



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
OCTOBER 4, 2021
6:00 PM**

Meetings are open to the public. Masks are recommended. Social distancing will be required.

- 1. Call to Order**
 - A. Pledge of Allegiance**
 - B. Roll Call**
- 2. Ceremonial Matters**
 - A. Shen Yun Performing Arts Days Proclamation**
 - B. Fire Prevention Week Proclamation**
- 3. Public Participation**
- 4. Approval of Minutes**
 - A. Board of Aldermen - Work Session - Sep 15, 2021 5:30 PM**
 - B. Board of Aldermen - Regular Meeting - Sep 20, 2021 6:00 PM**
 - C. Board of Aldermen - Work Session - Sep 20, 2021 6:30 PM**
- 5. Agenda Items**
 - A. Love the Harrisonville Square Annual Report**
 - B. Youth Hunt 2021**
 - C. Halloween on Pearl Street - Block Party**
 - D. Council Bill 81: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI DIRECTING CITY STAFF TO ACQUIRE NECESSARY TEMPORARY AND PERMANENT EASEMENTS TO PERMIT THE ENGINEERING, CONSTRUCTION, AND COMPLETION OF THE SOUTH SERVICE AREA FORCE MAIN, GRAVITY AND LIFT STATIONS SANITARY SEWER PROJECT**
- 6. Aldermen and Committee Reports**
- 7. Report from the City Administrator**

Publish

- 8. Questions from the Media**
- 9. Adjourn from Regular Session**

Posted on City Hall Bulletin Board this 30th day of September, 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.



Shen Yun Performing Arts Days October 9 & 10, 2021

Whereas, the Falun Dafa Association of Kansas City is dedicated to the revitalization of 5,000 years of genuine Chinese culture; and

Whereas, the Falun Dafa Association of Kansas City is devoted to promoting a higher standard of ethical and moral behavior; and

Whereas, the Falun Dafa Association of Kansas City is determined to preserve the very best of art, in all of its forms; and

Whereas, in its endeavors to do all these, the Falun Dafa Association of Kansas City has brought **Shen Yun Performing Arts** to the Kansas City area nearly every year since 2008; and

Whereas, Shen Yun Performing Arts presents the True cultural heritage of traditional China; and

Whereas, Shen Yun Performing Arts not only entertains, but also more deeply educates, enriches, and inspires, offering audiences of all ages a rare experience of consummate beauty and goodness; and

Whereas, evoking themes of virtue, compassion, and courage, Shen Yun Performing Arts leaves millions of viewers from all cultural backgrounds filled with joy, energy, hope and peace in the most prestigious venues of the world.

NOW, THEREFORE, BE IT RESOLVED THAT I, Judy Bowman, Mayor of the City of Harrisonville, do hereby recognize the Falun Dafa Association of Kansas City by proclaiming the days of October 9 & 10, 2021 as **Shen Yun Performing Arts Days** in the City of Harrisonville and join my fellow citizens in extending our best wishes for their continued success in the future.

Judy Bowman, Mayor



PROCLAMATION

Fire Prevention Month

Whereas, the City of Harrisonville is committed to ensuring the safety of all its residents; and

Whereas, fire is a serious public safety concern, both locally and nationally; and

Whereas, the Harrisonville Emergency Services is currently a combination of career and volunteer staff, whose services include fire suppression, hazardous materials responses, confined space rescue and numerous other rescue procedures; and

Whereas, the Harrisonville Emergency Services strives to continually educate our citizens about the hazards of fire and proper fire prevention techniques,

NOW, THEREFORE, I, Judy Bowman, Mayor of the City of Harrisonville and the Board of Aldermen designate the week of October 3-9, 2021 as

FIRE PREVENTION WEEK

and urge all citizens to use the utmost caution around fire and open flames, now and throughout the year.

Judy Bowman, Mayor



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
WORK SESSION
COMMUNITY CENTER
SEPTEMBER 15, 2021
5:00 PM

1. Call to Order

The meeting was called to order at 5:07 PM by Mayor Judy Bowman.

2. Present

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Present	
Mike Zaring	Harrisonville	Board Member	Present	
Sandy Franklin	Harrisonville	Board Member	Present	
Dave Doerhoff	Harrisonville	Board Member	Remote	Left 6 PM
Marcia Milner	Harrisonville	Board Member	Present	
Judy Reece	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	5:28 PM
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 Planner Kroh, Building Official Chris Arthur, Code Enforcement Officer Katie Phelps, Attorney Joe Lauber, City of Independence Tax Abatement Specialist Patricia Robinson and City Clerk Daniel Barnett - recording.

3. Discussion Items

A. Chapter 353 Program Discussion

Mayor Bowman introduced City of Independence Tax Abatement Administrator Patricia Robinson and welcomed those in attendance.

Attorney Lauber introduced the evening's agenda and discussion surrounding the implementation of a potential Chapter 353 Program in Harrisonville.

Community and Economic Development Director Clarke spoke to the City's progress in implementing the program and provided maps of the current proposed program boundaries.

Lauber spoke to the Board about what it would take to officially launch a Chapter 353 program.

Alderman Doerhoff said he enjoyed his recent tour of Chapter 353 projects in Independence, MO, and said his goal is to see Harrisonville cleaned up and improved and to see the community duplicate the success of the Independence program.

At 6 p.m., those in attendance enjoyed a meal catered by Thyme for Seasoning Catering and Events.

City of Independence Tax Abatement Administrator Patricia Robinson shared with those in attendance examples of the Chapter 353 program's usage in Independence and how it can be applied to the Harrisonville community.

Robinson spoke to the success of a project in the Englewood Arts District in Independence, that utilized the Chapter 353 program.

Clarke led a discussion about the current proposed boundaries and solicited input from the Board of Aldermen and City staff.

Lauber spoke to the Board about the goals for the City's use of the Chapter 353 program.

- 1. Improve property appearance and property values*
- 2. Encourage investment*
- 3. Improve exterior attributes of homes, including: siding, windows, decks, porches, roofs, etc...*
- 4. Remediate blight*

Administrator Ratliff gave the Aldermen the cost for a Blight Study is around \$25,000, Financial Analysis is \$12,500, Survey Boundary Map is \$2,000 and then Legal is \$7,500 to \$10,000. Alderman Milner and Aldermen Davidson stated they wanted to see the staff compensation study first before they commit any funds to the 353 Program. The rest of the Aldermen did not oppose their statements.

Therefore, Mr. Lauber said he would reach out to financial advisors at Baker Tilly to secure an estimate on the cost of the smaller look in to the financial analysis needed to get to the Aldermen to review. Mayor Bowman thanked Attorney Lauber for his time and his insight about the Chapter 353 program and the knowledge he is able to present to the Board. Bowman thanked Lauber for being frugal with the City's money and asked the Board to look at the Chapter 353 program as an investment in the community instead of an expense.

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

The meeting was adjourned at 9:12 p.m.

RESULT: PRESENTED

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

Minutes Acceptance: Minutes of Sep 15, 2021 5:30 PM (Approval of Minutes)

ATTEST:

Daniel Barnett, City Clerk

Minutes Acceptance: Minutes of Sep 15, 2021 5:30 PM (Approval of Minutes)



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
SEPTEMBER 20, 2021
6:00 PM

1. Call to Order

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

A. Pledge of Allegiance

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Present	
Mike Zaring	Harrisonville	Board Member	Present	
Sandy Franklin	Harrisonville	Board Member	Present	
Dave Doerhoff	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Judy Reece	Harrisonville	Board Member	Remote	
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 Christine Roto-Smith, Public Works Director/City Engineer Carl Brooks, Electric Department Superintendent Andy Pollard, Police Chief John Hofer (remote), Fire Chief Eric Myler, City Planner Roger Kroh, Baker Tilly CPA Ben Hart, Bryan Mallory and Dustin Matthew of Country Club Bank and City Clerk Daniel Barnett - recording.

2. Ceremonial Matters

A. Happy Bottoms Diapers Proclamation

Mayor Bowman commended Happy Bottoms for the work they do throughout Harrisonville and surrounding communities.

Bowman read the proclamation and informed the Board that it would be mailed to the Happy Bottoms organization.

B. Public Power Week 2021

Mayor Bowman thanked Electric Department Superintendent for his leadership and for the work his department does to serve the Harrisonville community.

Bowman read the proclamation and presented it to Pollard.

C. Proclamation thanking Country Club Bank

Mayor Bowman introduced Bryan Mallory and Dustin Matthew of Country Club Bank and thanked them for attending the meeting.

Bowman thanked Country Club Bank for their generous donation and spoke to the future plans to extend the City's Electric Department facility in that area.

Bowman read the proclamation and presented it to Mallory and Matthew.

3. Public Participation

None.

4. Approval of Minutes**A. Board of Aldermen - Regular Meeting - Sep 7, 2021 6:00 PM**

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

B. Board of Aldermen - Work Session - Sep 7, 2021 6:30 PM

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

5. Agenda Items**A. Approval of Tom Wopat Autograph Session Event Permit**

Staff report presented by Police Chief Hofer.

Hofer said the event will take place on September 25, 2021. Hofer said the event will run concurrently with the Farmer's Market but will be held on the opposite side of the Historic Harrisonville Square.

Hofer said staff recommend approval.

Alderman Davidson asked about a potential conflict with the ongoing construction project on Mechanic Street.

Hofer said he did not believe the construction project would be an issue.

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

Minutes Acceptance: Minutes of Sep 20, 2021 6:00 PM (Approval of Minutes)

B. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A USER AGREEMENT BETWEEN THE CITY OF HARRISONVILLE AND EACH USER OF ITS RAILROAD SPUR.

Staff report presented by Community and Economic Development Director Clarke.

Clarke presented the final language for the user agreement to the Board for their approval.

Clarke informed the Board that Universal Forest Products has not, to staff's knowledge, been in breach of contract or in violation of any City ordinance, in regards to the usage of the rail spur.

Clarke said City insurance should cover liability issues, such as a derailment.

Clarke spoke to additional language regarding subleasing of the rail spur.

Alderman Mills asked about what level of awareness Universal Forest Products had about this process.

Clarke spoke about a letter sent from the City Attorney to Universal Forest Products and that UFP had reached out to Missouri Northern Arkansas Rail Company about the letter. Clarke said representatives from UFP have not approached City staff or the City Attorney.

Upon passage, Mayor Bowman designated the resolution to be Resolution number: 2021-039.

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

C. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTIONS 515.100 AND 530.030 OF THE HARRISONVILLE MUNICIPAL CODE

Staff report presented by Building Official Arthur.

Arthur said the changes remain the same as what had been discussed during the Work Session on August 16, and September 7.

Upon passage, Mayor Bowman designated the ordinance to be Ordinance number: 3568.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Zaring, 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 enjoyed attending the Town Hall meeting on September 18, and appreciated the presentation.

Alderman Zaring thanked City staff for their continued efforts throughout the community, particularly during a recent power outage.

Alderwoman Franklin said she enjoyed attending the Pawpalooza event on September 18, in City Park.

7. Report from the City Administrator

City Administrator Ratliff reminded the Board of several upcoming events throughout the community.

Ratliff provided an update to the Board regarding the Ultraviolet Disinfection project at the Wastewater Treatment Plant.

Ratliff spoke to the Board about potential interchange improvements being considered by the Missouri Department of Transportation for the Interstate 49/MO-7 Highway interchange.

Ratliff informed the Board that the project manual for the City Lake Dam and Spillway Rehabilitation Project is completed and that the project is now out for bid.

Ratliff thanked the VIPS program for taking over the Courtyard of Honor memorial from Mr. John Foster. Ratliff said the memorial serves as a remembrance of the 166 fallen service men from Cass County.

Ratliff informed the Board that City Staff and the Missouri Department of Conservation are working toward a plan for a walnut tree harvest in Lord's Park, with proceeds going towards a disc golf course at the park.

Ratliff informed the Board that demolition at the site of the new Starbucks will begin this week, with construction to begin in October, and a projected opening date in March of 2022.

Ratliff informed the Board that the developer at Burris Ridge has informed the City that all lots in the subdivision have now been sold.

Ratliff spoke to the Board about upcoming meetings regarding the City-wide Comprehensive Master Plan. Ratliff spoke about some of the highlights from the ETC citizen satisfaction survey.

8. Questions from the Media

None.

9. Adjourn from Regular Session

Mayor Bowman issued a statement regarding the death of Independence Police Officer Blaize Madrid-Evans, who was killed in the line of duty on Wednesday, September 15, 2021.

"On behalf of the City of Harrisonville, I want to extend our condolences to the City of Independence and to all law enforcement agencies that have been hurt or have suffered a blow by the death of Officer Blaize Madrid-Evans. So we extend our sympathies to Independence and to our own police department, because we know that it is indeed a brotherhood, and we know that when one officer falls, it affects all law enforcement officers."

Bowman thanked Aldermen Mills and Turner for attending the Town Hall meeting on September 18. Bowman thanked Dr. Lantis for his presentation and his diligent efforts to inform the public of the facts surrounding the COVID-19 pandemic.

Bowman thanked Aldermen Franklin and Reece for their efforts to promote and lead the 2021 Pawpalooza Event. Bowman suggested possibly holding the 2022 event in conjunction with the closing of the outdoor pool and the doggy dive event.

Alderman Davidson thanked Mayor Bowman for her statement of sympathy to the Independence Police Department. Davidson spoke about how one of Officer Madrid-Evans' organs was able to be donated to a police officer in Springfield, MO, who has injured in the line of duty in 2020.

A motion was made by Alderwoman Milner to adjourn, with a second by Alderwoman Franklin. Motion carried with all ayes. Meeting adjourned at 6:41 p.m.

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

ATTEST:

Daniel Barnett, City Clerk

Minutes Acceptance: Minutes of Sep 20, 2021 6:00 PM (Approval of Minutes)



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
WORK SESSION
CITY HALL
SEPTEMBER 20, 2021
6:30 PM

1. Call to Order

The meeting was called to order at 6:50 p.m. 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	Remote	
Gary Davidson	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Judy Bowman	Harrisonville	Mayor	Present	

Others present: City Administrator Brad Ratliff, Public Works Director/City Engineer Carl Brooks, Police Chief John Hofer (remote), Fire Chief Eric Myler, Electric Superintendent Andy Pollard, Community and Economic Development Director Jim Clarke, Parks Director Grant Purkey, City Planner Kroh, Building Official Chris Arthur, Assistant Parks Director Scott Garrie, Finance Manager Kim Hubbard, Baker Tilly CPA Ben Hart and City Clerk Daniel Barnett - recording.

3. Discussion Items

A. Parks & Rec SWOT Analysis

Parks Director Purkey began his presentation by introducing the members of the Parks and Recreation Department and speaking to their responsibilities.

Purkey presented the SWOT Analysis (Strengths, Weaknesses, Opportunities, Threats) for the Parks and Recreation Department to the Board.

Purkey presented the strengths of the Parks & Rec Department, including: A bright and committed staff, Trusted leadership, Good department culture, Producing high quality products and services, Strong community partners, Perfect geographical location, Growing technology and A variety of strong Parks amenities.

Purkey presented the weaknesses of the Parks & Rec Department, including: Improving aesthetics, Increasing social offerings, Current state of Lake Luna and City Lake, Current state of the Aquatic Center, Current state of the City Park tennis courts, Current state of the City Park skate park and the current state of the ball fields at North Park.

Purkey presented the opportunities for the Parks & Rec Department, including: Increasing the local economy through development of sports tourism, Creating positive community growth through partnerships with organizations and businesses, community engagement, community regeneration, development of the parks system and connectivity and walkability and Improving the quality of life through increased community safety, community appearance and improved facilities.

Purkey presented the threats of the Parks & Rec Department, including: Safety and security, including insufficient coverage to reduce illegal activities, which can create public worry and perception of safety, Fiscal threats, including the COVID-19 pandemic, the rising costs of construction and materials, increasing labor costs and rising interest rates.

Several members of the Board asked about future developments at the North Park ball fields and the City Park tennis courts.

Mayor Bowman thanked Parks Director Purkey and his department for their efforts to continue developing and improving the Parks and Recreation Department.

Bowman thanked City Administrator Ratliff and all of the Department Heads for their willingness to provide the information about their departments in the SWOT Analysis presentations.

RESULT:	DISCUSSION
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B. Initial 2022 Budget Discussion

Baker Tilly CPA Ben Hart provided an overview of what will be discussed during the meeting.

Hart reminded the Board of the goals the City had adopted for the 2021 fiscal year.

Hart compared the City's capital between 2021 and 2022. Hart spoke to the proposed budget fiscal impact for 2022. Hart spoke about potential increases and decreases to City revenues. Hart spoke to the Board about eligible and ineligible uses for funds received as part of the American Rescue Plan.

Hart said the budget does not currently include a transfer from the General Fund to the Emergency Services fund, due to the passing of the new Emergency Services sales tax.

Hart discussed City-wide revenues and expenses for the 2022 proposed budget. Hart spoke to the total budgeted amounts for each fund and the divisions within each of those funds.

Hart provided an overview of the City's Capital Improvement Plan from 2021-2026 and presented a breakdown of the CIP by fund and department.

Hart provided the Board with an updated timeline for the 2022 budget process.

Mayor Bowman thanked Hart for his presentation.

Bowman thanked Director of Administrative Services Smith and Finance Manager Hubbard for their efforts and dedication during the ongoing Wage and Compensation Study.

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

The meeting was adjourned at 8:27 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 Sep 20, 2021 6:30 PM (Approval of Minutes)



TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: September 30, 2021
SUBJECT: Love the Harrisonville Square Annual Report

Type of Item: *Presentation*

A. Discussion Item (ID # 4034)

Love the Harrisonville Square Annual Report

Attachments:

2021 LTHS Annual Report (PDF)



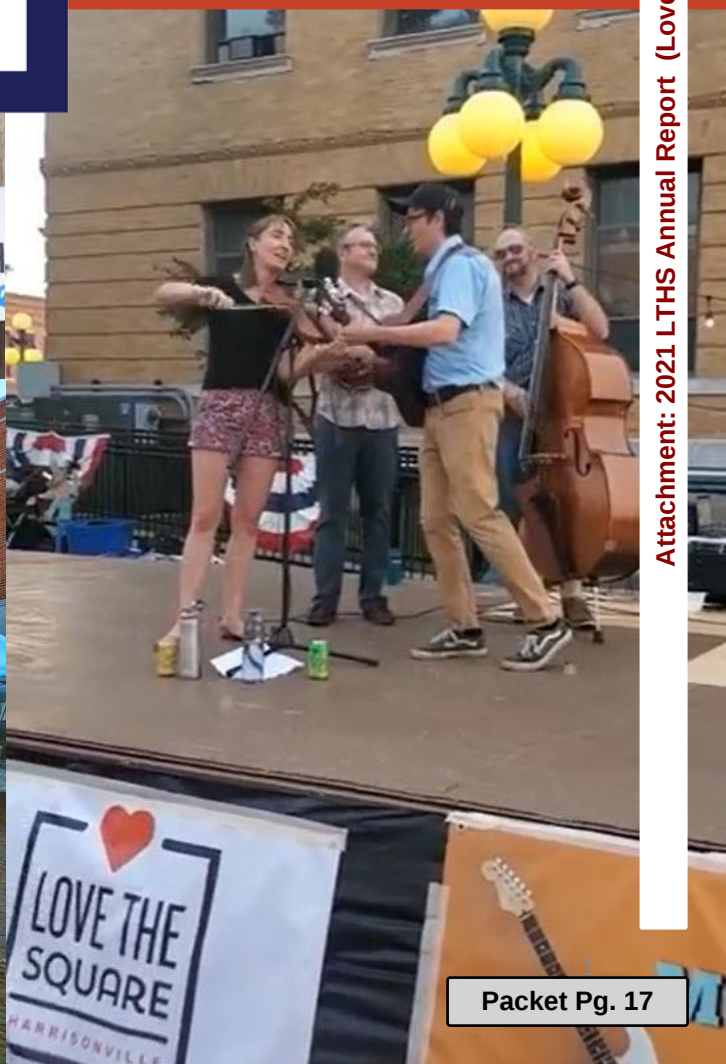
LOVE THE SQUARE

HARRISONVILLE

2021

Annual Report

Version: September 29, 2021



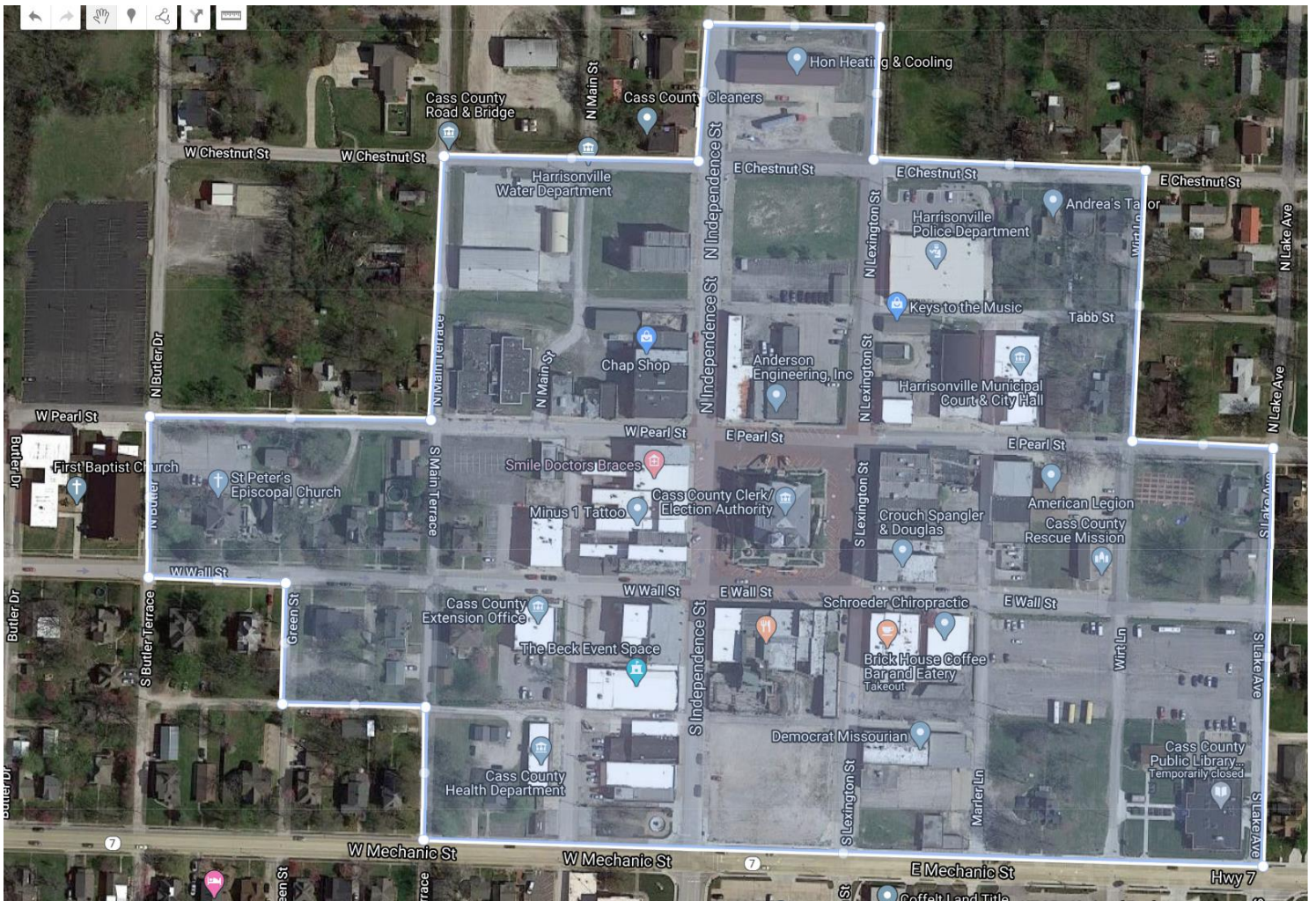
Mission & Footprint

Mission Statement

To encourage investment and entrepreneurship within the downtown district, support investors and businesses with advice and direction, create community involvement with activities and events, cultivate partnerships with other like-minded organizations and the unique historic heritage of the Harrisonville Square.

The Downtown District

Our organization serves a district which includes the historic district boundaries, but expands beyond it to include key businesses and community organizations.



Tiered Community Status & Next Steps

The tiered community system was established by Main Street America and Missouri Main Street Connection to help communities and their downtown organizations grow in a sustainable way that is community driven.

In 2020, we became an Affiliate Community.



National Affiliate Community



Affiliate Community

Main Street Affiliate Community

Affiliate communities meet the following criteria:

- Have an established downtown district
- Regularly attend training and conferences
- Follow the Main Street 4-Point approach
- Have an independent Downtown organization
- Submit Quarterly reporting
- Have secured diversified and sustainable funding

Our next step is to become fully accredited, which requires:

- A paid Executive Director
- Main Street America 10-point certification

2021 District Updates

In the past year, we've seen encouraging changes in the district, including new businesses, expanded or reopened businesses as well as new investment.

New Businesses

- 1886
- Amazingly Ageless Med Spa
- Robin's Nest Boutique
- Service Tech Solutions
- Wildflower Photography

Expanded or Reopened Businesses

- The Wellness Counseling Center: Added a community room and now offer yoga classes.
- Birdies Boutique & Antique: Reopened with regular hours.

New Investment or Significant Property Changes

- Demolition of the old hospital on West Pearl Street. Empty lot now for sale
- Sale of the old Cass County Jail from Cass County to a private owner
- Sale of the Community Garden lot to a private owner
- Renovation of the historic district building at 100 N Independence Street
- Renovation of the historic district building at 111 Lexington Street

Challenges

- Higher than desired vacancy rate
- Absentee property owners
- Deferred building maintenance
- Vandalism within the district

Next Steps

To encourage future investment in the district we must continue to provide support, value and care to the district through the proven 4-Point Approach to revitalization and a robust partnership with public and private partners.

The 4-Point Approach to Revitalization

The Four-Point Approach in combination with a community specific transformation strategy has been proven as a successful approach to community led revitalization.



Transformation Strategies

- Support the growth of new and existing businesses in the retail, entertainment and dining categories
- Sponsor low barrier opportunities to develop entrepreneurs
- Heighten the appeal of downtown as a location for prospective businesses
- Focus on activities to attract and retain 30-45 year-old investment in the district
- Develop and strengthen the relationship between Harrisonville's core four consumer market segments and the downtown district

Current and On-Going Projects

Design

- **Downtown District Pole Banners:** Designed and implemented a series of seasonal banners for the antique light poles that are changed out at regular intervals.
- **Façade Grant Program:** Offered matching grants to property and business owners in the district for building improvements and signage. Offered \$5,800 in grant funding for a return of \$20,600 in total planned improvements.
- **Placemaking at Point of Entry:** Building a new placemaking photo spot that will also serve as a welcome to the District in the space behind Crown Realty. Commissioned well-know Kansas City area muralist for artwork.
- **Downtown Beautification:** Refresh and maintain seasonal flowers in the Square flower planters. Document and discuss repairs needed with the with City/County. Host clean up days. Organize the installation of Christmas lights on the Square.
- **Additional Downtown Seating:** Purchasing an additional matching bench to accommodate increased visitation to the district. Developing plans to make this an on-going program.



Current and On-Going Projects

Economic Vitality

- **Online Business Owners Guide:** Collect and maintain a page of resources for prospective new business owners in the district. Includes information from the City of Harrisonville, Historic Preservation Commission, educational resources and potential funding sources.
- **Entrepreneurship Opportunities:** Encourage the development of retail, food and entertainment entrepreneurs through low barrier market entry points at the Farmers & Artists Market, Junk in the Trunk Flea Market and The Winter Market.

Organization

- **Building Community Partnerships:** Develop relationships with private and public sector partners to encourage investment in our organization.
- **Continued Education:** Continued education regarding successful tools and available resources that could be leveraged in our district from a wide variety of sources including neighboring communities and other civic organizations.
- **Grant Writing:** Applied for and received a \$1,000 matching grant from the Missouri Department of Agriculture for marketing of the Harrisonville Farmers & Artists Market.
- **Volunteer Recruitment & Retention:** Recruit new volunteers from the community with skill sets needed to further our mission. Continue to build on the positive impact of volunteer hours year over year.

Note: This year we are on track to log over 1,790 volunteer hours. That is an estimated \$22,375+ value to the community accounting for both standard volunteer hours and donated professional services.

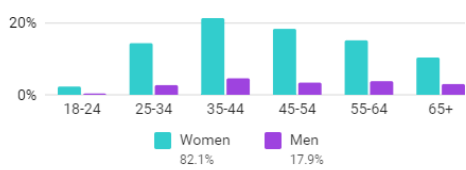
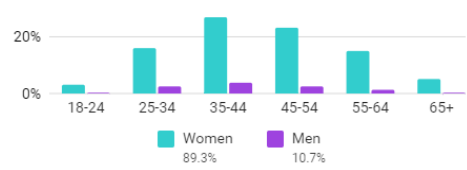
Current and On-Going Projects

Promotion

- **Downtown District Events:** Plan, promote and execute special events that attract visitors to the downtown district.

2021 Events: Bicentennial Birthday Block Party (August 7), Harrisonville Farmers & Artists Market (Weekly June – September), Junk in the Trunk Flea Market (May 8, August 7 & September 11), The Winter Market (November 14 & December 12), Small Business Saturday (November 27, 2021), Christmas on the Square (December 4)

- **Community Influence & Communication:** Build awareness of our organization, communicate with and engage the community through social media, organizational website, print materials, newspaper and radio.

	Facebook	Instagram
Followers	3,414	514
Estimated Reach	51,531	1,315
Audience (age & gender)	 Facebook Audience Demographics: 82.1% Women, 17.9% Men. Age groups: 18-24, 25-34, 35-44, 45-54, 55-64, 65+.	 Instagram Audience Demographics: 89.3% Women, 10.7% Men. Age groups: 18-24, 25-34, 35-44, 45-54, 55-64, 65+.

- **Downtown Destination Marketing:** The marketing campaign includes a new billboard, the online visitor's guide, visitor's survey and printed downtown visitor's map (coming soon).

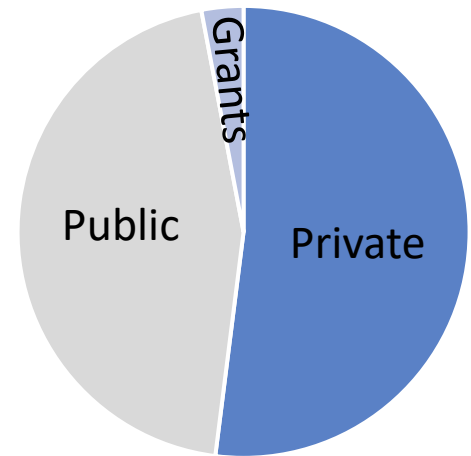


- Installed September 8, 2021
- Illuminated 14'x48' billboard receives an estimated 167,200+ impressions weekly from I-49 traffic
- Survey will track impressions of the district, zip codes and other data points
- Printed map will include survey link and be provided to area businesses

Funding Needs

2021 Funding Mix

Private funding and event revenues comprised approximately 52% of our budget and 3% was comprised by grants. The City of Harrisonville provided a budgetary line item for reimbursable expenses of up to \$15,000 comprised approximately 45%.



2022 Funding Needs

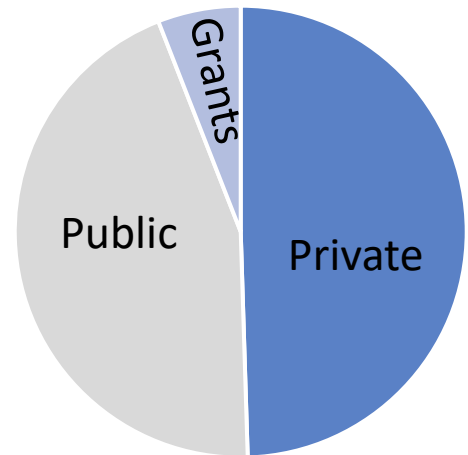
As our organization continues to grow and take on projects with a more substantial impact to downtown and the surrounding community, it is critical that we continue to scale funding.

2022 Budgetary Needs and Sources

- Private Partnership & Sponsorship - \$20,000
- Grants and miscellaneous funding - \$2,000
- Public Partnership - \$18,000

Securing this funding will allow our organization to continue our ongoing efforts to:

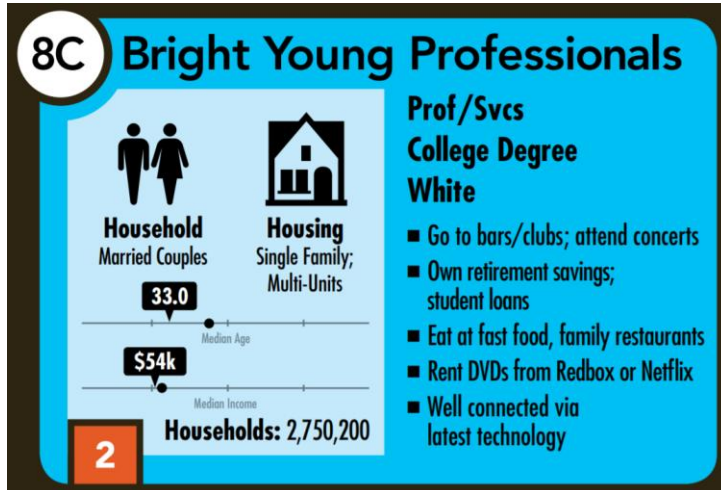
- Beatify the downtown district
- Continue the Façade Grant program
- Offer low barrier entrepreneurship opportunities
- Obtain professional assistance required for projects that cannot be gained through volunteer recruitment
- Increase efforts to market the district to visitors and enhance their experience with downtown Harrisonville



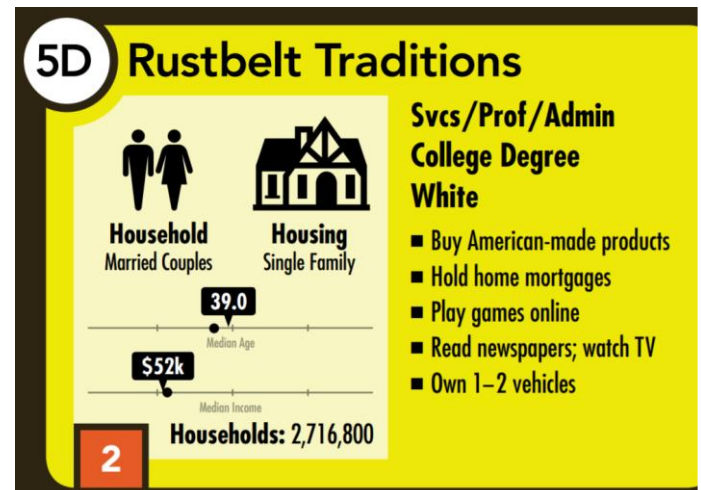
Supplemental Information

Core Four Consumer Market Segments: ESRI Tapestry Segmentation for City limits

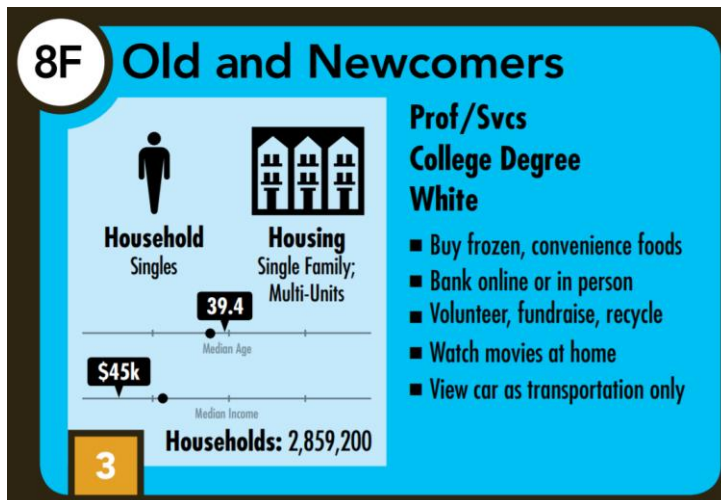
#1 - 20.4%



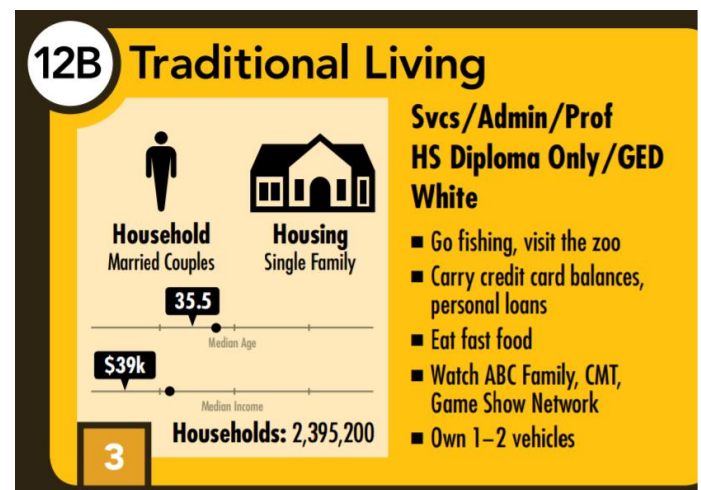
#2 - 20.0%



#3 - 17.3%



#4 - 13.8%



Love the Harrisonville Square Website: <https://lovethesquare.org/>

- Visitor's Guide: <https://lovethesquare.org/visitors-guide/>
- Farmers & Artists Market: <https://lovethesquare.org/farmers-market/>
- Junk in the Trunk Flea Market: <https://lovethesquare.org/junk-in-the-trunk/>
- The Winter Market: <https://lovethesquare.org/winter-market/>

Supplemental Information

Main Street America Budget Guidelines

A Main Street program must have financial resources to carry out its annual and evolving program of work. The size of a program's budget will change as the program matures (in its early years, it may need less money than in its growth years).

General guidelines for minimum operating budgets are:

- Small town programs: \$40,000+ annually (populations of less than 5,000 people)
- Midsize community programs: \$60,000+ annually (populations between 5,000 - 50,000)
- Large town or urban neighborhood programs: \$100,000+ annually (community or neighborhood population greater than 50,000 people)

The budget should be specifically dedicated for the purpose of revitalizing the district:

- The Main Street program's budget should contain funds adequate to cover the salary and benefits of staff; office expenses; travel; professional development; and committee activities.
- Revenue sources are varied and broad-based, including appropriate support from the municipal government.
- There is a strategy in place to help maintain stable funding.



STAFF REPORT

TO: Board of Aldermen
FROM: John Hofer, Director
DATE: September 29, 2021
SUBJECT: Youth Hunt 2022

Type of Item: *Approval*

GENERAL INFORMATION

Applicant: Phil Needham, Missouri Conservation Agent

Requested Actions: Permission to host the annual youth hunt within City limits.

Date of Application: September 20, 2021

PROPOSAL

Missouri Conservation Agent Phil Needham has requested to conduct a youth goose hunt on the pond behind the Cass County Justice Center on January 15th and 16th 2022. The youth participating in Mr. Needham's hunter safety class and will be invited to participate in the youth hunt the next day.

PREVIOUS ACTIONS

Mr. Needham has conducted these hunts several times in the past at this location without incident.

KEY ISSUES

Section 215.920 Discharging of Weapons Within City Limits.

It shall be unlawful for any person within the limits of the City to shoot or discharge any bow, crossbow, sling, wrist rocket gun, air rifle, air gun, pellet gun, paintball gun or taser or firearm of

any description or any other weapon that is designed or adapted to expel a projectile, whether ball or any kind of explosive whatsoever or electrical current.

STAFF COMMENTS AND SUGGESTIONS

N/A

STAFF RECOMMENDATION

Having no noted problems or concerns with previous events staff is recommending approval.

ATTACHMENTS

N/A

STAFF CONTACT:

John J. Hofer, Chief of Police
jhofer@harrisonville.com

- B. Action Item (ID # 4030)**
Youth Hunt 2021



STAFF REPORT

TO: Board of Aldermen
FROM: John Hofer, Director
DATE: September 29, 2021
SUBJECT: Halloween on Pearl Street - Block Party

Type of Item: *Approval*

GENERAL INFORMATION

Applicant: Vanessa Zaroor

Requested Actions: Closure of Pearl Street on Halloween Night for Safe Trick-or-Treating. (Block Party)

Date of Application: September 28, 2021

PROPOSAL

The applicant, Vanessa Zaroor, has submitted a block party application to close a portion of Pearl Street on Halloween night (Oct. 31st) for safe trick or treating purposes. The request is to close Pearl Street from Price Street to Wirt Street for a safe, free of vehicular traffic, Halloween night environment. The requested closure is for Sunday October 31, 2021 from 4:00 pm through 9:00 pm.

PREVIOUS ACTIONS

This is the third year for the event and the event appeared to be very successful the last couple years with just a few staff concerns shown below.

KEY ISSUES

Prior issues with the event and current status:

Road Closures – while attending this event two years ago I observed vehicular traffic mixed with the many children participating in trick-or-treating activities. It was discovered that road closure barricades were moved by some local residents trying to get home and maybe not put back in place. Last year I believe the barricades were manned and this was not a problem with last year's event. I would recommend that again this year that an adult be placed at each barricade for the duration of the event to ensure that the barricades remain in place.

Insurance – this is no longer a requirement as it is now considered a block party.

Extending to Price Street – Street Superintendent Rodney Jacobs and I has concerns in extending this event from Halsey to Price Street as it makes the closure of Halsey Street more difficult as there is no place to turn off or around on Halsey so the road closure barricade will need to be at Mechanic Street. This request was part of discussions this year but it is not included in the application.

STAFF COMMENTS AND SUGGESTIONS

In speaking with the applicant there are no requested City services other than the required street blockage equipment. The Street Dept. will have staff on hand to set up and tear down the necessary barricades. The estimated cost for staff to complete this task is \$325 for this event.

STAFF RECOMMENDATION

Staff recommends approval for this closure of Pearl Street from Price Street to Wirt Street and will provide barricades for these 15 different road blockages. Staff recommends that the applicant provide an adult to monitor each roadblock to ensure that the barricades remain in place.

ATTACHMENTS

Block Party Application (required signature list)
Event Map

STAFF CONTACT:

John J. Hofer
 Chief of Police
 jhofer@harrisonville.com

C. Action Item (ID # 4029)

Halloween on Pearl Street - Block Party

Attachments:

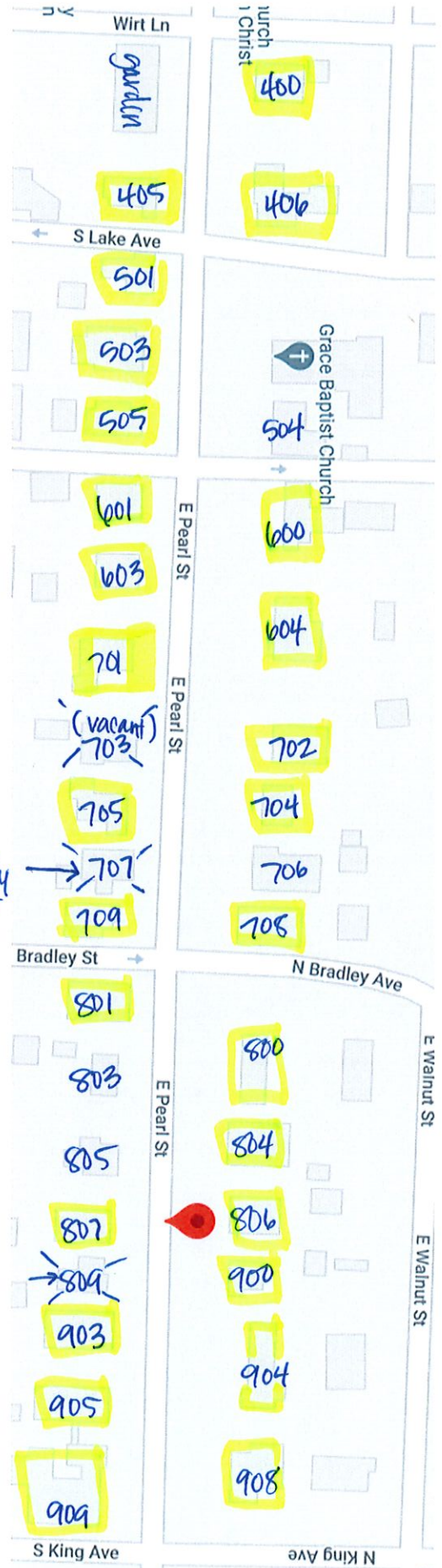
Pearl Street - Completed Application Map 2021 (PDF)

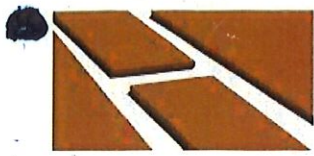
Halloween 'Block Party' Application - 2021 (PDF)

leave N/S pass-through to accommodate for traffic from the clinic



Black cabaret
club from
application





City of

Harrisonville

est.
1836

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

BLOCK PARTY APPLICATION & PACKET

Applicant's Name: (Print) Vanessa Hargrave

FILING PERIOD: An application for a Block Party shall be filed with the city Clerk no less than fourteen (14) days prior to the event.

Address: 904 E Pearl Street, Harrisonville MO 64701Contact Number: 816-591-2950 (cell) / 816-925-0282 (work direct line)Email: vanessa@pressurepro.usDate of Event: October 31, 2021 (Halloween)Rain Date of Event: n/aRequested Times: 4pm to 9pmRequested Street Closed: Pearl Street, from Wirt Ave to Halsey Ave (residents also submitting for Halsey Ave to Price separately)Between Wirt Avenue & Halsey Avenue

Circle One:

Have you hosted a block party in the past?

YES

NO

Did you complete the hold harmless waiver?

YES

NO

Will there be music at this event?

YES

NO

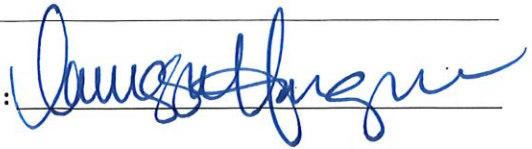
Have you read the Rules & regulations?

YES

NO

The **Harrisonville Police Department** reserves the right and has the authority to shut down, cancel and/or terminate this event at any time. The Harrisonville Police Department also has the right to decline any future events, if this event causes any calls for service or creates a hazard or nuisance to neighbors and or complaints.

Questions/Concerns:

Date 9-8-21Applicants Signature: 

**City of Harrisonville
Block Party
Rules & Regulations**

1. Applicant is responsible for providing the completed application, Certificate of Insurance, and waiver application.
2. The applicant packet must be completed and returned to the City Clerk a minimum of 14 days prior to the event date.
3. Applicant will be responsible for picking up cones from the Street Department, closing the street at each end, and returning the cones to the Street Department. Applicant may call 816-380-8951 between the hours of 7A.M. & 4 P.M. to make arrangements for pickup and drop off times.
4. The noise level must be kept to a minimum level not to annoy or alarm surrounding neighborhoods.
5. No commercialism or vendors are allowed during event hours.
6. No open flames are permitted in the street as per City of Harrisonville city code.
7. The consumption of alcoholic beverages is allowed only during the event hours and only by participants who are 21 years of age or older. Absolutely no kegs are allowed on city streets.
8. Permits are approved/disapproved by the Board of Aldermen. Permits issued must be available at all time and presented the Police and Fire Dept. upon request.

**City of Harrisonville
Block Party Waiver
Hold Harmless Agreement & Release of Liability**

In consideration for the privilege of participating in the block party at on Pearl Street (win 40 Halsey), the undersigned hereby agrees that:

1. I understand there are inherent risks involved in a block party, including the risk of serious physical injury or death and **I FULLY ASSUME ALL RISKS ASSOCIATED WITH A BLOCK PARTY**, including but not limited to: lack of cones; potholes; streets conditions; electrical issues; trip hazards; alcohol; loud music; fire; explosions; collisions with vehicles; barriers; volunteers; other patrons and spectators; equipment failure; lack of warnings or inadequate warnings; lack of instructions or inadequate instructions; and the like.
2. I, for myself and for my heirs, assigns, successors, executor, administrators, and legal representatives, **AGREE TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY OF HARRISONVILLE, MISSOURI AND THEIR AGENTS SERVANTS OR EMPLOYEES** from any and all claims, suits or demands by anyone arising from my use of the city street to host the block party, **INCLUDING CLAIMS OF NEGLIGENCE ON THE PART OF THE CITY OF HARRISONVILLE, MISSOURI AND THEIR AGENTS, SERVANTS OR EMPLOYEES**. If the event provides bounce houses, rides, animals, or activities/competitions with any predictable risk of injury that may take place on /city Property, the Block Party organizers must provide proof of liability insurance in the amount of one million dollars (\$1,000,000.00) to the City Clerk at least five (5) days prior to the event date. Failure to meet this requirement shall made the permit null and void.
3. I, for myself and heirs, assigns, successors, executors, administrators, and legal representatives, **HEREBY RELEASE AND AGREE THAT I WILL NO SUE THE CITY OF HARRISONVILLE, MISSOURI AND THEIR AGENTS, SERVANTS OR EMPLOYEES** for money damages for personal injury sustained by me while using the city street to host a block party **EVEN IF DUE TO THE NEGLIGENCE OF THE CITY OF HARRISONVILLE, MISSOURI AND THEIR AGENTS, SERVANTS OR EMPLOYEES**.
4. The City of Harrisonville Police Department reserves the right and has the authority to shut down, cancel and or terminate this event at any time. The City of Harrisonville Police Department also has the right to decline any future events, if this event causes any calls for service or creates a hazard or nuisance to the neighbors and or complaints.

I HAVE READ THIS WAIVER, HOLD HARMLESS AGREEMENT AND RELEASE OF LIABILITY AND FULLY UNDERSTAND ITS TERMS. I FURTHER UNDERSTAND THAT BY SIGNING THIS AGREEMENT, I AM GIVING UP SUBSTANTIAL LEGAL RIGHTS. I HAVE NOT BEEN INDUCED TO SIGN THIS AGREEMENT BY ANY PROMISE OR REPRESENTATION, AND I SIGN IT VOLUNTARILY AND OF MY OWN FREE WILL.

9-7-21 Vanessa Hargrave Vanessa Hargrave
 Date Participants Signature Participants Printed Name
904 E. Pearl 816-591-2950
 Address Phone Number

9/8/21 Scott Stewart Scott Stewart
 Date Participants Signature Participants Printed Name
908 E Pearl 9542759726
 Address Phone Number

9-12-21 Francesca Erica Francesca Erica
 Date Participants Signature Participants Printed Name
1200 E Pearl St 719 646 9616
 Address Phone Number

9/10 Ashley Banger Ashley Banger
 Date Participants Signature Participants Printed Name
905 E Pearl St 816-816-4973
 Address Phone Number

9/10 Amanda Willis Amanda Willis
 Date Participants Signature Participants Printed Name
909 E Pearl St 816 714 6524
 Address Phone Number

9/13 Megan Rose
Date Participants Signature

Megan Rose
Participants Printed Name

801 E Pearl
Address

816-499-2853
Phone Number

9/14 Raymond Beal
Date Participants Signature

[Signature]
Participants Printed Name

900 E Pearl St
Address

816-507-8296
Phone Number

9-14 [Signature]
Date Participants Signature

Travis Butler
Participants Printed Name

800 Pearl St
Address

Phone Number

9-21 Jessie Head
Date Participants Signature

Jessie Head
Participants Printed Name

800 E Pearl St.
Address

816-809-5315
Phone Number

9-22 Debbie Brown (Jody Newland)
Date Participants Signature

Debbie Brown (Jody Newland)
Participants Printed Name

704 E PEARL ST
Address

816-830-0589
Phone Number

9-22 Gene Walker
Date Participants Signature

Gene Walker
Participants Printed Name

702 E. Pearl St.
Address

816-457-5377
Phone Number

9-22-21

Melina Thomas
 705 E Pearl
 816-797-9952

9-22-21

Mike Huebner
 406 E Pearl St Harrisonville MO
 816-808-6699

9-22-21

Judy Reece
 400 E. Pearl St. Hiller MO
 Judy Reece 816-380-4353

9-22-21

ARON OBERMILLER
 600 E. PEARL ST
 HARRISONVILLE, MO 64701
 816-215-8718

9-22-21

STEVE BOHALL
 604 E PEARL
 HARRISONVILLE MO 64701
 816 578 1777

Judith Mazuch
 1001 E. Pearl
 9-26-21 Harrisonville, MO
 816-853-9062

9-26-21 Steve Head
 806 E Pearl
 Harrisonville, MO
 916-739-1148

9-26-21 Wilson & Karen
 505 E. Pearl St
 Harrisonville MO
 (816) 380-4398

9-22-21 Eugene D. Kiel

Eugene D. Kiel Jr
708 E Pearl
816-380-6803

09/22/21 Cheli Modyke
903 E Pearl St.

Andi McIntyre
816/609-7190

9/22 M. M. Modyke
804 E Pearl

9-24 Tyler Stevens
807 Pearl

816 519 9102

9-26-21 Ed Mador
1002 E Pearl

Ed Yach 816/738/2222

9-26-21 Ashley Hill
1006 E Pearl

Ashley Hill 816-752-6076

9/24/21 Jim & Viola Weiberg = 816 380 4772
1700 E Pearl St.
customcutter2@hotmail.com

9/26/21 Mary Johnson
1105 E. Pearl

380-4292

9/26 Roy Obermiller
1101 E Pearl, Holly

816 215 2512 - 8291

Bracylyn Bradford
 465 E Pearl Street
 Harrisonville MO 64701
 9-22-21
 Bracylyn / Brad

9-22-21 Matten Coffey 9/22/21 701 E Pearl St
 816-392-9967

9-22-21 Claudia Arco 9/22/21 603 E Pearl St

9-22-21 Bill Filer, 601 E. Pearl St
 816-734-3602 9/22/21

9-22-21 Ian Clark 9/22/21 503 East Pearl
 816-482-1301

9-22-21 Renea Fawcett 9/22/21
 501 E Pearl Harrisonville MO 64701

9-22-21 Larry Bradford
 709 E. Pearl, Hville MO
 816-797-0480



TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: September 29, 2021
SUBJECT: Temporary and Permanent easements for SSA Sewer Project

Type of Item: *Approval*

D. Action Item (ID # 4031)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI DIRECTING CITY STAFF TO ACQUIRE NECESSARY TEMPORARY AND PERMANENT EASEMENTS TO PERMIT THE ENGINEERING, CONSTRUCTION, AND COMPLETION OF THE SOUTH SERVICE AREA FORCE MAIN, GRAVITY AND LIFT STATIONS SANITARY SEWER PROJECT

Attachments:

Staff Report for SSA sewer ordinance (DOC)
South Service Area Phase 1 Estimate PRELIM Drawings 09 14 21 (PDF)
Cost Evaluation Package WWTP vs Pumpsed System (PDF)
Ordinance for temp and permanent easements SSA (DOCX)



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

Mayor & Board of Aldermen

From: Carl Brooks, Director of Public Works (cbrooks@harrisonville.com)

Date: September 24, 2021

Re: Ordinance No. 2021-xx, Mayor & Board of Alderman (BOA) to approve Ordinance No. 2021-xx, directing City staff to acquire necessary temporary and permanent easements to permit the engineering, construction, and completion of the South Service Area Sanitary Sewer Improvements Project.

GENERAL INFORMATION

Applicant: City Staff

Requested Actions: Acceptance of Ordinance

Purpose: Acceptance of the request to direct City staff to acquire necessary temporary and permanent easements to permit the engineering, construction, and completion of the South Service Area Sanitary Sewer Improvements Project.

Property Location: Along S. Brickplant Rd from E. 267th Steet to E. 275th Street and along E. 275th Street from S. Brickplant Rd to S. Brookhart Rd, then due south from E. 275th Street across five parcels of property to the Wal-Mart Distribution Center, see Exhibit A. Two (2) plus miles in length. Also, the project includes a gravity sewer main along the north side of E. 275th Street to the east of the Slumber Inn from S. Brookhart Rd., an additional 1/-2 mile of 8-inch gravity sewer pipe

PROPOSAL

On October 19, 2020, this Board considered and approved an Ordinance initiating the South Service Area Force Main, Gravity and Lift Station Sanitary Sewer Project by the funding of the Certificates Of Participation; and this past July 19th, this Board considered and approved an Ordinance entering into a road use and maintenance agreement with Cass County to use the County's 60-ROW for the installation of the sewer mains.

PREVIOUS ACTIONS

The City and the County have entered into a Road Use and Maintenance Agreement for the South Service Area Sanitary Sewer Project. The purpose of the agreement is for Cass County to grant to the City of Harrisonville the use of their 60-foot ROW for the construction of the sewer mains.

City staff has engaged Burns & McDonnell Engineers to design and plan to engage the engineer in the construction phase services of the approximately two and one-half (2-1/2) miles of the South Service Area Sanitary Sewer Project.

KEY ISSUES

The existing Wal-Mart Distribution South Wastewater Treatment Plant (WWTP) is more than 20 years old, and is being held together with “*duct tape and bailing wire*”. As you may recall, the City Engineer performed a cost analysis comparison between a package WWTP and the proposed design of a series of lift stations, force mains and gravity lines to an existing gravity sewer collection system at E. 267th Street and S. Brickplant Rd.; showing that over time it far more economical to construct the “Pumped System”, and the pump the waste to the existing gravity sewer collection, then on to the Main WWTP located on Clearwater Drive; than it would be to continue to build a package WWTP that lasts twenty years at a time. See Table and Graph.

In the county where this project is located, this area has not been platted, the centerlines of the properties go the center of the road and not to the ROW; and the property owners know this fact. Even when the pipe is installed in the road ROW, City staff will still have to get both temporary and permanent easements from both sides of the road from said property owners.

This ordinance allows City staff to continue to negotiate with the affected property owners to obtain the necessary temporary and permanent easements. City staff will have to acquire the signatures of twenty seven (27) property owners.

City staff have attempted to negotiate with the property owners affected by the project (as depicted in Exhibit A) and will be providing to the property owners just compensation for the City's acquisition of the temporary and permanent easements necessary to complete the sanitary sewer project once the appraisals of the properties have been completed.

When good-faith negotiations with these property owners have not resulted in the City's acquisition of all necessary temporary and/or permanent easements; it may be necessary that City staff continue to engage in good-faith negotiations and/or initiate the formal condemnation process to acquire the remaining easements, which are integral for the completion of the South Service Area Force Main, Gravity and Lift Stations Sanitary Sewer Project.

The South Service Area Sanitary Sewer Project has a total City project budgeted cost of \$3.9M.

Our City attorney has reviewed the attached ordinance.

STAFF COMMENTS AND SUGGESTIONS

City staff agrees with the recommendations included in the attached ordinance.

STAFF RECOMMENDATION

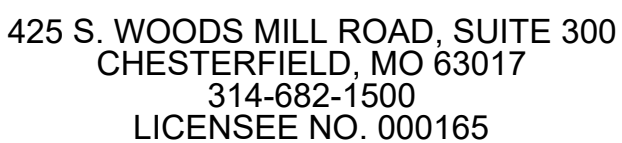
City staff recommends the approval of the attached ordinance.

ATTACHMENTS

- Ordinance 2021-xx
- Exhibit A, Preliminary Design Construction Drawings
- Cost Table and Graph



**PRELIMINARY - NOT
FOR CONSTRUCTION**



date AUGUST 20, 2021	detailed M. TOOLEN
designed M. CANULL	checked C. KIMMEL



CASS COUNTY, MISSOURI

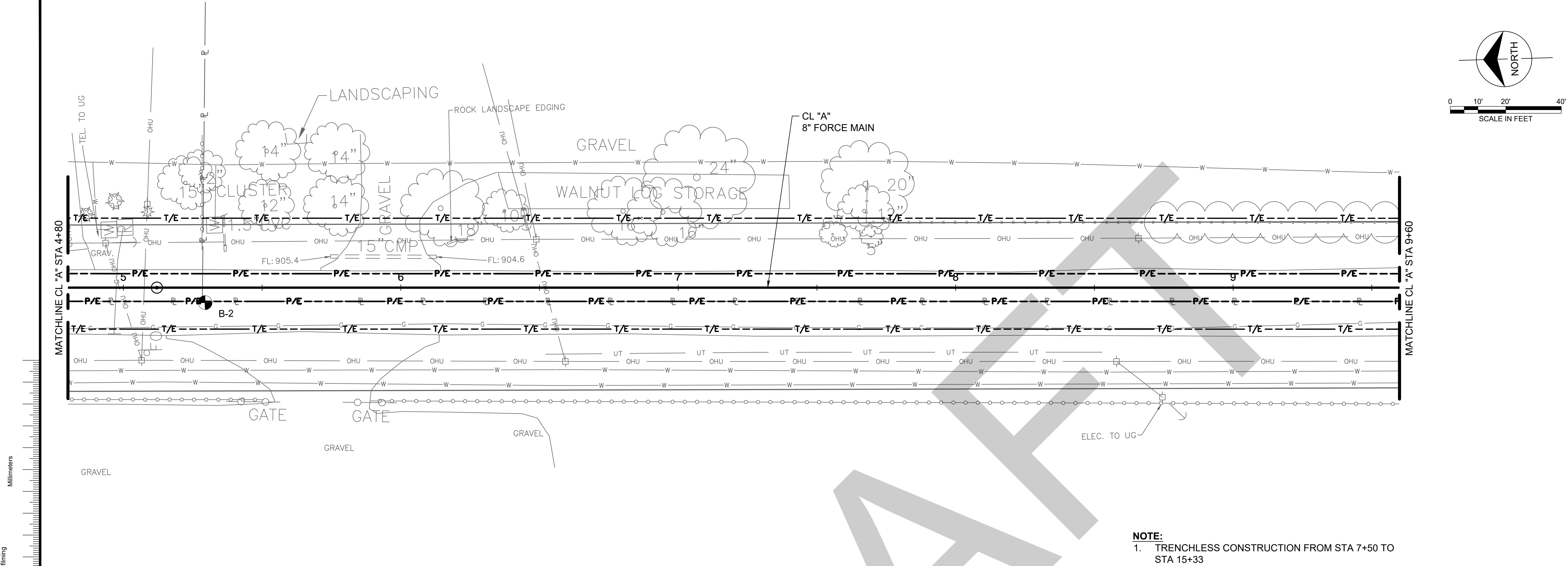
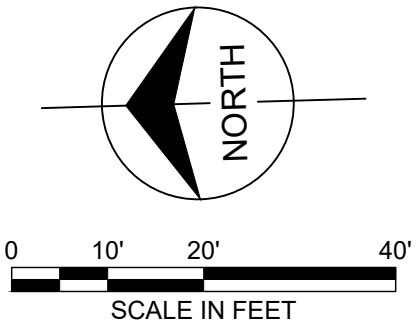
HARRISONVILLE, MISSOURI

CIVIL

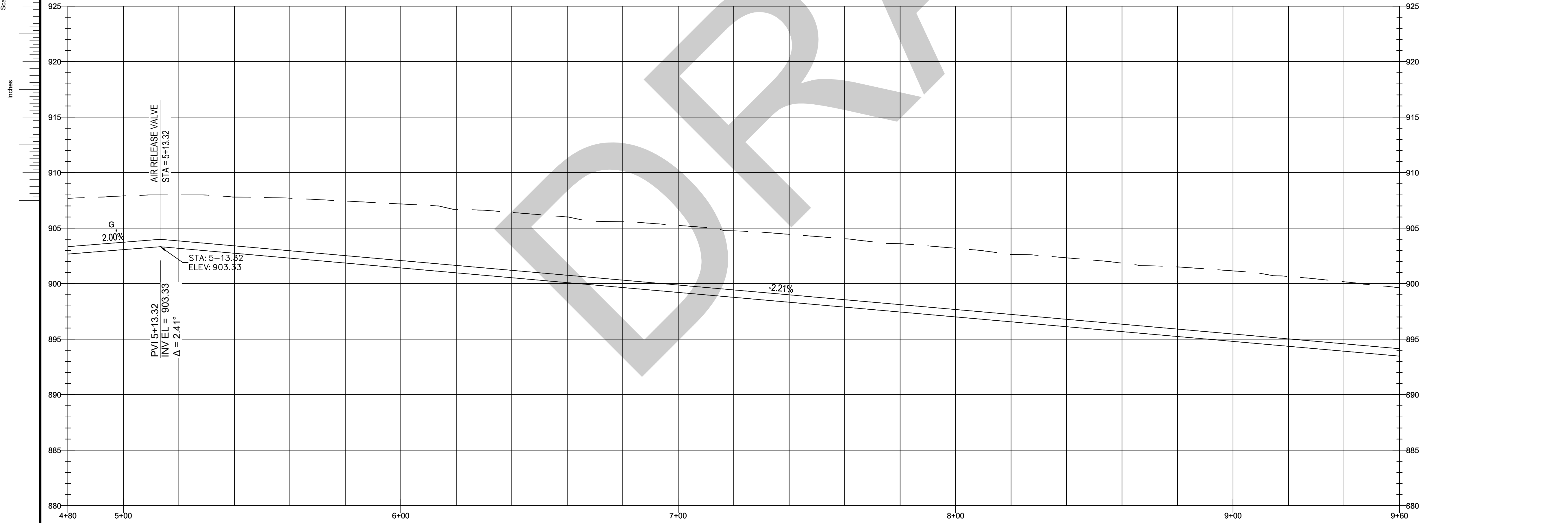
CL "A" PLAN AND PROFILE
STA 0+00 TO STA 1+00

project		contract	
128565			
drawing		rev.	
C001		A	
sheet 2		of 29 sheets	
file 128565 Plan-Profile.dwg			

no.	date	by	ckd	description
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NOTE:
1. TRENCHLESS CONSTRUCTION FROM STA 7+50 TO STA 15+33



**PRELIMINARY - NOT
FOR CONSTRUCTION**

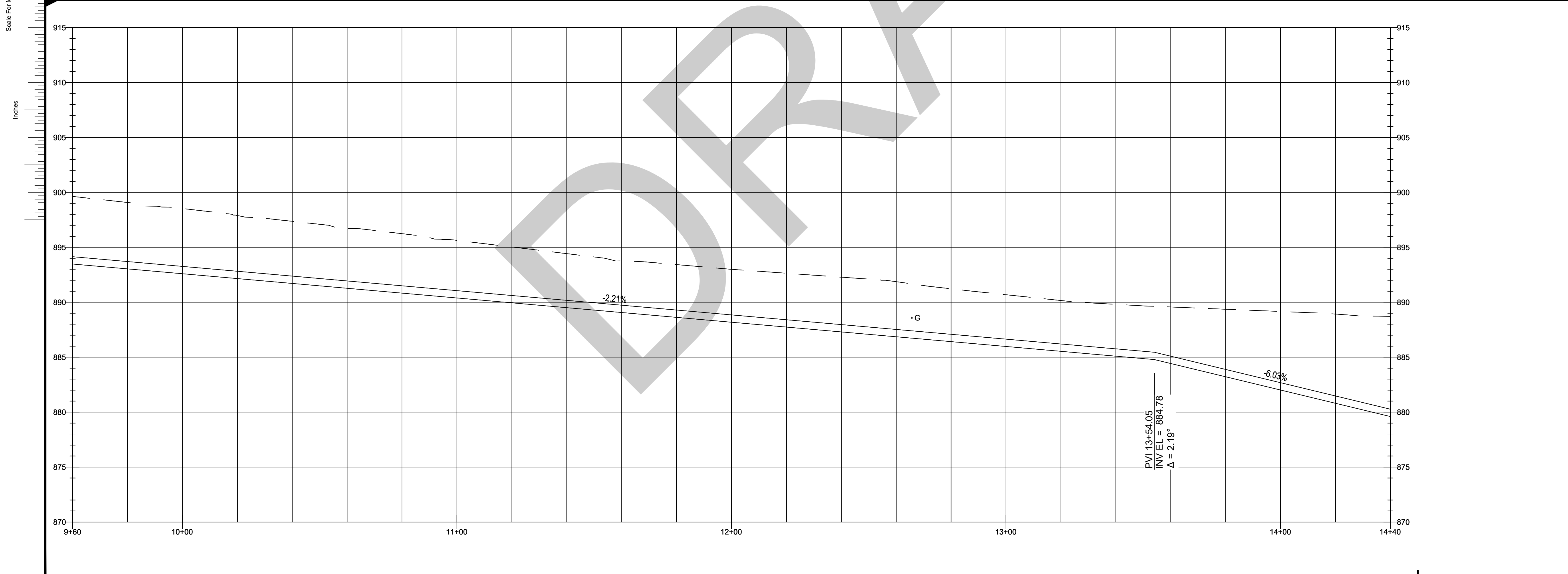
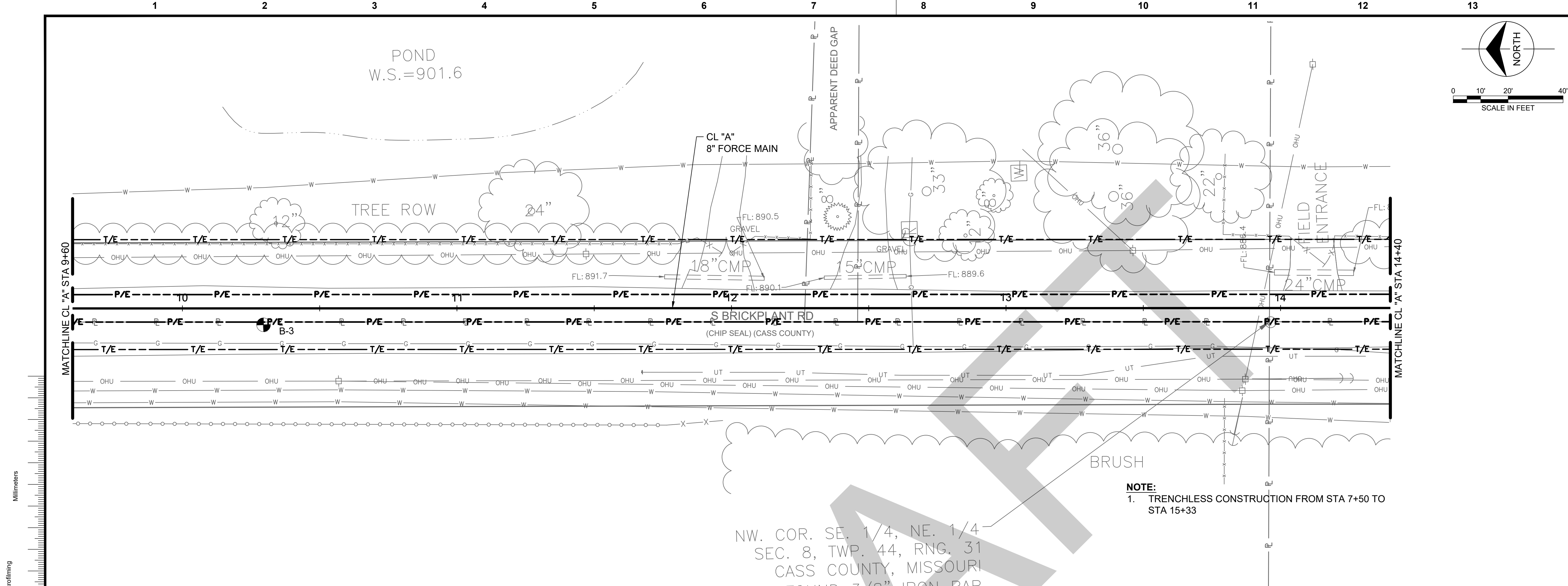
**BURNS
McDONNELL**
425 S. WOODS MILL ROAD, SUITE 300
CHESTERFIELD, MO 63017
314-682-1500
LICENSEE NO. 000165

CASCONSTRUCTORSLLC
AN ALBERICI ENTERPRISE

date AUGUST 20, 2021	detailed M. TOOLEN
designed M. CANULL	checked C. KIMMEL



CASS COUNTY, MISSOURI	
HARRISONVILLE, MISSOURI	
CIVIL	
CL "A" PLAN AND PROFILE	
STA 4+80 TO STA 9+60	
project 128565	contract
drawing C002	rev. A
sheet 3 of 29 sheets	
file 128565_Plan-Profile.dwg	



no.	date	by	ckd	description

PRELIMINARY - NOT FOR CONSTRUCTION

BURNS MEDONNELL
425 S. WOODS MILL ROAD, SUITE 300
CHESTERFIELD, MO 63017
314-682-1500
LICENSEE NO. 000165

CASCONSTRUCTORSLLC
AN ALBERICI ENTERPRISE

date AUGUST 20, 2021	detailed M. TOOLEN
designed M. CANULL	checked C. KIMMEL

City of **Harrisonville** 1836

CASS COUNTY, MISSOURI

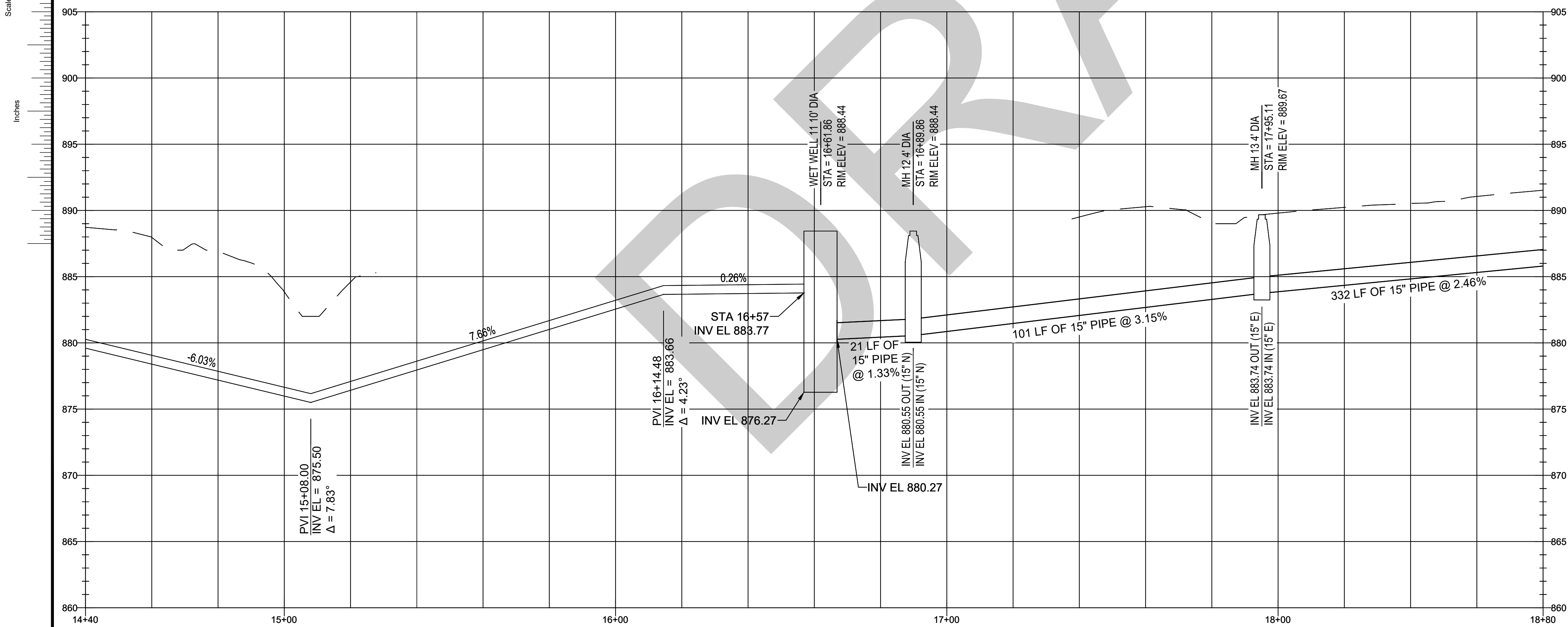
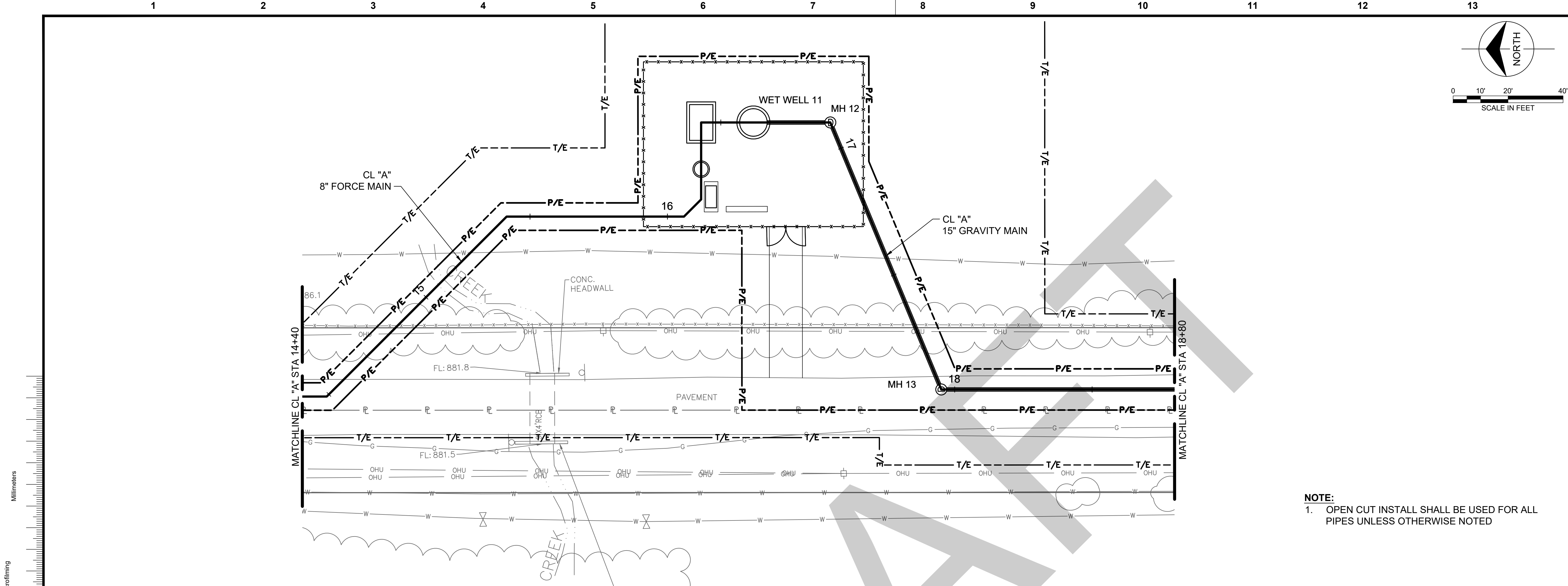
HARRISONVILLE, MISSOURI
CIVIL
CL "A" PLAN AND PROFILE
STA 9+60 TO STA 14+40

project 128565	contract
drawing C003	rev. A

sheet 4	of 29	sheets
file 128565_Plan-Profile.dwg		

Attachment: South Service Area Phase 1 Estimate PRELIM Drawings 09 14 21 (Temporary and Permanent easements for SSA Sewer Project)

Packet Pg. 48



PRELIMINARY - NOT
FOR CONSTRUCTION

**BURNS
McDONNELL**

425 S. WOODS MILL ROAD, SUITE 300
CHESTERFIELD, MO 63017
314-682-1500
LICENSEE NO. 000165

CASCONSTRUCTORSLLC
AN ALBERICI ENTERPRISE

date	AUGUST 20, 2021	detailed	M. TOOLEN
designed	M. CANULL	checked	C. KIMMEL



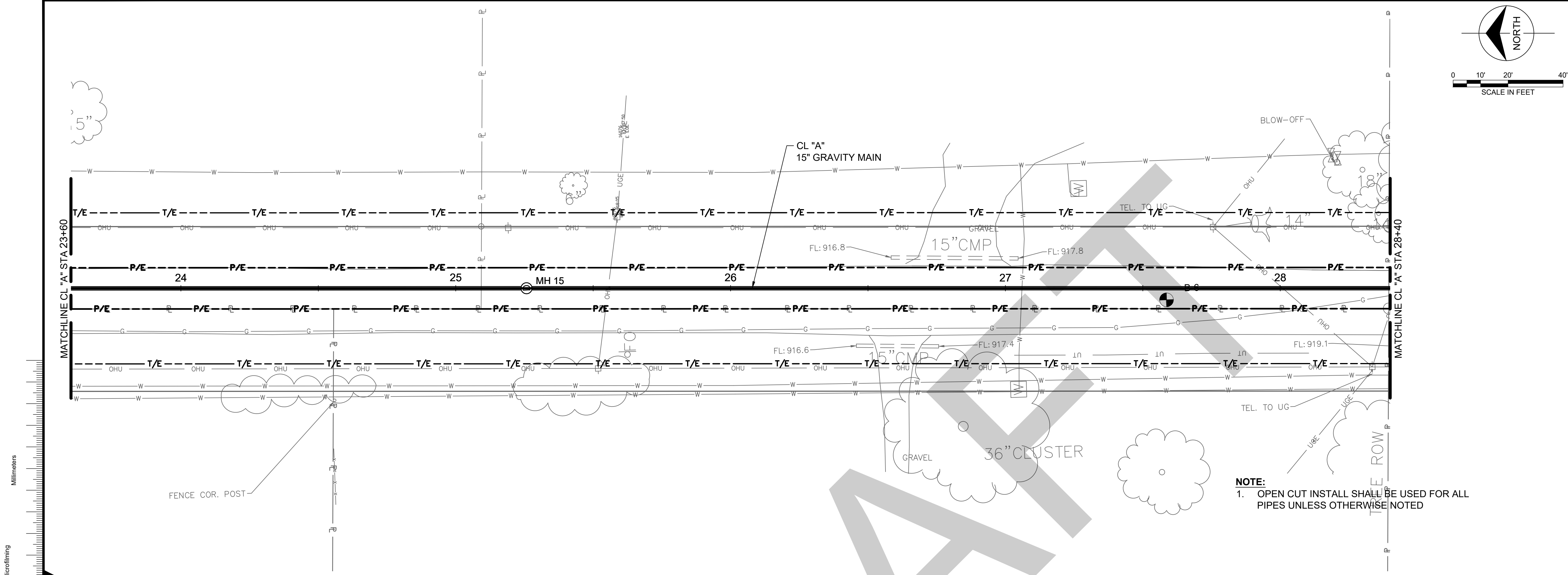
CASS COUNTY, MISSOURI	
HARRISONVILLE, MISSOURI	
CIVIL	
CL "A" PLAN AND PROFILE	
STA 14+40 TO STA 18+80	
project	contract
128565	
drawing	rev.
C004	A
sheet 5	of 29 sheets
file 128565_Plan-Profile.dwg	



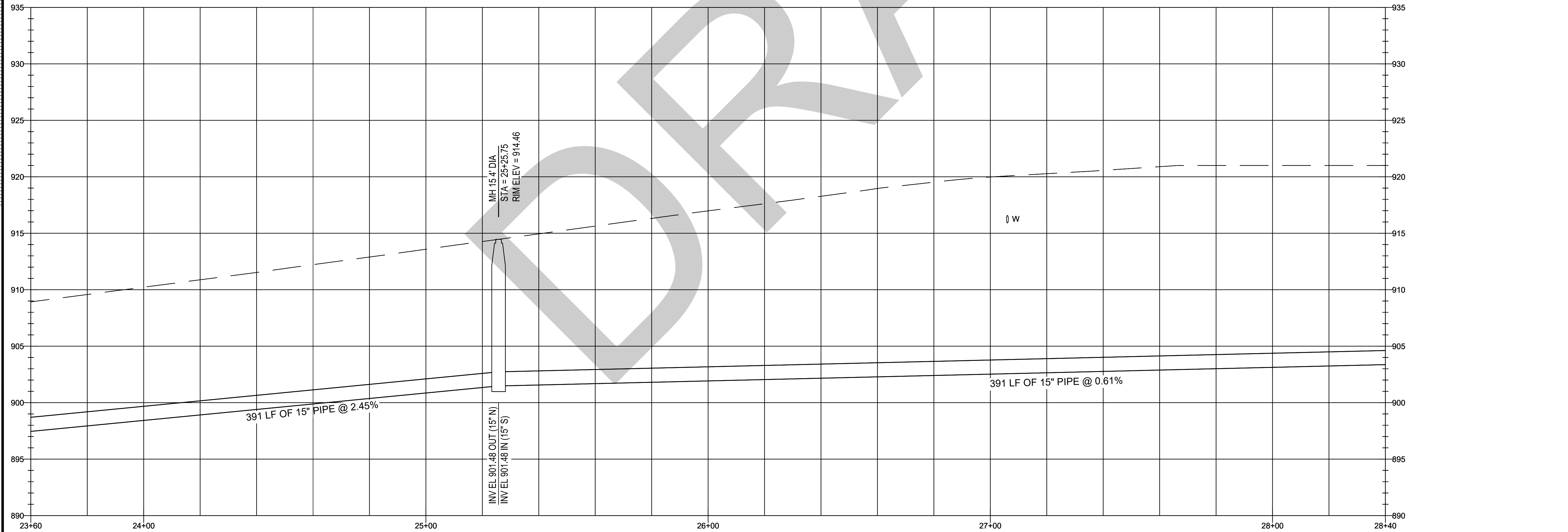
**PRELIMINARY - NOT
FOR CONSTRUCTION**

date AUGUST 20, 2021	detailed M. TOOLEN
designed M. CANULL	checked C. KIMMEL

CASS COUNTY, MISSOURI			
HARRISONVILLE, MISSOURI			
CIVIL			
CL "A" PLAN AND PROFILE			
STA 18+80 TO STA 23+60			
project		contract	
128565			
drawing		rev.	
C005		A	
sheet 6		of 29 sheets	
file 128565_Plan-Profile.dwg			



Millimeters
Scale For Microfining
Inches



no.	date	by	ckd	description
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**PRELIMINARY - NOT
FOR CONSTRUCTION**

**BURNS
& McDONNELL**

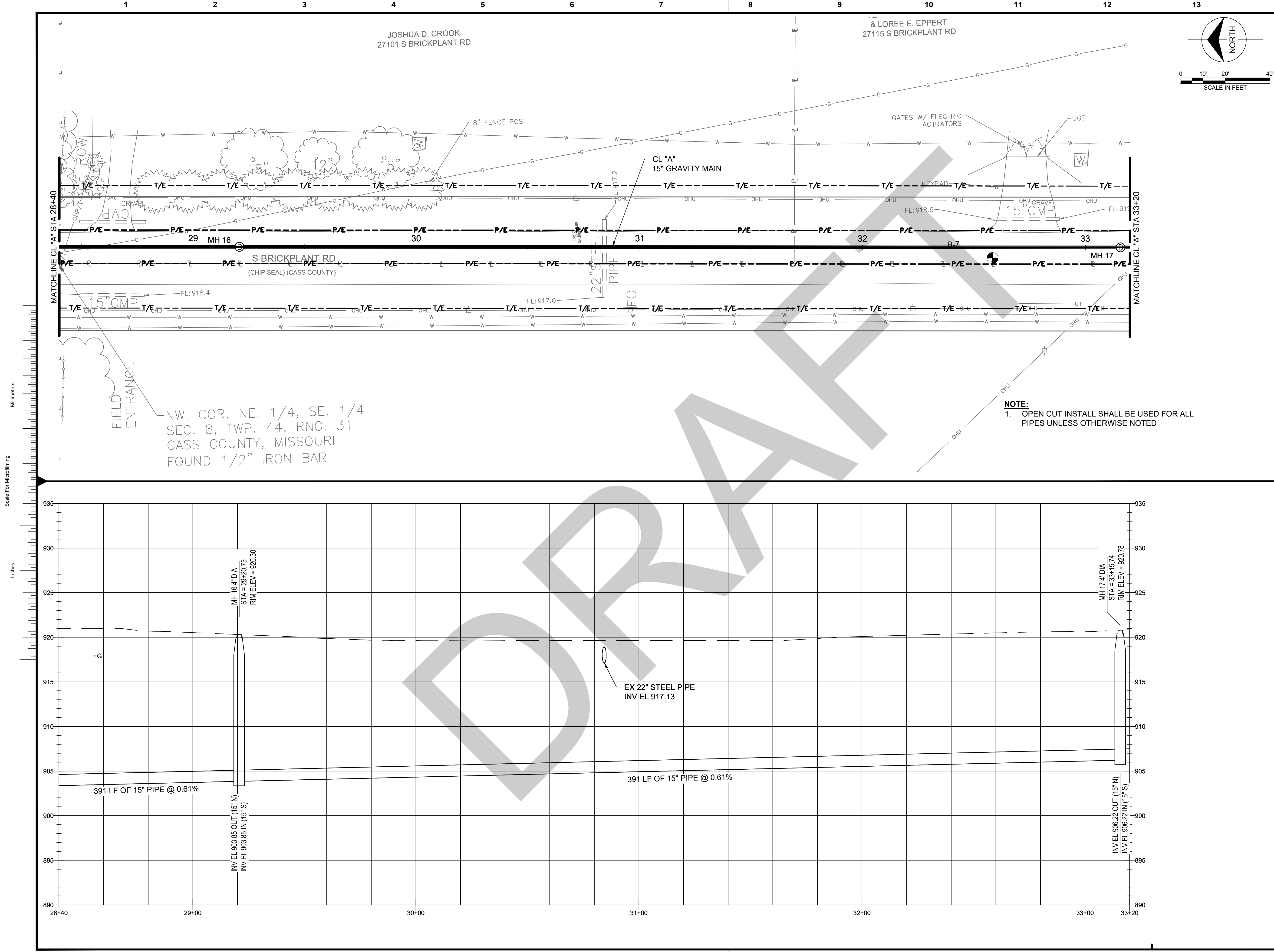
425 S. WOODS MILL ROAD, SUITE 300
CHESTERFIELD, MO 63017
314-682-1500
LICENSEE NO. 000165

CASCONSTRUCTORSAN ALBERICI ENTERPRISE

date AUGUST 20, 2021	detailed M. TOOLEN
designed M. CANULL	checked C. KIMMEL



CASS COUNTY, MISSOURI	
HARRISONVILLE, MISSOURI	
CIVIL	
CL "A" PLAN AND PROFILE	
STA 23+60 TO STA 28+40	
project 128565	contract
drawing C006	rev. A
sheet 7 of 29 sheets	file 128565_Plan-Profile.dwg



no.	date	by	ckd	description
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BURNS & McDONNELL
425 S. WOODS MILL ROAD, SUITE 300
CHESTERFIELD, MO 63017
314-682-1500
LICENSEE NO. 000165

CASCONSTRUCTORSLLC
AN ALBERICI ENTERPRISE

date	AUGUST 20, 2021	detailed	M. TOOLEN
designed	M. CANULL	checked	C. KIMMEL



CASS COUNTY, MISSOURI	
HARRISONVILLE, MISSOURI	
CIVIL	
CL "A" PLAN AND PROFILE	
STA 28+40 TO STA 33+20	
project	contract
128565	
drawing	rev.
C007	A
sheet 8	of 29 sheets
file 128565_Plan-Profile.dwg	

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**BURNS
MCDONNELL**

425 S. WOODS MILL ROAD, SUITE 300
CHESTERFIELD, MO 63017
314-682-1500
LICENSEE NO. 000165

CAS **CONSTRUCTORS** **LLC**
AN AMERIFLEX ENTERPRISE

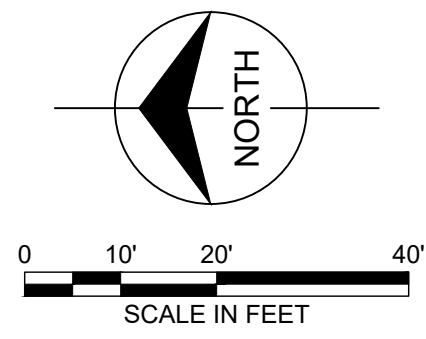


City of Harrisonville est. 1836



Packet Pg. 54

CASS COUNTY, MISSOURI			
HARRISONVILLE, MISSOURI			
CIVIL			
CL "A" PLAN AND PROFILE			
STA 38+00 TO STA 42+80			
project		contract	
128565			
drawing		rev.	
C009		A	
sheet	10	of	29 sheets
file 128565_Plan-Profile.dwg			



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Scale For Microfilming



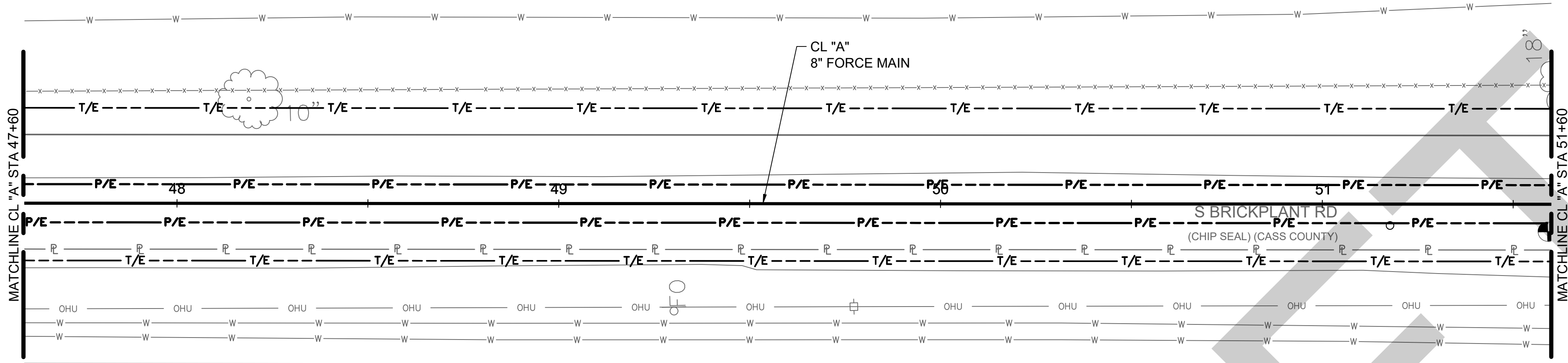
date AUGUST 20, 2021	detailed M. TOOLEN
designed M. CANULL	checked C. KIMMEL



HARRISONVILLE, MISSOURI

CIVIL
CL "A" PLAN AND PROFILE
STA 42+80 TO STA 47+60

project	128565	contract
drawing	C010 - A	rev.
sheet 11	of 29	sheets
file 128565 Plan-Profile.dwg		

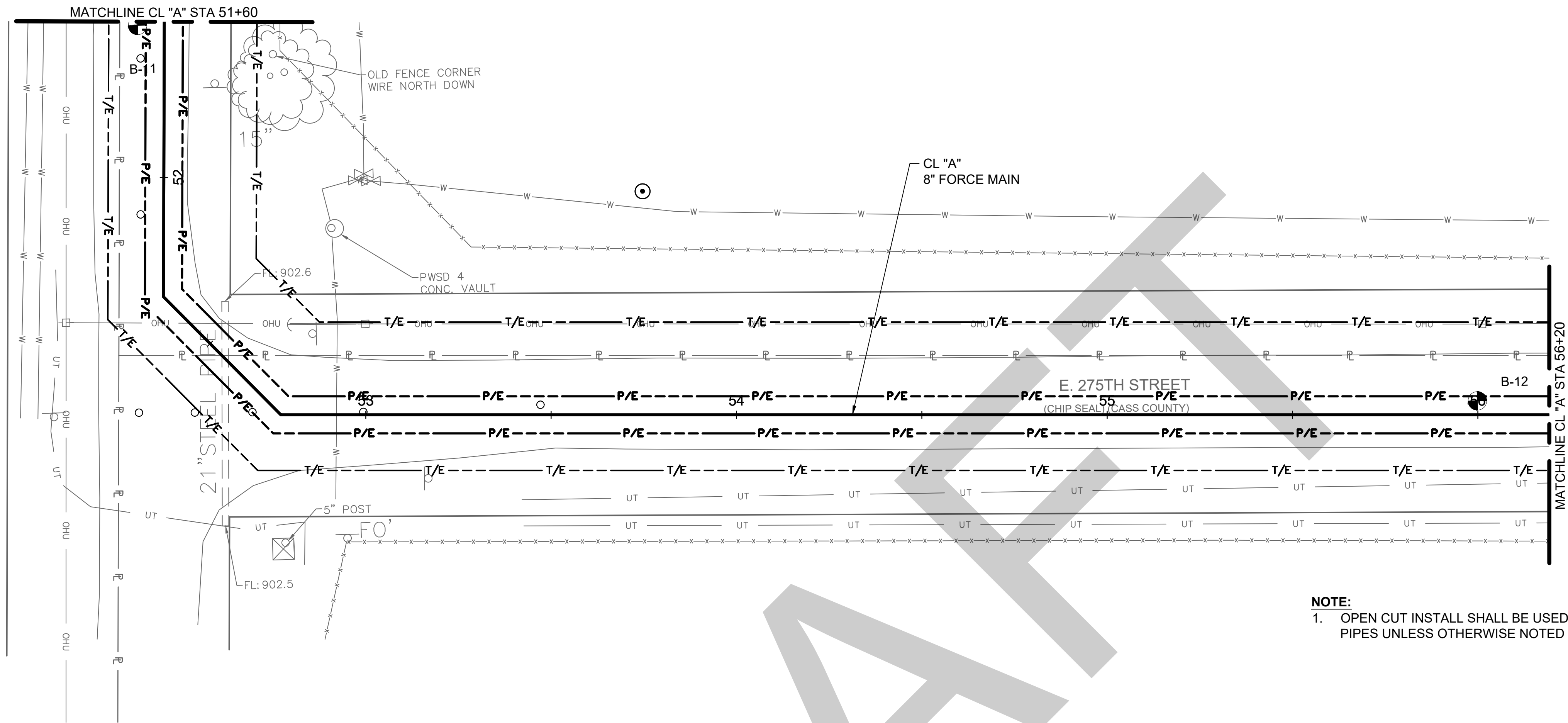


Scale For Microfilming



**PRELIMINARY - NOT
FOR CONSTRUCTION**

Packet Pg. 56



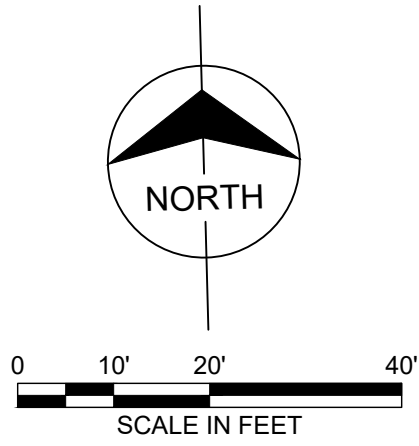
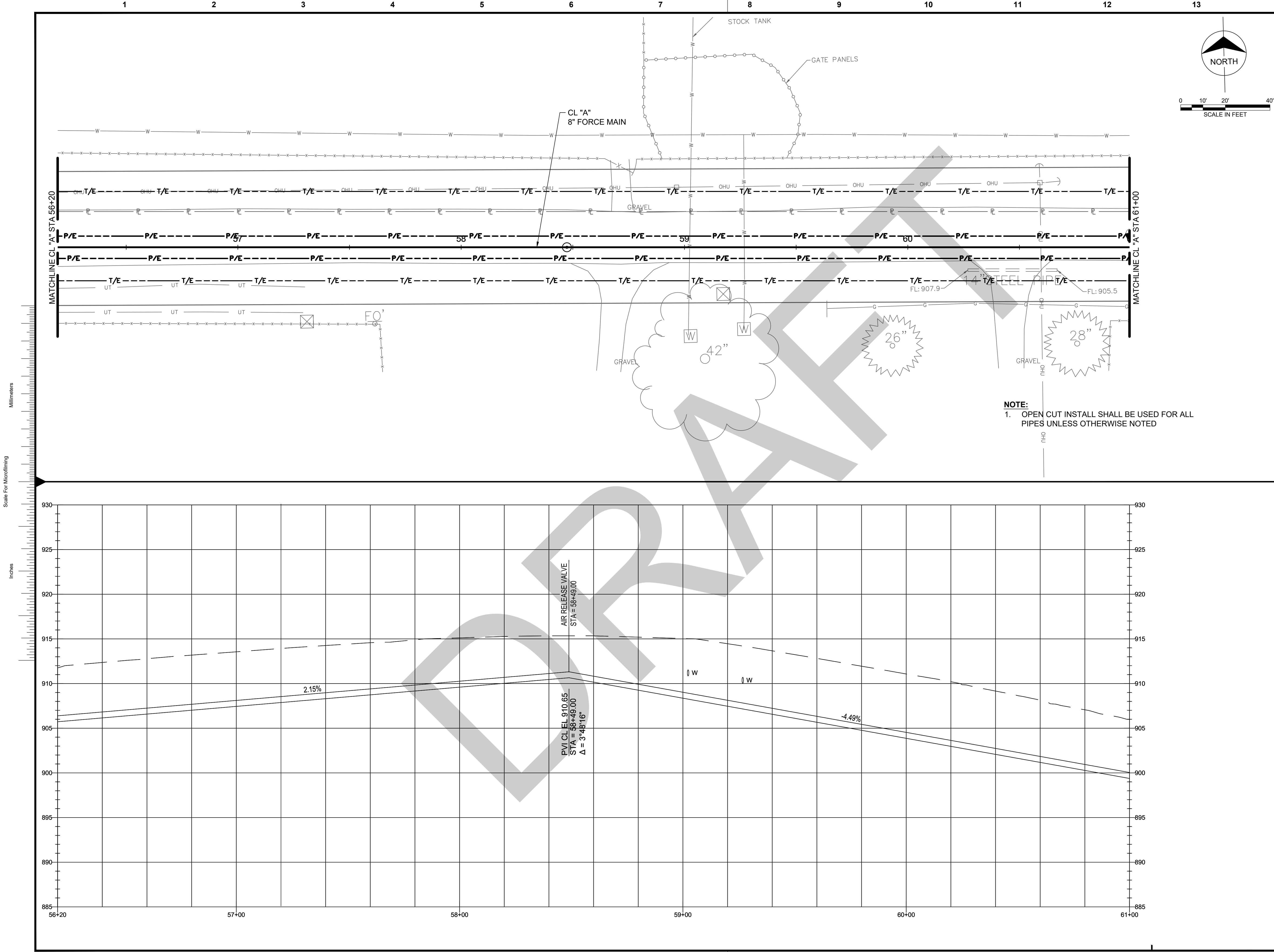
**PRELIMINARY - NOT
FOR CONSTRUCTION**

date	detailed
AUGUST 20, 2021	M. TOOLEN
designed	checked
M. CANULL	C. KIMMEL

CASS COUNTY, MISSOURI

HARRISONVILLE, MISSOURI
CIVIL
CL "A" PLAN AND PROFILE
STA 51+60 TO STA 56+20

Packet Pg. 57



no.	date	by	ckd	description
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**PRELIMINARY - NOT
FOR CONSTRUCTION**



425 S. WOODS MILL ROAD, SUITE 300
CHESTERFIELD, MO 63017
314-682-1500
LICENSEE NO. 000165



date AUGUST 20, 2021	detailed M. TOOLEN
designed M. CANULL	checked C. KIMMEL



CASS COUNTY, MISSOURI

HARRISONVILLE, MISSOURI

CIVIL
CL "A" PLAN AND PROFILE
STA 56+20 TO STA 61+00

project 128565	contract
drawing C013	rev. A
sheet 14 of 29 sheets	file 128565_Plan-Profile.dwg



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**BURNS
MCDONNELL**

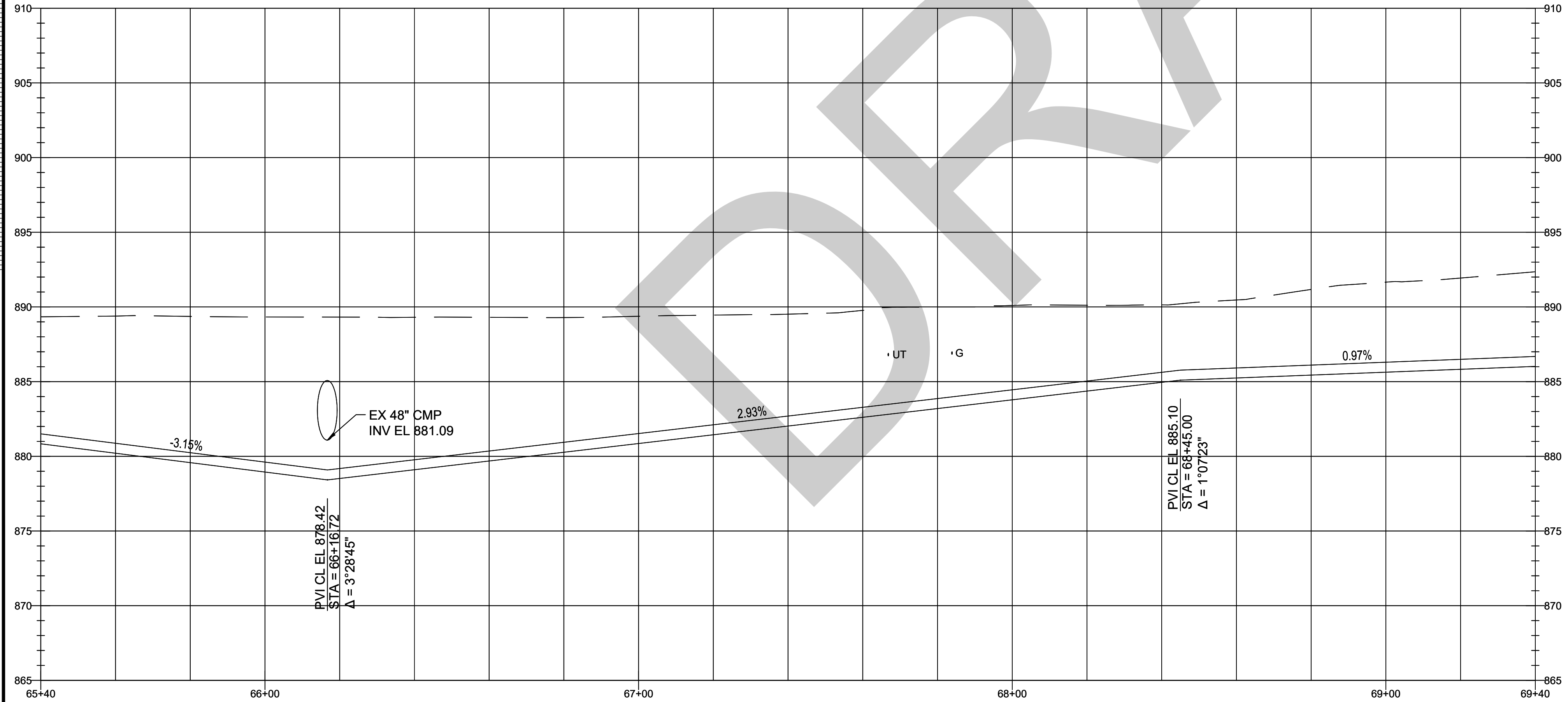
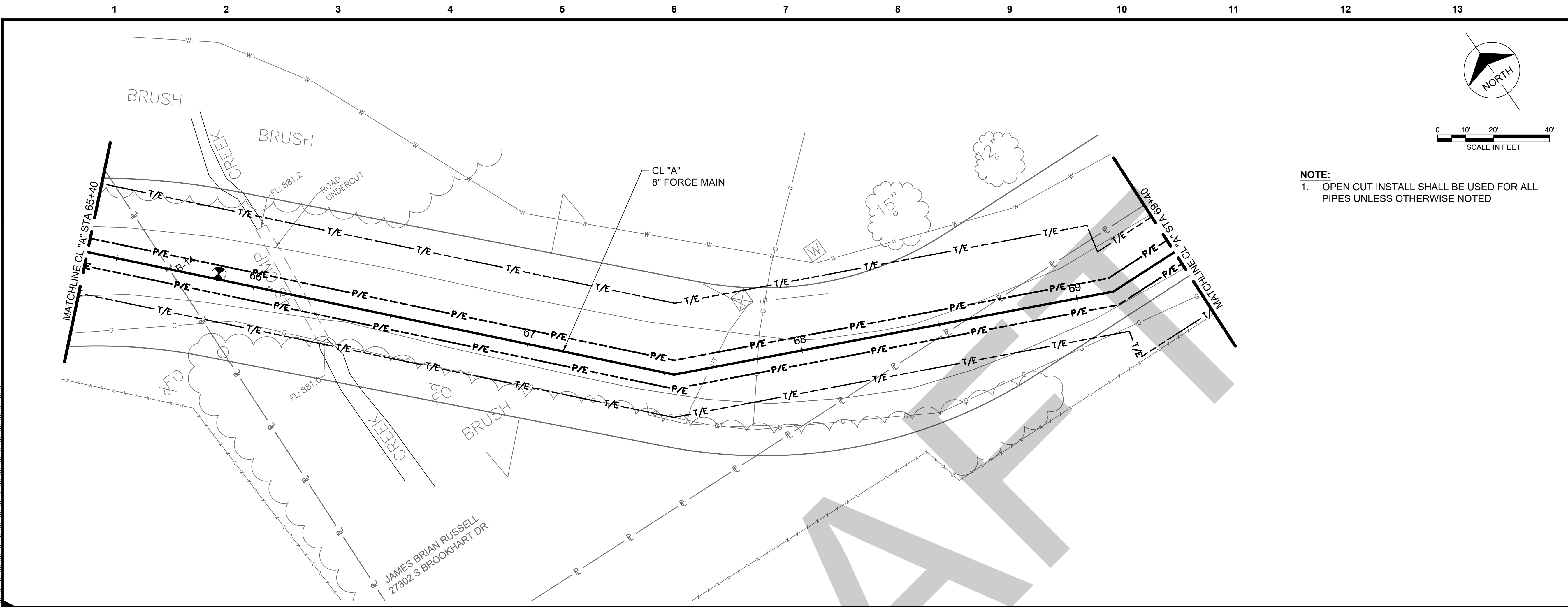
425 S. WOODS MILL ROAD, SUITE 300
CHESTERFIELD, MO 63017
314-682-1500
LICENSEE NO. 000165

CAS **CONSTRUCTORS** **LLC**
AN ALBERICI ENTERPRISE



City of Harrisonville

Packet Pg. 59



no. | date | by | ckd | description

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CHESTERFIELD, MO 63017
314-682-1500
LICENSEE NO. 000165
CASCONSTRUCTORSLLC
AN ALBERICI ENTERPRISE

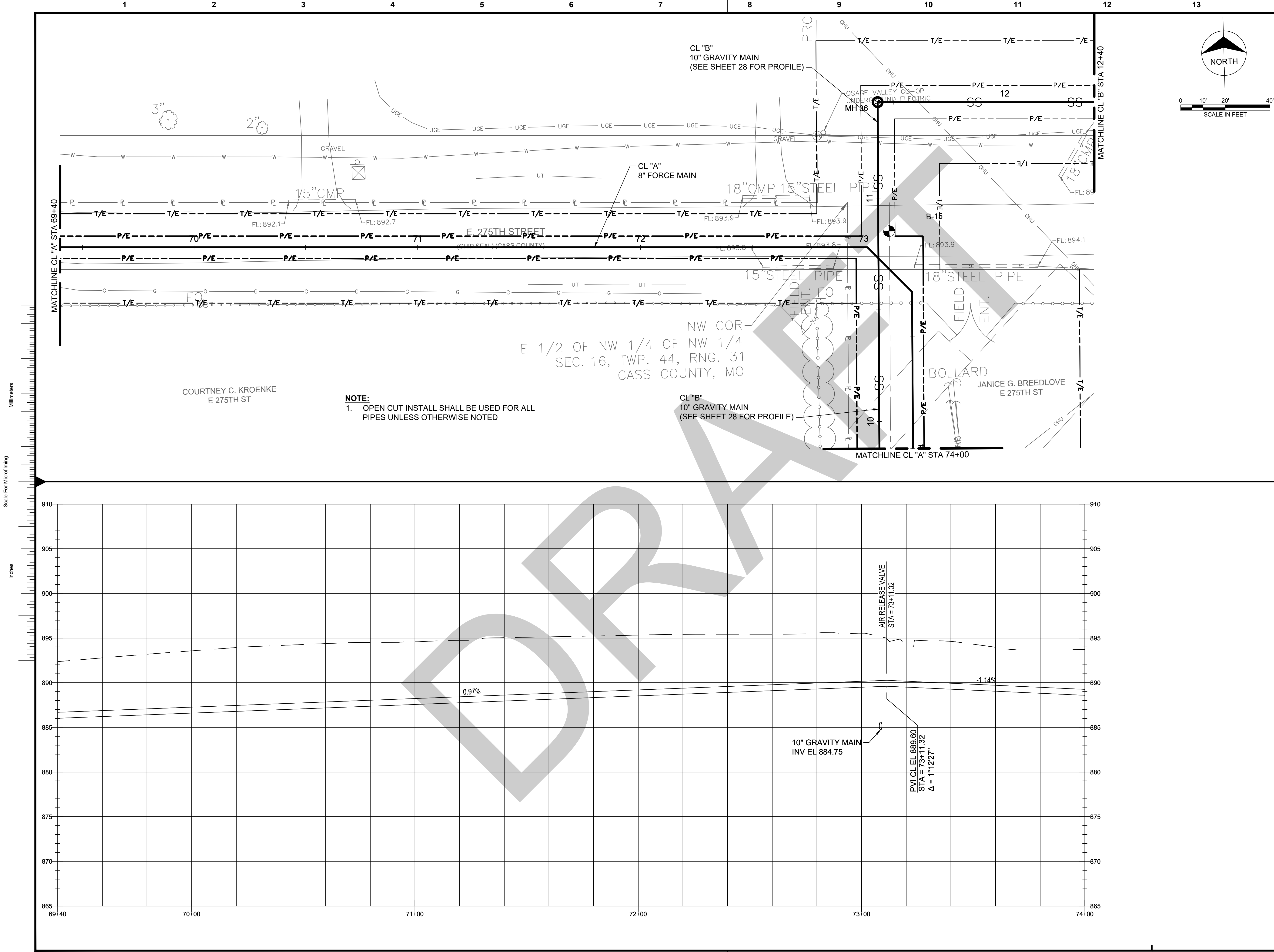
date AUGUST 20, 2021	detailed M. TOOLEN
designed M. CANULL	checked C. KIMMEL

City of
Harrisonville
1836

CASS COUNTY, MISSOURI

HARRISONVILLE, MISSOURI
CIVIL
CL "A" PLAN AND PROFILE
STA 65+40 TO STA 69+40

project 128565	contract
drawing C015	rev. A
sheet 16 of 29 sheets	
file 128565_Plan-Profile.dwg	



no.	date	by	ckd	description
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FOR CONSTRUCTION**



**BURNS
& MCDONNELL**

425 S. WOODS MILL ROAD, SUITE 300
CHESTERFIELD, MO 63017
314-682-1500
LICENSEE NO. 000165

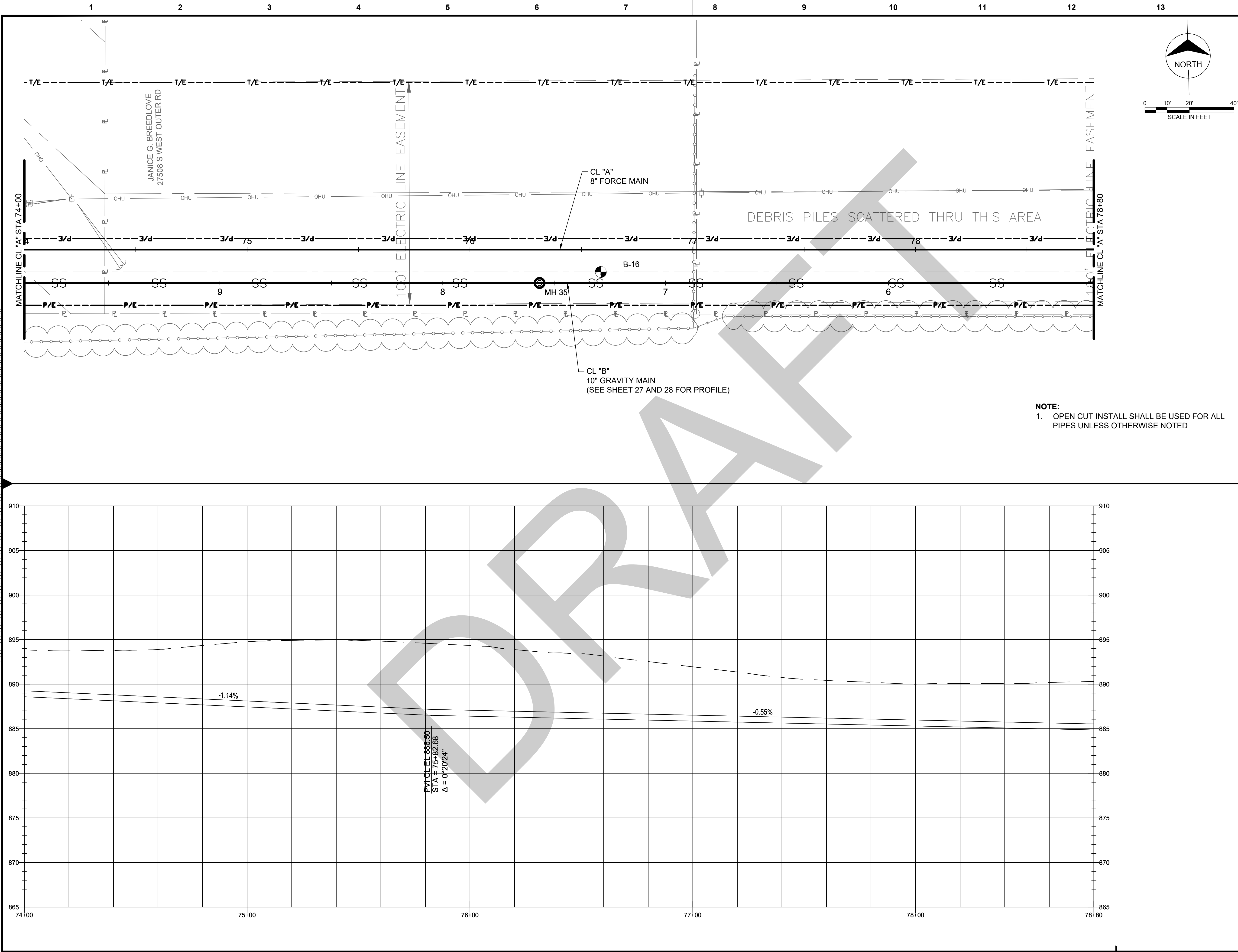


CASCONSTRUCTORSLLC
AN ALBERICI ENTERPRISE

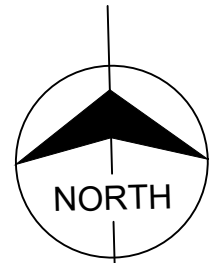
date	detailed
AUGUST 20, 2021	M. TOOLEN
designed	checked
M. CANULL	C. KIMMEL



CASS COUNTY, MISSOURI	
HARRISONVILLE, MISSOURI	
CIVIL	
CL "A" AND CL "B" PLAN AND PROFILE	
STA 69+40 TO STA 74+00	
project	contract
128565	
drawing	rev.
C016	A
sheet 17	of 29 sheets
file 128565_Plan-Profile.dwg	



no.	date	by	ckd	description
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0 10' 20' 40'
SCALE IN FEET

**PRELIMINARY - NOT
FOR CONSTRUCTION**



425 S. WOODS MILL ROAD, SUITE 300
CHESTERFIELD, MO 63017
314-682-1500
LICENSEE NO. 000165



date	detailed
AUGUST 20, 2021	M. TOOLEN
designed	checked
M. CANULL	C. KIMMEL



CASS COUNTY, MISSOURI

HARRISONVILLE, MISSOURI

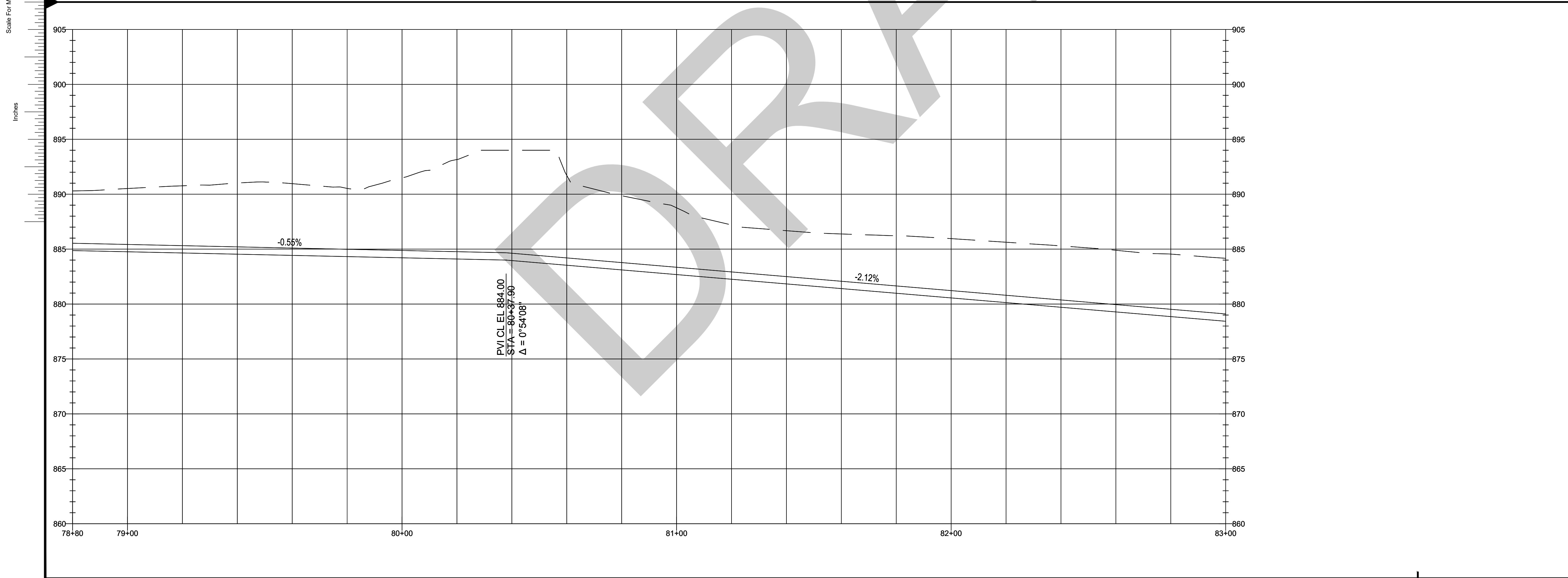
CIVIL
CL "A" AND CL "B" PLAN AND PROFILE
STA 74+00 TO STA 78+80

project	contract
128565	

drawing	rev.
C017	A

sheet	of	sheets
18	29	

file 128565_Plan-Profile.dwg



Attachment: South Service Area Phase 1 Estimate PRELIM Drawings 09/14/21. (Temporary and Permanent easements for SSA Sewer Project)



Packet Pg. 64

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MCDONNELL**

425 S. WOODS MILL ROAD, SUITE 300
CHESTERFIELD, MO 63017
314-682-1500
LICENSEE NO. 000165

CAS **CONSTRUCTORS** **LLC**
AN ALBERICI ENTERPRISE



City of
Harrisonville
est. 1836

HARRISONVILLE, MISSOURI

project	contract
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128565	
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drawing	rev
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drawing C019 — A

2019 ■ A

sheet 20 of 29 sheets

sheet	20	of	20	sheets
file 128565 Plan Profile.dwg				

file 126505_Flat-F10111e.dwg



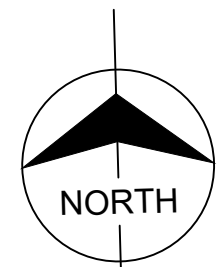
CASCONSTRUCTORS LLC
AN ALBERICI ENTERPRISE



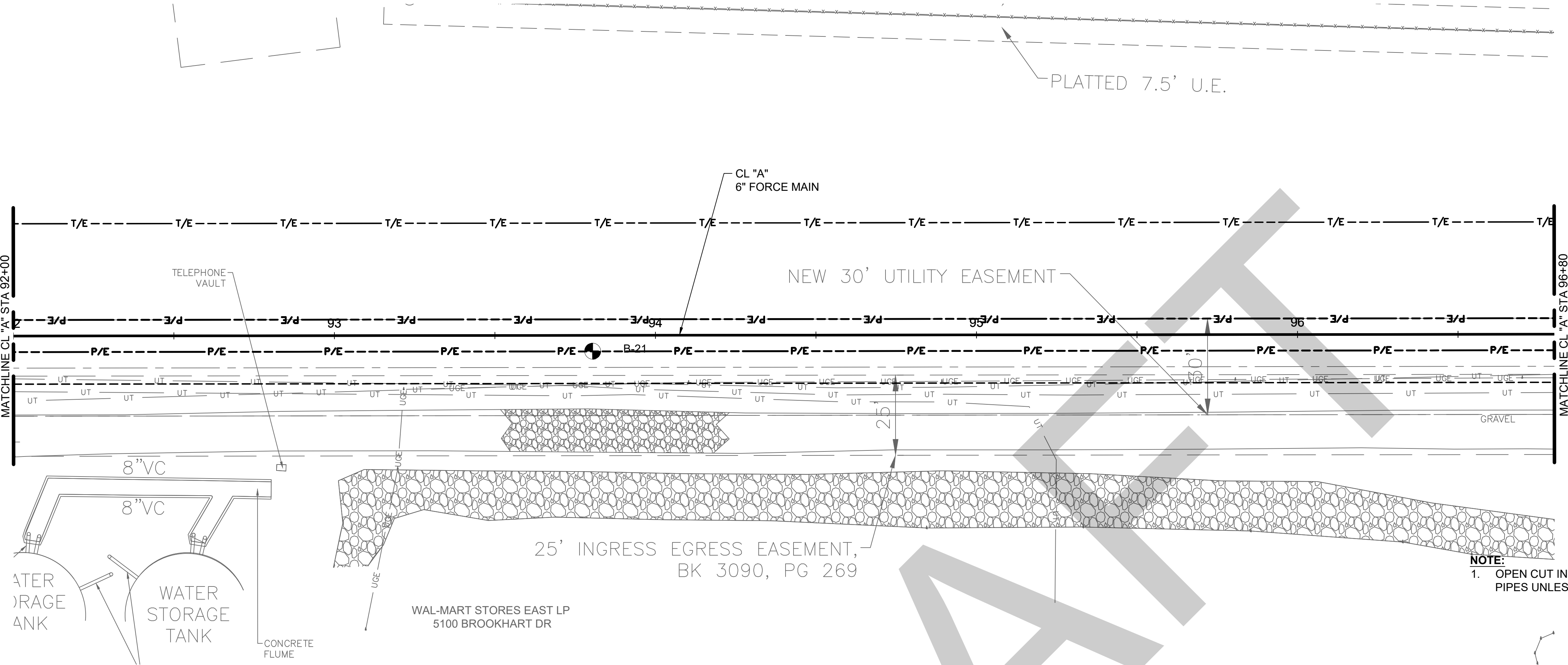
City of Harrisonville

project	128565	contract
drawing	C020 - A	rev.
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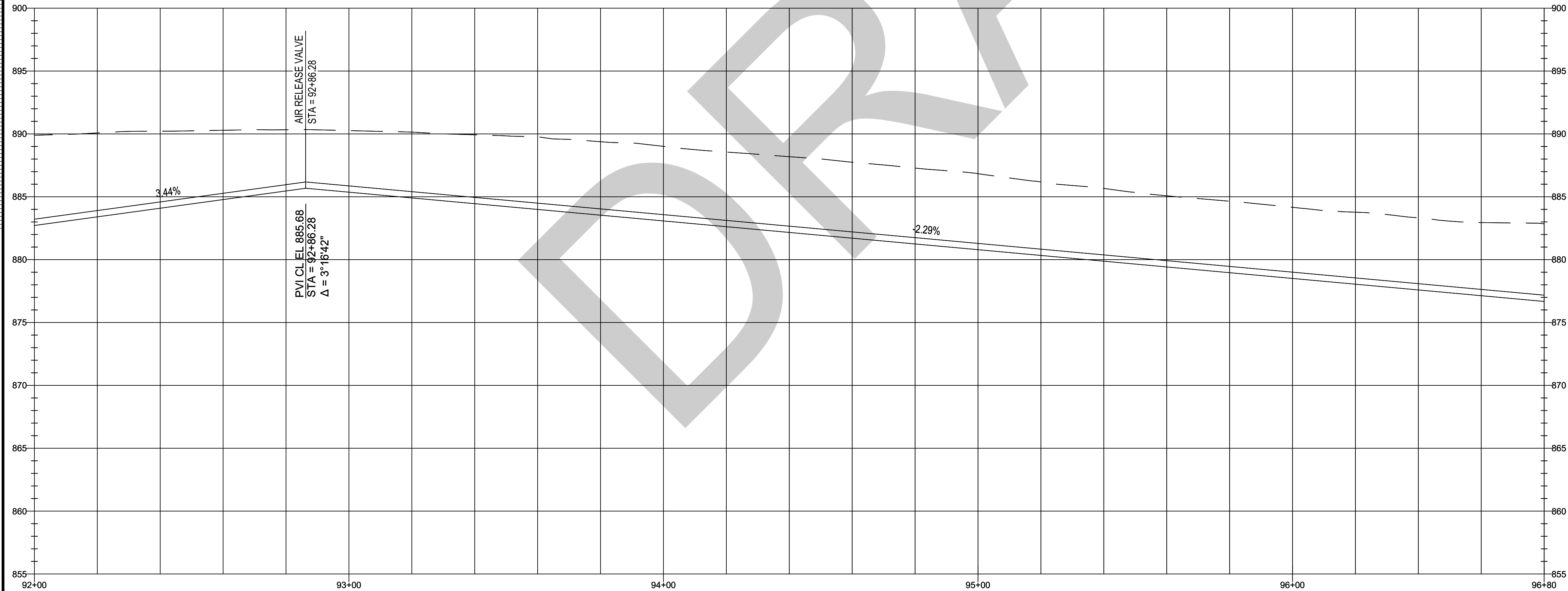
0 10' 20' 40'
SCALE IN FEET



Millimeters

Scale For Microfilming

Inches



no.	date	by	ckd	description
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**PRELIMINARY - NOT
FOR CONSTRUCTION**



425 S. WOODS MILL ROAD, SUITE 300
CHESTERFIELD, MO 63017
314-682-1500
LICENSEE NO. 000165

CASCONSTRUCTORSLLC
AN ALBERICI ENTERPRISE

date AUGUST 20, 2021	detailed M. TOOLEN
designed M. CANULL	checked C. KIMMEL



CASS COUNTY, MISSOURI

HARRISONVILLE, MISSOURI

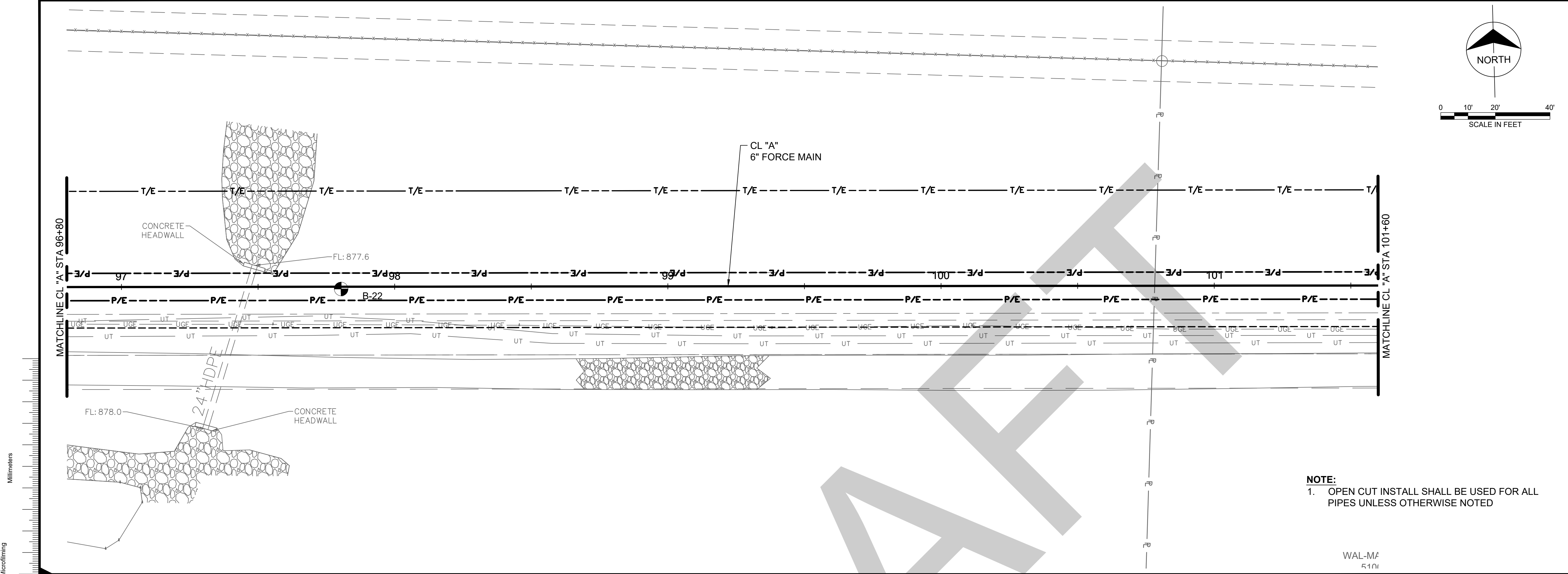
CIVIL
CL "A" PLAN AND PROFILE
STA 92+00 TO STA 96+80

project 128565	contract
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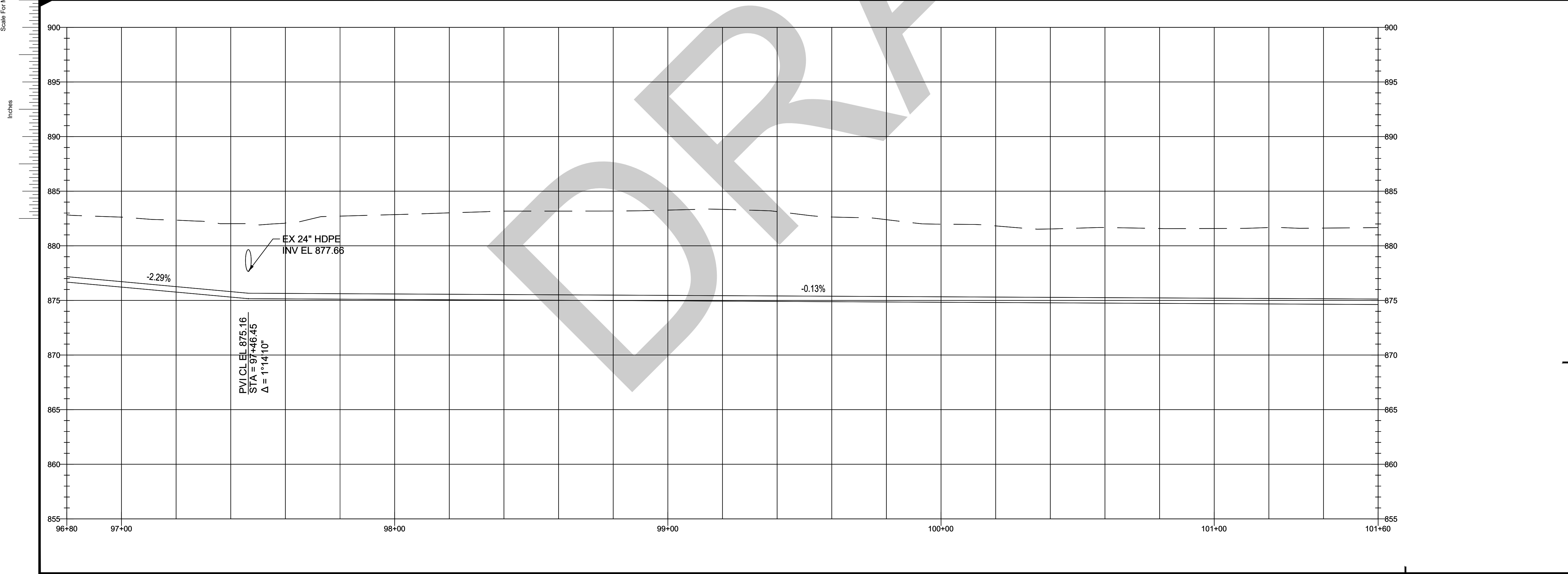
drawing	rev.
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C021 — A

sheet 22	of 29	sheets
file 128565_Plan-Profile.dwg		



NOTE:
1. OPEN CUT INSTALL SHALL BE USED FOR ALL PIPES UNLESS OTHERWISE NOTED



no.	date	by	ckd	description
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PRELIMINARY - NOT FOR CONSTRUCTION

BURNS MEDONNELL
425 S. WOODS MILL ROAD, SUITE 300
CHESTERFIELD, MO 63017
314-682-1500
LICENSEE NO. 000165

CASCONSTRUCTORSLLC
AN ALBERICI ENTERPRISE

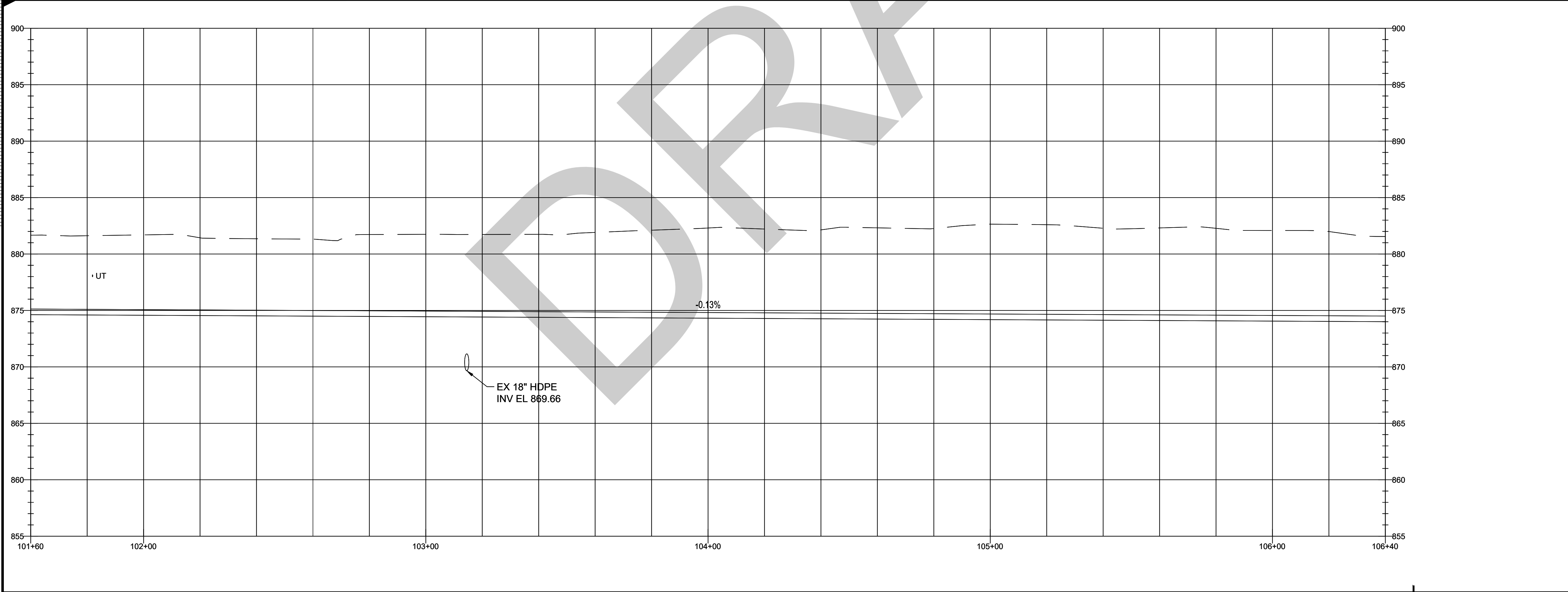
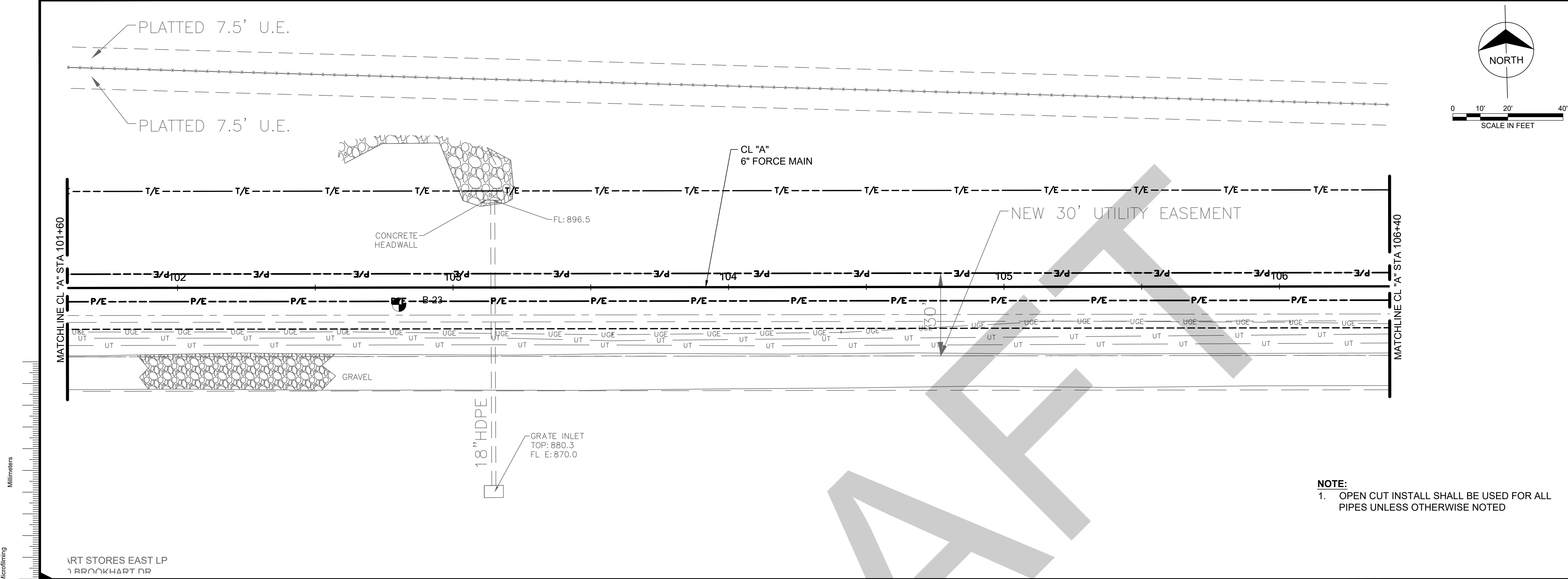
date AUGUST 20, 2021	detailed M. TOOLEN
designed M. CANULL	checked C. KIMMEL


CASS COUNTY, MISSOURI

HARRISONVILLE, MISSOURI
CIVIL
CL "A" PLAN AND PROFILE
STA 96+80 TO STA 101+60

project 128565	contract
drawing C022	rev. A
sheet 23 of 29 sheets	file 128565_Plan-Profile.dwg

Packet Pg. 67



no.	date	by	ckd	description
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425 S. WOODS MILL ROAD, SUITE 300
CHESTERFIELD, MO 63017
314-682-1500
LICENSEE NO. 000165



date AUGUST 20, 2021	detailed M. TOOLEN
designed M. CANULL	checked C. KIMMEL



CASS COUNTY, MISSOURI

HARRISONVILLE, MISSOURI

CIVIL
CL "A" PLAN AND PROFILE
STA 101+60 TO STA 106+40

project 128565	contract
drawing C023	rev. A
sheet 24 of 29 sheets	file 128565_Plan-Profile.dwg



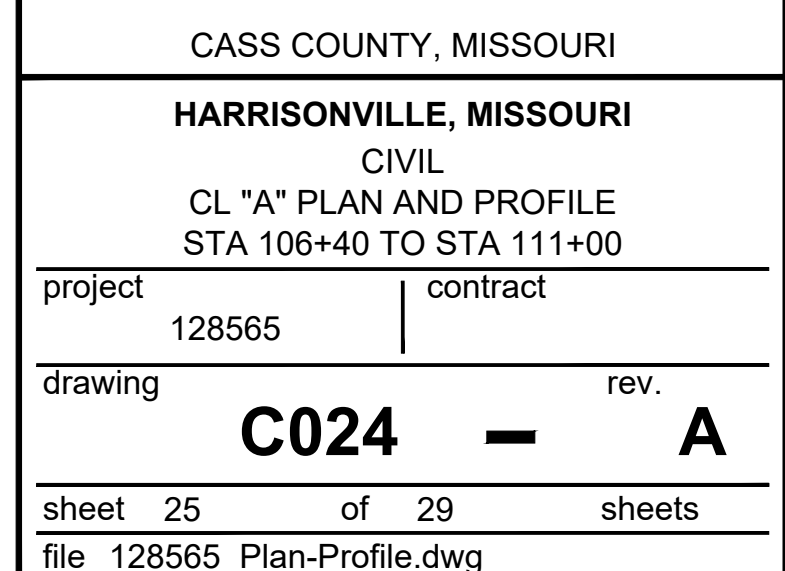
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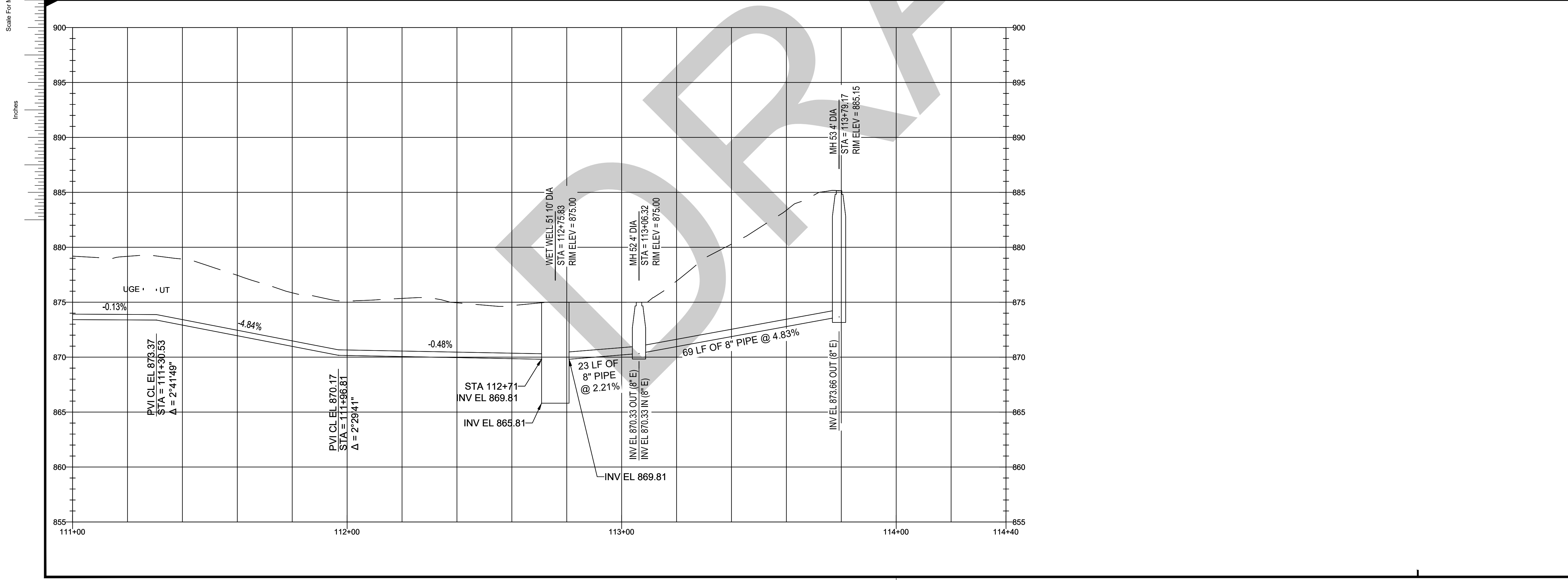
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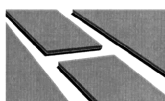
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FOR CONSTRUCTION**

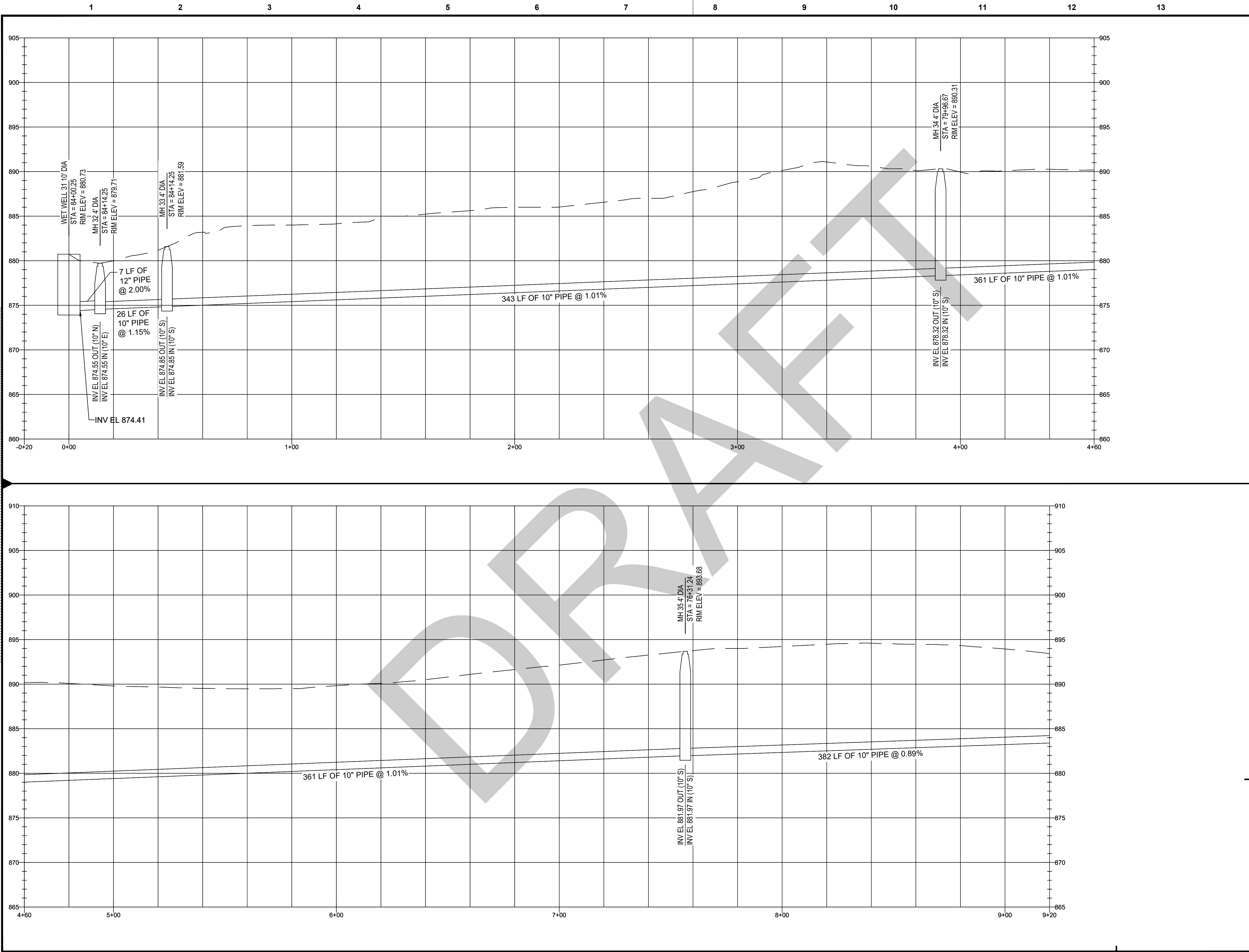


date AUGUST 20, 2021	detailed M. TOOLEN
designed M. CANULL	checked C. KIMMEL





no.	date	by	ckd	description
PRELIMINARY - NOT FOR CONSTRUCTION				
 BURNS MCDONNELL 425 S. WOODS MILL ROAD, SUITE 300 CHESTERFIELD, MO 63017 314-682-1500 LICENSEE NO. 000165 CASCONSTRUCTORSLLC AN ALBERICI ENTERPRISE				
date AUGUST 20, 2021 designed M. CANULL		detailed M. TOOLEN checked C. KIMMEL		
 City of Harrisonville 1836 CASS COUNTY, MISSOURI				
HARRISONVILLE, MISSOURI CIVIL CL "A" PLAN AND PROFILE STA 111+00 TO STA 113+77 project 128565 contract drawing C025 — A rev. sheet 26 of 29 sheets file 128565_Plan-Profile.dwg				



no.	date	by	ckd	description
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PRELIMINARY - NOT
FOR CONSTRUCTION

**BURNS
& McDONNELL**

425 S. WOODS MILL ROAD, SUITE 300
CHESTERFIELD, MO 63017
314-682-1500
LICENSEE NO. 000165

CASCONSTRUCTORSLLC

AN ALBERICI ENTERPRISE

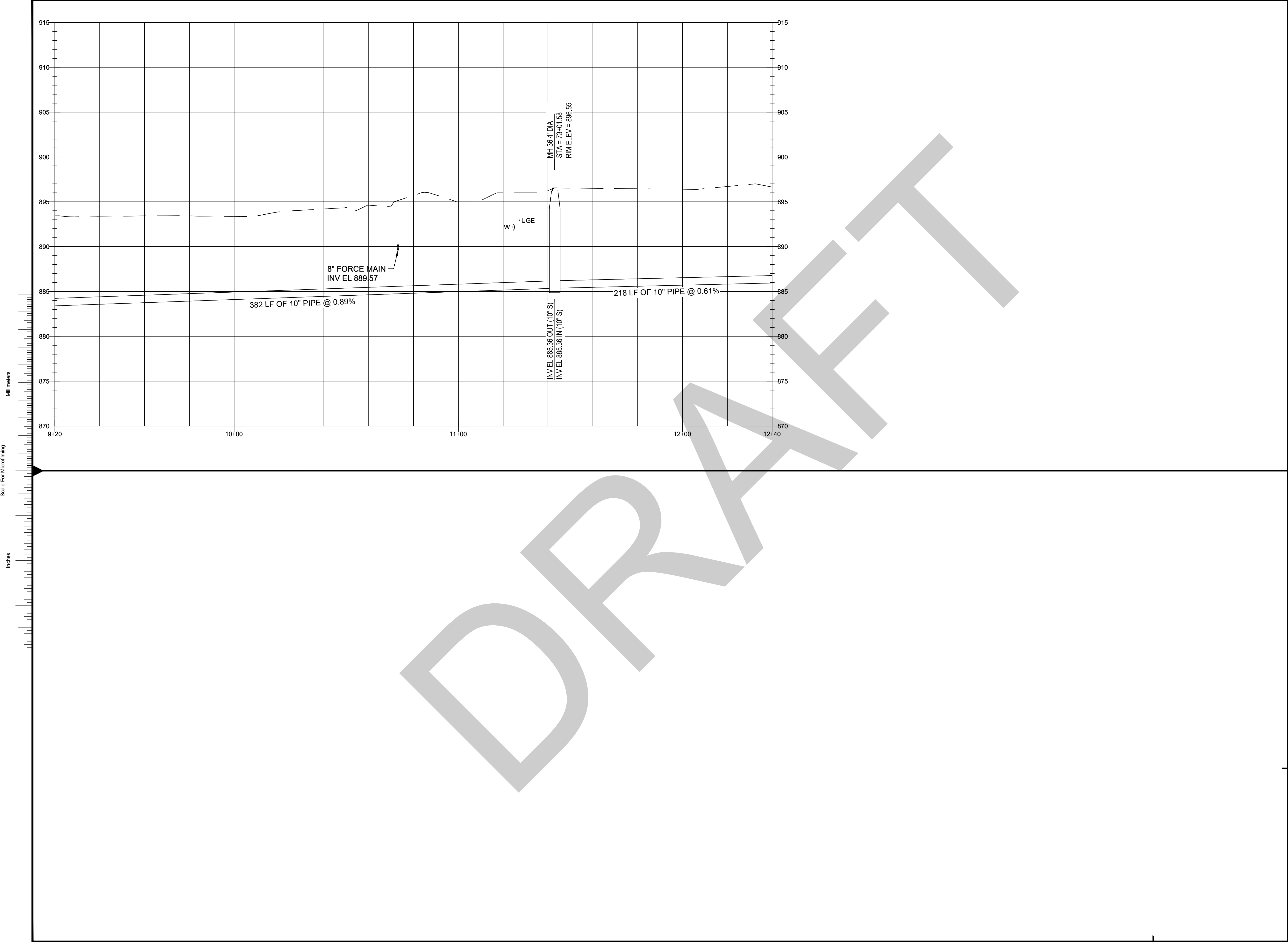
date	AUGUST 20, 2021	detailed	M. TOOLEN
designed	M. CANULL	checked	C. KIMMEL



CASS COUNTY, MISSOURI

HARRISONVILLE, MISSOURI

CIVIL CL "B" PROFILE STA 0+00 TO STA 9+20	
project	contract
128565	
drawing	rev.
C026	A
sheet 27 of 29 sheets	
file 128565_Plan-Profile.dwg	



no.	date	by	ckd	description

PRELIMINARY - NOT FOR CONSTRUCTION

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425 S. WOODS MILL ROAD, SUITE 300
CHESTERFIELD, MO 63017
314-682-1500
LICENSEE NO. 000165

CASCONSTRUCTORSLLC

AN ALBERICI ENTERPRISE

date

AUGUST 20, 2021

designed

M. CANULL

detailed

M. TOOLEN

checked

C. KIMMEL

City of

Harrisonville

1836

CASS COUNTY, MISSOURI

HARRISONVILLE, MISSOURI

CIVIL

CL "B" PROFILE

STA 9+20 TO STA 12+40

project

128565

contract

drawing

C027

rev.

A

sheet

28

of

29

sheets

file

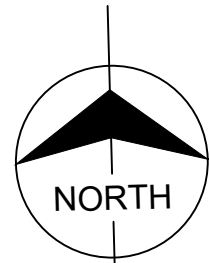
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Attachment: South Service Area Phase 1 Estimate PRELIM Drawings 09 14 21 (Temporary and Permanent easements for SSA Sewer Project)

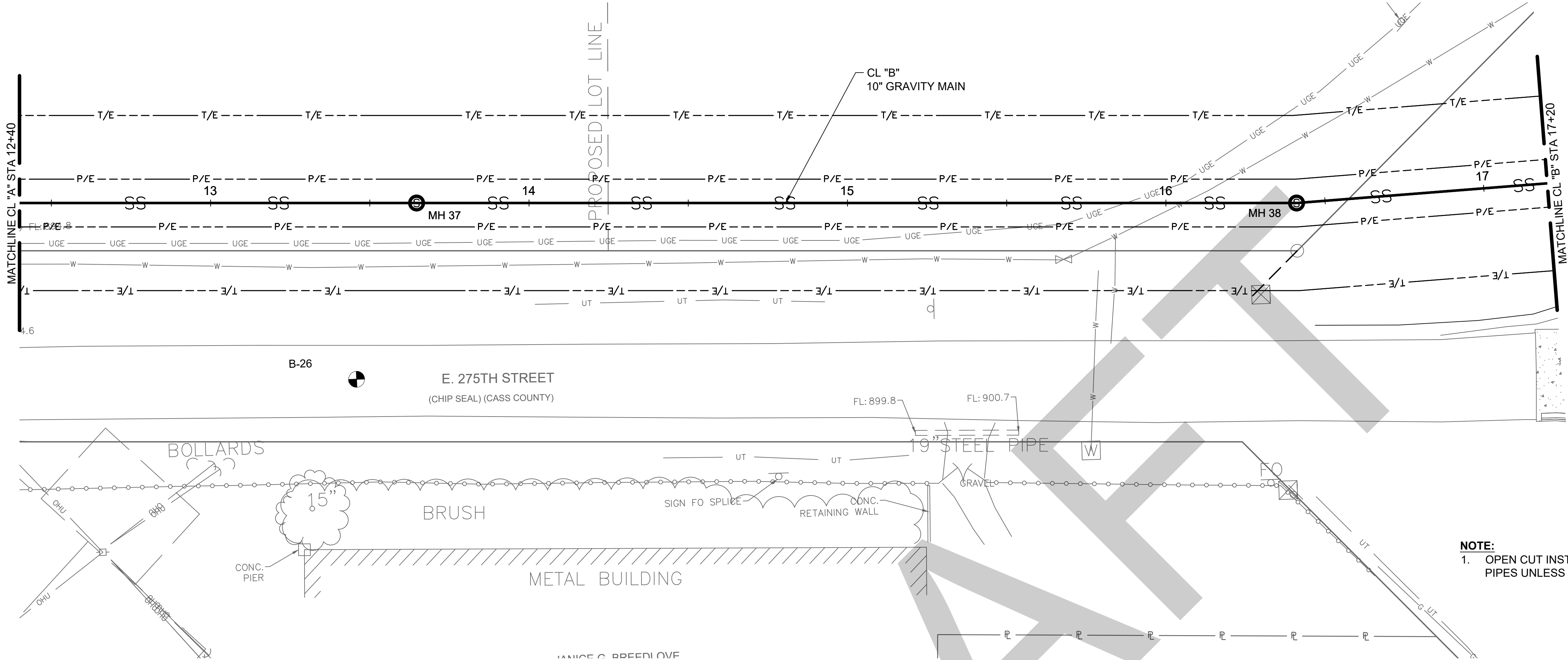
Packet Pg. 72

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0 10' 20' 40'
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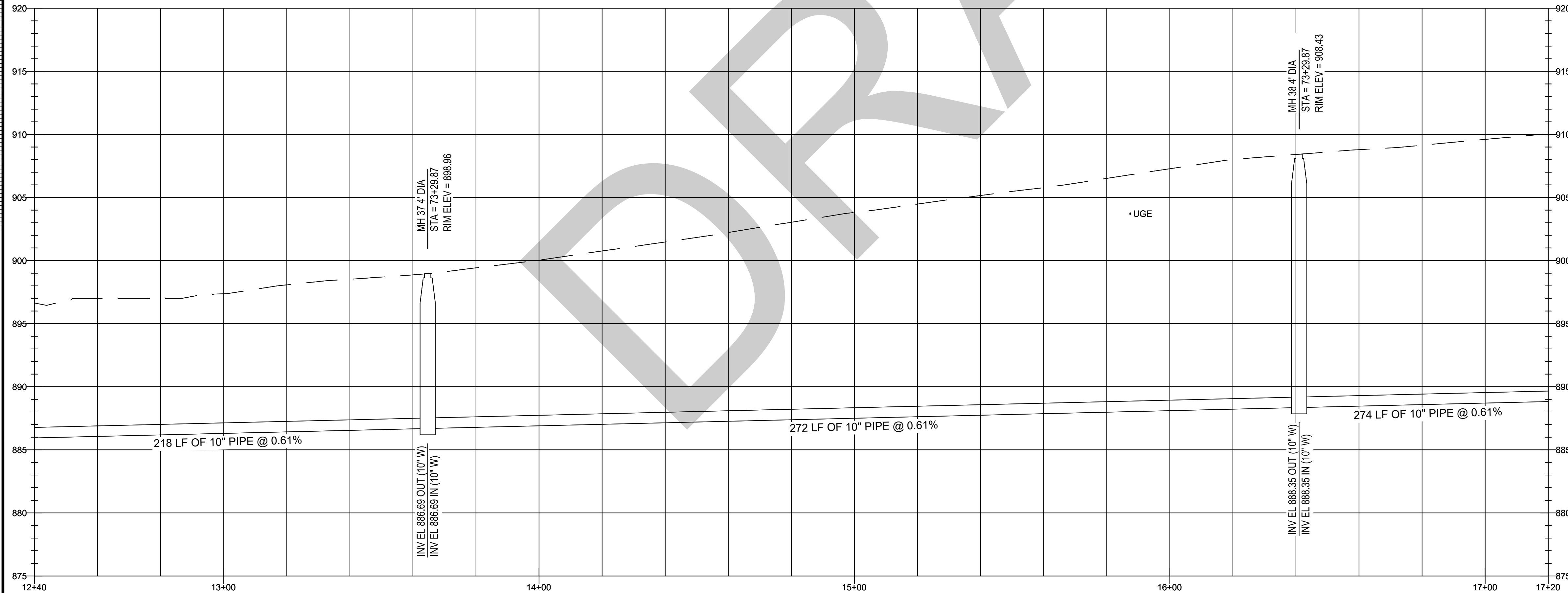


NOTE:
1. OPEN CUT INSTALL SHALL BE USED FOR ALL PIPES UNLESS OTHERWISE NOTED

Millimeters

Scale For Microfining

Inches



**PRELIMINARY - NOT
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425 S. WOODS MILL ROAD, SUITE 300
CHESTERFIELD, MO 63017
314-682-1500
LICENSEE NO. 000165

CASCONSTRUCTORSLLC
AN ALBERICI ENTERPRISE

date	detailed
AUGUST 20, 2021	M. TOOLEN
designed	checked
M. CANULL	C. KIMMEL

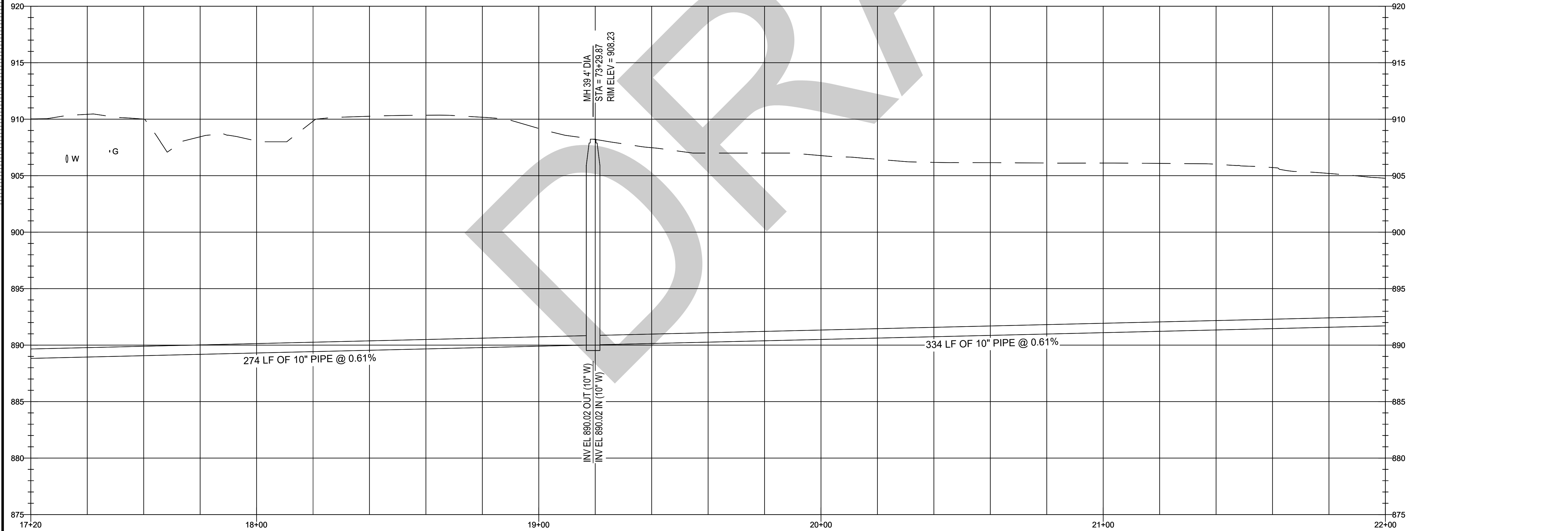
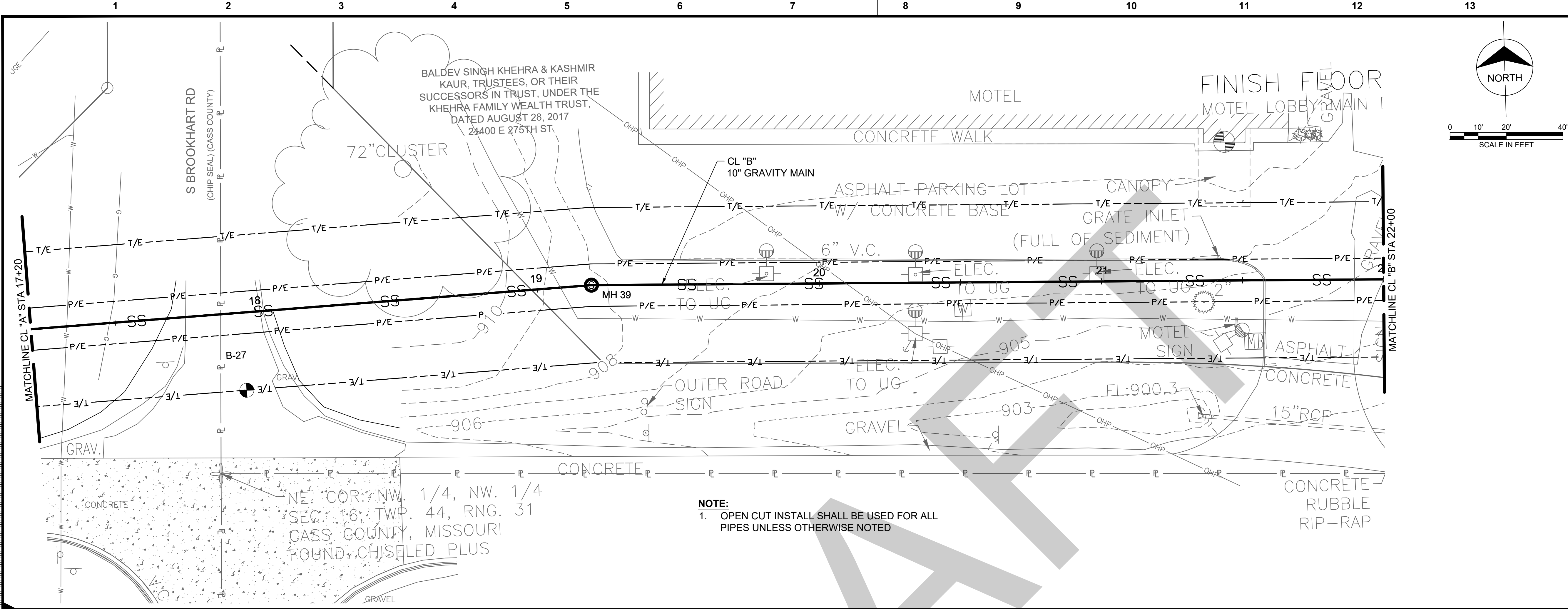


CASS COUNTY, MISSOURI

HARRISONVILLE, MISSOURI

CIVIL
CL "B" PLAN AND PROFILE
STA 12+40 TO STA 17+20

project	contract
128565	
drawing	rev.
C028	A
sheet 29 of 29 sheets	
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no. | date | by | ckd | description

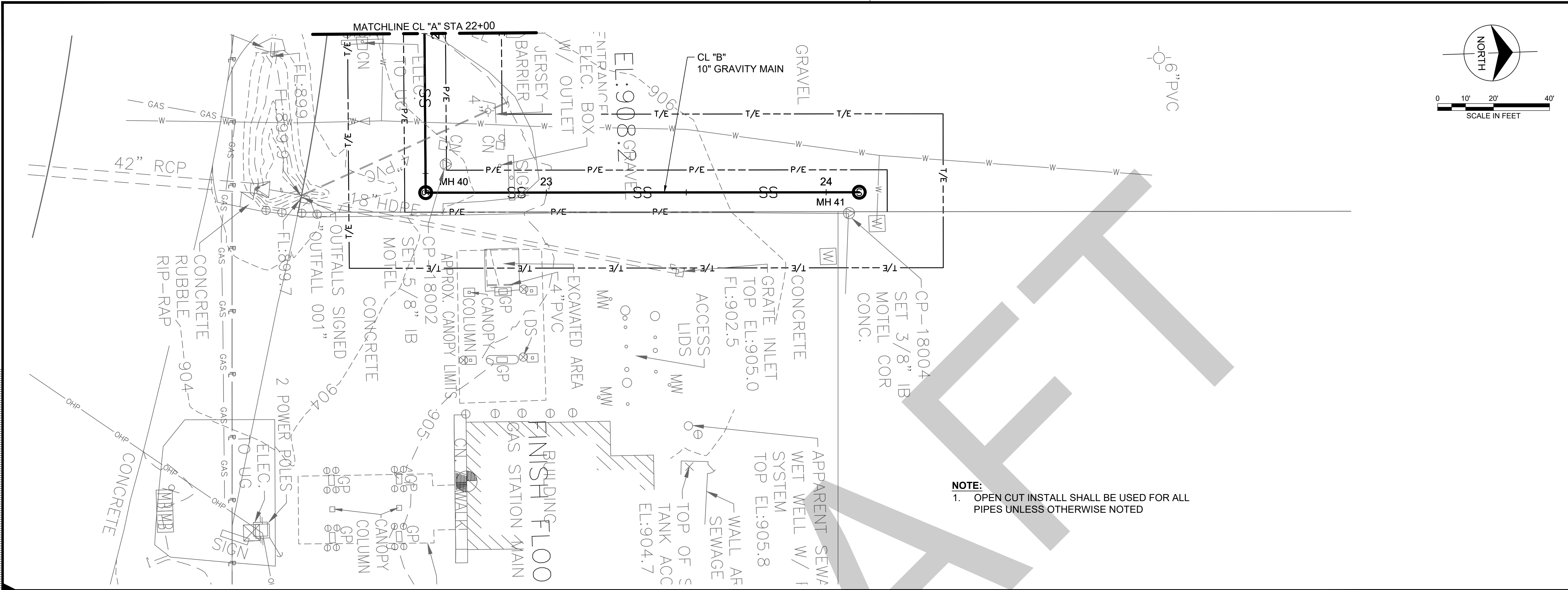
**PRELIMINARY - NOT
FOR CONSTRUCTION**

**BURNS
McDONNELL**
425 S. WOODS MILL ROAD, SUITE 300
CHESTERFIELD, MO 63017
314-682-1500
LICENSEE NO. 000165
CASCONSTRUCTORSLLC
AN ALBERICI ENTERPRISE

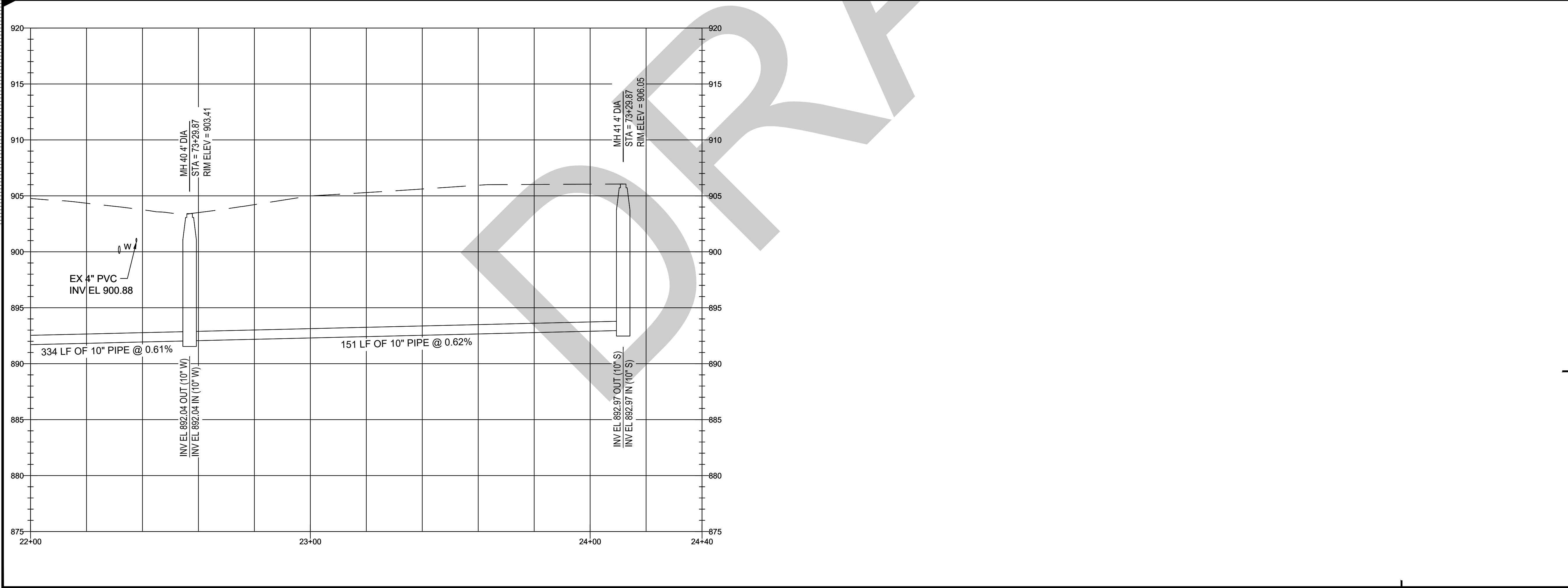
date AUGUST 20, 2021	detailed M. TOOLEN
designed M. CANULL	checked C. KIMMEL

City of
Harrisonville
1836

CASS COUNTY, MISSOURI
HARRISONVILLE, MISSOURI
CIVIL
CL "B" PLAN AND PROFILE
STA 17+20 TO STA 22+00
project 128565 contract
drawing C029 - A rev.
sheet 30 of 29 sheets
file 128565_Plan-Profile.dwg



NOTE:
1. OPEN CUT INSTALL SHALL BE USED FOR ALL PIPES UNLESS OTHERWISE NOTED



no.	date	by	ckd	description
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PRELIMINARY - NOT FOR CONSTRUCTION

BURNS & MCDONNELL

425 S. WOODS MILL ROAD, SUITE 300
CHESTERFIELD, MO 63017
314-682-1500
LICENSEE NO. 000165

CASCONSTRUCTORSLLC

AN ALBERICI ENTERPRISE

date
AUGUST 20, 2021

designed
M. CANULL

detailed
M. TOOLEN

checked
C. KIMMEL

City of Harrisonville

CASS COUNTY, MISSOURI

HARRISONVILLE, MISSOURI

CIVIL

CL "B" PLAN AND PROFILE

STA 22+00 TO STA 24+12

project
128565

contract

drawing
C030

rev.
A

sheet
31

of
29

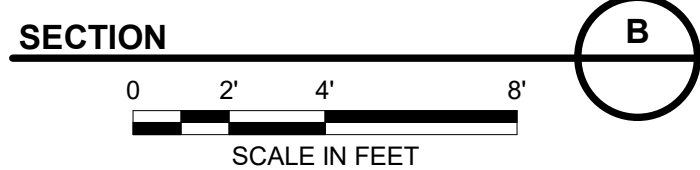
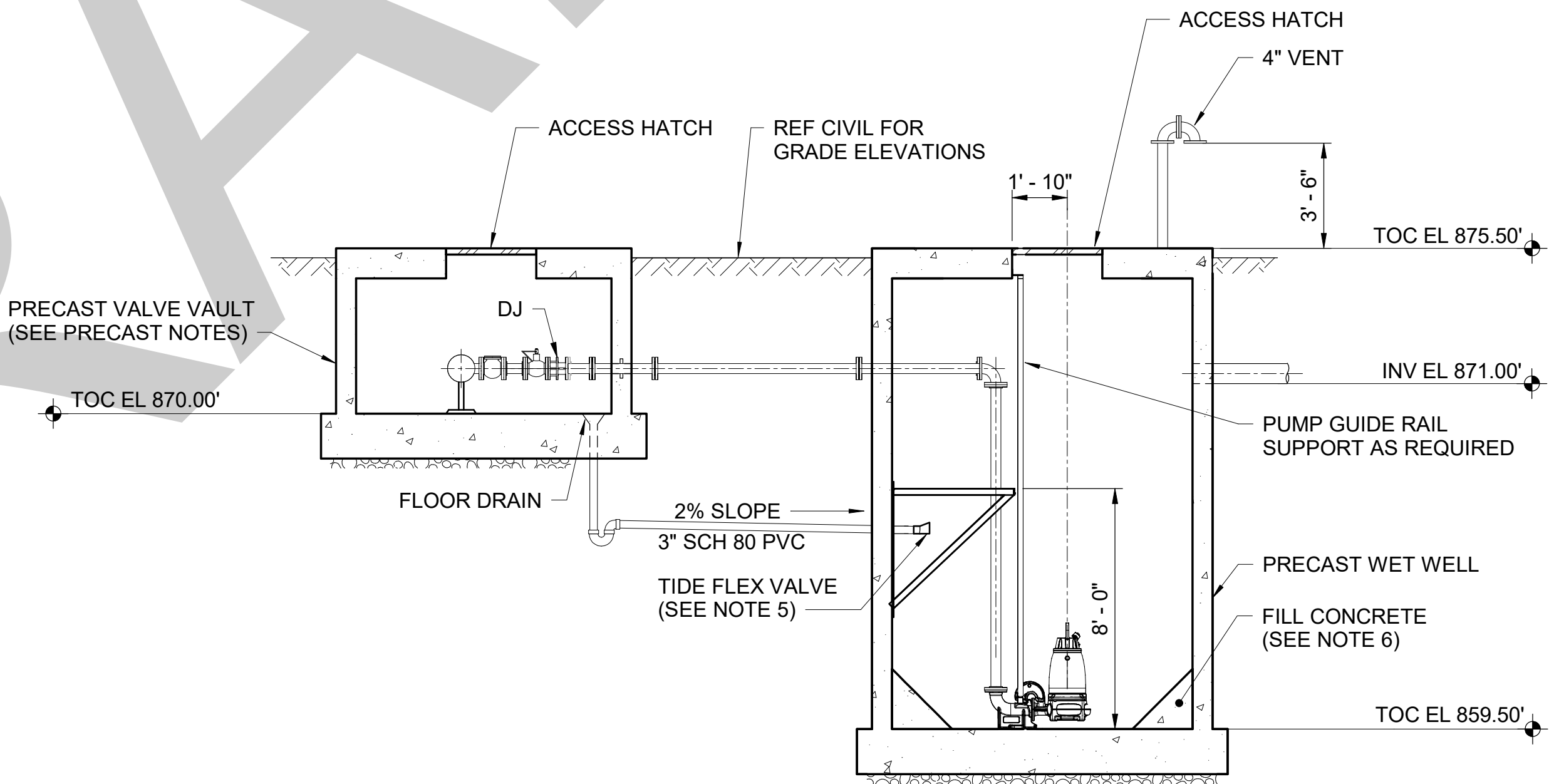
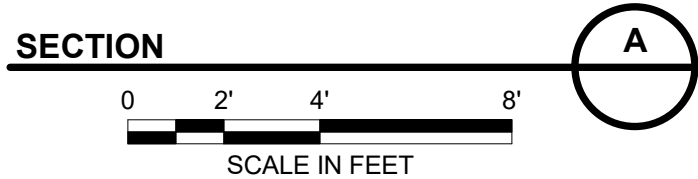
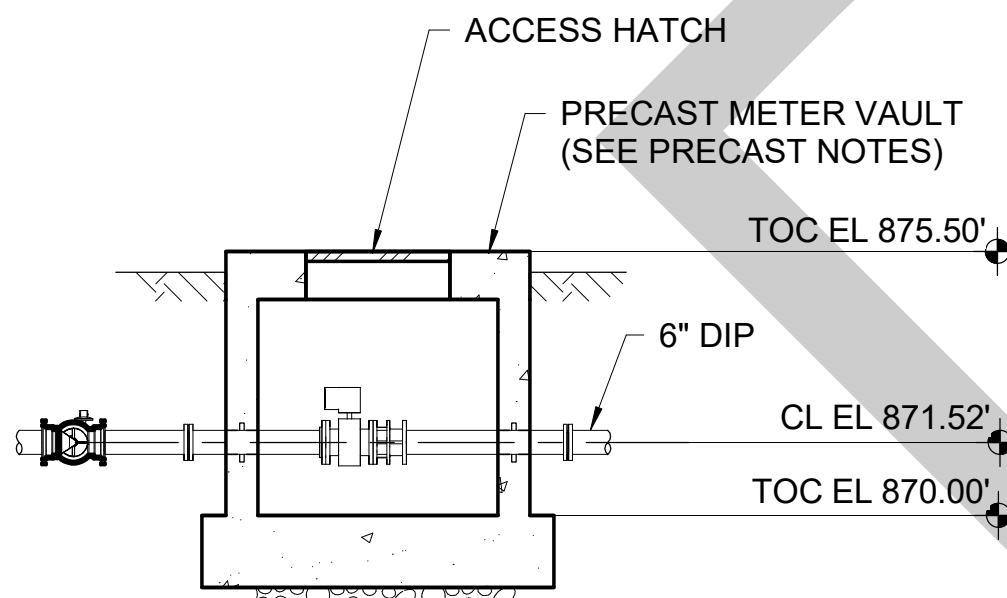
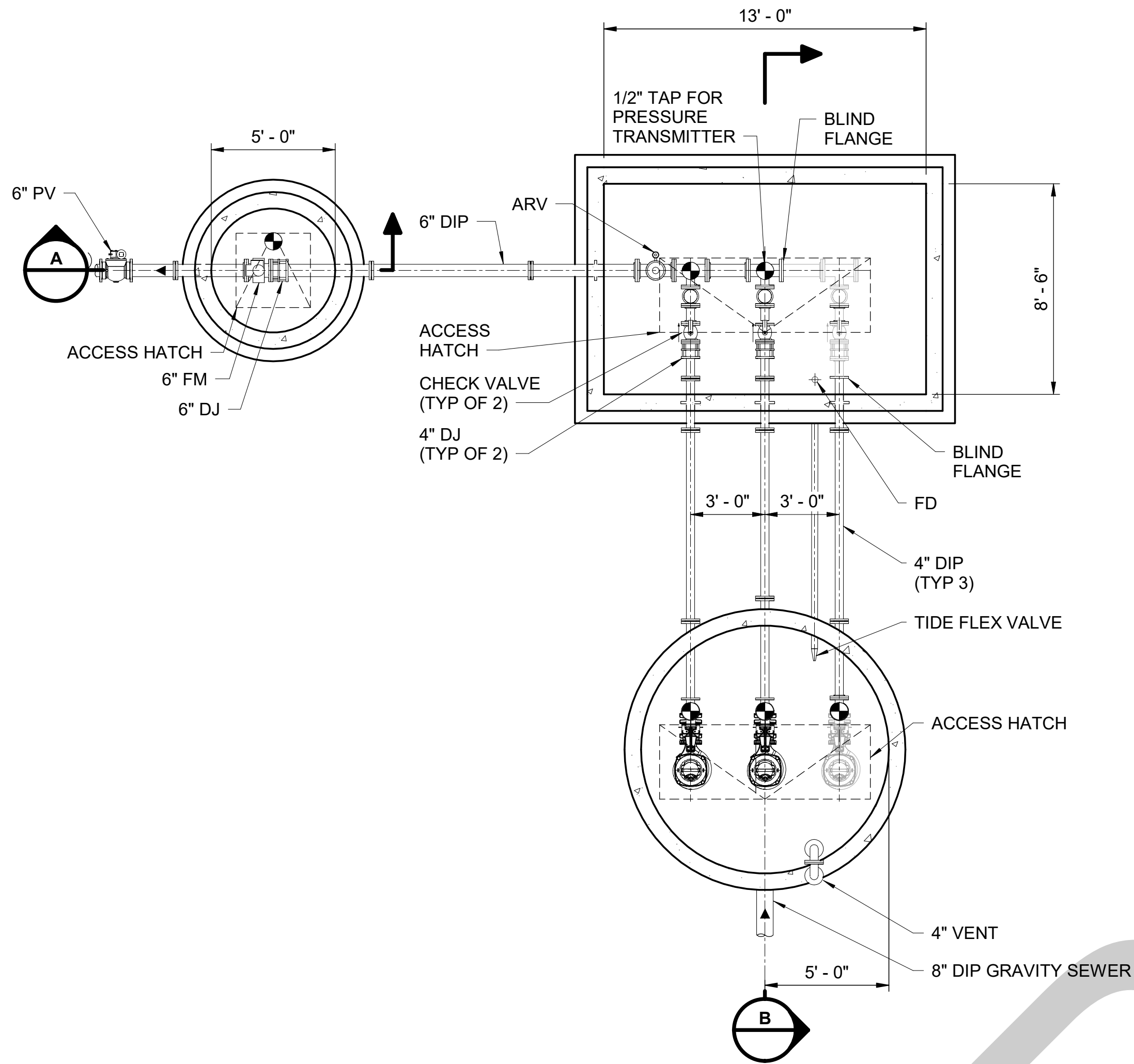
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Packet Pg. 75

no.	date	by	ckd	description
A	8/24/21	ACJ		ISSUED FOR CAS REVIEW



PRELIMINARY - NOT
FOR CONSTRUCTION



9400 WARD PARKWAY
KANSAS CITY, MO 64114
816-333-9400
Burns & McDonnell Engineering Co, Inc.
BMCD LICENSEE NO. 000165

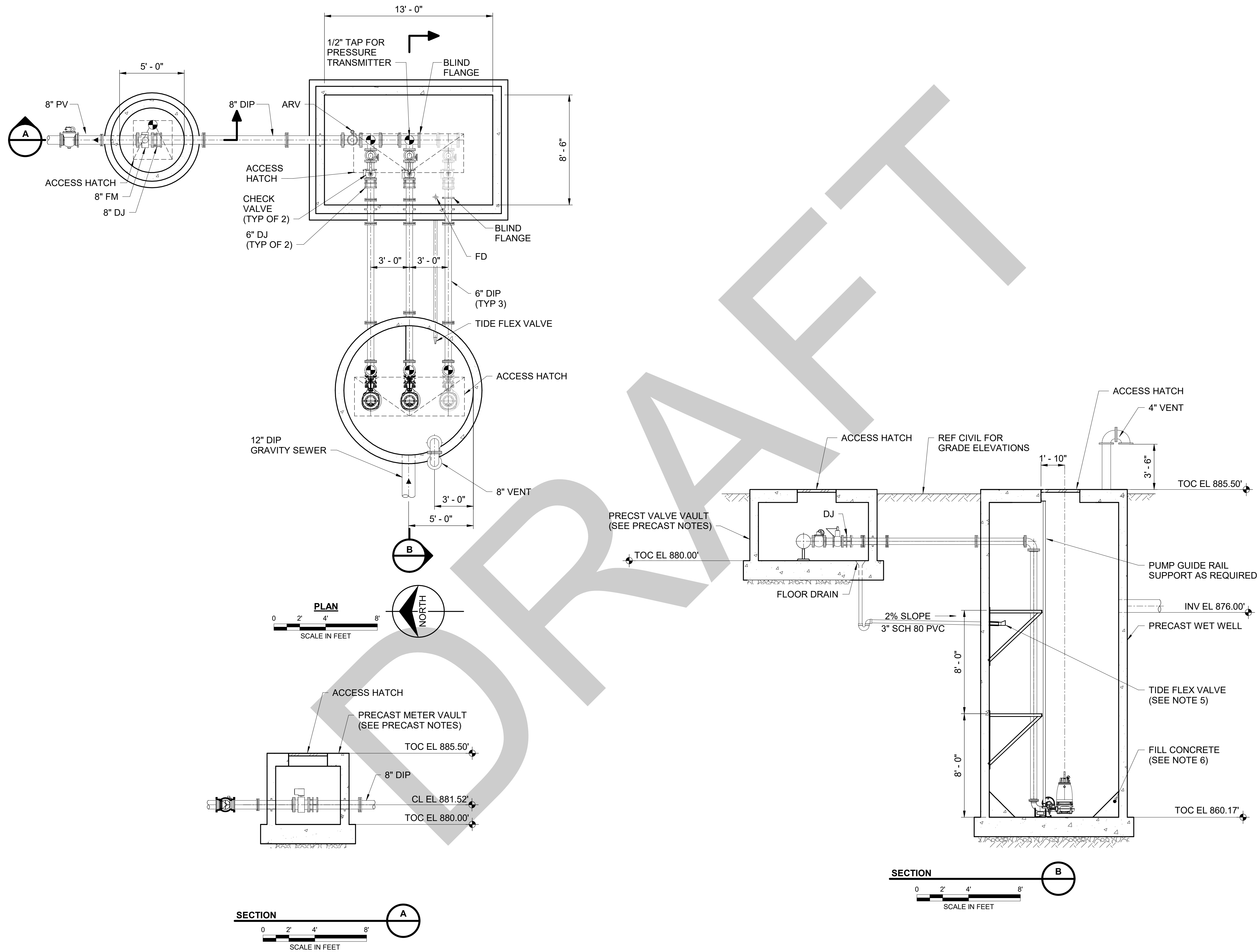
date	MAY 10, 2021	detailed	B. MADDOX
designed	A. CALDWELL	checked	



CASS COUNTY, MISSOURI
HARRISONVILLE, MISSOURI
SOUTH SERVICE AREA
WALMART DC
LIFT STATION
PLAN AND SECTION

project	128565	contract	
drawing	D201	rev.	A
sheet	of	sheets	
file			

no.	date	by	ckd	description
A	8/24/21	ACJ		ISSUED FOR CAS REVIEW



PRELIMINARY - NOT
FOR CONSTRUCTION

**BURNS
McDONNELL**

9400 WARD PARKWAY
KANSAS CITY, MO 64114
816-333-9400

Burns & McDonnell Engineering Co., Inc.
BMCD LICENSEE NO. 000165

date
MAY 10, 2021

detailed
B. MADDOX

designed
A. CALDWELL

checked

City of
Harrisonville

CASS COUNTY, MISSOURI

HARRISONVILLE, MISSOURI
SOUTH SERVICE AREA
SAPP BROS LIFT
LIFT STATION
PLAN AND SECTION

project
128565

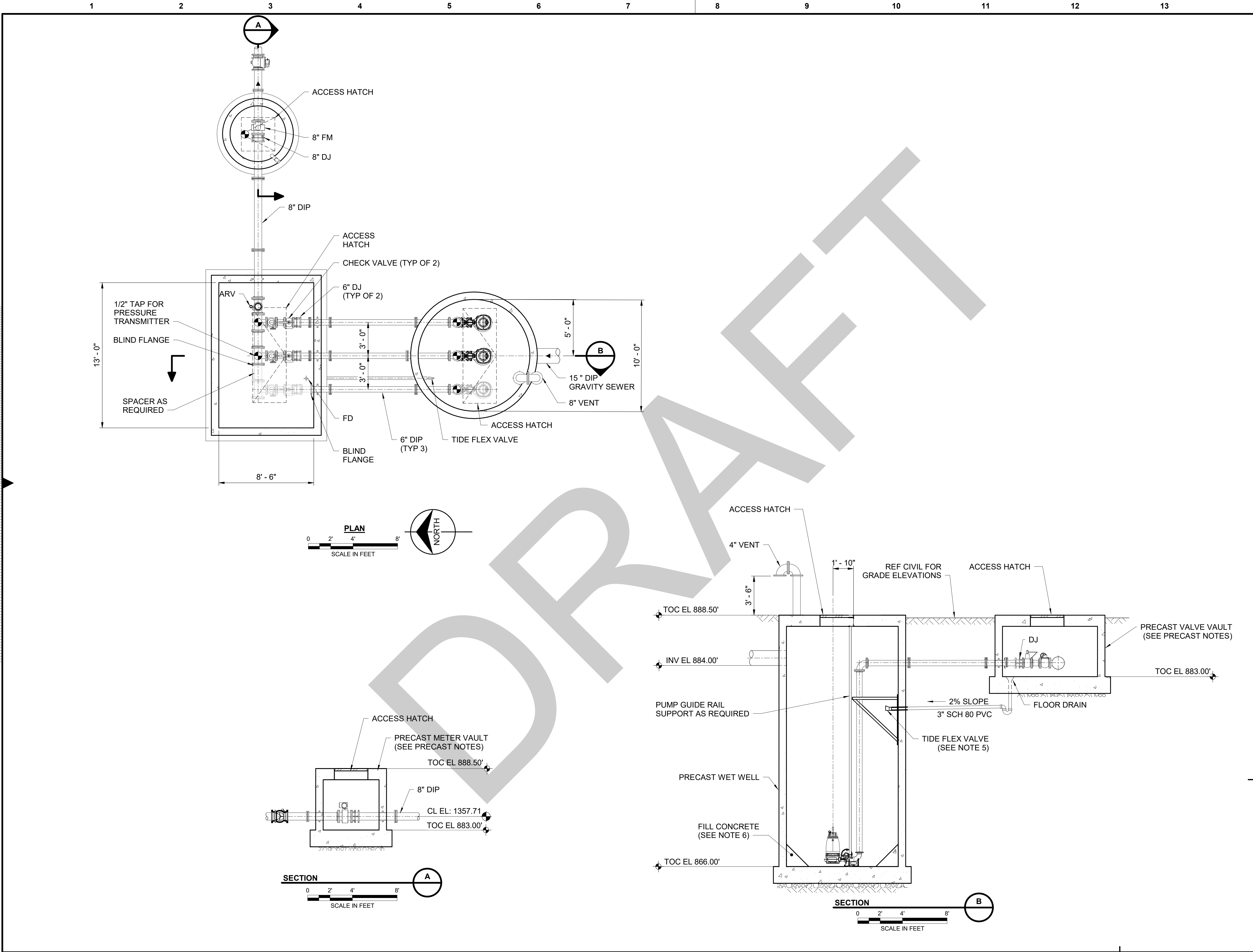
contract

drawing
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rev.
A

sheet
of
sheets

file



no.	date	by	ckd	description
A	8/24/21	ACJ		ISSUED FOR CAS REVIEW

PRELIMINARY - NOT FOR CONSTRUCTION

BURNS McDONNELL
9400 WARD PARKWAY
KANSAS CITY, MO 64114
816-333-9400
Burns & McDonnell Engineering Co, Inc.
BMCD LICENSEE NO. 000165

date MAY 10, 2021	detailed B. MADDOX
designed J. CALDWELL	checked

Harrisonville
CASS COUNTY, MISSOURI
HARRISONVILLE, MISSOURI
SOUTH SERVICE AREA
BRICKPLANT ROAD
LIFT STATION
PLAN AND SECTION

project 128565	contract
drawing D203	rev. A
sheet	of sheets
file	

Cost Evaluation of a Package Treatment Plant versus a Pumped System to the Main Plant

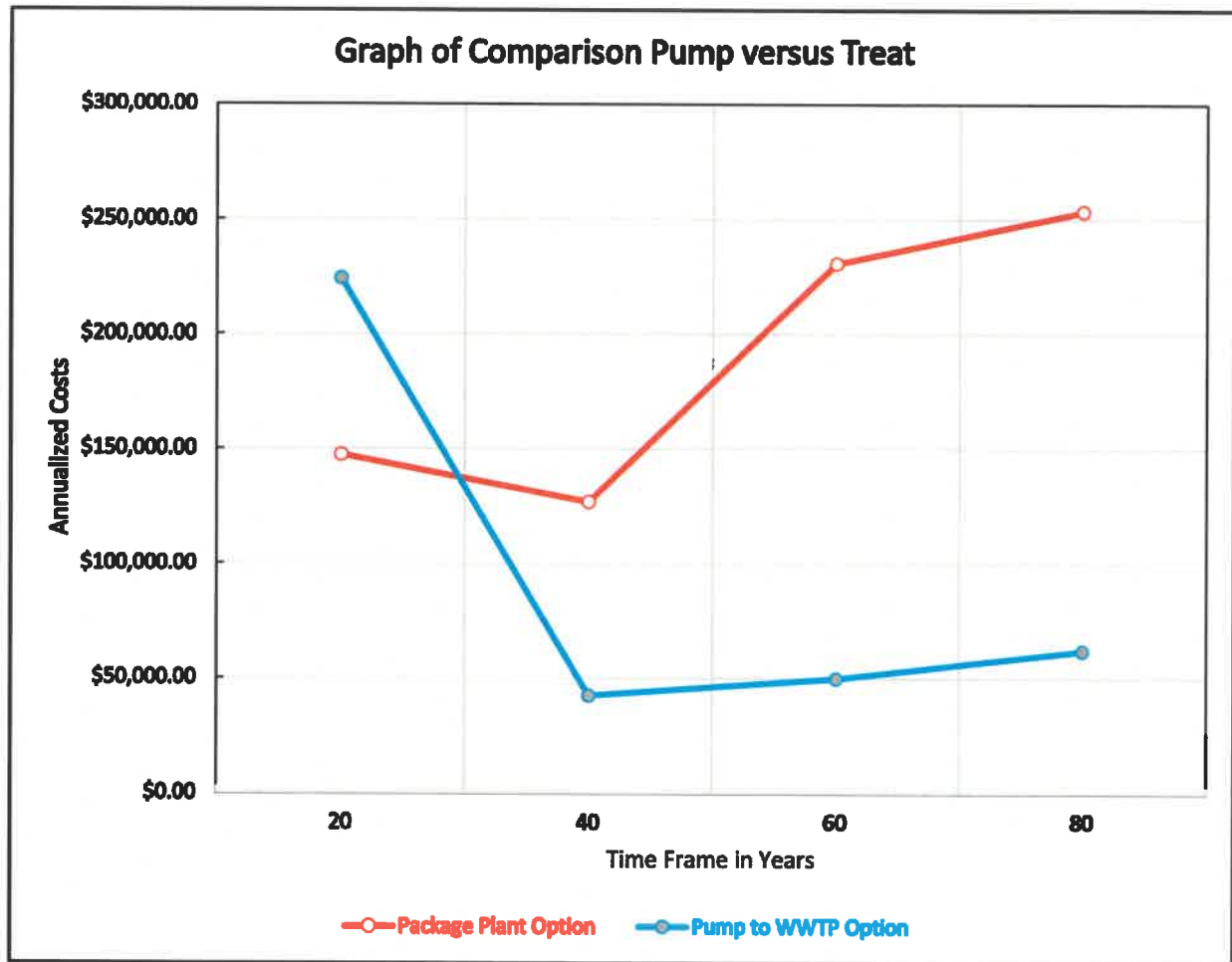
PACKAGE PLANT OPTION

	20	40	60	80
<i>Package Plant Installation</i>	\$750,000.00	\$1,200,000.00	\$1,920,000.00	\$3,072,000.00
<i>Package Plant O&M, \$46,000/yr</i>	\$920,000.00	\$920,000.00	\$920,000.00	\$920,000.00
<i>Disinfection System</i>	\$500,000.00	\$0.00	\$1,100,000.00	\$0.00
<i>Engineering</i>	\$300,000.00	\$180,000.00	\$288,000.00	\$460,800.00
<i>Construction Contingency</i>	\$480,000.00	\$240,000.00	\$384,000.00	\$614,400.00
TOTAL	\$2,950,000.00	\$2,540,000.00	\$4,612,000.00	\$5,067,200.00
Annualized Costs	\$147,500.00	\$127,000.00	\$230,600.00	\$253,360.00
	20 Years	40 years	60 Years`	80 Years

LIFT STATION OPTION

	20	40	60	80
<i>3 Lift Stations, 8,300 feet of forcemain, 2,400' of gravity sewer main</i>	\$3,008,000.00	\$250,000.00	\$400,000.00	\$640,000.00
<i>O&M \$ 30,000/yr</i>	\$600,000.00	\$600,000.00	\$600,000.00	\$600,000.00
<i>Surveying & Engineering</i>	\$376,000.00	\$0.00	\$0.00	\$0.00
<i>Acquisition Costs</i>	\$501,000.00	\$0.00	\$0.00	\$0.00
TOTAL	\$4,485,000.00	\$850,000.00	\$1,000,000.00	\$1,240,000.00
Annualized Costs	\$224,250.00	\$42,500.00	\$50,000.00	\$62,000.00
	20 Years	40 Years	60 Years	80 Years

3% inflation on equipment, no inflation increase in employee salaries or energy costs



ORDINANCE 2021-xx

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI DIRECTING CITY STAFF TO ACQUIRE NECESSARY TEMPORARY AND PERMANENT EASEMENTS TO PERMIT THE ENGINEERING, CONSTRUCTION, AND COMPLETION OF THE SOUTH SERVICE AREA FORCE MAIN, GRAVITY AND LIFT STATIONS SANITARY SEWER PROJECT

WHEREAS, pursuant to Rev. Stat. Mo. 79.380 and 88.667, the City is empowered with the authority to condemn property within the city limits (and ten miles therefrom) for certain public uses, including but not limited to the public use of sewer force mains, sewer collection (gravity conveyance), and lift stations;

WHEREAS, the South Service Area Force Main, Gravity and Lift Stations Sanitary Sewer Project will benefit most of the Harrisonville population by ensuring the validity of Harrisonville's sewer system and the continuing development of necessary public infrastructure;

WHEREAS, on October 19, 2020, this Board considered and approved an Ordinance #3519 initiating the South Service Area Force Main, Gravity and Lift Station Sanitary Sewer Project;

WHEREAS, to this end, City Staff has attempted to negotiate with the landowners affected by the project (as depicted in Exhibit A) to provide said landowners just compensation for the City's acquisition of the temporary and permanent easements necessary to complete the sanitary sewer project;

WHEREAS, the good-faith negotiations with these landowners have not resulted in the City's acquisition of all necessary temporary and/or permanent easements; and

WHEREAS, it is necessary that City Staff continue to engage in good-faith negotiations and/or initiate the formal condemnation process to acquire the remaining easements, which are integral for the completion of the South Service Area Force Main, Gravity and Lift Stations Sanitary Sewer Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE

Section 1. The Board of Aldermen finds that it is necessary to acquire temporary and permanent easements from the affected property owners to complete the South Service Area Force Main, Gravity and Lift Stations Sanitary Sewer Project, a public use under Missouri law.

Section 2. The Board hereby directs City Staff to acquire by eminent domain or good-faith negotiations all necessary temporary and/or permanent easements for the South Service Area Force Main, Gravity and Lift Stations Sanitary Sewer Project.

Section 3. The costs of the acquisition of such easements, by condemnation or through good-faith negotiations, shall be paid from funds as provided by law. Read two times, passed and approved on the 4th day of October, 2021.

Upon a roll call, said Ordinance was adopted by the following vote:

Ward 1

Alderman Mike Zaring

Alderman David Doerhoff

Ward 2

Alderman Judy Reece

Alderman Marcia Milner

Ward 3

Alderman Sandy Franklin

Alderman Bill Mills

Ward 4

Alderman Matt Turner

Alderman Gary Davidson

Date: _____

Approved:

Attest:

Judy Bowman, Mayor

Daniel Barnett, City Clerk

Corporate Seal: