



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
AUGUST 3, 2015
7:00 PM**

- 1. Call to Order & Pledge of Allegiance**
- 2. Roll Call**
 - A. Roll Call**
- 3. Ceremonial Matters**
- 4. Public Participation**
- 5. Approval of Minutes**
 - A. Board of Aldermen - Regular Meeting - Jul 20, 2015 6:00 PM**
- 6. Agenda Items**
 - A. APPA Reliable Public Power Designation (RP3) Award**
 - B. Special Event Permit: Active Heroes—Memory Miles Walk, September 12, 2015, 9:30 am— 11:30 am**
 - C. Council Bill 061: A Resolution Authorizing the City Administrator of the City of Harrisonville to Enter into a Contract with Integral Construction Services, Inc. To Make Repairs to the Cat Room at the Harrisonville Animal Shelter at a Cost Not to Exceed \$26,150.00**
 - D. Public Hearing for a Rezoning Application of Housing Plus, LLC for property generally located 1,700 feet South of the Waters Road and Jefferson Parkway Intersection, from “R-1” Single Family Residential District to “R-3” Cluster or Garden Apartment District**
 - E. Council Bill 062: An Ordinance to Approve the Rezoning Application of Housing Plus, LLC for property generally located 1,700 feet South of the Waters Road and Jefferson Parkway Intersection from “R-1” Single Family Residential District to “R-3” Cluster or Garden Apartment District**

- F. **Council Bill 063: A Resolution Supporting a Proposed Development to be called Harrisonville Villas by Housing Plus, LLC to be located at Jefferson Parkway and Timber Drive**
 - G. **Council Bill 064: An Ordinance to Accept the Final Plat of Ministerial Alliance, Lot 1, a Subdivision of Land in the City of Harrisonville, Missouri, Being a Re-Plat of Lots 58, 59, 60 and 61 of the Re-Survey of Part of Harvey's Addition in the City of Harrisonville, Missouri and Part of the West Half of Lot 2 of the Northwest Quarter of Section 4, Township 44 North, Range 31 West, in the City of Harrisonville, Cass County, Missouri**
 - H. **Council Bill 065: An Ordinance to Repeal Ordinance 3242 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.**
 - I. **Council Bill 066: AN ORDINANCE AMENDING THE OPERATING BUDGET FOR THE CITY OF HARRISONVILLE, MISSOURI, FOR THE FISCAL YEAR JANUARY 1, 2015, THROUGH DECEMBER 31, 2015.**
- 7. **Aldermen and Committee Reports**
 - 8. **Report from the City Administrator**
 - 9. **Report from the Mayor**
 - 10. **Questions from the Media**
 - 11. **Adjourn to Executive Session**
 - 12. **Adjourn From Regular Session**

Posted on City Hall Bulletin Board this 31st day of July 2015

Kim Hubbard, City Clerk

The Board of Aldermen meeting is an open meeting but is not a meeting of the public. There is a place on the agenda for comments of citizens under PUBLIC PARTICIPATION. Our rule is that comments by any individual or group shall not exceed (4) minutes. The Board of Aldermen request that concerns be initially addressed at the appropriate action level before coming to the Board of Alderman



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
JULY 20, 2015
6:00 PM

1. Call to Order & Pledge of Allegiance

Mayor Hasek called the meeting to order at 6:02 p.m. and led the group in the Pledge of Allegiance.

2. Roll Call

Attendee Name	Title	Status	Arrived
Judy Bowman	Board Member	Present	
Clint Long	Board Member	Present	
Josh Stafford	Board Member	Absent	
David Dickerson	Board Member	Present	
Ivan Stull	Board Member	Present	
Marcia Milner	Board Member	Present	
Morris Coburn	Board Member	Present	
Stacey Dahlman	Board Member	Absent	
Brian Hasek	Mayor	Present	

Also: City Administrator Keith Moody, City Attorney Steve Mauer (arrived 6:56 p.m.); Finance Director Mike Tholen; Police Chief John Hofer; Emergency Services Director Larry Francis; Director of Public Works Jerry Gibbs, Assistant Director of Public Works Eric Patterson; Electric Utility Director Keith Thomas; Street Superintendent Rodney Jacobs; Community Development Director Rick DeLuca; Economic Development Manager Jim Clarke; Parks & Recreation Director Chris Deal, Airport Manager James Green; Public Information Officer/Deputy City Clerk Sheryl Stanley, recording.

3. Ceremonial Matters

None

4. Public Participation

Mayor Hasek opened public participation at 6:03 p.m. and asked everyone to keep their comments to four minutes or less.

John Foster, 2619 Duncan Circle, praised the turnout at the meeting and said he has lived in Harrisonville for 60 years, during which time he has tried to build the community and has seen it grow from 2,500 people to over 10,000. But he is unhappy with the actions of the current leadership in the last 100 days. He said the mayor's veto of the Love's CID petition will negatively affect jobs, growth and economic development in Harrisonville.

Les Unruh, 506 Hamlet Drive, said he supports the mayor's veto of Love's CID. He said his subdivision, Eastern Hills, has a CID and residents cannot get any information from the Board of Directors on how the money is spent.

Bonnie Unruh, 506 Hamlet Drive, approves of the veto, the petition for a state audit, and the work of the mayor to avoid incurring debt.

Zach Zaroor, 701 Linwood Dr., said he has lived in Harrisonville most of his life and he is now faced with deciding whether to raise his child here. He said he loves the town, but wonders how we can grow if the administration continues to stall development.

Jay Schick, 705 W. Wall, asked the board how many people they want to hear from before reconsidering the mayor's veto.

Mark Hense, I-fil, 1801 W. Vine, said he recently sold his business but will retain 30% ownership for the next 5 years. He has plans for a \$4.5 - \$5 million dollar expansion but he is waiting to see if the board will reconsider the CID. He said, although there is growth in other parts of the county, there is no growth in Harrisonville and the CID could be a major turning point. He said, in his opinion, the board is dysfunctional.

Brett Reece, 800 Logan, said there has been a lot of discussion of the CID and the veto on social media and many inaccurate statements have been made. He said the sales tax will be solely on sales at Loves, and it will bring more jobs and economic growth at no risk to the city.

Stan Warner, 19701 E. 267th Street, asked the mayor where were the people he said he had spoken to about the CID.

Tim Soulis, 26705 E. State Route EE, said the mayor and certain aldermen have attempted to eliminate all competition and been biased in their voting. He reminded them of their commitment to serve all the citizens and said their recent actions were a breach of their sworn duty.

Virgil Butler, 606 N. King Terrace, said he supports the veto because the CID is a violation of the Hancock Amendment. He said the petition for a state audit is a result of his and other people's distrust of the city.

April McLaughlin, 304 W. Washington, said she was a resident of Ward 3 and she had reached out to her alderman, Mr. Long, to ask him to reconsider his position on the CID. She said she had read the petition and was comfortable with it. She said he did not represent her wishes in voting against it.

Jacob Sperber, 27016 S. Brickplant Rd., said he only heard about the CID two weeks ago, and he thinks the city should help small businesses. He said a lot of land sits vacant in Harrisonville.

Vanessa Zaroor Hargrave, 504 N. Independence, said that, like Ms. McLaughlin, she had reached out to her aldermen, Mr. Long and Mr. Dickerson, and had not received a response from them. She said she agreed that support should be given to small businesses, but asked the board how many people they wished to hear from before considering changing their votes.

Ken Stanley, 609 E. Chestnut, said the Loves Travel Center will be a transportation hub and produce a large amount of revenue. He asked board members why they would want to pass that up. He said he would patronize the business, regardless of the sales tax. He said the board should either vote to allow the CID or let the people vote on it.

Gerald Tabb, 1607 N. Lexington, said he is disappointed with the way people are treating the mayor. He said he has concerns about who will pay for the new bridge that must be built for the Loves Travel Center. He questioned why we need Loves, when two other truck stops are coming to town, and the Flying J is located in Peculiar. He urged the board to work together on this and future matters.

Crystal Osborn, 402 James, said she is concerned about having three truck stops in Harrisonville and asked how such business will bring new residents to town.

Cindy Warner, 19701 E. 267th St., spoke to the Ward 3 aldermen, Mr. Long and Mr. Dickerson, asking them to please reconsider their decision and wanting to know how many people they wished to hear from before voting to reconsider the veto. She said Harrisonville is missing an opportunity for economic growth and development. She asked the aldermen if they had read the city's comprehensive plan, because she felt their actions were thwarting it.

John Teague, 501 Younger Drive, said he has lived in Harrisonville for 12 years and the board continues a pattern of not working together. He said they should do what's right for the city and said he has to park his truck outside town and buy fuel in the county because the city's infrastructure is not sufficient to allow him to come into town to purchase at a local gas station. He urged the aldermen not to live in the past.

There being no other speakers, the mayor closed public participation at 7 p.m.

5. Approval of Minutes

A. Board of Aldermen - Regular Meeting - Jul 6, 2015 7:00 PM

Alderman Coburn asked that the vote record on page 3 be corrected to show he voted "Yes," rather than "Recused." Alderman Coburn moved the minutes be approved as amended. Judy Bowman seconded. Minutes approved 6-0.

6. Agenda Items**A. Special Event Permit: Harrisonville Public School Foundation 5K Walk/Run event scheduled for September 19, 2015 from 8 am to 9 am.**

Chief Hofer reviewed the application and recommended approval. Marcia Milner moved the application be approved; Morris Coburn seconded. Motion carried, 6-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Marcia Milner, Board Member
SECONDER:	Morris Coburn, Board Member
AYES:	Bowman, Long, Dickerson, Stull, Milner, Coburn
ABSENT:	Josh Stafford, Stacey Dahlman

B. Special Event Permit: Life Issues Walk Event Permit

Chief Hofer reviewed the application and recommended approval. Judy Bowman moved the application be approved; Marcia Milner seconded. Motion carried, 6-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Judy Bowman, Board Member
SECONDER:	Marcia Milner, Board Member
AYES:	Bowman, Long, Dickerson, Stull, Milner, Coburn
ABSENT:	Josh Stafford, Stacey Dahlman

C. Special Event Permit: 'Community-Wide Trunk or Treat'

Chief Hofer reviewed the application and recommended approval. Morris Coburn moved the application be approved; Ivan Stull seconded. Motion carried, 6-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Morris Coburn, Board Member
SECONDER:	Ivan Stull, Board Member
AYES:	Bowman, Long, Dickerson, Stull, Milner, Coburn
ABSENT:	Josh Stafford, Stacey Dahlman

D. Special Event Permit: HHS Class of 1965 Tailgate Party Event Permit

Chief Hofer reviewed the application and recommended approval. Marcia Milner moved the application be approved; Morris Coburn seconded. Motion carried, 6-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Marcia Milner, Board Member
SECONDER:	Morris Coburn, Board Member
AYES:	Bowman, Long, Dickerson, Stull, Milner, Coburn
ABSENT:	Josh Stafford, Stacey Dahlman

E. A RESOLUTION TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT BETWEEN THE CITY OF HARRISONVILLE, MISSOURI, AND CASS R-IX SCHOOL DISTRICT RELATING TO POLICE SERVICES FOR SCHOOL RESOURCE OFFICERS FOR THE HIGH SCHOOL AND MIDDLE SCHOOL FOR THE 2015-2016 SCHOOL YEAR

Council Bill 055 was read by title only by City Attorney Mauer, and Chief Hofer recapped the details for the board. He said the city has provided resource officers for the schools since 2010, and the only change in this year's contract was a \$1 increase per hour in the salary, from \$29 to \$30 per hour. Alderman Coburn questioned why the effective date was prior to the meeting, and Chief Hofer explained that was the date the contract had been accepted by the school board, but that officers were not on duty at the schools until the school year starts. Alderman Bowman moved the contract be accepted; Marcia Milner seconded. Motion passed, 6-0. Council Bill 055 became Resolution 033.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Judy Bowman, Board Member
SECONDER:	Marcia Milner, Board Member
AYES:	Bowman, Long, Dickerson, Stull, Milner, Coburn
ABSENT:	Josh Stafford, Stacey Dahlman

F. S. Commercial Street, 2015 Annual Asphalt Overlay Program

Street Superintendent Rodney Jacobs asked the board's permission to make South Commercial Street part of the 2015 annual asphalt overlay program, using \$150,000 budgeted. He said the work would start at Butler Drive and come north. He would not know the exact length that could be resurfaced until he received bids on the project, but he would do as much of the street as possible with the available funds.

David Dickerson moved to approve the request; Morris Coburn seconded. Motion carried, 6-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	David Dickerson, Board Member
SECONDER:	Morris Coburn, Board Member
AYES:	Bowman, Long, Dickerson, Stull, Milner, Coburn
ABSENT:	Josh Stafford, Stacey Dahlman

G. A Resolution Authorizing the City Administrator of the City of Harrisonville to Enter into a Contract with Integrated Electronics to Upgrade the Harrisonville Community Center A/V System at a Cost Not to Exceed \$26,509.50

Parks and Recreation Director Deal reviewed the damages sustained at the community center from a lightning strike earlier this summer. He said some repairs are being covered by insurance, but this is a good time to make upgrades to the facility's AV

system which is now 10 years old. Mayor Hasek said he agreed it was a wise move to upgrade at this time.

David Dickerson moved the bill be approved; Ivan Stull seconded. Motion carried, 6-0.

