



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
FEBRUARY 5, 2024
6:00 PM**

- 1. Call to Order**
 - A. Pledge of Allegiance**
 - B. Roll Call**
- 2. Ceremonial Matters**
 - A. Fire Department Badge Pinning**
 - B. Police Department Badge Pinning**
- 3. Public Participation**
 - A. Agenda Request - Lyndell Leatherman**
 - B. Agenda Request - David Gilsdorf**
 - C. Agenda Request - Ryan Sparks**
 - D. Agenda Request - Leslie Moore**
 - E. Agenda Request - Larry Rhoads**
 - F. Agenda Request - Ron Terwilliger**
- 4. Approval of Minutes**
 - A. Board of Aldermen - Regular Meeting - Jan 16, 2024, 6:00 PM**
 - B. Board of Aldermen - Work Session - Jan 16, 2024, 6:30 PM**
 - C. Closed Session Minutes - January 16, 2024**
- 5. Agenda Items**
 - A. Council Bill 03: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, TO PROVIDE LOCAL MATCHING FUNDS FOR THE HAZARD MITIGATION GRANT PROGRAM.**

- B. **Council Bill 02: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SCHEDULE II OF TITLE III OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE**
 - C. **Council Bill 04: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE AMENDING THE OPERATING BUDGET FOR THE CITY OF HARRISONVILLE, MISSOURI, FOR THE FISCAL YEAR JANUARY 1, 2024, THROUGH DECEMBER 31, 2024, AND ESTABLISHING AN EFFECTIVE DATE.**
 - D. **PUBLIC HEARING: Preliminary Development Plan for iFIL USA Expansion on property located at 1801 W Vine Street.**
 - E. **Council Bill 05: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR iFIL EXPANSION ON PROPERTY LOCATED AT 1801 W. VINE STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**
 - F. **City Administrator's 2024 State of the City Address**
- 6. **Aldermen and Committee Reports**
 - 7. **Report from the City Administrator**
 - 8. **Questions from the Media**
 - 9. **Adjourn to Executive Session**
 - 10. **Adjourn from Regular Session**

Posted on City Hall Bulletin Board this 2nd day of February 2024

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.

STAFF REPORT

TO: Board of Aldermen
FROM: Theresa West, Assistant
DATE: February 1, 2024
SUBJECT: Fire Department Badge Pinning

Type of Item: *Discussion*

- A. Discussion Item (ID # 4747)**
Fire Department Badge Pinning

STAFF REPORT

TO: Board of Aldermen
FROM: Theresa West, Assistant
DATE: February 1, 2024
SUBJECT: Police Department Badge Pinning

Type of Item: *Discussion*

- B. Discussion Item (ID # 4748)**
Police Department Badge Pinning

STAFF REPORT

TO: Board of Aldermen
FROM: Theresa West, Assistant
DATE: February 1, 2024
SUBJECT: Agenda Request - Lyndell Leatherman

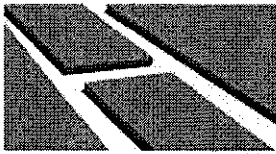
Type of Item: *Discussion*

A. Discussion Item (ID # 4746)

Agenda Request - Lyndell Leatherman

Attachments:

Agenda Request - Lyndell Leatherman 1-25-24 (PDF)



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AGENDA REQUEST FORM

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Date of Request: Jan. 25, 2024 Scheduled Meeting Date: Feb. 5, 2024Full Name of Speaker: Lyndell Leatherman Organization: N.A.Home Address: 501 W Wall St City H'ville State MO Zip 64701Home Phone #: _____ Work Phone #: _____ Cell#: (816) 506-3006Email: leathmus@aol.comSpecifics of Topic: Requesting a code amendment to allow an accessory dwelling unit*(You may write on the back or add additional sheets of paper for "Topic" and "Outcome" sections.)*Desired Outcome: I would be allowed to convert the loft of my carriage house into a guest house.

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

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

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

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Signature: Lyndell Leatherman

Office Use Only:
Date request received: _____

STAFF REPORT

TO: Board of Aldermen
FROM: Theresa West, Assistant
DATE: February 1, 2024
SUBJECT: Agenda Request - David Gilsdorf

Type of Item: *Discussion*

B. Discussion Item (ID # 4741)

Agenda Request - David Gilsdorf

Attachments:

Staff report - Airport Hanger Rents (DOCX)

Agenda Request - David Gilsdorf 1-17-24 (PDF)

To: Board of Aldermen
From: Patty Hilderbrand, Director of Public Works
Date: 1/31/2024
Re: Airport Hanger Rent Fees

GENERAL INFORMATION

Applicant: Patty Hilderbrand
Requested Actions: Informational Only
Date of Application: 1/31/2024

PROPOSAL

PREVIOUS ACTIONS

KEY ISSUES

The Airport is scheduled to close on March 18th for six (6) to nine (9) months to facilitate the runway replacement project. Hanger tenants were notified of the impending closure in a letter dated December 19, 2023 (attached).

Shortly after this letter was sent, City staff were contacted by current hanger tenants. Most were understanding of the situation, but some asserted that they were told during the tenants meeting on May 11, 2023, that they would not be required to pay hanger rent during the closure. They expressed frustration with the change and indicated that it would be a burden to pay hanger fees in Harrisonville as well as another airport during the closure. Several proposed that we at least reduce the monthly fees by 50%. This proposal was also supported by the Aircraft Owners and Pilots Association (AOPA) in their letter dated January 10, 2024.

The airport budget is structured to be self-sustaining with the primary revenues being hanger rents and the sale of fuel. During the closure there will be no fuel sales, thereby leaving the hanger rent as effectively the sole income for ongoing airport operational costs including utilities, maintenance, and insurance. Public Works is currently working with the Finance Manager to evaluate the impact of the tenants' suggestions to reduce rents during the closure by 50% and its feasibility.

The second concern from the tenants was that they have not been provided with details on what the new rental rates will be after the airport reopens. Mike Newman and I have reviewed hanger rental rates for nine (9) comparable airports in our area and our findings are summarized in the table below.

Location	Standard Hanger	Box Hanger
Nevada, MO	\$75	\$100
Burlington, KS	\$95	\$100
Lamar, MO	\$100	
Butler, MO	\$120	
Higginsville, MO	\$150	
Clinton, MO		\$200
Paola, KS	\$165	\$205
Warrensburg, MO	\$66 (open Side)	\$220 (enclosed)
Ottawa, KS	\$175	\$230 (new)

STAFF COMMENTS AND SUGGESTIONS

Harrisonville's current hanger rental fees generally fall in the middle of our peers and have been in place for almost 15 years.

After evaluating ongoing operational costs and price increases and with the goal of keeping the airport self-sustaining, it will be proposed that airport hanger rental fees be increased by 7%. This would provide the following changes and rates:

	<u>Current</u>	<u>Proposed</u>
Hangers 1-10	\$120	\$130
Hangers 11-20	\$150	\$160
Hangers 21-26	\$250	\$265
Hanger 27S	\$150	\$160
Hangers 28 & 29	\$400	\$425
Hangers 30-38	\$250	\$265
Main Hanger/Office	\$491.49	\$525
Tie Down	\$30	\$32.50

STAFF RECOMMENDATION

ATTACHMENTS

Airport Runway 17-35 Closure Notice

STAFF CONTACT: **Patty Hilderbrand, Director of Public Works**

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AGENDA REQUEST FORM

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Date of Request: 1-17-2024 Scheduled Meeting Date: 2-5-2024

Full Name of Speaker: David Gilsdorf Organization: _____

Home Address: 2610 E 155 City: Pleasant Hill State: Mo Zip: 64080

Home Phone #: 816-570-5363 Work Phone #: 816-571-4894 Cell#: _____

Email: dave.gilsdorf@yahoo.com

Specifics of Topic: hanger rent

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

Desired Outcome: Suspend rent until the runway work is completed. As we have been told for the last 2 years.

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

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

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

Signature: W. C. [Signature]

Office Use Only:

Date request received: _____

JAN 17 2024
CITY OF HARRISONVILLE

Attachment: Agenda Request - David Gilsdorf 1-17-24 (Agenda Request - David Gilsdorf)

STAFF REPORT

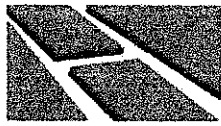
TO: Board of Aldermen
FROM: Theresa West, Assistant
DATE: February 1, 2024
SUBJECT: Agenda Request - Ryan Sparks

Type of Item: *Discussion*

C. Discussion Item (ID # 4745)
Agenda Request - Ryan Sparks

Attachments:

Agenda Request - Ryan Sparks 1-26-24 (PDF)



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Date of Request: 1/26/2024 Scheduled Meeting Date: 2/15/2024

Full Name of Speaker: Ryan Sparks Organization: Airport Tenants

Home Address: 10008 E 213th St City Peculiar State MO Zip 64078

Home Phone #: N/A Work Phone #: N/A Cell#: (816) 316-9399

Email: rjsparks25@yahoo.com

Specifics of Topic: Lawrence Smith Memorial Airport
Tenant Rent during Airport closure as expressed
in the airport project meeting

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

Desired Outcome: The City of Harrisonville to suspend rent
payments while the airport is closed. The city told tenants
that rent would be suspended during the project meeting.
Recently, a letter was sent moving up the project date and telling
tenants that the city lied and rent will be charged during the project.
 If applicable, has this item been previously presented to any of the following Boards for consideration?

☒ Board of Aldermen	Date Presented	<u>—</u>	Outcome	<u>—</u>
☒ Planning & Zoning	Date Presented	<u>—</u>	Outcome	<u>—</u>
☒ Park Board	Date Presented	<u>—</u>	Outcome	<u>—</u>
☒ Board of Adjustment	Date Presented	<u>—</u>	Outcome	<u>—</u>

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

Signature: Ryan J. Sparks

Office Use Only:
 Date request received:

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JAN 23 2024

CITY OF HARRISONVILLE

Attachment: Agenda Request - Ryan Sparks 1-26-24 (Agenda Request - Ryan Sparks)

STAFF REPORT

TO: Board of Aldermen
FROM: Theresa West, Assistant
DATE: February 1, 2024
SUBJECT: Agenda Request - Leslie Moore

Type of Item: *Discussion*

D. Discussion Item (ID # 4744)

Agenda Request - Leslie Moore

Attachments:

Agenda Request - Leslie Moore 1-25-24 (PDF)



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Date of Request: 1/25/24 Scheduled Meeting Date: 2/5/2024

Full Name of Speaker: Leslie Moore Organization: —

Home Address: 1235 Edwards Cir City: Raymore State: MO Zip: 64083

Home Phone #: — Work Phone #: — Cell#: (816) 686-4555

Email: P51mustang6954@yahoo.com

Specifics of Topic: ① Suspension or Reduced Hanger Rent during Runway Replacement Project. ② Hanger Rent Increase after the Runway Replacement Project. ③ Runway Replacement Project Monthly Updates Included in Monthly Hanger Rent Billing

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

Desired Outcome: ① Suspension or Reduced Hanger Rent during Runway Replacement Project. ② Proposed Hanger Rent Increase comparable to similar surrounding airports i.e. Warsaw, Clinton, Butler, etc. ③ Runway Replacement Project Updates included in Monthly Hanger Rent Billing or with Airport Manager.

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

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

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

Signature: Leslie A. Moore

Office Use Only:
Date request received:

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CITY OF HARRISONVILLE

Attachment: Agenda Request - Leslie Moore 1-25-24 (Agenda Request - Leslie Moore)

STAFF REPORT

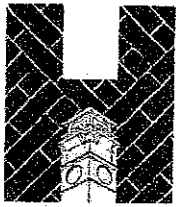
TO: Board of Aldermen
FROM: Theresa West, Assistant
DATE: February 1, 2024
SUBJECT: Agenda Request - Larry Rhoads

Type of Item: *Discussion*

- E. Discussion Item (ID # 4743)**
Agenda Request - Larry Rhoads

Attachments:

Agenda Request - Larry Rhoads 1-25-24 (PDF)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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AGENDA REQUEST FORM

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Date of Request: 1/25/24 Scheduled Meeting Date: 2/5/24

Full Name of Speaker: Larry Rhoads Organization: EAA Chapter 91

Home Address: 1105 Barron Rd City Raymore State MO Zip 64083

Home Phone #: _____ Work Phone #: _____ Cell#: 816 809 2190

Email: Larry.e.rhoads@comcast.net

Specifics of Topic: Airport hanger rent

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

Desired Outcome: Reduction in rent during period airport is closed.

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

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

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

JAN 25 2024
CITY OF HARRISONVILLE
JAN 22 2024
CITY OF HARRISONVILLE

Signature: Larry E Rhoads

Office Use Only:
Date request received:

STAFF REPORT

TO: Board of Aldermen
FROM: Theresa West, Assistant
DATE: February 1, 2024
SUBJECT: Agenda Request - Ron Terwilliger

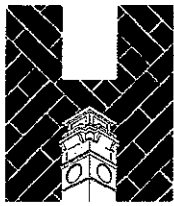
Type of Item: *Discussion*

F. Discussion Item (ID # 4742)

Agenda Request - Ron Terwilliger

Attachments:

Agenda Request - Ron Terwilliger 1-23-24 (PDF)



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WHERE TRADITION MEETS INNOVATION

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AGENDA REQUEST FORM

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Date of Request: 2/5/24 ¹⁻²³⁻²⁴ Scheduled Meeting Date: 2/5/25

Full Name of Speaker: Ron Terwilliger Organization: _____

Home Address: 2069 S. Muller Rd City Belton State MO Zip 64612

Home Phone #: 816-898-6800 Work Phone #: _____ Cell#: 816-898-6800

Email: RONTERW@aol.com

Specifics of Topic: Report Choosing a Mayor
Reut

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

Desired Outcome: _____

approx 2 min Requested

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

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

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

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CITY OF HARRISONVILLE

Signature: Ron Terwilliger

Office Use Only:

Date request received: _____



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
JANUARY 16, 2024
6:00 PM

1. Call to Order

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

A. Pledge of Allegiance

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

Others present: City Administrator Brad Ratliff, City Attorney Steve Mauer, Director of Administrative Services Jeremy Smith, Director of Engineering Carl Brooks, Public Works Director Patty Hilderbrand, Police Chief John Hofer, Parks and Recreation Director Grant Purkey, Community Development Director Christina Stanton, Executive Secretary to the City Administrator Theresa West, Police Sargeant Jeremiah Jacobs and City Clerk Daniel Barnett - recording.

2. Ceremonial Matters

A. Service Award - Jeremiah Jacobs

Mayor Zaring was joined at the front of the room by Police Sargeant Jeremiah Jacobs and Police Chief John Hofer.

Zaring congratulated Jacobs on his 10 years of dedicated service to the City of Harrisonville and spoke about Jacobs' dependability and consistency in providing quality service to the Harrisonville community.

Chief Hofer spoke about how hardworking and service minded Jacobs has been and continues to be and said it is an honor working with him.

3. Public Participation

A. Agenda Request - Russell Thompson

Russell Thompson (900 S Highland Drive) - Thompson spoke about his time and contributions to the Harrisonville community.

Thompson said his issue is with a recent utility billing cycle.

Thompson detailed his issue, speaking about an automatic bank payment that was not received by the City. Thompson also outlined the discussion he had with City's utility billing staff regarding his options.

Thompson said he did pay his outstanding utility bill, with fees, but stated that he did so "under protest".

Thompson asked that the Board reimburse the late fees that he paid as a result of the payment not being received after he asked the bank to send it.

Thompson thanked the Board for taking the time to listen to his concerns.

4. Approval of Minutes

A. Board of Aldermen - Regular Meeting - Dec 18, 2023 6:00 PM

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

B. Executive Session Minutes - December 18, 2023

A motion to accept the minutes from the December 18, 2023, Closed Session was made by Alderman Doerhoff, with a second from Alderwoman Franklin. The motion carried with a unanimous 8-0 vote.

5. Agenda Items

A. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A LEGISLATIVE AGENDA FOR THE YEAR 2024.

Staff report presented by City Administrator Ratliff.

Ratliff spoke to the continued efforts to pass a transient guest tax for Harrisonville, and said he is hopeful that the State Senate will pass the bill.

Ratliff highlighted various other points of the proposed legislative agenda, including economic development efforts and major themes being highlighted by the Missouri Municipal League.

Upon passage, Mayor Zaring designated the resolution to be Resolution number 2024-01.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Larry Pfautsch, Board Member
SECONDER: Marcia Milner, Board Member
AYES: Mills, Franklin, Pfautsch, Turner, Doerhoff, Milner, Davidson, Chaney

B. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SCHEDULE II OF TITLE III OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE

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

Staff report presented by Public Works Director Patty Hilderbrand.

Hilderbrand said the ordinance seeks to add no parking to sections of Chestnut Street and Prairie View Drive.

Hilderbrand spoke to the desire to increase visibility and safe driving in each location.

Mayor Zaring said the second reading of Council Bill 02 will be held at the February 5, meeting.

RESULT: SCHEDULED

Next: 2/5/2024 6:00 PM

6. Aldermen and Committee Reports

Alderswoman Milner thanked City staff for their hard work during the ongoing winter weather, including plowing streets, responding to calls in extremely cold weather and making sure other vital services continue.

Alderman Doerhoff commended the City's Electric staff for their efforts to protect the City's electric infrastructure, which limited outages during the recent winter storm.

Alderman Pfautsch also thanked City staff for their recent efforts during the storm and thanked the Community Development Department for their work to get the old water and electric building demolished.

Alderswoman Franklin spoke about an upcoming Scotch and Chocolate event on February 14, and invited all to attend.

Alderman Chaney spoke about the value of Martin Luther King Jr. Day and thanked all those who work hard to carry on his legacy and others like it.

7. Report from the City Administrator

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

Ratliff spoke about the hard work put in by the City's Public Works departments to keep residents safe and to keep City services available during the recent winter storm.

Ratliff informed the Board that the Orchard Road Culvert Storm Water Project has been awarded to Legacy Underground Construction.

Ratliff spoke to the Board about the current state of the Federal Emergency Management Agency's (FEMA) Buyout Muddy Creek project. Ratliff said the project has been awarded to Richards Construction

Company. Ratliff also said three homes will close on January 30, one on February 29, and the last will be in April of 2025.

Ratliff informed the Board that Police Officers Matt McCulloch and Dylan Bell have been promoted to the rank of Corporal. Ratliff congratulated McCulloch and Bell on their new positions and said they will assume their duties on January 22, 2024.

Ratliff announced that the incumbent Aldermen who have filed to run in the April 2, 2024, election will run unopposed, after no challengers filed to run.

A. Municipal Court Report - December 2023

8. Questions from the Media

None.

9. Adjourn From Regular Session

Mayor Zaring also thanked City staff for their interdepartmental communication and their quick responses to the few issues that were encountered during the recent winter storm.

A motion was made by Alderman Davidson to adjourn from the Regular Meeting. The motion was seconded by Alderwoman Franklin. The motion carried with a unanimous vote. The meeting adjourned at 6:26 p.m.

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

ATTEST:

Daniel Barnett, City Clerk

Minutes Acceptance: Minutes of Jan 16, 2024 6:00 PM (Approval of Minutes)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
WORK SESSION
CITY HALL
JANUARY 16, 2024
6:30 PM

1. Call to Order

The meeting was called to order at 6:37 PM by Mayor Mike Zaring.

2. Present

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

Others present: City Administrator Brad Ratliff, City Attorney Steve Mauer, Director of Administrative Services Jeremy Smith, Fire Chief Rusty Sullivan, Public Works Director Patty Hilderbrand, Director of Engineering Carl Brooks, Police Chief John Hofer, Community Development Director Christina Stanton, Executive Secretary to the City Administrator Theresa West, Aaron Robinson, Lacey Hirschvogel, Eric Farrow and Ryan Saffels of HDR Engineering, and City Clerk Daniel Barnett - recording.

3. Discussion Items

A. Lead Service Inventory Discussion

Project Manager Aaron Robinson spoke about an ongoing project to create an inventory of lead and copper water service lines within the community that the City of Harrisonville has partnered with HDR Engineering to complete.

Robinson said the City of Harrisonville does not have lead in our water system.

Robinson said the ongoing study is the result of legislation requiring all public water systems to do an inventory of their service lines.

Robinson outlined federal regulations for lead and copper within service lines and spoke about which entities are responsible for certain pieces of a service line.

Robinson said an inventory of all water service lines and connectors is due to the Missouri Department of Natural Resources by October 16, 2024.

Assistant Project Manager Lacey Hirschvogel spoke to the history of the EPA's (Environmental Protection Agency) Lead and Copper Rule Revision in 2021 and spoke to additional requirements made by the EPA's Lead and Copper Rule Improvement in 2023.

Hirschvogel outlined the course that HDR will help the City take to comply with the most stringent Lead and Copper Rule Improvement requirements.

Hirschvogel outlined the items required as part of the service line inventory, including: Materials Classification, Finding connectors that have been replaced and All service lines and connectors.

Hirschvogel said annual updates to the Missouri Department of Natural Resources are required, including the location address. Hirschvogel also said the information must be publicly available and included in the Consumer Confidence Report.

Alderman Doerhoff asked if the line would need to be replaced up to the structure or up to the meter.

Hirschvogel said the line will need to be replaced to the connector of the structure.

Robinson outlined a tailored inventory approach for Harrisonville.

Robinson said all lead service lines and galvanized lines will be required to be replaced within 10 years of the implemented rule, 2037.

Hirschvogel said the replacements must come on a rate of 10-percent per year, on a rolling 3-year average.

Robinson spoke to the penalties for not meeting the annual MDNR or EPA requirements.

Hirschvogel spoke to the requirements for public communication regarding the inventory process.

The Board recommended key stakeholders within the community that HDR and the City will need to partner with to spread required communications about the inventory process.

Hirschvogel spoke to a variety of funding opportunities available to the City to pay for the inventory process.

Hirschvogel said the City of Harrisonville is using American Rescue Plan Act grant funds to pay for the initial inventory costs.

At 7:47 p.m., the Board of Aldermen voted to go into Closed Session pursuant to City Code to discuss the Hiring, Firing, Discipline or Promotion of an Employee. A motion was made by Alderman Mills and seconded by Alderman Doerhoff. In attendance and voting to go into Closed Session were Aldermen Davidson, Doerhoff, Chaney, Franklin, Mills, Milner Pfautsch and Mayor Mike Zaring. Alderman Turner was excused. Mayor Zaring then convened the meeting in Closed Session.

Upon returning to the Work Session, a motion was made by Alderman Davidson to adjourn from the Work Session. The motion was seconded by Alderman Turner. The motion carried with a unanimous vote. The meeting adjourned at 9:23 p.m.

Work Session**Tuesday, January 16, 2024****6:30 PM**

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

ATTEST:

Daniel Barnett, City Clerk

Minutes Acceptance: Minutes of Jan 16, 2024 6:30 PM (Approval of Minutes)

STAFF REPORT

TO: Board of Aldermen
FROM: Theresa West, Assistant
DATE: February 1, 2024
SUBJECT: Resolution - Flood Buyouts

Type of Item: *Approval*

A. Action Item (ID # 4750)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, TO PROVIDE LOCAL MATCHING FUNDS FOR THE HAZARD MITIGATION GRANT PROGRAM.

Attachments:

Resolution - Hazard Mitigation Grant Program Fund Matching 2024 (DOC)

Memo to Board - Resolution for Additional Costs Hazard Mitigation Grant Program Flood Buyouts (DOC)

Budget increase for Hazard Mitigation Grant Program matching 2024 (PDF)

Council Bill 2024

Resolution 2024

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, TO PROVIDE LOCAL MATCHING FUNDS FOR THE HAZARD MITIGATION GRANT PROGRAM.

WHEREAS, the City of Harrisonville, Missouri (hereinafter called “the Subgrantee”), County of Cass, has made application through the Missouri State Emergency Management Agency (SEMA) to the Federal Emergency Management Agency (FEMA) for funding from the Hazard Mitigation Grant Program, in the amount of \$1,232,480.00; and,

WHEREAS, the Subgrantee recognizes the fact that this grant is based on a cost share basis with the federal share not exceeding 90% and the non-federal share being a minimum of 10% of the total project cost. The minimum 10% non-federal share can be either cash or in-kind match.

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the City of Harrisonville, Missouri, as follows:

Section 1. The Subgrantee agrees to provide and make available up to \$123,248.00 (One Hundred and Twenty-Three Thousand Two Hundred and Forty-Eight Dollars.) of non-federal funds to be used to meet the minimum 10% match requirements for this mitigation grant application.

Section 2. *Effective Date.* The effective date of this Resolution shall be the 5th day of February 2024.

PASSED AND RESOLVED BY THE BOARD OF ALDERMEN AND APPROVED
BY THE MAYOR OF THE CITY OF HARRISONVILLE, MISSOURI ON THIS 5TH
DAY OF FEBRUARY 2024.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

EXCUSED:

Mike Zaring, Mayor and Ex-Officio

Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk

WITNESS my hand and seal this 5th day of February 2024.



FEMA FLOOD BUYOUTS
DR 4490 Project 0029
 PUBLIC WORKS DEPARTMENT
 HARRISONVILLE, MISSOURI

To: Mayor & Board of Aldermen

From: Ted Martin, PE, CFM – City Engineer/Floodplain Administrator

Date: January 30, 2024

RE: Resolution Approving Additional Acquisition Costs

Type of Item:

Staff seeks Board approval to execute an amendment with the State Emergency Management Agency (SEMA) for additional grant funds on this project.

Issue:

This project's property appraisals came in over the budgeted amount.

Background:

As required by SEMA, the original budget and grant award for the property buyouts was based on the Cass County appraised values. As part of the buyout procedures, a formal appraisal by a licensed Missouri appraiser was performed on each property and this is the basis for most of the cost overrun. With this resolution, we will submit the request to SEMA for the additional grant funding. The City's share is 10% and the grant is for 90%. The following table is from the information to be sent to SEMA:

Budget Line Item	Budget	Revision Requested	Additional Funds Request	Revised Budget	
Appraisals	\$ 7,500.00	\$ (6,050.00)	\$ -	\$ 1,450.00	
Legal/ Environ Survey/ Closing Costs/ Title Work	\$ 5,000.00	\$ -	\$ 2,000.00	\$ 7,000.00	
Acquisition 704 E. South	\$ 124,096.00	\$ -	\$ 40,904.00	\$ 165,000.00	
Acquisition 1605 S. Independence	\$ 101,892.00	\$ -	\$ 43,108.00	\$ 145,000.00	
Acquisition 103 E. Walker	\$ 243,852.00	\$ -	\$ 28,148.00	\$ 272,000.00	
Acquisition 105 E. Walker	\$ 241,472.00	\$ -	\$ 53,528.00	\$ 295,000.00	
Acquisition 107 E. Walker	\$ 221,186.00	\$ -	\$ 48,814.00	\$ 270,000.00	
Asbestos Inspections/Removal	\$ 20,000.00	\$ (15,625.00)		\$ 4,375.00	
Demolition	\$ 50,000.00	\$ 21,675.00	\$ 980.00	\$ 72,655.00	
Total	\$ 1,014,998.00	\$ -	\$ 217,482.00	\$ 1,232,480.00	
Original Federal Share =	\$ 913,498.20	Revised Federal Share =		\$1,109,232.00	90%
Original City Share =	\$ 101,499.80	Revised City Share =		\$123,248.00	10%
Original TOTAL =	\$ 1,014,998.00	Revised TOTAL =		\$1,232,480.00	100%

Recommendations:

Staff requests the Board approve this resolution to fund our 10% of the revised grant award. Funding for the City's share is budgeted in the Muddy Creek Detention Account #08-0932-3069 with an available amount of \$1,001,558.30.

A summary of the progress on this project per the State of Missouri required tracking is attached.

The SEMA standard language for this resolution is as follows:

LOCAL MATCH RESOLUTION #
FOR THE
HAZARD MITIGATION GRANT PROGRAM

WHEREAS, The City of Harrisonville, Missouri (hereinafter called "the Subgrantee"), County of Cass, has made application through the Missouri State Emergency Management Agency (SEMA) to the Federal Emergency Management Agency (FEMA) for funding from the Hazard Mitigation Grant Program, in the amount of \$1,232,480.00.

And

WHEREAS, THE Subgrantee recognizes the fact that this grant is based on a cost share basis with the federal share not exceeding 90% and the non-federal share being a minimum of 10% of the total project cost. The minimum 10% non-federal share can be either cash or in-kind match.

And

THEREFORE, The Subgrantee agrees to provide and make available up to \$123,248.00 (One Hundred and Twenty-Three Thousand Two Hundred and Forty-Eight Dollars.) of non-federal funds to be used to meet the minimum 10% match requirements for this mitigation grant application.

Approval Signatures and Dates:

Steps of a Buyout Once Awarded

HARRISONVILLE MO FLOOD BUYOUTS
FEMA DR 4490

These steps can happen simultaneously and sometimes one will happen prior to a previous step.

1. Grant awarded to the local jurisdiction and SEMA provides orientation/guidebook, Grant Agreement and Funding Approval Form. **DONE**
2. The local jurisdiction adopts a Voluntary Buyout Policy and provides a signed copy to SEMA. **DONE**
3. The property owner(s) signs Voluntary Transaction Form. **DONE**
4. The property owner(s) need to complete and sign the Affidavit of Structural Repair Assistance. **DONE**
5. The local jurisdiction will follow their own or the State of Missouri's procurement policy, whichever is more restrictive, to procure services of a State-board certified appraiser and title company. Appraisals are completed and copies sent to SEMA. **DONE**
6. The jurisdiction sends appraiser and title company bid tabs to SEMA, if applicable, as some could be under the minimum bid threshold. **DONE**

NOTE: If the jurisdiction chooses services other than the lowest, best bidder, the jurisdiction must provide a reason. SEMA then will need to review and concur.

7. SEMA searches for relevant Duplication of Benefits (DOB). SEMA uses DOB information and appraisals to develop the Offer Worksheet. **DONE**
8. SEMA sends the Offer Worksheet to the jurisdiction. **DONE**
9. The jurisdiction completes the Offer Letter and contacts the property owner(s) IN THE ESTABLISHED PRIORITY ORDER (see Voluntary Buyout Policy). **DONE**
10. The property owner(s) completes the Voluntary Acceptance/Withdrawal Statement. **DONE**
 - a. If the offer is accepted, the jurisdiction follows their own, or the State of Missouri's, procurement policy, whichever is more restrictive, to procure services for asbestos inspection/abatement and demolition. **DONE**
 - b. The jurisdiction sends the bid tabs to SEMA. **DONE**

*NOTE: Asbestos contractor **MUST** be licensed in Missouri to complete this work. They **MUST** follow **ALL DNR** requirements for removal. Grant **WILL NOT** pay to remove any other hazardous materials found on the property. Removal of any other hazardous materials would be the jurisdiction's responsibility.*

11. The jurisdiction works with the title company and property owner(s) to establish a closing date (usually w/in 30 days). **UNDERWAY**
12. The property owner(s) may appeal DOBs. They must provide legible copies of detailed receipts. SEMA reviews receipts for eligible expenses. SEMA provides a "revised" Offer Worksheet. Process starts again at number 8 above. **DONE**

NOTE: Receipts must be detailed enough for reviewer to determine the item(s) purchased.

13. The property owner(s) may appeal the appraisal. **DONE**
 - a. If the property owner(s) appeals the appraisal, the property owner(s) must get their own similar appraisal, using the same criteria as the jurisdiction, at their own expense. The property owner(s) must provide a copy to the jurisdiction. **DONE**
 - b. The jurisdiction provides a copy to SEMA. **DONE**
 - c. SEMA must get a "desk top" review. The decision of the SEMA acquired appraiser for the desk top review is final, no negotiation. **DONE**
 - d. SEMA sends final offer worksheet to the jurisdiction. **DONE**
 - e. The local jurisdiction creates another offer letter and provides it to property owner(s). The owner(s) can accept or withdraw. **DONE**
 - f. If the property owner(s) accepts, process starts at number 10 above. **DONE**
14. The jurisdiction must provide all sales documents (Sales Contract, Exhibits A, B, and C in Tab docs) and the Model Deed Restriction Exhibit A to their title company. **DONE**
15. The title company completes the title search and prepares all closing documents. **DONE**
16. The jurisdiction submits all title work and draft closing documents to SEMA for review prior to the closing date (Title Insurance, Settlement Sheets, Sales Contract and Exhibit A, B, and C, and Warranty Deed with Model Deed Restrictions). **UNDERWAY**
 - a. SEMA will review. If there are problems, SEMA will contact the jurisdiction. If there are no problems, the jurisdiction can proceed with closing.
 - b. The jurisdiction can open a non-interest-bearing account and request funds in advance with the draft settlement sheet, or use their own funds and request reimbursement.
 - c. The jurisdiction **MUST** provide copies of all **final** fully signed closing documents including Settlement Sheet(s), Sales Contract and Exhibits A, B, and C, checks from Buyer and to Seller, and a **RECORDED** Warranty Deed with Model Deed Restrictions to SEMA.
17. The property owner(s) must sign the Statement of Voluntary Participation /OpenSpace Form **Tab 25** at closing (See Guidebook Tabs) and submit fully signed form to SEMA with the other closing documents.
18. The property owner(s) **MUST** have all personal property removed from premise prior to closing.
19. The jurisdiction must complete the Floodplain Development Permit prior to demolition and submit a copy to SEMA.

20. The jurisdiction has **90 days from the date of closing** to complete demolition on each structure. **MUST** complete a formal extension request to SEMA pending FEMA approval if they are not going to **complete within 90 days of closing**.
21. If a tenant is involved, the tenant may be eligible for Renter Relocation Assistance. If Renter Relocation Assistance was included in the project budget, the jurisdiction must complete a Relocation Assistance to Tenants Application and Worksheet form and submit a copy, along with required documentation, to SEMA prior to closing. (See Guidebook) **NOT APPLICABLE**
- All documentation must be notarized and attached for the displaced dwelling vs. replacement dwelling.
 - The SEMA project manager must review the worksheet and documentation to verify correctness.
 - The renter **cannot** receive funds until the property owner(s) has signed the deed over to the local jurisdiction.

[URA Fixed Residential Moving Cost Schedule - HUD Exchange](#)

[Real Estate Acquisition and Relocation | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

NOTE: CDBG funded projects have specific Renter Relocation guidelines

22. Home Owner Relocation Assistance - See Guidebook and contact Grant Manager. **NOT APPLICABLE.**
23. All demolition work must be completed prior to scheduling the project closeout visit.
24. For NFIP properties, SEMA completes the AW-501 at the completion of the project and sends to FEMA.
25. For FMA properties, prior to closeout, SEMA checks to make sure NFIP is still in effect. **For FMA properties, owners must maintain NFIP until closing. NOT APPLICABLE**

Line Item Budget Revision/Additional Funds Request
2022 City of Harrisonville Flood Buyouts
DR-4490 MO Project #0029

Budget Line Item	Budget	Revision Requested	Additional Funds Request	Revised Budget
Appraisals	\$ 7,500.00	\$ (6,050.00)	\$ -	\$ 1,450.00
Legal/ Environ Survey/ Closing Costs/ Title Work	\$ 5,000.00	\$ -	\$ 2,000.00	\$ 7,000.00
Acquisition 704 E. South	\$ 124,096.00	\$ -	\$ 40,904.00	\$ 165,000.00
Acquisition 1605 S. Independence	\$ 101,892.00	\$ -	\$ 43,108.00	\$ 145,000.00
Acquisition 103 E. Walker	\$ 243,852.00	\$ -	\$ 28,148.00	\$ 272,000.00
Acquisition 105 E. Walker	\$ 241,472.00	\$ -	\$ 53,528.00	\$ 295,000.00
Acquisition 107 E. Walker	\$ 221,186.00	\$ -	\$ 48,814.00	\$ 270,000.00
Asbestos Inspections/Removal	\$ 20,000.00	\$ (15,625.00)		\$ 4,375.00
Demolition	\$ 50,000.00	\$ 21,675.00	\$ 980.00	\$ 72,655.00
Total	\$ 1,014,998.00	\$ -	\$ 217,482.00	\$ 1,232,480.00

Original Federal Share = \$ 913,498.20

Original City Share = \$ 101,499.80

Original TOTAL = \$ 1,014,998.00

Revised Federal Share = \$1,109,232.00

Revised City Share = \$123,248.00

Revised TOTAL = \$1,232,480.00

90%

10%

100%

Attachment: Budget increase for Hazard Mitigation Grant Program matching 2024 (Resolution - Flood Buyouts)

STAFF REPORT

TO: Board of Aldermen
FROM: Theresa West, Assistant
DATE: January 8, 2024
SUBJECT: Ordinance - Parking Changes for Chestnut and Prairie View

Type of Item: *Approval*

B. Action Item (ID # 4730)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SCHEDULE II OF TITLE III OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE

History:

01/16/24 Board of Aldermen SCHEDULED

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

Staff report presented by Public Works Director Patty Hilderbrand.

Hilderbrand said the ordinance seeks to add no parking to sections of Chestnut Street and Prairie View Drive.

Hilderbrand spoke to the desire to increase visibility and safe driving in each location.

Mayor Zaring said the second reading of Council Bill 02 will be held at the February 5, meeting.

Attachments:

Staff Report - Traffic Safety - No Parking Chestnut and Prairie View (DOC)

Ordinance Parking changes for Chestnut and Prairie View (DOCX)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

5.B.a

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

To: Board of Aldermen
From: Patty Hilderbrand, Director of Public Works
Date: December 22, 2023
Re: Traffic Safety Ordinance

GENERAL INFORMATION

Applicant: Patty Hilderbrand
Requested Actions: Ordinance Update
Date of Application: December 22, 2021

PROPOSAL

Amend parking restrictions to improve vehicle safety on a section of Chestnut Street and on a section of Prairie View Drive.

PREVIOUS ACTIONS

N/A

KEY ISSUES

Chestnut: Cars parked too close to Lexington Street are causing unsafe conditions, making it difficult for vehicles to turn east from Lexington without driving into the westbound lane to Chestnut.

Prairie View: Cars parked too close to Waters Road are causing unsafe conditions, making it difficult for vehicles to turn south on Prairie View Drive from Waters Road without driving into the northbound lane.

STAFF COMMENTS AND SUGGESTIONS

Chestnut: Prohibit parking on both sides of Chestnut Street from Lexington Street east 300 feet.

Prairie View: Prohibit parking on west side of Prairie View Drive from Waters Road south approximately 300 feet. Parking is already restricted on the east side of Prairie View Drive at Waters Road.

STAFF RECOMMENDATION

Prohibit parking on both sides of Chestnut Street from Lexington Street east 300 feet, and prohibit parking on west side of Prairie View Drive from Waters Road south approximately 300 feet.

Attachment: Staff Report - Traffic Safety - No Parking Chestnut and Prairie View (Ordinance - Parking Changes for Chestnut and Prairie View)

ATTACHMENTS

STAFF CONTACT:**Patty Hilderbrand****Director of Public Works****philderbrand@harrisonville.com**

Council Bill No.

Ordinance No.

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SCHEDULE II OF TITLE III OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Harrisonville desires to amend its Municipal Code to amend parking restrictions on Chestnut Street to the east of Lexington Street and to establish parking restrictions on Prairie View Drive to the south of Waters Road.

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

Section 1: Title III, Schedule II, Table II-A is hereby amended as follows regarding the prohibition on parking on either side of Chestnut Street, for approximately 300 feet east from Lexington Street, and to include new language regarding the prohibition on parking on the west side of Prairie View Drive for approximately 300 feet south of Waters Road:

“Chestnut Street – north side, from Lexington Street east approximately 300 feet, no parking at any time.

...

Chestnut Street – south side, from Lexington Street east approximately 300 feet, no parking at any time

...

Oriole Street – west side, from Waters Road south approximately 300 feet, no parking at any time.”

Section 2: This Ordinance shall be in full force and effect from and after the date of its passage and approval.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 16TH DAY OF JANUARY 2024 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 16TH DAY OF JANUARY 2024 AND PASSED BY THE BOARD OF ALDERMEN THIS 16TH DAY OF JANUARY 2024.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

EXCUSED:

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

ATTEST:

Daniel Barnett, City Clerk

WITNESS my hand and seal this 16th day of January 2024.

STAFF REPORT

TO: Board of Aldermen
FROM: Kim Hubbard, Finance Manager
DATE: January 31, 2024
SUBJECT: BUDGET AMENDMENT

Type of Item: *Budget*

Community Center-Utilities

The current budget reflects \$178,500 (the same as 2023), it needs to be increased by \$36,500 bringing the budget to \$215,000. The amount spent in 2023 for utilities was \$210,917.

Account	Current Budget	Increase	Decrease	New Budget
15-1119-0201-00	\$178,500.00	\$36,500.00	\$0.00	\$215,000.00
15-5934	\$0.00	\$36,500.00	\$0.00	\$36,500.00

Police Department-Grant and Agreement

The police department applied for and was awarded a grant in the amount of \$21,934.00 for the purchase of E-citation equipment. This equipment will be used to replace the current time-consuming and paper-intensive system; will increase the safety of the local roads and state routes within the community; improve the efficiency and effectiveness of the officers; and improve recordkeeping and modernization of policing procedures. It is estimated that the E-ticket systems will save an officer an average of six minutes per ticket.

In 2023 MoDOT requested Harrisonville Police Officers to provide enforcement activities in work zone areas with the City of Harrisonville and many MoDOT projects working in the next year and half. Chief Hofer brought this to the June 20, 2023, board meeting and was approved via Ordinance 3657. The agreement is in the amount of \$6,160 to cover police officer overtime for this work.

Account	Current Budget			
01-5626	\$4,833,529.22	\$28,094.00	\$0.00	\$4,861,623.22
01-0311-0103-00	\$99,795.78	\$6,160.00	\$0.00	\$105,955.78
01-0311-0315-00	\$0.00	\$21,934.00	\$0.00	\$21,934.00

Street Department-Dump Bed

The bed of the Street Department's dump truck is rusted beyond repair and a replacement is needed. Staff obtained three (3) quotes. The lowest quote is \$9,396.00 and \$3,322.00 for the option hoist if needed from American Equipment Co.

Account Current	Current Budget	Increase	Decrease	New Budget
01-5934	\$1,000,467.07	\$13,000.00	\$0.00	\$1,013,467.07
01-0707-0504-00	\$7,500.00	\$13,000.00	\$0.00	\$20,500.00

Rolling over Projects

Projects from 2023 have been rolled over to 2024. With these projects there are unspent funds that need to be allocated transfers as well to be reflected in the 2024 budget. The unspent funds and transfers are currently in the department reserve accounts. See the attached sheet reflecting projects and unspent funds and transfers that need to be allocated appropriately.

Staff Recommendations

Staff recommends approval.

Attachments

Dump truck bed quote.

Project rollovers excel sheet

Council Bill No.

Ordinance No.

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE AMENDING THE OPERATING BUDGET FOR THE CITY
OF HARRISONVILLE, MISSOURI, FOR THE FISCAL YEAR JANUARY 1,
2024 THROUGH DECEMBER 31, 2024, AND ESTABLISHING AN EFFECTIVE
DATE.**

Account #	Description	Current 2024 Budget	Encumbrances	Roll Forward of Unspent Funds	Amended 2024 Budget
01-0917-1072	Reconstruct Runway 17 35	\$ 5,054,000.00	\$ 6,738.37	\$ 70,082.20	\$ 5,130,820.57
01-5626	MoDot Airport Grant	\$ 4,818,278.00	\$ -	\$ 76,820.57	\$ 4,895,098.57
01-0717-0502	Hanger B Structural Repairs	\$ -	0	\$ 51,327.00	\$ 51,327.00
32-0103-0448-01	Royal St Extension	\$ -	\$ -	\$ 24,823,762.80	\$ 24,823,762.80
32-5937	COP Reimbursements	\$ -	\$ -	\$ 20,428,261.66	\$ 20,428,261.66
01-5626	Gov Cost Share Grant		\$ -	\$ 4,486,556.00	\$ 4,486,556.00
01-0907-1006	MO Hwy 2 South Street Bridge over Muddy Creek Tributary	\$ -	\$ 41,367.48	\$ 1,508,630.00	\$ 1,549,997.48
01-5626	MoDot/Marc Grant		\$ -	\$1,362,690.00	\$ 1,362,690.00
01-5934	ARPA Fund/City Match	\$ -		\$187,307.48	\$ 187,307.48
01-0907-1002	Jefferson Parkway	\$ -	\$ -	\$ 56,478.00	\$ 56,478.00
01-5626	MARC Grant	\$ -	\$ -	\$ 56,478.00	\$ 56,478.00
01-0707-0502	Street Department Roof	\$ -	\$ -	\$ 20,000.00	\$ 20,000.00
01-5934	City Match		\$ -	\$ 20,000.00	\$ 20,000.00
01-0707-0502	Street Dep Maint Building	\$ 500.00	\$ -	\$ 251,799.25	\$ 252,299.25
01-5936	Lease Reimbursements	\$ -	\$ -	\$ 153,000.00	\$ 153,000.00
01-5934	City Cash		\$ -	\$98,799.25	\$ 98,799.25
01-0907-1004	South Commercial St Extension	\$ -	\$ 232,900.82	\$ 3,028,701.26	\$ 3,261,602.08
01-5626	Gov Cost Share & MARC Grant	\$ -	\$ -	\$ 2,249,891.00	\$ 2,249,891.00
01-5934	ARPA Funds	\$ -	\$ -	\$ 1,011,711.08	\$ 1,011,711.08
08-0936-1030	James St Storm Drainage Improvements	\$ -	\$ 94,438.87	\$ 1,366,653.00	\$ 1,461,091.87
08-5626	ARPA Stormwater Grant	\$ -	\$ -	\$ 1,233,205.00	\$ 1,233,205.00
08-5934	City Match	\$ -	\$ -	\$ 227,886.87	\$ 227,886.87

Attachment: Feb 5, 2024- Projects Budget Amendment-2 (BUDGET AMENDMENT)

Account #	Description	Current 2024 Budget	Encumbrances	Roll Forward of Unspent Funds	Amended 2024 Budget
08-0936-1027	Ash St Culvert Replacement	\$ -	\$ 65,862.50	\$ 1,709,244.40	\$ 1,775,106.90
08-5626	ARPA Stormwater Grant	\$ -	\$ -	\$ 1,496,282.00	\$ 1,496,282.00
08-5934	City Match	\$ -	\$ -	\$ 278,824.90	\$ 278,824.90
08-0936-1025	Beckerdite Storm Drainage Improvements	\$ -	\$ -	\$ 1,353,518.60	\$ 1,353,518.60
08-5626	ARPA Stormwater Grant	\$ -	\$ -	\$ 1,083,515.00	\$ 1,083,515.00
08-5934	City Match	\$ -	\$ -	\$ 270,003.60	\$ 270,003.60
08-0936-1005	Missouri to Polk Emergency Stormwater Repair	\$ -	\$ -	\$ 99,520.00	\$ 99,520.00
08-5934	City Cash	\$ -	\$ -	\$ 99,520.00	\$ 99,520.00
08-0936-1005	Storm Water Projects-Orchard Rd Storm Wtr Repair	\$ -	\$ 1,294.00	\$ 144,508.55	\$ 145,802.55
08-5934	City Cash	\$ -	\$ -	\$ 145,802.55	\$ 145,802.55
08-0936-1005	MISC Stormwater Projects-North Lk Spillway Repair	\$ -	\$ -	\$ 13,258.00	\$ 13,258.00
08-5934	City Cash	\$ -	\$ -	\$ 13,258.00	\$ 13,258.00
08-0933-3011	South Sewer Improvements	\$ -	\$ 1,707,435.21	\$ 965,557.62	\$ 2,672,992.83
08-5935	2020 COP's	\$ -	\$ -	\$ 2,672,992.83	\$ 2,672,992.83
08-0728-0504	Replacement of 3 Sludge Pumps	\$ -	\$ -	\$ 199,927.20	\$ 199,927.20
08-5934	City Cash	\$ -	\$ -	\$ 199,927.20	\$ 199,927.20
08-0932-3069	FEMA Home Buy-out	\$ -	\$ 6,450.00	\$ 1,060,535.46	\$ 1,066,985.46
08-5626	FEMA Grant	\$ -	\$ -	\$ 913,498.20	\$ 913,498.20
08-5934	2020 COP's	\$ -	\$ -	\$ 158,552.51	\$ 158,552.51
08-0728-0502	Buiding-Metal Building for Boom Truck	\$ -	\$ -	\$ 81,469.75	\$ 81,469.75
08-5934	City Cash	\$ -	\$ -	\$ 81,469.75	\$ 81,469.75
08-0932-3039	Emergency Sewer Repairs-Meadowlark Swr Line Repair	\$ -	\$ -	\$ 20,476.00	\$ 20,476.00
08-5934	City Cash	\$ -	\$ -	\$ 20,476.00	\$ 20,476.00

Attachment: Feb 5, 2024- Projects Budget Amendment-2 (BUDGET AMENDMENT)

Account #	Description	Current 2024 Budget	Encumbrances	Roll Forward of Unspent Funds	Amended 2024 Budget
08-0932-3039	Emergency Sewer Repairs-Oakvale Swr Line Repair	\$ -	\$ -	\$ 45,824.00	\$ 45,824.00
08-5934	City Cash	\$ -	\$ -	\$ 45,824.00	\$ 45,824.00
08-0931-3070	Raw Water Transmission	\$ -	\$ -	\$ 43,740.00	\$ 43,740.00
08-5934	City Cash	\$ -	\$ -	\$ 43,740.00	\$ 43,740.00
08-0931-3002	Lead Service Line Inventory	\$ -	\$ 245,015.00	\$ 9,985.00	\$ 255,000.00
08-5626	ARPA LSLI Grant	\$ -	\$ -	\$ 200,000.00	\$ 200,000.00
08-5934	City Match	\$ -	\$ -	\$ 55,000.00	\$ 55,000.00
08-0933-3072	Lake Harrisonville Spillway	\$ -	\$ 271,852.70	\$ 180,116.23	\$ 451,968.93
08-5626	Multipurpose Water Resource Grant		\$ -	\$ 697,204.31	\$ 697,204.31
08-0720-0504	WTP Clarifier Covers	\$ -	\$ -	\$ 664,591.75	\$ 664,591.75
08-5934	SRF2002 Bond DNR REST			\$ 400,000.00	\$ 400,000.00
08-5934	City Cash			\$ 264,591.75	\$ 264,591.75
08-0931-3058	Water Plant Filter Upgrades	\$ -	\$ 5,940.80	\$ 214,059.20	\$ 220,000.00
08-5934	City Cash	\$ -	\$ -	\$ 220,000.00	\$ 220,000.00
08-0721-0502	Building-CWSS Admin Office Remodel	\$ -	\$ -	\$ 12,804.88	\$ 12,804.88
08-5934	City Cash	\$ -	\$ -	\$ 12,804.88	\$ 12,804.88
15-0990-4220	2023- COP-B Projects	\$ -	\$ -	\$ 78,736.01	\$ 78,736.01
15-5937	2023- COP-B Project Proceeds	\$ -	\$ -	\$ 78,736.01	\$ 78,736.01
16-0990-2014	Building Improvements	\$ -	\$ 794,559.06	\$ 46,563.07	\$ 841,122.13
16-5934	City Cash/ARPA Funds	\$ -	\$ -	\$ 841,122.13	\$ 841,122.13
07-0990-4016	Water Electric Building Demo	\$ -		\$ 325,238.10	\$ 325,238.10
08-0931-4016	Water Electric Building Demo	\$ -		\$ 102,850.62	\$ 102,850.62

Attachment: Feb 5, 2024- Projects Budget Amendment-2 (BUDGET AMENDMENT)

Account #	Description	Current 2024 Budget	Encumbrances	Roll Forward of Unspent Funds	Amended 2024 Budget
07-5626	CDBG Grant	\$ -		\$ 221,034.39	\$ 221,034.39
08-5626	CDBG Grant	\$ -		\$ 73,678.12	\$ 73,678.12
07-5934	City Match	\$ -		\$ 104,203.72	\$ 104,203.72
08-5934	City Match	\$ -		\$ 29,172.50	\$ 29,172.50

Account #	Description	Current 2024 Budget	Encumbrances	Roll Forward of Unspent Funds	Amended 2024 Budget
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Account #	Description	Current 2024 Budget	Encumbrances	Roll Forward of Unspent Funds	Amended 2024 Budget
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Account #	Description	Current 2024 Budget	Encumbrances	Roll Forward of Unspent Funds	Amended 2024 Budget
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\$ 19,554,850.66



EQUIPMENT CO.
 3250 Harvester Road
 Kansas City, Kansas 66115
 (Phone) 913-342-1450 (Fax) 913-342-1377
 sales@americanequipment.us

QUOTATION

DATE	Quotation #
1/5/2024	010504/36RK

NAME / ADDRESS
City of Harrisonville P. O. Box 367 300 East Pearl Harrisonville, MO 64701

TO CONFIRM ORDER
Quote Accepted by _____
Date _____
P.O. # _____

LEAD TIME	TERMS	REP	FOB	PHONE	FAX #
	Due on Rece...	REK		816-380-8951	816 380 7955
QTY	ITEM	DESCRIPTION	U/M	COST	Total
1	300	Equipment to mount on 2013 Ford F-350 with V8 gas and 60" CA: Replacement Rugby 9' 2/3 yard dump body for 2013 Rugby 9' with S/N: 314201 - 1/4 cab shield - painted black - (2) LED mini lightbars mounted on headache rack - installation including removal of existing dump body **Note: This is estimate only without viewing the condition of the hoist for re-use on new body. Hoist replacement is typically recommended with body replacement** Option: Replace existing hoist and subframe with new hoist and subframe - add \$3,322.00		9,396.00	9,396.00
Quoted by Ryan Keith				Total	\$9,396.00

Attachment: truck 5b bed quote 2 (BUDGET AMENDMENT)

This quote is valid for 30 days. Applicable taxes not included.

Council Bill No.

Ordinance No.

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE AMENDING THE OPERATING BUDGET FOR THE CITY OF HARRISONVILLE, MISSOURI, FOR THE FISCAL YEAR JANUARY 1, 2024 THROUGH DECEMBER 31, 2024, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Harrisonville (“City”) staff has reviewed the Fiscal Year January 1, 2024 to December 31, 2024 (“Fiscal Year”) revenues and expenditures; and

WHEREAS, proposed amendments to the Fiscal Year 2024 Budget as operations or unforeseen expenses have occurred throughout the year in the Parks Department, Police Department and Streets Department and need to be adopted before the end of 2024; and

WHEREAS, projects undertaken during the Fiscal Year 2023 Budget are being rolled over into the Fiscal Year 2024 Budget, and unspent funds need to allocated transfers need to be reflected in said 2024 budget; and

WHEREAS, this is a standard accounting practice to do budget amendments throughout the year; and

WHEREAS, The Board of Aldermen feel it is in the best interest of the City to approve the budget amendment presented for Fiscal Year 2024;

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

Section 1: That the annual operating budget for the City of Harrisonville, Missouri, for the fiscal year beginning January 1, 2024, and ending on December 31, 2024, is hereby amended. Maximum amounts to be expended by fund are as follows:

FUND	BUDGETED REVENUE	BUDGETED EXPENDITURES
GENERAL	\$26,712,871.00	\$21,926,554.00
REFUSE	\$ 794,227.00	\$ 794,227.00
ELECTRIC	\$13,422,710.00	\$12,824,947.00
CWSS	\$17,666,770.00	\$13,651,527.00
FLEET	\$ 332,675.00	\$ 332,675.00
PARKS & RECREATION	\$ 3,061,546.00	\$ 3,061,544.00
EMERGENCY SERVICES	\$ 5,709,370.00	\$ 4,914,811.00
DEBT SERVICE	\$ 315,625.00	\$ 315,625.00

Section 2: That the City Administrator is hereby authorized to amend the line items of the budget as needed, but in no event shall more funds be expended for any particular fund than that authorized by this budget without prior approval of the Board of

Attachment: Budget amendment February 2024 (BUDGET AMENDMENT)

Aldermen. In addition, any monies set aside for capital outlays shall not be used for any other purposes without prior approval of the Board of Aldermen.

Section 3: That this ordinance shall become effective immediately upon its passage and approval.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 5TH DAY OF FEBRUARY 2024 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 5TH DAY OF FEBRUARY 2024 AND PASSED BY THE BOARD OF ALDERMEN THIS 5TH DAY OF FEBRUARY 2024.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

EXCUSED:

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

ATTEST:

Daniel Barnett, City Clerk

WITNESS my hand and seal this 5th day of February 2024.

Attachment: Budget amendment February 2024 (BUDGET AMENDMENT)

STAFF REPORT

TO: Board of Aldermen
FROM: Christina Stanton,
DATE: January 31, 2024
SUBJECT: Appl. #PREDEV-23-002--PRELIM. DEVEL. PLAN for iFIL Expansion

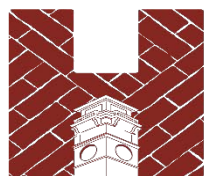
Type of Item: *Public Hearing*

D. Action Item (ID # 4739)

Appl. PREDEV-23-002--PRELIM. DEVEL. PLAN for iFIL Expansion on property located at 1801 W. Vine St.

Attachments:

Staff Rpt - iFIL Expansion PDP 2-5-2024 BOA (PDF)
Land Use - Zoning Application 2023 - signed (PDF)
2024 0103 iFIL Expansion - E0.1.SP_Signed (PDF)
2024.01.02-22-154 Prelim Dev Plan Rev 2 (PDF)
2024.01.31-22-154 Site Plan C1.0 Rev 3 TEMP (PDF)
2024.01.31-22-154 Site Plan C1.1 Rev 3 TEMP (PDF)
Zoning Map (PDF)
Aerial Map (PDF)



To: Board of Aldermen

From: Christina Stanton, AICP, Community Development Director

Date: February 5, 2024

Re: Appl. #PREDEV-23-002 – PRELIM. DEVEL. PLAN for iFIL Expansion on property located at 1801 W. Vine Street

GENERAL INFORMATION

Applicant: Jeffrey Skidmore, P.E., Schlager and Associates

Requested Actions: Approval of Requested Preliminary Development Plan for iFIL Expansion

Date of Application: December 1, 2023

PROPOSAL

Jeffrey Skidmore, P.E., with Schlager and Associates, is seeking approval, on behalf of the Donaldson Company, Inc. who is the owner of the property and iFIL USA, of a preliminary development plan for an expansion of the existing iFIL facility on property located at 1801 W. Vine Street. The project includes a 34,800 square foot addition for the production facility, with a new ingress/egress from Plaza Drive, 36 additional parking spaces, and the required site landscaping.

Please see the attached zoning and aerial maps.

The surrounding properties are currently zoned as follows:

North (across Vine St.): M-1 (Light Industrial) District—CASCO

East: M-1 (Light Industrial) District—ACCI manufacturer of additives

South: M-1 (Light Industrial) District—Vacant Undeveloped Ground

West (across Plaza Dr.): C-2 (Service Business) District—Offices and RV Park

PREVIOUS ACTIONS

- January 18, 2024—The Planning and Zoning Commission voted 7-0 to recommend approval of the proposed Preliminary Development Plan as presented by staff.
- 1985—The Cass County Assessor's website indicates that the existing buildings were constructed in 1985.
- August 16, 1978—The Board of Aldermen approved an Ordinance (#1194) which established new zoning districts and associated regulations. The subject property's zoning was changed from the previously established Industrial District to Light Industrial (M-1) District.
- March 14, 1963—The Board of Aldermen approved an Ordinance (#608) to annex certain adjacent territory. This annexation included 66 tracts of land. Staff suspects that this may have been the ordinance that annexed the subject property and established its zoning as Industrial.

KEY ISSUES

- This property is currently zoned Light Industrial (M-1) District.
- The applicant is proposing a 34,800 square foot expansion of the existing iFIL production facility that manufactures air filtration devices. The expansion includes a new ingress/egress from Plaza Drive and the addition of 36 new parking spaces.
- The applicant is proposing to increase the building footprint from 35,575 to 70,375 by adding 34,800 square feet (an increase of nearly 98%).
- The City's 2040 Comprehensive Plan shows the property and surrounding area as Employment – Light, which is “intended to support employment formats that are not appropriately integrated into a downtown or mixed-use setting, such as office parks, institutional campuses, or light manufacturing hubs in the community”. This property is part of a light manufacturing hub within the community.

ANALYSIS

Zoning. The property is currently zoned Light Industrial (M-1) District. The proposed expansion and continued use of the facility are appropriate for this District. However, since the applicants are seeking to increase the existing floor area by more than twenty-five percent (25%) the level of review is higher and a preliminary development plan is required. Section 405.635.A.9 defines substantial changes. Subpart c includes “increases in the total floor area of all non-residential buildings covered by the plan of more than twenty-five percent (25%)”. The proposed increase is nearly 98%.

Dimensional Standards. The minimum dimensional standards pertaining to the Light Industrial (M-1) District are as follows:

District	Setbacks			Height	Lot Coverage
	Front	Side	Rear		
M-1	35 ft.	40 ft. total; 15 ft. min.; 20 ft. on street side for corner lots or abutting a zoned residential lot	25 ft.	3 stories or 50 ft.	60%

The proposed addition meets all the setback requirements, and the building height is less than the maximum height allowed. However, the lot coverage requirement **was** slightly exceeded as the total percentage of lot coverage (building coverage + pavement coverage) **was** 60.98%. The applicant has identified that Section 405.495.A.5 states “The building coverage shall not exceed sixty percent (60%)”, which it does not, however, Appendix B: Dimensional Standards Table that was adopted in February of 2023 states “Lot Coverage” so there is a slight contradiction between the two that staff will need to rectify in the near future. **The applicant has made minor revisions to the pavement near the entry of the expansion and the turn-around area proposed to reduce percent of lot coverage by reducing the overall pavement coverage as shown in the changes noted in the table below.**

Development Statistics							
	Lot Area	Building Coverage	% of Lot	Pavement Coverage	% of Lot	Open Space	% of Lot
Existing	200,635	35,575	17.73	25,586	12.75	139,474	69.52
Proposed	200,635	34,800	17.34	24,397	12.16	59,197	29.50
Total	200,635	70,375	35.08	49,983	24.91	80,277	40.01

*All numbers, other than percentages, in square feet.

Parking. Section 405.565.E, the Minimum Parking Required by Use Table, of the City's Municipal Code requires one (1) parking spaces for each one thousand (1,000) square feet of gross floor area for

manufacturing/warehouse uses and four (4) spaces for each one thousand (1,000) square feet of office space. If it were assumed that the facility was 100% manufacturing/warehouse the required parking would be $70,375/1,000 = 70.375$ or 71 spaces. This is not the case.

However, the Preliminary Development Plan indicates that the maximum number of employees per shift is 40 and calculates a 150% “shift change-over overlap” for a total of 60 employees on site at any given time. Based on this data there are an adequate number of parking spaces (35 existing + 36 proposed = 71 total parking spaces).

Comprehensive Plan. The City’s 2040 Comprehensive Plan shows this area as “Employment - Light”. According to page 46 of the City’s Comprehensive Plan, “The Light Employment areas are intended to support employment formats that are not appropriately integrated into a downtown or mixed-use setting, such as office parks, institutional campuses, or light manufacturing hubs in the community”. Given the existing nearby manufacturing uses the continued use of the property as a light manufacturing facility is compatible with the city’s vision of this area being “Employment - Light”.

STAFF RECOMMENDATION

Staff recommends approval of the proposed Preliminary Development Plan for the proposed 34,800 square foot expansion to the existing facility. **with the following condition:**

- 1) ~~The proposed pavement on the site shall be reduced slightly so that the maximum lot coverage requirement is not exceeded.~~

ATTACHMENTS

Application
Preliminary Development Plan
Revised Site Plan
Zoning Map
Aerial Map



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

LAND USE – ZONING APPLICATION

Application Type

☐ Rezoning (Fee \$300.00 + \$65 Notice Fee) ☒ Preliminary Development Plan (Fee \$300.00 + \$65 Notice Fee)

☐ Special Use Permit (Fee \$300.00 + \$65 Notice Fee) ☐ *Final Development Plan (Fee \$200.00)

* Staff-only approval required

Applicant and Owner Information

Applicant (Print): Jeffrey T. Skidmore, P.E. **Signature:** *Jeffrey T. Skidmore*
Company Name: Schlagel and Associates
Street Address: 14920 W. 107th Street **City:** Lenexa **State:** KS **Zip:** 66215
Phone: (913) 492-5158 **Email:** js@schlagelassociates.com

Property Owner Authorization (Provide contact information and signatures of all property owners.)

Property Owner Name (print): Donaldson Company, Inc. **Signature:** *Jason Rohe*
Street Address: 14000 W. 94th Street **City:** Bloomington **State:** MN **Zip:** 55431
Phone: (952) 887-3320 **Email:** jason.rohe@donaldson.com

Firm Preparing Application: Schlagel and Associates

Contact: Jeffrey T. Skidmore, P.E.
Street Address: 14920 W. 107th Street **City:** Lenexa **State:** KS **Zip:** 66215
Phone: (913) 492-5158 **Email:** js@schlagelassociates.com

*All correspondence should be sent to: **Applicant** ☒ **Property Owner** ☒ **Firm** ☐

Project Information

General Location or Address: 1801 Vine Street, Harrisonville, MO 64701
Project Description: See attached
Acres or Sq. Ft. 4.61 Acres
Current Zoning: M-1 **Proposed Zoning:** M-1 (No change)

Items to be Submitted 30 Days Before Planning Commission Meeting

- ☒ 1) **Application**
☒ 2) **Filing Fee** – Payable to City of Harrisonville or contact the Community Development Office to pay by phone.
☒ 3) **Site Plan drawn to scale and showing adjacent tracts within 185 ft. and current ownership. Four (4) copies** of at least 8 1/2" x 11", and one (1) electronic copy emailed to the planner.
☒ 4) **Email full legal description in WORD** to planner (not assessor's abbreviated description).

City Staff may modify submittal requirements as necessary.

For Office Use Only

Case No: _____ **Filing Fee: Amount Paid \$** _____ **Date Application Received:** _____

Staff-only approval: _____ **P&Z meeting:** _____ **BOA Meeting:** _____



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

LAND USE – ZONING APPLICATION

Resources

City Website	www.harrisonville.com
Zoning Map	https://www.harrisonville.com/DocumentCenter/View/9508/Zoning-Final-Draft?bidID=
Zoning Regulations	https://www.unicode.com/27908265
Subdivision Regulations	https://www.unicode.com/27909481
Cass County GIS Map	https://cassgis.integritygis.com/h5/index.html?viewer=cass

Contacts

City Hall, 300 E. Pearl St, Harrisonville, MO 64701	816-380-8900	
John Morris, Building Official	816-380-8917	jmorris@harrisonville.com
Christina Stanton, AICP, Community Development Director	816-380-8922	cstanton@harrisonville.com
Jamie Martin, Office Administrator	816-380-8958	jmartin@harrisonville.com
Public Works Department, 201 W. Chestnut, Harrisonville, MO 64701	816-380-8964	
Carl Brooks, P.E., CFM, Public Works Director		cbrooks@harrisonville.com
Ted Martin, P.E., CFM, City Engineer		tmartin@harrisonville.com

15225 Broadmoor Street
Overland Park, KS 6622



SCHLAGEL & ASSOCIATES

SCHLAGEL & ASSOCIATES
14920 W 107 W St
Lenexa, KS 66215
State Certificate of Authority #
Phone Number - 913-492-515

BOB D. CAMPBELL & COMPANY

BOB D. CAMPBELL & COMPANY
4338 Belleview Ave
Kansas City, MO 64111
State Certificate of Authority #
Phone Number - 816-531-4141

5 by 5 ENGINEERS

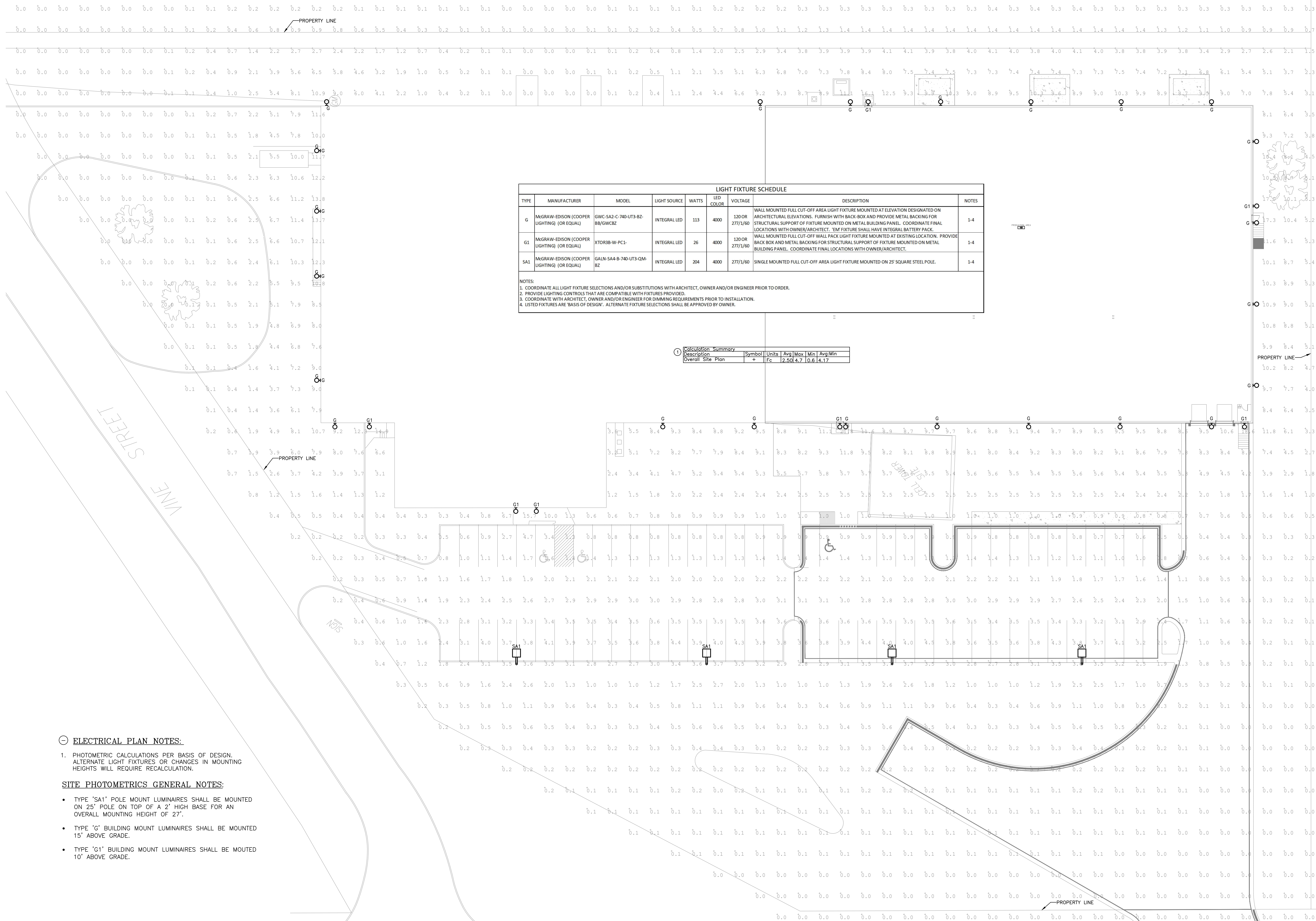
5 by 5 ENGINEERS
1100 Main St, 4th Floor
Kansas City, MO 64105
State Certificate of Authority #
Phone Number - 913-689-944



11801 West Vine Street
Harrisonville, MO 64701

Revisions		
Number	Date	Description

E0.1.SP
SITE ELECTRICAL
PHOTOMETRIC PLAN
© hld Architecture, LLC



1

FULL SITE PHOTOMETRICS PLAN



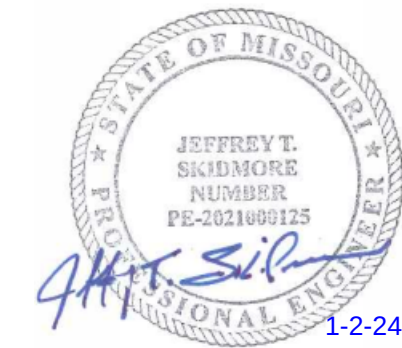


ARCHITECTURE

15225 Broadmoor Street
Overland Park, KS 66223

h|d Architecture, LLC

State Certificate of Authority Number:
FL001425890



Name - Jeffrey T. Skidmore P.E.
License - Missouri - 2021000125

CIVIL CONSULTANT

SCHLAGEL & ASSOCIATES
14920 W 107 W St
Lenexa, KS 66215
State Certificate of Authority #E2002003800-F
Phone Number - 913-492-5158

STRUCTURAL CONSULTANT

BOB D. CAMPBELL & COMPANY
4338 Bellevue Ave
Kansas City, MO 64111
State Certificate of Authority #
Phone Number - 816-531-4144

MEP CONSULTANT

5 by 5 ENGINEERS
1100 Main St, 4th Floor
Kansas City, MO 64105
State Certificate of Authority #
Phone Number - 913-689-9449

A Production Facility Expansion for:



1801 West Vine Street
Harrisonville, MO 64701

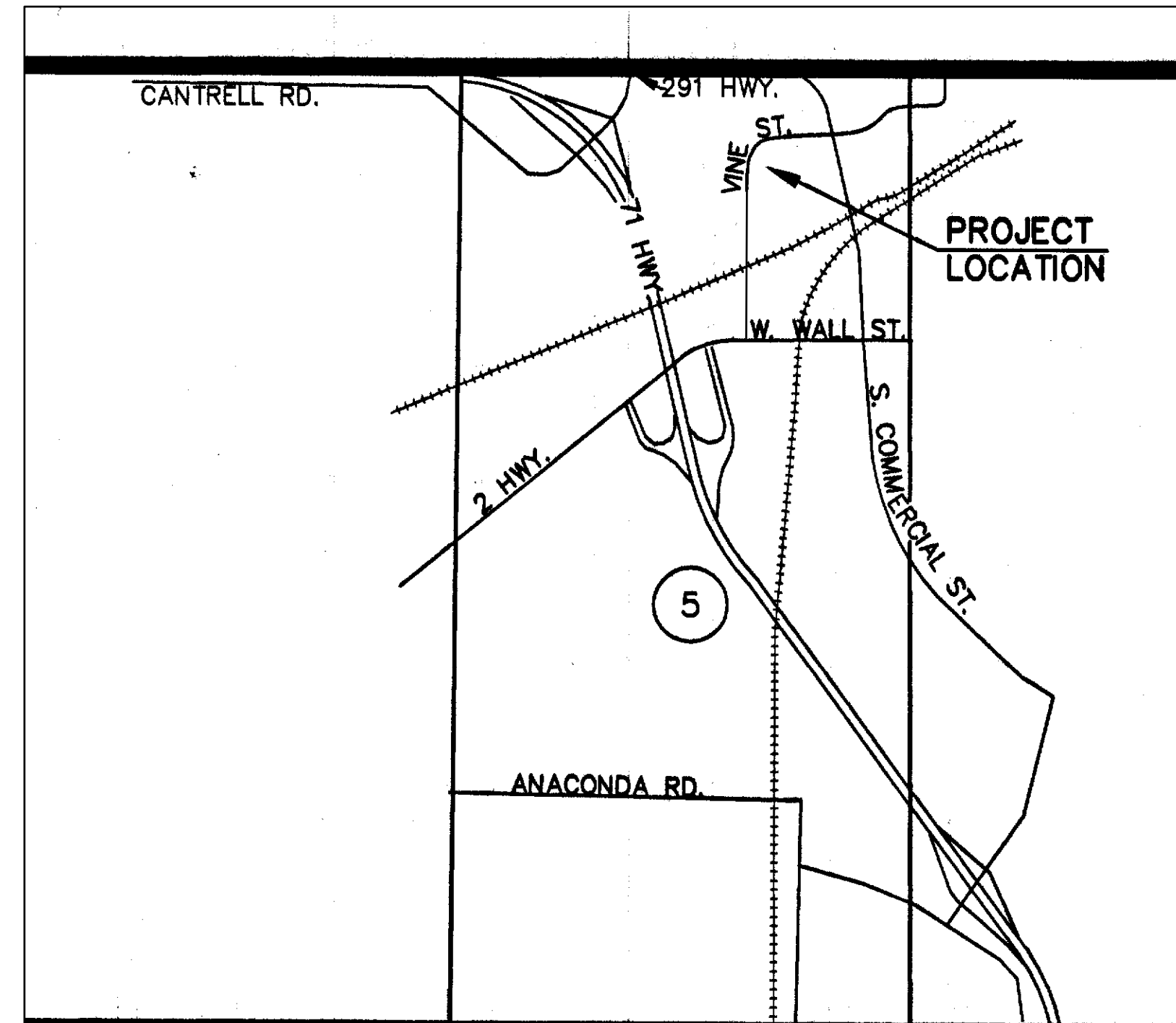
Date 01/03/2023
Job Number 22-028.00
Drawn By
Checked By

Revisions	Number	Date	Description
	01	09/14/2023	Post-Bid Addendum #01
	02	01/02/2024	City Planning Review

C1.0

© h|d Architecture, LLC

OVERALL SITE PLAN



VICINITY MAP
SECTION 5, TOWN. 44N RANGE 31W
NOT TO SCALE

Site and Zoning Information:

Current Zoning: M-1 (Light-Industrial District)
Proposed Zoning: M-1(Light-Industrial District) (No Change)

Maximum Building Height: 50 Feet
Required Front Setback (North/West): 35 Feet
Required Rear Setback (South): 25 Feet
Required Side Setback (East): 15 Feet

Current Use: Manufacturing/Production/Warehousing
Proposed Use: Manufacturing/Production/Warehousing

Gross Lot Area: 200,635 Square Feet (4.61 Ac.)

Address:
1801 W. Vine Street
Harrisonville, Missouri 64701

Building Data:
Existing Building Area: 35,575 Square Feet
Existing Floor Area Ratio: 0.18
Proposed Building Area: 70,375 Square Feet
Proposed Floor Area Ratio: 0.35

Parking Data:
Required Parking:
Maximum # of Employees per shift: 40 Employees
Shift change-over overlap = 150%: 60 Employees
Parking Required: 60 Stalls

Proposed Parking: 71 Stalls (3 handicap-accessible stalls)

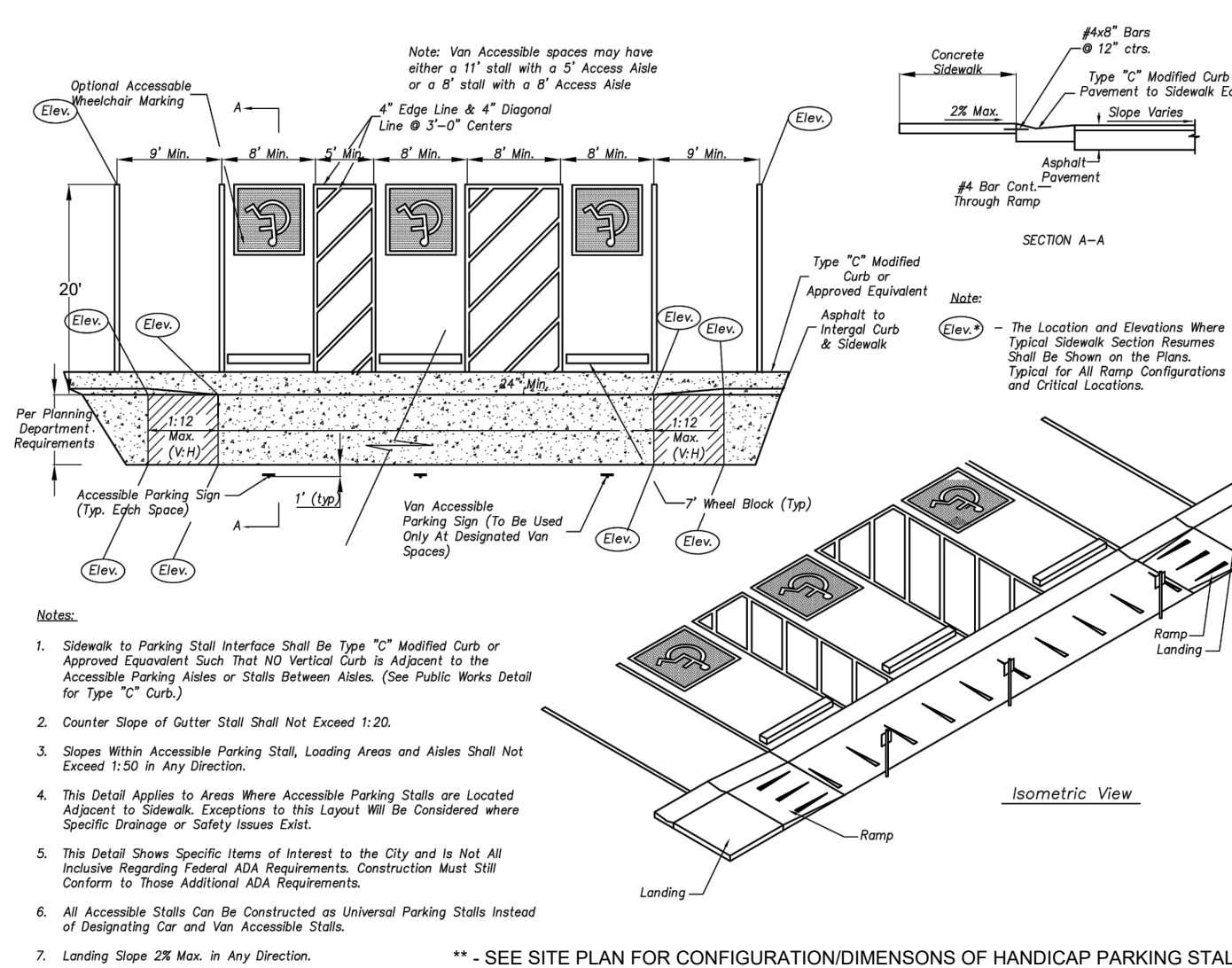
PAVEMENT LEGEND:

	CONCRETE SIDEWALK (4")
	NEW ASPHALT DRIVE/PARKING
	ASPHALT MILL/OVERLAY (1.5")
	NEW CONCRETE DRIVE (7")
	CONCRETE CURB AND GUTTER
	CONCRETE CURB & GUTTER - DRY CURB
	24" WIDE, CONC. RIBBON CURB
	EXISTING CURB & GUTTER

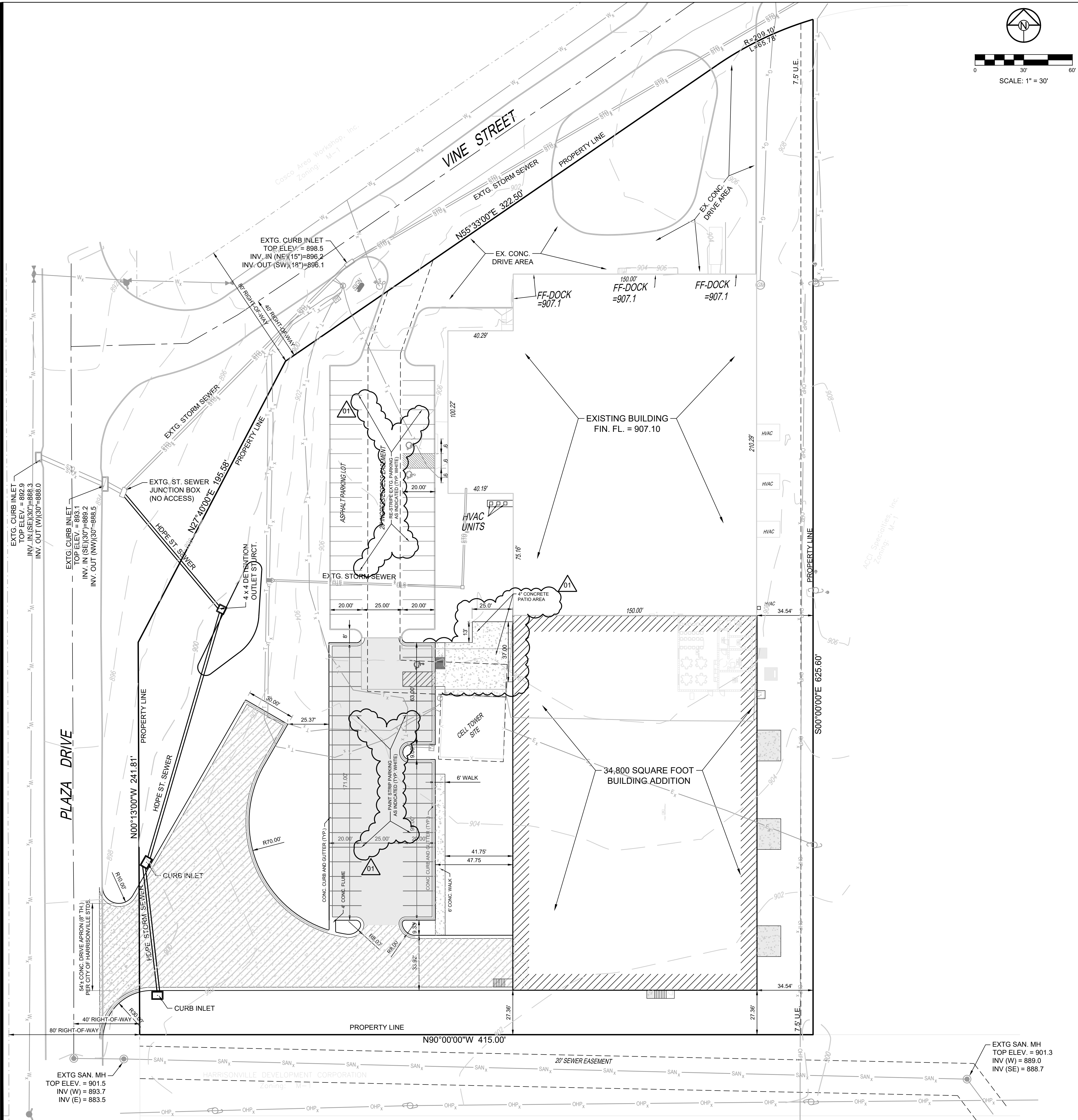
* - 8" THICK DRIVE AT CONC. APRON IN RIGHT-OF-WAY

SITE DATA TABLE

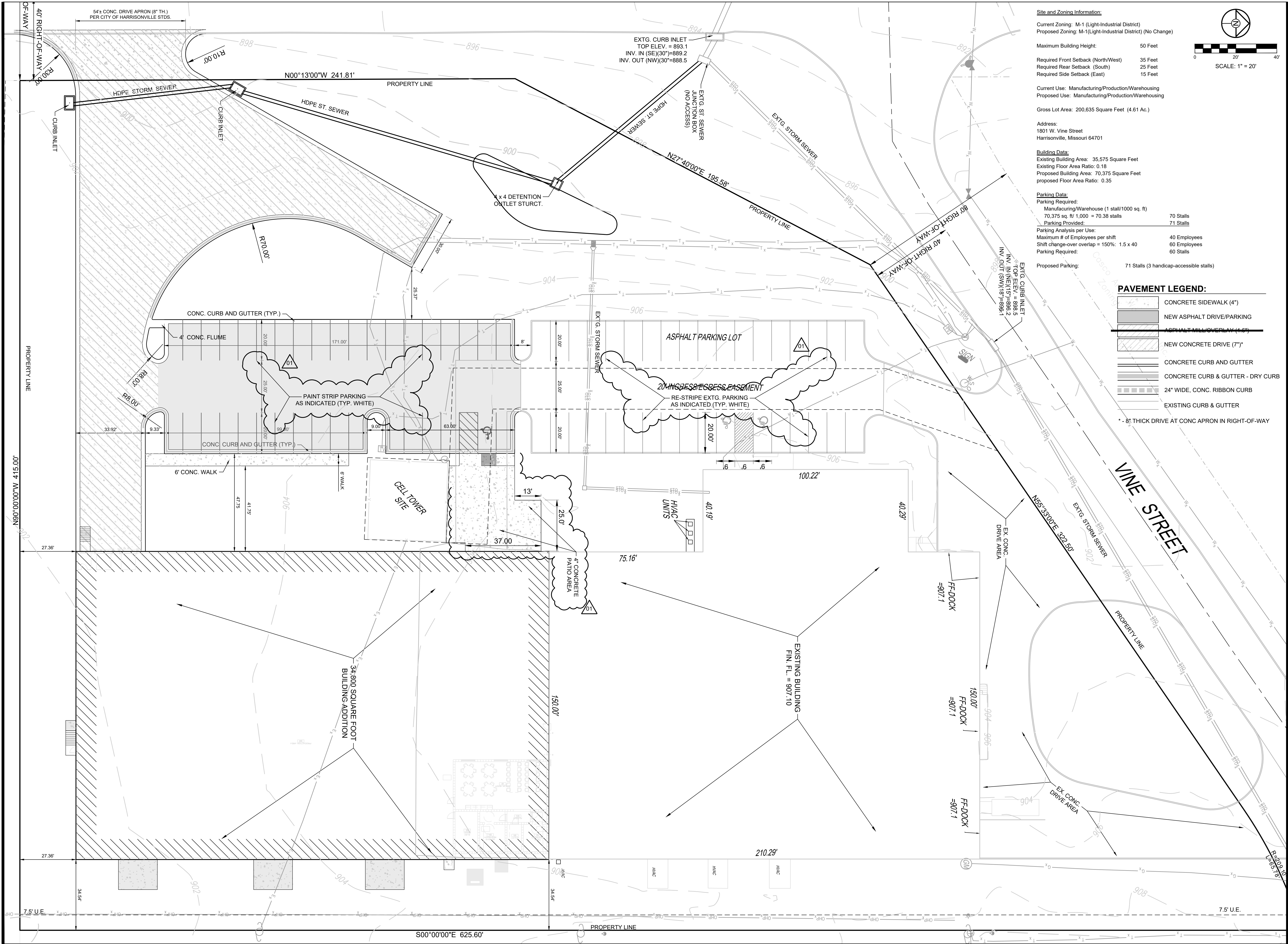
LOT AREA:	200,635 SQ. FT. (4.61 AC)	
	EXISTING	
BUILDING FOOTPRINT AREA	35,575 S.F. (17.73%)	70,375 S.F. (35.08%)
PAVEMENT/DRIVE AREA	25,586 S.F. (12.75%)	51,974 S.F. (25.90%)
OPEN/LANDSCAPE AREA	139,474 S.F. (69.52%)	78,286 S.F. (39.02%)



TYPICAL DETAIL @ EXISTING HANDICAP PARKING STALLS**



I:\PROJECTS\2022\22-15413.0 Design\3.0 DWG Plans\2.0 PDP\22-154 PDP SITE PLANS.dwg, C1.1, 1/2/2024 9:31:13 AM



Site and Zoning Information:
Current Zoning: M-1 (Light-Industrial District)
Proposed Zoning: M-1(Light-Industrial District) (No Change)

Maximum Building Height: 50 Feet

Required Front Setback (North/West) 35 Feet
Required Rear Setback (South) 25 Feet
Required Side Setback (East) 15 Feet

Current Use: Manufacturing/Production/Warehousing
Proposed Use: Manufacturing/Production/Warehousing

Gross Lot Area: 200,635 Square Feet (4.61 Ac.)

Address:
1801 W. Vine Street
Harrisonville, Missouri 64701

Building Data:
Existing Building Area: 35,575 Square Feet
Existing Floor Area Ratio: 0.18
Proposed Building Area: 70,375 Square Feet
proposed Floor Area Ratio: 0.35

Parking Data:
Parking Required:
Manufacturing/Warehouse (1 stall/1000 sq. ft)
70,375 sq. ft / 1,000 = 70.38 stalls 70 Stalls
Parking Provided: 71 Stalls
Parking Analysis per Use:
Maximum # of Employees per shift 40 Employees
Shift change-over overlap = 150%: 1.5 x 40 60 Employees
Parking Required: 60 Stalls

Proposed Parking: 71 Stalls (3 handicap-accessible stalls)

PAVEMENT LEGEND:

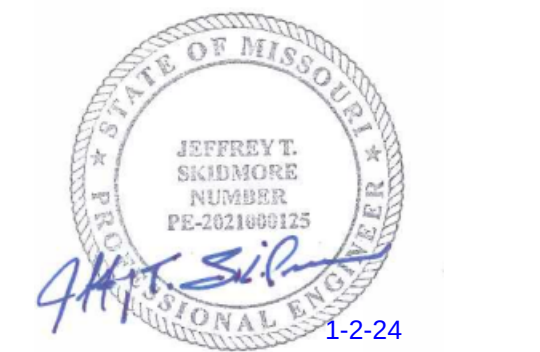
- CONCRETE SIDEWALK (4")
- NEW ASPHALT DRIVE/PARKING
- ASPHALT MILL/OVERLAY (4.5")
- NEW CONCRETE DRIVE (7")
- CONCRETE CURB AND GUTTER
- CONCRETE CURB & GUTTER - DRY CURB
- 24" WIDE, CONC. RIBBON CURB
- EXISTING CURB & GUTTER
- 8" THICK DRIVE AT CONC APRON IN RIGHT-OF-WAY



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State Certificate of Authority Number:
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License -Missouri - 2021000125

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State Certificate of Authority #E2002003800-F
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MEP CONSULTANT

5 by 5 ENGINEERS
1100 Main St, 4th Floor
Kansas City, MO 64105
State Certificate of Authority #
Phone Number - 913-689-9449

A Production Facility Expansion for:



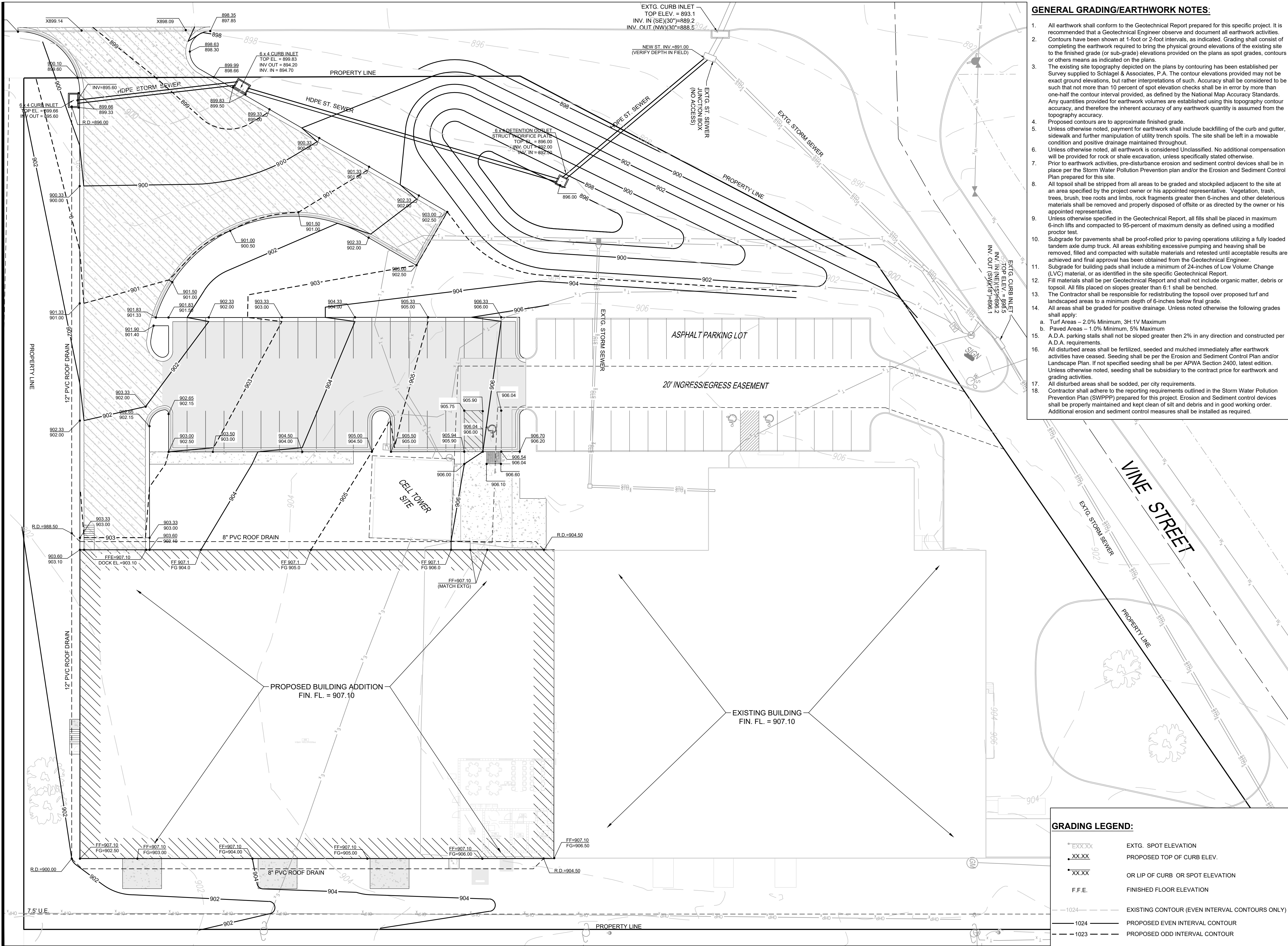
1801 West Vine Street
Harrisonville, MO 64701

Date 01/03/2023
Job Number 22-028.00
Drawn By
Checked By

Revisions	Number	Date	Description
	01	09/14/2023	Post-Bid Addendum #01
	02	01/02/2024	City Planning Review

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ENLARGED SCALE SITE PLAN



GENERAL GRADING/EARTHWORK NOTES:

- All earthwork shall conform to the Geotechnical Report prepared for this specific project. It is recommended that a Geotechnical Engineer observe and document all earthwork activities. Contours have been shown at 1-foot or 2-foot intervals, as indicated. Grading shall consist of completing the earthwork required to bring the physical ground elevations of the existing site to the finished grade (or sub-grade) elevations provided on the plans as spot grades, contours or others means as indicated on the plans.
- The existing site topography depicted on the plans by contouring has been established per Survey supplied to Schlagel & Associates, P.A. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
- Proposed contours are to approximate finished grade.
- Unless otherwise noted, payment for earthwork shall include backfilling of the curb and gutter, sidewalk and further manipulation of utility trench spoils. The site shall be left in a mowable condition and positive drainage maintained throughout.
- Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
- Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the Storm Water Pollution Prevention plan and/or the Erosion and Sediment Control Plan prepared for this site.
- All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area specified by the project owner or his appointed representative. Vegetation, trash, trees, brush, tree roots and limbs, rock fragments greater than 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
- Unless otherwise specified in the Geotechnical Report, all fills shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a modified proctor test.
- Subgrade for pavements shall be proof-rolled prior to paving operations utilizing a fully loaded tandem axle dump truck. All areas exhibiting excessive pumping and heaving shall be removed, filled and compacted with suitable materials and retested until acceptable results are achieved and final approval has been obtained from the Geotechnical Engineer.
- Subgrade for building pads shall include a minimum of 24-inches of Low Volume Change (LVC) material, or as identified in the site specific Geotechnical Report.
- Fill materials shall be per Geotechnical Report and shall not include organic matter, debris or topsoil. All fills placed on slopes greater than 6:1 shall be benched.
- The Contractor shall be responsible for redistributing the topsoil over proposed turf and landscaped areas to a minimum depth of 6-inches below final grade.
- All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
 - Turf Areas – 2.0% Minimum, 3H:1V Maximum
 - Paved Areas – 1.0% Minimum, 5% Maximum
- A.D.A. parking stalls shall not be sloped greater than 2% in any direction and constructed per A.D.A. requirements.
- All disturbed areas shall be fertilized, seeded and mulched immediately after earthwork activities have ceased. Seeding shall be per the Erosion and Sediment Control Plan and/or Landscape Plan. If not specified seeding shall be per APWA Section 2400, latest edition. Unless otherwise noted, seeding shall be subsidiary to the contract price for earthwork and grading activities.
- All disturbed areas shall be sodded, per city requirements.
- Contractor shall adhere to the reporting requirements outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment control devices shall be properly maintained and kept clean of silt and debris and in good working order. Additional erosion and sediment control measures shall be installed as required.

GRADING LEGEND:

- EXXX.XX EXTG. SPOT ELEVATION
- XX.XX PROPOSED TOP OF CURB ELEV.
- XX.XX OR LIP OF CURB OR SPOT ELEVATION
- F.F.E. FINISHED FLOOR ELEVATION
- 1024 — EXISTING CONTOUR (EVEN INTERVAL CONTOURS ONLY)
- 1024 — PROPOSED EVEN INTERVAL CONTOUR
- 1023 — PROPOSED ODD INTERVAL CONTOUR

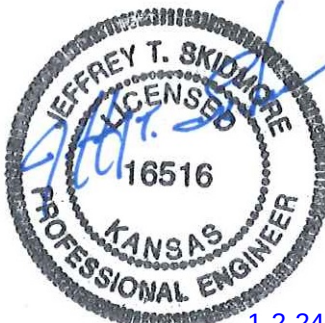


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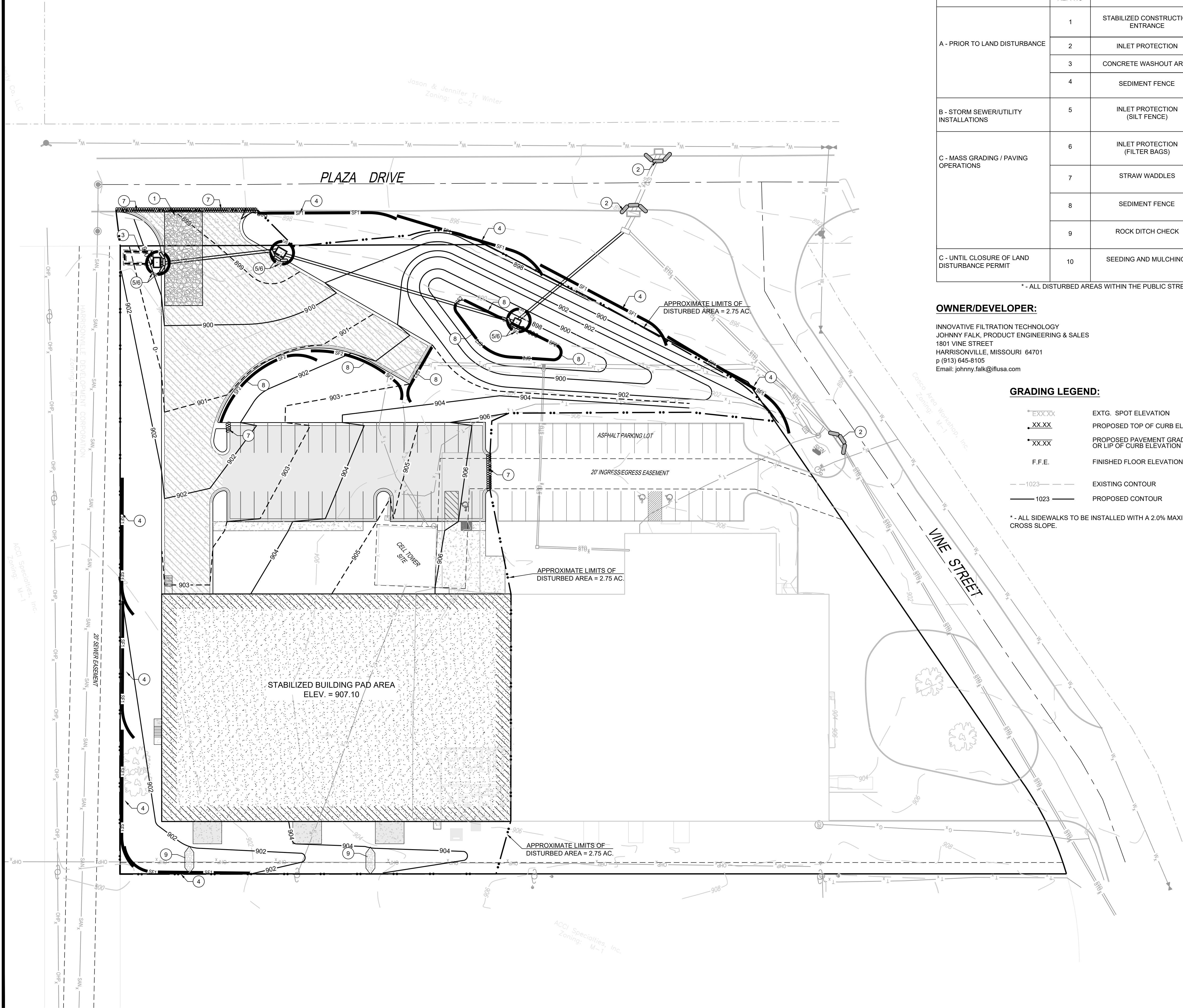
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SITE GRADING PLAN



EROSION AND SEDIMENT CONTROL STAGING CHART				
PROJECT STAGE	BMP PLAN REF. NO	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRIOR TO LAND DISTURBANCE	1	STABILIZED CONSTRUCTION ENTRANCE	C	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	2	INLET PROTECTION	D	INSTALL GRAVEL FILTER BAGS AT EXISTING INLETS PRIOR TO LAND DISTURBANCE & GRADING ACTIVITIES
	3	CONCRETE WASHOUT AREA	D	ESTABLISH PRIOR TO ANY CONCRETE WORK
	4	SEDIMENT FENCE	D	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED.
B - STORM SEWER/UTILITY INSTALLATIONS	5	INLET PROTECTION (SILT FENCE)	C	PLACE SEDIMENT FENCE AROUND ALL STORM SEWER STRUCTURES IMMEDIATELY AFTER STORM SEWER INSTALLATION AND PRIOR TO TOPS BEING PLACED AND PRIOR TO COMMENCING GRADING OPERATIONS.
C - MASS GRADING / PAVING OPERATIONS	6	INLET PROTECTION (FILTER BAGS)	D	INSTALL AT THROAT OPENINGS OF ALL NEW STORM SEWER INLETS AFTER PAVING IS COMPLETED AND INLET TOPS ARE INSTALLED - MAINTAIN UNTIL COMPLETION OF PROJECT.
	7	STRAW WADDLES	N/A	PLACE WITH DRIVE APRON CONSTRUCTION & MAINTAIN UNTIL BASE LAYER OF ON-SITE PAVEMENT IS INSTALLED
	8	SEDIMENT FENCE	N/A	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED.
	9	ROCK DITCH CHECK	N/A	PLACE WHERE INDICATED 2 REAR SWALE & MAINTAIN WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER
C - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT	10	SEEDING AND MULCHING*	N/A	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY. SEEDING TO OCCUR AFTER SITE IS 100% STABILIZED

* - ALL DISTURBED AREAS WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE SODDED

OWNER/DEVELOPER:

INNOVATIVE FILTRATION TECHNOLOGY
JOHNNY FALK, PRODUCT ENGINEERING & SALES
1801 VINE STREET
HARRISONVILLE, MISSOURI 64701
p (913) 645-8105
Email: johnny.falk@iflusa.com

GRADING LEGEND:

- *XXXXX EXTG. SPOT ELEVATION
- XX.XX PROPOSED TOP OF CURB ELEV.
- XX.XX PROPOSED PAVEMENT GRADE ELEV. OR LIP OF CURB ELEVATION
- F.F.E. FINISHED FLOOR ELEVATION
- - - - - EXISTING CONTOUR
- PROPOSED CONTOUR

* - ALL SIDEWALKS TO BE INSTALLED WITH A 2.0% MAXIMUM CROSS SLOPE.

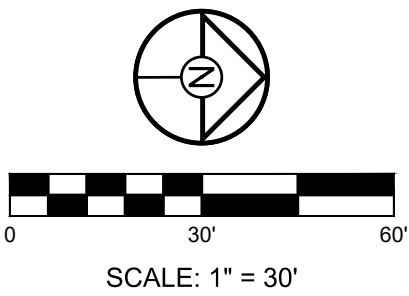
DISTURBED AREA = 2.75 AC.

EROSION CONTROL LEGEND:

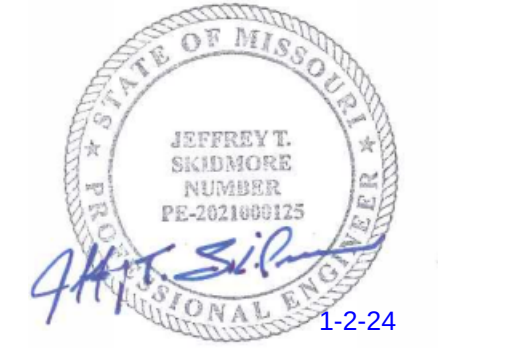
- SF1 SILT FENCE (PRIOR TO LAND DISTURBANCE)
- SF2 SILT FENCE (DURING CONSTRUCTION ACTIVITY)
- — — — — LIMITS OF DISTURBANCE
- x — — — — — CONSTRUCTION FENCE
- 965 — — — — — EXISTING CONTOURS
- 965 — — — — — PROPOSED CONTOURS
- GRAVEL FILTER FOR STORM SEWER STRUCTURES ONLY
- ROCK DITCH CHECK
- 5 BMP PLAN REF. NO.
- CONCRETE WASHOUT AREA
- STOCKPILE AND MATERIAL EQUIPMENT STORAGE AREA
- STABILIZED CONSTRUCTION ENTRANCE

SITE SPECIFIC NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
- THERE ARE NO WETLANDS, NATURAL OR ARTIFICIAL WATER STORAGE DETENTION AREAS IN THE PROJECT AREA
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION.
- ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE CITY ENGINEER AT ANY TIME EXISTING MEASURES ARE FOUND TO BE INEFFECTIVE OR PROBLEMATIC AREAS ARE NOTED IN THE FIELD.
- SOIL STABILIZATION OF DISTURBED AREAS SHALL BE COMPLETED AFTER PERIODS OF INACTIVITY IN CONSTRUCTION OF GREATER THAN 14 DAYS.
- DISCHARGE OF CONCRETE WASHOUT WATER INTO THE ENVIRONMENT IS NOT PERMITTED.
- ALL DISTURBED AREAS SHALL BE SODDED.



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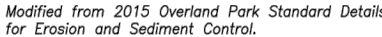
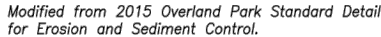
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EROSION CONTROL PLAN



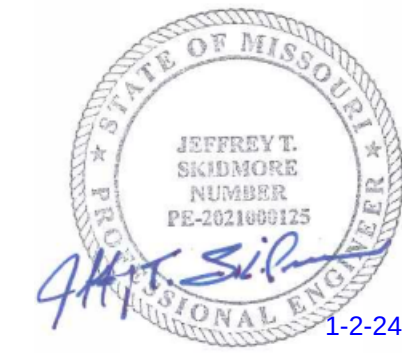


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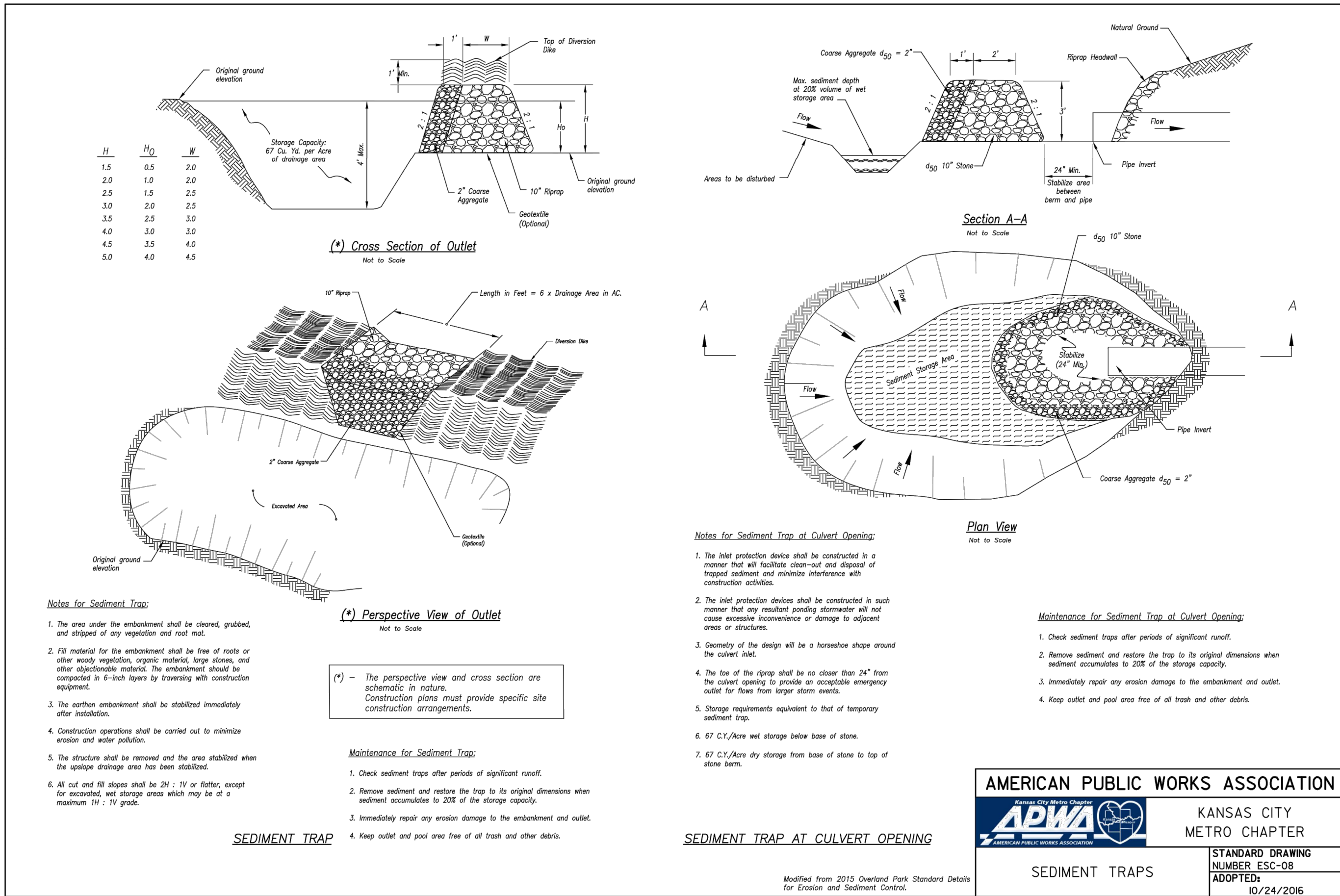
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EROSION CONTROL DETAILS



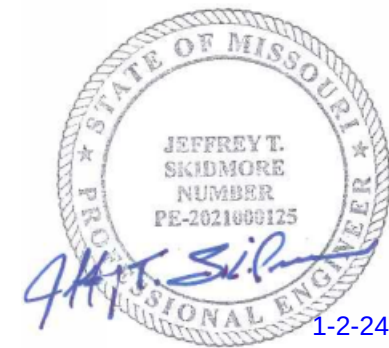


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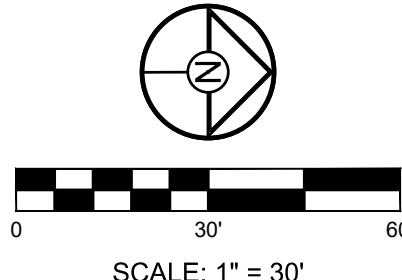
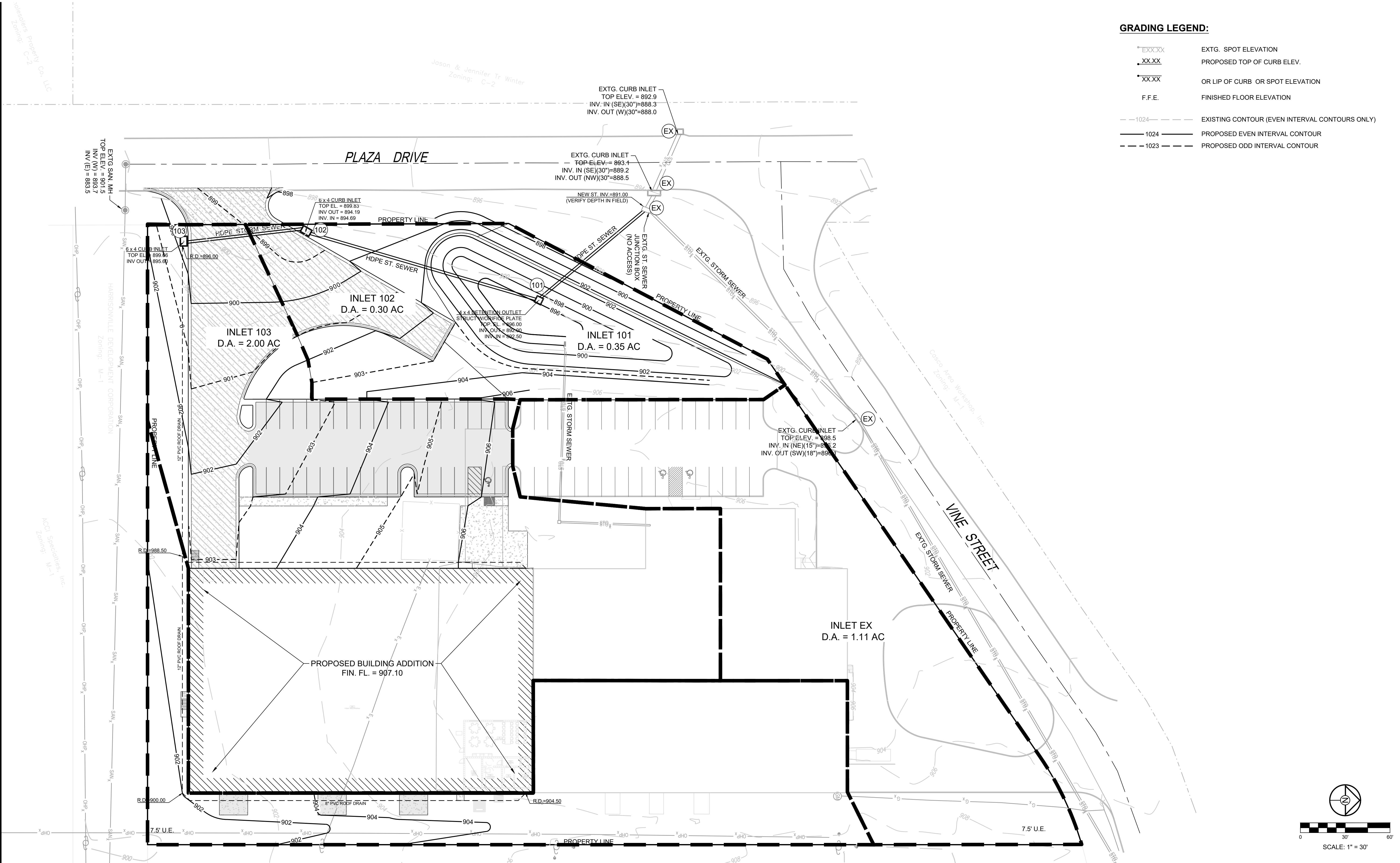
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Schlagel & Associates, P.A.

Project Name:	Innovative Filtration Technology	Curb Type:	B
Project #:	22-154	City:	Harrisonville, MO
Time:	12/28/2023 9:41		
Design Storm:	100		
"K" Value:	1.25		
"F" Factor:	1.00		

Runoff Calculations										Pipe Properties																
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. Cx/A	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up Cx/A	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev.
DS TAILWATER @ STR # FREE																										
LINE 100	0.35	0.81	2.65	2.15	5.5	10.11	3.58	27.14	25.70	8.18			0.00	0.00	101		HDPE	0.012	24	90.50	1.10	0.50	892.00	891.00	896.00	894.45
102	0.30	0.81	2.30	1.86	5.2	10.25	3.11	23.88	24.99	7.96			0.00	0.00	102	101	HDPE	0.012	24	163.00	1.04	0.50	894.19	892.50	899.83	896.45
103	2.00	0.81	2.00	1.62	5.0	10.32	20.90	20.90	25.70	8.18			0.00	0.00	103	102	HDPE	0.012	24	82.33	1.10	N/A	895.60	894.69	899.66	897.68

Schlagel & Associates, P.A.

Project Name:	Innovative Filtration Technology	Curb Type:	B
Project #:	22-154	City:	Harrisonville, MO
Time:	12/28/2023 9:45		
Design Storm:	25		
"K" Value:	1.10		
"F" Factor:	1.00		

Runoff Calculations										Pipe Properties																
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. Cx/A	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up Cx/A	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev.
DS TAILWATER @ STR # FREE																										
LINE 100	0.35	0.81	2.65	2.15	5.5	8.35	2.60	19.72	25.70	8.18			0.00	0.00	101		HDPE	0.012	24	90.50	1.10	0.50	892.00	891.00	896.00	894.01
102	0.30	0.81	2.30	1.86	5.2	8.47	2.26	17.36	24.99	7.96			0.00	0.00	102	101	HDPE	0.012	24	163.00	1.04	0.50	894.19	892.50	899.83	896.06
103	2.00	0.81	2.00	1.62	5.0	8.53	15.20	15.20	25.70	8.18			0.00	0.00	103	102	HDPE	0.012	24	82.33	1.10	N/A	895.60	894.69	899.66	897.32

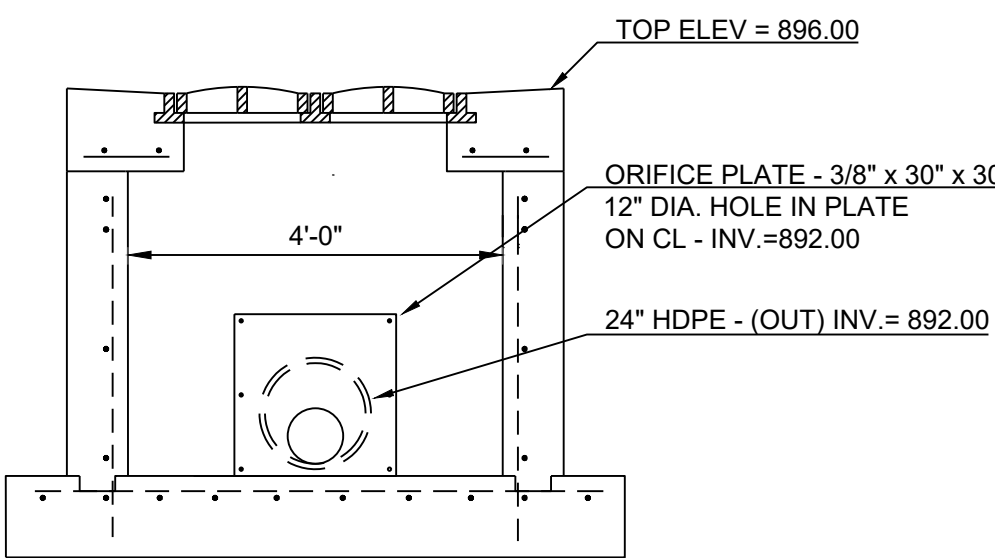
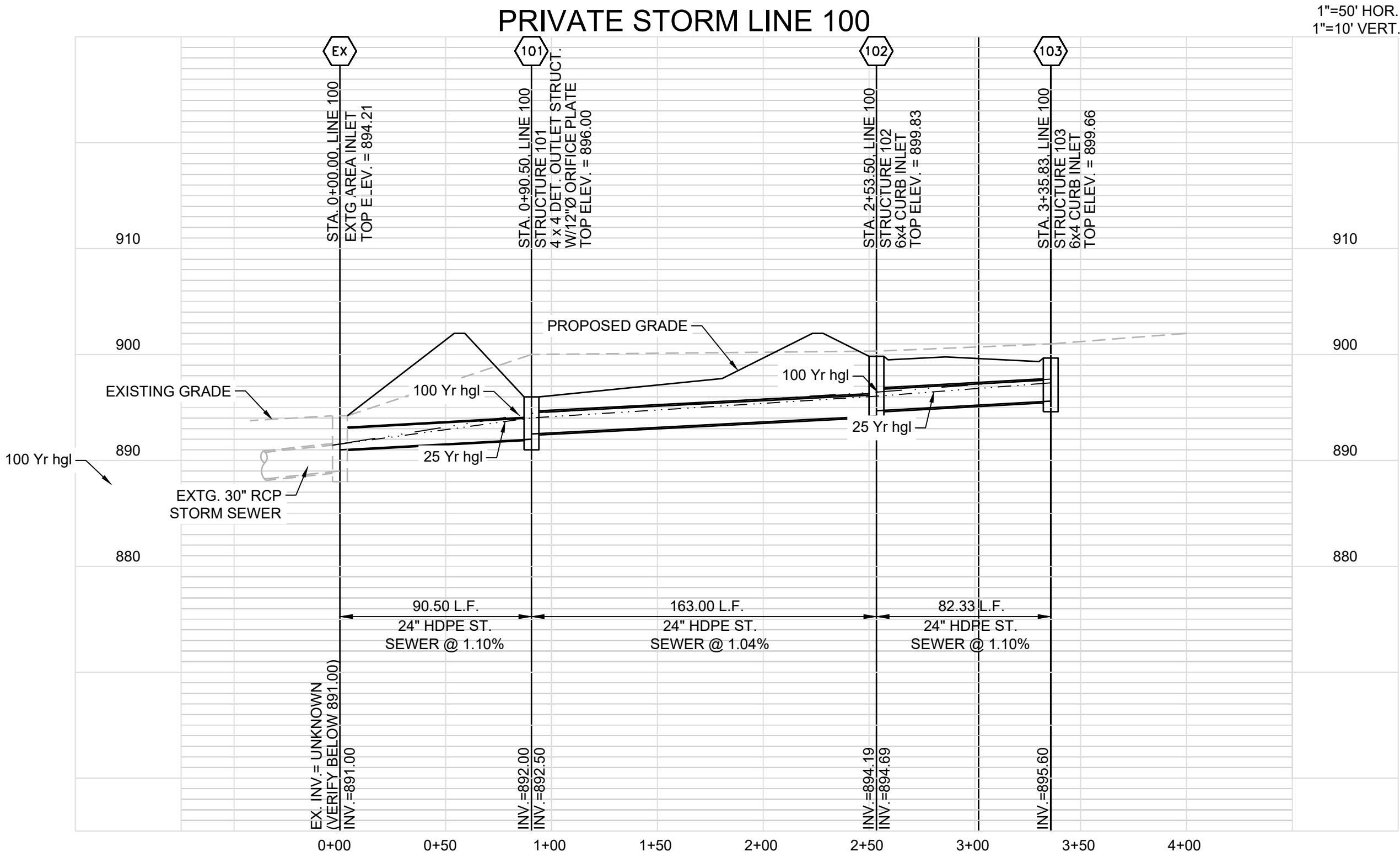
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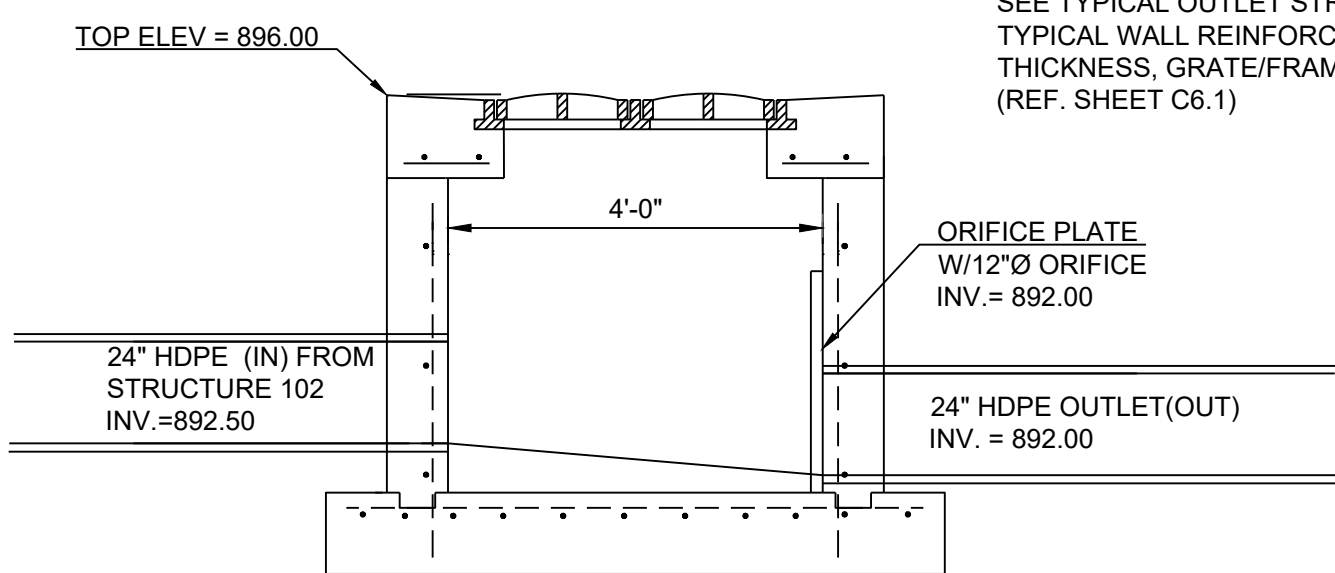
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Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. CxA	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up CxA	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev.
LINE 100																										
101	0.35	0.81	2.65	2.15	5.5	10.11	3.58	27.14	25.70	8.18			0.00	0.00	101		HDPE	0.012	24	90.50	1.10	0.50	892.00	891.00	896.00	894.45
102	0.30	0.81	2.30	1.86	5.2	10.25	3.11	23.88	24.99	7.96			0.00	0.00	102	101	HDPE	0.012	24	163.00	1.04	0.50	894.19	892.50	899.83	896.45
103	2.00	0.81	2.00	1.62	5.0	10.32	20.90	20.90	25.70	8.18			0.00	0.00	103	102	HDPE	0.012	24	82.33	1.10	N/A	895.60	894.69	899.66	897.68

Schlagel & Associates, P.A.

Project Name:		Innovative Filtration Technology										Curb Type: B																	
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LINE 100																													
101	0.35	0.81	2.65	2.15	5.5	8.35	2.60	19.72	25.70	8.18			0.00	0.00	101		HDPE	0.012	24	90.50	1.10	0.50	892.00	891.00	896.00	894.01			
102	0.30	0.81	2.30	1.86	5.2	8.47	2.26	17.36	24.99	7.96			0.00	0.00	102	101	HDPE	0.012	24	163.00	1.04	0.50	894.19	892.50	899.83	896.06			
103	2.00	0.81	2.00	1.62	5.0	8.53	15.20	15.20	25.70	8.18			0.00	0.00	103	102	HDPE	0.012	24	82.33	1.10	N/A	895.60	894.69	899.66	897.32			



CROSS SECTION THRU STRUCTURE



LONGITUDINAL SECTION THRU STRUCTURE

DETAIL @ DETENTION OUTLET ORIFICE STRUCTURE

NOT TO SCALE

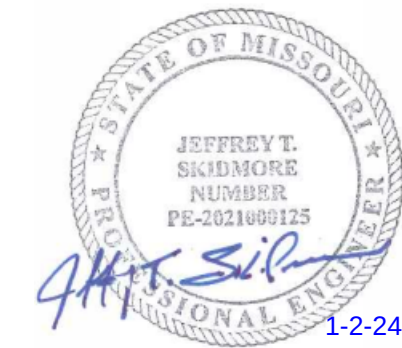


ARCHITECTURE

15225 Broadmoor Street
Overland Park, KS 66223

h|d Architecture, LLC

State Certificate of Authority Number:
FL001425890



Name - Jeffrey T. Skidmore P.E.
License - Missouri - 2021000125

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SCHLAGEL & ASSOCIATES
14920 W 107 W St
Lenexa, KS 66215
State Certificate of Authority #E2002003800-F
Phone Number - 913-492-5158

STRUCTURAL CONSULTANT

BOB D. CAMPBELL & COMPANY
4338 Belleview Ave
Kansas City, MO 64111
State Certificate of Authority #
Phone Number - 816-531-4144

MEP CONSULTANT

5 by 5 ENGINEERS
1100 Main St, 4th Floor
Kansas City, MO 64105
State Certificate of Authority #
Phone Number - 913-689-9449

A Production Facility Expansion for:



1801 West Vine Street
Harrisonville, MO 64701

Date 01/03/2023
Job Number 22-028.00
Drawn By
Checked By

Revisions	Number	Date	Description
	01	09/14/2023	Post-Bid Addendum #01
	02	01/02/2024	City Planning Review

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PRIVATE STORM SEWER PROFILES

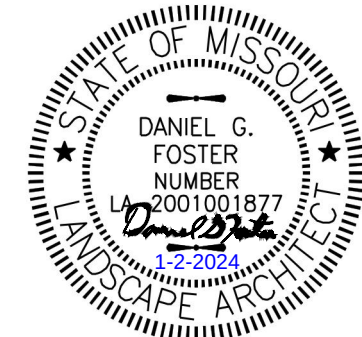


ARCHITECTURE

15225 Broadmoor Street
Overland Park, KS 66223

h|d Architecture, LLC

State Certificate of Authority Number:



Daniel G. Foster
Landscape Architect
MO# LA-2001001877
Name - Daniel G. Foster, L.A.
License - Missouri - 2001001877

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A Production Facility Expansion for:



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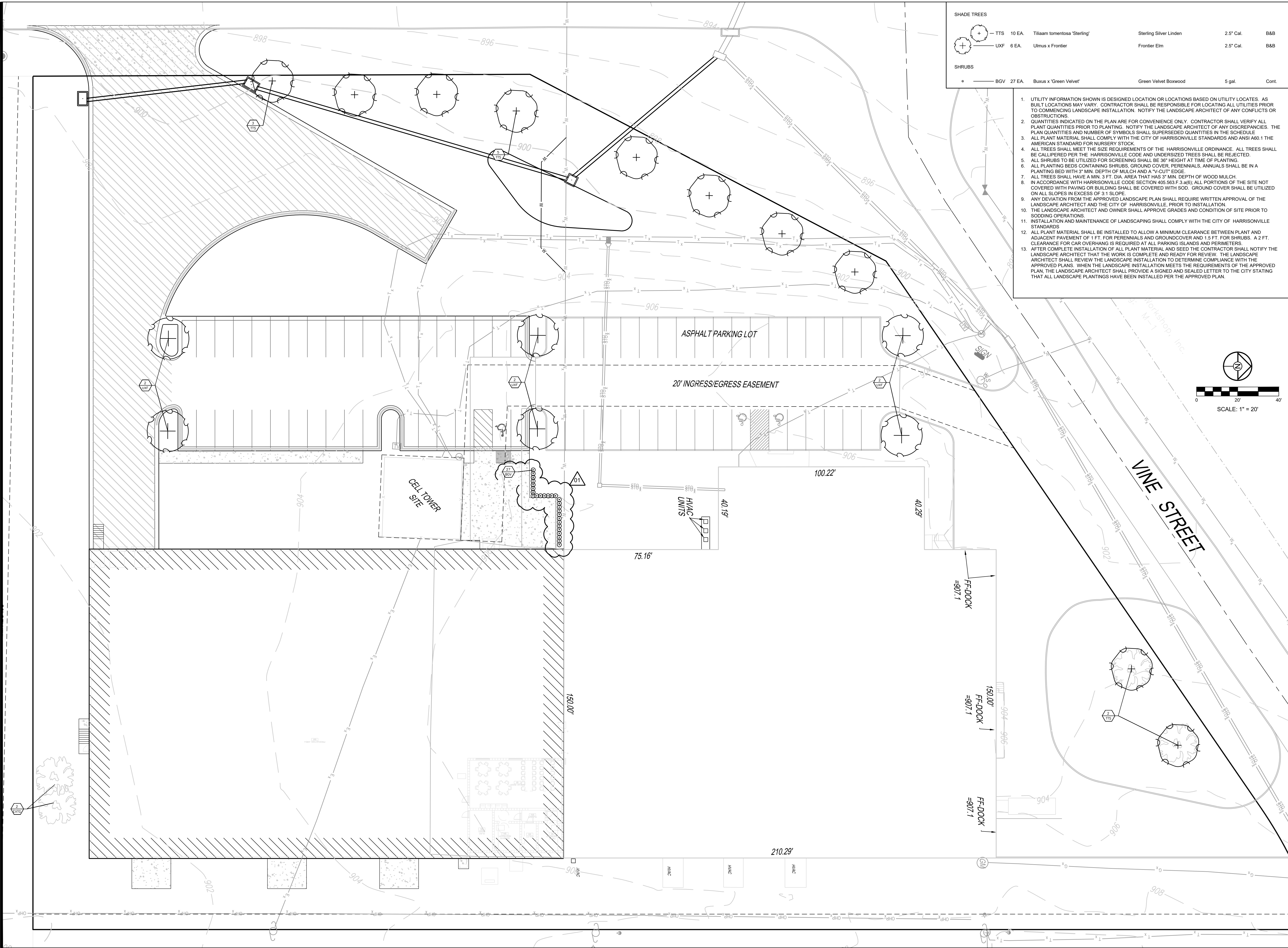
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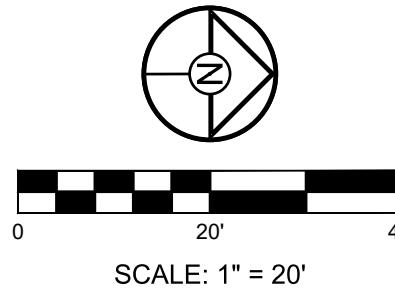
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LANDSCAPE PLAN



- UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY, CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF HARRISONVILLE STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE HARRISONVILLE ORDINANCE. ALL TREES SHALL BE CALIPERED PER THE HARRISONVILLE CODE AND UNDERSIZED TREES SHALL BE REJECTED.
- ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 36" HEIGHT AT TIME OF PLANTING.
- ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
- ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
- IN ACCORDANCE WITH HARRISONVILLE CODE SECTION 405.563.F.3.a(6); ALL PORTIONS OF THE SITE NOT COVERED WITH PAVING OR BUILDING SHALL BE COVERED WITH SOD. GROUND COVER SHALL BE UTILIZED ON ALL SLOPES IN EXCESS OF 3:1 SLOPE.
- ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF HARRISONVILLE, PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
- INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF HARRISONVILLE STANDARDS.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUND COVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
- AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SEED THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.





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Overland Park, KS 66223
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A Production Facility Expansion for:



1801 West Vine Street
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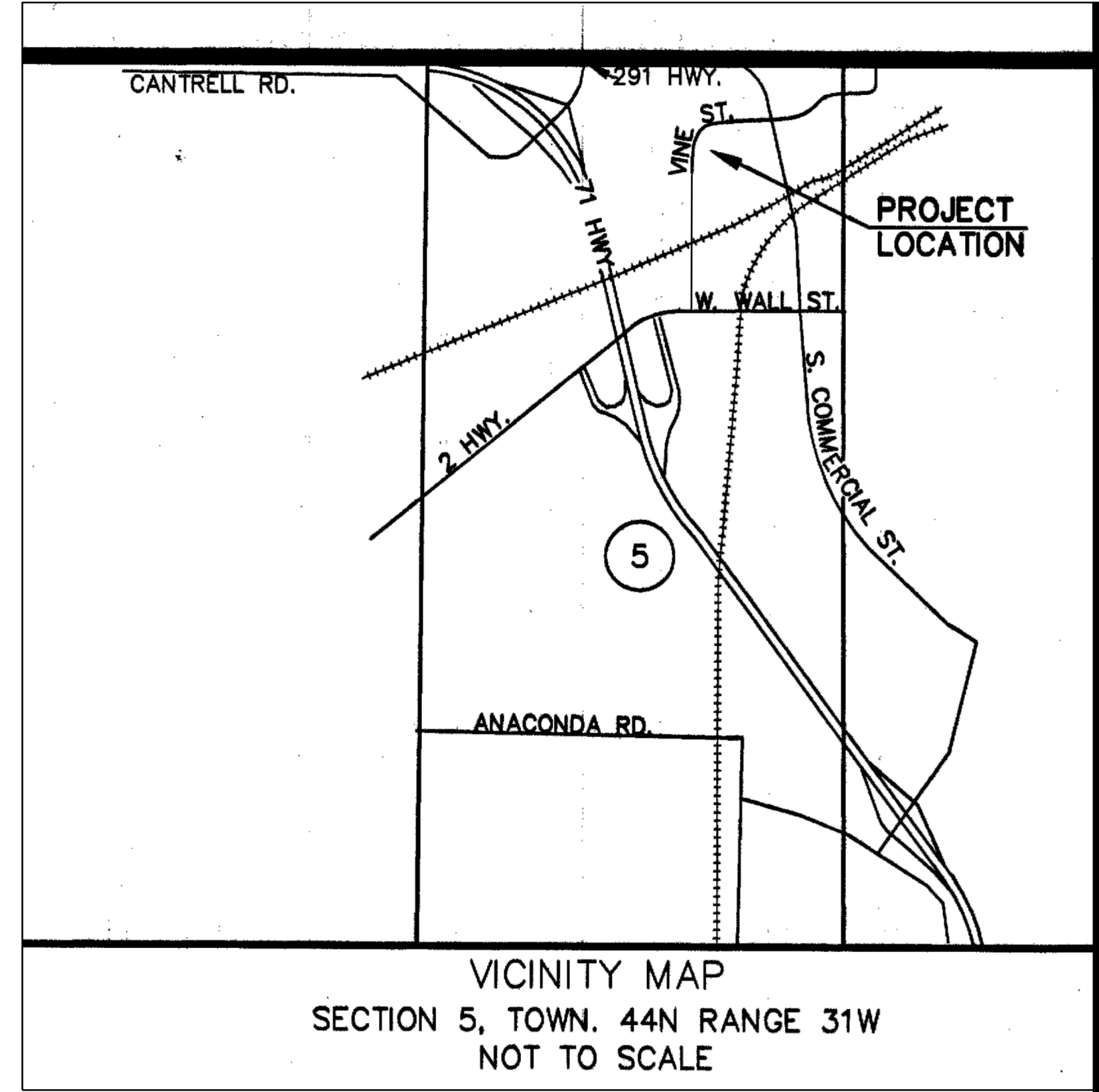
Revisions	Number	Date	Description
	01	09/14/2023	Post-Bid Addendum #01
	02	01/02/2024	City Planning Review

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OVERALL SITE PLAN

Packet Pg. 72



Site and Zoning Information:

Current Zoning: M-1 (Light-Industrial District)
Proposed Zoning: M-1(Light-Industrial District) (No Change)
Maximum Building Height: 50 Feet
Required Front Setback (North/West): 35 Feet
Required Rear Setback (South): 25 Feet
Required Side Setback (East): 15 Feet

Current Use: Manufacturing/Production/Warehousing
Proposed Use: Manufacturing/Production/Warehousing

Gross Lot Area: 200,635 Square Feet (4.61 Ac.)

Address:
1801 W. Vine Street
Harrisonville, Missouri 64701

Building Data:
Existing Building Area: 35,575 Square Feet
Existing Floor Area Ratio: 0.18
Proposed Building Area: 70,375 Square Feet
Proposed Floor Area Ratio: 0.35

Parking Data:
Required Parking:
Maximum # of Employees per shift: 40 Employees
Shift change-over overlap = 150%: 1.5 x 40 = 60 Employees
Parking Required: 60 Stalls

Proposed Parking: 71 Stalls (3 handicap-accessible stalls)

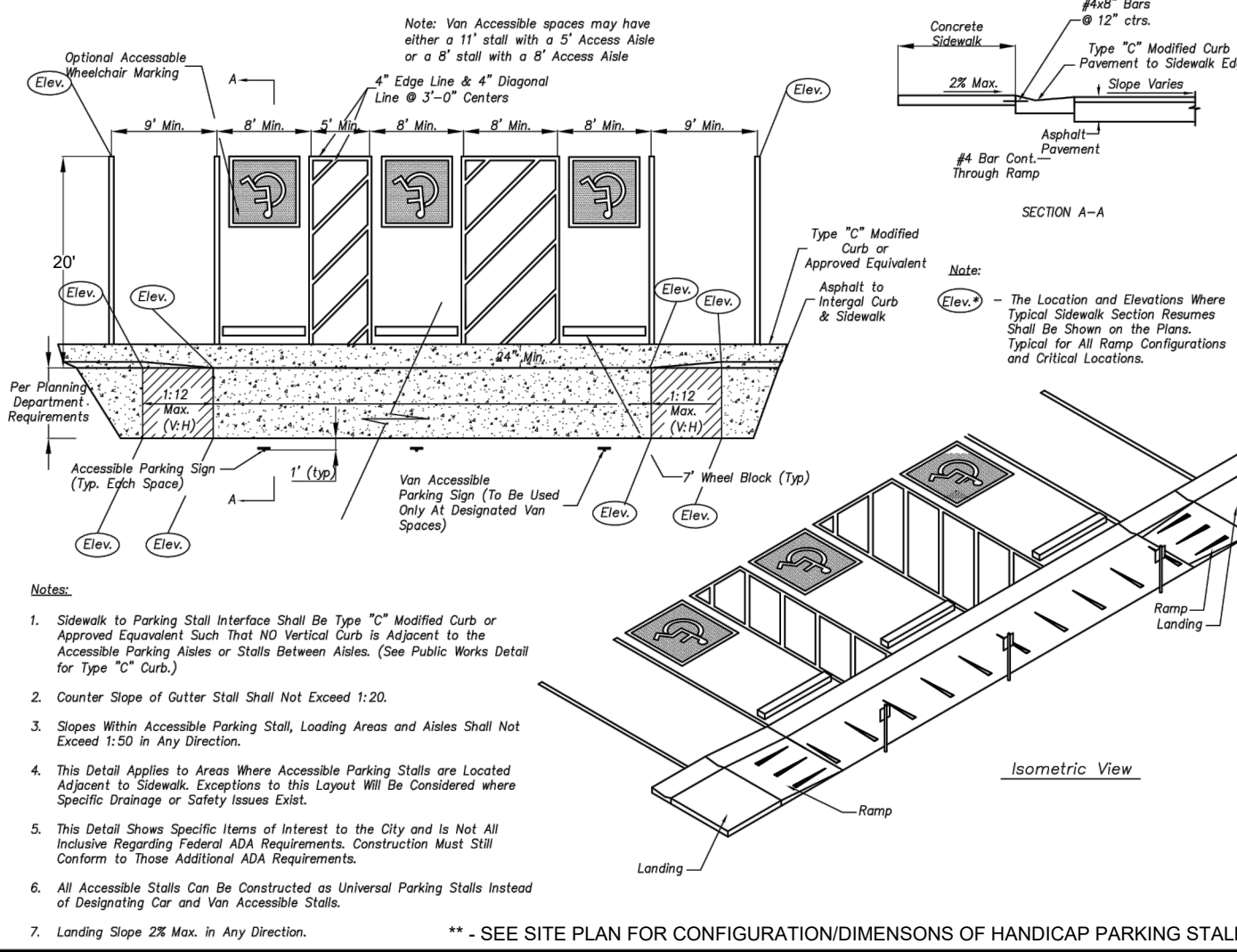
PAVEMENT LEGEND:

- CONCRETE SIDEWALK (4")
- NEW ASPHALT DRIVE/PARKING
- ASPHALT MILL/OVERLAY (1.5")
- NEW CONCRETE DRIVE (7")
- CONCRETE CURB AND GUTTER
- CONCRETE CURB & GUTTER - DRY CURB
- 24" WIDE, CONC. RIBBON CURB
- EXISTING CURB & GUTTER

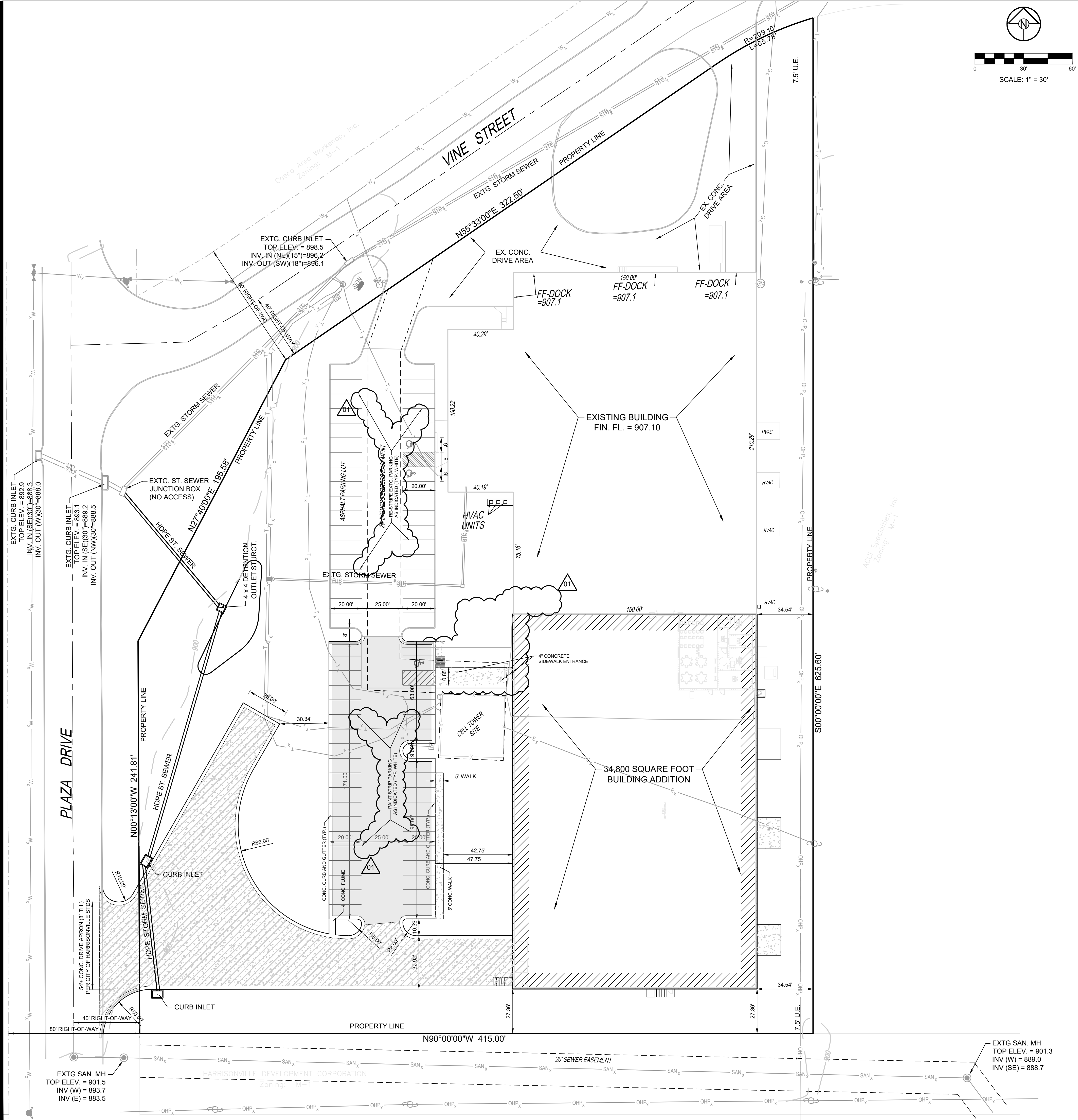
* - 8" THICK DRIVE AT CONC. APRON IN RIGHT-OF-WAY

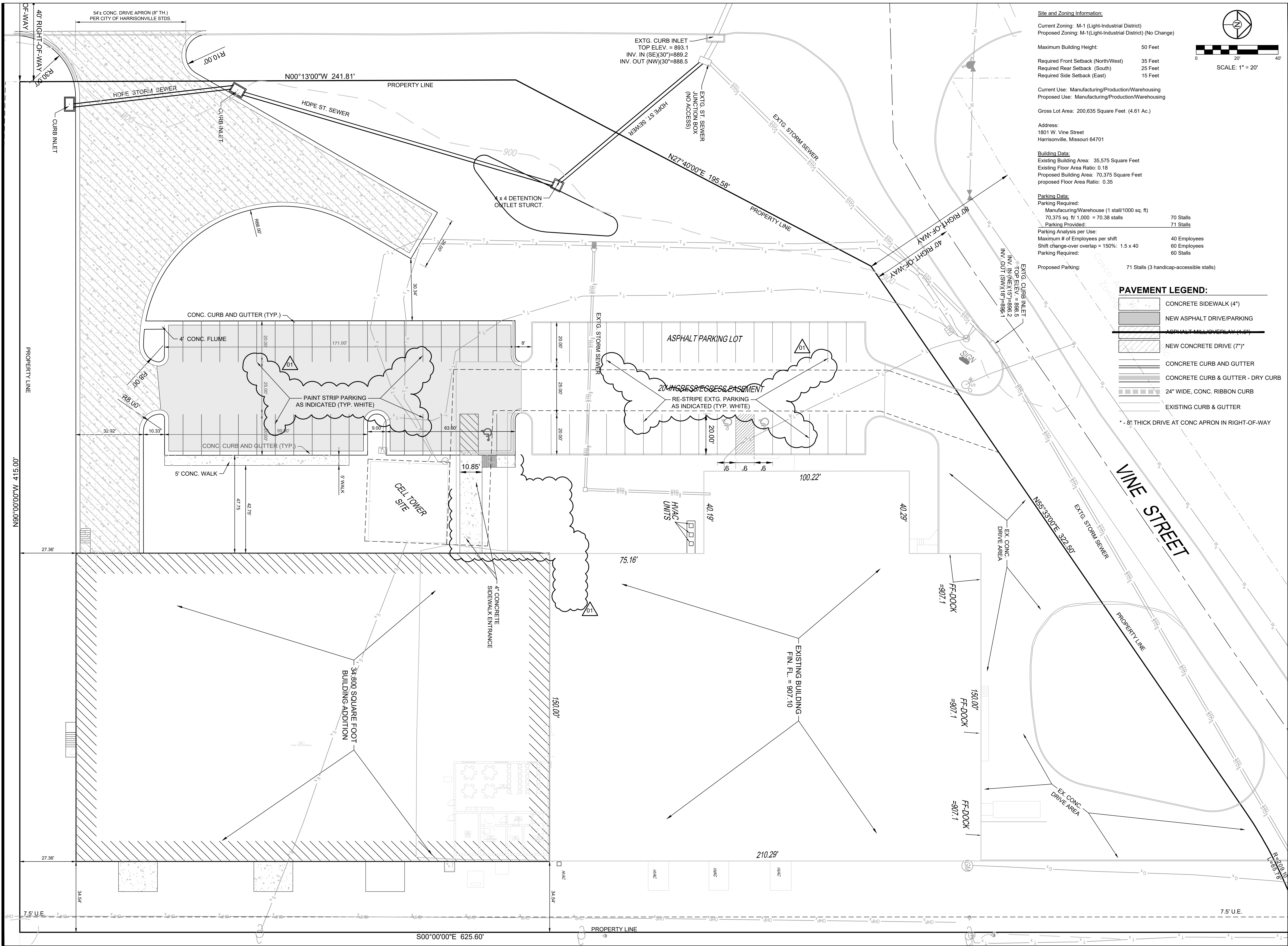
SITE DATA TABLE

LOT AREA:	200,635 SQ. FT. (4.61 AC)	
	EXISTING	
BUILDING FOOTPRINT AREA	35,575 S.F. (17.73%)	70,375 S.F. (35.08%)
PAVEMENT/DRIVE AREA	25,586 S.F. (12.75%)	49,983 S.F. (24.91%)
OPEN/LANDSCAPE AREA	139,474 S.F. (69.52%)	80,277 S.F. (40.01%)



** - SEE SITE PLAN FOR CONFIGURATION/DIMENSIONS OF HANDICAP PARKING STALLS





Site and Zoning Information:
Current Zoning: M-1 (Light-Industrial District)
Proposed Zoning: M-1(Light-Industrial District) (No Change)

Maximum Building Height: 50 Feet

Required Front Setback (North/West): 35 Feet
Required Rear Setback (South): 25 Feet
Required Side Setback (East): 15 Feet

Current Use: Manufacturing/Production/Warehousing
Proposed Use: Manufacturing/Production/Warehousing

Gross Lot Area: 200,635 Square Feet (4.61 Ac.)

Address:
1801 W. Vine Street
Harrisonville, Missouri 64701

Building Data:
Existing Building Area: 35,575 Square Feet
Existing Floor Area Ratio: 0.18
Proposed Building Area: 70,375 Square Feet
Proposed Floor Area Ratio: 0.35

Parking Data:
Parking Required:
Manufacturing/Warehouse (1 stall/1000 sq. ft.)
70,375 sq. ft. / 1,000 = 70.38 stalls
70 Stalls
Parking Provided:
71 Stalls
Parking Analysis per Use:
Maximum # of Employees per shift: 40 Employees
Shift change-over overlap = 150%: 1.5 x 40 = 60 Employees
Parking Required: 60 Stalls
Proposed Parking: 71 Stalls (3 handicap-accessible stalls)

PAVEMENT LEGEND:

- CONCRETE SIDEWALK (4")
- NEW ASPHALT DRIVE/PARKING
- ASPHALT MILL/OVERLAY (4.5")
- NEW CONCRETE DRIVE (7")
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- CONCRETE CURB & GUTTER - DRY CURB
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* - 8" THICK DRIVE AT CONC APRON IN RIGHT-OF-WAY



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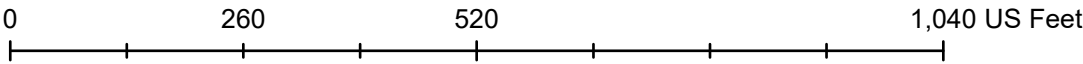
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ENLARGED SCALE SITE PLAN
Packet Pg. 73

Zoning Map



Attachment: Zoning Map (Appl. #PREDEV-23-002--PRELIM. DEVEL. PLAN for iFIL Expansion)

MARC/local jurisdictions, State of Missouri, Maxar, Microsoft



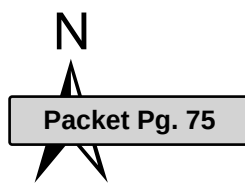
Aerial Map

5.D.h



Attachment: Aerial Map (Appl. #PREDEV-23-002--PRELIM. DEVEL. PLAN for iFIL Expansion)

0 237.5 475 950 US Feet



STAFF REPORT

TO: Board of Aldermen
FROM: Christina Stanton,
DATE: January 11, 2024
SUBJECT: Appl. #PREDEV-23-002--PRELIM. DEVEL. PLAN for iFIL Expansion on property located at 1801 W. Vine St.

Type of Item: *Approval*

E. Discussion Item (ID # 4738)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR iFIL EXPANSION ON PROPERTY LOCATED AT 1801 W. VINE STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

History:

01/18/24 Planning & Zoning Commission RECOMMENDED

Jeff Skidmore, P.E., with Schlagel and Associates, spoke to the Commission. He first thanked Christina and her staff for all of their hard work over the past year. He did say that the main condition of shaving off 2000 square feet of impervious coverage is something they are working on. He also said that they have an employee amenity area that is approximately 1000 square feet and that would probably be the first thing they would have to cut.

Kevin Wood said that he would hate for the employees to lose that area and asked Director Stanton if a non impervious block system or paver stone would work for that area. Director Stanton said that something like that is not clarified in the regulations. She asked Vice Chair Chiodini if he had any knowledge on them. He did explain a couple of options like what Chairman Wood had described and said that would be a good option for the development. Mr. Skidmore said that is something they could consider.

With nothing further, Chris Chiodini made a motion to recommend approval to the Board of Aldermen of the Preliminary Development Plan as presented. Brian Pulliam seconded. The motion passed unanimously.

Chairman Wood told the applicants that he had toured the facility and encouraged the other Commission members to do the same after the expansion. He said that what is done at the facility is fascinating. Jason Rohe said that he appreciated the suggestion and they would definitely consider it.

Attachments:

iFIL Expansion Ordinance 2024 (DOC)

Council Bill No.**Ordinance No.**

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR iFIL
EXPANSION ON PROPERTY LOCATED AT 1801 W. VINE STREET IN THE CITY
OF HARRISONVILLE, CASS COUNTY, MISSOURI.**

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Jeffrey Skidmore, P.E., Schlagel and Associates, seeking approval of a Preliminary Development Plan for an expansion of the existing iFIL production facility of 34,800 square feet with associated site improvements including 36 additional parking spaces and a new ingress/egress from Plaza Drive on approximately 4.29 acres of land located at 1801 W. Vine Street in the City of Harrisonville, Cass County, Missouri; and

WHEREAS, a legal notice announcing a public hearing to be held on the requested Preliminary Development Plan application on January 18, 2024, before the Planning & Zoning Commission and on February 5, 2024, before the Board of Aldermen of the City of Harrisonville, Missouri was published in the December 28, 2023, edition of the *Tribune and Times* newspaper; and

WHEREAS, the Preliminary Development Plan was considered by the Planning and Zoning Commission on January 18, 2024, and, with a vote of 7-0, recommended that the Board of Aldermen approve the requested Preliminary Development Plan with the condition of approval in staff's report; and

WHEREAS, in accordance with the provision of Chapter 89 RSMo, and Chapter 405 of the Code of Ordinance of the City of Harrisonville, Missouri, the Board of Aldermen, after careful and due deliberation, find the approval of the Preliminary Development Plan 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: The Board of Aldermen of Harrisonville, Missouri, hereby approves a Preliminary Development Plan of approximately 4.29 acres of land located at 1801 W. Vine Street in the City of Harrisonville, Cass County, Missouri.

Section 2: The Preliminary Development Plan comprises the following real estate in the City of Harrisonville, Cass County, Missouri, described as follows:

LEGAL DESCRIPTION:

A PART OF THE SOUTH HALF OF LOT 6 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 44, RANGE 31, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE EAST, 79.33 FEET; THENCE NORTH 0 DEGREES 13 MINUTES WEST, 241.81 FEET; THENCE NORTH 27 DEGREES 40 MINUTES EAST, 195.58 FEET; THENCE NORTH 55 DEGREES 33 MINUTES EAST,

322.50 FEET; THENCE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 209.10 FEET, AND A CHORD BEARING OF NORTH 64 DEGREES 33 MINUTES, 41 SECONDS EAST, A DISTANCE OF 65.78 FEET; THENCE SOUTH 625.60 FEET; THENCE WEST 415.00 FEET TO THE POINT OF BEGINNING.

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 5TH OF FEBRUARY 2024 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 20TH DAY OF FEBRUARY 2024 AND PASSED BY THE BOARD OF ALDERMEN THIS 20TH DAY OF FEBRUARY 2024.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

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

ATTEST:

Daniel Barnett, City Clerk

WITNESS my hand and seal this 20TH day of February 2024

Attachment I: Zoning Map

Zoning Map



STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: February 1, 2024
SUBJECT: City Administrator's 2024 State of the City Address

Type of Item: *Discussion*

F. Discussion Item (ID # 4749)

City Administrator's 2024 State of the City Address

Attachments:

State of the City 2024 (PDF)

City of Harrisonville

State of the City
2023 in Review

