City of Harrisonville est. 1836

AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
JANUARY 5, 2015
7:00 PM

1. Call to Order & Pledge of Allegiance

2. Roll Call

A. Roll Call

3. Ceremonial Matters

A. A Service Award to Honor Robert Edwards for 30 Years of Loyal Service to the City of Harrisonville

B. A Service Award to Honor John Hofer for 10 Years of Loyal Service to the City of Harrisonville

4. Public Participation

A. Public Comments

5. Approval of Minutes

A. Board of Aldermen - Regular Meeting - Dec 15, 2014 7:00 PM

6. Agenda Items

A. Council Bill 001: A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A DEVELOPMENT AGREEMENT FOR INSTALLATION OF INFRASTRUCTURE AND ISSUANCE OF A BUILDING PERMIT IN CONNECTION WITH THE DEVELOPMENT OF THE MORNINGVIEW DEVELOPMENT GENERALLY LOCATED AT MORNINGVIEW DRIVE AND STATE ROUTE 7.

B. Council Bill 002: A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH FELD FIRE EQUIPMENT FOR THE PURCHASE OF 1/3 OF THE PERSONAL PROTECTIVE EQUIPMENT (FIREFIGHTER TURNOUT GEAR) IN AN AMOUNT NOT TO EXCEED $18,231.

C. Council Bill 003: A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH PR FITNESS EQUIPMENT (MATRIX FITNESS) FOR THE LEASE PURCHASE OF SIX TREADMILLS IN AN AMOUNT NOT TO EXCEED $27,240.73.

D. Council Bill 004: A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH MILNER O'QUINN FORD FOR THE PURCHASE OF ONE (1) POLICE INTERCEPTOR SEDAN AND TWO (2) POLICE INTERCEPTOR SUV'S IN AN AMOUNT NOT TO EXCEED $79,537.00

E. Council Bill 005: A RESOLUTION DECLARING THE EXISTING ROHN LATTICE TOWER LOCATED AT THE OLD POLICE FACILITY, 208 E. PEARL TO BE SURPLUS PROPERTY AND ARRANGING FOR ITS REMOVAL

F. Council Bill 006: A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A CHANGE ORDER WITH LEHMAN BROTHERS FOR WATERLINE IMPROVEMENTS IN THE 291/COMERCIAL STREET PROJECT IN AN AMOUNT NOT TO EXCEED $20,000

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 2nd day of January 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

City of Harrisonville est. 1836

STAFF REPORT

TO: **Board of Aldermen**

FROM: **Sheryl Stanley, Deputy City Clerk**

DATE: **December 24, 2014**

SUBJECT: **Service Award for Robert Edwards**

Type of Item: *Presentation*

A. Action Item (ID # 1692)

A Service Award to Honor Robert Edwards for 30 Years of Loyal Service to the City of Harrisonville

Attachments:

Robert Edwards (DOC)

Presented by the Mayor and the Harrisonville Board of Aldermen to

Robert Edwards

In Grateful Appreciation for

30 Years

Of Dedicated Service to

City of Harrisonville est. 1836

Jan. 5, 2015

Kevin Wood, Mayor

City of Harrisonville est. 1836

STAFF REPORT

TO: **Board of Aldermen**

FROM: **Sheryl Stanley, Deputy City Clerk**

DATE: **December 24, 2014**

SUBJECT: **Service Award - John Hofer**

Type of Item: *Presentation*

B. Action Item (ID # 1693)

A Service Award to Honor John Hofer for 10 Years of Loyal Service to the City of Harrisonville

Attachments:

John Hofer (DOC)

Presented by the Mayor and the Harrisonville Board of Aldermen to

John Hofer

In Grateful Appreciation for

10 Years

Of Dedicated Service to

City of Harrisonville est. 1836

Jan. 5, 2015

Kevin Wood, Mayor

City of Harrisonville est. 1836

DRAFT

MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
DECEMBER 15, 2014
7:00 PM

1. Call to Order & Pledge of Allegiznce

2. Roll Call

Attendee Name	Title	Status	Arrived
Bret Brown	Board Member	Present	
Bret Reece	Board Member	Present	
David Dickerson	Board Member	Present	
Doug Meyer	Board Member	Present	
Ivan Stull	Board Member	Present	
Marcia Milner	Board Member	Present	
Morris Coburn	Board Member	Present	
Stacey Dahlman	Board Member	Absent	
Kevin Wood	Mayor	Present	

Others Present: City Administrator Keith Moody, City Attorney Steve Mauer, Finance Director Mike Tholen, Community Development Director Rick DeLuca, City Clerk Kim Hubbard and Assistant Public Works Director Eric Patterson.

