



THE CITY OF
HARRISONVILLE
WHERE TRADITION MEETS INNOVATION

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

- 1. Call to Order**
 - A. Pledge of Allegiance**
 - B. Roll Call**
- 2. Ceremonial Matters**
 - A. Roberto Quezada 15-Year Service Award**
 - B. Fire Department Badge Pinning**
- 3. Public Participation**
 - A. Agenda Request - John Foster**
- 4. Approval of Minutes**
 - A. Board of Aldermen - Regular Meeting - Jul 15, 2024, 6:00 PM**
 - B. Closed Session Minutes - July 15, 2024**
- 5. Agenda Items**
 - A. Council Bill No. 42: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF ANGELA KRAMER TO THE ENHANCED ENTERPRISE ZONE BOARD.**
 - B. Council Bill No. 43: A RESOLUTION OF THE BOARD OF ALDERMEN AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH HARRISONVILLE CASS R-9 SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICERS AND ESTABLISHING AN EFFECTIVE DATE.**
 - C. Council Bill No. 40: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI VACATING A 15'-WIDE ALLEY RIGHT-OF-WAY RUNNING NORTH AND SOUTH BETWEEN BLOCKS 155 AND 160, ORIGINAL TOWN OF HARRISONVILLE AND ESTABLISHING AN EFFECTIVE DATE**

- D. **Council Bill No. 44: AN ORDINANCE TO REPEAL ORDINANCE 3590 AND TO ENACT IN LIEU THEREOF A NEW ORDINANCE REGARDING AN ESTABLISHED PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS AND TO AMEND THE TIME IN WHICH CANDIDATES FOR OFFICE ARE REQUIRED TO FILE DISCLOSURE STATEMENTS WITH THE CITY CLERK.**
 - E. **Public Hearing - Vacation - Spur ROW**
 - F. **Council Bill No. 45: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI VACATING A RAILROAD SPUR RIGHT-OF-WAY COVERING PROPOSED LOT 5 OF ENTERPRISE BUSINESS PARK WITH SPUR SERVING UFP INDUSTRIES, INC. AND ESTABLISHING AN EFFECTIVE DATE.**
 - G. **PUBLIC HEARING: Code Amendments--Sections 405.030, 600.010 and Code Amendments--Sections 405.030, 600.010 and 600.020 and Land Use Table**
 - H. **Council Bill No. 46: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING ARTICLE I AND APPENDIX A—LAND USE TABLE UNDER CHAPTER 405—ZONING REGULATIONS AND ARTICLE I UNDER CHAPTER 600—INTOXICATING LIQUOR OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE.**
- 6. **Aldermen and Committee Reports**
 - 7. **Report from the City Administrator**
 - A. **Municipal Court Report June 2024**
 - 8. **Questions from the Media**
 - 9. **Adjourn from Regular Session**

Posted on City Hall Bulletin Board this 2nd day of August 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: Daniel Barnett,
DATE: July 26, 2024
SUBJECT: Roberto Quezada 15-Year Service Award

Type of Item: *Discussion*

A. Discussion Item (ID # 4906)

Roberto Quezada 15-Year Service Award

Attachments:

Roberto Quezada 2024 (DOCX)

Presented by the Mayor and the Harrisonville Board of Aldermen to

Roberto Quezada

In Grateful Appreciation for

15 Years

Of Dedicated Service to



August 5, 2024

Mike Zaring, MAYOR

STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: July 26, 2024
SUBJECT: Fire Department Badge Pinning

Type of Item: *Discussion*

- B. Discussion Item (ID # 4905)**
Fire Department Badge Pinning

STAFF REPORT

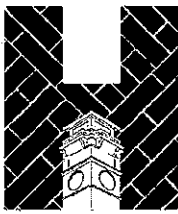
TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: August 1, 2024
SUBJECT: Agenda Request - John Foster

Type of Item: *Discussion*

- A. Discussion Item (ID # 4913)**
Agenda Request - John Foster

Attachments:

John Foster 7-29 (PDF)



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

3.A.a

AGENDA REQUEST FORM

This form must be completed and submitted to the office of the City Clerk. Completed materials for the agenda shall be submitted no later than Monday at 5:00 p.m., 5 business days prior to the next Board of Aldermen's meeting. If the agenda request concerns a complex issue requiring staff research time, the opportunity to address the Board may be moved to a future meeting. The Board of Aldermen's regular meetings are the 1st and the 3rd Monday of each month.

Date of Request: 29 July 2024 Scheduled Meeting Date: 5 Aug 2024 6:00PM

Full Name of Speaker: John M. Foster Organization: Concerned citizen

Home Address: 2618 Duanean Circle City Harrisonville State Mo Zip 64701

Home Phone #: 816-380-3915 Work Phone #: NA Cell#: 816-392-0034

Email: NA

Specifics of Topic: Site clearing of 1900 E Meach.

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

Desired Outcome: Work carefully with contractor & owner.

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

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

RECEIVED

JUL 29 2024

CITY OF HARRISONVILLE

Signature: John M Foster

Office Use Only:

Date request received:

Packet Pg. 8

Attachment: John Foster 7-29 (Agenda Request - John Foster)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
JULY 15, 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	Remote	
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 Alex Felzien, Parks and Recreation Director Grant Purkey, Public Works Director Patty Hilderbrand, Community Development Director Christina Stanton, Economic Development Director Jim Clarke, Director of Administrative Services Jeremy Smith, Police Lieutenant Brian Kincaide, Electric Supervisor Brent Stockstill, Finance Manager Kim Hubbard, Executive Secretary to the City Administrator Theresa West, Electric Department Staff Austin Hendrix, Caden Simms, Garret Propst and Caleb Cotton, John Cummings of KPM CPAs, MPUA Chief Member Services Officer Connie Ford and City Clerk Daniel Barnett - recording.

2. Ceremonial Matters

A. MPUA Certificate of Excellence in Reliability Presentation

Missouri Public Utility Alliance Chief Member Services Officer Connie Ford spoke to the Board about the work done in 2023 by the Harrisonville Electric Department.

Ford spoke about the department's dedication to creating and maintaining reliable electric infrastructure, advancing systems education and maintaining a safe work environment for those working within the department.

Ford commended department staff and the City of Harrisonville for their commitment to providing residents and businesses with privately-owned and reliable power.

Electric Supervisor Stockstill thanked his crew for their hard work and for their desire to always learn and develop their craft.

Stockstill thanked the Board of Aldermen and the Harrisonville community for their support of the department.

Mayor Zaring thanked Stockstill and his crew for their dedication to the Harrisonville community and for their consistent efforts to maintain reliability within the community's electric infrastructure.

3. Public Participation

None.

4. Approval of Minutes

A. Board of Aldermen - Regular Meeting - Jul 1, 2024 6:00 PM

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

B. Board of Aldermen - Work Session - Jul 1, 2024 6:30 PM

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

5. Agenda Items

A. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI TO AUTHORIZE THE CITY ADMINISTRATOR TO ACCEPT THE ANNUAL AUDIT FOR THE YEAR ENDING DECEMBER 31, 2023, BY KPM C.P.A.S AND ESTABLISHING AN EFFECTIVE DATE.

Staff report presented by Director of Administrative Services Smith.

Smith said the City's 2023 audit was performed by KPM CPAs.

Smith introduced John Cummings of KPM.

Cummings said the City of Harrisonville has received an unmodified opinion for the fiscal year ending December 31, 2023, which is the best opinion the City could receive.

Cummings walked the Board through the audit and spoke about the company's opinions in the report.

Cummings thanked City staff for their assistance during the audit process.

City Administrator Ratliff thanked Cummings and his staff for their diligent work during the audit process.

Smith thanked Finance Department and KPM for their hard work.

Upon passage, Mayor Zaring designated the resolution to be Resolution number 2024-19.

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

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

Staff report presented by Director of Administrative Services Smith.

Smith said City staff are requesting to appoint new authorized signatures for the Shop With a Cop program and Marler-Wirt-Sumner Scholarship checking accounts.

Smith said staff would like to add Police Sergeant Jeremiah Jacobs as an authorized signature on both accounts and wish to remove former Lieutenant Darin Chance from both accounts, as he is no longer with the City.

Upon passage, Mayor Zaring designated the resolution to be Resolution number 2024-20.

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

C. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE AUTHORIZING THE CITY ADMINISTRATOR TO CLOSE A CHECKING ACCOUNT WITH COMMUNITY BANK AND ESTABLISHING AN EFFECTIVE DATE.

Staff report presented by Director of Administrative Services Smith.

Smith spoke about the history of the account, stating that in 2018 the City changed its operating account from Community Bank to Commerce Bank.

Smith said, at the time of the change, the City was unable to close the Community Bank account due to community center memberships being deposited directly into that account.

Upon passage, Mayor Zaring designated the resolution to be Resolution number 2024-21.

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

D. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A SPECIAL USE PERMIT FOR THE USE OF AN EVENT VENUE ON PROPERTY LOCATED AT 301 N. COMMERCIAL STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

City Attorney Felzien read the ordinance for the second time.

Community Development Director Stanton said City staff have not received additional comment about the proposed ordinance since the first reading on July 1.

Upon passage, Mayor Zaring designated the ordinance to be Ordinance number 3697.

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

E. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING CHAPTER 515—STREETS, SIDEWALKS AND OTHER PUBLIC PLACES, UNDER TITLE V—BUILDING AND CONSTRUCTION; AND CHAPTER 405—ZONING REGULATIONS, UNDER TITLE IV—LAND USE, OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE.

City Attorney Felzien read the ordinance for the second time.

Community Development Director Stanton said City staff have not received additional comment about the proposed ordinance since the first reading on July 1.

Upon passage, Mayor Zaring designated the ordinance to be Ordinance number 3698.

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

F. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI VACATING A 15'-WIDE ALLEY RIGHT-OF-WAY RUNNING NORTH AND SOUTH BETWEEN BLOCKS 155 AND 160, ORIGINAL TOWN OF HARRISONVILLE AND ESTABLISHING AN EFFECTIVE DATE

City Attorney Walker read the ordinance for the first time.

Staff report presented by Community Development Director Stanton.

Stanton said staff recommends approval.

Alderman Mills asked if the lots to the north of the lot in question would be truly landlocked.

Stanton said the property is completely inside a flood plain and therefore undevelopable.

Mayor Zaring announced that the second reading of the ordinance would occur during the August 5, 2024 Board of Aldermen meeting.

RESULT: SCHEDULED

Next: 8/5/2024 6:00 PM

G. 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 to fund the American Public Works Accreditation Program, repairs for a Public Works CCTV camera head, purchase an additional push camera for sewer services, reenforce the Public Works Distribution Division's overtime budget, purchase additional items for the concessions stand at the outdoor pool, allocating Assistance to Firefighters Grant funds and a contribution match for Fire Department GEMT funds.

Upon passage, Mayor Zaring designated the ordinance to be Ordinance number 3699.

RESULT: ADOPTED [UNANIMOUS]

MOVER: Larry Pfautsch, Board Member

SECONDER: Dave Doerhoff, Board Member

AYES: Mills, Franklin, Pfautsch, Turner, Doerhoff, Milner, Davidson, Chaney

6. Aldermen and Committee Reports

Alderman Doerhoff said he and his wife enjoyed the 4th of July celebration in City Park.

Alderman Pfautsch said he also enjoyed the fireworks in City Park. Pfautsch also said he appreciates several of the recent initiatives put on by the Police Department.

Alderman Turner thanked Parks and Recreation staff for their efforts during the 4th of July celebration and said it went very well.

Alderman Mills thanked those who served on the selection committee for the Royal Street Extension project, including Doug Meyer with the US-71/MO-291 Transportation Development District and Vanessa Hargrave with the Park Board.

Alderman Davidson thanked City staff for their efforts on the 4th of July and thanked the members of the Finance Department for their work on the budget and the audit.

Alderwoman Franklin provided a status report for the outdoor pool and said things are going very well. Franklin also thanked City staff for their work during the 4th of July celebration.

Alderman Chaney thanked those who are serving the community during the recent heat wave, and said he hopes they are able to do so safely.

7. Report from the City Administrator

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

Ratliff said contractor Legacy Underground Construction has submitted an updated project schedule for the final completion of the South Service Area Sanitary Sewer project, with a completion date of July 30.

Minutes Acceptance: Minutes of Jul 15, 2024 6:00 PM (Approval of Minutes)

Ratliff said City staff have sent a notice to proceed to Snelling Construction for the annual Curb & Gutter program.

Ratliff said that since the bids for the Asphalt Mill & Overlay have come in under budget, an additional portion of Locust Street may be completed.

Ratliff informed the Board that the engineer for the South Street Bridge Over Muddy Creek Tributary has requested the Missouri Department of Transportation to not require the additional Environmental APE Study, but that MoDOT says it will be required. Ratliff says this will take an additional three months to complete.

Ratliff said City staff are awaiting MoDOT approval for the final project plans. Ratliff said he appreciates everyone who has been involved in the selection process for the Design/Build team, including City staff, the 71/291 TDD Board and the Park Board.

Ratliff informed the Board that the credit applied to utility customers who participated in the Lead Service Line Inventory self-reporting survey will appear on the next utility bill.

Ratliff spoke about the upcoming Police Chief interview panels, which will take place on July 24 and 25. Ratliff said the panel will consist of members of various community organizations, asking preapproved questions and giving input to the City Administrator.

8. Questions from the Media

None.

9. Adjourn from Regular Session

Mayor Zaring also thanked Parks and Recreation staff for their efforts during the 4th of July celebration and said it went very well.

Zaring commended those who have played a role in the Royal Street Extension project.

At 6:51 p.m., the Board of Aldermen voted to go into Closed Session pursuant to City Code to discuss the Leasing, purchase or sale of real estate and Litigation. A motion was made by Alderwoman Milner and seconded by Alderman Chaney. In attendance and voting to go into Closed Session were Aldermen Chaney, Davidson, Doerhoff, Franklin, Mills, Milner, Pfautsch, Turner and Mayor Mike Zaring. Mayor Zaring then convened the meeting in Closed Session.

Upon returning to the Regular Meeting, a motion was made by Alderman Davidson to adjourn from the Regular Meeting. The motion was seconded by Alderwoman Milner. The motion carried with a unanimous vote. The meeting adjourned at 7:30 p.m.

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

Regular Meeting**Monday, July 15, 2024****6:00 PM**

ATTEST:

Daniel Barnett, City Clerk

Minutes Acceptance: Minutes of Jul 15, 2024 6:00 PM (Approval of Minutes)

STAFF REPORT

TO: Board of Aldermen
FROM: Theresa West, Assistant
DATE: July 23, 2024
SUBJECT: Resolution Angela Kramer to EEZ Board

Type of Item: *Approval*

A. Action Item (ID # 4904)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF ANGELA KRAMER TO THE ENHANCED ENTERPRISE ZONE BOARD.

Attachments:

Angela Kramer to EEZ 2024 (DOCX)

Angela Kramer Application (PDF)

Council Bill No. 2024**Resolution No. 2024****A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF ANGELA KRAMER TO THE ENHANCED ENTERPRISE ZONE BOARD.**

WHEREAS, the Board of Aldermen have determined a need to fill a seat(s) on the Enhanced Enterprise Zone Board; and

WHEREAS, Angela Kramer fully meets the qualifications for appointment to this Commission; and

WHEREAS, said appointment will expire in August of 2029, and.

WHEREAS, Mayor Mike Zaring recommends the appointment of Angela Kramer to the Enhanced Enterprise Zone Board upon approval of the Board of Alderman;

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

Section 1. The Board of Aldermen approves the appointment of Angela Kramer to the Enhanced Enterprise Zone Board.

Section 2. Effective Date. This resolution shall become effective on August 5, 2024 upon approval and passage by the Board of Aldermen.

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

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

EXCUSED:

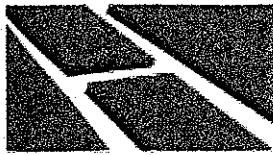
Mike Zaring, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk

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

Attachment: Angela Kramer to EEZ 2024 (Resolution Angela Kramer to EEZ Board)



City of

Harrisonville

est.
1836

Board, Commission and Committee Appointment Application to Serve

Name: <u>ANGELA KRAMER</u>		Date: <u>06-05-2024</u>
Home Address: <u>2201 RICHMOND DR., HARRISONVILLE</u>		
Email Address: <u>AKRAMERKC@GMAIL.COM</u>		
Cell Phone: <u>816-406-4637</u>	Home Phone:	Work Telephone:
Occupation: <u>Real estate agent/sales</u>	Best Time to Call: <u>Anytime</u> am/pm	
Do you own commercial property and/or operate a business in Harrisonville? If yes, please describe. <u>NO</u>		
Work/Business Name:		
Work/Business Address:		
Length of Residency in Harrisonville: <u>11 mos.</u>	Are you registered to vote? <u>YES</u>	
Are you now serving, or have you ever served, on a board, commission or committee for the City of Harrisonville or any other community? ☒ Yes ☐ No If yes, please give name of board, commission and/or committee and dates served: <u>Raymore chamber of commerce Board (Treasurer) Dec. 2023-current</u> <u>Heart N Hand Ministries, Belton, Aug. 2022-current</u>		
BOARD, COMMISSION OR COMMITTEE PREFERENCE(S): Please list no more than three boards, commissions or committees in order of preference.		
1 <u>BLDG. & ENGINEERING</u> <u>APPEALS</u>	2 <u>ENHANCED ENTERPRISE ZONE</u>	3 <u>TIF COMMISSION</u>

(Application continued on reverse)

Attachment: Angela Kramer Application (Resolution Angela Kramer to EEZ Board)

NARRATIVE STATEMENT: Please provide a brief statement indicating why you wish to be appointed to this board or commission, including the strengths you feel you could bring to the position for which you are applying. Information may include education, professional experience and community activities pertinent to the position for which you are applying.

As a newer resident of Harrisonville, I want to get involved in the community. I have a background in management and accounting, and I currently work full-time as a real estate agent. I have a vested interest in seeing Harrisonville make careful decisions regarding building and community improvements. I do not accept positions on boards just to add it to my resume or check a box. I am an active participant in meetings and special projects.

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

Applicant's Signature: Angela Kramer 06-05-2024

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

- Please feel free to attach a resume and/or copies of any certificates pertinent to the appointment you are seeking.
- Please notify the City Clerk at 816-380-8916 if you move or no longer wish to be considered for appointment.
- Mail or deliver your completed application to: City of Harrisonville, City Clerk's Office, 300 E. Pearl, P. O. Box 367, Harrisonville, MO 67401 or email rjones@ci.harrisonville.mo.us

* Applications must be completely filled out in order to be considered *

THANK YOU FOR YOUR INTEREST IN THE CITY OF HARRISONVILLE

Attachment: Angela Kramer Application (Resolution Angela Kramer to EEZ Board)

STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: July 30, 2024
SUBJECT: Resolution 2024-2025 SRO Contract

Type of Item: *Approval*

B. Action Item (ID # 4908)

A RESOLUTION OF THE BOARD OF ALDERMEN AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH HARRISONVILLE CASS R-9 SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICERS AND ESTABLISHING AN EFFECTIVE DATE.

Attachments:

Staff Report for 2024-2025 SRO Agreement (DOC)

SRO Agreement 2024-2025 (DOCX)

SRO contract 2024 (DOCX)



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

To: Board of Aldermen
From: Darla Harris, Interim Police Chief
Date: August 5, 2024
Re: Resolution authorizing the Mayor and City Administrator to enter into an agreement with Harrisonville Cass R-IX School District for School Resource Officers.

GENERAL INFORMATION

Applicant: N/A

Requested Actions: Approve resolution authorizing the Mayor and City Administrator to enter into an agreement with Harrisonville Cass R-IX School District for School Resource Officers.

Date of Application: n/a

PROPOSAL

Renewal of the SRO (School Resource Officer) agreement between the City of Harrisonville and the Cass R-IX School District for the 2024-2025 school year.

PREVIOUS ACTIONS

The City of Harrisonville and the Cass R-IX School District have participated in this joint program since the beginning of the 1998-1999 school year.

KEY ISSUES

The agreement states that the school district will compensate the city at a rate of \$44.53 per hour which is a 6.5% increase over last year. The city is being reimbursed for the officer's salary and benefits only.

STAFF COMMENTS AND SUGGESTIONS

As in the 2023-2024 agreement, we have included verbiage allowing the officers to work off-duty assignments such as sporting events, prom and graduation and receive City overtime as opposed to being paid directly by the school district. This will also allow the officer to be covered by the City's workman's comp should they be injured while working.

STAFF RECOMMENDATION

Staff recommends approval of this contract to continue to provide the SRO officers for the Harrisonville School District for the 2024-2025 school year.

Attachment: Staff Report for 2024-2025 SRO Agreement (Resolution 2024-2025 SRO Contract)

ATTACHMENTS

2024-2025 SRO Agreement
See attached resolution.

STAFF CONTACT:

Darla Harris, Interim Police Chief
dharris@harrisonville.com



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

School Resource Officer AGREEMENT

This Agreement is entered into this 1st day of August 2024, by and between the City of Harrisonville, a public entity, hereinafter referred to as “City” and the Harrisonville Cass R-IX School District, a political subdivision of the State of Missouri, hereinafter referred to as “District.”

WITNESSETH

For, and in consideration of, the mutual promises, terms, and covenants, and conditions set forth herein, the parties agree as follows:

1. Purpose of Agreement – The purpose of the Agreement is for the City to assign two police officers to provide law enforcement services, through the School Resource Officer (SRO) program, as specified herein. The School Resource Officers will have additional duties outside of the District involving School/Youth/Community Outreach not specified in this agreement. Those duties will be determined in cooperation with the Assistant Superintendent and the Harrisonville Chief of Police.

The two (2) police officers, hereinafter referred to as the “officers” will serve the District facilities within the city limits of Harrisonville.

The officers will work with school district personnel in providing education on topics that include, but not limited to alcohol/drug education and support, anti-bullying/cyber-bullying, community/school safety, safe driving and teen dating violence. These officers are responsible for maintaining a safe campus environment, serving as a law enforcement problem-solving resource, and providing the appropriate response regarding on-campus or school related criminal activity.

2. Term – The term of the Agreement shall be from August 14, 2024 through June 30, 2025 as outlined in the attached District calendar, provided the term may be mutually extended by the parties as they deem necessary to satisfy attendance requirements that may have been affected by inclement weather, or other factors. During days the officers are not on duty with the School District, the officers may perform community outreach duties or other police duties as determined by the Chief of Police. In the event of a city-wide emergency, the officers may be removed from the school to perform police duties at the direction of the Chief of Police, or a designee.
3. Termination – The Agreement may be terminated without cause by either party upon 30 days prior written notification.
4. Relationship of Parties – The City and the assigned officers shall have the status of an independent contractor for purposes of the Agreement. The officers assigned to the District shall be considered employees of the City, selected by and under the command and supervision of the Police Department.

Attachment: SRO Agreement 2024-2025 (Resolution 2024-2025 SRO Contract)

The District shall have the ability to request the immediate removal of any officer for any reason, including but not limited to, failure to abide by Board Policy or Regulations, or federal, state or local law. In the event the District requests removal of an SRO from District property, the City will ensure a replacement SRO is provided to the District as soon as is practical for the City to accomplish.

The assigned officers will be subject to current procedures in effect for the City of Harrisonville police officers, including attendance at all mandated training and testing to maintain state law enforcement certification. The Agreement is not intended to and will not constitute, create, give rise to, or otherwise recognize a joint venture, partnership, or formal business association or organization of any kind between the parties, and the rights and obligations of the parties shall be only those expressly set forth in the Agreement. The parties agree that no person supplied by the District to accomplish the goals of the Agreement is considered to be a City employee and that no rights under City civil service, retirement, or personnel rules accrue to such person.

5. Consideration – In consideration of the assignment of two (2) police officers to work in the District as provided herein, the District agrees to pay the City \$44.53 per hour, for a maximum of 42.5 hours per week per Officer, whenever school is in session. The District will not be responsible for payment of overtime, unless it is requested by the District and mutually agreed upon with the Police Department. Any school district assignment of the officers requiring overtime pay shall be reimbursed to the City at the overtime rate of \$66.79 per hour. The officers' weekly district schedule will be assigned by the Assistant Superintendent in cooperation with the Harrisonville Chief of Police, or a designee. The Assistant Superintendent and the Chief of Police, or a designee will meet at regular intervals to ensure that any issues and/or concerns are addressed in a timely manner.

The officers may be asked to attend afternoon or evening events in lieu of regular day duty. Each party will maintain a budget for expenditures under the Agreement. Payment from District to City is due within seven (7) days of the District's Board of Education Meeting directly following District's receipt of an itemized statement of cost from the City. The City will invoice the District monthly based upon number of days (full or half) worked in each particular month. The officers shall submit a monthly timesheet through the chain of command to the Chief of Police, who will approve and forward to the District's Assistant Superintendent showing the number of days worked and any pre-approved overtime prior to payment being made from the District to the City. The City will provide an official police vehicle and fuel for the assigned officers and cover the costs of police officer training consistent with City policies and procedures. Use of department vehicle(s) must be consistent with Police Department policy at all times.

6. Officer Responsibilities – The officers assigned to the District shall:
 - a. Provide a program of law and education-related issues to the school community, including parents, on such topics as: tobacco, alcohol, and other drug related issues, and in addressing violence diffusion, violence prevention, anti-bullying, cyber-bullying, seatbelt education, texting and distracted driving, and other safety issues in the school community.
 - b. Act as a communication liaison with law enforcement agencies; providing basic information concerning students on campuses served by the officers, in accordance with confidentiality laws, including the Family Educational Rights and Privacy Act ("FERPA").
 - c. Provide informational in-service training and be a general resource for the staff on issues related to alcohol and other drugs, violence prevention, gangs, safety and security.
 - d. The officers will gather information regarding problems such as criminal activity, gang activity and student unrest, and attempt to identify particular individuals who may be a disruptive influence to the school and/or students.
 - e. If/when a crime occurs, the officers will take the appropriate steps consistent with Missouri

law enforcement police officer duties, and the Codes and policies of the City of Harrisonville.

- f. The officers will present educational programs to students, parents and/or school staff on topics agreed upon by the Police Department and the District.
- g. The officers will refer students and/or their families to the appropriate agencies for assistance when a need is determined and communication with the School Principal has occurred before doing so.
- h. Unless exigent circumstances prevent it, the officers will advise the Police Department, Assistant Superintendent and the School Principal prior to taking law enforcement action, subject to the officers' duties under the law and the District's Board Policy.
- i. The officers shall not act as school disciplinarian, nor make recommendations regarding school discipline. The officers may be used for regularly assigned supervision duties such as lunchroom, hall monitoring, bus supervision or other monitoring duties. If there is an unusual/temporary problem in any other area of the District, the officers may be used to assist District employees until the problem is solved through agreement between the District and Harrisonville Police Department.
- j. The officers will conduct safety and security assessments of the school facilities and make recommendations for improvement to the Assistant Superintendent of Administrative Services.
- k. The officers will maintain an activity log, attendance calendar and compile monthly safety and security data to be furnished on District approved forms and submitted to the Assistant Superintendent of Administrative Services.
- l. Incidents requiring police action that occur outside of Harrisonville City limits must be referred to the appropriate jurisdiction.
- m. The officers shall be allowed to provide security for Harrisonville Elementary School and McEowen Elementary School during dismissal at the end of each day, at a rate of \$66.79 /hour of paid overtime, to be paid to the officers by the City and the City to be reimbursed by the District for such services.
- n. The officers shall abide by all federal, state, and local laws, and all Board Policies and Regulations when carrying out their duties, including, but not limited to, the Family Educational Rights and Privacy Act ("FERPA").
- o. The officers will be allowed to inspect any public records maintained by the District to the extent allowed by state and federal law. However, any officer access to student records will be governed by FERPA, any other applicable federal or state confidentiality laws, and Board Policy and Regulations.
- p. The officers' use of District technology (e.g., computer, internet access, electronic devices, etc.) will be in accordance with Board Policy, Regulations and Procedures regarding staff technology use.

Provided further that nothing required herein is intended to nor will it constitute a relationship or duty for the assigned officers of the City beyond the general duties that exist for law enforcement officers within the State of Missouri.

7. Time and Place of Performance – The City will endeavor to have an officer available for duty at the assigned school(s) each day indicated in advance on a mutually agreed upon schedule. The assigned officers' activities will be restricted to school grounds except for:
 - a. Follow-up home visits when needed as a result of school related student problems.
 - b. School related off-campus activities when police officer participation is requested by the Assistant Superintendent and/or Principal and approved by the Police Chief.
 - c. In response to off-campus, but school related, criminal activity.
 - d. In response to emergency police activities.

The City may furnish a substitute officer on days when an assigned officer is absent due to illness or police department requirements in order to fulfill the number of days stipulated in this

contract.

8. City Responsibilities – The City will ensure the following:

- a. The City shall maintain police liability and general liability insurance. Such policy or policies of insurance shall name the District as an additional insured. Such policy or policies shall cover cost of defense as well as liability for every claim or demand which may be made by any person or entity arising from or caused by any act of neglect, fault or omission of the City or its SROs in the performance of this Agreement, except to the extent that such claim or demand arises from or is caused by the negligence or willful misconduct of the District, its agents or employees.
- b. The City will ensure all SROs obtain and maintain the proper training, licensure, commissions, and meet any and all requirements of their positions, at the City's expense.

9. District Responsibilities – The District will provide the assigned officers an office and such equipment as is necessary at his/her assigned school. Equipment shall include a telephone, secured filing space and access to a computer.

10. Miscellaneous Terms

- a. **ASSIGNMENT.** This Agreement shall not be assigned or subcontracted in whole or part by any party without prior written consent of all parties.
- b. **COMPLIANCE WITH LAWS.** All parties shall comply with all applicable federal, state, and local laws, rules, regulations, and ordinances.
- c. **GOVERNING LAW AND JURISDICTION.** This Agreement shall be construed in accordance with and governed by the laws of the State of Missouri. Any dispute arising from this Agreement shall be brought in the Circuit Court of Cass County, Missouri in Harrisonville, Missouri.
- d. **RELATIONSHIP OF PARTIES.** The parties hereto, in the performance of this Agreement, shall not act as agents, employees, partners, joint ventures, or associates of one another and shall not be construed as the employees or agents of the other party for any purpose whatsoever.
- e. **NON-DISCRIMINATION.** Each party agrees that it will not discriminate based on race, color, religion, sex, disability, or national origin, or on any other basis as prohibited by law.
- f. This Agreement may be terminated by any party whenever, for any reason, such party determines the termination is in its best interest. Termination of services shall be effected by delivery to the other parties of a written Termination Notice at least thirty (30) days prior to the termination effective date.
- g. **EXPENDITURE OF FUNDS.** All obligations of the parties under this Agreement which require the expenditure of funds are conditional upon the availability of funds budgeted and appropriated for that purpose.
- h. **NO WAIVER OF IMMUNITY.** In no event shall the language of this Agreement constitute or be construed as a waiver or limitation of any party's rights or defenses with regard to each party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitution or law.
- i. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties. This Agreement expressly revokes any prior understandings, agreements, or representations, oral or written, of the parties.
- j. **MODIFICATION.** This Agreement may not be modified, supplemented, or amended, in any manner, except by written agreement signed by the parties.
- k. **NOTICE.** When any notice or statement of other communication is required under this Agreement, it shall be sent to the following addresses, unless otherwise specifically advised:

To the District:
Dr. Josh Chastain
Superintendent of Schools
503 S. Lexington
Harrisonville, MO 64701

To the City:
Brad Ratliff
City Administrator
300 E Pearl Street
Harrisonville, MO 64701

[Remainder of this page intentionally left blank.]

Attachment: SRO Agreement 2024-2025 (Resolution 2024-2025 SRO Contract)

Harrisonville-Cass R-IX School District

By: _____
Superintendent of Schools

By: _____
President, Board of Education

Attested by: _____
Secretary, Board of Education

City of Harrisonville, Missouri

By: _____
City Administrator

By: _____
Mayor

Attested by: _____
City Clerk

Attachment: SRO Agreement 2024-2025 (Resolution 2024-2025 SRO Contract)

Council Bill No. 2024**Resolution No. 2024****A RESOLUTION OF THE BOARD OF ALDERMEN AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH HARRISONVILLE CASS R-9 SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICERS AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the City of Harrisonville (“City”) has participated with the Cass R-IX School District to offer a school resource officer since 1998; and

WHEREAS, the Cass R-IX School District has agreed to compensate the City of Harrisonville at a rate of \$44.53 per hour for resource officer compensation; and

WHEREAS, the Board of Aldermen have reviewed the agreement between the City of Harrisonville and the Cass R-IX School District and find it in its best interest to approve the agreement.

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

Section 1: The Mayor and City Administrator are hereby authorized and directed by the Board of Aldermen to enter into agreement on behalf of the City of Harrisonville, Missouri with Cass R-IX School District.

Section 2: That this resolution shall become effective immediately upon its passage and approval.

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

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

EXCUSED:

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

Attachment: SRO contract 2024 (Resolution 2024-2025 SRO Contract)

ATTEST:

Daniel Barnett, City Clerk

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

STAFF REPORT

TO: Board of Aldermen
FROM: Theresa West, Assistant
DATE: July 9, 2024
SUBJECT: Ordinance North Street Alley Vacation

Type of Item: Approval

C. Action Item (ID # 4899)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI VACATING A 15'-WIDE ALLEY RIGHT-OF-WAY RUNNING NORTH AND SOUTH BETWEEN BLOCKS 155 AND 160, ORIGINAL TOWN OF HARRISONVILLE AND ESTABLISHING AN EFFECTIVE DATE

History:

07/15/24 Board of Aldermen SCHEDULED

City Attorney Walker read the ordinance for the first time.

Staff report presented by Community Development Director Stanton.

Stanton said staff recommends approval.

Alderman Mills asked if the lots to the north of the lot in question would be truly landlocked.

Stanton said the property is completely inside a flood plain and therefore undevelopable.

Mayor Zaring announced that the second reading of the ordinance would occur during the August 5, 2024 Board of Aldermen meeting.

Attachments:

Ordinance North St Alley Vacation (DOCX)

Vacation of 15'Alley (PDF)

Application (PDF)

RW Vacation Exhibit (PDF)

Legal Description of easement (PDF)

Jonise Stone E-Mail (PDF)

David Coffelt E-Mailis (PDF)

Snips of County Mapper, Original Town and 1912 Map (PDF)

Zoning Map (PDF)

Aerial Map (PDF)

Council Bill No. _____

Ordinance No. _____

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE,
MISSOURI VACATING A 15'-WIDE ALLEY RIGHT-OF-WAY RUNNING NORTH AND SOUTH
BETWEEN BLOCKS 155 AND 160, ORIGINAL TOWN OF HARRISONVILLE
AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, John Caswell, of H & J Custom Home Builders, LLC, submitted an application (Appl. #VAC-24-001) to vacate a 15'-wide alley right-of-way running north and south between Blocks 155 and 160, Original Town of Harrisonville; and

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

WHEREAS, the City has received two objections from property owners who either touch the alley to be vacated or own land within the same block; and

WHEREAS, RSMo. Section 88.673 states that vacated right-of-way reverts to adjoining property owners, in proportion as it was taken from them; and

WHEREAS, the Board of Aldermen, after careful and due deliberation, find that vacating the alley is in the best interest of the City of Harrisonville and its residents, and that they vacated property be deeded to the adjoining property owners. The legal description

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

Section 1: The Board of Aldermen of Harrisonville, Missouri, hereby declares it necessary, reasonable, proper, and in the best interest of the City of Harrisonville and its residents to discontinue as right-of-way and forever vacate the 15'-wide alley right-of-way running north and south between Blocks 155 and 160, Original Town of Harrisonville as depicted in Exhibit I and described herein.

Legal Description:

A 15.00 FEET ALLEY BETWEEN BLOCKS 155 AND 160, ORIGINAL TOWN OF HARRISONVILLE, IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 160; THENCE EAST, 15.00 FEET TO THE NORTHWEST CORNER OF BLOCK 155; THENCE SOUTH ALONG THE WEST LINE OF BLOCK 155, 198.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 155; THENCE WEST, 15.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 160; THENCE NORTH ALONG THE EAST LINE OF BLOCK 160, 198.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2,970 SQUARE FEET, MORE OR LESS.

Attachment: Ordinance North St Alley Vacation (Ordinance North Street Alley Vacation)

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

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. That ordinances 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 15th DAY OF JULY 2024. READ FOR THE SECOND TIME BY TITLE ONLY ON THE 5th DAY OF AUGUST 2024.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

EXCUSED:

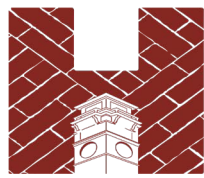
Mike Zaring, Mayor Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk

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

Attachment: Ordinance North St Alley Vacation (Ordinance North Street Alley Vacation)



To: Board of Aldermen

From: Christina Stanton, AICP, Community Development Director

Date: July 1, 2024

Re: Appl. #VAC-24-001—Vacation of a 15'-Wide Alley (Right-of-Way) located North of North Street

GENERAL INFORMATION

Applicant: John Caswell, H&J Custom Home Builders, LLC

Requested Actions: Consideration of Vacation of a 15'-Wide Alley located North of North Street

Date of Application: May 15, 2024

PROPOSAL

The Applicant is requesting the vacation of a 15'-wide alley located between Blocks 160 and 155 of the Original Town of Harrisonville Plat. Two objections have been received by Ms. Jonise Stone (Parcel: 13-21-41-000-000-060.000) and Mr. David Coffelt, representing Cass County, (Parcel: 13-21-41-201-000-044.000). Both properties are largely undevelopable as both are located within the floodplain.

Public legal notice, public hearing notice, and property adjoining/touching notices have been completed.

PREVIOUS ACTIONS

- March 1, 1880—Original Town of Harrisonville Plat was recorded with the Cass County Recorder's Office.
- 1912—The Hight & Associates Land Titles, Inc. map of the City of Harrisonville was recorded with the Cass County Recorder's Office. This map includes references to all platted properties at that time, including the Dutros Addition that is located to the north of the subject property. The properties immediately to the north of the subject property include Blocks 22 and 23 (from east to west, respectively).

KEY ISSUES

- Requested 15'-wide alley was dedicated as part of the Original Town of Harrisonville Plat.
- The alley was never constructed and has shrubs and trees growing in the rear 100+' of said alley right-of-way.
- Two objections have been received from Ms. Jonise Stone (Parcel: 13-21-41-000-000-060.000) and Mr. David Coffelt (Parcel: 13-21-41-201-000-044.000).
 - Vacating this alley right-of-way would remove their only remaining legal access for these properties.
 - Both parcels are located entirely within the floodplain and are unbuildable.

- Section 515.020.C states: “,...but if opposition shall be made by any person owning property abutting on such street, alley, commons or public square, such application shall continue on file for a further period of thirty (30) days for a hearing thereon, when, if either the objector shall consent to such vacation or if upon such hearing the Board of Aldermen deems it advisable to overrule such objection, the Board of Aldermen may grant the prayer of the petition.”

STAFF RECOMMENDATION

Staff recommends approval of the requested vacation of a 15'-wide alley located north of North Street as depicted in the attached Exhibit.

ATTACHMENTS

Application
 Exhibit of Alley to be Vacated
 Legal Description of Alley to be Vacated
 E-mail from Jonise Stone
 E-mail from David Coffelt
 Snipped Images from County Mapper, Original Town of Harrisonville Plat, and 1912 Map Zoomed-In
 Zoning Map
 Aerial Map with Floodplain



FEE: \$ 175
 REC'D BY: *[Signature]*
 (STAFF USE ONLY)

APPLICATION FOR STREET, ALLEY & EASEMENT VACATION

CASE NO.: 24-001
 BOA DATE: July 1, 2024
 BOA DATE: July 15, 2024
 (STAFF USE ONLY)

APPLICANT'S NAME(S): John Caswell PHONE: 816-898-5085
 COMPANY: H&J Custom Home Builders LLC FAX: _____
 MAILING ADDRESS: 26209 E 50 Hwy Lee's Summit Mo 64086
 EMAIL ADDRESS: HJHomebuilders@gmail.com

PROPERTY OWNER NAME(S): Susan Manda PHONE: 816-668-9158
 COMPANY: Blue Cedar Residential Group LLC FAX: _____
 MAILING ADDRESS: 100 Sky Vue Dr. Raymore Mo 64083
 EMAIL ADDRESS: smanda@bluecedarlandscape.com
 SIGNATURE OF PROPERTY OWNER AUTHORIZING APPLICATION *Susan Manda*

dotloop verified
 05/04/24 12:07 PM CDT
 JW0F-8Q4U-NBGP-6VHO

FIRM PREPARING INFORMATION: Reece Nichols Real Estate PHONE: 816-916-0374
 CONTACT: Julie Medrano Broker/Salesperson FAX: _____
 MAILING ADDRESS: 222 SW Main St. Lee's Summit Mo 64063
 EMAIL ADDRESS: Julie.medrano@reecenichols.com

GENERAL LOCATION OF PROPERTY TO BE VACATED: North Street In Harrisonville
 Parcel Number: 13-21-41-000-000-061.000 ORIG TOWN BLK 160 and
Parcel Number: 13-21-41-201-000-046.000 ORIG TOWN BLK 155 EX E90'
 PROPERTY AREA IN ACRES AND/OR SQUARE FEET: 0.1 acres and or 4464.81sq ft
 PLAT IN WHICH PROPERTY IS LOCATED: in between plot 160 and 155
 PRESENT USE OF SURROUNDING PROPERTY: Raw undeveloped land
 FUTURE USE OF VACATED PROPERTY: Single family home

Attachment: Application (Ordinance North Street Alley Vacation)

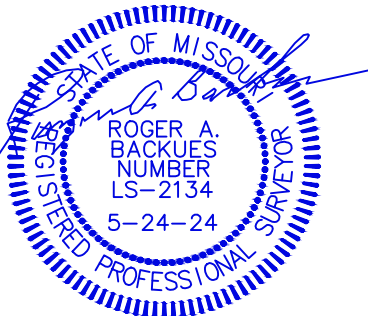
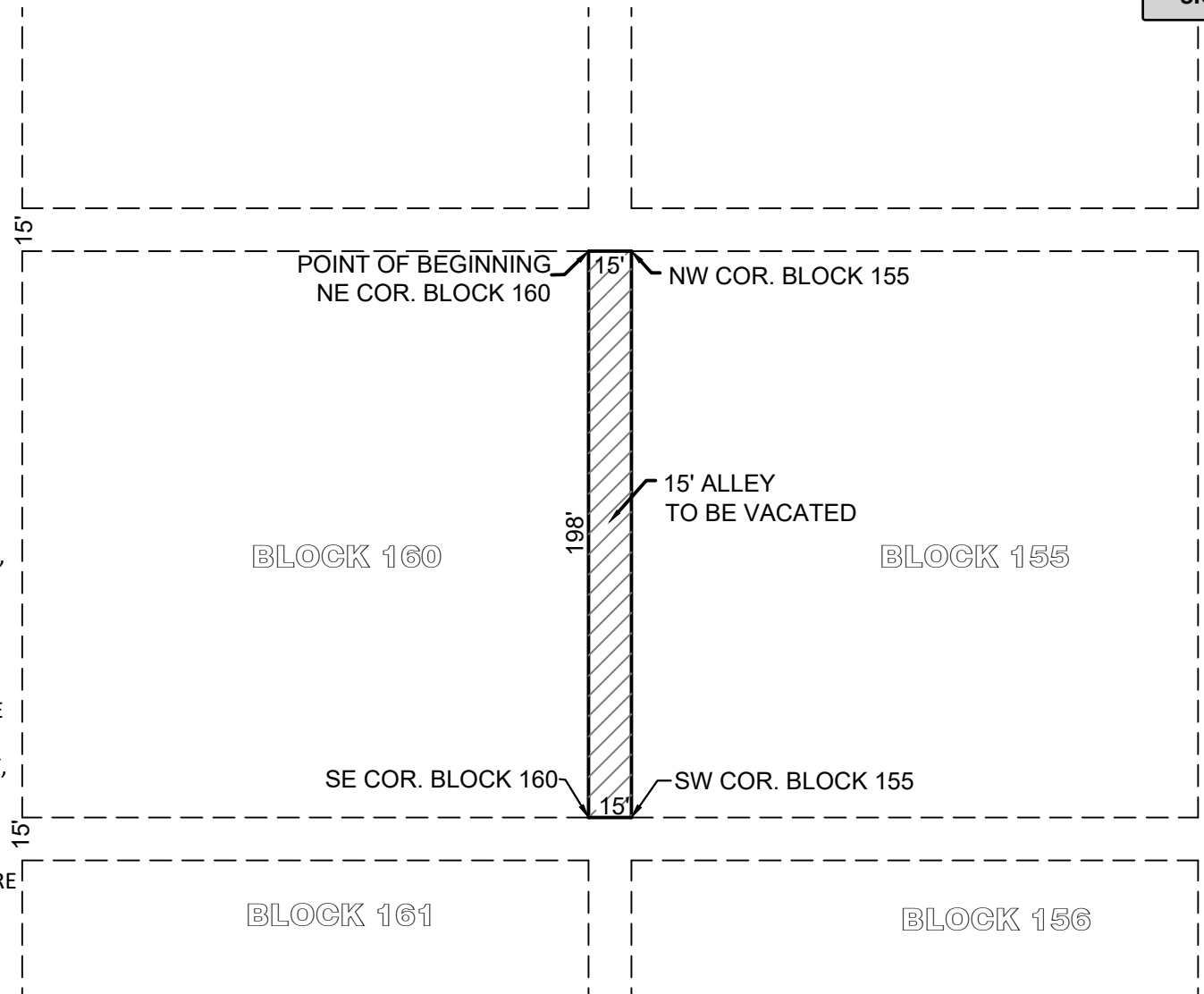


0 30 60
 Scale In Feet
 1" = 60'

DESCRIPTION:

A 15.00 FEET ALLEY BETWEEN BLOCKS 155 AND 160, ORIGINAL TOWN OF HARRISONVILLE, IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 160; THENCE EAST, 15.00 FEET TO THE NORTHWEST CORNER OF BLOCK 155; THENCE SOUTH ALONG THE WEST LINE OF BLOCK 155, 198.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 155; THENCE WEST, 15.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 160; THENCE NORTH ALONG THE EAST LINE OF BLOCK 160, 198.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2,970 SQUARE FEET, MORE OR LESS. PREPARED MAY 24, 2024 BY ROGER A. BACKUES, PLS-2134.



I HEREBY CERTIFY, THAT THIS EXHIBIT WAS
 PREPARED BY ME OR UNDER MY DIRECT
 SUPERVISION.

BY: ROGER A. BACKUES, PLS-2134

DATE: MAY 24, 2024

CLIENT:

BLUE CEDAR PROPERTIES, LLC
 17808 MO-58
 RAYMORE, MO. 64083

VACATE R/W EXHIBIT
 A 15' ALLEY BETWEEN BLOCKS 155 & 160
 ORIGINAL TOWN OF HARRISONVILLE
 CASS COUNTY, MISSOURI

**BOUNDARY & CONSTRUCTION
 SURVEYING, INC.**

821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063
 PH.# 816/554-9798, FAX # 816/554-0337

PROJECT NO. 24-218

Packet Pg. 38

DESCRIPTION:

A 15.00 FEET ALLEY BETWEEN BLOCKS 155 AND 160, ORIGINAL TOWN OF HARRISONVILE, IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF BLOCK 160; THENCE EAST, 15.00 FEET TO THE NORTHWEST CORNER OF BLOCK 155; THENCE SOUTH ALONG THE WEST LINE OF BLOCK 155, 198.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 155; THENCE WEST, 15.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 160; THENCE NORTH ALONG THE EAST LINE OF BLOCK 160, 198.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2,970 SQUARE FEET, MORE OR LESS. PREPARED MAY 24, 2024 BY ROGER A. BACKUES, PLS-2134.

Attachment: Legal Description of easement (Ordinance North Street Alley Vacation)

[Open Micro...365 \(Office\)](#)

From: [Jonise Stone](#)
To: [Christina Stanton](#)
Subject: Per our conversation pertaining to Parcel 0999900
Date: Wednesday, June 5, 2024 2:22:03 PM

I received a letter stating that a John Caswell is wanting to vacate an alley that is attached to my property. I am in Opposition. I do not want the alley to be vacated and I do not want to be land locked.

Who else should I talk to about this?

Parcel 0999900 DUTROS ADD LOT 4,5,& 8 BLK 23 this is the property that I own.

Jonise Stone
816-729-0264

This is an email from outside your organization.

Attachment: Jonise Stone E-Mail (Ordinance North Street Alley Vacation)

From: [David Coffelt](#)
To: [Christina Stanton](#)
Subject: application from John Caswell to vacate a 15-ft. alley
Date: Tuesday, June 11, 2024 9:04:46 AM

Christina,

We visited by telephone yesterday in regard to the proposed vacation of the alley between Blocks 160 and 155, Original Town of Harrisonville. At that time, I expressed that Cass County should have no objection to the vacation. However, I have taken some time to review the aerial map more closely. The lot currently being held by the county for non-payment of real estate taxes is Lot 3, Block 22, Dutro's Addition. It appears that the only means of access to that lot is by virtue of that unimproved alley. Although I have not spoken with the County Commission on this issue, it would have to be my recommendation to them that they oppose the vacation.

David E Coffelt

Coffelt Land Title, Inc.
P.O. Box 208
Harrisonville, MO 64701
www.coffeltlandtitle.com

816.581.2228

--WARNING: FRAUDULENT FUNDING INSTRUCTIONS—

Emailing hacking and fraud are on the rise to fraudulently misdirect funds. Please call your escrow officer immediately using contract information found from an independent source, such as the sales contract or internet, to verify any funding instructions received.

We are not responsible for any wires sent by you to an incorrect bank account

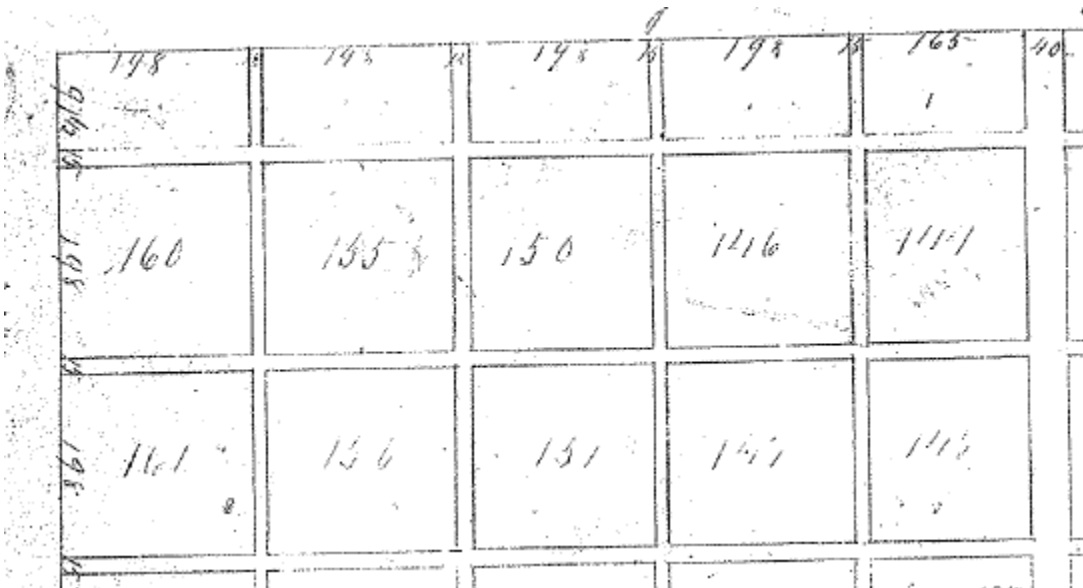
This is an email from outside your organization.

Attachment: David Coffelt E-Mails (Ordinance North Street Alley Vacation)

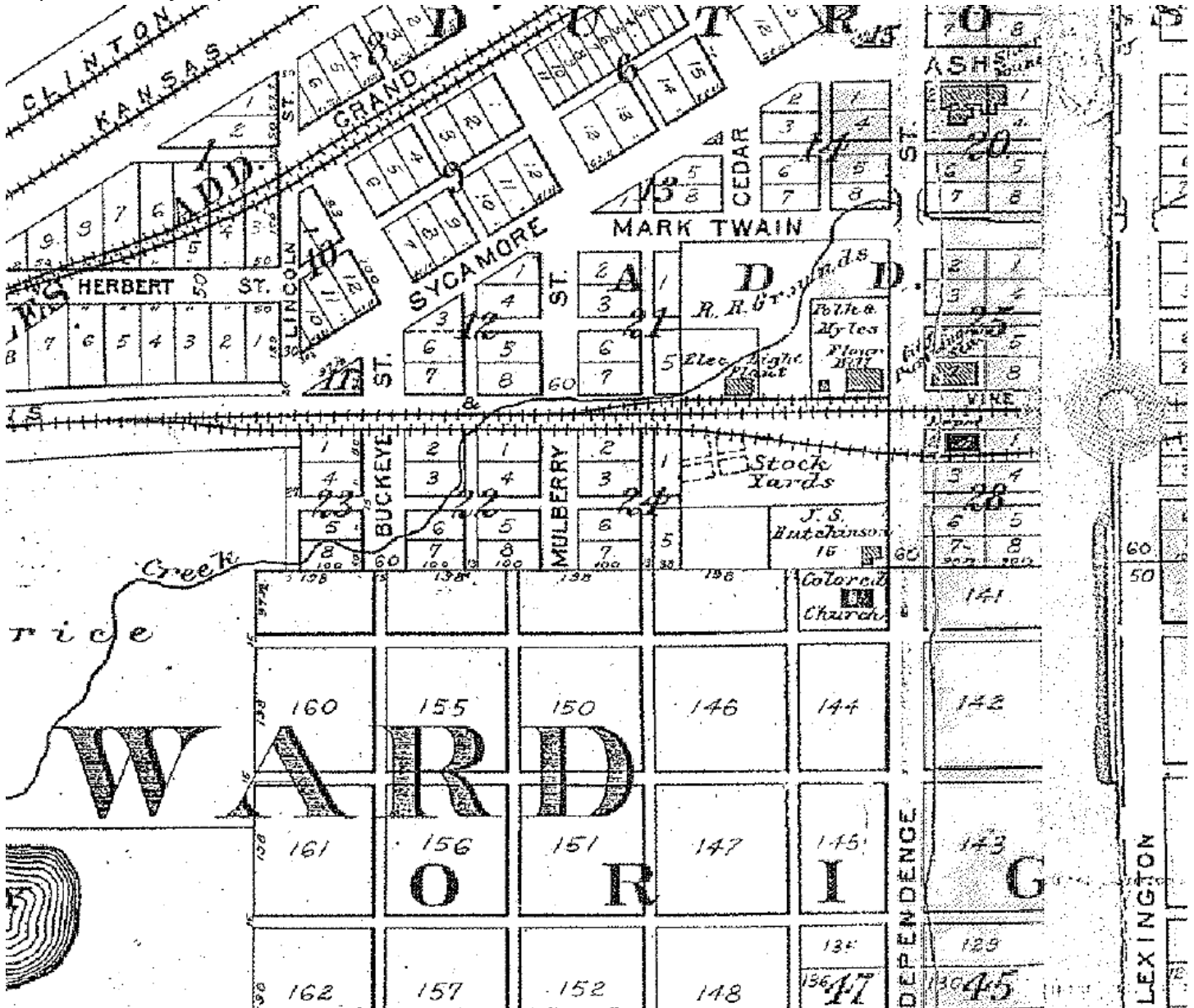
Snip of County Mapper:



Snip of Original Town of Harrisonville Zoomed to Area:



Snip of 1912 City Map Zoomed to Area:



Attachment: Snips of County Mapper, Original Town and 1912 Map (Ordinance North Street Alley Vacation)

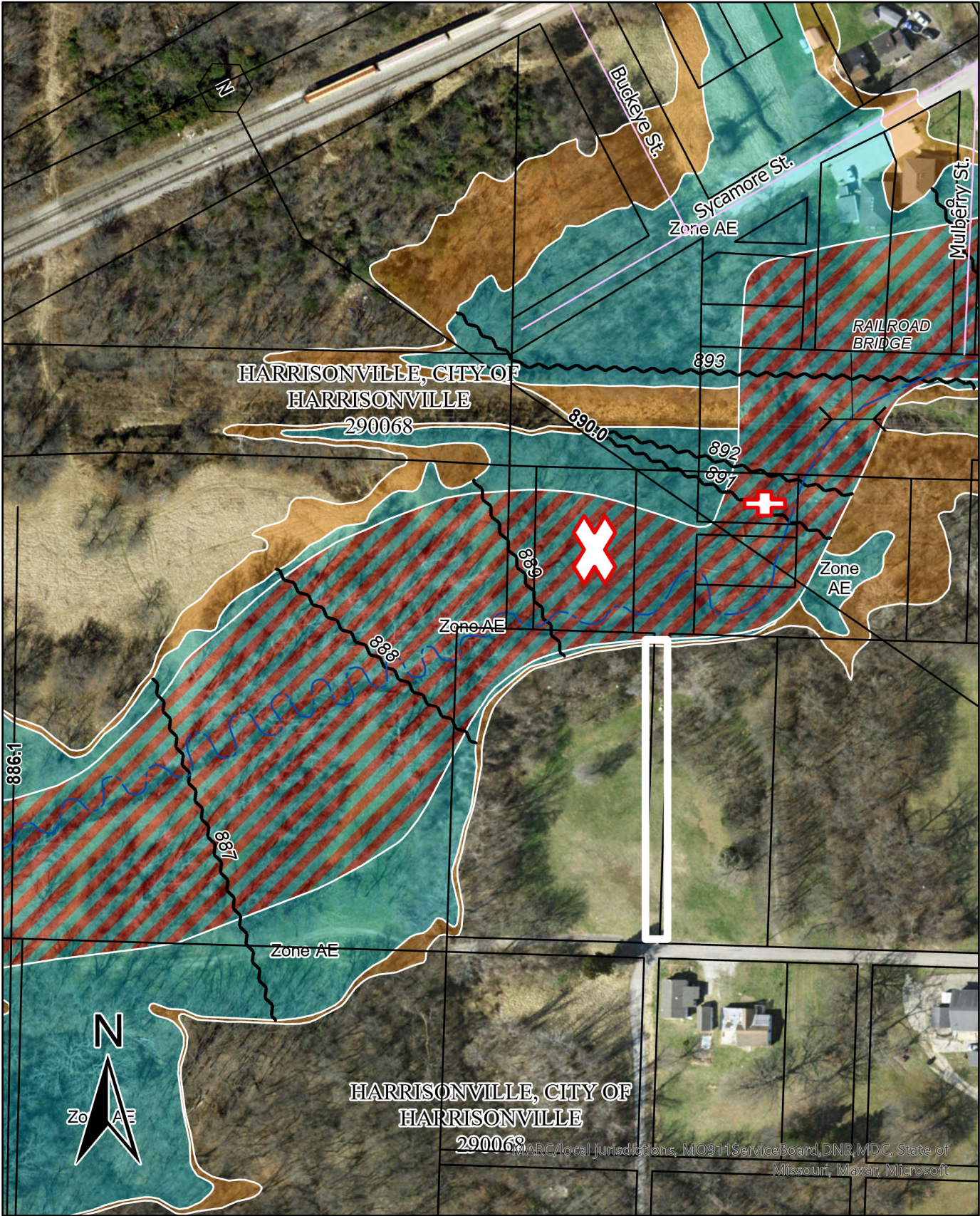
Zoning Map



Attachment: Zoning Map (Ordinance North Street Alley Vacation)

0 125 250 500 Feet

Aerial Map



Attachment: Aerial Map (Ordinance North Street Alley Vacation)

STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: July 26, 2024
SUBJECT: Conflict of Interest Ordinance

Type of Item: *Approval*

D. Action Item (ID # 4907)

AN ORDINANCE TO REPEAL ORDINANCE 3590 AND TO ENACT IN LIEU THEREOF A NEW ORDINANCE REGARDING AN ESTABLISHED PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS AND TO AMEND THE TIME IN WHICH CANDIDATES FOR OFFICE ARE REQUIRED TO FILE DISCLOSURE STATEMENTS WITH THE CITY CLERK.

Attachments:

Staff Report for 2024 Conflict of Interest (DOC)

Conflict of Interest ordinance 2024 (DOCX)



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

To: Board of Aldermen
From: Daniel Barnett, City Clerk
Date: August 5, 2024
Re: Ordinance establishing a procedure to disclose potential conflicts of interest and substantial interests for certain officials.

GENERAL INFORMATION

Applicant: N/A

Requested Actions: Approve ordinance establishing a procedure to disclose potential conflicts of interest and substantial interests for certain officials.

Date of Application: n/a

PROPOSAL

Approval of the ordinance establishing a procedure to disclose potential conflicts of interest and substantial interests for certain officials and to amend the time in which candidates for office are required to file disclosure statements with the City Clerk.

PREVIOUS ACTIONS

The City of Harrisonville has approved a conflict of interest ordinance, as required by the Missouri Ethics Commission, several times in years past.

KEY ISSUES

Each City in Missouri is required by the Missouri Ethics Commission to approve a conflict of interest ordinance every two years. The last conflict of interest ordinance passed by the Harrisonville Board of Aldermen was on June 7, 2022.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

See attached Ordinance.

STAFF CONTACT:

Daniel Barnett, City Clerk

Attachment: Staff Report for 2024 Conflict of Interest (Conflict of Interest Ordinance)

Council Bill No. 2024

Ordinance No.

AN ORDINANCE TO REPEAL ORDINANCE 3590 AND TO ENACT IN LIEU THEREOF A NEW ORDINANCE REGARDING AN ESTABLISHED PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS AND TO AMEND THE TIME IN WHICH CANDIDATES FOR OFFICE ARE REQUIRED TO FILE DISCLOSURE STATEMENTS WITH THE CITY CLERK.

WHEREAS, the City of Harrisonville believes that the proper operation of government requires that the public officials and employees be independent, impartial and responsible to the people; that governmental decisions and policy be made in the proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government; and

WHEREAS, the City of Harrisonville believes a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the city should be established to meet those goals;

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

Section 1: That Ordinance 3590, approved by the Board of Aldermen June 20, 2022, regarding an established procedure to disclose potential conflicts of interest and substantial interests for certain officials be and hereby is repealed and the following enacted in lieu thereof to amend the time in which candidates for office are required to file disclosure statements with the City Clerk.

1. **Conflicts of Interest.**
 - a. All elected and appointed officials of the City must comply with the applicable provisions of §§105.450-105.496 of the Revised Statutes of Missouri on conflicts of interest and financial disclosure, as well as any other state law governing official conduct, subject to the provisions of this ordinance.
 - b. The Mayor, any member of the Board of Aldermen, and any member of a Board or Commission who has a "substantial or private interest" in any measure, bill, order or ordinance proposed or pending before such body must disclose that interest to the secretary or clerk of such body and such disclosure shall be recorded in the appropriate journal of the governing body. Substantial or private interest is defined as ownership by the individual, his spouse, or his dependent children, whether singularly or collectively, directly or indirectly, of: (1) 10% or more of any business entity; or (2) an interest having a value of \$10,000 or more; or (3) the

receipt of salary, gratuity, or other compensation or remuneration of \$5,000 or more, per year from any individual, partnership, organization, or association within any calendar year.

2. Disclosure Reports. The Mayor, each Alderman, the City Administrator and Finance Director shall disclose the following information by May 1, if any such transactions occurred during the previous calendar year:
 - a. For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars, if any, that such person had with the City, other compensation received as an employee or payment of any tax, fee or penalty due to the City, and other transfers for no consideration to the City.
 - b. The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars, if any, that any business entity in which such person had a substantial interest, had with the City, other than payment of any tax, fee or penalty due to the City or transactions involving payment for providing utility service to the City, and other than transfers for no consideration to the City.
 - c. The Mayor, each Alderman, City Administrator, and Finance Director also shall disclose by May 1 for the previous calendar year the following information:
 - (1) The name and address of each of the employers of such person from whom income of one thousand dollars or more was received during the year covered by the statement;
 - (2) The name and address of each sole proprietorship that he owned; the name, address and the general nature of the business conducted of each general partnership and joint venture in which he was a partner or participant; the name and address of each partner or co-participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the Secretary of State; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two percent or more of any class of outstanding stock, limited partnership units or other equity interests;
 - (3) The name and address of each corporation for which such person served in the capacity of a director, officer or receiver.
3. Filing of Reports.
 - a. The financial interest statements shall be filed at the following times, but

no person is required to file more than one financial interest statement in any calendar year:

- 1) Every person required to file a financial interest statement shall file the statement annually not later than May 1 and the statement shall cover the preceding calendar year ending December 31; provided that any member of the Board of Aldermen may supplement the financial interest statement to report additional interests acquired after December 31 of the covered year until the date of filing of the financial interest statement.
 - 2) Each person appointed to office shall file the statement within thirty days of such appointment or employment
- b. Financial disclosure reports giving the financial information required in Section 3 shall be filed with the City Clerk and with the Secretary of State prior to January 1, of each year. After January 1, reports shall be filed with the City Clerk and the Missouri Ethics Commission. The reports shall be available for public inspection and copying during normal business hours.
- c. The financial disclosure reports required of the Mayor and Aldermen shall be required of any candidate for such office no later than 14 days after the close of filing. Reports filed by candidates for office shall be filed with the Missouri Ethics Commission and the City Clerk and shall be available for public inspection and copying during normal business hours.

Section 2: Filing of Ordinance. A certified copy of this Ordinance adopted on this date shall be sent within ten days of its adoption to the Secretary of State's office.

Section 3: Effective Date. 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 5TH OF AUGUST 2024
AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 5TH OF
AUGUST 2024 AND PASSED BY THE BOARD OF ALDERMEN THIS 5TH OF
AUGUST 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 August 2024.

Attachment: Conflict of Interest ordinance 2024 (Conflict of Interest Ordinance)

STAFF REPORT

TO: Board of Aldermen
FROM: Jim Clarke,
DATE: July 31, 2024
SUBJECT: Public Hearing - Vacation - Spur ROW

Type of Item: *Public Hearing*

E. Action Item (ID # 4910)

Public Hearing - Vacation - Spur ROW

Attachments:

MinuteTraQ - Staff Report - Railroad Spur - Vacation of ROW - 7-8- 2024 (DOC)

Cass County able to convert from ROW to a Parcel - Parcel ID # to be Assigned (PDF)

County Assessor's website - Shows as ROW - Not as Parcel(DOCX)

Email reply from Cass County GIS Tech - ROW Assignment vs. Taxable Parcel (PDF)

Minor Plat - Enterprise Business Park - Lot 5 - 7-18-24 (PDF)

Resolution - Authorizing C.A. to Enter P&S Agmt. - 6-5-23 (PDF)

Vacation Application - VAC 24-002 - 7-3-24 (PDF)



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.E.a

To: Board of Aldermen
From: Jim Clarke, Economic Development Manager
Date: July 29, 2024
Re: PUBLIC HEARING - Vacation of railroad spur Right-of-Way – City Owned

GENERAL INFORMATION

Applicant: City of Harrisonville initiated
Requested Actions: Consideration of Vacation of a railroad spur Right-of-Way – City owned spur – serving UFP Industries, Inc.
Date of Application: July 3, 2024

PROPOSAL

City staff initiated this Vacation of Right-of-Way of the City owned railroad spur serving UFP Industries, Inc., per the requirement of a Title Commitment for UFP Industries, Inc., the prospective purchaser of the City's railroad spur and associated property and per direction by Cass County Assessor's Office, so a Parcel ID Number can be assigned to the property. The railroad spur property has been Tax Exempt, with no Parcel ID Number assigned, due to the City's Tax-Exempt status.

Church & Dwight's attorney indicated to the City's attorney, that Church & Dwight intends to object to the Vacation of Right-of-Way of the railroad spur. City staff has not received an official objection of the Vacation of Right-of-Way from Church & Dwight, as of July 31, 2024.

Public legal notice, public hearing notice and abutting property notices have been completed.

PREVIOUS ACTIONS

- Vacation of Right-of-Way Application (VAC 24-002) – City staff initiated – dated July 3, 2024
- Vacation of ROW Public Notice – 30 Days Notice – Published in Tribune Times in June 20, 2024, Edition.
- Certified Letter/s mailed to abutting property owners – 20 Days Notice – July 3, 2024

- Staff is processing a Lot Split of the railroad spur associated property – this Lot Split can be processed and approved at staff level – as it is an administrative function governed by Chapter 410 Subdivision Regulations - Section 410.300 Minor Subdivisions (Minor Plats) of City Codes.
- Minor Plat – Lot 5 – Enterprise Business Park dated July 18, 2024 (this Minor Plat accomplishes a Lot Split to convert the Railroad Spur Right-of-Way property, to a Taxable Parcel and a separate Named Lot in Business Enterprise Park Plat)
- Board Of Aldermen approved Sale of Railroad Spur and associated property – Resolution 2023-26 – June 5, 2023
- Board Of Aldermen Authorized City Administrator to Execute Purchase/Sale Agreement Resolution 2023-26 – June 5, 2023
- 4th Amendment to Purchase/Sale Agreement executed by City Administrator April 22, 2024.
- UFP Title Company Requirements: 1) Properly dedicate subject property as a named lot. 2) Properly assign subject property a Parcel Identification Number and assessment description that matches the Legal Description.
- Cass County Assessor's Office expressed a Vacation of Right-of-Way would convert it to a Taxable Parcel and a Parcel Identification Number would be assigned.

KEY ISSUES

- The Board of Aldermen desires and intends to sell the Railroad Spur and associated property.
- The Right-of-Way needs to be vacated to allow for conversion to a taxable parcel and the proper Parcel Identification Number assignment.
- The Railroad Spur is located between two Parcels owned by Church & Dwight (Church & Dwight purchased the 30 acres to the South several years after owning the acreage North of the Railroad Spur)
- Around 2017-2019 Church & Dwight built a private drive - crossing the Railroad Spur to access their trailer staging area on their South 30 acres.
- Church & Dwight expressed they have an Agreement with the City of Harrisonville allowing their trucks to cross the Railroad Spur to access their trailer staging area to the South. (City staff has not viewed or obtained such Agreement)
- Church & Dwight claims they have a Recorded document allowing them access to the City's railroad spur. Church & Dwight expressed they use the City's railroad spur from time to time to stack its container cars. They did not provide City staff a copy of such document.
- Property sale/purchase closing should occur the latter part of September 2024.

STAFF COMMENTS AND SUGGESTIONS

The City intends to sell the Railroad Spur and associated property.

UFP Industries, Inc., has agreed to purchase the Railroad Spur and associated property.

Church & Dwight's attorney indicated to the City's attorney, that Church & Dwight intends to object to the Vacation of Right-of-Way of the railroad spur – as they are concerned this may adversely impact their trucks crossing the private drive they installed around 2017-2019 to stage their trailers on their 30 acres to the South of the railroad spur.

STAFF RECOMMENDATION

If no objection received: (objection not received as of July 31, 2024)

Staff recommends the vacation of the railroad spur Right-of-Way, to allow to proceed with pursuit of the assignment of a Parcel Identification Number and the sale of the railroad spur and associated property to the prospective buyer.

If an objection received: (prior to or by the scheduled Public Hearing on August 5, 2024)

Staff recommends to establish a date – 30 days from this Public Hearing - for the Public Hearing to consider the vacation of the railroad spur Right-of-Way.

ATTACHMENTS

- Vacation of Right-of-Way Application (VAC 24-002)
- County Assessor Map
- Email from County (Assessor) GIS staff – directing Vacation of Right-of-Way for Parcel ID # Assignment
- Email from County Assessor's Office expressing able to convert from Right-of-Way to Parcel and Assign Parcel ID Number
- BOA Resolution – Authorizing City Administrator to Enter Purchase and Sale Agreement for railroad spur property.
- Minor Plat – Lot 5 – Enterprise Business Park

STAFF CONTACT:

Jim Clarke
Economic Development Manager

Jim Clarke**From:**

Lisa Mendpara <lisa@casscounty.com>

Sent:

Friday, June 7, 2024 3:30 PM

To:

Jim Clarke

Subject:

Re: Railroad spur

I will be able to convert it from right of way to a parcel as soon as it is deeded as such. When the documents get recorded, I will be assigning parcel number 13-31-05-000-000-028.008.

On Fri, Jun 7, 2024 at 3:22 PM Jim Clarke <jclarke@harrisonville.com> wrote:

Lisa,

If you could use this Legal Description now to Assign a Parcel ID # - so we can comply with the Title Company requirements and I can provide you any necessary Recorded documents for your records after the Closing – would that work?

Thanks,

Jim

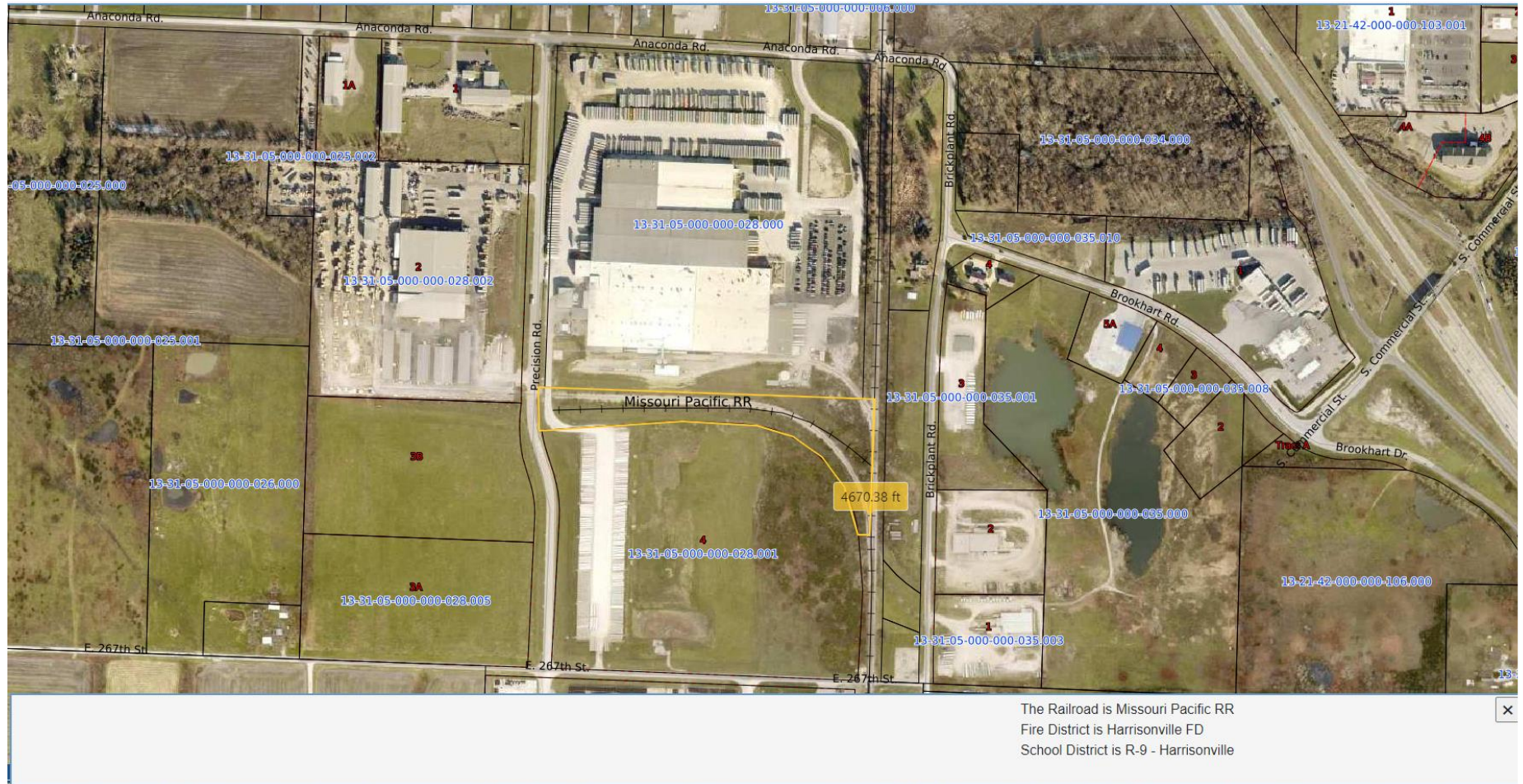
Jim Clarke, CECD

Economic Development Director

300 E. Pearl St.

Harrisonville, Mo. 64701

City's Railroad Spur Property
 Reflected on Cass County Assessor's website as Right-of-Way
 Not as a Parcel
 Approximate Boundaries shown in Yellow (City staff generated)
 Minor Plat and Lot Split will assign as Lot 5 in Plat



Jim Clarke**From:**

Lisa Mendpara <lisam@casscounty.com>

Sent:

Friday, June 7, 2024 4:09 PM

To:

Jim Clarke

Subject:

Re: Railroad spur

Basically, if something is listed as right of way (as this is on the plat), we would not make it a parcel. Ideally, the right of way would be vacated, which would convert it to a taxable parcel. However, for our purposes, it's not absolutely necessary to do this because deeding it to someone other than a taxing entity would make it taxable, and thereby would be considered a parcel (since it's taxable).

Legally, without a vacation, it may still be considered City right of way even after it's deeded. I'm not sure about that. That would be an attorney question. Since we are just for taxing purposes, we don't guarantee legal title to properties and the deed would be sufficient for us.

Hope this makes sense.

On Fri, Jun 7, 2024 at 4:02 PM Jim Clarke <jclarke@harrisonville.com> wrote:

Lisa,

So – as I understand the process:

- This Legal Description provided is accurate for subject property and can be used to assign a Parcel ID # to subject property?
- You cannot assign a Parcel ID # until you receive a Recorded Deed?
- The ROW converts to a Parcel once the property is Deeded to new owner?

Council Bill 2023-58

Resolution 2023-26

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR
TO ENTER INTO A LAND PURCHASE AND SALE AGREEMENT**

WHEREAS, the City of Harrisonville intends to sell its rail spur to UFP Real Estate, LLC; and

WHEREAS, the City wishes for Brad Ratliff, City Administrator, to sign the agreement on behalf of the City; and

WHEREAS, the City desires to sell, and UFP Real Estate, LLC desires to purchase the City's rail spur.

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

Section 1. The City Administrator is authorized to enter into a Purchase and Sale Agreement with UFP Real Estate, LLC to sell the City's rail spur.

Section 2. *Effective Date.* This Resolution shall become effective immediately upon passage.

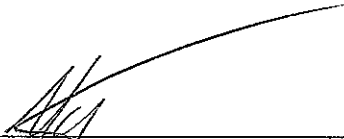
VOTE TAKEN AS FOLLOWS:

AYES: Davidson, Doerhoff, Chaney, Franklin, Mills, Milner, Reece, Turner

NAYS:

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 5th day of June 2023.



THE CITY OF
HARRISONVILLE
 WHERE TRADITION MEETS INNOVATION

FEE:	\$175
REC'D BY:	<i>MM</i>
(STAFF USE ONLY)	

APPLICATION
 FOR
**STREET, ALLEY & EASEMENT
 VACATION**

CASE NO:	VAC 24-002
BOA DATE:	
BOA DATE:	
(STAFF USE ONLY)	

APPLICANT'S NAME(S):	Jim Clarke - behalf of City of Harrisonville	PHONE:	816-380-8973
COMPANY:	City of Harrisonville, Missouri	FAX:	
MAILING ADDRESS:	300 E. Pearl St., Harrisonville, Missouri 64701		
EMAIL ADDRESS:	JClarke@Harrisonville.com		

PROPERTY OWNER NAME(S):	City of Harrisonville - MMT Technology	PHONE:	816-380-8973
COMPANY:	City of Harrisonville, Missouri	FAX:	
MAILING ADDRESS:	300 E. Pearl St., Harrisonville, Missouri 64701		
EMAIL ADDRESS:	JClarke@Harrisonville.com		
SIGNATURE OF PROPERTY OWNER AUTHORIZING APPLICATION:			
(IF APPLICANT AND PROPERTY OWNER DIFFERENT)			

FIRM PREPARING INFORMATION:	City of Harrisonville	PHONE:	816-380-8973
CONTACT:	Jim Clarke	FAX:	
MAILING ADDRESS:	300 E. Pearl St., Harrisonville, Missouri 64701		
EMAIL ADDRESS:	JClarke@Harrisonville.com		

GENERAL LOCATION OF PROPERTY TO BE VACATED:	West of I-49 - immediately West of Union Pacific railroad track - South of Church & Dwight (Anaconda Rd.) - North of Church & Dwight (E. 267th St.) - East of Precision Rd., in Harrisonville, Missouri		
PROPERTY AREA IN ACRES AND/OR SQUARE FEET:	5.79 +/- acres		
PLAT IN WHICH PROPERTY IS LOCATED:	Enterprise Business Park		
PRESENT USE OF SURROUNDING PROPERTY:	Industrial and railroad track		
FUTURE USE OF VACATED PROPERTY:	Continue as a railroad spur serving UFP Industries, Inc.		

STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: August 1, 2024
SUBJECT: Ordinance Rail Spur ROW Vacation

Type of Item: *Approval*

F. Action Item (ID # 4916)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI VACATING A RAILROAD SPUR RIGHT-OF-WAY COVERING PROPOSED LOT 5 OF ENTERPRISE BUSINESS PARK WITH SPUR SERVING UFP INDUSTRIES, INC. AND ESTABLISHING AN EFFECTIVE DATE.

Attachments:

Ordinance - Railroad Spur - ROW Vacation - 9-3-24 (DOCX)

Council Bill No. _____

Ordinance No. _____

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE,
MISSOURI VACATING A RAILROAD SPUR RIGHT-OF-WAY
COVERING PROPOSED LOT 5 OF ENTERPRISE BUSINESS PARK
WITH SPUR SERVING UFP INDUSTRIES, INC.
AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the City of Harrisonville staff, submitted an application (Appl. #VAC-24-002) to vacate a railroad spur right-of-way covering the proposed Lot 5 of Enterprise Business Park; and

WHEREAS, in accordance with the provisions of Chapter 88 RSMo., and Section 515.020 of the Code of Ordinances of the City of Harrisonville, Missouri, thirty (30) days' notice of said application for vacation has been provided in three (3) of the most prominent and public places in the district, twenty (20) days' notice has been given by certified mail to all persons whose land the portion of the railroad spur right-of-way to be vacated touches, and notice has been given to the Chairman of the Planning & Zoning Commission; and

WHEREAS, the City has received no objection from property owners whose land touch the railroad spur right-of-way to be vacated; and

WHEREAS, the Board of Aldermen, after careful and due deliberation, find that vacating the railroad spur right-of-way is in the best interest of the City of Harrisonville and its residents, and that the vacated property be deeded to UFP Industries, Inc.

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

Section 1: The Board of Aldermen of Harrisonville, Missouri, hereby declares it necessary, reasonable, proper, and in the best interest of the City of Harrisonville and its residents to discontinue as right-of-way and forever vacate the railroad spur right-of-way covering the proposed Lot 5 of Enterprise Business Park as described herein.

Legal Description:

ALL THAT PART OF THE NOW VACATED RAILROAD SPUR RIGHT-OF-WAY, "ENTERPRISE BUSINESS PARK", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN PLAT BOOK 14 AT PAGE 57 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, BEING A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER BOTH IN SECTION 5, TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 5, AFORESAID, RUN THENCE NORTH 89°24'00" WEST ALONG THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER, 1325.51 FEET TO THE SOUTHWEST CORNER OF SAID "ENTERPRISE BUSINESS PARK" AND BEING THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER;

THENCE NORTH 00°13'48" WEST ALONG THE WEST LINE OF LOT 3, "ENTERPRISE BUSINESS PARK" AND AN EXTENSION THEREOF, 1109.43 FEET (MEASURED) (1109.62 FEET PLAT) TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 89°31'26" EAST (MEASURED) (SOUTH 89°32'02" EAST PLAT) ALONG THE NORTH LINE OF SAID LOT 3 AND AN EXTENSION THEREOF, 971.50 FEET (MEASURED) (971.65 FEET PLAT) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF PRECISION DRIVE, AS NOW LOCATED, AND BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE NORTH 00°27'48" EAST (MEASURED) (NORTH 00°27'58" EAST PLAT) ALONG SAID EAST RIGHT-OF-WAY LINE, 105.48 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 1529 AT PAGE 149 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI; THENCE SOUTH 89°32'02" EAST ALONG THE SOUTH LINE OF SAID TRACT, 1379.52 FEET (MEASURED) (1379.39 FEET PLAT) TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE MISSOURI & NORTHERN ARKANSAS RAILROAD RIGHT-OF-WAY, AS NOW LOCATED; THENCE SOUTH 00°52'19" EAST (MEASURED) (SOUTH 00°51'44" EAST PLAT) ALONG SAID WEST RIGHT-OF-WAY LINE, 798.95 FEET (MEASURED) (799.03 FEET PLAT) TO AN EASTERLY CORNER OF LOT 4, "ENTERPRISE BUSINESS PARK"; THENCE NORTH 06°36'34" WEST (MEASURED) (NORTH 06°35'14" WEST PLAT) ALONG AN EASTERLY LINE OF SAID LOT 4, 220.49 FEET (MEASURED) (220.62 FEET PLAT) TO AN EASTERLY CORNER OF SAID LOT 4; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY SIDE OF LOT 4 ON A CURVE TO THE LEFT, WITH AN INITIAL TANGENT BEARING OF NORTH 06°31'28" WEST, A RADIUS OF 523.69 FEET, AN ARC LENGTH OF 758.81 FEET (CALCULATED) (758.15 FEET PLAT), AND A CHORD BEARING OF NORTH 48°02'04" WEST (CALCULATED) (NORTH 48°03'37" WEST PLAT) TO A NORTHERLY CORNER OF SAID LOT 4; THENCE NORTH 89°32'37" WEST (MEASURED) (NORTH 89°32'02" WEST PLAT) ALONG A NORTHERLY LINE OF SAID LOT 4, 258.33 FEET TO A NORTHERLY CORNER OF SAID LOT 4; THENCE SOUTH 84°07'13" WEST (MEASURED) (SOUTH 84°08'56" WEST PLAT), 589.60 FEET (MEASURED) (589.52 FEET PLAT) TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF PRECISION DRIVE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT, WITH AN INITIAL TANGENT BEARING OF NORTH 09°16'45" WEST, A RADIUS OF 471.00 FEET, AN ARC LENGTH OF 80.09 FEET (CALCULATED) (80.25 FEET PLAT), AND A CHORD BEARING OF NORTH 04°24'28" WEST TO THE TRUE POINT OF BEGINNING. CONTAINS 5.79 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHTS-OF-WAY.

Section 2: 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 3: Governing Law. This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 4: Effective Date. That ordinances 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 DAY OF AUGUST 2024. READ FOR THE SECOND TIME BY TITLE ONLY ON THE 5th DAY OF AUGUST 2024.

Mike Zaring, Mayor

ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 5th day of August 2024.

Attachment: Ordinance - Railroad Spur - ROW Vacation - 9-3-24 (Ordinance Rail Spur ROW Vacation)

STAFF REPORT

TO: Board of Aldermen
FROM: Christina Stanton,
DATE: July 31, 2024
SUBJECT: Code Amendments--Sections 405.030, 600.010 and 600.020 and Land Use Table - PUBLIC HEARING

Type of Item: *Public Hearing*

G. Action Item (ID # 4912)

PUBLIC HEARING: Code Amendments--Sections 405.030, 600.010 and Code Amendments--Sections 405.030, 600.010 and 600.020 and Land Use Table

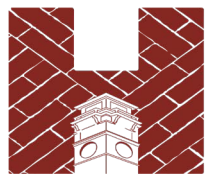
Attachments:

Code Amendments- 8-5-24 BOA (PDF)

Code Amendments (July-Aug 2024) (PDF)

Land Use Table Edits July 2024 (PDF)

Land Use Table Adopted August 2024 (PDF)



To: Board of Aldermen

From: Christina Stanton, AICP, Community Development Director

Date: August 5, 2024

Re: Code Amendments—Sections 405.030, 600.010 and 600.020 and Land Use Table

GENERAL INFORMATION

Applicant: N/A

Requested Actions: Consideration of Proposed Code Amendments

Date of Application: N/A

PROPOSAL

The Code Amendments proposed include the following items:

- 1) Section 405.030--Adding the following definitions: “art gallery”, “artist studio”, “bar”, “batch plant”, “brew pub”, “brewery”, “brewery, micro”, “film production”, “live entertainment”, “performing arts theatre”, “recreational facility, commercial”, and “recreational facility, non-commercial”.
- 2) Section 600.010--Adding definitions from the Revised Statutes of Missouri for “brewery” and “microbrewery” and “vintage wine”.
- 3) Section 600.020--Adding a new Section 600.020.D to acknowledge the other types of license categories (wholesaler, manufacturer, and solicitor), and changing the current Section 600.020.D to E.
- 4) Land Use Table—Added the following uses: “art gallery”, “brew pub”, “brewery”, “brewery, micro”, “film production”, and “performing arts theatre”. Expanded allowable districts for the land use “bar” to include most commercial districts; this use would still need to meet all the requirements contained in Chapter 600—Intoxicating Liquor.

PREVIOUS ACTIONS

- 1939—The Board of Aldermen approved the City of Harrisonville’s original Municipal Code, which included much of the language that is currently existing in Chapter 600.
- May 13, 1991—The Board of Aldermen approved Zoning Ordinance #1825, which established most of our current zoning districts.
- June 6, 1998—The Board of Aldermen approved Ordinance #2504, which added the definition for “Day Care Home”.p
- October 19, 2009—The Board of Aldermen approved Ordinance #3107 that revised definitions for “Building, Accessory” and “Building Coverage”.
- June 17, 2019---The Board of Aldermen approved Ordinance #3469, which added definitions pertaining to medical marijuana.
- February 1, 2021—The Board of Aldermen approved Ordinance #3530, which added “Mini-Warehouse Facility” to definitions.

- February 22, 2022—The Board of Aldermen approved Ordinance #3577, which added “Correctional Facility” to definitions.
- September 19, 2022—The Board of Aldermen approved Ordinance #3602, which added “Accessory Dwelling Unit (ADU)” to definitions.
- June 6, 2022—The Board of Aldermen approved Ordinance #3586, which amended various parts of Chapter 600 including Section 600.020.
- November 21, 2022—The Board of Aldermen approved Ordinance #3616, which added various definitions and established the Land Use Table.
- February 6, 2023—The Board of Aldermen approved Ordinance #3625, which added definitions pertaining to various marijuana facilities.
- February 21, 2023—The Board of Aldermen approved Ordinance #3627, which added definitions and regulations pertaining to “on-site temporary storage units” and “intermodal containers”, and established the Dimensional Standards Table.
- July 18, 2024—The Planning & Zoning Commission voted 5-0 to recommend approval to the Board of Aldermen of the proposed Code Amendments including adding “P” to “Cluster or Cottage Housing” in CBD-2 as discussed.

KEY ISSUES

- Adding missing definitions and uses which are not currently covered within City Regulations.
- Expanding and updating definitions and licensure categories within Chapter 600—Intoxicating Liquor

ATTACHMENTS

Staff Commentary and Mark-ups (including Land Use Table)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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

Existing Municipal Code in black.

Removals in red.

Additions in green.

Highlights = Discussion.

CS commentary in blue.

Staff Commentary

The following code amendments seeks to define some uses not previously defined, add and expand some uses, and add appropriate licensing regulations for the added uses. The proposed changes are to Sections 405.030, 600.010 and 600.020 and the Land Use Table:

- 1) Definitions. Adding the following definitions: “art gallery”, “artist studio”, “bar”, “batch plant”, “brew pub”, “brewery”, “brewery, micro”, “film production”, “live entertainment”, “performing arts theatre”, “recreational facility, commercial”, and “recreational facility, non-commercial”.
- 2) Adding definitions from the Revised Statutes of Missouri for “brewery” and “microbrewery” and “vintage wine” to Section 600.010.
- 3) Adding a new Section 600.020.D to acknowledge the other types of license categories (wholesaler, manufacturer, and solicitor).
- 4) Land Use Table—Added the following uses: “art gallery”, “brew pub”, “brewery”, “brewery, micro”, and “performing arts theatre”. Expanded allowable districts for the land use “bar” to include most commercial districts; this use would still need to meet all the requirements contained in Chapter 600—Intoxicating Liquor.

1) Add the following definitions to Section 405.030.B:

1. ART GALLERY

An establishment engaged in the sale, loan or display of art, books, paintings, sculpture or other works. The term art gallery does not include libraries or museums.

2. ARTIST STUDIO

A place of work for an artist, artisan, or craftsperson, including persons engaged in the application, teaching, or performance of fine arts such as, but not limited to, drawing, vocal or instrumental music, painting, sculpture, and writing.

3. BAR

An establishment primarily engaged in serving alcoholic beverages for consumption on the premises and in which the serving of prepared food and live entertainment may be provided. This definition shall be interchangeable with the terms tavern, cocktail lounge, or nightclub.

4. BATCH PLANT

An industrial facility used for the production of asphalt or concrete or asphalt or concrete products, used in building or construction and the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises and the storage and maintenance of required equipment, but does not include the retail sale of finished asphalt or concrete products.

5. BREW PUB

A restaurant that prepares handcrafted natural beer intended for consumption on the premises as an accessory use. These establishments produce no more than ten-thousand (10,000) barrels of beer or ale annually. The area used for brewing,



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- including bottling and kegging, shall not exceed twenty-five percent (25%) of the total floor area of the commercial space.
6. **BREWERY**
A facility engaged in the production and packaging of ales, beers, meads and/or similar beverages on site. Breweries manufacture more than ten-thousand (10,000) barrels of beverage (all beverages combined) annually.
 7. **BREWERY, MICRO**
A facility engaged in the production and packaging of ales, beers, meads and/or similar beverages on site. Micro-breweries manufacture no more than ten-thousand (10,000) barrels of beverage (all beverages combined) annually. A micro-brewery may include other uses such as a standard restaurant, bar or live entertainment as an accessory use.
 8. **FILM PRODUCTION**
Film-making or film production is the process by which a motion picture is produced; it is when and where the film is created and shot.
 9. **LIVE ENTERTAINMENT**
A use which includes any or all of the following activities, either principally or as accessory uses: performance by musicians, dancers, stand-up comedians or other performance artists; karaoke; live bands or musical acts; or the amplification of recorded music/entertainment by live disc jockeys.
 10. **PERFORMING ARTS THEATRE**
A building primarily used for the presentation of live performances of plays or music.
 11. **RECREATIONAL FACILITY, COMMERCIAL**
An indoor and/or outdoor commercial establishment or place of business primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators. Recreation as defined here does not include "adult entertainment".
 12. **RECREATIONAL FACILITY, NON-COMMERCIAL**
A private non-commercial outdoor playground and/or recreational facilities that are listed as accessory uses to a subdivision, apartment development, church, or other non-commercial principal use.
- 2) Add the following definition(s) to Section 600.010:
1. **BREWERY**
A facility which brews or manufactures malt liquor.
 2. **MICROBREWERY**
A business whose primary activity is the brewing and selling of beer, with an annual production of ten-thousand (10,000) barrels or less.
 3. **VINTAGE WINE**
Bottled domestic white, rose or sparkling wine which is not less than five years old, domestic red wine which is not less than ten years old, or imported white, rose, red, sparkling or port wine which is not less than three years old.
- 3) Change Section 600.020.D to E and add a new D:
- D. Other Licenses.** Any person who is licensed under the provisions of this Chapter or who otherwise possesses the qualifications and meets the requirements of this Chapter may apply for the following licenses to sell and/or manufacture intoxicating liquor or non-intoxicating beer as appropriate.



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WHERE TRADITION MEETS INNOVATION

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1. **Wholesaler:** Sales to licensed Wholesalers and solicitations of orders for the sale of intoxicating liquor and non-intoxicating beer to, by, or through a licensed Wholesaler in Missouri.
2. **Manufacturer:** Manufactures, distills or blends and sales of intoxicating liquor and non-intoxicating beer.
3. **Solicitor:** Sales to licensed Wholesales and solicitations of order for the sale of intoxicating liquor and non-intoxicating beer to, by, or through a licensed Wholesaler within this state. May be located out of state or instate.
- 4) See attached Appendix A, Land Use Table.

Land Use Table

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Agriculture																
Abattoir																
Agriculture	P															
Apiary	P	P														
Aviary	P															
Campground	S															
Dairy Farming	P															
Farming	P															
Fish Hatcheries, Apiaries, Aviaries	P															
Forests, Wildlife and Conservation Preserves	P															
Fur Farming	P															
Livestock and Poultry Raising	P															
Marijuana Cultivation Facility	P														P	P
Mushroom Barns and Caves	P															
Truck Garden	P															
Riding Stables and Tracks	P															
Sale or Marketing of Products Raised on Premises	P															
Residential																
Accessory Dwelling Unit	P	P	P	P												
Cluster or Cottage Housing			P	P		P	P	P	P				P			
Dwelling, Apartment Complex									P				P	P		
Dwelling, Garden Apartments								P		P						
Dwelling, Loft												P	P	P		
Dwelling, Multi-Family									P				P	P		
Dwelling, Patio Home								P		P						
Dwelling, Single-Family	P	P	P	P		P	P	P	P	P			P			
Dwelling, Town Home								P		P						
Dwelling, Two-Family or Duplex						P	P	P	P	P			P			
Dwelling, Zero Lot Line Home								P		P						
Manufactured Home					P											
Mobile Home					P											
Modular Home		P			P											
Institutional																
Cemeteries	S									S	S	S	S	S	S	S
Charity and Welfare													P	P		
Church, Synagogue, Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Community Building (Publicly Owned and Operated)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Correctional Facility	S									S	S	S	S	S	S	S
Cultural Exhibits and Services				S*			S*					P	P	P		
Fairgrounds	S	S								S	S	S	S	S	S	S
Fire Station	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Library, Public	P			S*			S*			P	P	P	P	P		
Museums, Public	P			S*						P	P	P	P	P		
Parks and Playgrounds (Publicly Owned)	P	P	P	P	P	P	P	P		P	P					
Penal Institution	P															
Philanthropic or Eleemosynary Institution	P															
Picnic Grove	P															
Police	P															
Post Office										P	P	P	P	P		
Public Administration Building	P															
Schools, Public or Private	P	P	P	P		P	P	P		P	P	P	P	P		
Schools, Trade														P		
Sewage Treatment Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Substation, Electric Utility	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Swimming Pool, Commercial														P		
Swimming Pool, Public			P	P		P	P	P		P	P					
Towers, Microwave Transmitting and/or Receiving	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Towers and Stations, Radio or TV	S									S	S	S	S	S	S	S
Utility Facility, Public or Private	P	S	S	S	P	S	S	S	S	S	P	P	P	P	P	P
Water Tower or Storage Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Water Treatment Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Commercial																
Adult Arcade														S		
Adult Business Establishment																S
Adult Entertainment Facility														S		
Adult Media Outlet																S
Animal Hospital, Small	S									S	P	S	S	S	S	S
Antiques											P	P	P	P		
Appliance Repairs, Small											P	P	P	P		

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Art Gallery										P	P	P	P	P		
Art Studio				P*			P*									
Artist and Hobby Supplies											P	P	P	P		
Assembly and Meeting Halls														P		
Assisted Living Facility								P	P					P		
Athletic and Baseball Fields, Commercial	S									S	S	S	S	S	S	S
Athletic and Baseball Fields, Non-Commercial	P	P	P	P	P	P	P	P	P							
Automobile Repair and Washing														P		
Automobile Salvage or Wrecking Yard or Tow Lot															S	S
Automobile Service Station														P		
Automobile Supplies													P	P		
Automotive Equipment, Trucks, Trailers, Boats, Camping Accessories, Tools, Farm Machinery and Supplies, Building Supplies and Lawn Accessories (Sale at Retail or Wholesale or Rental of)														P		
Bar											P	P	P	P		
Barber or Beauty Shop				P*			P*			P	P	P	P	P		
Bathhouse														S		
Bed and Breakfast	S	S	S	S*			S*									
Bicycle Sales											P	P	P	P		
Body Shop															P	P
Brew Pub											P	P	P	P	P	
Brewery															P	P
Brewery, Micro											P	P	P	P	P	
Bridal Shop				S*			S*					P	P	P		
Cleaning of Commodity (not Junk or Salvage)															P	P
Cleaning, Pressing and Dyeing Plants (Including Laundries)																P
Clinic										P	P	P	P	P		
Club												P	P	P		
Coffee Shop				S*			S*			P	P	P	P	P		
Contractor's Supplies and Equipment, Sales and Service																P
Convenience Store, w/o Pumps												P	P	P		
Custom Maintenance													P	P		

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Crematorium--Human or Animal															S	S
Day Care Center										P	P			P		
Day Care Home (10+ Children)	S	S								P	P			P		
Delivery Services													P	P		
Drive-in Theater	S									S	S	S	S	P		
Driving Range	S									P	P			P		
Drug Store											P	P	P	P		
Dry Cleaning											P	P	P	P		
Entertainment Facility, Public or Private													P	P		
Equipment Repair, Small													P	P		
Escort Agency														S		
Establishments which serve or sell alcoholic beverages											P	P	P	P		
Event Venue												S	S	S		
Exposition Center/Building(s)	S									S	S	S	S	S	S	S
Exterminating and Disinfecting Services														P		
Farm Supplies and Equipment, Sales and Service																P
Financial Institution				P*							P	P	P	P		
Flower Shop				S*			S*				P	P	P	P		
Funeral Home	S	S	S							S	S	S	S	S	S	
Furniture and Appliances, Retail											P	P	P	P		
General Repair and Fix-It Shop														P		
Gift Shop				S*			S*				P	P	P	P		
Golf Courses and Clubhouses (Private)	P		P	P		P	P	P		P	P					
Greenhouse, Nursery (Commercial)	P									S	S	S	S	P	S	S
Group Boarding Home	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Handcrafting													P	P		
Hardware and Paint, Retail											P	P	P	P		
Hospital	P	S	S	S	S	S	S	S	S	P	P	S	S	S	S	S
Hotel												P	P	P		
Hydroponic Farm, Commercial	S									S	S	S	S	S	S	S
Interior Decorating				P*			P*				P	P	P	P		
Intermediate Care Facility								P	P					P		
Investigative and Protective Services												P	P	P		
Janitorial Services														P		

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Jewelry Store				S*			S*				P	P	P	P		
Kennel, Commercial	P													P	S	S
Laundry											P	P	P	P		
Marijuana Dispensary Facility										P	P			P		
Marijuana Testing Facility										P	P			P	P	P
Massage Establishment		S	S	S										P		
Medical or Dental Offices or Labs				p*			p*			P	P	P	P	P		
Medical Supplies											P	P	P	P		
Miniature Golf														P		
Mortuary	S	S	S							P	P	S	S	S	S	
Motel												P	P	P		
Motorcycle Sales													P	P		
Movie Rentals											P	P	P	P		
Music Supplies											P	P	P	P		
Novelties											P	P	P	P		
Nursing Home	P	S	S													
Office, Real Estate				S*			S*			P	P	P	P	P		
Offices, Administrative or Professional				p*			p*			P	P	P	P	P		
Offices, General											P	P	P	P		
Optical Shop											P	P	P	P		
Outpatient Facility, Alcohol or Drug Abuse											P	S	P	P		
Pawnshop/Small Loan Establishment														S		
Performing Arts Theatre											P	P	P	P		
Pet Grooming (with all animals kept indoors)														P		
Petroleum Products (not dispensing or bulk plants)													P	P		
Photography Service				p*			p*				P	P	P	P		
Photographic Equipment											P	P	P	P		
Recreational Facility, Non-Commercial					P								P	P		
Recreational Facility, Commercial	S									S	S	S	S	S	S	S
Recreational Park, Commercial													P	P		
Residential Care Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Residential Facility, Alcohol or Drug Abuse											S	S	S	S		
Restaurant											P	P	P	P		
Retail Store											P	P	P	P		

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Sanitarium	P															
Seamstress and Tailoring				P*			P*				P	P	P	P		
Shoe Repairs											P	P	P	P		
Short-Term Rental	P	P	P	P		P	P					P	P			
Special Care Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Sports-Related Activity or Facility, Commercial	S									S	S	S	S	S	S	S
Tattoo, Piercing and Branding Establishments												S		S		
Tobacco Products, Retail											P	P	P	P		
Toys and Sporting Goods, Retail											P	P	P	P		
Trailer Camp/RV Park	S													S		
Veterinarian	P									S	S	S	S	S	S	S
Industrial																
Airport and/or Landing Fields, Public/Private	S														S	S
Asphalt and/or Concrete Batch Plant	S														S	S
Assembling															P	P
Bakery														P		
Bottling														P		
Building Materials Stores and Yards																P
Bus Barns or Lots																P
Cold Storage Plant																P
Composting, Fertilizer Manufacture (Commercial)																
Contractor's Shop and/or Yard (including construction equipment and/or materials storage areas)	S													S	S	S
Creosote Manufacture or Treatment																
Disassembling															P	P
Distillation of Bones, Fat Rendering, Glue Manufacture																
Dumping, Reduction or Incineration of Garbage, Offal or Refuse																
Fabrication															P	P
Farm Implement Repair Service	S													P	S	S
Film Production												P	P	P	P	P
Freight Terminal															P	P

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Frozen Foods (Including Lockers)														P		
Machine and Welding Shop																P
Manufacture or Assembly of products to be sold at retail on the premises												P	P	P	P	
Manufacturing															P	P
Marijuana-Infused Products Manufacturing Facility															P	P
Mini-Warehouse Facility														S	S	
Oil and/or Gas Drilling and Production	S														S	S
Packaging															P	P
Petroleum Storage																P
Plumbing and Sheet Metal Shop																P
Printing and Publishing											P	P	P	P		
Processing															P	P
Quarrying, Mining or Removal and Processing of Sand, Gravel or Stone	S														S	S
Radio or TV Studio (w/o Broadcasting Towers)										P	P	P	P	P		
Railroad Rights-of-Way (Excluding Railroad Yards)	P	P	P	P		P	P	P		P	P					
Refining of Petroleum or Coal Oil																
Repairing															P	P
Research Service and Laboratory														P	P	P
Retail Sales of Concrete from Small Batch Plant														S		
Salt Works, Stockyards or Slaughter of Animals or Fowl																
Salvage and Scrap Metals (Handling, Storage, or Processing)	S														S	S
Sanitary Landfills	S														S	S
Servicing or Testing of Commodities (except Junk or Salvage)															P	P
Storage															P	P
Storage of Boat, Recreational Vehicle, and/or Any Other Vehicle	S									S	S	S	S	S	S	S
Storage, Curing or Tanning of Raw Hides or Skins																

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Truck and Bus Storage and Service																P
Warehousing															P	P
Wholesaling													P	P	P	P

P*=Permitted Use on Mechanic or Independence Street.

S*=Permitted with an Approved Special Use Permit on Mechanic or Independence Street.

Land Use Table

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Agriculture																
Abattoir																
Agriculture	P															
Apiary	P	P														
Aviary	P															
Campground	S															
Dairy Farming	P															
Farming	P															
Fish Hatcheries, Apiaries, Aviaries	P															
Forests, Wildlife and Conservation Preserves	P															
Fur Farming	P															
Livestock and Poultry Raising	P															
Marijuana Cultivation Facility	P														P	P
Mushroom Barns and Caves	P															
Truck Garden	P															
Riding Stables and Tracks	P															
Sale or Marketing of Products Raised on Premises	P															
Residential																
Accessory Dwelling Unit	P	P	P	P												
Cluster or Cottage Housing			P	P		P	P	P	P				P			
Dwelling, Apartment Complex									P				P	P		
Dwelling, Garden Apartments								P		P						
Dwelling, Loft												P	P	P		
Dwelling, Multi-Family									P				P	P		
Dwelling, Patio Home								P		P						
Dwelling, Single-Family	P	P	P	P		P	P	P	P	P			P			
Dwelling, Town Home								P		P						
Dwelling, Two-Family or Duplex						P	P	P	P	P			P			
Dwelling, Zero Lot Line Home								P		P						
Manufactured Home					P											
Mobile Home					P											
Modular Home		P			P											
Institutional																
Cemeteries	S									S	S	S	S	S	S	S
Charity and Welfare													P	P		
Church, Synagogue, Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Community Building (Publicly Owned and Operated)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Correctional Facility	S									S	S	S	S	S	S	S
Cultural Exhibits and Services				S*			S*					P	P	P		
Fairgrounds	S	S								S	S	S	S	S	S	S
Fire Station	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Library, Public	P			S*			S*			P	P	P	P	P		
Museums, Public	P			S*						P	P	P	P	P		
Parks and Playgrounds (Publicly Owned)	P	P	P	P	P	P	P	P		P	P					
Penal Institution	P															
Philanthropic or Eleemosynary Institution	P															
Picnic Grove	P															
Police	P															
Post Office										P	P	P	P	P		
Public Administration Building	P															
Schools, Public or Private	P	P	P	P		P	P	P		P	P	P	P	P		
Schools, Trade														P		
Sewage Treatment Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Substation, Electric Utility	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Swimming Pool, Commercial														P		
Swimming Pool, Public			P	P		P	P	P		P	P					
Towers, Microwave Transmitting and/or Receiving	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Towers and Stations, Radio or TV	S									S	S	S	S	S	S	S
Utility Facility, Public or Private	P	S	S	S	P	S	S	S	S	S	P	P	P	P	P	P
Water Tower or Storage Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Water Treatment Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Commercial																
Adult Arcade														S		
Adult Business Establishment																S
Adult Entertainment Facility														S		
Adult Media Outlet																S
Animal Hospital, Small	S									S	P	S	S	S	S	S
Antiques											P	P	P	P		
Appliance Repairs, Small											P	P	P	P		

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Art Gallery										P	P	P	P	P		
Art Studio				P*			P*									
Artist and Hobby Supplies											P	P	P	P		
Assembly and Meeting Halls														P		
Assisted Living Facility								P	P					P		
Athletic and Baseball Fields, Commercial	S									S	S	S	S	S	S	S
Athletic and Baseball Fields, Non-Commercial	P	P	P	P	P	P	P	P	P							
Automobile Repair and Washing														P		
Automobile Salvage or Wrecking Yard or Tow Lot															S	S
Automobile Service Station														P		
Automobile Supplies													P	P		
Automotive Equipment, Trucks, Trailers, Boats, Camping Accessories, Tools, Farm Machinery and Supplies, Building Supplies and Lawn Accessories (Sale at Retail or Wholesale or Rental of)														P		
Bar											P	P	P	P		
Barber or Beauty Shop				P*			P*			P	P	P	P	P		
Bathhouse														S		
Bed and Breakfast	S	S	S	S*			S*									
Bicycle Sales											P	P	P	P		
Body Shop															P	P
Brew Pub											P	P	P	P	P	
Brewery															P	P
Brewery, Micro											P	P	P	P	P	
Bridal Shop				S*			S*					P	P	P		
Cleaning of Commodity (not Junk or Salvage)															P	P
Cleaning, Pressing and Dyeing Plants (Including Laundries)																P
Clinic										P	P	P	P	P		
Club												P	P	P		
Coffee Shop				S*			S*			P	P	P	P	P		
Contractor's Supplies and Equipment, Sales and Service																P
Convenience Store, w/o Pumps												P	P	P		
Custom Maintenance													P	P		

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Crematorium--Human or Animal															S	S
Day Care Center										P	P			P		
Day Care Home (10+ Children)	S	S								P	P			P		
Delivery Services													P	P		
Drive-in Theater	S									S	S	S	S	P		
Driving Range	S									P	P			P		
Drug Store											P	P	P	P		
Dry Cleaning											P	P	P	P		
Entertainment Facility, Public or Private													P	P		
Equipment Repair, Small													P	P		
Escort Agency														S		
Establishments which serve or sell alcoholic beverages											P	P	P	P		
Event Venue												S	S	S		
Exposition Center/Building(s)	S									S	S	S	S	S	S	S
Exterminating and Disinfecting Services														P		
Farm Supplies and Equipment, Sales and Service																P
Financial Institution				P*							P	P	P	P		
Flower Shop				S*			S*				P	P	P	P		
Funeral Home	S	S	S							S	S	S	S	S	S	
Furniture and Appliances, Retail											P	P	P	P		
General Repair and Fix-It Shop														P		
Gift Shop				S*			S*				P	P	P	P		
Golf Courses and Clubhouses (Private)	P		P	P		P	P	P		P	P					
Greenhouse, Nursery (Commercial)	P									S	S	S	S	P	S	S
Group Boarding Home	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Handcrafting													P	P		
Hardware and Paint, Retail											P	P	P	P		
Hospital	P	S	S	S	S	S	S	S	S	P	P	S	S	S	S	S
Hotel												P	P	P		
Hydroponic Farm, Commercial	S									S	S	S	S	S	S	S
Interior Decorating				P*			P*				P	P	P	P		
Intermediate Care Facility								P	P					P		
Investigative and Protective Services												P	P	P		
Janitorial Services														P		

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Jewelry Store				S*			S*				P	P	P	P		
Kennel, Commercial	P													P	S	S
Laundry											P	P	P	P		
Marijuana Dispensary Facility										P	P			P		
Marijuana Testing Facility										P	P			P	P	P
Massage Establishment		S	S	S										P		
Medical or Dental Offices or Labs				p*			p*			P	P	P	P	P		
Medical Supplies											P	P	P	P		
Miniature Golf														P		
Mortuary	S	S	S							P	P	S	S	S	S	
Motel												P	P	P		
Motorcycle Sales													P	P		
Movie Rentals											P	P	P	P		
Music Supplies											P	P	P	P		
Novelties											P	P	P	P		
Nursing Home	P	S	S													
Office, Real Estate				S*			S*			P	P	P	P	P		
Offices, Administrative or Professional				p*			p*			P	P	P	P	P		
Offices, General											P	P	P	P		
Optical Shop											P	P	P	P		
Outpatient Facility, Alcohol or Drug Abuse											P	S	P	P		
Pawnshop/Small Loan Establishment														S		
Performing Arts Theatre											P	P	P	P		
Pet Grooming (with all animals kept indoors)														P		
Petroleum Products (not dispensing or bulk plants)													P	P		
Photography Service				p*			p*				P	P	P	P		
Photographic Equipment											P	P	P	P		
Recreational Facility, Non-Commercial					P								P	P		
Recreational Facility, Commercial	S									S	S	S	S	S	S	S
Recreational Park, Commercial													P	P		
Residential Care Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Residential Facility, Alcohol or Drug Abuse											S	S	S	S		
Restaurant											P	P	P	P		
Retail Store											P	P	P	P		

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Sanitarium	P															
Seamstress and Tailoring				P*			P*				P	P	P	P		
Shoe Repairs											P	P	P	P		
Short-Term Rental	P	P	P	P		P	P					P	P			
Special Care Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Sports-Related Activity or Facility, Commercial	S									S	S	S	S	S	S	S
Tattoo, Piercing and Branding Establishments												S		S		
Tobacco Products, Retail											P	P	P	P		
Toys and Sporting Goods, Retail											P	P	P	P		
Trailer Camp/RV Park	S													S		
Veterinarian	P									S	S	S	S	S	S	S
Industrial																
Airport and/or Landing Fields, Public/Private	S														S	S
Asphalt and/or Concrete Batch Plant	S														S	S
Assembling															P	P
Bakery														P		
Bottling														P		
Building Materials Stores and Yards																P
Bus Barns or Lots																P
Cold Storage Plant																P
Composting, Fertilizer Manufacture (Commercial)																
Contractor's Shop and/or Yard (including construction equipment and/or materials storage areas)	S													S	S	S
Creosote Manufacture or Treatment																
Disassembling															P	P
Distillation of Bones, Fat Rendering, Glue Manufacture																
Dumping, Reduction or Incineration of Garbage, Offal or Refuse																
Fabrication															P	P
Farm Implement Repair Service	S													P	S	S
Film Production												P	P	P	P	P
Freight Terminal															P	P

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Frozen Foods (Including Lockers)														P		
Machine and Welding Shop																P
Manufacture or Assembly of products to be sold at retail on the premises												P	P	P	P	
Manufacturing															P	P
Marijuana-Infused Products Manufacturing Facility															P	P
Mini-Warehouse Facility														S	S	
Oil and/or Gas Drilling and Production	S														S	S
Packaging															P	P
Petroleum Storage																P
Plumbing and Sheet Metal Shop																P
Printing and Publishing											P	P	P	P		
Processing															P	P
Quarrying, Mining or Removal and Processing of Sand, Gravel or Stone	S														S	S
Radio or TV Studio (w/o Broadcasting Towers)										P	P	P	P	P		
Railroad Rights-of-Way (Excluding Railroad Yards)	P	P	P	P		P	P	P		P	P					
Refining of Petroleum or Coal Oil																
Repairing															P	P
Research Service and Laboratory														P	P	P
Retail Sales of Concrete from Small Batch Plant														S		
Salt Works, Stockyards or Slaughter of Animals or Fowl																
Salvage and Scrap Metals (Handling, Storage, or Processing)	S														S	S
Sanitary Landfills	S														S	S
Servicing or Testing of Commodities (except Junk or Salvage)															P	P
Storage															P	P
Storage of Boat, Recreational Vehicle, and/or Any Other Vehicle	S									S	S	S	S	S	S	S
Storage, Curing or Tanning of Raw Hides or Skins																

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Truck and Bus Storage and Service																P
Warehousing															P	P
Wholesaling													P	P	P	P

P*=Permitted Use on Mechanic or Independence Street.

S*=Permitted with an Approved Special Use Permit on Mechanic or Independence Street.

STAFF REPORT

TO: Board of Aldermen
FROM: Theresa West, Assistant
DATE: August 1, 2024
SUBJECT: Ordinance - Code Amendment

Type of Item: *Approval*

H. Action Item (ID # 4917)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING ARTICLE I AND APPENDIX A—LAND USE TABLE UNDER CHAPTER 405—ZONING REGULATIONS AND ARTICLE I UNDER CHAPTER 600—INTOXICATING LIQUOR OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE.

Attachments:

Ordinance - Amending Land Use Table Chapter 405, Zoning Regulations and Article I Chapter 600 - Intoxicating Liquor (DOCX)

Council Bill No. _____

Ordinance No. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING ARTICLE I AND APPENDIX A—LAND USE TABLE UNDER CHAPTER 405—ZONING REGULATIONS AND ARTICLE I UNDER CHAPTER 600—INTOXICATING LIQUOR OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Harrisonville desires to amend various municipal code regulations under Title IV – Land Use and Title VI—Business and Occupations; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning & Zoning Commission held a public hearing on July 18, 2024, to review and make a recommendation. After said public hearing, the Planning & Zoning Commission voted 5-0 to recommend approval to the Board of Aldermen; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on August 5, 2024, and rendered a decision to approve as the Board believes that it is in the best interest for the citizens of Harrisonville.

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

Section 1: Section 405.030.B is hereby amended by adding the following definitions:

“ART GALLERY

An establishment engaged in the sale, loan or display of art, books, paintings, sculpture or other works. The term art gallery does not include libraries or museums.

ARTIST STUDIO

A place of work for an artist, artisan, or craftsman, including persons engaged in the application, teaching, or performance of fine arts such as, but not limited to, drawing, vocal or instrumental music, painting, sculpture, and writing.

BAR

An establishment primarily engaged in serving alcoholic beverages for consumption on the premises and in which the serving of prepared food and live entertainment may be provided. This definition shall be interchangeable with the terms tavern, cocktail lounge, or nightclub.

BATCH PLANT

An industrial facility used for the production of asphalt or concrete or asphalt or concrete products, used in building or construction and the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises and the storage and maintenance of required equipment, but does not include the retail sale of finished asphalt or concrete products.

BREW PUB

A restaurant that prepares handcrafted natural beer intended for consumption on the premises as an accessory use. These establishments produce no more than ten-thousand (10,000) barrels of beer or ale annually. The area used for brewing, including bottling and kegging, shall not exceed twenty-five percent (25%) of the total floor area of the commercial space.

BREWERY

A facility engaged in the production and packaging of ales, beers, meads and/or similar beverages on site. Breweries manufacture more than ten-thousand (10,000) barrels of beverage (all beverages combined) annually.

BREWERY, MICRO

A facility engaged in the production and packaging of ales, beers, meads and/or similar beverages on site. Micro-breweries manufacture no more than ten-thousand (10,000) barrels of beverage (all beverages combined) annually. A micro-brewery may include other uses such as a standard restaurant, bar or live entertainment as an accessory use.

FILM PRODUCTION

Film-making or film production is the process by which a motion picture is produced; it is when and where the film is created and shot.

LIVE ENTERTAINMENT

A use which includes any or all of the following activities, either principally or as accessory uses: performance by musicians, dancers, stand-up comedians or other performance artists; karaoke; live bands or musical acts; or the amplification of recorded music/entertainment by live disc jockeys.

PERFORMING ARTS THEATRE

A building primarily used for the presentation of live performances of plays or music.

RECREATIONAL FACILITY, COMMERCIAL

An indoor and/or outdoor commercial establishment or place of business primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators. Recreation as defined here does not include “adult entertainment”.

RECREATIONAL FACILITY, NON-COMMERCIAL

A private non-commercial outdoor playground and/or recreational facilities that are listed as accessory uses to a subdivision, apartment development, church, or other non-commercial principal use.”

Section 2: Section 600.010 is hereby amended by adding the following definitions:

“BREWERY

A facility which brews or manufactures malt liquor.

MICROBREWERY

A business whose primary activity is the brewing and selling of beer, with an annual production of ten-thousand (10,000) barrels or less.

VINTAGE WINE

Bottled domestic white, rose or sparkling wine, which is not less than five years old, domestic red wine which is not less than ten years old, or imported white, rose, red, sparkling or port wine which is not less than three years old.”

Section 3: Section 600.020.D is hereby amended to be Section 600.020.E.

Section 4: A new Section 600.020.D is hereby added to read as follows: “D. Other Licenses. Any person who is licensed under the provisions of this Chapter or who otherwise possesses the qualifications and meets the requirements of this Chapter may apply for the following licenses to sell and/or manufacture intoxicating liquor or non-intoxicating beer as appropriate.

1. Wholesaler: Sales to licensed Wholesalers and solicitations of orders for the sale of intoxicating liquor and non-intoxicating beer to, by, or through a licensed Wholesaler in Missouri.
2. Manufacturer: Manufactures, distills or blends and sales of intoxicating liquor and non-intoxicating beer.
3. Solicitor: Sales to licensed Wholesales and solicitations of order for the sale of intoxicating liquor and non-intoxicating beer to, by, or through a licensed Wholesaler within this state. May be located out of state or instate.”

Section 5: Appendix A—Land Use Table is hereby amended to read as attached.

Section 6: That this Ordinance shall be in effect immediately upon its passage and approval.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 5TH DAY OF AUGUST, 2024, AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 19TH DAY OF AUGUST, 2024, AND PASSED BY THE BOARD OF ALDERMEN THIS 19TH DAY OF AUGUST, 2024.

Mike Zaring, Mayor

ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 19th day of August 2024.

ATTACHMENT: Appendix A—Land Use Table

STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: July 31, 2024
SUBJECT: Municipal Court Report June 2024

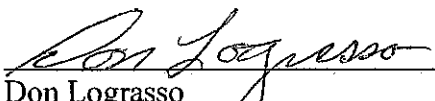
Type of Item: *Discussion*

- A. Discussion Item (ID # 4911)**
Municipal Court Report June 2024

Attachments:
June Municipal Court Report (PDF)

IN THE MUNICIPAL COURT OF HARRISONVILLE, MISSOURI
CASS COUNTY

I certify that the attached is a report on all cases heard or tried before the Judge of the Circuit Court of Cass County Missouri, Municipal Division at Harrisonville during the month of **June 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

7/17/24
Date

Presented and reviewed as required by Court Operating Rule 4.29.


City Clerk

7-19-2024
Date

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

Notary

RECEIVED
JUL 19 2024
CITY OF HARRISONVILLE

Attachment: June Municipal Court Report (Municipal Court Report June 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.

<u>I. COURT INFORMATION</u>		Municipality: Harrisonville Municipal		Reporting Period: Jun 1, 2024 - Jun 30, 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					
<u>II. MONTHLY CASELOAD INFORMATION</u>					
		Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance	
A. Cases (citations/informations) pending at start of month		41	673	547	
B. Cases (citations/informations) filed		2	65	37	
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	3	0	
4. plea of GUILTY in court		2	39	14	
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)		0	5	1	
6. dismissed by court		0	0	0	
7. <i>nolle prosequi</i>		0	5	1	
8. certified for jury trial (not heard in Municipal Division)		0	0	0	
9. TOTAL CASE DISPOSITIONS		2	52	17	
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]		41	686	567	
E. Trial de Novo and/or appeal applications filed		0	0	0	
<u>III. WARRANT INFORMATION (pre- & post-disposition)</u>		<u>IV. PARKING TICKETS</u>			
1. # Issued during reporting period	26	1. # Issued during period		0	
2. # Served/withdrawn during reporting period	41	☐ Court staff does not process parking tickets			
3. # Outstanding at end of reporting period	1,085				

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

MUNICIPAL DIVISION SUMMARY REPORTING FORM

COURT INFORMATION	Municipality: Harrisonville Municipal	Reporting Period: Jun 1, 2024 - Jun 30, 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	\$5,416.27	Court Automation	\$364.77
Clerk Fee - Excess Revenue	\$481.09	Law Enf Arrest-Local	\$460.50
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$14.83	Overpayments Detail Code	\$33.50
Bond forfeitures (paid to city) - Excess Revenue	\$0.00	Total Other Disbursements	\$858.77
Total Excess Revenue	\$5,912.19	Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$12,091.77
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)		Bond Refunds	\$925.00
		Total Disbursements	\$13,016.77
Fines - Other	\$3,267.50		
Clerk Fee - Other	\$144.22		
Judicial Education Fund (JEF) ☒ Court does not retain funds for JEF	\$0.00		
Peace Officer Standards and Training (POST) Commission surcharge	\$52.11		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$371.54		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$4.44		
Law Enforcement Training (LET) Fund surcharge	\$108.00		
Domestic Violence Shelter surcharge	\$106.00		
Inmate Prisoner Detainee Security Fund surcharge	\$108.00		
Restitution	\$159.00		
Parking ticket revenue (including penalties)	\$0.00		
Bond forfeitures (paid to city) - Other	\$1,000.00		
Total Other Revenue	\$5,320.81		

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