cost Impacts

- In the RTO markets you buy all the MWhs needed to serve load hourly, then sell all dispatched MWhs from generation assets
 - Estimated cost for load 2/12 - 2/19: \$145 million
 - Prior 8-day period: \$3.2 million
 - Estimated savings from assets 2/12 - 2/19: \$118 million
- Overall bill impact, roughly 3x normal all-in cost (total cost normalized by MWhs used)

Normal Operations

- As quickly as the event hit, it dissipated, and the natural gas and electric markets were back to normal prices
- FERC has launched an investigation into the event, as have both MISO and SPP
- We expect RTO resettlements of the event to start flowing through in late April, but it is likely we'll see them persist for several years



Questions?

MEMORANDUM

TO: MoPEP Members

FROM: Rebecca Atkins, Vice President, Market Operations & Analysis

DATE: March 5, 2021

RE: March Invoice Overview

The polar vortex event we experienced in February had a significant impact on the electric and natural gas markets. During the event the price of natural gas increased from around \$3/dth to around \$1,000/dth and electric market prices increased from a typical price around \$20-\$30/MWh to over \$4,000/MWh. MoPEP's diversified generation portfolio provided a substantial hedge against these record setting prices; however, the group did experience some market exposure due to high demand and unit derates and outages.

February Estimated Costs:

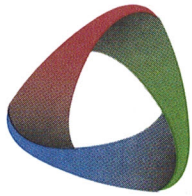
The estimated February costs on the March 5, 2021 invoice reflect our best estimate of the actual monthly costs. MoPEP all-in costs for February (not including local transmission) are currently estimated to be around \$182/MWh, around three times the normal cost. Per usual, we will be truing up this estimate next month when we have received all our supplier invoices.

Estimated February Relief:

On March 1, 2021, the MoPEP committee met and approved a resolution allowing the Pool to access up to \$21 million from the revolving line of credit to help spread the impact of these prices to members. MoPEP will also be using a portion of its working capital and reserves to pay February supplier invoices. At future MoPEP meetings the Pool will discuss the appropriate length of term for payback on both the line of credit and restoring reserves. For this invoice, the relief is being provided as an offsetting line item on member invoices titled "Estimated February Relief." Each city's share is based on their February energy usage. Because there will be interest costs on any borrowed money, if a member wishes to use less than their allotted relief they can choose to do so, and this will be tracked separately. Please contact Becky Class, bclass@mpua.org, if you wish to pay more than the bottom line of your invoice.

If your city ran local generation in February, just a reminder that these energy credits will show up on next month's invoice.

Minutes Acceptance: Minutes of Mar 11, 2021 6:00 PM (Approval of Minutes)



MPUA

Missouri Public Utility Alliance

MoPEP 1 Invoice

18183

Bill to:

Date: 03/05/21
 Due Date: 03/18/21
 Service for: February 2021
 Customer # 1031

City of Harrisonville
 P.O. Box 367
 Harrisonville, Missouri 64701

Peak: 19.8
 Day: 15
 Hour: 11

Please make checks payable to: Missouri Joint Municipal Electric Utility Commission

DESCRIPTION	RATE	QUANTITY	AMOUNT
Demand Charges	\$/MW	MWs	\$
February Demand Charge	\$9,300.000000	23.500	\$218,550.00
MoPEP Demand Credit	\$0.000000	0.000	\$0.00
Other Demand Charges: (Attached)			\$302.89
Total Demand Charges			\$218,852.89
Energy Charges	\$/MWh	MWhs	\$
February Energy Charge: Estimated	\$164.400000	8,821.999	\$1,450,336.64
February Losses Charge: Estimated	\$138.280000	441.100	\$60,995.30
January Energy Charge: Actual	\$41.033890	8,412.595	\$345,201.49
January Energy Charge: Paid by City	-\$43.560000	8,412.595	-\$366,452.63
January Losses Charge: Actual	\$14.651460	420.630	\$6,162.84
January Losses Charge: Paid by City	-\$16.880000	420.630	-\$7,100.23
MoPEP Energy Credit	\$0.000000	0.000	\$0.00
Other Energy Charges: (Attached)			-\$27,440.71
Total Energy Charges			\$1,461,702.70
Local Transmission Charges	\$/MWh	MWhs	\$
January Network Transmission			\$67,060.34
Total Transmission Charges			\$67,060.34
Estimated February Relief:			-\$952,280.78
TOTAL \$			\$795,335.15

For wire transfers:

Commerce Bank, NA
 Columbia, Missouri
 ABA # 101000019
 Account # 400150525

1808 I-70 Dr. SW
 Columbia, MO 65203
 Phone: 573-445-3279
 Fax: 573-445-0680
 www.mpua.org

Serving Municipal Utilities

Missouri Association of Municipal Utilities
 Missouri Joint Municipal Electric Utility Commission
 Municipal Gas Commission of Missouri

Harrisonville

Other February Demand Charges:	\$/MW	MWs	\$
Feb-21	\$0.000000	0.000	\$0.00
Feb-21	\$0.000000	0.000	\$0.00
Feb-21	\$0.000000	0.000	\$0.00
Feb-21	\$0.000000	0.000	\$0.00
Feb-21	\$0.000000	0.000	\$0.00
Hydro Credit Adjustment	\$0.000000	0.000	\$302.89
Total:			\$302.89

Other February Energy Charges:	\$/MWh	MWhs	\$
Feb-21	\$0.000000	0.000	\$0.00
Feb-21	\$0.000000	0.000	\$0.00
Feb-21	\$0.000000	0.000	\$0.00
Feb-21	\$0.000000	0.000	\$0.00
Feb-21	\$0.000000	0.000	\$0.00
Feb BHE Marshall Wind Recs - Wal-Mart*	\$1.000000	129.948	\$129.95
Total:			\$129.95

*Please send 2020 monthly billing information (peaks & energy) for this customer.

True-up Demand Charges:	\$/MW	MWs	\$
Feb-21	\$0.000000	0.000	\$0.00
Feb-21	\$0.000000	0.000	\$0.00
Feb-21	\$0.000000	0.000	\$0.00
Feb-21	\$0.000000	0.000	\$0.00
Feb-21	\$0.000000	0.000	\$0.00
Feb-21	\$0.000000	0.000	\$0.00
Feb-21	\$0.000000	0.000	\$0.00
Feb-21	\$0.000000	0.000	\$0.00
Feb-21	\$0.000000	0.000	\$0.00
Total:			\$0.00

True-up Energy Charges:	\$/MWh	MWhs	\$
Dec '20 Energy TU	-\$3.723966	8,066.686	-\$30,040.06
Dec '20 Losses TU	-\$0.092221	403.334	-\$37.20
Feb-21	\$0.000000	0.000	\$0.00
Feb-21	\$0.000000	0.000	\$0.00
Feb-21	\$0.000000	0.000	\$0.00
Feb-21	\$0.000000	0.000	\$0.00
Feb-21	\$0.000000	0.000	\$0.00
Feb-21	\$0.000000	0.000	\$0.00
Feb-21	\$0.000000	0.000	\$0.00
Jan '21 Solar RECs	\$40.000000	62.665	\$2,506.60
Total:			-\$27,570.66

All-In Cost Calculation	February Estimate	January True Up	YTD thru December
Pool's All-in Cost for Energy & Capacity (\$/MWhr)	\$ 182.644900	\$ 59.710000	\$ 67.906575
Harrisonville's All-in Cost for Energy & Capacity (\$/MWhr)	\$ 186.749806 *	\$ 64.519398 *	\$ 70.392576
Adjustments			
Harrisonville's Credits for Local Energy & Capacity (\$/MWhr)	\$ -	\$ -	
Harrisonville's Local Transmission Cost (\$/MWhr)	\$ -	\$ 7.591830	\$ 7.373994
Harrisonville's Total All-In Cost (\$/MWhr)	\$ 186.749806	\$ 72.111228	\$ 77.766570

*Does NOT include local transmission or true ups beyond 30 days

MoPEP Avoided Energy Rate for January (\$/MWhr):	\$12.804410
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Minutes Acceptance: Minutes of Mar 11, 2021 6:00 PM (Approval of Minutes)



March 9, 2021

To: Jeremy Smith, Director of Administrative Services
Kim Hubbard, Finance Manager

From: Ben Hart, Director
Baker Tilly Municipal Advisors

RE: February 2021 MoPEP Invoice

Baker Tilly Municipal Advisors, LLC
9229 Ward Pkwy, Ste 104
Kansas City, MO 64114
United States of America

T: +1 (816) 333 7200
F: +1 (816) 333 6899
bakertilly.com

Background

The City is currently being charged an estimated \$1,747,616, an amount far more than the City's normal purchased power each month. Baker Tilly Municipal Advisors (BTMA) have observed various clients in the same position as the City of Harrisonville (the City).

Specific to the City you have inquired as to the health of your reserves should you choose to soften the exposure to the City's rate payers. To help answer this question, Electric Fund financial data as of the period ending February 28, 2021 is listed in the analysis below.

Analysis

Unrestricted cash and investment balances are summarized below:

	<u>2/28/2020</u>	<u>2/28/2021</u>	<u>Days Cash on Hand</u>
<i>Cash & Investments</i>	\$4,541,943	\$5,176,807	1,057
<i>Payment</i>		<u>-\$1,747,616</u>	
<i>Adjusted Balance</i>		<u>\$3,429,191</u>	700
<i>Revenue</i>	\$1,480,354	\$2,077,664	
<i>Expense</i>	\$1,828,448	\$1,787,455	

Cash and investments are greater than this same time last year by \$634,864 or 13%. Part of the reason for this is electric fund revenue is up from last year \$597,310 or 40% mostly attributed to higher electric charges. Expenses on the other hand are on par with last year at this same period with only a 2% difference. Something else that will reduce the demand on cash is the last payment for the revenue bond series 2007 as made last year.

Another measure of liquidity is the 'days cash on hand' metric. This measures the amount of cash not including investments as a ratio of operating expenses and maintenance. Using the cash & investments total above for 2/28/2021 the days cash on hand is 1,057 days. A level of 470 days cash on hand is considered a good level by major rating agencies.

If the City paid the invoice without additional borrowing and all other things being equal, those days cash on hand go to 700 days still well above what would be considered satisfactory by rating agencies. To maintain liquidity, you would want to call investments that would restore cash balances to cover immediate expenses.

Conclusion

The City's immediate cash reserve level is adequate to pay the invoice without having to apply for any power pool loan offered to spread the cost out. However, this unexpected payment will decrease cash significantly. After payment BTMA along with city staff will continue to monitor cash reserve levels and adjust if the current revenue levels are not sustained or future power costs increase like February.



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

March 11, 2021

Mayor and Board,

As many of you are aware the reason, we are meeting this evening is to discuss the power bill caused by the weather events over the last month. This event caused significant cost increases to power purchased by our energy provider the MPUA. We have historically enjoyed low rates with them and feel fortunate that the power pool was diversified enough to avoid even greater energy prices. This evening we will discuss what our normal energy bill looks like, the additional cost of that we have incurred through this event and the options for how the city can deal with the increased cost and the impact this will have on citizens and businesses.

The City's normal purchased power bill is usually between \$600-\$800k depending on usage and time of year. The average for the prior 12 months not including the current month was \$673,100. The current bill is estimated at \$1,747,616. The power pool has made options available for loans for member communities to utilize if they need assistance paying for consumed power. The interest rate and terms of those funds are not yet known. The cash and investment basis of the Electric fund is such that the fund can withstand the blow of such a large power bill. The question remains whether to and how to pass this cost along to our customers.

What is SCA (Supply Cost Adjustment). Code Section 700.530 section B. This calculation is built into our rate structure and allows for variances of power supply cost to be passed back to the end consumer (both positive and negative).

The base options are as follows:

1. Pay the bill and not pass the additional energy cost along to customers. This definitely affects the cash position of the electric utility and capital projects for the year. Customer bills for this month still may be elevated based upon usage.
2. Pay the bill and charge the entirety of the power cost to customers but provide payment leniency over the course of 3 months (no penalty, shutoff). This comes at a significant customer service cost and burden to staff. We are also attempting to do the software migration for utility billing during March and April for Utility Billing.
3. Pay the bill and partially subsidize the additional power cost by \$550k and bill the customer for their normal consumption plus roughly half the additional power cost. (The electric fund could forego the approximately \$550k in capital projects that it has planned for the end of 2021.)
4. Pay the bill and develop a calculation for additional add on factor for the Supply Cost Adjustment and spread that cost over 12 months. This would increase an accounts monthly electric bill by a much smaller amount and allow the city to recover the cost over a period of time.

Among these options we could substitute paying the bill directly with cash with a finance options with the MPUA, but as of today, the details of that financing have not been finalized.

Minutes Acceptance: Minutes of Mar 11, 2021 6:00 PM (Approval of Minutes)

Examples of how each of these options would affect the electric portion of a sampling of bills are as follows:

	No SCA	SCA .0650	SCA 0.1305	SCA .01
Total Electric household	\$149.75	\$234.12	\$319.14	\$162.73
Difference to base bill		\$84.37	\$169.39	\$12.98
Residential home	\$94.25	\$141.77	\$189.65	\$101.56
Difference to base bill		\$47.52	\$95.40	\$7.31
P&D (Small business)	\$791.55	\$1,166.41	\$1,544.14	\$849.22
Difference to base bill		\$374.86	\$752.59	\$57.67

Finance and utility staff recommend option 4 as this option allows for the least disruption to billing and customer service while allowing for recovery of the expense for the electric fund. The only caveat is that customers on level pay (approx. 250) will either have to be recalculated or risk a larger deficit when it comes time for those accounts to true up next January. This PVSCA (Polar Vortex Supply Cost Adjustment) would be in addition to the normal monthly SCA.

Staff would contract with Toth and Associates (Electric rate study firm) who would help us develop and accurately track the additional PVSCA. The 1 penny PVSCA charge was purely used as an example that would be easy to calculate and understand and is not necessarily the number that it would take to accurately account for the City's investment. The calculation would need to be maintained to be sure that we are recovering the total investment because it would be based upon future usage that would change from month to month. It is possible that there would be an end "true up" month to finalize that calculation. We as staff would like to say that we could present this additional PVSCA separate on the bill, but we have not had the time to verify that with our software vendor and as a reminder, we are in the middle of converting the billing software to Incode 10.

Thanks,

Jeremy Smith
 Director of Administrative Services
 300 E. Pearl St.
 Harrisonville, MO 64701
 816-380-8920



STAFF REPORT

TO: Board of Aldermen
FROM: Kim Hubbard, Finance Manager
DATE: March 11, 2021
SUBJECT: BANK SIGNATURE UPDATES

Type of Item: *Approval*

GENERAL INFORMATION

TO: Mayor and Board of Aldermen
FROM: Kim Hubbard, Finance Manager
DATE: March 15, 2021
SUBJECT: Update Authorized Bank Signatures

APPROVAL ITEM

This memo is to update the bank authorized signatures due to staff changes. Courtney Calkins, started with the City February 22, 2021 as the Accounting Specialist.

Courtney needs to be added to our list of signatures and Cyndora Gautreaux will be removed from the signature list.

DISCUSSION

The bank contract includes authorized signatures and with staff changes the signatures need to be updated and authorized. Recommendation to approve the following staff with position titles for bank signatures is:

Judy Bowman, Mayor
Jeremy Smith, Director of Administrative Services
Daniel Barnett, Deputy City Clerk/PIO
Kim Hubbard, Finance Manager
Courtney Calkins, Accounting Specialist

Current bank accounts are held at Community Bank and Commerce Bank. Commerce has two accounts, the Court Bond account and Operating account. The Community Bank account is still collecting the credit card transactions from Parks until the software upgrade is complete and then the Parks credit transaction will run through Commerce Bank instead of Community Bank.

STAFF RECOMMENDATION

Staff recommends the Board of Aldermen approve these staff members as signatories for the banking institutions.

Council Bill No.

Resolution No.

**A RESOLUTION OF THE HARRISONVILLE BOARD OF ALDERMEN OF THE
CITY OF HARRISONVILLE AUTHORIZING CITY ADMINISTRATOR TO
UPDATE AUTHORIZED BANKING SIGNATURES AT COMMUNITY BANK
AND COMMERCE BANK, AND ESTABLISHING AN EFFECTIVE DATE.**

Whereas,

Council Bill 2021-

Resolution 2021-

A RESOLUTION OF THE HARRISONVILLE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE AUTHORIZING CITY ADMINISTRATOR TO UPDATE AUTHORIZED BANKING SIGNATURES AT COMMUNITY BANK AND COMMERCE BANK, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Harrisonville (“City”) wishes to update authorized banking signatures at both Community Bank and Commerce Bank, due to staffing changes; and

WHEREAS, the Board of Aldermen have reviewed following changes and believe it to be in the best interests of the city to approve the following recommendations:

Judy Bowman, Mayor
 Jeremy Smith, Director of Administrative Services
 Daniel Barnett, Deputy City Clerk/PIO
 Kim Hubbard, Finance Manager
 Courtney Calkins, Accounting Specialist

NOW THEREFORE BE IT RESOLVED BY THE HARRISONVILLE BOARD OF ALDERMEN THAT:

Section 1: The City Administrator is hereby authorized and directed to update authorized banking signatures at both Community Bank and Commerce Bank.

Section 2: 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 ON THIS 15TH DAY OF MARCH 2021.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

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

Attachment: Update bank signatures 2021 (BANK SIGNATURE UPDATES)

ATTEST:

Daniel Barnett, City Clerk

WITNESS my hand and seal this 15th day of March 2021.

Attachment: Update bank signatures 2021 (BANK SIGNATURE UPDATES)



STAFF REPORT

TO: Board of Aldermen
FROM: Jeremy Smith, IT Director
DATE: March 11, 2021
SUBJECT: Utility Refund

Type of Item: *Approval*

GENERAL INFORMATION

Applicant: Jeremy Smith, Director of Administrative Services

Requested Actions: Approval of Refund for Electric overcharge

Date of Application: 3/11/21

PROPOSAL

Refund overcharge of electric usage to the various business owners at 1901 E Mechanic. (Known as Ducky's gas station) in an amount not to exceed \$36,372.40, in accordance with code section 700.385 - for a period of 40 months beginning August 2017.

STAFF COMMENTS AND SUGGESTIONS

In working with the customer, staff discovered a clerical error had been made in the multiplier used to calculate power and demand customer usage. The CT (current transformer used on larger electrical services because they can not be directly measured by the meter) dictates the multiplier of a specific location. It was determined that the meter that was set at this location after construction had been at a prior address with a multiplier of 300. When it was moved to this location the multiplier was not changed in the billing system to the appropriate factor of 120. This resulted in a significantly higher electrical billing for this location.

We have had the meter and CT's reviewed by the electric department staff and our meter vendor to insure that we have an accurate CT multiplier and are bringing forth the calculated amount that should be refunded to the business owners.

Billing staff have spent many hours calculating the appropriate monthly amounts that should have been billed during the period in question, so that we can break out the payments to the different owners.

STAFF RECOMMENDATION

We recommend approval of the resolution authorizing the payments to the two known and separate business owners during this period of time, in accordance with the code. This is a similar situation that has occurred in the past with another business and is being handled the same way.

ATTACHMENTS

STAFF CONTACT:

Council Bill No.

Resolution No.

**A RESOLUTION OF THE HARRISONVILLE BOARD OF ALDERMEN OF THE
CITY OF HARRISONVILLE AUTHORIZING THE CITY ADMINISTRATOR
TO REFUND AN OVERCHARGE OF ELECTRIC USAGE TO THE VARIOUS
BUSINESS OWNERS AT 1901 E MECHANIC STREET, IN AN AMOUNT NOT
TO EXCEED \$36,372.40, IN ACCORDANCE WITH CODE SECTION 700.385,
AND ESTABLISHING AN EFFECTIVE DATE.**

Council Bill 2021-

Resolution 2021-

A RESOLUTION OF THE HARRISONVILLE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE AUTHORIZING THE CITY ADMINISTRATOR TO REFUND AN OVERCHARGE OF ELECTRIC USAGE TO THE VARIOUS BUSINESS OWNERS AT 1901 E MECHANIC STREET, IN AN AMOUNT NOT TO EXCEED \$36,372.40, IN ACCORDANCE WITH CODE SECTION 700.385, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Harrisonville has been made aware of a clerical error creating a misrepresentation of electrical billing at the business located at 1901 E Mechanic Street; and

WHEREAS, the City is required to provide reimbursement of overcharged utility funds in accordance with the guidelines stated in City Code section 700.385;

NOW THEREFORE BE IT RESOLVED BY THE HARRISONVILLE BOARD OF ALDERMEN THAT:

Section 1: The City Administrator is hereby authorized and directed to refund an overcharge of electric usage to the various business owners at 1901 E Mechanic Street, in an amount not to exceed \$36,372.40, in accordance with code section 700.385.

Section 2: 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 ON THIS 15TH DAY OF MARCH 2021.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

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

Attachment: Refunding overcharged utilities at Duckys (Utility Refund)

ATTEST:

Daniel Barnett, City Clerk

WITNESS my hand and seal this 15th day of March 2021.

Attachment: Refunding overcharged utilities at Duckys (Utility Refund)



TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: March 11, 2021
SUBJECT: SLUMBER INN ANNEXATION, 21400 E. 275TH STREET

Type of Item: *Approval*

GENERAL INFORMATION

Applicant: Baldev S. Khehra for the Khehra Family Wealth Trust

Requested Actions: Voluntary Annexation into City of Harrisonville

Location: Slumber Inn, 21400 E. 275th Street

Date of Application: February 18, 2021

PROPOSAL

Baldev S. Khehra for the Khehra Family Wealth Trust, owners of the Slumber Inn at 21400 E. 275th Street, has applied for voluntary annexation into the City of Harrisonville. The property is 4.63 acres in size.

PREVIOUS ACTIONS

Annexation of 30 acres owned by Sapp Bros. across 275th Street from the Slumber Inn.

KEY ISSUES

Mr. Khehra has requested voluntary annexation into the City of Harrisonville so that they might take advantage of the proposed sewer main being extended to the treatment facility at the Walmart Distribution Facility. The Slumber Inn is currently operating on a lagoon system.

STAFF COMMENTS AND SUGGESTIONS

Annexation is the process of adding additional territory to an existing city. A voluntary annexation occurs when a property owner initiates the annexation procedure set out in Section 71.014 of the Revised Missouri Statutes 2013. In this case, the fee and simple owner of record of the 4.63 acre tract is contiguous to the existing corporate limits of the City. Once the annexation is complete the property will be zoned by the City. The Future Land Use Map for the City designates this area as commercial.





STAFF RECOMMENDATION

Approval

ATTACHMENTS

Ordinance

Exhibit I Map

Exhibit II Petition for Annexation

STAFF CONTACT: Roger Kroh, Community Development Planner
 Carl Brooks, City Engineer and Director of Public Works

C. Action Item (ID # 3816)

AN ORDINANCE OF BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, PROVIDING FOR THE EXTENSION OF THE CITY LIMITS BY ANNEXING APPROXIMATELY 4.63 ACRES OF ADJACENT TERRITORY OWNED BY BALDEV S KHEHRA AND THE KHEHRA FAMILY WEALTH TRUST LOCATED AT 21400 E. 275TH STREET INTO THE CITY OF HARRISONVILLE, MISSOURI AND ESTABLISHING AN EFFECTIVE DATE.

Attachments:

Ordinance (RTF)

AN ORDINANCE OF BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, PROVIDING FOR THE EXTENSION OF THE CITY LIMITS BY ANNEXING APPROXIMATELY 4.63 ACRES OF ADJACENT TERRITORY OWNED BY BALDEV S KHEHRA AND THE KHEHRA FAMILY WEALTH TRUST LOCATED AT 21400 E. 275TH STREET INTO THE CITY OF HARRISONVILLE, MISSOURI AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, a verified petition for voluntary annexation signed by the fee and simple owner of record of real estate, hereinafter described, requesting annexation of said territory into the City of Harrisonville, Missouri under Section 71.014 of the Missouri Statutes 2013, was filed with the City Clerk; and

WHEREAS, said real estate, as hereinafter described, is adjacent and contiguous to the existing corporate limits of the City of Harrisonville, Missouri; and

WHEREAS, said real estate is within the City of Harrisonville's "Plan of Intent" to annex; and

WHEREAS, upon approval of the petition by the Board of Aldermen the petitioners will be applying for rezoning of said real estate to a commercial zoning district; and

WHEREAS, the Board of Aldermen of the City of Harrisonville, Missouri, does find and determine that said annexation is reasonable and necessary for the proper development of the City.

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

Section 1. That the corporate limits of the City of Harrisonville, in the County of Cass, state of Missouri, are annexed so as to embrace and include all that part of said County of Cass lying within the following boundary lines.

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER THEREOF AND RUNNING THENCE EASTT ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 475.88 FEET; THENCE NORTH 424.02 FEET; THENCE WEST 476.37 FEET TO A POINT IN THE WEST LINE OF THE SOUTHEAST QUARTER OFHTE SOUTHWESTT QUARTER OF SECTION 9, AFORESAID; THENCE SOUTH 0 DEGREES 04 MINUTES 00 SECONDS EAST, 424.02 FEET TO THE POINT OF BEGINNING SUBJECT TOT EH POINT OF BEGINNING, SUBJECT TO EXISTING ROADS.

Section 2: That the boundaries of the City of Harrisonville, Missouri, are hereby altered so as to encompass the above described tract of land lying adjacent and contiguous to the present corporate limits.

Section 3: That the city Clerk of the City of Harrisonville is hereby ordered to cause three (3) certified copies of this ordinance to be filed with the Cass County Clerk.

Section 4: 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.

AYES:

NAYS:

ABSENT:

ABSTAIN:

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 15TH DAY OF MARCH 2021 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 15TH DAY OF MARCH 2021 AND PASSED BY THE BOARD OF ALDERMEN THIS 15TH DAY OF MARCH 2021.

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

ATTEST:

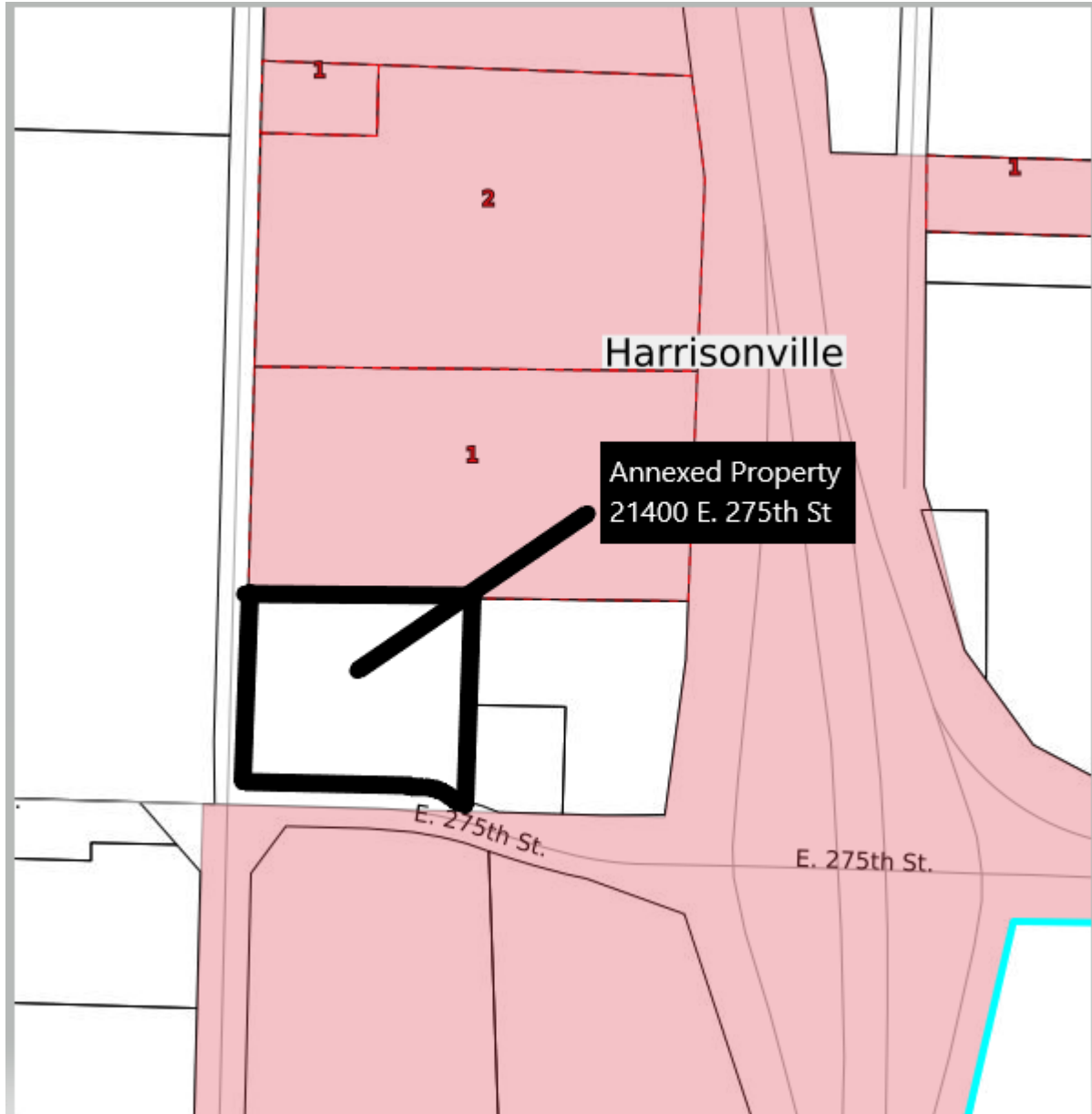
Daniel Barnett, City Clerk

WITNESS my hand and seal this _____ day of March 2021

Exhibit I. Map
Exhibit II. Petition

Attachment: Ordinance (SLUMBER INN ANNEXATION, 21400 E. 275TH STREET)

EXHIBIT I
MAP OF ANNEXED AREA
21400 East 275th Street



Attachment: Ordinance (SLUMBER INN ANNEXATION, 21400 E. 275TH STREET)

EXHIBIT II
ANNEXATION PETITION

PETITION

TO: THE CITY OF HARRISONVILLE, MISSOURI, A MUNICIPAL CORPORATION

We, the undersigned petitioner, submit to the Board of Aldermen of the City of Harrisonville, Missouri as follows:

- 1) The undersigned is the fee and simple owner of record of the real estate in Cass County, Missouri more fully described in Exhibit A, and
- 2) The request and petition to the City of Harrisonville, Missouri to annex the land described in Exhibit A is not now part of any corporate limits of any incorporated City, and
- 3) The land described in Exhibit A is contiguous to the existing corporate limits of the City of Harrisonville, Missouri, and
- 4) The request and petition is voluntarily made and is submitted under the provisions of Section 71.014 of the Revised Missouri Statutes 2013.

SIGNED: _____

Baldev Khanna

STATE OF MISSOURI
COUNTY OF CASS SS.

ACKNOWLEDGEMENT OF CORPORATE OFFICIAL

On this 18th day of February, 2021, before me appeared Baldev Khanna
Kashmir Kaur to me personally known, who, being by me duly sworn did say that he/she is the
Property Owners of Slumber Inn Motel, and that the
seal affixed to foregoing instrument is the corporate seal of said corporation, and that said instrument was
signed and sealed on behalf of said corporation by authority of its board of directors, and acknowledged said
instrument to be the free act and deed of said corporation.

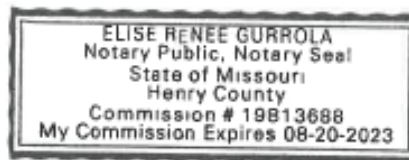
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in
the day and year first above written.

"Notary Seal"

Notary Public: _____

Print Name: _____

Elise Renee Gurrola



Rev. 122820

Legal Description

Part of the southeast quarter of the southwest quarter of Section 9, Township 44, Range 31, Cass County, Missouri, Described as beginning at the southwest corner thereof and running thence east along the south line of said quarter quarter section, 475.88 Feet; Thence North 424.02 Feet; Thence West 476.37 Feet to a point in the West line of the Southeast quarter of the Southwest quarter of Section 9, aforesaid; Thence South 0 degrees 04 Minutes 00 Seconds East, 424.02 Feet to the point of beginning subject to the point of beginning, subject to existing roads.



STAFF REPORT

TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: March 11, 2021
SUBJECT: VACATION OF 165 FT OF UNIMPROVED ALLEY EAST OF
LEXINGTON RD BETWEEN SHADY LANE AND CHESTNUT

Type of Item: *Approval*

GENERAL INFORMATION

Applicant: Allen C. Chiodini

Property Owners: Kenneth and Brenda Speer, ETAL.

Requested Actions: Vacation of Unimproved Alley East of Lexington Road Between Shady Lane and Chestnut

Date of Application: February 10, 2021

PROPOSAL

The City has received an application from Allen C Chiodini to vacate a segment of a platted, yet unimproved, mid-block alley extending east of Lexington between Chestnut and Shady lane. The segment is 15-ft. wide and 165 ft. long. It does extend east of the lots on the east side of Lexington. The applicant has a contract to purchase land on both sides of the alley in order to build new owner-occupied single family homes. If the alley vacation is approved, the applicant intends to bring a plat to the Planning and Zoning Commission in April. If for some reason the land sale does not occur, staff is still supportive of the vacation. Given the deep north-south drainage ditch east of Lexington, staff does not believe the alley will ever be constructed.

PREVIOUS ACTIONS

None

STAFF COMMENTS AND SUGGESTIONS

Staff has reviewed the request and has no objections to vacating the unimproved alley subject to retaining a utility easement. Note, however, that if the vacation is approved, the applicant plans to submit a residential plat for consideration which may relocate the utility easement.

Staff has received questions and concerns from three residents living north, east, and south of the alley. City staff and the applicant have talked with one neighbor who we believe has had her concern addressed upon learning that the homes will be not be rentals. Staff is scheduled to meet with the other two neighbors the Thursday before the BOA meeting. As the three residents do not abut the alley proposed for vacation, the BOA can consider this item at the March 15 BOA meeting. Had the residents abutted the alley and submitted objections, by city code the application would be delayed an additional 30 days before BOA consideration.



STAFF RECOMMENDATION

Approval of ordinance vacating alley subject to retaining a utility easement.

ATTACHMENTS

Ordinance

Property Map

STAFF CONTACT: Roger Kroh

D. Action Item (ID # 3815)

AN ORDINANCE VACATING UNIMPROVED EAST/WEST ALLEY RIGHT-OF-WAY
EXTENDING 165 FT. EAST OF LEXINGTON ROAD BETWEEN SHADY LANE AND
CHESTNUT DRIVE IN HARRISONVILLE, CASS COUNTY, MISSOURI, AND
ESTABLISHING AN EFFECTIVE DATE

Attachments:

Ordinance (DOCX)

AN ORDINANCE VACATING UNIMPROVED EAST/WEST ALLEY RIGHT-OF-WAY EXTENDING 165 FT. EAST OF LEXINGTON ROAD BETWEEN SHADY LANE AND CHESTNUT DRIVE IN HARRISONVILLE, CASS COUNTY, MISSOURI, AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Allen C. Chiodini, a developer, and Kenneth W. And Brenda K. Speer ETAL. owners of property at 303, 307 and 401 N. Lexington in Harrisonville, have submitted a petition to vacate a 15-ft wide unimproved east/west platted alley right-of-way between Chestnut Drive and Shady Lane which extends approximately 165 ft. east of Lexington Road; and

WHEREAS, in accordance with the provision of Chapter 89 RSMo, and Section 515.020 of the Code of Ordinances of the City of Harrisonville, Missouri, thirty (30) days' notice of said petition for vacation has been provided in three (3) of the most prominent and public places in the district, twenty (20) days' notice has been given by certified mail to all persons who own land on the same block as the portion of alley to be vacated, and notice has been given to the Chairman of the Planning and Zoning Commission, and

WHEREAS, no objection from property owners abutting the portion of the alley right-of-way for which vacation is requested has been received by the City which would delay consideration of the petition for an additional thirty (30) days; and

WHEREAS, RSMo. Section 88.673 states that vacated right of way reverts to adjoining property owners; and

WHEREAS, the Board of Aldermen, after careful and due deliberation, find that vacating the alley is in the best interest of the City of Harrisonville and its residents, and that the vacated property be deeded to the adjoining property owners subject to the City retaining a utility easement.

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

Section 1. The Board of Aldermen of Harrisonville, Missouri, hereby declares it necessary, reasonable, proper in the best interest of the City of Harrisonville and its residents to discontinue as right-of-way and forever vacate a 15-ft wide unimproved east/west platted alley right-of-way between Chestnut Drive and Shady Lane which extends approximately 165 ft. east of Lexington Road as depicted in Exhibit I and described herein.

Legal Description

ALL THAT PART OF THE PLATTED 15 FT ALLEY THAT RUNS EAST AND WEST AND LIES BETWEEN BLOCK 43 AND BLOCK 44, AND LIES EAST OF LEXINGTON ROAD ON THE EAST LINE OF BLOCK 43 AND BLOCK 44 IN THE ORIGINAL TOWN OF HARRISONVILLE SUBDIVISION, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED

Section 2. All that portion of the above vacated property is hereby retained as a perpetual utility easement for the construction, maintenance, repair, relocation and operation of all public utility facilities and surface water drainage. No permanent buildings or structures shall be located within or upon said easement.

Section 3. The statutory right of reversion in the owners of the abutting property is hereby confirmed, subject to the easement expressly reserved in Sections 2 of this ordinance, as is provided by the laws of the State of Missouri, the Mayor and the City Clerk are hereby authorized to execute all necessary instruments required to confirm the reversionary rights of the owners of property abutting on the area vacated, as described in this ordinance.

Section 4. 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 5. Governing Law. This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 6. Effective Date. That ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

AYES:

NAYS:

ABSENT:

ABSTAIN:

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 15TH DAY OF MARCH 2021 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 15TH DAY OF MARCH 2021 AND PASSED BY THE BOARD OF ALDERMEN THIS 15TH DAY OF MARCH 2021.

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

ATTEST:

Daniel Barnett, City Clerk
WITNESS my hand and seal this 15th day of March 2021.

Attached: Exhibit I Map of Alley

EXHIBIT I

MAP OF EAST/WST ALLEY RIGHT OF WAY BEING VACATED
EAST OF LEXINGTON ROAD BETWEEN CHESTNUT ROAD AND SHADY LANE





TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: March 11, 2021
SUBJECT: February 2021 Municipal Court Report

Type of Item: *Discussion*

A. Discussion Item (ID # 3818)

February 2021 Municipal Court Report

Attachments:

February 2021 MC report (PDF)

IN THE MUNICIPAL COURT OF HARRISONVILLE, MISSOURI
CASS COUNTY

I certify that the attached is a report on all cases heard or tried before the Judge of the Circuit Court of Cass County Missouri, Municipal Division at Harrisonville during the month of **February 2021** and that the information and statements contained in said report are true and correct according to my best information, knowledge and belief.


Don Lograsso
Municipal Court Judge

3-3-21
Date

Presented and reviewed as required by Court Operating Rule 4.29.

City Clerk

Date

Subscribed and sworn to before me this _____ day of _____, 2021.

Notary

Attachment: February 2021 MC report (February 2021 Municipal Court Report)

Municipal Division Summary Reporting

17th Judicial Circuit - Cass County - Harrisonville Municipal Division

I. COURT INFORMATION

Reporting Period:		
February	2021	Court activity occurred in reporting period: Yes
Clerk's Physical Address:	Mailing Address:	Vendor
300 E. Pearl St. Harrisonville, MO 64701	PO Box 367 Harrisonville, MO 64701	Incode (Tyler Technologies)
Telephone Number:	Fax Number:	
(816) 380-8903	(816) 380-8910	
Prepared by:	Prepared by E-mail Address:	Municipal Judge(s) Active During Reporting Period:
MICHELLE SHAFFER	michelle.shaffer@courts.mo.gov	Don Lograsso

II. MONTHLY CASELOAD INFORMATION		Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations / informations) pending at start of month		110	795	803
B. Cases (citations / informations) filed		4	14	14
C. Cases (citations / informations) disposed				
	1. jury trial (Springfield, Jefferson County, and St. Louis County only)	0	0	0
	2. court / bench trial - GUILTY	0	0	3
	3. court / bench trial - NOT GUILTY	0	0	1
	4. plea of GUILTY in court	4	16	12
	5. violations Bureau Citations (i.e., written plea of guilty) and bond forfeitures by court order (as payment of fines / costs)	1	9	0
	6. dismissed by court	0	0	0
	7. nolle prosequi	2	2	5
	8. certified for jury trial (not heard in the Municipal Division)	0	0	0
	9. TOTAL CASE DISPOSITIONS	7	27	21
D. Cases (citations / informations) pending at end of month [pending caseload = (A + B) – C9]		107	782	796
E. Trial de Novo and / or appeal applications filed		0	0	0

Attachment: February 2021 MC report (February 2021 Municipal Court Report)

III. WARRANT INFORMATION (pre- & post-disposition)		IV. PARKING TICKETS	
1. # Issued during reporting period:	48	Does court staff process parking tickets? Yes	
2. # Served/withdrawn during reporting period:	68	1. # Issued during reporting period:	0
3. # Outstanding at end of reporting period:	1,099		

V. DISBURSEMENTS	
Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)	
Fines – Excess Revenue	\$4,161.00
Clerk Fee – Excess Revenue	\$322.50
Crime Victims Compensation (CVC) Fund surcharge – Paid to City/Excess Revenue	\$9.62
Bond forfeitures (paid to city) – Excess Revenue	\$180.00
Total Excess Revenue	\$4,673.12
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)	
Fines – Other	\$5,789.00
Clerk Fee – Other	\$360.50
Judicial Education Fund (JEF) Court does not retain funds for JEF: Yes	
Peace Officer Standards and Training (POST) Commission surcharge	\$56.50
Crime Victims Compensation (CVC) Fund surcharge – Paid to State	\$399.28
Crime Victims Compensation (CVC) Fund surcharge – Paid to City/Other	\$11.10
Law Enforcement Training (LET) Fund surcharge	\$114.50
Domestic Violence Shelter surcharge	\$114.00
Inmate Prisoner Detainee Security Fund surcharge	\$116.00
Sheriffs' Retirement Fund (SRF) surcharge	\$171.00
Restitution	\$188.50
Parking ticket revenue (including penalties)	\$0.00
Bond forfeitures (paid to city) – Other	\$0.00
Total Other Revenue	\$7,320.38
Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs, witness fees, and board bill/jail costs.	
DWI RECOUPMENT FEE	\$662.00
Total Other Disbursements	\$662.00
Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$12,655.50
Bond Refunds	\$770.00
Total Disbursements	\$13,425.50