Council Bill 056 became Resolution 034.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	David Dickerson, Board Member
SECONDER:	Ivan Stull, Board Member
AYES:	Bowman, Long, Dickerson, Stull, Milner, Coburn
ABSENT:	Josh Stafford, Stacey Dahlman

H. A RESOLUTION TO ACCEPT AMENDMENTS TO THE PAY COMPENSATION STRUCTURE FOR FISCAL YEAR 2016

City Administrator Moody reviewed this component of the 2016 budget. He said some people may get a raise if the minimum wage is increased before January 1; otherwise the overall increase is 1%. David Dickerson moved the pay scale be accepted as presented; Clint Long seconded. Motion carried, 6-0.

Council Bill 057 became Resolution 035.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	David Dickerson, Board Member
SECONDER:	Clint Long, Board Member
AYES:	Bowman, Long, Dickerson, Stull, Milner, Coburn
ABSENT:	Josh Stafford, Stacey Dahlman

I. A Resolution Authorizing the City Administrator of the City of Harrisonville to Retain the Legal Firm of Zerger & Mauer for Certain Special Litigation Matters, as Needed

City Administrator Moody reviewed his proposal to have the Zerger & Mauer law firm take over the 2 suits pending with Century Link.

Ivan Stull moved the bill be accepted; Judy Bowman seconded. Motion carried 6-0. Council Bill 058 became Resolution 036.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ivan Stull, Board Member
SECONDER:	Judy Bowman, Board Member
AYES:	Bowman, Long, Dickerson, Stull, Milner, Coburn
ABSENT:	Josh Stafford, Stacey Dahlman

J. AN ORDINANCE AMENDING ORDINANCE 3251 OF THE CITY OF HARRISONVILLE, MISSOURI, REDUCING A MISSOURI DEPARTMENT OF TRANSPORTATION GRANT FROM SEPTEMBER 23, 2013 FROM \$201,803 TO \$150,495, A REDUCTION OF \$51,308.

Council Bill 059 was read by title only by Mr. Mauer, after which Airport Manager James Green reviewed the proposed amendment, saying the city wished to abandon its plans for the South Hangar Area Rehabilitation Project at the airport and use the grant funds for runway improvements instead.

Marcia Milner moved that Council Bill 059 move to a second reading; Ivan Stull seconded. Motion carried, 6-0.

Following a second reading by title only, the bill passed, 6-0, and was designated Ordinance 3320.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Bowman, Long, Dickerson, Stull, Milner, Coburn
ABSENT:	Josh Stafford, Stacey Dahlman

- K. AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO EXECUTE A MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION STATE BLOCK GRANT AGREEMENT BETWEEN THE CITY OF HARRISONVILLE, MISSOURI, AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR GRANT FUNDING FOR THE AIRPORT PAVEMENT MAINTENCE PROJECT FOR THE LAWRENCE SMITH MEMORIAL AIRPORT IN AN AMOUNT OF \$66,975.**

Mr. Mauer read Council Bill 060 by title only, after which Airport Manager Green again said that the funds from Ordinance 3251 could be applied here for runway improvements.

Judy Bowman moved that Council Bill 060 move forward to a second reading; Marcia Milner seconded. Motion passed, 6-0.

Following a second reading by title only, Council Bill 060 passed, 6-0, and was designated Ordinance 3321.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Bowman, Long, Dickerson, Stull, Milner, Coburn
ABSENT:	Josh Stafford, Stacey Dahlman

- L. Review & Preliminary Approval of 2016 Objectives**

City Administrator Moody reviewed the 2016 objectives with the Board, taking each one individually, explaining the rationale for the objective and allowing members to discuss and ask questions before deciding if it would be included in the proposed 2016 budget. All objectives were approved as presented with the following exceptions:

Objectives A-1 and F-2 were denied. Regarding Objective B-1a, the board agreed the ballot question should be written to call for a "Use Tax," rather than a "Sales Tax".

Mr. Moody cautioned aldermen that since funds are limited, it would not be possible to include all the objectives in the 2016 budget. However, he would present the revised list and recommend priorities at a future work session.

7. Aldermen and Committee Reports

Alderman Bowman reminded people about the August 1 Town Hall meeting at Harrisonville United Methodist Church. She also said she feels her vote in support of the Loves CID was the right thing to do.

Alderman Coburn had no report.

Alderman Milner said she is also convinced that she made the right decision in voting for the Loves CID.

Alderman Dickerson had no report

Alderman Long responded to a comment made during Public Participation, saying he did not sell tires for 18-wheelers at his shop and did not feel his “No” vote on the CID question was a conflict of interest.

Alderman Stull reiterated his support for the Loves CID.

8. Report from the City Administrator

Mr. Moody had no further report.

9. Report from the Mayor

Mayor Hasek said he had attended the Westgate Leadership Dinner on July 16 with honoree John Teague. He also said he enjoyed the events held Saturday, July 18, on the Square. He noted that in making his decision to veto the Loves CID, he had gone door-to-door in the community to speak to residents and ask their opinions on the matter.

10. Questions from the Media

Max Londberg, reporter for the Cass County Democrat, asked Mayor Hasek which of the 10 reasons spelled out in his veto was the most significant, and the mayor responded that the first was uppermost.

11. Adjourn to Executive Session

There was no Executive Session.

12. Adjourn From Regular Session

David Dickerson moved the meeting be adjourned; Morris Coburn seconded. Motion carried, 6-0.

Meeting adjourned at 8:32 p.m.

Brian Hasek, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Kim Hubbard, City Clerk



TO: Board of Aldermen
FROM: Keith Thomas, Director
DATE: July 27, 2015
SUBJECT: APPA Reliable Public Power Designation (RP3) Award

Type of Item: *Recognition*

Presented by:

Floyd Gilzow, Vice President of Member Relations and Governmental & Environmental Affairs; COO, MAMU

CITY OF HARRISONVILLE RECEIVES MoPEP GRANT FOR FIBER OPTICS INSTALLATION

COLUMBIA, MO, AUGUST 3, 2015 - The City of Harrisonville Electric Department has received a grant from the Missouri Public Energy Pool (MoPEP), for the city's installation of fiber optics.

Harrisonville will use the grant award of \$91,811 as part of the cost for the city's electric department to install new fiber optics for the city's electrical SCADA system. The grant is a part of the MoPEP Power Infrastructure Modernization Grant Program. The grant from MoPEP will cover about 34% of the cost of the project, with the other 66% coming from local funding.

"The fiber optics project will help Harrisonville provide faster and more reliable control of the city's substations and other remotely-controlled equipment," said Floyd Gilzow, Vice President of Member Relations and Governmental & Environmental Affairs for the Missouri Public Utility Alliance. "Projects like Harrisonville's that strengthen local electric system infrastructure also bring greater reliability and efficiency to the entire MoPEP partnership."

Gilzow also praised the City of Harrisonville's electric department for their achievement of the Reliable Public Power Provider Designation from the American Public Power Association. "The RP3 honor is only given to utilities that have demonstrated excellence in management, customer services, and preparation for the future, said Gilzow. "The staff and citizens of this community should be proud of this outstanding accomplishment that has been achieved by only a handful of Missouri cities."

The MoPEP Power Infrastructure Modernization Grant Program assists MoPEP municipal utilities to invest in long term capital assets of their local electric systems to improve reliability and efficiency of electric infrastructure for systems supplied through MoPEP. Funds requested under the program must be used for acquisition of capital assets used in the operations of the electric utility.

A. Discussion Item (ID # 1960)

APPA Reliable Public Power Designation (RP3) Award



STAFF REPORT

TO: Board of Aldermen
FROM: John Hofer, Director
DATE: July 28, 2015
SUBJECT: Active Heroes—Memory Miles Walk

Type of Item: *Approval*

Issue: The Active Heroes-Memory Miles Organization would like to host a 13 mile Memorial Walk to honor Cpl. Jacob Carver.

Background: This event was held the last four years in Harrisonville without any noted complaints or concerns. This year's event will be held Saturday, September 12, 2015 beginning at 9:30 am and be out of the Harrisonville City limits by 11:30 am. The walk will begin at Orient Cemetery and take 2 Highway west out of Harrisonville. The route while in Harrisonville will be Orient Cemetery to Elm Street, Elm Street to Price Street, Price Street to Pearl Street, Pearl Street to Independence Street, Independence Street to Highway 2 (Mechanic Street), and Highway 2 out of town. They anticipate the walk will consist of between 50-75 participants and last no longer than two hours (9:30-11:30) in Harrisonville. They plan to have all participants walking as a group and not spread out. The applicant is not requesting any City services. The only areas of the route where sidewalks are not provided are on Elm Street from the cemetery to Younger Street and on Highway 2 from Commercial Street out of town. I have advised the applicant to contact the Missouri Department of Transportation regarding permission to walk on their routes. The applicant will provide necessary insurance if the event is approved.

Recommendation: With no noted complaints or concerns associated with this event in the past I would recommend approval for this event on City of Harrisonville streets only as long as all state laws and city ordinances are followed.

B. Action Item (ID # 1961)

Special Event Permit: Active Heroes—Memory Miles Walk, September 12, 2015, 9:30 am—11:30 am

Attachments:

Active Heroes Event Permit 2015 (PDF)

SPECIAL EVENTS APPLICATION

A. FILING PERIOD: An application for an event permit shall be filed not less than seven (7) days prior to the meeting of the Board of Alderman at time applicant desires the issuance of a permit. Applicant must realize that, dependent upon the nature of the event and the scope of services being required of the City, the Board of Alderman may require additional time to review the permit application.

B. CONTENTS: The application for an event permit shall set forth the following information.

1. Organization: ACTIVE Heroes (Team Jake)

2. Name of Applicant: ART CARVER

Address: 27600 S. Lewis RD. Freeman MO 64746

Phone: _____ Cell: 816 738-1408

3. Purpose of Event: To Raise Funds For military Families in need

4. Proposed date(s) and time(s) of Event: Sept. 12, 2015 Starts AT 9:30 Am

5. Location(s) where event will be held: Starting AT Orient cemetery on East Elm
Headed West on Elm St To price S. on price To price St West on Pearl
Independence
To ~~price~~ South on Ind. To west mee. Weston mee on out of town

6. Anticipated crowd size: 50-75

7. City services requested: (Please check all that apply) Provide detailed letter for these requests.

Electricity Police Protection Traffic Control Ambulance Standby

Cones Barricades Street or parking lot clean up

NA

8. Any additional information: _____

APPROVED this _____ day of _____, 20 _____.

Chief of Police

City Clerk

Attachment: Active Heroes Event Permit 2015 (1961 : Active Heroes? Memory Miles Walk)

Team Jake

MEMORY MILES

Saturday September 12, 2015

Active Heroes across America will walk, run, hike or bike to complete miles in memory of our Nation's fallen Heroes and to raise funds for military families in need as part of the Memory Miles annual event.



Walking in memory of CPL. Jacob Carver

REGISTRATION: 8:00 a.m. @ Cpl. Jacob Carver

Memorial Park, Freeman MO

BUS LEAVES: 9:00 a.m. to Orient cemetery

Drinks & Snacks provided during the walk

Lunch provided after walk

T-shirts are limited. Order yours in advance

All proceeds from the Memory Miles Walk will be going to Active Heroes Organization.

Silent Auction

Door Prizes

Raffles

For More Information

Visit Our Facebook Page: Team Jake - Memory Miles

Email Us: Teamjakemm@gmail.com

Or contact:

Heather Godsell @ 816-510-9305

Marie Carver @ 816-738-1218

Kristin Carver @ 648-481-0122



TO: Board of Aldermen
FROM: John Hofer, Director
DATE: July 29, 2015
SUBJECT: Award Cat Room Repair Bid

Type of Item: *Approval*

As discussed during the 2015 budget re-appropriations earlier this year the cat room at the animal shelter over the years has deteriorated to the point that the walls are failing. The metal studs within the walls have rusted to the point of deterioration and at that meeting \$25,000.00 was added to the budget to address this issue.

Recently Assistant Public Works Director Eric Patterson put out a request for proposals for this project and no proposal submittals were received. After receiving no proposals Patterson contacted a local contractor for assistance with this project. The proposal estimate submitted Integral Construction Services Inc. in the amount of \$26,150.00 is \$1,150.00 over our estimated budget figure.

State regulation 2 CSR 30-9.030 (1) (A) requires that housing facilities for dogs and cats must be designed and constructed so that they are structurally sound. We received our state inspection from the Missouri Department of Agriculture - Division of Animal Health on July 15, 2015 and we were written up on the condition of the structure of our cat room and given until August 12, 2015 to have this corrected. Currently this is a Category III non-compliant item however if it is not corrected soon it will rise to a category IV non-compliant status at which point they can consider shutting down the facility.

We recommend that Integral Construction Services, Inc. be awarded the contract to repair the cat room at the Animal Control Shelter in the amount not to exceed \$26,150.00. The \$1,150.00 over the 2015 budgeted amount will be absorbed within the animal control budget. This proposal will improve the structure of the cat room for the future as it will be constructed of concrete blocks rather than metal studs to prevent deterioration in the future.

Council Bill No. 061

Resolution No.

A Resolution Authorizing the City Administrator of the City of Harrisonville to Enter into a Contract with Integral Construction Services, Inc. To Make Repairs to the Cat Room at the Harrisonville Animal Shelter at a Cost Not to Exceed \$26,150.00

WHEREAS, the City of Harrisonville wishes to make necessary repairs to the Cat Room at the Harrisonville Animal Shelter, and

WHEREAS, Integral Construction Services, Inc. is capable of making such repairs at a cost of \$26,150.00

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

Section 1: That the City Administrator of the City of Harrisonville is hereby authorized and directed to enter into a contract with Integral Construction Services, Inc. to make repairs to the Harrisonville Animal Shelter cat room at a cost not to exceed \$26,150.00.

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, this 3rd day of August 2015

Brian Hasek, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Kim Hubbard, City Clerk

WITNESS my hand and seal this 3rd day of August 2015

Integral Construction Services, Inc.

Proposal

23-July-15

To: Mr. Eric Patterson
City of Harrisonville

From: Ron Williams
Integral Construction Services

Project: **Animal Shelter Modifications of Cat Room**

Scope of Work:

Remove Exist Framed Walls
Remove Sink & Reset
Remove Acoustical Ceilings & Reinstall
Remove Electrical & Reinstall
Insulate Exposed Piping
Masonry with Dowels
Hollow Metal frame
Painting
HVAC-Return Air vent
Plumbing(\$1000.00 Allow)
Electrical (\$1500.00 Allow)
Dumpster
Gas
Clean Up
Prevailing Wage

Estimated Total-----\$26,150.00



MISSOURI DEPARTMENT OF AGRICULTURE
 Division of Animal Health
 P. O. Box 630 - Jefferson City, MO 65102-0630

INSPECTION REPORT

Routine Inspection

John Hofer
 Harrisonville Animal Shelter
 Harrisonville Animal Shelter
 1300 Clearwater Dr
 Harrisonville MO 64701

County: Cass
 License ID: AC001BC7
 Inspection Date: 07/15/2015
 1:30 PM

NARRATIVE

Inventory Counts:

8	Adult Cat
14	Kittens
0	Puppies
7	Adult Dog

Inspection Conducted by Christine Mohr.

CATEGORY III: Non-compliant item(s) identified this inspection:

Item No: 10. General Requirements for Structure and Construction

2 CSR 30-9.030 (1) (A) 1. Housing facilities for dogs and cats must be designed and constructed so that they are structurally sound. They must be kept in good repair.

7/15/15 - The right wall behind the Shor-line cat kennels is beginning to sag along the top. The molding along the bottom is coming loose revealing rust chips and flakes. After further examination of the wall it was found to be loose to the touch and move when pushed slightly. On the opposite side of the wall there was a panel missing revealing rusted and broken metal support beams, water damage and flakes of metal, drywall and insulation along the bottom. This excessive rusting has appeared to effect the structural integrity of the wall. Licensee shall replace or repair this wall to ensure that it is structurally sound and kept in good repair.

To be corrected on: 8/12/2015

Prepared By:


 Christine Mohr, Animal Health Officer

Date: 07/15/2015

Copy Received By:

Date: 07/15/2015

Page 1 of 2

Attachment: Cat room inspection Rpt 2015 (1970 : Award Cat Room Repair Bid)



City of
Harrisonville^{est. 1836}
 STAFF REPORT

TO: Board of Aldermen
FROM: Rick Deluca, Director
DATE: July 29, 2015
SUBJECT: Public Hearing for a Rezoning Application of Housing Plus, LLC

Type of Item: *Presentation*

Issue:

The Applicant has requested approval of the rezoning application - "R-1" Single Family Residential to "R-3" Cluster or Garden Apartment District.

Background:

Location: West of Jefferson Parkway - north of the
 Community Center.

Applicant: Debra Shantz Hart, Housing Plus, LLC

Owner: James Welborn

Existing Zoning: "R-1" Single Family Residential District

Proposed Zoning: "R-3" Cluster or Garden Apartment District
Note: The "R-3" designation is a planned district.

Adjacent Zoning: North: "R-1" Single Family Residential
 South: Harrisonville Community Center
 East: "R-1" Single Family Residential District
 "A" Agriculture District
 West: "R-1" Single Family Residential District

Acres: 10 Acres

The “R-3” District is a planned district that allows for innovative house techniques such as patio houses, zero lot line homes and mixed housing developments. The applicant is proposing 4-plex units. The structures would all be located on the same property. The property must be platted prior to development.

If the City approves the rezoning on the property, the developer would have to submit a full site development plan and construct the necessary infrastructure improvements as required by the City code.

Comprehensive Plan and Land Use:

The requested rezoning to “R-3” zoning and development of 4-plexes, does not conform to the Future Land Use map within the Comprehensive Plan. Typically a 4-plex development will have densities around 7-10 units per acre. Staff does not recommend a higher density development in this location. *However, staff would recommend approval of a density not to exceed 5.5 units per acre with an “R-3” zoning amendment. This density would be consistent with a duplex development, which is typically considered low density residential. Therefore, the staff recommendation of approval will come with a stipulation regarding the maximum density and modest landscaping and screening requirements.*

This proposal does fulfill some of the goals and policies of the Comprehensive Plan.

- Development should coordinate with adjacent projects.
- Coordinate land use planning with transportation planning.
- Establish and utilize appropriate roadway classification and design standards, which are related to land use types, densities, and vehicular traffic volumes in a way to reduce congestion.
- Sidewalks shall be required in all new residential developments and be a minimum of 4-feet wide). *NOTE: The proximity of the proposed development to the community center will be mutually beneficial to the development, the residents of Harrisonville Villa’s and the community center.*
- Utility lines shall be placed underground when installed.
- The streets in new neighborhoods shall be well designed and laid out in an orderly network and landscaped with sidewalks. The establishment of Timber Drive (collector roadway) is necessary for adequate access to the Welborn property and compliance with the Comprehensive Plan.

Infrastructure:

The following is a general outline of infrastructure that will be needed for the project.

Roadways: The road, Timber Drive, would be a collector street. This roadway is shown in the Comprehensive Plan and would be developed through the Welborn property and connect to Timber Drive at State Route 291 as development occurs. Given its collector status, Staff recommends that the City restrict parking along Timber Drive. Approximately 484 feet of roadway will be developed with this project.

Sidewalks: Sidewalks will be required along both sides of Timber Drive.

Storm Water: A storm water management plan will be required. Fee-in-lieu of detention *may* be an option at this site.

Water: A public water line must be extended along Timber Drive to serve the development as required by City Code. The development of water lines within the site is also likely.

Fire Code Requirements: Fire flows must meet or exceed the standards as outlined in the Fire Code. Fire hydrants will be required every 400 feet along Timber Drive. Additional hydrants on site may be required.

Sanitary Sewer: A sanitary sewer main extension will be required to serve the proposed development. Approximately 1,300 feet of sanitary sewer main will be necessary for this project.

Power Lines: All utility lines (power lines) must be placed underground as required by City Code.

Rights-of-Way and Easements: Right-of-way will be necessary along Jefferson and for Timber Drive. Easements will be required for the various utilities that are needed to service this development.

Options:

The City may:

- Approve the application for rezoning with no conditions.
- Conditionally approve the application(s) for rezoning.
- Deny the request for rezoning.

Planning & Zoning Commission Recommendation:

(July 16, 2015)

Approval contingent upon:

- Compliance with the improvements and standards as outlined in Harrisonville's land use and development regulations.
- Density on the site shall not exceed 5.5 units per acre.
- Approval of a site development plan.
- Tree's shall be incorporated into the site development focusing on screening along the north and west lines of the site and along Timber Drive. One tree per living unit shall be established. Said tree shall be a minimum of one-inch caliper and the species/location shall be approved by the City as part of the site development plan.
- Provisions for a sidewalk connection between the development and the community center be made during the development process.

Staff Recommendation:

Approval contingent upon:

- Compliance with the improvements and standards as outlined in Harrisonville's land use and development regulations.
- Density on the site shall not exceed 5.5 units per acre.
- Approval of a site development plan.
- Tree's shall be incorporated into the site development focusing on screening along the north and west lines of the site and along Timber Drive. One tree per living unit shall be established. Said tree shall be a minimum of one-inch caliper and the species/location shall be approved by the City as part of the site development plan.

- Provisions for a sidewalk connection between the development and the community center be made during the development process.

D. Discussion Item (ID # 1965)

Public Hearing for a Rezoning Application of Housing Plus, LLC for property generally located 1,700 feet South of the Waters Road and Jefferson Parkway Intersection, from “R-1” Single Family Residential District to “R-3” Cluster or Garden Apartment District

Attachments:

Harrisonville Villas Attachments (2) RZ 8-3-15 (PDF)



Harrisonville Villa's – Project Location

Attachment: Harrisonville Villas Attachments (2) RZ 8-3-15 (1965 : Public Hearing for a Rezoning Application of Housing Plus, LLC)

FEE: 950.00
 REC'D BY: DC
 (STAFF USE ONLY)

**APPLICATION
 FOR
 REZONING
 CITY OF HARRISONVILLE**
 PLEASE PRINT

CASE NO.: RZ-1504
 PC DATE: 7-16-15
 (STAFF USE ONLY)

REQUESTED ZONING AMENDMENT: From District R-1 to District R-3
 GENERAL LOCATION OR ADDRESS OF SUBJECT PROPERTY: West side of Jefferson Parkway just North of the City Community Center.
 LEGAL DESCRIPTION: See Attached.
 ACRES/SQ. FT.: 10.00 Acres
 CURRENT ZONING ON PROPERTY: R-1 CURRENT LAND USE: Vacant

PROPERTY OWNER'S NAME(S): James D. Welborn PHONE: (816) 419-4633
 COMPANY: _____ FAX: _____
 MAILING ADDRESS: P.O. Box 234 Drexel, MO 64742
 STREET CITY STATE ZIP
 E-MAIL ADDRESS: _____

APPLICANT/AGENT'S NAME(S): Debra Shantz Hart PHONE: (417) 234-0291
 COMPANY: Housing Plus, LLC FAX: _____
 MAILING ADDRESS: 1525 E. Republic Rd. Springfield, MO 65804
 STREET CITY STATE ZIP
 E-MAIL ADDRESS: dmshantz@mac.com

ENGINEER/ARCHITECT'S NAME(S): Tim Crockett PHONE: (573) 447-0292
 COMPANY: Crockett Engineering Consultants, LLC FAX: n/a
 MAILING ADDRESS: 2608 N. Stadium Blvd. Columbia, MO 65202
 STREET CITY STATE ZIP
 E-MAIL ADDRESS: tim@crockettengineering.com

NOTE: It is recommended that the applicant schedule a meeting with city staff prior to the submission of an application. An application will not be considered complete until all required material has been submitted. The Planning and Zoning Commission meeting will not be scheduled until the application is complete. It is the applicant's responsibility to obtain a copy of the agenda, staff report and staff recommendation prior to the scheduled meeting. It is the applicant's responsibility to be familiar with the applicable city land use ordinances and requirements prior to the submission of the application. See attached material for examples and instructions.

SIGNATURE OF OWNER OR AGENT: Debra Shantz Hart, agent
 NOTE: IF NOT SIGNED BY OWNER, AUTHORIZATION OF AGENT MUST ACCOMPANY APPLICATION

RECEIVED
JUN 16 2015
 CITY OF HARRISONVILLE
 CK# 000274
 from Housing Plus, LLC


Attachment: Harrisonville Villas Attachments (2) RZ 8-3-15 (1965 : Public Hearing for a Rezoning Application of Housing Plus, LLC)

DESCRIPTION FOR REZONING 10 ACRES, JEFFERSON PARKWAY
FOR HOUSING PLUS -- JAMES WELBORN TRUST
JOB #150237

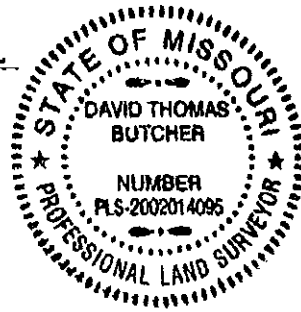
MAY 28, 2015

A TRACTS OF LAND LOCATED IN THE EAST HALF OF SECTION 33, TOWNSHIP 45 NORTH, RANGE 31 WEST, CASS COUNTY, MISSOURI AND BEING PART OF THE TRACT DESCRIBED BY THE DEED RECORDED IN BOOK 3838, PAGE 758 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF SAID SECTION 33, AT THE NORTHEAST CORNER OF THE FINAL PLAT OF COMMUNITY CENTER, RECORDED IN PLAT BOOK 17, PAGE 61; THENCE FROM THE POINT OF BEGINNING AND WITH THE NORTH LINE OF SAID PLAT, N 87°21'30"W, 484.00 FEET; THENCE LEAVING SAID NORTH LINE N 2°01'25"E, 900.00 FEET; THENCE S 87°21'30"E, 484.00 FEET TO THE EAST LINE OF SAID SECTION 33; THENCE WITH THE EAST LINE OF SAID SECTION, S 2°01'25"W, 900.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES.


DAVID T. BUTCHER, PLS-2002014095

5/28/2015
DATE





www.coffeltlandtitle.com

Planning and Zoning Commission

TRACT FOR WHICH REZONING IS REQUESTED:

A tract of land 484 feet by 900 feet out of the land described in Book 3838 at Page 758

Owner:

James C. Welborn Trust and Carol S. Welborn Trust

Prepared For:

Housing Plus, LLC

To whom it may concern:

An examination of the records of the Recorder of Deeds of Cass County, Missouri, indicates that the owners of the property adjacent to and within 200 feet of above-captioned are as listed below. As an accommodation to you, we have provided address as they appear in the County Tax Rolls:

1. James D. Welborn Trust and Carol S. Welborn Trust
P. O. Box 234
Drexel, MO 64742

2. City of Harrisonville
P. O. Box 367
Harrisonville, MO 64701

3. Cass County, Missouri
102 E. Wall St.
Harrisonville, MO 64701

4. Paul E. Wise and Pamela A. Wise
2607 Jefferson Parkway
Harrisonville, MO 64701

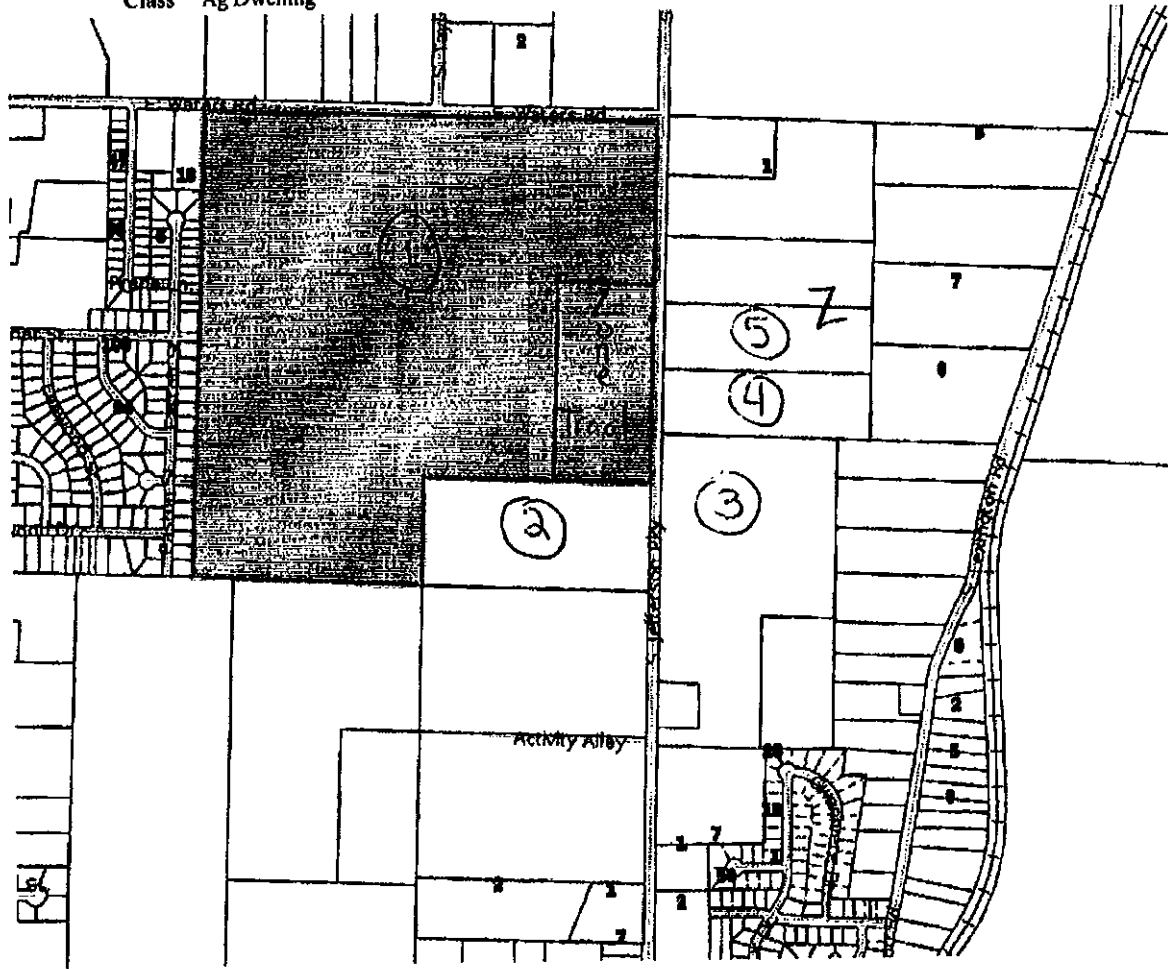
5. Daniel H. Endicott and Renne D. Endicott Trust
P. O. Box 92
Harrisonville, MO 64701

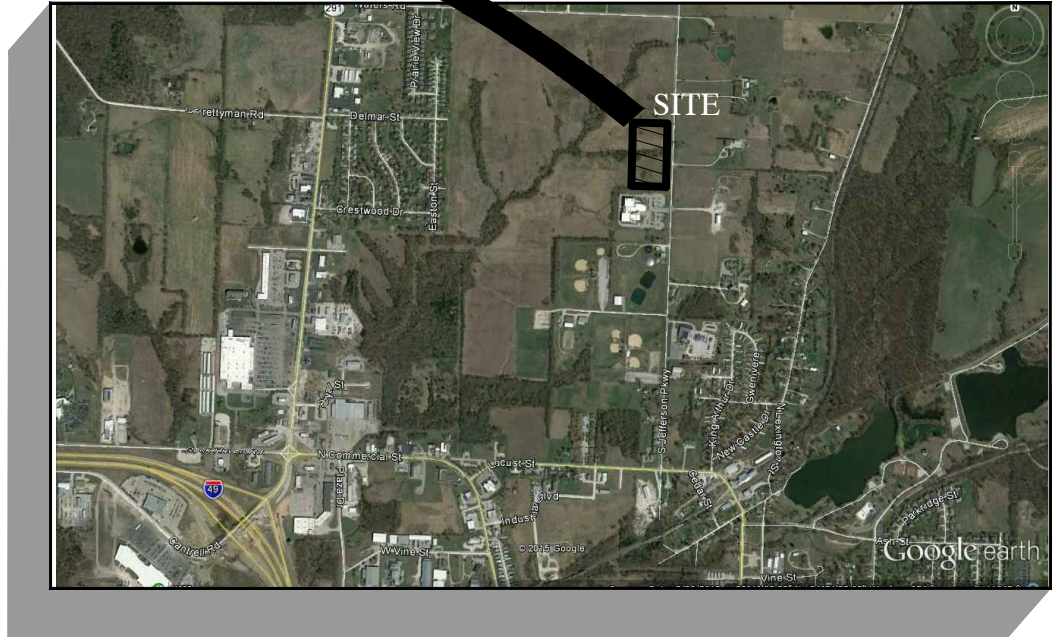
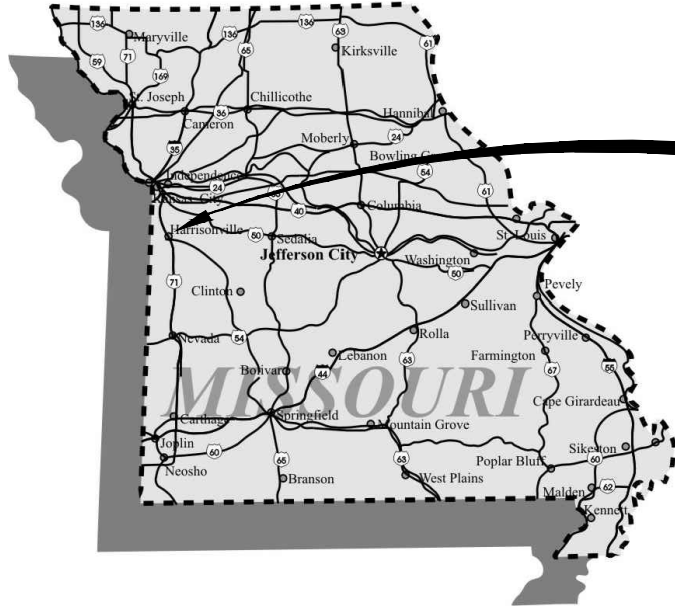
Wesley J. Smith
Zoning Report

15003430

Attachment: Harrisonville Villas Attachments (2) RZ 8-3-15 (1965 : Public Hearing for a Rezoning Application of Housing Plus, LLC)

PIN 08-08-33-000-000-001.000
 Tax ID 1768000
 Appraised Value 27,690
 Acreage 142.4
 Address JEFFERSON PKY
 Owner WELBORN, JAMES D TR ETAL
 Class Ag Dwelling





S. JEFFERSON PARKWAY & TIMBER DR.

GPS WAYPOINT
 N 38° 40' 28"
 W 94° 21' 08"

SITE LOCATION MAP



JULY 2015





S. JEFFERSON PARKWAY

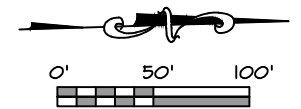
- (12) 2-BR 4-PLEXES W/GARAGES
- (48) TOTAL UNITS
- (1) COMMUNITY BUILDING

PARKING PROVIDED

- (1) SPACE PER UNIT IN GARAGE
- (1) SPACE IN DRIVEWAY
- (5) GUEST SPACES @ COMM. BLDG.

9.5 ACRES ±

SITE PLAN



JULY 2015



HARRISONVILLE SENIOR VILLAS

Harrisonville, Missouri





4-PLEX BUILDING PLAN

SCALE: 1/16" = 1'-0"

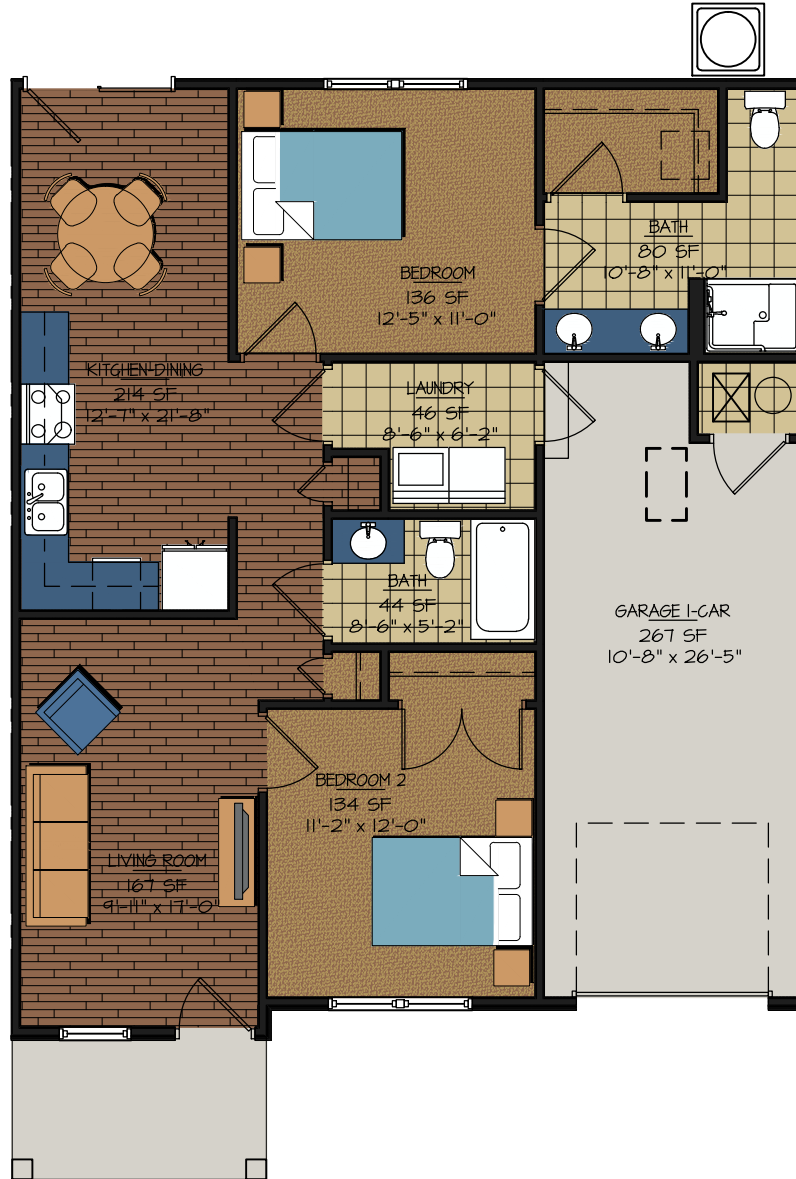
JULY 2015



HARRISONVILLE SENIOR VILLAS

Harrisonville, Missouri

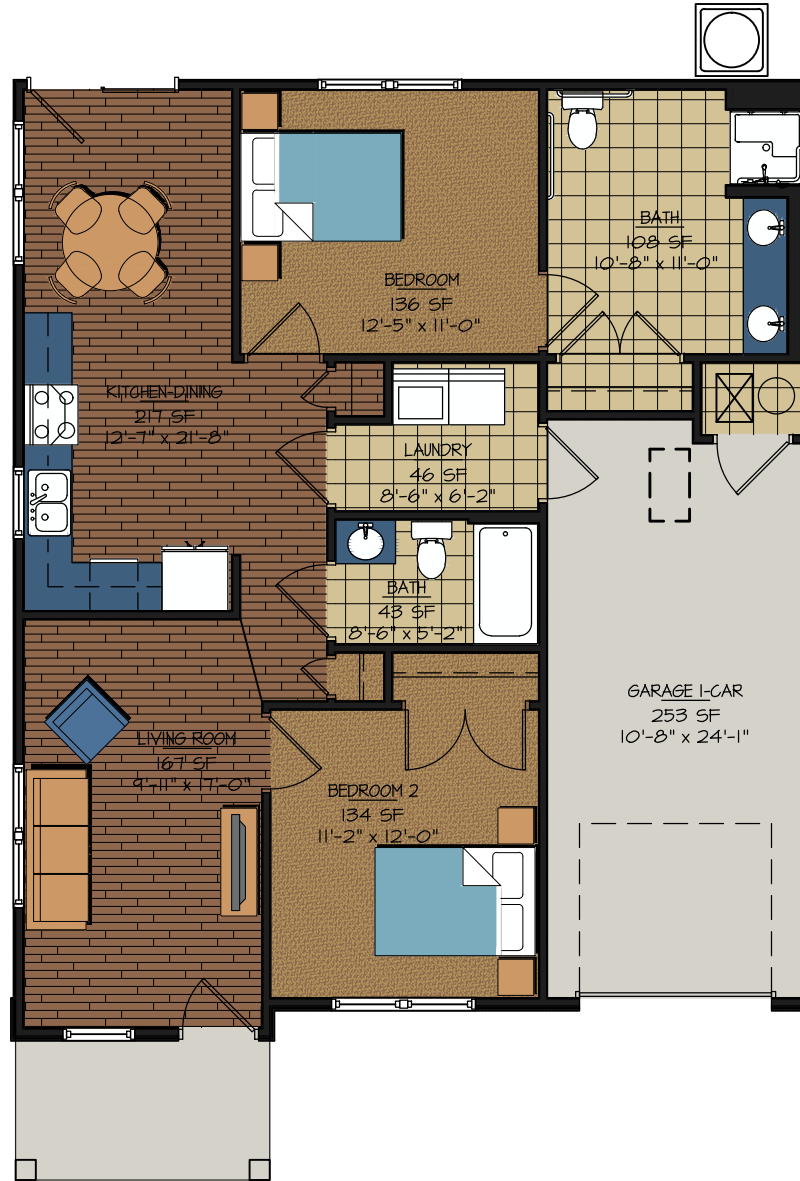




TYPICAL 2-BR UNIT

993 SF HEATED
 310 SF GARAGE
 1303 SF TOTAL
 MEASURED OUTSIDE OF
 STUD WALL AND
 CENTERLINE OF PARTY
 WALL
 SCALE: 1/8" = 1'-0"

JULY 2015



ACCESSIBLE 2-BR UNIT

1,007 SF HEATED
 296 SF GARAGE
 1303 SF TOTAL
 MEASURED OUTSIDE OF
 STUD WALL AND
 CENTERLINE OF PARTY
 WALL
 SCALE: 1/8" = 1'-0"

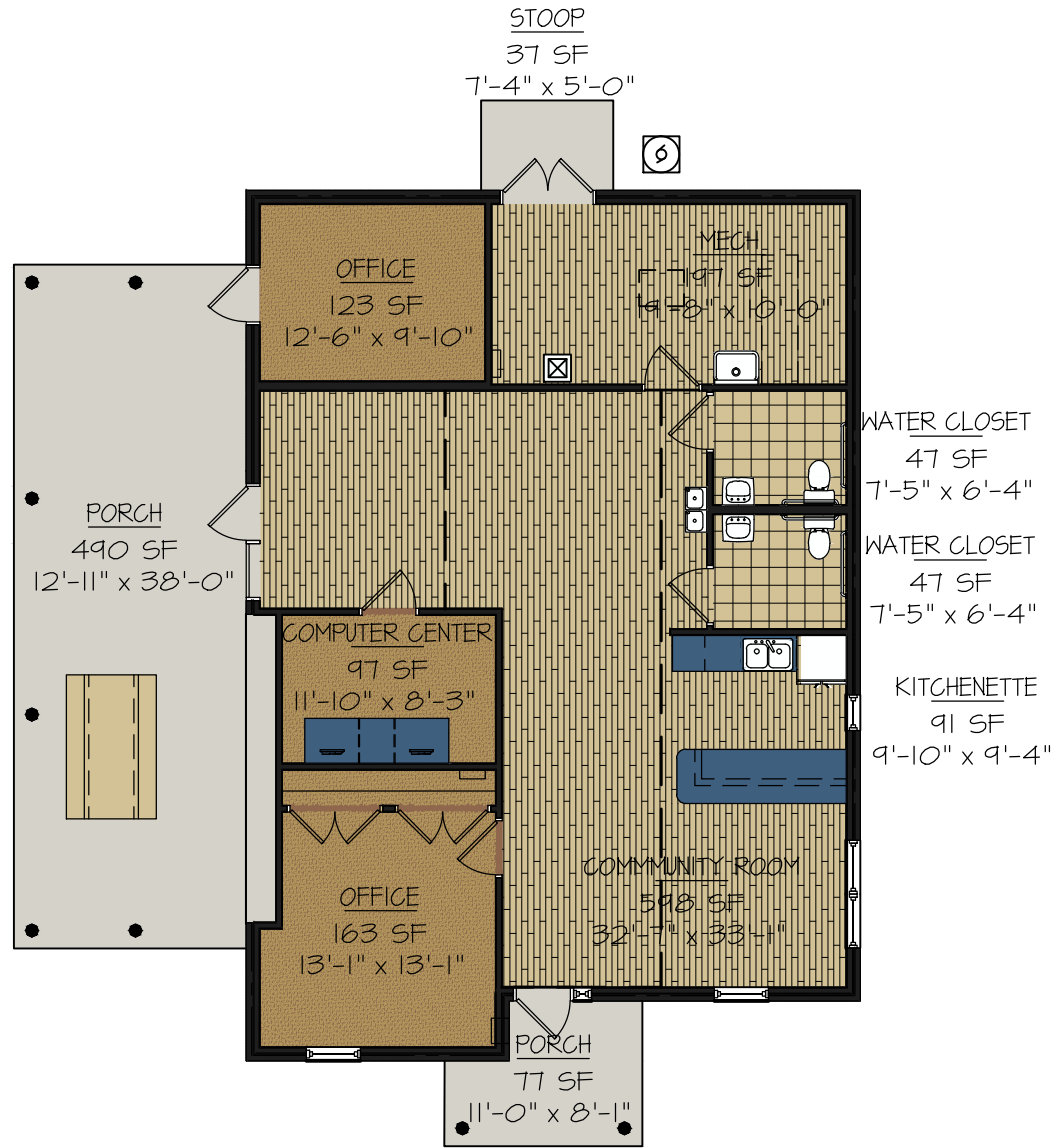
JULY 2015



HARRISONVILLE SENIOR VILLAS

Harrisonville, Missouri





COMMUNITY BUILDING

SCALE: 3/32" = 1'-0"

JULY 2015



4-PLEX BUILDING ELEVATION

JULY 2015



COMMUNITY BUILDING ELEVATION

JULY 2015



Housing Plus, LLC is a Missouri based affordable housing development company specializing in tax credit financed single-family and multi-family development with supportive services.

Housing Plus, LLC is a woman owned business enterprise (WBE) which was formed by Becky Selle and Debra Hart. In collaboration with civic leaders, public and private financial partners and non-profit agencies, Housing Plus is dedicated to **improving the viability of communities in Missouri** through the development of well-designed and professionally-managed affordable housing. Housing Plus listens to community stakeholders and civic leaders and responds to their varied interests. In partnership with well-established local non-profit agencies, **Housing Plus delivers quality affordable housing** to work force, special needs and senior households.

THE TEAM

DEBRA SHANTZ HART

Hart is a graduate of Missouri State University (B.S. Economics 1984) and University of Missouri-Columbia (J.D. 1988). She has practiced law for over twenty years representing clients in the areas of real estate development, real estate finance and business law. She served as Vice-President and General Counsel for John Q Hammons Hotels for thirteen years. She has been doing affordable housing development since 2008. She has worked to create strategic partnerships with nonprofit organizations already entrenched in the community to provide services and resources that improve tenants lives and provide essential support services necessary to break the cycle of poverty.

BECKY SELLE

Selle is a graduate of Drury University (B.A. Accounting/Masters of Business Administration) and a Certified Public Accountant. She has dedicated her career to providing families with more than just a roof over their head. Her focus is on energy efficient, high quality developments that provide support services and are financially stable. Prior to starting Housing Plus with Hart, Selle served as Controller and Development Director for an affordable housing developer and management company in Missouri that developed over 350 units during her tenure and managed a 700 unit portfolio. From development through compliance, Selle has the broad based experience needed to bring a project to completion and ensure its success throughout compliance.



DEVELOPMENTS

FULBRIGHT SPRINGS I AND II

Seventy-one single-family homes and a community building located just north of the Springfield, Missouri city limits. Community Partnership of the Ozarks has partnered to provide an on-site resource coordinator and provide educational opportunities for our tenants.

HIGHLAND RIDGE SENIOR

Fifty senior duplex units located in Nixa, Missouri. This development is the essence of what affordable housing should be delivering - exceptional quality at rental rates that are more attractive than virtually all other "affordable" developments.

HOPE COTTAGES

Thirty-two scattered site single-family homes located in Joplin, Missouri. This development was designed to provide replacement affordable housing after the devastating EF5 tornado in May, 2011.

WEBSTER GROVES

Thirty single-family homes located in West Plains, Missouri. This development is the first affordable single-family development in West Plains and is located in close proximity to service amenities and the West Plains' elementary and high school. Construction will begin in 2013.

BEACON VILLAGE

Housing Plus is serving as a development consultant to The Kitchen, Inc to develop forty-four units of affordable housing in Springfield, Missouri. Approximately one-half of the units will house formerly homeless individuals and families. The Kitchen, Inc. will provide case management services.

REFERRALS

Troy Bolander, Joplin Assistant City Manager: **417.624.0820**

Roseann Bentley, Greene County Commissioner: **417.868.4112**

Janet Dankert, Director, Community Partnership of the Ozarks: **417.888.2020**

Rorie Orgeron, Executive Director, The Kitchen, Inc.: **417.837.1500**





TO: Board of Aldermen
FROM: Rick Deluca, Director
DATE: July 29, 2015
SUBJECT: An Ordinance to Approve the Rezoning Application of Housing Plus, LLC

Type of Item: *Approval*

Council Bill No. 062

Ordinance No.

An Ordinance to Approve the Rezoning Application of Housing Plus, LLC for property generally located 1,700 feet South of the Waters Road and Jefferson Parkway Intersection from “R-1” Single Family Residential District to “R-3” Cluster or Garden Apartment District

WHEREAS, the Planning and Zoning Commission of the City of Harrisonville, Missouri, held a public hearing on July 16, 2015, in regard to the rezoning application of Housing Plus, LLC, to rezone the hereinafter described property; and

WHEREAS, the Planning and Zoning Commission on July 16, 2015, recommended approval of the rezoning contingent upon staff recommendations; and

WHEREAS, the Board of Aldermen of the City of Harrisonville, Missouri, held a public hearing; and after considering the property to be rezoned and the surrounding properties, and for the purpose of promoting the public health, safety, morals and considering the general welfare of the community, it is determined that the hereinafter described property should be rezoned.

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

Section 1: That the Board of Aldermen of the City of Harrisonville, Missouri, hereby finds and declares that the following described property shall be rezoned from “R-1” Single Family Residential District to “R-3” Cluster or Garden Apartment District.

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 33, TOWNSHIP 45 NORTH, RANGE 31 WEST, CASS COUNTY, MISSOURI AND BEING PART OF THE TRACT DESCRIBED BY THE DEED RECORDED IN BOOK 3838, PAGE 758 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF SAID SECTION 33, AT THE NORTHEAST CORNER OF THE FINAL PLAT OF COMMUNITY CENTER, RECORDED IN PLAT BOOK 17, PAGE 61; THENCE FROM THE POINT OF BEGINNING AND WITH THE NORTH LINE OF SAID PLAT, N 87°21’30”W, 484.00 FEET; THENCE LEAVING SAID NORTH LINE N 2°01’25”E, 900.00 FEET; THENCE S 87°21’30”E, 484.00 FEET TO THE EAST LINE OF SAID SECTION 33; THENCE WITH

THE EAST LINE OF SAID SECTION, S 2°01'25"W, 900.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES.

Section 2: That this amendment to the zoning map is made with the following stipulations.

- Compliance with the improvements and standards as outlined in Harrisonville's land use and development regulations.
- The density on the site shall not exceed 5.5 units per acre.
- The site shall be developed in accordance with an approved site development plan.
- One (1 inch caliper) tree per living unit shall be established for screening and aesthetic purposes.
- Provisions for a sidewalk connection between the development and the community center be made during the development process.

Section 3: That the official zoning map of the City of Harrisonville shall be amended to reflect such change in zoning.

Section 4: That this ordinance shall be effective immediately upon its passage and approval.

Vote taken as follows:

AYES:

NAYS:

ABSENT:

ABSTAIN:

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 3RD DAY OF AUGUST 2015 AND WAS READ FOR A SECOND TIME, AS AMENDED, BY TITLE ONLY ON THE 3RD DAY OF AUGUST 2015 AND PASSED BY THE BOARD OF ALDERMEN THIS 3RD DAY OF AUGUST 2015.

Brian Hasek, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Kim Hubbard, City Clerk

APPROVED by the Mayor this 3rd day of August 2015.



TO: Board of Aldermen
FROM: Rick Deluca, Director
DATE: July 29, 2015
SUBJECT: A Resolution Supporting Harrisonville Villas by Housing Plus, LLC

Type of Item: *Approval*

Issue:

Request for support for MHDC application - Letter of Support.

Background:

The developer has provided a development narrative and a conceptual plan (see attached). Please note that if the Board chooses to endorse this project, modifications will be necessary to the layout of the development (conceptual plan).

The Applicant has requested approval of the rezoning application - “R-1” Single Family Residential to “R-3” Cluster or Garden Apartment District. Approximately 10 acres would be developed with residential 4-plexes.

Attachments

Resolution of Support

Development Narrative

Location Map

Conceptual Plan

Council Bill No. 063

Resolution No.

**A Resolution Supporting a Proposed Development to be called Harrisonville Villas
by Housing Plus, LLC to be located at Jefferson Parkway and Timber Drive**

WHEREAS, Housing Plus, LLC, is proposing to develop (48) units of senior housing for seniors living on moderate to low fixed incomes; and

WHEREAS, the Federal and State tax credits and financing available through the Missouri Housing Development Commission and Missouri Department of Economic Development will provide the financial resources to construct the apartments, and

WHEREAS, the financing available through the Missouri Housing Development Commission and the Missouri Department of Economic Development is a limited and competitive resource, and

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

1. The City of Harrisonville recognizes the need for the affordable senior housing.
2. The City of Harrisonville supports Housing Plus, LLC in their endeavor to design and construct forty-eight (48) living units for the exclusive use of seniors.
3. That the Harrisonville Board of Aldermen authorizes the Mayor to submit a letter of support for Housing Plus, LLC to the Missouri Development Commission.

Passed and approved on this 3rd day of August 2015, and approved by the Board of Aldermen and the Mayor of the City of Harrisonville, Missouri this 3rd day of August 2015.

Brian Hasek, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Kim Hubbard, City Clerk

SET MY HAND AND SEAL this 3rd day of August, 2015.



Harrisonville Villa's – Project Location

Attachment: Harrisonville Villas Resolution of Support Attachments 2015 8-3-15 (1964 : A Resolution Supporting Harrisonville Villas by

Harrisonville Senior Villas



Attachment: Harrisonville Villas Resolution of Support Attachments 2015 8-3-15 (1964 : A Resolution Supporting Harrisonville Villas by

Housing Plus, LLC

Housing Plus, LLC was formed by Debra Shantz Hart and Becky Selle for the purpose of developing single family and low density multi-family affordable housing in Missouri with an emphasis on providing high quality, energy efficient properties to serve moderate income families.

Hart, an attorney and Selle, a Certified Public Accountant began their partnership in 2008 and have completed over 200 units of affordable housing in out state Missouri. Our projects include single family homes, low-density multi-family developments for both seniors and families. We have completed projects in Springfield, Nixa, Joplin, West Plains, Rolla (under construction) and Muskogee, OK (under construction).

Hart and Selle are committed to the ideal that seniors of all income levels are entitled to safe, clean, affordable housing. The lack of affordable housing is a significant hardship for low-income seniors preventing them from meeting their other basic needs, such as nutrition and healthcare. Through the low income housing tax credit administered by the Missouri Housing Development Commission we are able to offer families housing and more importantly life changing opportunities through service enrichment programs.

Creating a sense of pride for our residents about where they live is extremely important to us. We strive to work closely with the communities in which we develop, including trying to obtain input from the community and its public officials as to the nature of the community's needs before we plan our developments. We endeavor to utilize sustainable building techniques and materials to produce quality, healthy, energy efficient affordable housing.

Our product

We propose up to build forty-eight senior villas. Each villa is designed with 2 bedrooms, 1 bathroom and attached 1 car garages with ample storage, approximately 1000 square feet. The homes are designed and will be built utilizing green building standards that will enhance the occupant's health and most importantly translate in to low cost utilities. The proposed rent for the villas will be **FOUR HUNDRED SEVENTY-FIVE TO FIVE HUNDRED (\$475-500) Dollars per month**. This rental amount is significantly lower than other market rate units.

The design of our homes, each with a front porch was done intentionally to create a "front porch" community that encourages the development of a neighborhood. While affordable, our homes are designed and constructed with interior finishes that are both attractive and durable.

Because a picture is worth a thousand words, here are some more pictures of some villas just completed in Springfield. Cement siding with stone accents and front porches to create a true craftsman style.



Interior of living areas





Our 48 unit development represents over \$7,000,000 in new construction in the Harrisonville Community. Not only will the development provide quality affordable housing but also additionally it will provide a substantial economic development for Harrisonville. As a company we strive to use local subcontractors when possible and source materials locally to assure that the community receives the economic benefit of our housing development.

We are asking the City of Harrisonville to endorse our development by passing a city resolution in support of our development application to the Missouri Housing Development Commission (MHDC) and to further write letters of support for our project.

Frequently asked questions:

What are tenant requirements?

Tenants must meet income guidelines and in addition must

- pass criminal background check
- complete a credit check
- must not have any unauthorized tenants living with them
- sign a lease that allows management company right to terminate for any criminal activity
- agree to property inspections

Who inspects property and how often?

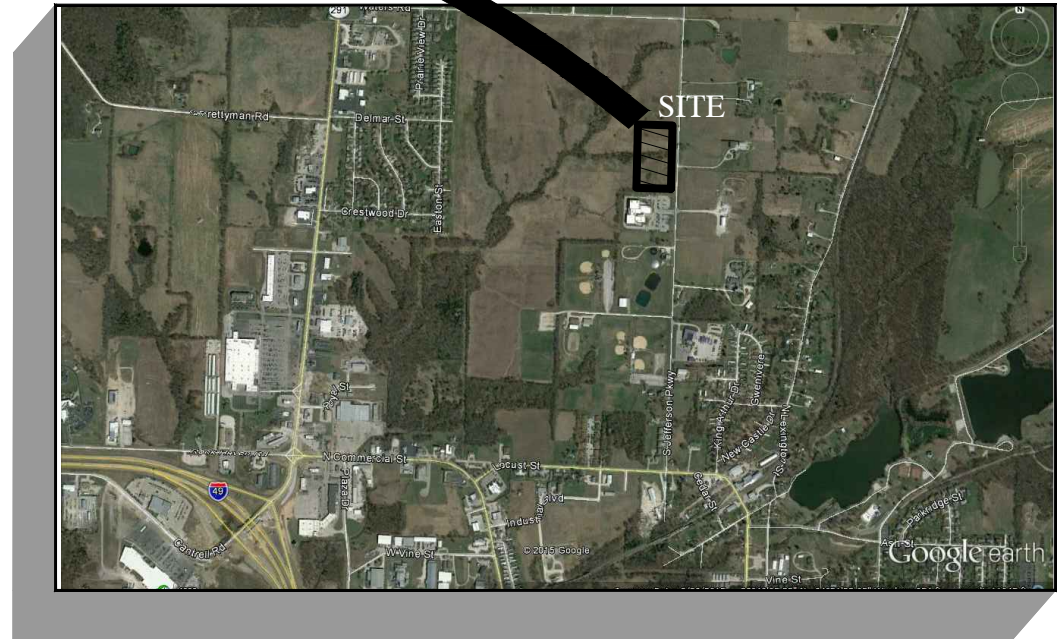
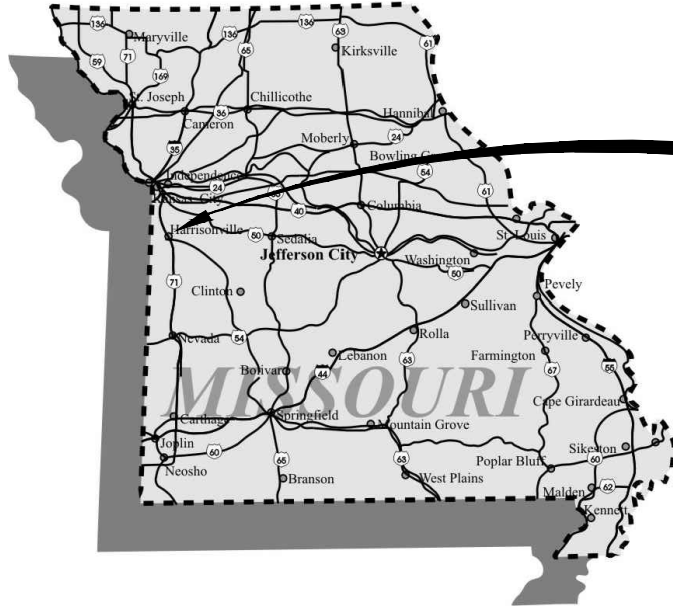
Properties are inspected monthly by management company and at least bi-annually by tax credit investor and MHDC

How are properties maintained?

MHDC requires money to be set aside as a cash reserve for capital repair and replacement. MHDC controls this money to assure that the property is well maintained

What happens if a tenant's income increases after they move in?

Tenants must only income qualify one time. After a tenant qualifies to occupy a home the tenant must still provide income records but tenants are not required to move out if their income increases.



S. JEFFERSON PARKWAY & TIMBER DR.

GPS WAYPOINT

N 38° 40' 28"

W 94° 21' 08"

SITE LOCATION MAP



JULY 2015



HARRISONVILLE SENIOR VILLAS

Harrisonville, Missouri





S. JEFFERSON PARKWAY

SITE PLAN

- (12) 2-BR 4-PLEXES W/GARAGES
- (48) TOTAL UNITS
- (1) COMMUNITY BUILDING

- PARKING PROVIDED
- (1) SPACE PER UNIT IN GARAGE
 - (1) SPACE IN DRIVEWAY
 - (5) GUEST SPACES @ COMM. BLDG.

9.5 ACRES ±

JULY 2015



HARRISONVILLE SENIOR VILLAS

Harrisonville, Missouri





4-PLEX BUILDING PLAN

SCALE: 1/16" = 1'-0"

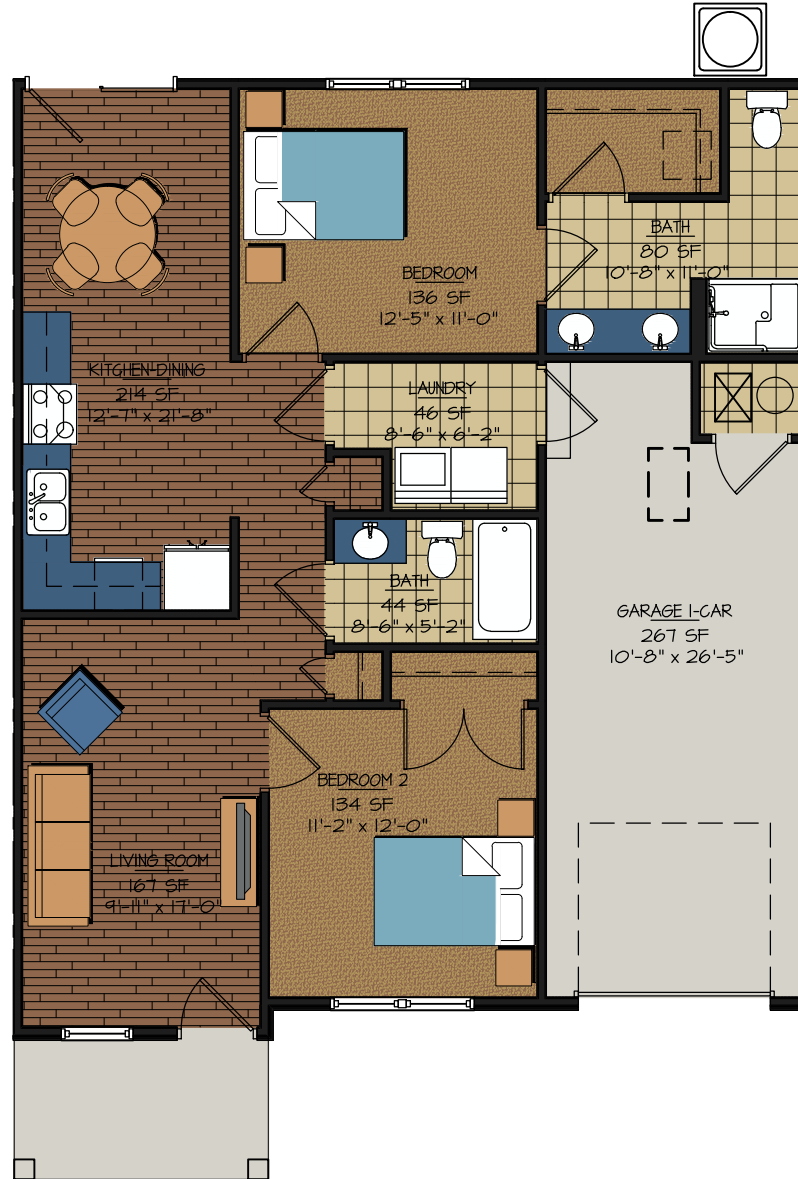
JULY 2015



HARRISONVILLE SENIOR VILLAS

Harrisonville, Missouri



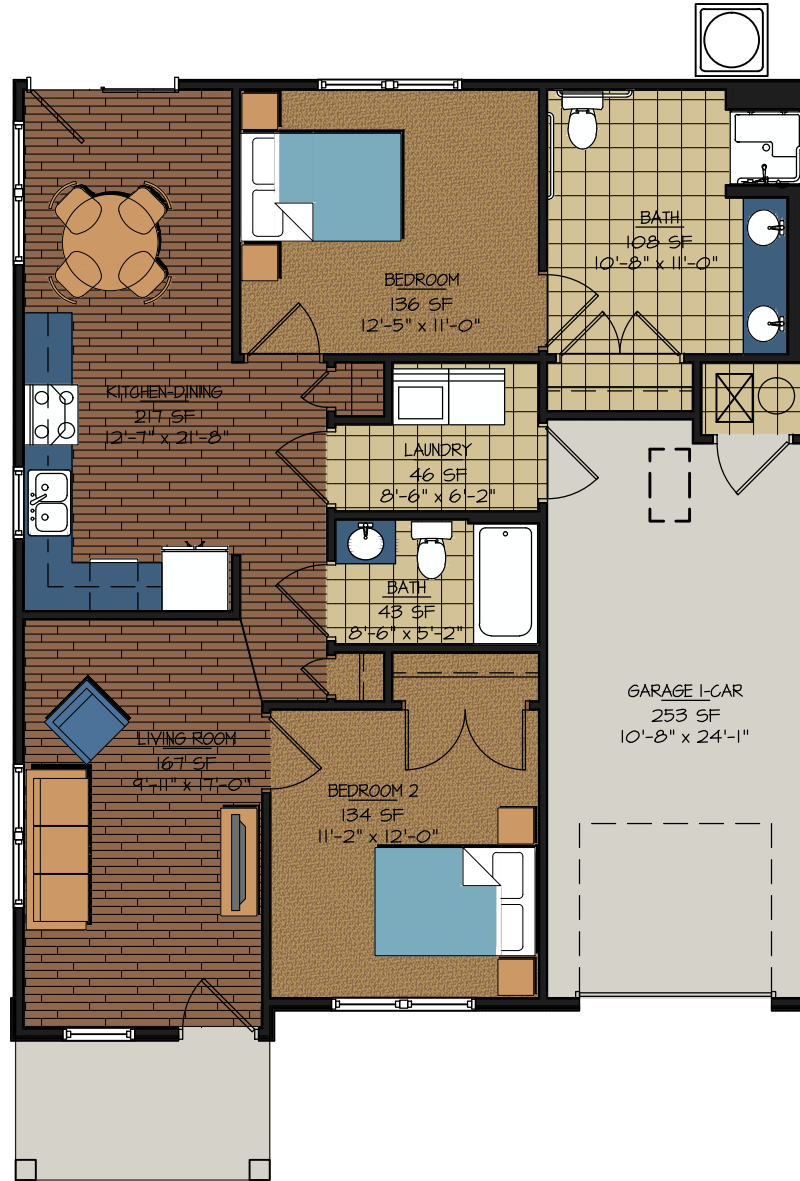


TYPICAL 2-BR UNIT

993 SF HEATED
 310 SF GARAGE
 1303 SF TOTAL
 MEASURED OUTSIDE OF
 STUD WALL AND
 CENTERLINE OF PARTY
 WALL

SCALE: 1/8" = 1'-0"

JULY 2015



ACCESSIBLE 2-BR UNIT

1,007 SF HEATED
 296 SF GARAGE
 1303 SF TOTAL
 MEASURED OUTSIDE OF
 STUD WALL AND
 CENTERLINE OF PARTY
 WALL
 SCALE: 1/8" = 1'-0"

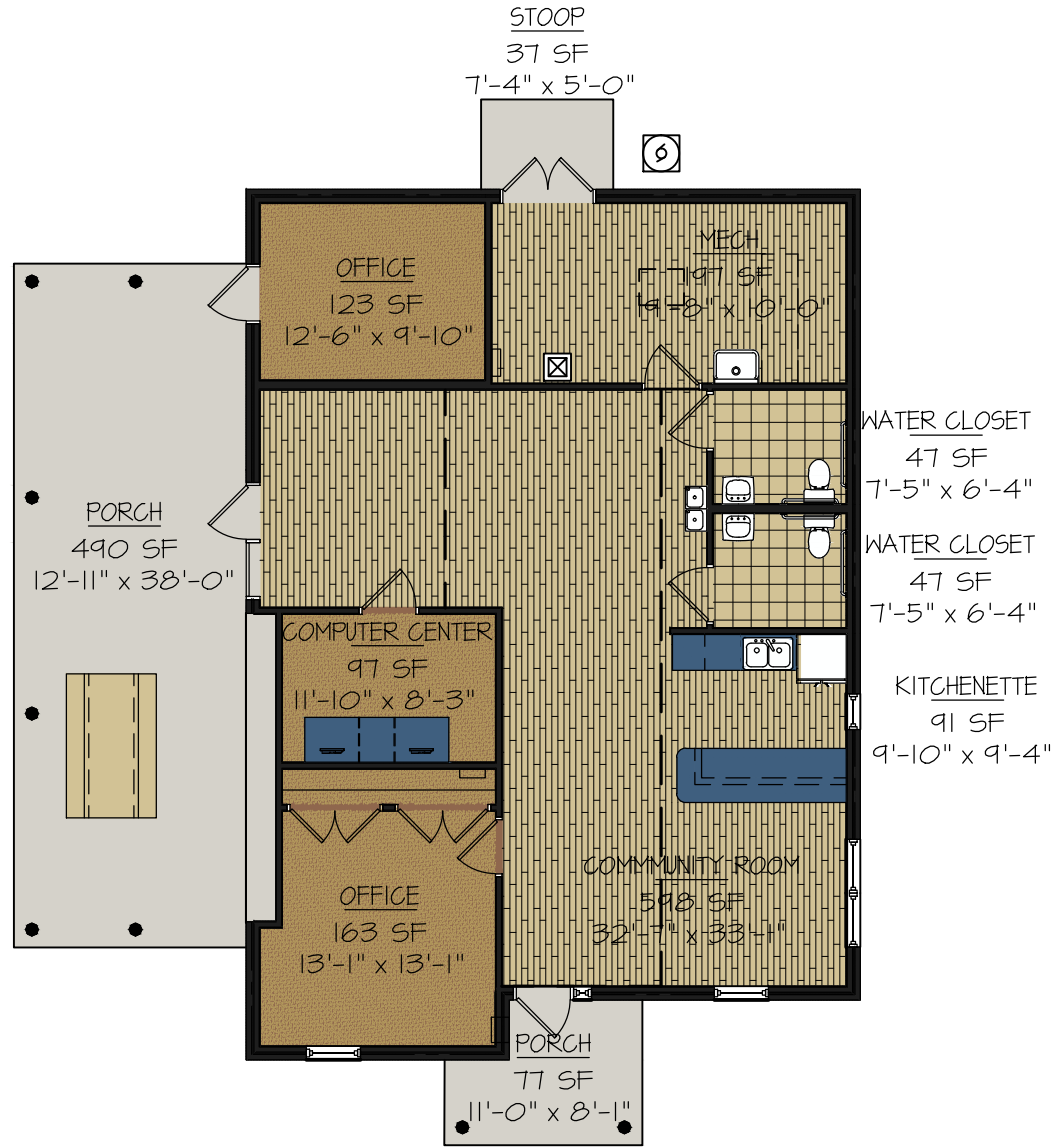
JULY 2015



HARRISONVILLE SENIOR VILLAS

Harrisonville, Missouri





COMMUNITY BUILDING

SCALE: 3/32" = 1'-0"

JULY 2015



4-PLEX BUILDING ELEVATION

JULY 2015



COMMUNITY BUILDING ELEVATION

JULY 2015



TO: Board of Aldermen
FROM: Rick Deluca, Director
DATE: July 29, 2015
SUBJECT: An Ordinance to Accept the Final Plat of Ministerial Alliance, Lot 1

Type of Item: *Approval*

Issue: Approval of Final Plat

Background:

Request: Approval of Ministerial Alliance, Lot 1 Final Plat

Location: SE Corner of Sanders & South Commercial Street

Applicant: Ministerial Alliance

Owner: Ministerial Alliance

Engineer/Surveyor: Bowers Survey and Engineering

Existing Zoning: "C-2" Service Business District

Acres: 0.93 acres +/-

Number of Lots: 1 lot

The majority of this property is a replat of Harvey's subdivision. A small portion of the property (SW side) has not yet been platted. No infrastructure is necessary. Since this property is less than 5 acres and is a single lot, it qualifies for a small subdivision procedure. Therefore, no preliminary plat is required. Several existing structures are present on this site. All of the structures are presently non-conforming with regards to setbacks.

Options:

The Board may:

- Approve the request for plat approval.
- Conditionally approve the application for plat approval.
- Deny the request for plat approval.

Recommendations: (July 16, 2015)

Planning and Zoning Commission:

Approval contingent upon the dedication of 5 feet of right-of-way along South Commercial Street.

Staff Recommendation:

Approval contingent upon the dedication of 5 feet of right-of-way along South Commercial Street.

Council Bill No. 064

Ordinance No.

An Ordinance to Accept the Final Plat of Ministerial Alliance, Lot 1, a Subdivision of Land in the City of Harrisonville, Missouri, Being a Re-Plat of Lots 58, 59, 60 and 61 of the Re-Survey of Part of Harvey's Addition in the City of Harrisonville, Missouri and Part of the West Half of Lot 2 of the Northwest Quarter of Section 4, Township 44 North, Range 31 West, in the City of Harrisonville, Cass County, Missouri

WHEREAS, the Planning and Zoning Commission on July 16, 2015 recommended approval of the final plat; and

WHEREAS, after considering the property for the purpose of promoting the public health, safety, morals and considering the general welfare of the community, it is determined that this final plat be approved contingent upon staff recommendations.

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

Section 1. That the final plat and dedication of easements of the City of Harrisonville for Ministerial Alliance, Lot 1, as shown by the plat filed with the City Clerk of the City of Harrisonville, is hereby accepted and approved.

Section 2. That the final plat comprises the following described real estate in Cass County, Missouri, to wit:

All that part of the tracts of land described in Book 1919, Page 115, Book 2002, Page 87 and Book 3086, Page 410, described as follows: Lots 58, 59, 60 & 61 of the resurvey of part of Harvey's Subdivision, a subdivision of land in the City of Harrisonville, Cass County, Missouri, as previously platted and recorded; and part of the West half of Lot 2 of the Northwest Quarter of Section 4, Township 44, Range 31, Cass County, Missouri, described as beginning at the South and Easterly most corner of Lot 58, resurvey of part of Harvey's Subdivision, aforesaid, run thence South 45°25'00" West, 101.23 feet to a point on the Northeasterly right-of-way line of Commercial Street as now located; thence North 46°36'30" West, along said right-of-way line, 95.00 feet; thence North 15°07'00" West, along said right-of-way line, 28.70 feet to the point of intersection of the Northeasterly right-of-way line of Commercial Street and the Southeasterly right-of-way line of Sanders Avenue as now located; thence North 45°25'00" East, along said right-of-way line, 86.11 feet to the South and Westerly most corner of Lot 58 in said Resurvey of Harvey's Subdivision; thence South

46°40'00" East, along the Southwesterly line of said Lot 58, 120.00 feet to the point of beginning. Subject to any existing easements or rights-of-way.

Section 3. *Effective Date.* That this ordinance shall become effective immediately upon its passage and approval.

Section 4. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Vote taken as follows:

AYES:

NAYS:

ABSENT:

ABSTAIN:

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 3RD DAY OF AUGUST 2015 AND WAS READ FOR A SECOND TIME, AS AMENDED, BY TITLE ONLY ON THE 3RD DAY OF AUGUST 2015 AND PASSED BY THE BOARD OF ALDERMEN THIS 3RD DAY OF AUGUST 2015.

Brian Hasek, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Kim Hubbard, City Clerk

APPROVED by the Mayor this 3rd day of August 2015.



MINISTERIAL ALLIANCE SITE
South Commercial & Sanders



TO: Board of Aldermen
FROM: Sheryl Stanley, Deputy City Clerk
DATE: July 29, 2015
SUBJECT: Conflict of Interest Ordinance

Type of Item: *Policy*

This bill concerns a routine matter that is taken up by the Board of Aldermen on a biennial basis.

The current Conflict of Interest Ordinance, Ordinance 3242, was adopted in 2013 and will expire this year. If the board wishes to keep this policy in effect, a new ordinance must be adopted at an open meeting prior to September 15th and a certified copy sent to the Missouri Ethics Commission within 10 days of its adoption.

If the ordinance is not re-adopted, all elected, appointed, and decision making personnel, as well as candidates for public office, are required to file a Personal Financial Disclosure statement each year.

There has been no change to the language of this ordinance.

Council Bill No. 065

Ordinance No.

An Ordinance to Repeal Ordinance 3242 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 3172, approved by the Board of Aldermen August 1, 2011, 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.

Vote taken as follows:

Ayes:

Nays:

Absent:

Abstain:

Read two times by title only on August 3, 2015, and passed by the Board of Aldermen of the City of Harrisonville, Missouri, and approved by the Mayor this 3rd day of August 2015

Brian Hasek, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Kim Hubbard, City Clerk

APPROVED by the Mayor this 3rd day of August 2015



City of
Harrisonville^{est. 1836}
STAFF REPORT

TO: Board of Aldermen
FROM: Mike Tholen, Director
DATE: July 30, 2015
SUBJECT: Mid-year Budget Amendment 2015

Type of Item: *Budget*

Following the close of the 2nd quarter of the City's fiscal year on June 30th, the City staff undertakes a review of revenue and expenditures to date, comparing that with the anticipated and appropriated amounts in the budget. This provides us an opportunity to adjust our budget to the ever-changing realities of running the many programs of the City, and also kicks off the preparation of the budget for fiscal year 2016, as well.

GENERAL FUND

In the General Fund most activities are on track, with few significant changes recommended for mid-year. Sales tax revenue is increased, while aviation fuel sales (and purchases) are lower. Overall revenues to the General Fund are projected to increase \$61,225.

On the expenditure side, there are several adjustments reflecting different levels of usages or cost. The largest changes are transfers to the Park and Emergency Services fund balances, in order to zero out the impact of the pooled cash line (refer to auditors report, previously received). Those charges make the overall midyear impact to the general fund a negative \$239,805.

REFUSE FUND

Both the revenue and expenses of the fund are increased due to an increase in usage, with no projected impact on the fund balance.

ELECTRIC FUND

Mid-year in the Electric fund shows some minor increases in revenues and overtime, and changes to the capital plan. Work on the 291 utility relocation Phase 2 project is moved to 2016, and the Fiber Optic project gets its own account number. The proposed adjustment also shows the savings in the North Substation project, which contributes to an overall increase of \$471,447 to the fund balance by the end of the fiscal year.

CWSS FUND

There are some operational changes to the fund at midyear that are self-explanatory and have a net impact of about \$53,000 on the bottom line. The more significant changes come from the timing of the water plant improvement project. In the original 2015 budget, we anticipated getting a good start on the project this year, and receiving SRF funding to offset that. Now we know that the SRF funding

will not be available until next year, so we are reducing the entire amount of \$5,400,000. The 2016 budget will show the proposed SRF funding for the whole project.

On the capital expense side, we are eliminating the entire budget for the water treatment plant upgrade, and replacing it with the component parts, some of which will not begin until next year. The Lake Harrisonville electric line project and the Water Plant filter upgrades (including engineering) are shown in 2015, and are not part of the SRF funding. These are paid from fund balance, which was increased earlier in the year by the sale of the KC water rights. We are also allocating approximately \$1.3 million for the engineering and design of the water plant improvements. We are contracting that this year in order to prepare the plans and specs, bid the project, and complete the SRF process. The engineering costs will be a part of the SRF funding in 2016.

Finally, construction of the 291 utility relocation Phase 2 project is postponed until 2016, Mechanic St. engineering money was restored (we missed carrying it over from a prior year authorization), and funding is provided for small sewer repairs. The net change to the fund is a negative \$1,536,150 at the end of 2015, with most of that recaptured in 2016.

PARK FUND

The Park fund shows some operational adjustments which are offsetting, and the previously discussed transfer from the General Fund, increasing the balance by \$35,300.

SALES TAX

The Sales Tax fund shows increased projected net revenues, as well as the transfers out of those taxes to their destination funds. In addition, we are moving the accumulated debt service and reserve to the debt service fund, and the accumulated excess to the Community Center fund. The result reduces the fund by \$425,500, and increases the destination funds accordingly

AQUATICS FUND

Revenues to this fund have been impacted by poor weather in the early part of the season, which reduced attendance. Other changes are just adjusting the budget to reflect actual activities. The net impact on the fund is a negative \$36,640.

COMMUNITY CENTER

This fund has a variety of adjustments as program participation shifts between activities. The biggest changes in revenue come from insurance reimbursement of storm damage, a decrease in personal training income (and offsetting expenses), increased sales tax income, and the transfer of accumulated balance from the sales tax fund. The significant changes on the expense side relate to the personal training program, repairs and improvements to the HVAC and A/V systems, and deleting the parking lot sealing project. Net impact to the fund is a positive \$102,000.

EMERGENCY SERVICES

This fund shows increased revenue from sales tax, and a transfer from the General fund to zero out the bad debt write-offs from prior years. This was an item of discussion with the auditor at his presentation to the BOA, and he has provided the appropriate adjusting journal entries to the accounting staff for that purpose. This fund shows a positive change of \$320,000.

DEBT SERVICE

The fund is increased by the shifting of \$340,000 from the Sales Tax fund.

I have provided a summary of the funds beginning balances from the 2014 audited financial statements, the total budgeted revenues and expenditures including the proposed midyear adjustments, and the projected 12-31-2015 ending fund balances. These balances will then be the basis for the 2016 fiscal year budget.

Council Bill No. 066

Ordinance No.

AN ORDINANCE AMENDING THE OPERATING BUDGET FOR THE CITY OF HARRISONVILLE, MISSOURI, FOR THE FISCAL YEAR JANUARY 1, 2015, THROUGH DECEMBER 31, 2015.

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

Section 1: That the annual operating budget for the City of Harrisonville, Missouri, for the fiscal year beginning January 1, 2015, and ending on December 31, 2015, a copy of which is appended hereto and made a part hereof, is hereby amended. Maximum amounts to be expended by fund are as follows:

FUND	BUDGETED REVENUE	BUDGETED EXPENSE
GENERAL	7,781,014	9,089,361
PARK	511,400	495,130
SALES TAX	1,673,225	2,099,915
EMERGENCY SERVICES	3,639,180	3,320,230
COMMUNITY CENTER	1,231,205	1,151,010
REFUSE COLLECTION	498,600	498,345
ELECTRIC	12,807,998	14,051,675
WATER/SEWER	6,656,987	7,191,633
DEBT SERVICE	1,163,000	819,315
AQUATIC CENTER	118,900	150,460
	36,081,509	38,867,074

Section 2: That the City Administrator is hereby authorized to amend the line items of the budget as needed, but in no event shall more funds be expended for any particular fund than that authorized by this budget without prior approval of the Board of Aldermen. In addition, any monies set aside for capital outlays shall not be used for any other purposes without prior approval of the Board of Aldermen.

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

Vote taken as follows:

Ayes:

Nays:

Absent:

Abstain:

Read two times by title only on the 3rd day of August, 2015, and passed by the Board of Aldermen this 3rd day of August, 2015.

Brian Hasek, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Kim Hubbard, City Clerk

APPROVED by the Mayor this 3rd day of August, 2015.

2015 Budget

Midyear adjustments

GENERAL

01-5022	\$61,125	increase sales tax net amount
01-5027	\$5,500	increase Pub Safety sales tax amount
01-5150	\$7,000	increase road and bridge fund monies
01-5340	(\$20,000)	lower aviation fuel sales
01-5510	\$74,760	move SRO funding
01-5530	\$7,600	Animal Control donations
01-5626	(\$74,760)	move SRO funding
	\$61,225	

01-6-0215-0504	\$4,930	Council Chambers HVAC replace
01-6-0230-0216	\$2,000	increase online usage
01-6-0310-0216	\$3,000	increased cleaning cost
01-6-0310-0504	(\$4,500)	Sally port roof completed in 2014
01-6-0311-0102	(\$15,000)	decrease parttime
01-6-0311-0203	\$6,000	employee advertising and testing
01-6-0311-0302	(\$20,000)	fuel savings
01-6-0311-0304	\$4,000	additional uniforms (new officers, VIPS)
01-6-0312-0302	(\$1,700)	fuel savings
01-6-0717-0210	(\$3,000)	reduce maintenance
01-6-0717-0211	\$3,000	increase equipment maintenance
01-6-0717-0340	(\$20,000)	reduce aviation fuel purchase
01-6-0816-0402	\$35,300	transfer to Park Fund
01-6-0718-0302	\$307,000	transfer to Emergency Services
	\$301,030	

-239,805

REFUSE

05-5324	\$2,000	increase in collections
	\$2,000	
05-5-0103-0221	\$2,000	increase in collections
	\$2,000	

0

ELECTRIC

07-5317	\$7,500	connection fees
07-5308	\$26,000	2014 pole attachment fees
07-5510	\$13,018	Independence P&L mutual aid
	\$46,518	
07-6-0721-0103	\$10,071	Independence P&L mutual aid
07-6-0721-0503	(\$235,000)	move 291 construction to 2016 budget
07-6-0990-4015	(\$270,000)	Fiber Optic project
07-6-0990-4017	\$270,000	Fiber Optic project
07-6-0990-4013	(\$200,000)	savings on N. Substation Transformer rebuild
	(\$424,929)	

471,447

Attachment: 2015 Mid Year Budget Amendments- Detail (1973 : Mid-year Budget Amendment 2015)

2015 Budget

Midyear adjustments

CWSS

08-5320	\$35,000	Sewer hauled waste income
08-5637	(\$5,400,000)	SRF proceeds
	<u>(\$5,365,000)</u>	

08-6-0720-0216	\$5,000	Lake H'ville survey expense
08-6-0720-0303	(\$35,000)	reduce water treatment chemicals
08-6-0721-0216	\$12,000	Redzone sewer video
08-6-0728-0201	\$48,000	WWTP utilities
08-6-0728-0211	\$28,750	pump and equipment repairs
08-6-0728-0216	\$30,000	add'l sludge hauling
08-9-0931-3059	\$250,000	Lake Harrisonville electric crossing
08-9-0931-3048	(\$5,766,100)	planned for 2016
08-6-0931-3058	\$623,500	Water Plant Filter Upgrades
08-6-0931-3056	(\$360,000)	291 water relocation moved to 2016
08-6-0932-3052	\$10,000	Lehman C/O and point repair
08-6-0933-3035	\$1,298,000	Water Plant engineering
08-6-0990-3052	\$27,000	MoDOT Mechanic St engineering
	<u>(\$3,828,850)</u>	

-1,536,150

PARK

11-5418	\$5,000	increase softball revenues
11-5930	\$35,300	transfer from General Fund
	<u>\$40,300</u>	

11-6-1125-0102	\$786	increase field prep
11-6-1125-0216	\$1,714	increase participation in programs
11-6-1125-0310	\$2,000	increase softball supplies
11-6-1125-0320	\$500	increase concession sales
	<u>\$5,000</u>	

35,300

SALES TAX

12-5022	\$30,000	increase sales tax -Park
12-5027	\$7,000	increase sales tax - Law
12-5028	\$13,000	increase sales tax - Emergency
	<u>\$50,000</u>	

12-6-0103-0402	\$85,500	transfer sales tax - 2014 balance to HCC
12-6-0103-0402	\$340,000	transfer sales tax - Debt Service
12-6-0103-0402	\$30,000	transfer sales tax - HCC
12-6-0103-0402	\$7,000	transfer sales tax - Law
12-6-0103-0402	\$13,000	transfer sales tax - Emergency
	<u>\$475,500</u>	

-425,500

Attachment: 2015 Mid Year Budget Amendments- Detail (1973 : Mid-year Budget Amendment 2015)

2015 Budget

Midyear adjustments

AQUATICS

13-5333	(\$17,390)	reduction in daily use revenue
13-5336	(\$9,000)	reduction in season pass sales
13-5510	(\$4,500)	reduced concession sales
	(\$30,890)	

13-6-1124-0102	(\$5,000)	reduced hours
13-6-1124-0103	\$100	increased overtime expense
13-6-1124-0210	\$3,000	concrete, plumbing repairs
13-6-1124-0216	(\$1,000)	lower coach fees
13-6-1124-0303	\$1,000	chemical usage
13-6-1124-0304	\$2,800	swm team suits
13-6-1124-0307	\$300	increased startup costs
13-6-1124-0310	\$1,800	swim team expenses
13-6-1124-0320	\$1,500	increase concession expense
13-6-1124-0504	\$1,250	laptop for swim team
	\$5,750	

-36,640

COMMUNITY CENTER

15-5350	\$5,000	increase day passes
15-5417	\$1,100	increase 5-on5 basketball
15-5418	(\$9,500)	decrease in program participation
15-5419	(\$1,200)	decrease dodgeball
15-5420	(\$1,400)	reduced participation
15-5421	(\$5,430)	reduce due to free fitness classes
15-5422	(\$700)	decrease water aerobics due to free class
15-5426	(\$1,000)	decrease swim team conditioning
15-5510	\$23,685	insurance reimbursement (lightning)
15-5521	(\$50,000)	decrease in personal training income
15-5931	\$85,500	Sales tax 2014 balance
15-5931	\$30,000	increased sales tax revenue
	\$76,055	

15-6-0103-0102	\$6,000	increase part-time salary
15-6-0103-0205	(\$300)	decrease postage
15-6-0103-0211	(\$800)	reduce maintenance
15-6-0103-0216	\$1,500	increased internet/cable, copy charges
15-6-0103-0218	\$1,000	increase card processing fees
15-6-1124-0102	\$5,000	increase part-time hours
15-6-1124-0216	\$1,200	hot tub heater, misc.
15-6-1124-0303	\$2,300	increase chemicals
15-6-1126-0216	(\$42,000)	reduce personal training expenses
15-6-1126-0310	(\$3,000)	reduce rec supplies
15-6-1126-0709	(\$500)	decrease rec volleyball
15-6-1126-0711	(\$250)	decrease competitive volleyball
15-6-1126-0717	\$725	increase 5-on-5 basketball
15-6-1126-0718	(\$1,300)	decrease misc. rec. programs
15-6-1119-0211	(\$1,500)	decrease equipment maintenance
15-6-1119-0216	\$42,500	HVAC, A/V repairs
15-6-1119-0303	(\$1,700)	reduce chemicals
15-6-1119-0305	\$85	increase safety equipment
15-6-1119-0504	\$95	increase camera equipment expense
15-6-0990-2013	(\$35,000)	delete parking lot maintenance
	(\$25,945)	

Attachment: 2015 Mid Year Budget Amendments- Detail (1973 : Mid-year Budget Amendment 2015)

CITY OF HARRISONVILLE
2015 Budget
Midyear adjustments

EMERGENCY SERVICES

16-5027	\$13,000	increase sales tax	
16-5931	\$307,000	increase transfer from General Fund	
	\$320,000		

320,000

DEBT SERVICE

20-5932	\$340,000	transfer from Sales Tax	
	\$340,000		

340,000

TOTAL PROPOSED CHANGE (fund balance impact)

(\$969,349)

Attachment: 2015 Mid Year Budget Amendments- Detail (1973 : Mid-year Budget Amendment 2015)

	Auditors year-end fund balance fund basis	2015 Current Budget after Midyear		projected yearend 2015
		Revenue	Expense	
General	\$ 5,083,745	\$ 7,781,014	\$ 9,089,361	\$ 3,775,398
Refuse	\$ 30,403	\$ 498,600	\$ 498,345	\$ 30,658
Electric	\$ 3,648,865	\$ 12,807,998	\$ 14,051,675	\$ 2,405,188
CWSS	\$ 4,599,182	\$ 6,656,987	\$ 7,191,633	\$ 4,064,536
Park	\$ 66,074	\$ 511,400	\$ 495,130	\$ 82,344
Sales Taxes	\$ 583,785	\$ 1,673,225	\$ 2,099,915	\$ 157,095
Aquatics	\$ 103,352	\$ 118,900	\$ 150,460	\$ 71,792
Community Center	\$ 110,060	\$ 1,231,205	\$ 1,151,010	\$ 190,255
Emergency Services	\$ (306,023)	\$ 3,639,180	\$ 3,320,230	\$ 12,927
Debt Service	\$ (5,244)	\$ 1,163,000	\$ 819,315	\$ 338,441
	\$ 13,914,199	\$ 36,081,509	\$ 38,867,074	\$ 11,128,634

source: 2014 CAFR budgetary comparison schedules