3. Ceremonial Matters

None.

4. Public Participation

A. Public Participation

Jack Cotton, 802 Eastwood Road inquired about a line item on his property taxes "city stickers". It was explained that the City no longer issues the sticker but the fee is still in place.

Mr. Cotton then asked about the process of installing pipes/large culverts along 291 and there was nothing being poured over the pipes to stabilize and prevent rusting. It was explained the pipe that is being used today is different than what was used twenty-five (25) years ago and that it is not necessary to pour anything over the pipes.

5. Approval of Minutes

A. Board of Aldermen - Regular Meeting - Dec 1, 2014 7:00 PM

Minutes were approved.

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Marcia Milner, Board Member
SECONDER:	Morris Coburn, Board Member
AYES:	Brown, Reece, Dickerson, Meyer, Stull, Milner, Coburn
ABSENT:	Stacey Dahlman

6. Agenda Items

A. Public Hearing for Rezoning Application of Freddie Pope for Morningview Resurvey, Lots 7, 8, & 9, from C-1 to R-2

Mayor Wood opened the public hearing at 7:05 pm. No one came forward to speak. Mayor Wood closed the public hearing at 7:06 pm.

B. AN ORDINANCE TO APPROVE REZONING OF PROPERTY GENERALLY LOCATED SOUTH OF THE MORNINGVIEW DRIVE AND MECHANIC STREET INTERSECTION FROM “C-1” LOCAL BUSINESS DISTRICT TO “R-2” TWO-FAMILY RESIDENTIAL DISTRICT.

City Attorney Mauer read Council Bill 099 by title only for the first time. Director DeLuca reviewed Council Bill 099, Council Bill 100 and Council Bill 101. Director DeLuca reported on the rezoning, preliminary plat and the final plat, explained there is existing infrastructure on the lots, the electric will need moved and there will be a short sanitary extension needed. Director DeLuca told the Board that staff and the Planning & Zoning Commission recommend approval of the rezoning request of Morningview Property from C-1 to R-2 and recommend approval of the preliminary and final plats.

Alderman Coburn made the motion to suspend the rules and move Council Bill 099 to it's second reading. Alderman Milner seconded the motion and it was approved by the following roll call vote:

Ayes: Aldermen Stull, Coburn, Reece, Dickerson, Meyer, Milner and Brown.

Nays: None

Absent: Alderman Dahlman

Abstain: None

City Attorney Mauer read Council Bill 099 for a second time by title only.

Council Bill 099 became Ordinance 3297.

RESULT:	**ADOPTED [UNANIMOUS]**
AYES:	Brown, Reece, Dickerson, Meyer, Stull, Milner, Coburn
ABSENT:	Stacey Dahlman

C. A RESOLUTION OF THE CITY OF HARRISONVILLE APPROVING THE PRELIMINARY PLAT OF MORNINGVIEW RESURVEY, LOTS 7, 8 & 9 REPLAT LOCATED WITHIN HARRISONVILLE, CASS COUNTY, MISSOURI.

City Attorney Mauer read Council Bill 100 by title only for the first time.

Council Bill 100 became Resolution 064.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Doug Meyer, Board Member
SECONDER:	Bret Reece, Board Member
AYES:	Brown, Reece, Dickerson, Meyer, Stull, Milner, Coburn
ABSENT:	Stacey Dahlman

D. AN ORDINANCE TO ACCEPT THE FINAL PLAT OF MORNINGVIEW RESURVEY, LOTS 7, 8 & 9 REPLAT WITHIN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI

City Attorney Mauer read Council 101 by title only for the first time. Alderman Meyer made the motion to suspend the rules and move Council Bill 101 to its second reading. Alderman Coburn seconded the motion and it was approved by the following roll call vote:

Ayes: Aldermen Brown, Milner, Meyer, Stull, Coburn, Reece and Dickerson.

Nays: None

Absent: Alderman Dahlman

Abstain: None

City Attorney Mauer read Council Bill 101 by title only for a second time.

Council Bill 101 became Ordinance 3298.

RESULT:	**ADOPTED [UNANIMOUS]**
AYES:	Brown, Reece, Dickerson, Meyer, Stull, Milner, Coburn
ABSENT:	Stacey Dahlman

E. A Resolution authorizing the City Administrator of the City of Harrisonville, Missouri to enter into an agreement with Dale Brothers to purchase rip rap for use in City Park in an amount not to exceed $37,986.

City Attorney Mauer read Council Bill 102 by title only. Mr. Patterson reviewed the request and the bids that were received. Mr. Patterson reported references for the recommended contractor were checked and were positive. Staff recommended award of the bid to Dale Brothers.

Council Bill 102 became Resolution 065

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	David Dickerson, Board Member
SECONDER:	Morris Coburn, Board Member
AYES:	Brown, Reece, Dickerson, Meyer, Stull, Milner, Coburn
ABSENT:	Stacey Dahlman

7. Aldermen and Committee Reports

Alderman Coburn gave an update on the Boy Scout stenciling project of stormwater outlets around town and gave everyone an update on the Butler, MO Christmas Parade that he had attended.

Alderman Meyer commented how pleased he was to see the activity that took place during the Mayor's Christmas Tree Lighting.

Alderman Reece stated he shared the same views as Alderman Meyer regarding the Mayor's Christmas Tree Lighting.

All of the Aldermen wished everyone a Merry Christmas.

8. Report from the City Administrator

Mr. Moody commented on the hard work by the Chamber and the Love the Square Association on the many activities that took place on the square during the Mayor's Christmas Tree Lighting.

9. Report from the Mayor

Mayor Wood commented how much he appreciated everyone's efforts during the Mayor's Christmas Tree Lighting and how successful he thought it was.

10. Questions from the Media

None.

11. Adjourn to Executive Session

Alderman Meyer moved to adjourn to executive session for the purpose of section 610.021 (3), Personnel Actions. Alderman Reece seconded the motion, and it was approved by the following roll call vote:

Ayes: Aldermen Meyer, Milner, Coburn, Dickerson, Reece, Brown and Stull.

Nays: None

Absent: Alderman Dahlman.

Abstain: None

Adjourned to executive session at 7:20 p.m.

Reconvened to regular session at 7:55 p.m.

12. Adjourn From Regular Session

Alderman Dickerson moved to adjourn the meeting. Alderman Coburn seconded the motion and it was approved by a voice vote. The meeting adjourned at 7:55 pm.

____
Kevin Wood, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

____
Kim Hubbard, City Clerk

STAFF REPORT

TO: **Board of Aldermen**

FROM: **Rick Deluca, Director**

DATE: **December 30, 2014**

SUBJECT: **Morningview Development Agreement**

Type of Item: *Approval*

Type of Item: Action

Issue: Approval of Development Agreement.

Background:

Request: Approval of Development Agreement

Location: South of the Morningview Drive & Mechanic Street Intersection

Owner: Freddie Pope

Existing Zoning: “R-2” Two Family Residential District

Lots: 4 lots

Acres: Approximately 1.64 acres +/-

This parcel of land was originally subdivided in January of 1993. It was then re-subdivided in March of 1994. The Board of Aldermen recently approved an additional replat and rezoning of the property to “R-2” Two-Family Residential District.

The infrastructure required for this development will include the location of an electric line (for a street light) to the north line of proposed lot 100. A short sewer main extension (with manhole at the north end) will be constructed.

The applicant has requested that the City allow him to build on two of the four lots before the infrastructure is complete. The infrastructure would then be completed as he is building the final two duplexes. Mr. Pope's request is NOT recommended for the following reasons. (1) If the property is sold, or foreclosed on, before the infrastructure is completed, the new owner(s) will be stuck with the expense. Then the new owners oftentimes look to the City for the completion of the infrastructure. (2) Consistency is recommended. In the past the City has entered into development agreements to allow for the concurrent building of infrastructure and structures. This has been a concurrent process and the infrastructure would be completed before an occupancy permit was granted. The attached development agreement is drafted to allow for the recommended concurrent construction.

Options:

The City may:

- Approve the development agreement.
- Modify and approve the development agreement.
- Deny the request for a development agreement.

Recommendations:

Approval

Council Bill No. 001

Resolution No.

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A DEVELOPMENT AGREEMENT FOR INSTALLATION OF INFRASTRUCTURE AND ISSUANCE OF A BUILDING PERMIT IN CONNECTION WITH THE DEVELOPMENT OF THE MORNINGVIEW DEVELOPMENT GENERALLY LOCATED AT MORNINGVIEW DRIVE AND STATE ROUTE 7.

WHEREAS, developer agrees to assume all development obligations of the City as described in the attached agreement; and

WHEREAS, the City of Harrisonville desired to ensure that developer will accomplish certain things in order to protect the public health, safety and welfare.

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 an Agreement with developer for the installation of infrastructure and issuance of a building permit in connection with the development of a residential subdivision located at Morningview Drive and State Route 7.

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 5th day of January, 2015.

____

Kevin W. Wood, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

____

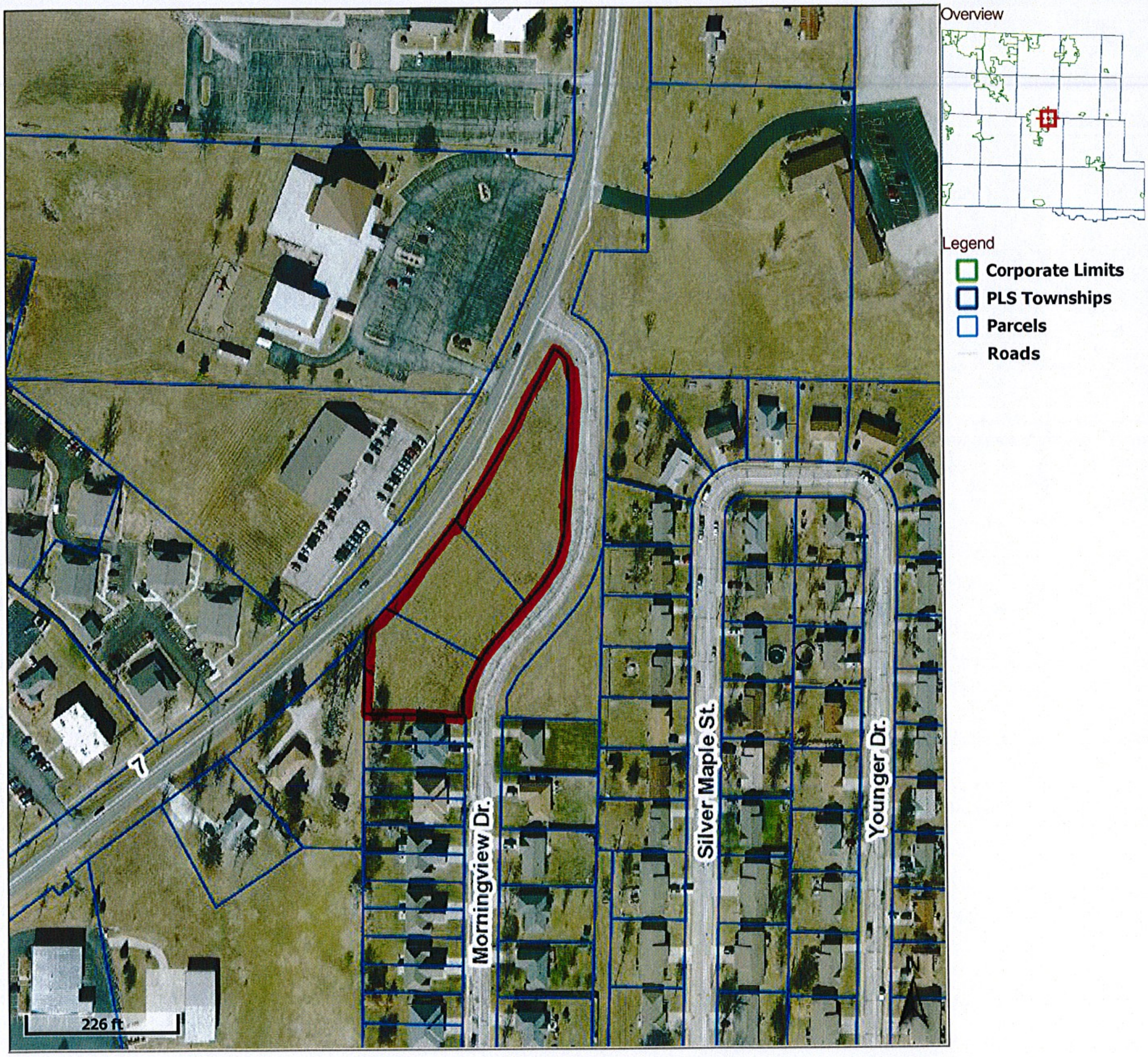
Kim Hubbard, City Clerk

WITNESS my hand and seal this 5th day of January, 2015.

Cass County, MO

beacon™

Date Created: 11/13/2014



Last Data Upload: 11/13/2014 6:20:15 AM

Final Plat
of
"Morningview Resurvey, Lots 7, 8 & 9 Replat"

a Re–Subdivision of Land in
the City of Harrisonville, Missouri

SCALE IN FEET — SCALE 1" = 40'

O = FOUND 1/2" IRON BARS WITH CAP STAMPED "BOWERS [illegible]"

Description:

LOTS 7, 8 AND 9, MORNINGVIEW RESURVEY, A SUBDIVISION OF LAND IN SECTION 3, TOWNSHIP 44, RANGE 31, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED.

Notes:

BEARINGS SHOWN ARE BASED ON THE RECORDED FINAL PLAT OF MORNINGVIEW RESURVEY, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED.

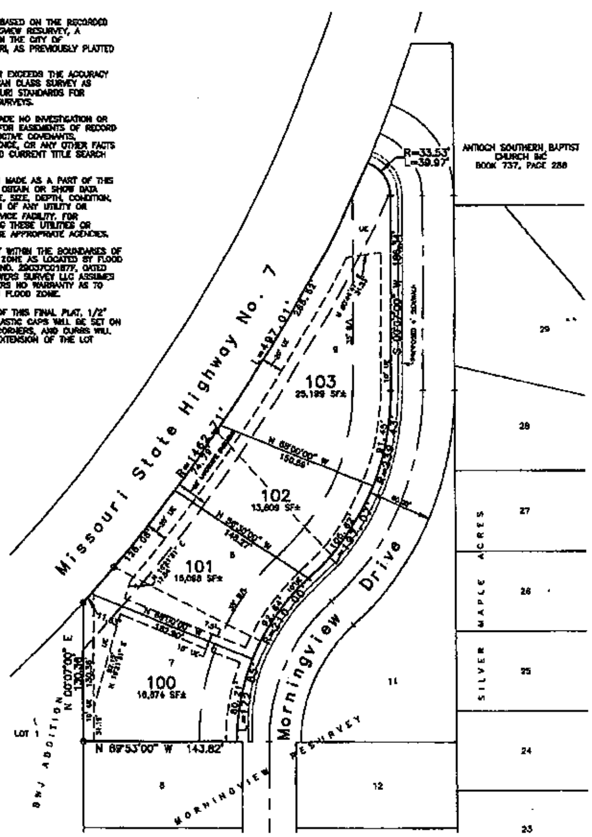
THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCIES.

THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE AS LOCATED BY FLOOD INSURANCE RATE MAP NO. 29037C0187F, DATED JANUARY 2, 2013. BOWERS SURVEY LLC ASSUMES NO LIABILITY AND OFFERS NO WARRANTY AS TO THE LOCATION OF SAID FLOOD ZONE.

UPON THE APPROVAL OF THIS FINAL PLAT, 1/2" IRON BARS WITH 1" PLASTIC CAPS WILL BE SET ON ALL REAR BOUNDARY CORNERS, AND CURBS WILL BE NOTCHED AT THE EXTENSION OF THE LOT LINES.



Owner's Certificate:

AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED PROPRIETORS HAVE HEREUNTO SET THEIR HANDS THIS

_____ DAY OF __________, 2014.

STATE OF __________ } SS
COUNTY OF __________ }

BE IT REMEMBERED THAT ON THIS _____ DAY OF __________, 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME __________ TO ME, PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

(SEAL)

NOTARY PUBLIC __________

MY COMMISSION EXPIRES __________

Dedication:

THE UNDERSIGNED PROPRIETORS OF THE REAL ESTATE DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "MORNINGVIEW RESURVEY, LOTS 7, 8 & 9 REPLAT". IT SHALL BE SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREON TO BE DESIGNATED BY THE NUMBER WHICH APPEARS ON SAID LOT FOLLOWED BY THE WORDS "MORNINGVIEW RESURVEY, LOTS 7, 8 & 9 REPLAT".

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF HARRISONVILLE, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, WATER, GAS AND SEWER PIPES, POLES, WIRES AND ANCHORS AND ALL OR ANY OF THEM UPON THOSE AREAS IN THIS SUBDIVISION OUTLINED ON THIS PLAT AND DESIGNATED BY THE WORDS "UTILITY EASEMENT" (U.E.) OR "STORM DRAINAGE AND UTILITY EASEMENT" (S.D. & U.E.).

THE STREETS OR ROADS SHOWN ON THIS PLAT AND NOT ALREADY DEDICATED TO THE PUBLIC ARE HEREBY SO DEDICATED.

THE USE OF ALL LOTS ON THIS PLAT SHALL BE SUBJECT TO ANY AND ALL RESTRICTIONS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI.

THIS PLAT OF "MORNINGVIEW RESURVEY, LOTS 7, 8 & 9 REPLAT" HAS BEEN SUBMITTED TO AND APPROVED BY THE HARRISONVILLE PLANNING AND ZONING COMMISSION THIS _____ DAY OF __________, 2014.

PLANNING & ZONING COMMISSION CHAIRMAN

THIS PLAT OF "MORNINGVIEW RESURVEY, LOTS 7, 8 & 9 REPLAT" INCLUDING EASEMENTS AND RIGHTS–OF–WAY ACCEPTED BY THE BOARD OF ALDERMAN HAS BEEN SUBMITTED TO AND APPROVED BY THE HARRISONVILLE BOARD OF ALDERMAN BY ORDINANCE NO. __________, DULY PASSED AND APPROVED BY THE MAYOR OF HARRISONVILLE, MISSOURI, IN THE _____ DAY OF __________, 2014.

(SEAL)

MAYOR: __________

ATTEST: __________
CITY CLERK

CITY ENGINEER

COMMUNITY DEVELOPMENT DIRECTOR

THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT THE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER HIS DIRECT SUPERVISION AND SUBDIVIDED AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. HE FURTHER STATES THAT HE HAS COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE.

FOR: MR. FREDDIE POPE — ORDERED BY: MR. ED ROCKHOLD

BOWERS SURVEY LLC
ESTABLISHED 1982
[illegible]
HARRISONVILLE, MISSOURI 64701
PHONE (816) [illegible]

SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
3	44	31	CASS	MISSOURI	8/28/14	20804-14

DRAWING NO. [illegible] — DRAWN BY: [illegible] — CHECKED BY:

FOR REVIEW

GREGORY D. BOWERS MO LS 2172

FAXED 12/29/14

12:10 pm.

J. Freddie Pope
PO Box 99
Greenwood, MO 64034

City of Harrisonville
Attn: Rick DeLuca

December 29, 2014

In review of Morningview Survey, Lots 7, 8 and 9.

The new survey reflects Lots 100, 101, 102 and 103. We are requesting building permits to be issued on Lots 100 and 101. The infrastructure sewer line is to be installed when permits are requested for 102 and 103.

Best Regards,

J. Freddie Pope

Freddie Pope

DEVELOPMENT AGREEMENT
Glen Eagle Development

THIS AGREEMENT, MADE THIS ____ day of January, 2015, by and between, Freddie Pope, hereinafter referred to as "Subdivider" and the City of Harrisonville, Missouri, a Municipal Corporation, hereinafter referred to as "City".

WHEREAS, Subdivider seeks to develop a subdivision to be known as *Morningview*, which is located in the City of Harrisonville, Cass County, Missouri, and;

WHEREAS, Subdivider agrees to comply with all subdivision development requirements and improvements as outlined on the preliminary plat, accompanying staff report and approved construction plans, and;

WHEREAS, the City desires to ensure that the subdivider will accomplish the requirements in order to protect the public health, safety and welfare.

NOW, THEREFORE, in consideration of the covenants herein set forth, and receipt by the City of fees and costs as stated herein, the parties agree as follows:

<u>GEOGRAPHIC LOCATION</u>:

1. The terms of this agreement apply to the following Property and all portions thereof:

   LOTS 7, 8 AND 9, MORNINGVIEW RESURVEY, A SUBDIVISION OF LAND IN SECTION 3, TOWNSHIP 44, RANGE 31, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED.

<u>IMPROVEMENTS</u>:

1. Subdivider shall have all construction plans approved by the City of Harrisonville prior to the installation of any improvements.

2. The improvements as outlined on the approved preliminary plat and approved construction plans are necessary and are reasonably related to the impact of the proposed development.

3. No certificates of occupancy shall be issued on the Property until the required improvements for development of the Property, as outlined in the approved set of construction plans, are complete and accepted by the City.

4. Subdivider shall provide the City of Harrisonville "as-built" plans for all public improvements. The City shall consider said plans a part of the improvements for the purpose of acceptance.

<u>GENERAL PROVISIONS</u>

1. Subdivider will furnish all bonds and fees as required by the Subdivision Regulations of the City of Harrisonville.

2. Execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which the Subdivider must comply and does not in any way constitute prior approval of any future proposal for development.

3. The covenants herein shall run with the property and shall be binding and inure to the benefit of the parties hereto, their successors or assigns, and any future and subsequent purchasers.

4. This agreement shall constitute the complete agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.

5. If, at any time, the Subdivider is in breach of any provision of this Agreement, the City may withhold approval of any or all building permits or certificates of occupancy until the breach or breaches has or have been cured. The taking of any of these actions by the City shall not preclude if from also pursuing any other legal remedies available to it.

6. Any provision of this agreement which is not enforceable according to law will be severed herefrom, and the remaining provisions shall be enforced to the fullest extent permitted by law.

7. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by ordinance or resolution duly enacted by the Board of Aldermen of the City of Harrisonville, Missouri.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

______________________________	______________________________
Keith Moody, City Administrator	Freddie Pope, Subdivider

STAFF REPORT

TO: **Board of Aldermen**

FROM: **Larry Francis, Director**

DATE: **December 30, 2014**

SUBJECT: **Turn Out gear Purchase**

Type of Item: *Purchase*

Action Item:

Board Approval

History:

This objective is the final installment of a 3 year program to replace all of the structural firefighting turnout gear for the department. The gear has a 10 year life expectancy and all of the gear reached its end of service.

Objective:

In November of 2014 we conducted telephone bids, as we have in the past years, and have made contact with the same companies in the past. The bids were to be returned by December 15, 2014. We only received one returned bid. Feld Fire Equipment returned a bid for 8 sets of Turnout gear and 25 replacement helmets. The total for the Quote is $18, 231.00. There a budgeted amount of $21,000 for this objective.

Recommendation:

It is the staff's recommendation for the approval of $18,231.00 for the Turnout gear and helmets. Feld Fire has a long standing history with us and they also have provided the turnout gear for the last two years. This will also keep the turnout gear consistent with the last two years purchases.

Thank you for your consideration.

Council Bill No. 002

Resolution No.

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH FELD FIRE EQUIPMENT FOR THE PURCHASE OF 1/3 OF THE PERSONAL PROTECTIVE EQUIPMENT (FIREFIGHTER TURNOUT GEAR) IN AN AMOUNT NOT TO EXCEED $18,231.

WHEREAS, the City of Harrisonville has determined that Feld Fire Equipment is able to meet the specifications needed for the protective equipment (turnout gear) for the City of Harrisonville Emergency Services; and

WHEREAS, Feld Fire Equipment agrees to provide the needed equipment for the City of Harrisonville Emergency Services;

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

<u>Section 1:</u> That the City Administrator of the City of Harrisonville is hereby authorized and directed to enter into an Agreement with Feld Fire Equipment for the purchase of 1/3 of the personal protective equipment (firefighter turnout gear) in an amount not to exceed $18,231.

<u>Section 2:</u> 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 5th day of January, 2015.

____

Kevin W. Wood, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

____

Kim Hubbard, City Clerk

WITNESS my hand and seal this 5th day of January, 2015.

FELD FIRE
WE'VE GOT YOU COVERED

Quote

Date: January 2, 2015
Quote #: Chief Larry Francis
Customer ID: 1190700

To: Chief Larry Francis
Harrisonville Fire Department
903 S. Commercial St.
Harrisonville, MO 64701
816-380-8952

Ship to: SAME

Salesperson	Job	Shipping Method	Shipping Terms	Delivery Date	Payment Term	Due Date
G. Pottberg		Best Way	Carroll, IA		Net 30 Days	

Qty	Item #	Description	Unit Price	Discount	Line Total
8.00		Quoaker - Axis Coat and Pant Bunker	1,482.00		$ 11,856.00
		Gear - Per Dept. Specifications			
25.00	1010	CAIRNS - 1010 Traditional Helmet W/ 4"	255.00		$ 6,375.00
		Tuff Shield - No Front ID Shield			
		OPTION			
	1010	CAIRNS - 1010 Traditional Helmet	265.00		
		With Defender Shield			
		No Front ID Shield			

Subtotal	$ 18,231.00
Sales Tax	
Total	**$ 18,231.00**

Make all checks payable to Ed M. Feld Equipment Co., Inc.

Thank you for your business!

113 N. Griffith Rd., Carroll, IA 51401 800.568.2403 712.792.6658 sales@feldfire.com

Attachment: Copy of QUOTE - Quaker Bunker Gear 1010 Helmets - 11-6-2014 (1696 : Turn Out gear Purchase)

City of Harrisonville est. 1836

STAFF REPORT

TO: **Board of Aldermen**

FROM: **Chris Deal, Parks Director**

DATE: **December 30, 2014**

SUBJECT: **Lease Purchase of Six Mid-Grade Commercial Treadmills - Community Center**

Type of Item: *Purchase*

As approved by the Park Board and Board of Alderman, the lease purchase of six mid-grade treadmills was included in the 2015 Community Center budget. Staff solicited bids from qualified vendors to provide, deliver and install six commercial treadmills with a bid closing date of Dec. 5, 2014. The lease purchase of these new treadmills will begin the process of gradually phasing out some of the outdated fitness equipment currently on the floor and help to mitigate the costs of repairs on the older units that are continually in need of work and noticeably in need of upgrades. The intent of this purchase is to provide the growing HCC membership, currently at 4,400+ members, with modern fitness equipment to promote both membership growth and retention. The lease purchase will include full maintenance coverage on the new treadmill units for 3 years as well as include integrated receivers and wireless transmitters to allow patrons to view and listen to television programming throughout their workout.

Staff received four bids for this treadmill lease purchase, with each bid below showing the total cost for the 3-year lease. The bid results are as follows with the two bid figures listed representing both mid and higher grade treadmill unit options from each bidder:

- PR Fitness Equipment (Matrix Fitness) $23,550.00/$30,970.00 ($27,240.73)
- Foremost Fitness (True Fitness) $24,835.80/$27,715.80
- Advanced Exercise Equipment (Life Fitness) $25,170.00/$32,370.00
- Push, Pedal, Pull (Precor) $31,770.00/$36,852.00

After review of the bids provided, the lowest bid for the mid-grade treadmills is from PR Fitness Equipment, but the low bid for the high grade treadmills is from Foremost Fitness. From staff research & reference calls it was determined that the Matrix Treadmill is a much better product. In addition, our patrons have stated that they would like to have a mix of mid-grade and high grade treadmills to choose from, similar to what we currently have on the Community Center fitness floor. As stated in the bid document, staff has the right to officially modify a bid after issuance. Therefore, staff is recommending Board of Alderman approval to proceed with PR Fitness Equipment (Matrix Fitness) as the lowest and best bid for the treadmill lease purchase with a combination of three (3) mid and (3) higher grade treadmills for a total lease purchase price of $27,240.73.

The budgeted amount for 2015 for this 3-year lease is $10,000.00. PR Fitness Equipment provided a financing option through Geneva Capital, L.L.C. who quoted to finance the lease at a 6% interest rate. Staff contacted representatives from the following local banks, Country Club, