



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
MAY 3, 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. Local Government Week Proclamation**
 - B. National Public Works Week Proclamation**
 - C. National Police Week Proclamation**
 - D. National EMS Week Proclamation**
- 3. Public Participation**
- 4. Approval of Minutes**
 - A. Board of Aldermen - Regular Meeting - Apr 19, 2021 6:00 PM**
 - B. Board of Aldermen - Work Session - Apr 19, 2021 6:30 PM**
 - C. Executive Session Minutes - March 1, 2021**
 - D. Executive Session Minutes - April 19, 2021**
- 5. Agenda Items**

- A. **Council Bill 35: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING A REQUEST FROM ANDRE GIBSON TO KEEP CHICKENS AT 610 YOUNGER DRIVE.**
 - B. **Council Bill 36: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF DONNA HOTCHKISS TO THE HISTORIC PRESERVATION COMMISSION.**
 - C. **Council Bill 37: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF APRIL MCCLAUGHLIN TO THE HISTORIC PRESERVATION COMMISSION.**
 - D. **Council Bill 38: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE PLACING A MORATORIUM ON THE COLLECTION OF CITY UTILITY CONNECTION FEES FOR TWENTY-FIVE RESIDENTIAL DWELLING UNITS IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; AND ESTABLISHING AN EFFECTIVE DATE.**
 - E. **Council Bill 39: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI TO APPROVE THE FINAL PLAT OF LEXINGTON PLACE, A 6-LOT SUBDIVISION AT THE NORTHEAST CORNER OF LEXINGTON ST AND CHESTNUT AVENUE 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 30th day of April, 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.



PROCLAMATION

LOCAL GOVERNMENT WEEK

WHEREAS, local governments in Missouri make important decisions that affect the lives of all Missourians, and

WHEREAS, local governments are the level of government closest to the people, and

WHEREAS, local governments include city councils, county commissions, school boards among others, and

WHEREAS, local governments are the ultimate expression of grassroots democracy, and

WHEREAS, local governments play an essential role in the quality of life in Missouri communities,

NOW, THEREFORE, I, Judy Bowman, Mayor of Harrisonville, do hereby name May 2-8, 2021 as LOCAL GOVERNMENT WEEK in Harrisonville, MO and urge all Missourians to join me in recognizing local governments as they serve their communities.

Judy Bowman, Mayor



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



National Public Works Week Proclamation

May 16 – 23, 2021

“Stronger Together”

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of Harrisonville, MO; and,

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders and children in Harrisonville, MO to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the year 2021 marks the 61st annual National Public Works Week sponsored by the American Public Works Association be it now,

RESOLVED, I, Judy Bowman, Mayor, do hereby designate the week May 16 – 22, 2021 as National Public Works Week; I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City (to be affixed),

DONE at the City of Harrisonville, MO this 3rd day of May 2021.

City of Harrisonville

[INSERT OFFICIAL SEAL]

Attachment: 2021 APWA NPWW Proclamation (National Public Works Week Proclamation)

PROCLAMATION



NATIONAL POLICE WEEK

WHEREAS, the Congress and President of the United States have designated May 9 through 15, 2021 as National Police Week; and

WHEREAS, the members of the Harrisonville Police Department play an essential role in safeguarding the rights and freedoms of the citizens of Harrisonville; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their police department, and that members of our police department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence or disorder, and by protecting the innocent against deception and the weak against oppression or intimidation; and

WHEREAS, the police department of Harrisonville has grown to be a modern and scientific law enforcement agency which unceasingly provides a vital public service;

NOW, THEREFORE, On behalf of the Board of Aldermen of the City of Harrisonville I, Mayor Judy Bowman, call upon all citizens of Harrisonville and upon all patriotic, civil and educational organizations to observe the week of May 9 through 15, 2021, as Police Week, with appropriate ceremonies in which all of our people may join in commemorating police officers, past and present, who by their faithful and loyal devotion to their responsibilities have rendered a dedicated service to their communities and, in doing so, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

I FURTHER call upon all citizens of Harrisonville to observe Saturday, May 15, 2021, as Peace Officers Memorial Day in honor of those peace officers who, through their courageous deeds, have lost their lives or have become disabled in the performance of duty, and let us recognize and pay respect to the survivors of our fallen heroes.

Judy Bowman, Mayor

PROCLAMATION

National EMS Week

May 16 – 22, 2021

Whereas, Emergency Medical Services Week will be celebrated throughout our nation, May 16-22, and

Whereas, emergency medical technicians and paramedics provide critical services through first response, treatment, transport, prevention and intervention, and

Whereas, the quality care provided may affect a patient's journey throughout their course of treatment and

Whereas, these professionals may risk personal danger when entering unstable environments to deliver urgent and essential care, often under immense pressure and with little thanks, and

Whereas, the Harrisonville Emergency Services Department employs professional firefighters who are also certified emergency medical technicians or paramedics,

NOW, THEREFORE, on behalf of the Board of Aldermen of the City of Harrisonville, I, Mayor Judy Bowman, call upon all citizens of Harrisonville and upon all patriotic, civil and educational organizations to observe the week of May 16 through 22, 2021, as EMS Week and to honor these first responders whose bravery and selfless dedication has enhanced the quality of life we all enjoy.

Judy Bowman, Mayor



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
APRIL 19, 2021
6:00 PM

1. Call to Order

The meeting was called to order at 6:01 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	

Alderwoman Reece stepped out at 6:05 p.m. and returned at 6:06 p.m.

Others present: City Administrator Brad Ratliff, Police Chief John Hofer, Fire Chief Eric Myler, 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, Building Official Chris Arthur, City Planner Roger Kroh, Streets Superintendent Rodney Jacobs, Streets Department staff JC Johnson, Park Board members Laura Frees and David Atkinson, Wilson & Co. Inc staff Justin Klaudt and Chris Loughman, City Clerk Daniel Barnett - recording.

2. Ceremonial Matters

A. J.C. Johnson 10-year Service Award

Mayor Bowman recognized and thanked John (JC) Johnson for his 10 years of service to the City of Harrisonville. Bowman asked Streets Superintendent Jacobs to speak about working with Johnson.

Minutes Acceptance: Minutes of Apr 19, 2021 6:00 PM (Approval of Minutes)

Jacobs spoke about Johnson's history with the City, including his many years with the Electric Department's brush crew and said he has been a good addition to the Streets Department. Jacobs says he has a lot of hope for him.

Bowman echoed Jacob's sentiment about being hopeful for Johnson's growth within the department and thanked him for his years of service.

3. Public Participation

None.

4. Approval of Minutes

A. Board of Aldermen - Regular Meeting - Apr 5, 2021 6:00 PM

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

B. Board of Aldermen - Work Session - Apr 5, 2021 6:30 PM

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

C. Executive Session Minutes - November 2, 2020

Mayor Bowman informed the Board that Alderman Mills and Alderwoman Franklin would not be voting on the minutes from November 2, 2020 or December 7, 2020, as they were not members of the Board at that time.

A motion to accept the minutes from the November 2, 2020 Executive Session was made by Alderman Zaring, with a second from Alderman Turner. The motion carried with a unanimous 6-0 vote.

D. Executive Session Minutes - December 7, 2020

A motion to accept the minutes from the December 7, 2020 Executive Session was made by Alderman Doerhoff, with a second from Alderwoman Milner. The motion carried with a unanimous 6-0 vote.

E. Executive Session Minutes - February 1, 2021

A motion to accept the minutes from the February 1, 2021 Executive Session was made by Alderwoman Reece, with a second from Alderman Turner. The motion carried with a unanimous 8-0 vote.

F. Executive Session Minutes - February 16, 2021

Minutes Acceptance: Minutes of Apr 19, 2021 6:00 PM (Approval of Minutes)

A motion to accept the minutes from the February 16, 2021 Executive Session was made by Alderwoman Franklin, with a second from Alderman Zaring. The motion carried with a unanimous 8-0 vote.

5. Agenda Items

A. Stacy Cox Memorila 5k Walk

Stacey Cox 5K Event Permit: Staff report presented by Police Chief Hofer, including the history of the event and the event route.

Hofer said staff recommend approval.

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

B. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF BRYAN WOOTEN TO THE BOARD OF BUILDING AND ENGINEERING APPEALS.

Mayor Bowman spoke about Mr. Wooten's history of serving on the Board of Building and Engineering Appeals. Bowman said Wooten was unable to attend the meeting.

Upon passage, Mayor Bowman designated the resolution to be resolution number: 2021-017.

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

C. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF VINCE FARR AS AN ALTERNATE MEMBER OF THE BOARD OF BUILDING AND ENGINEERING APPEALS.

Mayor Bowman spoke about her desire to have Vince Farr reappointed as an alternate on the Board of Building and Engineering Appeals.

Upon passage, Mayor Bowman designated the resolution to be resolution number: 2021-018.

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

D. Quarterly Financial update from Baker Tilly

C.P.A. Hart reminded the Board that his presentation is First Quarter results only and that one quarter does not make a trend.

Hart presented a comparison of revenues between the first quarter of 2020 and the first quarter of 2021. Hart said, overall, revenues are up, with the exception of the Emergency Services Fund.

Hart said the General Fund is up by 10-percent, with a 13-percent increase in sales tax.

Hart said the Electric Fund is up by 25-percent.

Hart reviewed City-wide expenses and broke down the numbers by fund. Hart spoke to the comparison to the first quarter of 2020, referencing the fact that the COVID-19 pandemic had not yet begun.

Hart reviewed the City's budget to actual expenses by fund.

Hart reviewed the top 10 sales tax producers within the City and provided a breakdown of each month across the past three years.

Hart presented information to the Board about the American Rescue Plan. Hart said out of the \$350 billion, \$130.2 billion will be distributed to local governments. Hart discussed the eligible uses for the available funds, highlighting the ability to recover revenue losses from various funds. Hart said the first tranche will occur no later than 60 days from the American Rescue Plan's enactment. Hart said the second tranche will occur no earlier than 12 months after the first payment. Hart said the funds must be spent by December 31, 2024.

Hart said the City of Harrisonville is projected to receive \$1.8 million.

Mayor Bowman said she is sure the Board is pleased to see the increase in sales tax numbers and thanked Hart for his presentation.

RESULT:	DISCUSSION
---------	------------

E. A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AMENDED FINANCIAL ASSISTANCE AGREEMENT WITH THE MISSOURI HISTORIC PRESERVATION OFFICE AND CONTRACTUAL AGREEMENTS WITH DAVIS PRESERVATION AND GOULD EVANS LLC FOR THE COMPLETION OF AN UPDATE OF THE HARRISONVILLE HISTORIC SQUARE PRESERVATION PLAN

Staff report presented by Planner Kroh, discussing the history of the grant and some of the circumstances around this item.

Kroh said staff have been unsuccessful in three attempts to find a certified historic preservation professional to update the Harrisonville Historic Square Plan after receiving a grant from the State of Missouri Historic Preservation Office. Kroh said the City and State Historic Preservation Office have been working together to find consultants.

Kroh said recently, the State advised the City that a number of communities have returned their funding as they are unable to complete their projects due to COVID-19 and an inability to find certified historic preservation professionals. The State suggested the City submit a project amendment and request for additional funds and negotiate agreements with consultants to complete the work.

Kroh informed the Board that after the City negotiated scopes of work with Davis Preservation to lead and prepare the update, and Gould Evans to do the photography and graphics, the State indicated that they would increase the project budget from \$7500 to \$20,000. The State portion increases from \$4500 to \$12,000 and the City match increases from \$3000 to \$8000 with the additional monies coming from the Comprehensive Plan coming in \$15,000 under budget.

Kroh said Gould Evans will be doing the historic preservation work as a separate project from the Comprehensive Plan.

Upon passage, Mayor Bowman designated the resolution to be resolution number: 2021-019.

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

F. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE TO UPDATE SECTIONS OF THE CITY'S MUNICIPAL CODE ADDRESSING AMENDMENTS TO THE ADOPTED 2018 INTERNATIONAL FIRE CODE, AND ESTABLISHING AN EFFECTIVE DATE.

Staff report presented by Building Official Arthur. Arthur reminded the Board about the discussions had about these items during the April 5, Work Session. Arthur said the one major change from the Work Session would be to the cost recovery charges related to false alarms responded to by the Fire Department.

Arthur spoke about the funds necessary for the EMS Department to operate and how those funds are affected by false alarms.

Arthur said after the third false alarm in a calendar year, there will be a cost of \$300 per false alarm. The first 3 false alarm calls will be free.

Alderman Davidson asked how many times staff have seen an excess of three false alarms from any business in the City.

Myler said he did not have those numbers at this time. He said Church & Dwight had a few false alarms in the past, but not as much as recently seen by the Walmart store.

Upon passage, Mayor Bowman designated the ordinance to be ordinance number: 3537.

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

G. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE TO UPDATE SECTIONS OF THE CITY'S MUNICIPAL CODE ADDRESSING WIND SPEED AND BUILDING SEWER MINIMUM SIZE, AND ESTABLISHING AN EFFECTIVE DATE.

Upon passage, Mayor Bowman designated the ordinance to be ordinance number: 3538.

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

H. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE TO UPDATE SECTIONS OF THE CITY'S MUNICIPAL CODE ADDRESSING INTERCEPTORS, AND ESTABLISHING AN EFFECTIVE DATE.

Alderman Mills asked if interior interceptors could be cleaned out by the proprietor.

Building Official Arthur said yes.

Upon passage, Mayor Bowman designated the ordinance to be ordinance number: 3539.

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

I. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE TO UPDATE SECTIONS OF THE CITY'S MUNICIPAL CODE ADDRESSING CORRECTIONS TO DEVELOPMENT MUNICIPAL CODE LANGUAGE, AND ESTABLISHING AN EFFECTIVE DATE.

Building Official Arthur spoke to corrections within the ordinance regarding pipe-wall thickness for sewer mains.

Arthur spoke to corrections within the ordinance regarding the size of sewer pipes for a structure.

Alderman Mills asked if septic tank systems are covered in the ordinance.

Arthur said he will be bringing back discussion items for the Board regarding specifications for septic tanks. Arthur said the pipe-size items within the ordinance does not affect conventional or engineered septic systems, but said he will be bringing septic system requirements and prohibitions changes back to the Board for future discussion.

Mills spoke about the work being done at Advanced Drainage Systems here in Harrisonville and the value of technology for both sewer and storm water.

Arthur said he agreed with Mills and spoke about their work with sanitary sewer system materials and underground stormwater retention and detention. Arthur said he is all for technology and said staff must always be willing to consider accepting a proposed code-compliant alternative material or method.

Mayor Bowman spoke to the value of having Advanced Drainage Systems in Harrisonville and said they are a treasure to our community.

Upon passage, Mayor Bowman designated the ordinance to be ordinance number: 3540.

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

J. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI ESTABLISHING AN ENTERPRISE FUND TRANSFER POLICY FOR THE CITY OF HARRISONVILLE, MISSOURI, AND ESTABLISHING AN EFFECTIVE DATE.

Staff report presented by Director of Administrative Services Smith. Smith said the ordinance is a result of the 2015 State audit.

Smith said in the findings of that audit, the auditors recommended that the City provide proof that the proper withdrawals were being made from enterprise funds and that those transfers were documented and appropriate.

Smith said staff contracted with MGT Consulting, who went through the entire calculation and created a recommendation that was presented to the Board in late 2018 and again in 2019 but was never formally adopted as policy.

Smith said the City needs to update the transfer policy so that staff can correctly make the necessary transfers to the various funds.

Mayor Bowman asked for an explanation on how this item had not been made policy at an earlier date.

Smith said the process was a victim of timing, as several personnel changes were being made at both the Board and staff level while the policy was being discussed. Smith said staff continued to act in good faith regarding the policy but it was never returned to the Board for formal approval.

Upon passage, Mayor Bowman designated the ordinance to be ordinance number: 3541.

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

K. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE AUTHORIZING THE CITY ADMINISTRATOR TO RECOVER ADDITIONAL ENERGY COSTS INCURRED DURING THE “POLAR VORTEX” EVENT THAT OCCURRED IN FEBUARY OF 2021.

Staff report presented by Director of Administrative Services Smith.

Smith introduced Craig Woycheese of Toth and Associates. Smith said Toth performed the original Electric Rate Study in 2019. Smith said staff was quick to include them in this process due to their familiarity with the City, our rates and the reports they would require.

Smith said Woycheese broke down what the recovery efforts would look like, providing four options for recovery of additional energy costs. Smith said the dollar figure in question of recovery from the \$1,747,615.93 Mopec invoice is \$1,030,000. Smith said Toth used that number to calculate the options for all rate classes and come up with options that included a \$250,000 or \$500,000 cash contribution from the City Electric fund along with a collection period of 8 or 12 months.

Smith said staff have verified that the recovery costs will be put as separate line item on the City utility bills.

Alderman Turner asked how the item would impact the average family.

Smith said that would depend on the decision made by the Board tonight. Smith said it would on average add approximately \$15 to \$20 to a customer's bill, dependent upon their usage.

Turner asked if the recovery effort finished ahead of schedule, would the collections stop.

Smith said yes.

Woycheese said the figures were based upon usage, so if there is higher usage, the funds will be recovered faster.

Mayor Bowman reminded the Board of the comments made by Mr. Hart and Alderman Davidson that the funds be collected within the calendar year.

Alderman Mills asked if any additional increase in power-cost adjustment had been received by the City.

Smith said the most recent bill was received by staff last week and that it was within the typical range for these bills. Smith said a one-cent power cost adjustment was included but it still did not exceed the expected invoice for this time of year.

Bowman asked if Woycheese could speak to how other municipalities that work with Toth are handling this situation.

Woycheese said everyone is working to collect their funds but many are doing it in a variety of different ways, including a wide variety of timelines for collecting the funds.

Bowman asked if Woycheese could provide any updates to ongoing class action suits filed in response to the increase in fuel costs.

Woycheese said he did not have any updates at this time.

Mills asked what the impact would be for the Electric Department based upon the four options.

Electric Superintendent Pollard said the impact would be felt in the Capital Improvement Projects. Pollard said it would affect the underground line project and the GIS mapping project. Pollard said either project could be pushed to 2022 and would not negatively impact the department.

Bowman asked if staff have an idea about the cost of replacing a circuit that was recently damaged.

Pollard said staff are working with the City of Higginsville to repair the circuit, as part of a mutual-aid project. Pollard said Higginsville has agreed to come in and doing the boring for the project. Pollard said he is guessing it will cost between \$20,000 and \$25,000.

Turner made a motion that the Board approve the proposed eight-month recovery using \$500,000 of cash reserves. A second was made by Alderman Doerhoff.

Upon passage, Mayor Bowman designated the resolution to be resolution number: 2021-020.

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

6. Aldermen and Committee Reports

Alderman Mills said he was grateful for the work done at the railroad crossing on Mechanic Street near Price Chopper. Mills asked if staff could provide him with information regarding the sale of property at Glen Eagle, the parcel near Sutherlands and about a variety of other projects in town. Mills thanked Building Official Arthur his assistance with Shepherd Staff Food Pantry's desire to extend the awning of their building.

Alderman Turner said he was excited to hear that people are talking positively about the ALDI and Culvers project.

Alderwoman Franklin provided an update from the April Park Board meeting, and highlighted the improvements coming to the Outdoor Pool. Franklin said the Park Board is working to install shelters within the Dog Park, to provide shade to both pet owners and pets. Franklin reminded the Board that this weekend there will be a tour of the Historic Harrisonville Square, with funds going to the Cass County Historical Society.

Alderwoman Reece reminded the Board to stay warm and use caution, as snow is in the forecast for Tuesday.

7. Report from the City Administrator

City Administrator Ratliff informed the Board that the Harrisonville Alliance Meeting will take place at 6 p.m. on April 21, at the Harrisonville Community Center.

Ratliff provided details about the upcoming City-Wide Clean Up events and the Prescription Drug Take Back event.

Ratliff spoke about repairs being completed at the Lawrence Smith Memorial Airport.

Ratliff said MoDOT is currently surveying the intersection of I-49 and MO-7 as part of an intersection improvement project.

Ratliff spoke about cost that should be invested in streets each year, saying the City typically budgets and spends \$400,000 on streets and \$100,000 on curb and gutter maintenance each year, with 130 lane miles of street pavement in Harrisonville, costing about \$12,500 to maintain each lane mile. Ratliff said the City's Street budget would need to be \$1.63 million per year for street maintenance alone - or more than a \$1 million budget shortfall each year. Ratliff said if the citizens of Harrisonville were to vote and pass a City wide 1-cent (penny) fuel tax, it has been estimated that an additional \$400,000 could be collected each year for street maintenance. Ratliff informed the Board that there will be further discussions regarding funding sources during the upcoming budget process.

Ratliff informed the Board that the United States Geological Survey has secured additional internal funding in the amount of \$35,000 to provide added value to the submission of a special USGS interaction map application to the City of Harrisonville. Ratliff said the USGS has drafted an amendment to the existing agreement and provided a cover letter to reflect the additional \$35,000 contribution to this existing project.

Ratliff informed the Board that the engineer (Affinis) has completed the Transportation Engineering Assistance Program reports for both the Matt & Meghan Streets and Locust and Commercial Streets. The engineer offered several recommendations and improvements to assist with the "drop-off" and "pick-up" of school aged children for the Matt & Meghan project; and safety improvements and turning movements for Locust & Commercial intersection project. The reports are under staff review.

Ratliff said Anderson Engineering has called to determine if ground penetrating radar (GPR) will work for detecting the voids beneath the spillway pipe for the lakes in City Park. Ratliff said the engineer has learned that the spillway pipe is too deep to use GPR on the dam and if the pipe were anything other than steel, staff could use GPR from within to detect voids in the fill. Ratliff said the engineer is pursuing more information on the borehole scanner device.

Ratliff informed the Board that the UV Project will begin on May 7, 2021 and will end on January 26, 2022.

Ratliff informed the Board that the Cass County Commissioners have once again asked that staff speak with residents who own property adjacent to the ongoing sanitary sewer project and seek their approval.

Ratliff informed the Board that insurance rates for employee health insurance had come in 10.9-percent higher than in 2020. Ratliff said the increase does not exceed budget range and will not bring an additional cost to employees

Ratliff informed the Board that the remodel project at the Walmart Store has received partial approval on all final inspections and has a grand opening scheduled for this Friday.

Ratliff informed the Board that 61 lots of Glen Eagle were sold to Kevin Higdon of K&H Construction. Ratliff said David and Nick Hyman purchased the additional 91 acres in the area. Ratliff said staff will be meeting with both purchasers in the near future to begin the process of developing and building on the property.

A. March 2021 Municipal Court Report

8. Questions from the Media

None.

9. Adjourn From Regular Session

Mayor Bowman reminded the Board that the next Town Hall meeting will be May 8, with Harrisonville Schools Superintendent Paul Mensching being the guest speaker. Bowman said Mensching will bring a guest student and a guest teacher to discuss and reflect upon the changes and adaptations the district has had to make during the past year, due to the pandemic.

Bowman congratulated City Administrator Ratliff on the recent marriage of his daughter.

Ratliff thanked Mayor Bowman for attending.

A motion was made by Alderman Doerhoff to adjourn, with a second by Alderwoman Franklin. Motion carried with all ayes. Meeting adjourned at 7:36 p.m.

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

ATTEST:

Daniel Barnett, City Clerk

Minutes Acceptance: Minutes of Apr 19, 2021 6:00 PM (Approval of Minutes)



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
WORK SESSION
CITY HALL
APRIL 19, 2021
6:30 PM

1. Call to Order

The meeting was called to order at 7:40 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, Director of Administrative Services Jeremy Smith, City Attorney Steve Mauer, Fire Chief Eric Myler, Police Chief John Hofer, Parks and Recreation Director Grant Purkey, Electric Superintendent Andy Pollard, Public Works Director/City Engineer Carl Brooks, City Engineer Ted Martin, Park Board members David Atkinson and Laura Frees, Wilson & Co. Inc. staff Justin Klaudt and Chris Loughman, City Clerk Daniel Barnett - recording.

3. Discussion Items

A. City Park lakes rehabilitation projects

City Engineer Martin introduced Justin Klaudt and Chris Loughman from Wilson & Company, Inc.

Klaudt spoke to the agenda for the evening and some of Wilson and Company Inc's history with the lakes inside City Park.

Klaudt said most of the watershed that flows into Lake Luna came from areas to the north.

Klaudt spoke about proposed improvements at each lake, including raising the dam at City Lake by four feet, replacing the primary and emergency spillways, leaving the water levels at their original levels, and creating another dry detention basin to the north of Lake Luna in the future.

Klaudt said they recommend continuing to drop the level of the lakes until repairs can be made.

Klaudt said the earthen borrow site for raising the dam will come from property to the north, currently owned by John Coffey, if he is agreeable to the contract presented for the project.

Klaudt spoke about the need to relocate the road to the southwest of City Lake from its current location to the current location of the foot bridge near the lagoon. Klaudt also spoke about the one option for Lake Luna that would require the road to the southeast of the lake farther to the southeast.

Klaudt spoke to the requirements that will be in place to maintain traffic and public safety during the construction portion of the project.

Klaudt estimated that the cost of the work done at City Lake will be \$950,000 and the cost of the work done at Lake Luna will be \$875,000.

Klaudt says Wilson & Co. hopes to present final construction plans in August of 2021.

Klaudt said, per City staff's recommendation, the project will also contain a City Park Master Plan.

Alderman Davidson asked how plans could be affected by the potential for spring rain.

Klaudt said lowering the lakes will be valuable and would be the City's best option for sustaining potential spring rains.

Mayor Bowman asked if the valves at City Lake and Lake Luna are currently draining the maximum amounts possible and about what more could be done to reduce flooding risk.

Martin said with what is in place now, the lakes are being drained as fast as it can by the City drainage valves.

Public Works Director/City Engineer Brooks spoke to the possibility of bringing in pumps to remove more water but said it would be a substantial cost.

Klaudt said that with the facilities that are currently in place, he did not believe there is any more that can be done at this time.

Alderman Turner asked about when the construction portion of the project will be completed.

Klaudt said the dams are estimated to be completed in approximately six months.

Bowman asked if the City could hope that the dams would be completed by February or March of 2022.

Klaudt said that is a correct assumption.

City Administrator Ratliff asked if there will be dredging performed at either lake.

Klaudt said that is not currently a part of the project.

Work Session**Monday, April 19, 2021****6:30 PM**

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

The meeting was adjourned at 8:18 p.m.

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

ATTEST:

Daniel Barnett, City Clerk

Minutes Acceptance: Minutes of Apr 19, 2021 6:30 PM (Approval of Minutes)



TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: April 27, 2021
SUBJECT: Request to own chickens at 610 Younger Drive

Type of Item: *Approval*

A. Action Item (ID # 3864)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING A REQUEST FROM ANDRE GIBSON TO KEEP CHICKENS AT 610 YOUNGER DRIVE.

Attachments:

Staff Report chicken request Younger Dr 2021 (DOC)

610 Younger Drive request (PDF)

2014 Chicken ordinance (PDF)

Approved 2016 chicken request (PDF)

Request for chickens 610 Younger (DOCX)

To: Board of Aldermen
From: Daniel Barnett, City Clerk
Date: April 28th, 2021
Re: Allowing the keeping of chickens at 610 Younger Drive

GENERAL INFORMATION

Applicant: Andre Gibson

Requested Actions: Approval

Date of Application: April 14, 2021

PROPOSAL

Andre Gibson (610 Younger Drive) is requesting to keep chickens in an enclosed coup on his property, for the purpose of getting fresh eggs and poultry. Mr. Gibson says he currently owns five chickens and is considering purchasing one more (6 total).

PREVIOUS ACTIONS

This was received by the City Clerk's office. Included is written permission from Mr. Gibson's neighbors to allow him to have chickens on his property. Mr. Gibson is seeking permission from the Board. Attached as an example, is a request for chickens in 2016 that the Board approved.

KEY ISSUES

STAFF COMMENTS AND SUGGESTIONS

Mr. Gibson has obtained written permission from his neighbors to keep his chickens in an enclosed structure on the property.

STAFF RECOMMENDATION

Staff recommend approval.

ATTACHMENTS

A copy of the City's chicken ordinance is attached.

Attachment: Staff Report chicken request Younger Dr 2021 (Request to own chickens at 610 Younger Drive)

I Andre Gibson reside at 610 Younger Dr.
will keep my chickens enclosed in a
coop or rear yard at all times with
the purpose of getting fresh egg and
poultry. And will keep odor/debris contained.

Sincerley,

Andre Gibson

RECEIVED
APR 14 2021
CITY OF HARRISONVILLE

Our family, your neighbor, intend to keep chickens in our fenced/enclosed back yard at 610 Younger DR. for the purpose of providing more nutritious & healthy eggs and poultry products for family food consumption & run sufficiently distant from all property lines that no debris would affect any neighbors property, and if visible, not be an eyesore. I will be properly dealing with any/all chicken waste products in a manner to eliminate/avoid any noxious odors/debris affecting neighboring property owners. All chickens enclosed within the coop until a reasonable hour daily and over night to prevent possible noise issues that might upset neighbors and making every effort to prevent or make it difficult to impossible for any chickens to "escape" or leave the property to enter neighboring properties.

I will remain open to future discussion with you regarding any issue the chickens are causing that may interfere with your enjoyment of your property and if so feel free to contact me at my personal number: (816) 389-9191.

Sincerley,

Your neighbor Andre Gibson

Acknowledged by :



612 Younger Dr

Attachment: 610 Younger Drive request (Request to own chickens at 610 Younger Drive)

Our family, your neighbor, intend to keep chickens in our fenced/enclosed back yard at 610 Younger DR. for the purpose of providing more nutritious & healthy eggs and poultry products for family food consumption & run sufficiently distant from all property lines that no debris would affect any neighbors property, and if visible, not be an eyesore. I will be properly dealing with any/all chicken waste products in a manner to eliminate/avoid any noxious odors/debris affecting neighboring property owners. All chickens enclosed within the coop until a reasonable hour daily and over night to prevent possible noise issues that might upset neighbors and making every effort to prevent or make it difficult to impossible for any chickens to "escape" or leave the property to enter neighboring properties.

I will remain open to future discussion with you regarding any issue the chickens are causing that may interfere with your enjoyment of your property and if so feel free to contact me at my personal number: (816) 389-9191.

Sincerley,

Your neighbor Andre Gibson

Acknowledged by :

Lawen Pettibay

608 Younger Dr

Attachment: 610 Younger Drive request (Request to own chickens at 610 Younger Drive)

City of Harrisonville, MO
Wednesday, November 26, 2014

Chapter 210. Animal Regulations

Article IIA. Chickens

Section 210.265. Keeping of Chickens.

[Ord. No. 3274 §3, 7-7-2014]

- A. The maximum number of chickens allowed is six (6) per tract of land regardless of how many dwelling units are on the tract. Chickens shall be allowed in the rear yard only.
- B. Only female chickens are allowed. There is no restriction on chicken species. Roosters are prohibited.
- C. It shall be unlawful to engage in chicken breeding or fertilizer production for commercial purposes.
- D. The chicken owner is required to get written consent from all property owners and/or residents whose property is contiguous with the chicken owner's property, provided, that if the chicken owner fails to receive written consent from all property owners and residents, the chicken owner may request an appeal before the Board of Aldermen.

COUNCIL BILL 010

ORDINANCE NO. 000 (000-12)

AN ORDINANCE AMENDING CHAPTER 210, ANIMAL REGULATIONS, AND ENACTING A NEW SECTION 210.265, KEEPING OF CHICKENS, OF THE CODE OF ORDINANCES OF THE CITY OF HARRISONVILLE, MISSOURI.

WHEREAS the City of Harrisonville Board of Alderman desire to provide minimum standards to safeguard health, property, property values and public welfare by regulating and controlling the keeping of chickens in an urban environment.

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

Section 1: That Section 210.190 of the Code of Ordinances of the City of Harrisonville, Missouri shall be amended to read as follows:

Delete: “including chickens” from the first paragraph.

Section 2: That Section 210.200 of the Code of Ordinances of the City of Harrisonville, Missouri shall be amended to read as follows:

Delete: “or chickens” from the first sentence.

Section 3: That a new Section 210.265, 210.266, 210.267, 210.268, and 210.269 is enacted to read as follows:

SECTION 210.265: KEEPING OF CHICKENS

(a) The maximum number of chickens allowed is six (6) per tract of land regardless of how many dwelling units are on the tract. Chickens shall be allowed in the rear yard only.

(b) Only female chickens are allowed. There is no restriction on chicken species. Roosters are prohibited.

(c) It shall be unlawful to engage in chicken breeding or fertilizer production for commercial purposes.

(d) The chicken owner is required to get written consent from all property owner's and/or residents whose property is contiguous with the chicken owner's property.

Provided the chicken owner fails to receive written consent from all property owners and/or residents, the chicken owner may request an appeal before the Board of Alderman.

parasites. Chickens found to be infested with insects and parasites that may result in unhealthy conditions to human habitation may be removed by an Animal Control Officer.

SECTION 210.268: FEED, WATER, WASTE AND REMOVAL

- (a) Chickens shall be provided with access to feed and clean water at all times. The feed and water shall be unavailable to rodents, wild birds, and predators.
- (b) The chicken owner must provide for the storage and removal of chicken manure. All stored manure shall be covered by a fully enclosed structure with a roof or lid over the entire structure. No more than three (3) cubic feet of manure shall be stored. All other manure not used for composting or fertilizing shall be removed. The henhouse, chicken tractor, chicken pen and surrounding area must be kept free from trash and accumulated droppings. Uneaten feed shall be removed in a timely manner.

SECTION 210.269: CHICKENS AT LARGE, UNLAWFUL ACTS, NUISANCES, CONTINUING VIOLATIONS.

- (a) No dog or cat which kills a chicken will, for that reason alone, be considered a dangerous or aggressive animal.
- (b) It shall be unlawful for any person to keep chickens in violation of any provision of this article.
- (c) It shall be unlawful for any owner, renter or leaseholder of property to allow chickens to be kept on the property in violation of the provisions of this article.
- (d) Any violation of this article that constitutes a health hazard or that interferes with the use or enjoyment of neighboring property is a nuisance and may be abated under the general nuisance abatement provisions of Chapter 220.
- (e) Each day that a violation of this article continues is a separate offense.

Section 4: That Section 210.320: ISSUANCE OF TAG, is amended to read as follows:

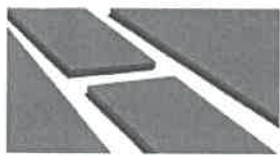
Delete "may" in the second sentence and **Insert** "will".

Section 5: That this order shall become effective upon its passage and approval.

Read two times by title on March 19, 2012 and passed and approved by the Board of Alderman this 19th day of March, 2012.

Kevin W. Wood, Mayor & Ex-Officio

Attachment: 2014 Chicken ordinance (Request to own chickens at 610 Younger Drive)



City of

Harrisonville^{est. 1836}

5.A.d

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

October 26, 2016

Korey and Paige Ross
1600 Parkwood Drive
Harrisonville, MO 64701

Re: Request to keep chickens

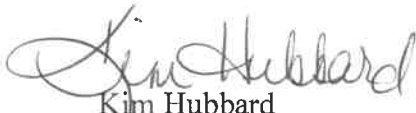
Dear Mr. & Mrs. Ross:

Your request to keep three (3) laying hens is approved as you have provided the appropriate documents.

Please note that if the current tenants/owners of the property that are contiguous to yours changes, a letter giving their permission would be needed.

Please contact me if you have any questions.

Thank you,


Kim Hubbard
City Clerk

:KH

Cc: Animal Control
File

Attachment: Approved 2016 chicken request (Request to own chickens at 610 Younger Drive)

October 14, 2016

TO: City of Harrisonville
FROM: Korey and Paige Ross
1600 Parkwood Drive
Harrisonville, MO 64701
(816) 674-7625

This letter is to inform of our ownership of 3 laying hens. They will be our pets and we hope to get eggs from them as well. As per city rules, I have obtained permission letters from our only adjoining neighbors. These letters are attached along with a picture of our coop and chicken run.

Thank you,
Paige & Korey Ross

Attachment: Approved 2016 chicken request (Request to own chickens at 610 Younger Drive)



Attachment: Approved 2016 chicken request (Request to own chickens at 610 Younger Drive)

From Rick Spence @ 1901 Christopher St.

RE: Permission letter for chickens

To whom it may concern,

We are adjacent neighbors of Korey and Paige Ross and they have my permission to have chickens

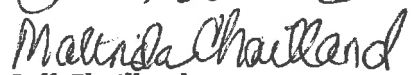
Date: October 9, 2016

From: Jeff and Malinda Chailland
1602 Parkwood Drive
Harrisonville, MO 64701

RE: Permission letter for chickens

To whom it may concern, we are adjacent neighbors of Korey and Paige Ross. We here by give them permission to have chickens.

Sincerely,

Jeff Chailland
Malinda Chailland

Attachment: Approved 2016 chicken request (Request to own chickens at 610 Younger Drive)

October 21, 2016

Permission letter for chickens

To Whom It May Concern:

I am the owner of the property at 1901 Christopher Street. Paige and Korey Ross (at 1600 Parkwood Drive) have my permission to have chickens.

Thank you
Laurence Smith

A handwritten signature in black ink, appearing to read 'Laurence Smith', with a long horizontal flourish extending to the right.

Attachment: Approved 2016 chicken request (Request to own chickens at 610 Younger Drive)

Council Bill No. 2021-0**Resolution No. 2021-0**

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE, MISSOURI APPROVING A REQUEST FROM ANDRE GIBSON
TO KEEP CHICKENS AT 610 YOUNGER DRIVE.**

WHEREAS, the resident at 610 Younger Drive (Andre Gibson) wishes to keep chickens in an enclosed structure in the property's rear yard; and

WHEREAS, City of Harrisonville Ordinance 3274, adopted on July 7, 2014, outlines the rules and requirements for owning chickens within City limits; and

WHEREAS, the applying resident has received written permission from surrounding neighbors to keep chickens on the property.

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

Section 1. The Board of Aldermen approves the request from Andre Gibson to keep chickens at 610 Younger Drive.

Section 2. This resolution shall become effective immediately upon approval and passage by the Board of Aldermen.

PASSED AND RESOLVED BY THE BOARD OF ALDERMEN AND APPROVED BY THE MAYOR OF THE CITY OF HARRISONVILLE, MISSOURI ON THIS 3RD DAY OF MAY 2021.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

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 3rd day of May 2021.

Attachment: Request for chickens 610 Younger (Request to own chickens at 610 Younger Drive)



TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: April 27, 2021
SUBJECT: Donna Hotchkiss to Historic Preservation

Type of Item: *Approval*

B. Action Item (ID # 3861)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF DONNA HOTCHKISS TO THE HISTORIC PRESERVATION COMMISSION.

Attachments:

Donna Hotchkiss to HPC 2021 (DOCX)

Donna Hotchkiss for HPC (PDF)

Council Bill No. 2021-**Resolution No. 2021-****A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF DONNA HOTCHKISS TO THE HISTORIC PRESERVATION COMMISSION.**

WHEREAS, the Board of Aldermen have determined a need to fill a seat(s) on the Historic Preservation Commission; and

WHEREAS, Donna Hotchkiss fully meets the qualifications for appointment to this Commission; and

WHEREAS, said appointment will expire in May of 2024; and.

WHEREAS, Mayor Judy Bowman recommends the appointment of Donna Hotchkiss to the Historic Preservation Commission, upon approval of the Board of Alderman.

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

Section 1. The Board of Aldermen approves the appointment of Donna Hotchkiss to the Historic Preservation Commission.

Section 2. Effective Date. This resolution shall become effective upon approval and passage by the Board of Aldermen.

PASSED AND RESOLVED BY THE BOARD OF ALDERMEN AND APPROVED BY THE MAYOR OF THE CITY OF HARRISONVILLE, MISSOURI ON THIS 3RD DAY OF MAY 2021.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

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 3rd day of May 2021.

Attachment: Donna Hotchkiss to HPC 2021 (Donna Hotchkiss to Historic Preservation)

BOARD, COMMISSION OR COMMITTEE PREFERENCE(S): Refer to last page for list of Boards, Commissions and Committees (Please list no more than three boards, commissions or committees in order of preference)

1) <i>Historic Preservation Commission</i>	2)	3)
---	----	----

Are you registered to Vote: Yes ☒ No ☐

Narrative Statement. Please provide a brief statement indicating the basis for your desire to be appointed to this board or commission including the strengths you feel you could bring to the position for which you are applying. Information may include education, professional experience and community activities pertinent to the position for which you are applying.

I believe the history of Harrisonville is something to preserve for those who come after us, or those who have recently moved to Harrisonville. When I moved here, I fell in love with the town, the square, the businesses available, and the people who told my husband, Mike, and me what a great town it is. In 2021, I still love this town, and Chuck Hotchkiss, the man I married some years after Mike passed, loves this town as much as I do.

I understand that my attendance at all regularly scheduled meetings is critical even if I am an alternate member and that the Board of Aldermen may appoint a replacement for members who are chronically absent from regular meetings. I also understand that this application is considered a public record.

Donna M. Hotchkiss
Applicant's Signature:

All applications are kept on file for one year. During that time, your application will be considered when there is an opening for the Board, Commission or Committee for which you have applied.

- ✓ Please notify the City Clerk's Office at 816-380-8918 if you move or no longer wish to be considered for appointment.
- ✓ Please feel free to attach a resume and/or copies of any certificates pertinent to the appointment you are seeking.
- ✓ Mail or deliver your completed application to: City of Harrisonville, City Clerk's Office, 300 E Pearl, Harrisonville, MO 64701

* Application must be completed in order to be considered *

THANK YOU FOR YOUR INTEREST IN THE CITY OF HARRISONVILLE



City of

Harrisonville

est.
1836

CITIZENS GUIDE TO HARRISONVILLE'S BOARD, COMMITTEES AND COMMISSIONS

Board of Zoning and Adjustment

Responsibility: Serves as a quasi-judiciary board that hears variances, appeals and ordinance interpretations relating to regulations contained in the Zoning Ordinance.

Membership: Five members appointed by the Mayor with approval from the Board of Aldermen for five-year terms

Meetings: As needed on the second Tuesday of the month

Board of Engineering and Appeals

Responsibility: Determine questions of fact as to the acceptability and adequacy of alternate materials, equipment, design and types of construction. Review decisions of the Director of Codes Administration or the Fire Chief in the interpretation of the City's Building Codes. The Board may grant modifications to the codes.

Membership: Five members appointed by the Mayor with approval from the Board of Aldermen for five-year terms

Meeting Dates: Meet as needed.

Historic Preservation Commission

Responsibility: Designating local landmarks and preservation districts. Review the design of exterior changes to locally designated structures.

Membership: Seven members appointed by the Mayor with approval from the Board of Aldermen for three-year terms

Meeting Dates: The second Wednesday of the month, as needed.

Industrial Development Authority

Responsibility: Issue industrial revenue or development bonds on behalf of the city.

Membership: Five members appointed by the Mayor with approval from the Board of Aldermen for six-year terms.

Meeting Dates: Meet as needed.

Parks and Recreation Board

Responsibility: Oversee all aspects of the Harrisonville Parks and Recreation Department and Community Center.

Membership: Nine members appointed by the Mayor with approval from the Board of Aldermen for three-year terms.

Meeting Dates: Meet the second Tuesday of each month.

Planning & Zoning Commission

Responsibility: Oversee the development and update of the city's Comprehensive Development Plan, and to make recommendations to the Board of Aldermen concerning the adoption of zoning and subdivision regulations.

Membership: Eight members are appointed by the Mayor with approval of the Board of Aldermen for four-year terms. The remaining ninth member is the Mayor. **Meeting Dates:** The third Thursday of each month.

Tax Increment Financing Commission

Responsibility: Considers requests from developers for tax increment financing of new industrial and commercial developments in the city.

Membership: Eleven members. Six members are appointed by Board of Aldermen, 2 by the Harrisonville School District, 2 by Cass County, and 1 representing all other taxing jurisdictions. The 6 appointments by the city serve staggered terms of four years each **Meeting Dates:** Meet as needed



TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: April 27, 2021
SUBJECT: April McLaughlin for Historic Preservation

Type of Item: *Approval*

C. Action Item (ID # 3860)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF APRIL MCLAUGHLIN TO THE HISTORIC PRESERVATION COMMISSION.

Attachments:

April McLaughlin to HPC 2021 (DOCX)

Council Bill No. 2021-**Resolution No. 2021-****A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF APRIL MCLAUGHLIN TO THE HISTORIC PRESERVATION COMMISSION.**

WHEREAS, the Board of Aldermen have determined a need to fill a seat(s) on the Historic Preservation Commission; and

WHEREAS, April McLaughlin fully meets the qualifications for appointment to this Commission; and

WHEREAS, said appointment will expire in May of 2024; and.

WHEREAS, Mayor Judy Bowman recommends the appointment of April McLaughlin to the Historic Preservation Commission, upon approval of the Board of Alderman.

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

Section 1. The Board of Aldermen approves the appointment of April McLaughlin to the Historic Preservation Commission.

Section 2. Effective Date. This resolution shall become effective upon approval and passage by the Board of Aldermen.

PASSED AND RESOLVED BY THE BOARD OF ALDERMEN AND APPROVED BY THE MAYOR OF THE CITY OF HARRISONVILLE, MISSOURI ON THIS 3RD DAY OF MAY 2021.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

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 3rd day of May 2021.

Attachment: April McLaughlin to HPC 2021 (April McLaughlin for Historic Preservation)



TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: April 27, 2021
SUBJECT: New moratorium for utility connection fees

Type of Item: *Approval*

Council Bill No.

Resolution No.

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE PLACING A MORATORIUM ON THE COLLECTION OF
CITY UTILITY CONNECTION FEES FOR TWENTY-FIVE RESIDENTIAL
DWELLING UNITS IN THE CITY OF HARRISONVILLE, CASS COUNTY,
MISSOURI; AND ESTABLISHING AN EFFECTIVE DATE.**



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

To: Board of Aldermen
From: Chris Arthur, Building Official
Date: April 28th, 2021
Re: Utility connection fees charged with building permit fees.

GENERAL INFORMATION

Applicant: N/A

Requested Actions: Passage of resolution.

Date of Application: N/A

PROPOSAL

Increase in the number of exempt from City utility connection fees building permits for single family and duplex dwelling unit construction; from 25 previously exempted by adding 25 more.

PREVIOUS ACTIONS

July 6th, 2020, Resolution # 2020-016, exempting 25 single family or duplex residential dwelling building permits from City utility connection fees.

KEY ISSUES

We have issued 13 of the original 25 and have 9 in the planning stage at this time. Also, the Glen Eagle subdivision 62 platted lots have sold at auction and staff has met with the developer and his civil engineer and realtor; and we anticipate forthcoming building permits to be applied for.

STAFF COMMENTS AND SUGGESTIONS

Considering the above key issues, and the City's desire for additional residential dwelling units, staff asks that the Boa consider increasing the number of these exemptions.

The capacity recovery/connection fees that would be waived are as follows:

- A) City Water connection fee. (\$440.00 currently)
- B) City Sewer connection fee. (\$510.00 currently)
- C) City Electrical connection fee. (\$400.00 currently)

STAFF RECOMMENDATION

Passage of Resolution increasing the total number of new single family and duplex building permits City utility connection fees exemption, from the current number of 25, of which 13 have been issued and 6 are in the planning stage, by 25 additional, bringing the total to 50.

ATTACHMENTS

STAFF CONTACT: Chris Arthur, Building Official

Council Bill No.

Resolution No.

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE PLACING A MORATORIUM ON THE COLLECTION OF CITY UTILITY CONNECTION FEES FOR TWENTY-FIVE RESIDENTIAL DWELLING UNITS IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Harrisonville, Missouri (the "City") has previously passed, on July 6th, 2020, a resolution, Resolution # 2020-016, enacting a moratorium on the collection of City utility connection fees for 25 single family or duplex dwelling units when a building permit is applied for, and

WHEREAS, as of April 27th, 2021, 13 of the 25 permits with this previous waiver of City utility connection fees have been issued and a minimum of 9 more dwelling units are in the planning stages; and the Glen Eagle subdivision's 62 platted lots have sold at auction, and

WHEREAS, the City also wishes to further incentivize residential housing construction within the City in an effort to provide housing, improve the local economy and increase the sales tax base of the City; and due to previous positive discussion regarding further exemption of these fees, and to avoid possible delays for builders seeking to apply for building permits:

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

Section 1. Building permits for an additional twenty-five residential single family or duplex dwelling units issued after the adoption of this resolution will be exempt from the City's utility connection fees, listed in Section 2 of this resolution; and

Section 2: This additional waiver of City utility capacity recovery/connection fees will follow these parameters:

- 1) This moratorium would be for an additional twenty-five (25) new residential single family or duplex dwelling units for building permits, making a total of 50 permits exempt on a first-come, first serve basis.
- 2) The capacity recovery/connection fees that would be waived are as follows:
 - A) City Water connection fee. (\$440.00 currently)
 - B) City Sewer connection fee. (\$510.00 currently)
 - C) City Electrical connection fee. (\$400.00 currently)

Additional utility connection fees waived in subdivisions indicated are:

- D) Underground electrical fee \$1,155/house Katy Trails; The Ranch; Burris Ridge; Eastern Hills; and Glen Eagle Phases I & II currently platted lots.
- E) Force main and lift station fee \$1,300/acre in Katy Trails

- 3) The city will charge building permit and construction utility deposit fees to permits issued with waived City utility connection fees.
- 4) Demolishing an old home and replacing it with a new home will be eligible for a waiver of utility capacity recovery/connection fees. Expanding, rehabilitating or remodeling a residential property is not eligible for a waiver.
- 5) Eligibility decisions of the Building Official can be appealed to the City Administrator.

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

AYES:

NAYS:

ABSENT:

ABSTAIN:

PASSED AND RESOLVED by the Board of Aldermen of the City of Harrisonville, Missouri, this 3rd day of May 2021.

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

ATTEST:

Daniel Barnett, City Clerk

WITNESS my hand and seal this 3rd day of May 2021.



STAFF REPORT

TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: April 29, 2021
SUBJECT: LEXINGTON PLACE FINAL PLAT

Type of Item: *Approval*

GENERAL INFORMATION

Applicants: OnPoint Home Design and Contracting, Brent Hastie, Owner,
in Partnership with Allen C. Chiodini

Property Owners: Kenneth and Brenda Speer, ETAL.

Surveyor: Michael Huffman, Huffman Land Surveyors, LLC

Requested Actions: Approval of Ordinance Approving the Final Plat of Lexington Place,
Lots 1 Thru 6 Inclusive at the northeast corner of Lexington Street
and Chestnut Avenue

Date of Application: March 12, 2021

PROPOSAL

The City has received an application from OnPoint Home Design and Contracting, Brent Hastie, Owner, in Partnership with Allen C. Chiodini to replat 3 existing lots at the northeast corner of Lexington Street and Chestnut Avenue into 6 lots - three that will front on Lexington and three that will front on Chestnut Avenue. The applicant is proposing to construct 6 single-family homes to be sold as owner-occupied residences. The applicant states the homes will not be constructed as rentals.

Depending on lot sizes and needs of the buyers, the homes will be 1,400 to 1,900 sq. ft. and priced in the low \$200,000s to \$300,000s. All homes will be required to meet setback and design standards in the R-2B zoning district regulations and the Original Harrisonville Design Guidelines regarding such design elements as porches, stoops, sidewalks, and garage setbacks.

The proposed subdivision is in the R-2B Near Downtown Two-Family Neighborhood Zoning District meets the lot width and lot area requirements for the district.

	<u>Required</u>	<u>Proposed</u>
Lot width	50 ft.	50 to 62 ft.
Lot area per family	5,000 sq. ft.	5,025 and 9,610 sq. ft.

Storm Water - The applicant's engineer, Sam Styron, PE, has provided a Storm Water Drainage Analysis / Management Plan which shows that only a slight increase may occur due to the improvements and there are no flooding issues immediately downstream of this site or reports of inadequate storm water culvers to which this natural drainage connects. With only a slight increase in stormwater runoff created by the proposed improvements and adequate capacity in the existing downstream system, it is suggested by the study that no additional stormwater control is warranted and that the applicant pay a fee in lieu of as allowed by the storm water ordinance. However, staff recommends that prior to recording the final plat, the applicant's engineer provide a plan approved by the City Engineer that adequately and properly detains and conveys the increase in stormwater from this development. This may include use of pervious concrete driveways.



PREVIOUS ACTIONS

On March 15, 2021, the Board of Aldermen approved the vacation of a 15 ft. east/west alley extending the full depth off the lots.

On April 15, 2001, the PZ Commission unanimously recommended approval of the final plat subject to stipulations provided by city staff.

STAFF RECOMMENDATION

Recommendation that the Board of Aldermen approve Final Plat of Lexington Place, Lots 1 thru 6 inclusive subject to the following stipulations.

1. Utilities and drainage easements shall be shown on the plat prior to recording.
2. All existing utilities, valves and hydrants shall be shown on the plat prior to recording.
3. Prior to recording the final plat, the applicant's engineer shall provide a plan approved by

the City Engineer that adequately and properly detains and conveys the increase in stormwater from this development. This may include use of pervious concrete driveways.

4. Final plat shall meet all requirements of the subdivision and zoning requirements of the city prior to recording,
5. New residences are subject to the setback and design requirements of the R-2B Zoning District and Original Harrisonville Design Guidelines.

ATTACHMENTS

Ordinance

Final Plat

P&Z Minutes

STAFF CONTACT: Roger Kroh

E. Action Item (ID # 3872)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI TO APPROVE THE FINAL PLAT OF LEXINGTON PLACE, A 6-LOT SUBDIVISION AT THE NORTHEAST CORNER OF LEXINGTON ST AND CHESTNUT AVENUE IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI

Attachments:

Final Platt Chiodini Chestnut - Lexington (DOC)

Final Plat (PDF)

P&Z Minutes (PDF)

Council Bill No.**Ordinance No.**

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE, MISSOURI TO APPROVE THE FINAL PLAT OF LEXINGTON
PLACE, A 6-LOT SUBDIVISION AT THE NORTHEAST CORNER OF LEXINGTON
ST AND CHESTNUT AVENUE IN THE CITY OF HARRISONVILLE, CASS COUNTY,
MISSOURI**

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application to approve the Final plat of Lexington Place, a 6-lot subdivision at the northeast corner of Lexington St. and Chestnut Avenue in the city of Harrisonville, Cass County, Missouri; and

WHEREAS, the final plat was considered by the Planning and Zoning Commission on April 15, 2021, which 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 final 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 the Final plat of Lexington Place, a 6-lot subdivision at the northeast corner of Lexington St. and Chestnut Avenue in the city of Harrisonville, Cass County, Missouri subject to the following stipulations:

1. Utilities and drainage easements shall be shown on the plat prior to recording.
2. All existing utilities, valves and hydrants shall be shown on the plat prior to recording.
3. Prior to recording the final plat, the applicant's engineer shall provide a plan approved by the City Engineer that adequately and properly detains and conveys the increase in stormwater from this development. This may include use of pervious concrete driveways.
4. The final plat shall meet all requirements of the subdivision and zoning requirements of the city prior to recording.
5. New residences are subject to the setback and design requirements of the R-2B Zoning District and Original Harrisonville Design Guidelines.

Section 2: The plat comprises the following described real estate in the City of

Harrisonville, Cass County, Missouri, to-wit:

LAND DESCRIPTION

A tract of land being the South 25 feet of Lot 124, Block 43, all of Lot 125, said Block 43, all of Lots 126, 127 and the North 48.50 feet of Lot 128, Block 44, all in the Original Town of Harrisonville, according to the recorded plat thereof, except the West 10.00 feet acquired for additional Lexington Street right-of-way, more particularly described as follows: Commencing 10.00 feet East of the Southwest corner of said Lot 128; thence North 00° 00' 00" North, along the East right-of-way of said Lexington Street, a distance of 17.50 feet to the True Point of Beginning; thence continuing North 00° 00' 00" North, along said West right-of-way line, a distance of 286.50 feet; thence North 89° 43' 00" East, a distance of 155.00 feet to a point 41.00 feet South of the Northeast Corner of said Lot 124; thence South 00° 00' 00" West, along the East lines of said Blocks 43 and 44, a distance of 286.50 feet to a point 17.50 feet North of the Southeast corner of said Lot 128; thence South 89° 43' 00" West, along the North right-of-way line of Chestnut Avenue, as now established, a distance of 155.00 feet to the point of beginning. Containing 44,407 square feet or 1.02 acres, more or less.

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 3RD DAY OF MAY 2021 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 3RD DAY OF MAY 2021 AND PASSED BY THE BOARD OF ALDERMEN THIS 3RD DAY OF MAY 2021.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

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

ATTEST:

Attachment: Final Platt Chiodini Chestnut - Lexington (LEXINGTON PLACE FINAL PLAT)

Daniel Barnett, City Clerk
WITNESS my hand and seal this 3rd day of May 2021

Attachment I: Final plat of Lexington Place

Attachment: Final Platt Chiodini Chestnut - Lexington (LEXINGTON PLACE FINAL PLAT)

EXHIBIT I**LEGAL DESCRIPTION**

**Final plat of Coke's Subdivision Resurvey, Lots 8 and 9, in the city of Harrisonville, Cass
County, Missouri**

Attachment: Final Platt Chiodini Chestnut - Lexington (LEXINGTON PLACE FINAL PLAT)



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
APRIL 15, 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	Departed
Chris Chiodini	Harrisonville	Chair	Present		6:08 PM
Scott Milner	Harrisonville		Present		
Judy Bowman	Harrisonville	Mayor	Present		6:39 PM
Judy Reece	Harrisonville	Board Liaison	Excused		
Virgil Butler	Harrisonville		Absent		
Dorothy Young	Harrisonville	Vice Chair	Present		
Cheryl Bush	Harrisonville		Present		
Barrett Welton	Harrisonville		Present		
Wilbert Crawford	Harrisonville		Present		
Brian Pulliam	Harrisonville		Present		

Brent Hastie, Co-Applicant; Kim Chulufas, Resident; Roger Kroh, Community Development Planner; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Feb 18, 2021 6:00 PM

With no additions or corrections, the minutes from the February 18, 2021, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Dorothy Young, Vice Chair
SECONDER:	Wilbert Crawford
AYES:	Chiodini, Milner, Bowman, Young, Bush, Welton, Crawford, Pulliam
ABSENT:	Virgil Butler
EXCUSED:	Judy Reece

3. Agenda Items

Publish

A. LEXINGTON PLACE FINAL PLAT

Chris Chiodini recused himself as this discussion and vote would be a conflict of interest as he is a co-applicant. Dorothy Young took over as Presiding Chairman.

Roger Kroh presented his staff report. This application is for a Final Plat of Lexington Place, Lots 1 Thru 6, Inclusive, of the Northeast corner of Lexington Street and Chestnut Avenue. OnPoint Home Design and Contracting, in Partnership with Allen C. Chiodini, wish to build 6 owner occupied homes on these lots. Roger Kroh stated that all 6 lots meet minimum design requirement for the R2B zoning. Staff recommends approval for the reasons stated in the staff report.

Brent Hastie gave a recap of his proposal to the Commission. He stated that Harrisonville needs new homes and they have modified their plans to meet City guidelines and ordinances. Of the proposed homes, one would be a spec house, the others would be build jobs varying in price depending on the customers. He believes these homes would help raise property values in the surrounding neighborhood. These home would be virtually maintenance free, using products and styles that work well with older neighborhoods.

Brian Pulliam asked about storm water drainage. Mr. Hastie stated that the roofs of the homes from middle to front would drain to the existing storm gutters. Homes middle to back would go into the drainage ditch running north to south on the east property line.

Kim Chulufas, owner of neighboring property, expressed her concerns about water issues, noise, and transients in the area.

Dorothy Young asked Mr. Kroh if he had heard from any other neighboring residents. He said he had heard from two other residents and they shared Ms. Chulufas concerns. Ms. Young asked if the City was addressing these issues. Mr. Kroh stated that he had spoke with Rodney Jacobs, Street Superintendent; and Carl Brooks, Public Works Director; and they said when they have the calculations from the engineer for this property, they would be able to look at run off water from the south and the Shady Lane Culvert.

** Dorothy Young closed the floor to public comments at 6:29PM.*

Ms. Young asked if subdivision guidelines include gutter, curbs and sidewalks. Mr. Kroh stated that sidewalks are already there since this is an in-fill project. Drainage around it will be looked at. Ms. Young stated that ordinance needs to have a set number for in-fills and she asked if the city would look at this possibility during the Comprehensive Plan process. Mr. Kroh said this would be looked at.

Barrett Welton asked about the average size on of lots in that area. Mr. Kroh stated that a majority of the home have 60 feet of frontage, but there are some that have 50 feet.

Ms. Young asked if there were any deed restrictions making these homes owner occupied going forward? Mr. Kroh stated that the City does not have any in the Code.

Wilbert Crawford mad a motion to recommend approval of the replat to the Board of Alderman with the stipulations from City staff. Cheryl Bush seconded the motion. The motion passed unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [7 TO 0]
MOVER:	Wilbert Crawford
SECONDER:	Cheryl Bush, Board Member
AYES:	Milner, Bowman, Young, Bush, Welton, Crawford, Pulliam
ABSENT:	Virgil Butler
EXCUSED:	Judy Reece
RECUSED:	Chris Chiodini

4. Discussion Items

Wilbert Crawford commented that moving forward, the City will be faced with making homes more affordable.

Roger Kroh informed the Commission that Gould Evans has been selected for the City Comprehensive Plan. This process will start with a citizen survey.

5. Adjourn

With nothing further to come before the Commission, Wilbert Crawford made a motion to adjourn. Cheryl Bush seconded. The meeting was adjourned at 6:44 PM.

Respectfully Submitted,

Jamie Martin, Recording Secretary