



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
APRIL 15, 2024
6:00 PM**

- 1. Call to Order**
 - A. Pledge of Allegiance**
 - B. Roll Call**
- 2. Ceremonial Matters**
 - A. Building Safety Month Proclamation**
 - B. Arbor Day 2024 Proclamation**
- 3. Public Participation**
- 4. Approval of Minutes**
 - A. Board of Aldermen - Regular Meeting - Apr 1, 2024, 6:00 PM**
 - B. Board of Aldermen - Work Session - Apr 1, 2024, 6:30 PM**
- 5. Agenda Items**
 - A. Council Bill 14: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI CERTIFYING THE RESULTS OF THE GENERAL ELECTION HELD ON APRIL 2, 2024, FOR THE OFFICES OF FOUR ALDERMEN.**
 - B. Swearing in of re-elected Aldermen**
 - C. Council Bill 11: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A SPECIAL USE PERMIT FOR THE USES OF A TATTOO AND BODY PIERCING SHOP ON PROPERTY LOCATED AT 1908 N. STATE ROUTE 291 IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**
- 6. Aldermen and Committee Reports**
- 7. Report from the City Administrator**
 - A. Municipal Court Report March 2024**

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

Posted on City Hall Bulletin Board this 12th day of April 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: Christina Stanton,
DATE: April 3, 2024
SUBJECT: Building Safety Month Proclamation

Type of Item: *Proclamation*

A. Action Item (ID # 4797)

Building Safety Month Proclamation

Attachments:

2024_BSM_Proclamation (DOCX)



Proclamation

Building Safety Month — May 2024

**A PROCLAMATION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE
RECOGNIZING NATIONAL BUILDING SAFETY MONTH.**

WHEREAS our City is committed to recognizing that our growth and strength depends on the safety and essential role our homes, buildings and infrastructure play, both in everyday life and when disasters strike, and;

WHEREAS our confidence in the resilience of these buildings that make up our community is achieved through the devotion of vigilant guardians—building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers and others in the construction industry—who work year-round to ensure the safe construction of buildings, and;

WHEREAS these guardians are dedicated members of the International Code Council, a nonprofit that brings together local, state, territorial, tribal and federal officials who are experts in the built environment to create and implement the highest-quality codes to protect us in the buildings where we live, learn, work and play, and;

WHEREAS these modern building codes include safeguards to protect the public from hazards such as hurricanes, snowstorms, tornadoes, wildland fires, floods and earthquakes, and;

WHEREAS Building Safety Month is sponsored by the International Code Council to remind the public about the critical role of our communities' largely unknown protectors of public safety—our local code officials—who assure us of safe, sustainable and affordable buildings that are essential to our prosperity, and;

WHEREAS “Mission Possible,” the theme for Building Safety Month 2024, encourages us all to raise awareness about building safety on a personal, local and global scale, and;

WHEREAS each year, in observance of Building Safety Month, people all over the world are asked to consider the commitment to improve building safety, resilience and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local and state building departments, fire prevention bureaus and federal agencies in protecting lives and property.

NOW, THEREFORE, BE IT RESOLVED THAT I, Mike Zaring, Mayor of the City of Harrisonville, Missouri, do hereby proclaim the month of May 2024 as Building Safety Month. Accordingly, I encourage our citizens to join us as we participate in Building Safety Month activities.

Mayor Mike Zaring

STAFF REPORT

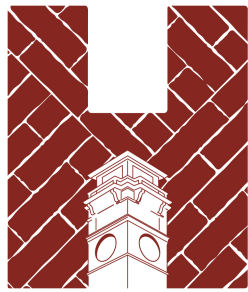
TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: April 3, 2024
SUBJECT: Arbor Day 2024 Proclamation

Type of Item: *Proclamation*

- B. Discussion Item (ID # 4798)**
Arbor Day 2024 Proclamation

Attachments:

Arbor Day (RTF)



OFFICIAL PROCLAMATION



WHEREAS in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, *and*

WHEREAS this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, *and*

WHEREAS Arbor Day is now observed throughout the nation and the world, *and*

WHEREAS trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, *and*

WHEREAS trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, *and*

WHEREAS trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, *and*

WHEREAS trees — wherever they are planted — are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Mike Zaring, Mayor of the City of Harrisonville, do hereby proclaim Friday, April 26, as **ARBOR DAY** in the City of Harrisonville, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, *and*

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Mayor – Mike Zaring





THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
APRIL 1, 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	Excused	
Sandy Franklin	Harrisonville	Board Member	Excused	
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	Excused	
Kile Chaney	Harrisonville	Board Member	Present	
Mike Zaring	Harrisonville	Mayor	Present	

Others present: City Administrator Brad Ratliff, City Attorney Jamie Walker, Director of Administrative Services Jeremy Smith, Parks and Recreation Director Grant Purkey, Community Development Director Christina Stanton, Economic Development Director Jim Clarke, Interim Police Chief Darla Harris, City Engineer Brooks, Fire Marshall Eric Myler, Lisa Danbury of Mid-America Regional Council, Executive Secretary to the City Administrator Theresa West, Theraplnk supporters Baily Jackson, Tiffany Jackson, Jade Jakubowski, Alexandria Wright and Diamond Little and City Clerk Daniel Barnett - recording.

2. Ceremonial Matters

None.

3. Public Participation

None.

4. Approval of Minutes

A. Board of Aldermen - Regular Meeting - Mar 18, 2024 6:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Matt Turner, Board Member
SECONDER:	Kile Chaney, Board Member
AYES:	Pfautsch, Turner, Doerhoff, Milner, Chaney
EXCUSED:	Bill Mills, Sandy Franklin, Gary Davidson

B. Closed Session Minutes - March 18, 2024

A motion to accept the minutes from the March 18, 2024, Closed Session was made by Alderman Doerhoff, with a second from Alderwoman Milner. The motion carried with a unanimous 5-0 vote. Aldermen Davidson, Franklin and Mills were excused.

5. Agenda Items

A. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE DIRECTING FUTURE CONTRACTS AWARDED TO FIBER OPTIC BROADBAND INTERNET SUPPLIERS

Staff report presented by Director of Administrative Services Smith.

Smith spoke to previous interactions held with telecom suppliers wishing to provide fiber-optic internet services to the Harrisonville community.

Smith said the proposed changes would provide an exception to the areas eligible for the Federal Communications Commission's Rural Digital Opportunity Fund and would ensure that the maximum number of structures in Harrisonville receive the opportunity for high-speed broadband internet service.

Smith said City staff recommend approval.

City Administrator Ratliff clarified the new regulations passed down by the federal government and how they apply to City staff and the requirements staff would wish to put on the service providers.

Ratliff said the City is still able to enforce right-of-way regulations.

Upon passage, Mayor Zaring designated the resolution to be Resolution number 2024-05.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Pfautsch, Board Member
SECONDER:	Dave Doerhoff, Board Member
AYES:	Pfautsch, Turner, Doerhoff, Milner, Chaney
EXCUSED:	Bill Mills, Sandy Franklin, Gary Davidson

B. PUBLIC HEARING #2--2021 CDBG Closeout for Demolition Project

Mayor Zaring opened the public hearing at 6:10 p.m.

Staff report presented by Community Development Director Stanton.

Stanton informed the Board that a public hearing is required as part of the official closing process for the Community Block Development Grant Program demolition of the City's old electric and water plant.

Stanton said the demolition work has been completed.

Stanton introduced Lisa Danbury from the Mid-America Regional Council.

Danbury spoke to the entirety of the City's and MARC's efforts to secure Community Development Block Grant (CBDG) funding for the project and to the work done to demolish the building and finalize the project.

Danbury thanked City staff and the Board of Aldermen for their hard work and support during the project.

Mayor Zaring closed the public hearing at 6:20 p.m.

C. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A SPECIAL USE PERMIT FOR THE USES OF A TATTOO AND BODY PIERCING SHOP ON PROPERTY LOCATED AT 1908 N. STATE ROUTE 291 IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

The ordinance was read for the first time by City Attorney Walker.

Mayor Zaring opened the public hearing at 6:21 p.m.

Staff report presented by Community Development Director Stanton.

Stanton informed the Board that Baily Jackson of TherapInk is seeking approval for a Special Use Permit for a tattoo and body piercing shop to be located within the retail strip center at 1908 N Missouri Route 291.

Stanton informed the Board that in their March meeting, the Planning & Zoning Commission voted by voice-vote of 5-0 to recommend approval of the requested Special Use Permit (SUP) for TherapInk, with the two (2) conditions stated, to the Board of Aldermen.

Stanton said the property is zoned Service Business (C-2) District.

Stanton said City staff recommends approval of the proposed Special Use Permit for a tattoo and body piercing shop with the following conditions:

- *All applicable laws of the State of Missouri shall be complied with.*
- *The Special Use Permit shall be granted for a period of fifteen (15) years from the date of approval. If the applicant wishes to transfer ownership to a second party, the applicant must resubmit an application for a Special Use Permit to the City prior to the transfer of ownership.*

Alderman Pfautsch asked if the applicant has any other locations within the State of Missouri.

Baily Jackson, owner of TherapInk, said she feels that her proposed tattoo shop would fit well with the ongoing growth of the Harrisonville community.

Jackson said she and her sister were raised in Harrisonville and that her family has lived in the community for many years.

Jackson said she does not own any other tattoo or piercing shops but said she and her sister do possess their tattoo licenses.

Mayor Zaring closed the public hearing at 6:26 p.m.

RESULT: SCHEDULED

Next: 4/15/2024 6:00 PM

Minutes Acceptance: Minutes of Apr 1, 2024 6:00 PM (Approval of Minutes)

D. 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.

Staff report presented by Director of Administrative Services Smith.

Smith highlighted budgetary amendments for election costs, moving the remaining Parks and Recreation COP available funds to the 2024 budget Community Center Funds, to replace a floor scrubber for the community center, to fund unforeseen expenses for the chemical account at the community center pool, to reallocate American Rescue Plan Act funds to the Fire Department's building improvements to cover unforeseen HVAC costs, to fund the final portion of the Police Department's new K-9 vehicle, to assist in the funding of a Cultural Investment Project at the Police Department, to fund the City's match for the Muddy Creek Regional Retention-FEMA Home Buyout Project, to create a fund to track monies that come in through the Harrisonville Square Neighborhood Redevelopment Corporation, to accept a grant from the Historical Preservation Fund Grant Program and to approve a rent reduction of 50-percent and a fuel revenue reduction of 50-percent while Lawrence Smith Memorial Airport is closed during the 17-35 Runway Reconstruction Project.

Upon passage, Mayor Zaring designated the ordinance to be Ordinance number 3686.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matt Turner, Board Member
SECONDER:	Marcia Milner, Board Member
AYES:	Pfautsch, Turner, Doerhoff, Milner, Chaney
EXCUSED:	Bill Mills, Sandy Franklin, Gary Davidson

E. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING A MODOT COMMISSION AMENDMENT TO STATE BLOCK GRANT AGREEMENT AMENDMENT #3 AND ESTABLISHING AN EXTENSION OF TIME

Staff report presented by City Engineer Brooks.

Brooks said the proposed amendment would move the completion date to June 30, 2026.

Brooks said City staff support the amendment and recommend approval.

Upon passage, Mayor Zaring designated the ordinance to be Ordinance number 3687.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dave Doerhoff, Board Member
SECONDER:	Larry Pfautsch, Board Member
AYES:	Pfautsch, Turner, Doerhoff, Milner, Chaney
EXCUSED:	Bill Mills, Sandy Franklin, Gary Davidson

6. Aldermen and Committee Reports

Alderman Chaney congratulated the Harrisonville Wildcats Baseball Team on their recent success. Chaney also thanked City Clerk Barnett for his recent publication in the Missouri Municipal Review magazine.

Alderman Pfautsch invited the public to the open house on April 11, for the recently launched Chapter 353 Program.

Alderwoman Milner thanked the Tribune and Times for their recent story on the status of the demolition and development of the old Cass Regional Medical Center.

7. Report from the City Administrator

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

Ratliff reminded the Board that the runway at Lawrence Smith Memorial Airport will close on April 15, for the 17-35 Runway Reconstruction project.

Ratliff informed the Board that the City recently closed on three homes as part of Muddy Creek Regional Retention-FEMA Home Buyout Project.

Ratliff spoke to the Board about the work going on at the Harrisonville Aquatics Center, stating that the contractor has begun work to repair the imperfections in the concrete pool deck.

Ratliff said the four proposed contractors will be presented with the request for proposals for the Royal Street Extension project on April 4.

Ratliff informed the Board that information about the Lead Service Line Inventory has been sent to each utility customers in the Harrisonville community, and that responses have begun to come in.

Ratliff said City staff have put together a new, intuitive STP Grant spreadsheet and are currently working on six new grants. Ratliff said the grants are due on April 5.

Ratliff informed the Board that the Police Department officers will be conducting additional patrols at the intersection of Independence and Washington Streets, following a recent complaint. Ratliff said officers will also conduct additional patrols and traffic enforcement after recent reports of hazardous driving near Harrisonville High School.

Ratliff offered his condolences to Alderwoman Franklin and her husband Dale, after the tragic news of the death of their daughter.

A. Municipal Court Report - February 2024

8. Questions from the Media

None.

9. Adjourn From Regular Session

Mayor Zaring offered his prayers and condolences to Alderwoman Franklin and her husband Dale, after the tragic death of their daughter.

Zaring congratulated Alderman Doerhoff on the recent birth of his grandson.

Zaring thanked City Clerk Barnett and Alderman Turner for their recent contributions to the Missouri Municipal Review magazine.

A motion was made by Alderman Doerhoff to adjourn from the Regular Meeting. The motion was seconded by Alderwoman Milner. The motion carried with a unanimous vote. The meeting adjourned at 6:43 p.m.

Regular Meeting**Monday, April 1, 2024****6:00 PM**

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

ATTEST:

Daniel Barnett, City Clerk

Minutes Acceptance: Minutes of Apr 1, 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
APRIL 1, 2024
6:30 PM

1. Call to Order

The meeting was called to order at 6:58 PM by Mayor Mike Zaring.

2. Present

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Excused	
Sandy Franklin	Harrisonville	Board Member	Excused	
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	Excused	
Kile Chaney	Harrisonville	Board Member	Present	
Mike Zaring	Harrisonville	Mayor	Present	

Others present: City Administrator Brad Ratliff, Director of Administrative Services Jeremy Smith, Director of Engineering Carl Brooks, Parks Director Grant Purkey, Economic Development Director Jim Clarke, Interim Police Chief Darla Harris, Community Development Director Christina Stanton, Executive Secretary to the City Administrator Theresa West, Scott Edgar and Alex Gustafson of OWN Engineering, and City Clerk Daniel Barnett - recording.

3. Discussion Items

A. S Commercial Extension Project Update

Scott Edgar of OWN Engineering provided the Board of Aldermen with an update on the current state of the S Commercial Street Extension Project.

Edgar spoke to the challenges of the project.

Edgar said the project will require 55,000 cubic yards of earthwork to be done to cut the road through the property.

Edgar said the earthwork that will be removed will be used at another piece of the project.

Edgar said the project will require a waiver from the Missouri Department of Transportation per the roadway offset from 267th Street.

Edgar said there is potential for conflict with Evergy Inc, due to the need to upgrade a high voltage feeder line. Edgar said a 30-foot pole relocation could accommodate both the extension project and Evergy's pole upgrade.

Edgar said OWN is currently working with City staff to develop a concept plan submission to MoDOT.

Edgar said the current estimated cost is \$3.3 million, with the City's budget sitting at \$3.3 million. Edgar said the project will be funded through a cost share with the Mid-America Regional Council, American Rescue Plan Act and in-kind to balance.

Edgar said the current proposed construction schedule is November of 2024 to July of 2025.

B. South Street (MO-2 Highway) Bridge Over Muddy Creek Project Update

Scott Edgar of OWN Engineering provided the Board of Aldermen with an update on the current state of the South Street (Missouri-2 Highway) Bridge Over Muddy Creek Project.

Edgar said the current bridge is not designed for the current traffic load.

Edgar spoke about the need to raise the road at that location, while also installing a 28-foot wide by 7-foot tall, bottomless steel arch.

Edgar spoke to the challenges of the project.

Edgar said the project has been submitted to the Missouri Department of Transportation twice and has received approval for its preliminary plans.

Edgar said MoDOT has requested that the bridge work and road work be split into separate phases.

Edgar said the current estimated cost is \$1.4 million, with the City's budget sitting at \$1.6 million. Edgar said the project will be funded through a cost share with the Mid-America Regional Council, American Rescue Plan Act and City funds.

Edgar said the current proposed construction schedule is November of 2024 to July of 2025.

A motion was made by Alderman Chaney to adjourn from the Work Session. The motion was seconded by Alderwoman Milner. The motion carried with a unanimous vote. The meeting adjourned at 7:55 p.m.

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

ATTEST:

Daniel Barnett, City Clerk

STAFF REPORT

TO: Board of Aldermen
FROM: Theresa West, Assistant
DATE: April 12, 2024
SUBJECT: Election Results April 2024 Ordinance

Type of Item: *Approval*

A. Action Item (ID # 4804)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI CERTIFYING THE RESULTS OF THE GENERAL ELECTION HELD ON APRIL 2, 2024, FOR THE OFFICES OF FOUR ALDERMEN.

Attachments:

Election Results April 2024 (DOCX)

Harrisonville Official Certified Results April(PDF)

Council Bill No. 2024 -

Ordinance No.

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE, MISSOURI CERTIFYING THE RESULTS OF THE GENERAL
ELECTION HELD ON APRIL 2, 2024, FOR THE OFFICES OF FOUR ALDERMEN.**

WHEREAS, on April 2, 2024, a General Election was held within the City of Harrisonville, to elect an Aldermen for Ward No. 1, Ward No. 2, Ward No. 3 and Ward No. 4; and

WHEREAS, the results of the election have been certified to the City of Harrisonville by Jeff Fletcher, Cass County Clerk/Election Authority;

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

Section 1: That it is hereby declared that the following named persons have been elected to the following named offices for four-year terms:

Alderman, Ward No. 1 – Kiley Chaney

Alderman, Ward No. 2 – Larry Pfautsch

Alderman, Ward No. 3 – Sandy Franklin

Alderman, Ward No. 4 – Matt Turner

Section 2: That it is hereby found and declared that notice of said election was duly given by publication in the manner provided by law, and that said election was held and conducted in all respects and conformity with the Constitution and laws of the State of Missouri.

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

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 15TH DAY OF APRIL 2024 AND
WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 15TH DAY OF APRIL 2024
AND PASSED BY THE BOARD OF ALDERMEN THIS 15TH DAY OF APRIL 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 15th day of April 2024.

Attachment: Election Results April 2024 (Election Results April 2024 Ordinance)

Registered Voters 73,837 - Total Ballots 8,749 : 11.85%

40 of 40 Precincts Reporting 100.0%

HARRISONVILLE WARD 1 ALDERMAN

Number of Precincts	2	
Precincts Reporting	2	100.00%
Vote For 1		
Total Votes	73	

KILE CHANEY	73	100.00%
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HARRISONVILLE WARD 2 ALDERMAN

Number of Precincts	2	
Precincts Reporting	2	100.00%
Vote For 1		
Total Votes	52	

LARRY PFAUTSCH	52	100.00%
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HARRISONVILLE WARD 3 ALDERMAN

Number of Precincts	2	
Precincts Reporting	2	100.00%
Vote For 1		
Total Votes	38	

SANDY FRANKLIN	38	100.00%
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HARRISONVILLE WARD 4 ALDERMAN

Number of Precincts	2	
Precincts Reporting	2	100.00%
Vote For 1		
Total Votes	59	

MATT TURNER	59	100.00%
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I, Jeff Fletcher, County Clerk/Election Author
of Cass County, Missouri, do hereby certify th
the foregoing is a full and accurate count of th

City of Harrisonville

that appeared on the ballot of th
April 2, 2024 General Municipal Electio



Dated on this 5th day of April, 202

Jeff Fletcher, Cass County Clerk

STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: April 3, 2024
SUBJECT: Swearing in of re-elected Aldermen

Type of Item: *Discussion*

B. Discussion Item (ID # 4796)

Swearing in of re-elected Aldermen

STAFF REPORT

TO: Board of Aldermen
FROM: Christina Stanton,
DATE: March 22, 2024
SUBJECT: Appl. #SUP-24-001--SPECIAL USE PERMIT for TherapInk, a Tattoo and Body Piercing Shop

Type of Item: *Public Hearing*

C. Action Item (ID # 4783)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A SPECIAL USE PERMIT FOR THE USES OF A TATTOO AND BODY PIERCING SHOP ON PROPERTY LOCATED AT 1908 N. STATE ROUTE 291 IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A SPECIAL USE PERMIT FOR THE USES OF A TATTOO AND BODY PIERCING SHOP ON PROPERTY LOCATED AT 1908 N. STATE ROUTE 291 IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

History:

04/01/24 Board of Aldermen SCHEDULED

The ordinance was read for the first time by City Attorney Walker.

Mayor Zaring opened the public hearing at 6:21 p.m.

Staff report presented by Community Development Director Stanton.

Stanton informed the Board that Baily Jackson of TherapInk is seeking approval for a Special Use Permit for a tattoo and body piercing shop to be located within the retail strip center at 1908 N Missouri Route 291.

Stanton informed the Board that in their March meeting, the Planning & Zoning Commission voted by voice-vote of 5-0 to recommend approval of the requested Special Use Permit (SUP) for TherapInk, with the two (2) conditions stated, to the Board of Aldermen.

Stanton said the property is zoned Service Business (C-2) District.

Stanton said City staff recommends approval of the proposed Special Use Permit for a tattoo and body piercing shop with the following conditions:

- *All applicable laws of the State of Missouri shall be complied with.*

- *The Special Use Permit shall be granted for a period of fifteen (15) years from the date of approval. If the applicant wishes to transfer ownership to a second party, the applicant must resubmit an application for a Special Use Permit to the City prior to the transfer of ownership.*

Alderman Pfautsch asked if the applicant has any other locations within the State of Missouri.

Baily Jackson, owner of TherapInk, said she feels that her proposed tattoo shop would fit well with the ongoing growth of the Harrisonville community.

Jackson said she and her sister were raised in Harrisonville and that her family has lived in the community for many years.

Jackson said she does not own any other tattoo or piercing shops but said she and her sister do possess their tattoo licenses.

Mayor Zaring closed the public hearing at 6:26 p.m.

Attachments:

Staff Rpt - TherapInk SUP 4-1-2024 BOA (PDF)

Application (PDF)

Site Plan (PDF)

Zoning Map (PDF)

Aerial Map (PDF)

Ordinance (DOC)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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

5.C.a

To: Board of Aldermen

From: Christina Stanton, AICP, Community Development Director

Date: April 1, 2024

Re: Appl. #SUP-24-001 – SPECIAL USE PERMIT for TherapInk, a Tattoo and Body Piercing Shop, on property located at 1908 N. State Route 291

GENERAL INFORMATION

Applicant: Baily Jackson, TherapInk

Requested Actions: Approval of Requested Special Use Permit for TherapInk, a Tattoo and Body Piercing Shop

Date of Application: February 22, 2024

PROPOSAL

Baily Jackson, with TherapInk, is seeking approval of a Special Use Permit for a tattoo and body piercing shop to be located within an existing retail strip center at 1908 N. State Route 291. The property is zoned Service Business (C-2) District.

Please see the attached zoning and aerial maps.

The surrounding properties are currently zoned as follows:

North (across Timber Dr.): Service Business (C-2) District—Vacant Undeveloped Ground
East: Service Business (C-2) District—Dental Office, Vehicle Repair, Fast-food (Wendy's)
South: Service Business (C-2) District—Retail Sales (Wal-Mart)
West: Agriculture (A) District—Vacant Undeveloped Ground

PREVIOUS ACTIONS

- April 7, 2003—The Board of Aldermen approved Ordinance #2823 establishing regulations pertaining to tattooing, body piercing and branding.
- April 21, 2003—The Board of Aldermen approved a Rezoning (Appl. #RZ-0304) for Timber Development Corporation to rezone from A to C-2 on property generally located north of Wal-Mart and west of Highway 291 by Ordinance #2827.
- April 21, 2003—The Board of Aldermen approved a Preliminary Plat (Appl. #PP-0305) for the Supercenter Plaza located generally north of Wal-Mart and west of Highway 291 by Resolution #03-13.
- December 30, 2003—The Final Plat of Supercenter Plaza Addition was recorded with the Cass County Recorder of Deeds' Office.
- 2005—The Cass County Assessor's website indicates that the existing building was constructed in 2005.
- May 11, 2005—The Certificate of Occupancy (CofO) was issued for the Building Permit (#04108).

- October 3, 2016—The Board of Aldermen approved Ordinance #3382, which amended then current regulations in Chapter 640 (Tattoo, Piercing and Branding) and added regulations regarding the same to Section 405.525. Those changes were not done, the February 21, 2023, Code Amendments corrected this oversight.
- February 21, 2023—The Board of Aldermen approved Code Amendments to Chapter 640 to correct sections that were supposed to have been repealed in 2016 (by Ordinance #3382), and added “Tattoo, piercing and branding establishments” under the Special Use Permit section of the Code (Section 405.525.C).
- March 21, 2024—The Planning & Zoning Commission voted by voice-vote of 5-0 to recommend approval of the requested Special Use Permit (SUP) for TherapInk, with the two (2) conditions stated, to the Board of Aldermen.

KEY ISSUES

- This property is currently zoned Service Business (C-2) District.
- The applicant is proposing to occupy an existing commercial tenant location in the strip center north of Wal-Mart.
- The City’s 2040 Comprehensive Plan shows the property and surrounding area as “Regional Commercial”, which are places “designated for highway-oriented commercial land use types”. “Appropriate uses in the Regional Commercial place type includes gas stations, general and drive-thru retail, regionally-serving medium- and big-box retail, hotels/motels, vehicle rentals.”
- The use of “tattoo, piercing and branding establishments” is an allowed use, with an approved Special Use Permit, in both the CBD-1 and C-2 zoning districts.

ANALYSIS

Zoning. The property is currently zoned Service Business (C-2) District. The use of a tattoo and body piercing shop is an allowed use in this District with an approved Special Use Permit (SUP). There are only two requirements related to this type of SUP: 1) that the establishment is located within either the Service Business (C-2) District or the Downtown Core Business (CBD-1) District; and 2) that the establishment comply with all applicable laws of the State of Missouri.

Comprehensive Plan. The City’s 2040 Comprehensive Plan shows this area as “Regional Commercial”, which are places “designated for highway-oriented commercial land use types”. According to page 44 of the City’s Comprehensive Plan, “Appropriate uses in the Regional Commercial place type includes gas stations, general and drive-thru retail, regionally-serving medium- and big-box retail, hotels/motels, vehicle rentals.”

STAFF RECOMMENDATION

Staff recommends approval of the proposed Special Use Permit for a tattoo and body piercing shop with the following condition:

- 1) All applicable laws of the State of Missouri shall be complied with.
- 2) This Special Use Permit shall be granted for a period of fifteen (15) years from the date of approval. If the applicant wishes to transfer ownership to a second party, the applicant must resubmit an application for a Special Use Permit to the City prior to the transfer of ownership.

ATTACHMENTS

Application
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): Bailey Jackson Signature: Bailey
 Company Name: TherapInk
 Street Address: 801 S Lexington St. City: Holden State: MO Zip: 64040
 Phone: 816-492-4569 Email: jackson.bailey.r@gmail.com

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

Property Owner Name (print): E. Michael Loboda Signature: E. Michael Loboda
 Street Address: 280 S. Beverly Drive City: Beverly Hills State: CA Zip: 90242
 Phone: 310-552-4794 Email: michael@lobodaproperties.com

Harrisonville Crossing Properties LLC - 1802-2012 N. State Route 291, Harrisonville MO,
 Firm Preparing Application: _____

Contact: _____
 Street Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Email: _____

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

Project Information

General Location or Address: 1908 N Missouri 291
 Project Description: Tattoo and body piercing shop
 Acres or Sq. Ft. 1200 sq. ft.
 Current Zoning: C-2 Proposed Zoning: N/A

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

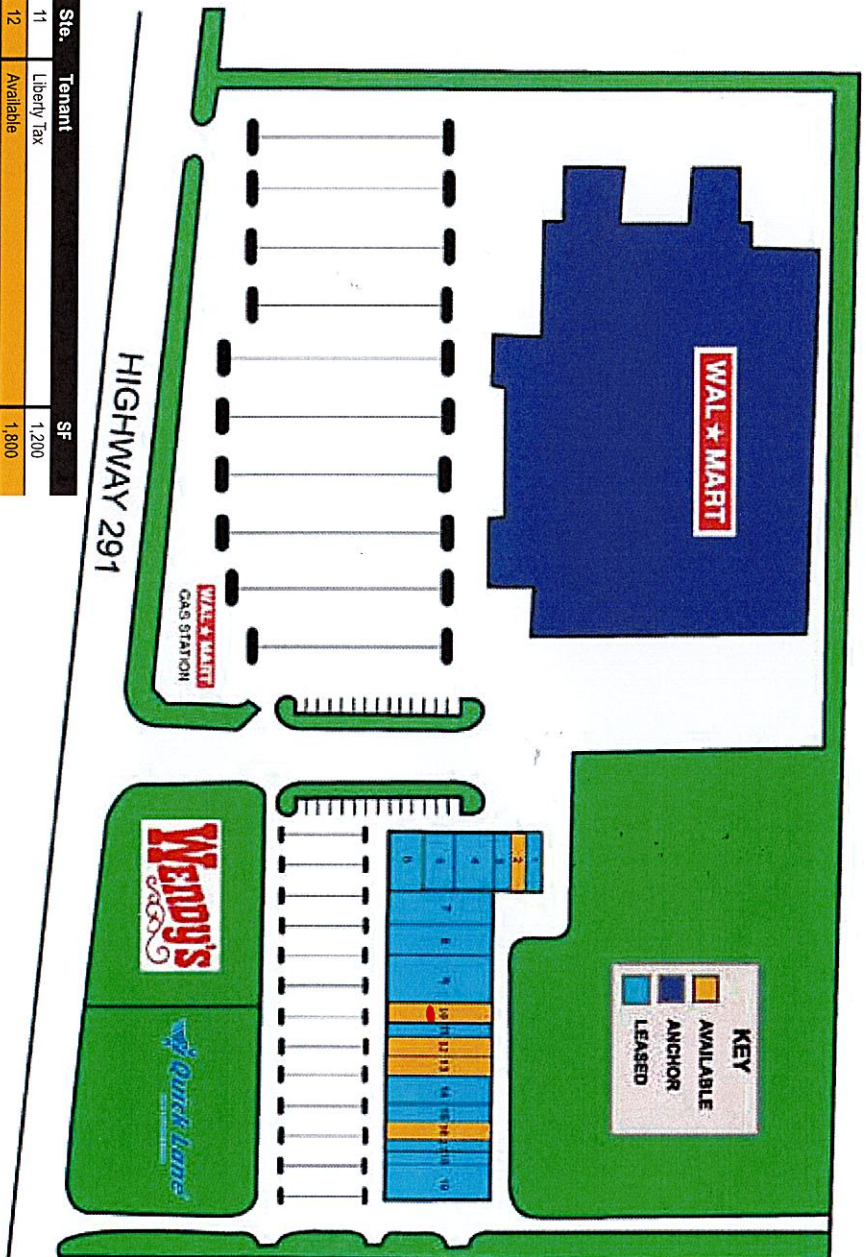
Case No: RZ-24-001 Filing Fee: Amount Paid \$ 365.00 Date Application Received: 2/22/24

Attachment: Application (Appl. #SUP-24-001--SPECIAL USE PERMIT for TherapInk, a Tattoo and Body Piercing Shop)

Harrisonville Crossing

1802-2010 N. State Route 291, Harrisonville, MO 64701

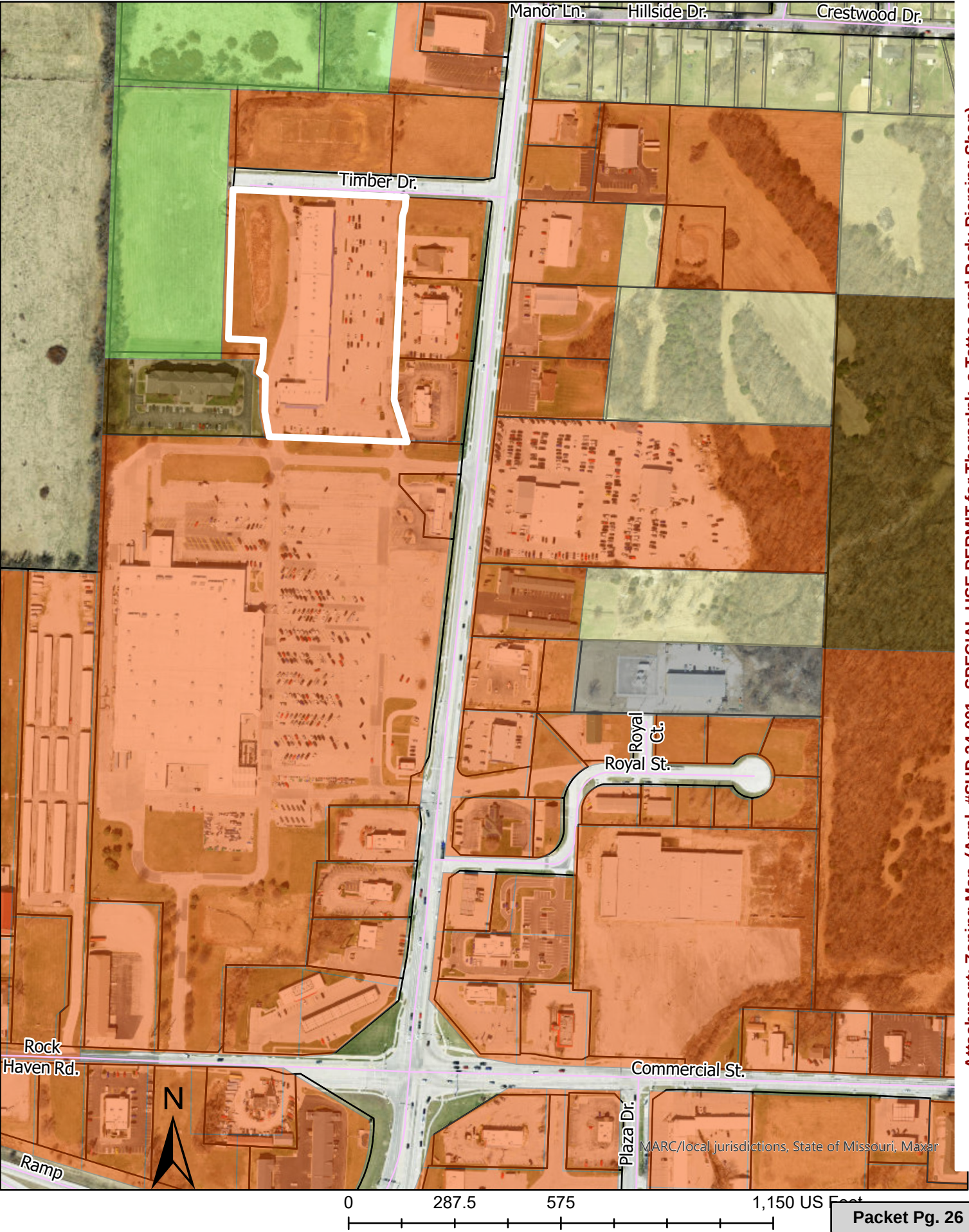
For Lease



Ste.	Tenant	SF	Ste.	Tenant	SF
1	Ship It Now	1,050	11	Liberty Tax	1,200
2	Available	900	12	Available	1,800
3	Lotus Nails	1,000	13	Available	1,800
4	World Finance	1,408	14	Rent-A-Center	4,000
5	GameStop	1,718	15	Hot Tan Cafe	1,600
6	Sprint	1,750	16	Available	1,400
7	The Shoe Department	5,200	17	American Shaman	1,200
8	CATO	4,100	18	Thai Pepper Restaurant	1,440
9	Dollar Tree	6,200	19	El Maquey	3,200
10	Available	1,908			

4622 Pennsylvania Avenue, Suite 700
 Kansas City, MO 64112
 816.756.1400 | www.BLOCKLLC.com

Zoning Map



Attachment: Zoning Map (Appl. #SUP-24-001--SPECIAL USE PERMIT for Theraplink, a Tattoo and Body Piercing Shop)

Aerial Map



Attachment: Aerial Map (Appl. #SUP-24-001--SPECIAL USE PERMIT for Theraplink, a Tattoo and Body Piercing Shop)

Council Bill No.**Ordinance No.**

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE APPROVING A SPECIAL USE PERMIT FOR THE USES OF A
TATTOO AND BODY PIERCING SHOP ON PROPERTY LOCATED AT 1908 N.
STATE ROUTE 291 IN THE CITY OF HARRISONVILLE, CASS COUNTY,
MISSOURI.**

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Baily Jackson with TherapInk, seeking approval of a Special Use Permit for the use of a tattoo and body piercing on land located at 1908 N. State Route 291 in the City of Harrisonville, Cass County, Missouri; and

WHEREAS, a legal notice announcing a public hearing to be held on the requested Special Use Permit application on March 21, 2024, before the Planning & Zoning Commission and on April 1, 2024, before the Board of Aldermen of the City of Harrisonville, Missouri was published in the February 29, 2024, edition of the *Tribune and Times* newspaper; and

WHEREAS, the Special Use Permit was considered by the Planning and Zoning Commission on March 21, 2024, and, with a vote of 5-0, recommended that the Board of Aldermen approve the requested Special Use Permit with the two (2) conditions of approval stated; 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 Special Use Permit 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 Special Use Permit for the use of a tattoo and body piercing shop on land located at 1908 N. State Route 291 in the City of Harrisonville, Cass County, Missouri, with the following two (2) conditions of approval:

- 1) All applicable laws of the State of Missouri shall be complied with.
- 2) This Special Use Permit (SUP) shall be granted for a period of fifteen (15) years from the date of approval. If the applicant wishes to transfer ownership to a second party, the applicant must resubmit the application for a Special Use Permit to the City prior to the transfer of ownership.

Section 2: The Special Use Permit comprises the following real estate in the City of Harrisonville, Cass County, Missouri, described as follows:

LEGAL DESCRIPTION:

LOT 1, SUPERCENTER PLAZA ADDITION, A SUBDIVISION IN HARRISONVILLE, CASS COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FILED

IN PLAT BOOK 18 AT PAGE 48.

Section 3: Severability. The sections, paragraphs, sentences, clauses, and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

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

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

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 1ST OF APRIL 2024 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 15TH DAY OF APRIL 2024 AND PASSED BY THE BOARD OF ALDERMEN THIS 15TH DAY OF APRIL 2024.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

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

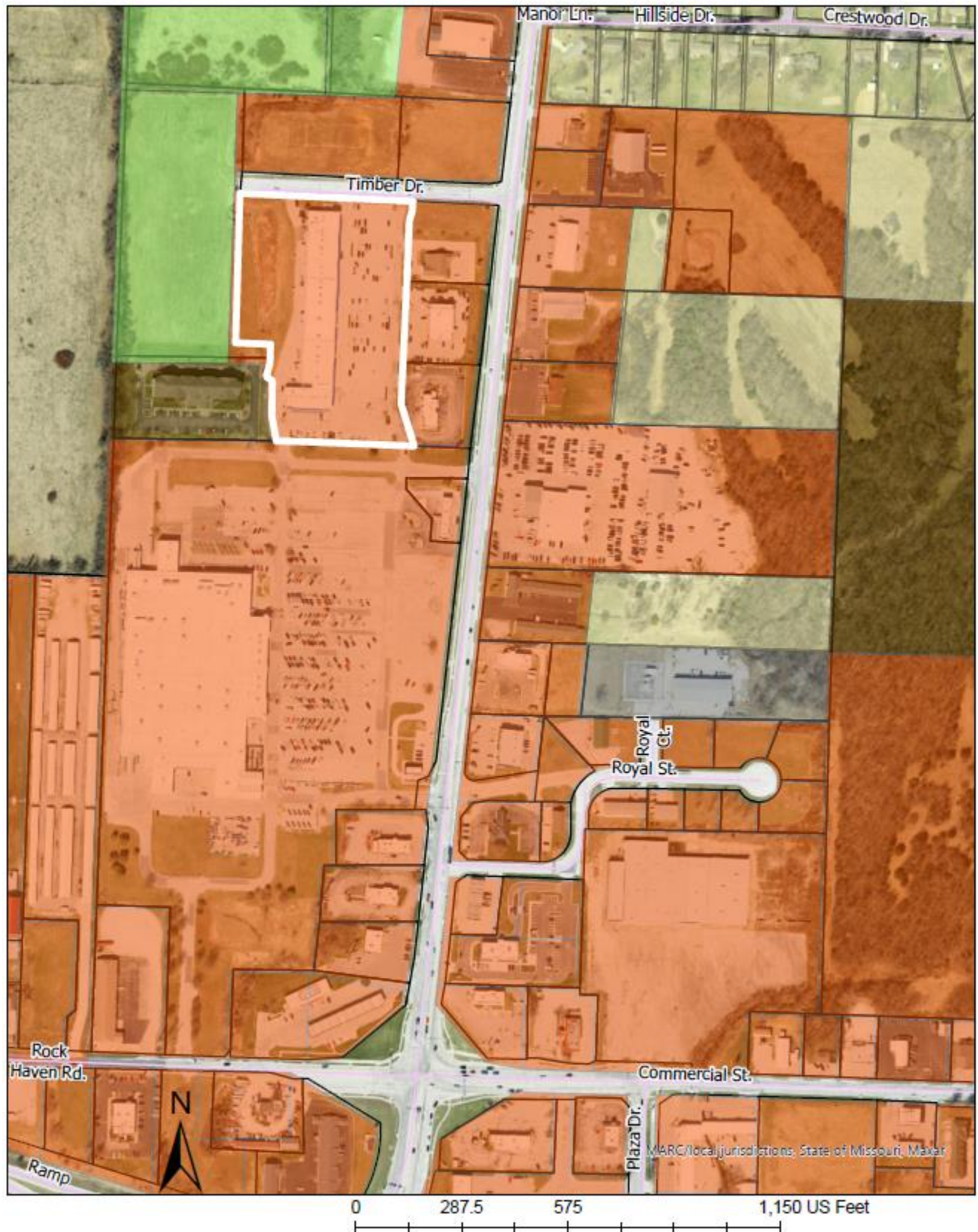
ATTEST:

Daniel Barnett, City Clerk

WITNESS my hand and seal this 15TH day of April 2024

Attachment I: Zoning Map

Zoning Map



Attachment: Ordinance (Appl. #SUP-24-001--SPECIAL USE PERMIT for TherapInk, a Tattoo and Body Piercing Shop)

STAFF REPORT

TO: Board of Aldermen
FROM: Theresa West, Assistant
DATE: April 10, 2024
SUBJECT: Municipal Court Report March 2024

Type of Item: *Discussion*

A. Action Item (ID # 4802)

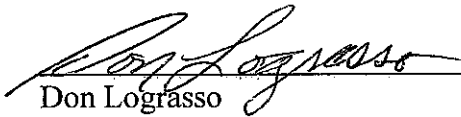
Municipal Court Report March 2024

Attachments:

Municipal Court Report March 2024 (PDF)

IN THE MUNICIPAL COURT OF HARRISONVILLE, MISSOURI
CASS COUNTY

I certify that the attached is a report on all cases heard or tried before the Judge of the Circuit Court of Cass County Missouri, Municipal Division at Harrisonville during the month of **March 2024** and that the information and statements contained in said report are true and correct according to my best information, knowledge and belief.


Don Lograsso
Municipal Court Judge

4/3/24
Date

Presented and reviewed as required by Court Operating Rule 4.29.


City Clerk

4-5-2024
Date

Subscribed and sworn to before me this _____ day of _____, 2024.

Notary

RECEIVED
APR 05 2024
CITY OF HARRISONVILLE

Attachment: Municipal Court Report March 2024 (Municipal Court Report March 2024)

MUNICIPAL DIVISION SUMMARY REPORTING FORM

Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.

I. COURT INFORMATION		Municipality: Harrisonville Municipal		Reporting Period: Mar 1, 2024 - Mar 31, 2024	
Mailing Address: 300 E PEARL STREET, HARRISONVILLE, MO 64701					
Physical Address: 300 E PEARL STREET, HARRISONVILLE, MO 64701				County: Cass County	Circuit: 17
Telephone Number: (816)3808903			Fax Number:		
Prepared by: MICHELLE SHAFFER			E-mail Address: michelle.shaffer@courts.mo.gov		
Municipal Judge: Don Lograsso					
II. MONTHLY CASELOAD INFORMATION					
		Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance	
A. Cases (citations/informations) pending at start of month		40	697	562	
B. Cases (citations/informations) filed		2	48	25	
C. Cases (citations/informations) disposed					
1. jury trial (Springfield, Jefferson County, and St. Louis County only)		0	0	0	
2. court/bench trial - GUILTY		0	0	1	
3. court/bench trial - NOT GUILTY		0	2	0	
4. plea of GUILTY in court		2	31	19	
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)		0	27	0	
6. dismissed by court		0	0	1	
7. <i>nolle prosequi</i>		0	2	4	
8. certified for jury trial (not heard in Municipal Division)		0	0	0	
9. TOTAL CASE DISPOSITIONS		2	62	25	
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]		40	683	562	
E. Trial de Novo and/or appeal applications filed		0	0	0	
III. WARRANT INFORMATION (pre- & post-disposition)		IV. PARKING TICKETS			
1. # Issued during reporting period	42	1. # Issued during period	0		
2. # Served/withdrawn during reporting period	42	☐ Court staff does not process parking tickets			
3. # Outstanding at end of reporting period	1,145				

Attachment: Municipal Court Report March 2024 (Municipal Court Report March 2024)

MUNICIPAL DIVISION SUMMARY REPORTING FORM

COURT INFORMATION	Municipality: Harrisonville Municipal	Reporting Period: Mar 1, 2024 - Mar 31, 2024
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V. DISBURSEMENTS

Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)		Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.	
Fines - Excess Revenue	\$4,910.00	Court Automation	\$462.38
Clerk Fee - Excess Revenue	\$480.00	Law Enf Arrest Costs-E/R	\$135.00
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$14.80	Law Enf Arrest-Local	\$235.00
Bond forfeitures (paid to city) - Excess Revenue	\$0.00	Total Other Disbursements	\$832.38
Total Excess Revenue	\$5,404.80	Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$12,910.06
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)		Bond Refunds	\$382.00
Fines - Other	\$5,279.00	Total Disbursements	\$13,292.06
Clerk Fee - Other	\$312.65		
Judicial Education Fund (JEF) ☒ Court does not retain funds for JEF	\$0.00		
Peace Officer Standards and Training (POST) Commission surcharge	\$66.05		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$470.96		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$9.66		
Law Enforcement Training (LET) Fund surcharge	\$132.00		
Domestic Violence Shelter surcharge	\$131.50		
Inmate Prisoner Detainee Security Fund surcharge	\$132.00		
Restitution	\$139.06		
Parking ticket revenue (including penalties)	\$0.00		
Bond forfeitures (paid to city) - Other	\$0.00		
Total Other Revenue	\$6,672.88		

Attachment: Municipal Court Report March 2024 (Municipal Court Report March 2024)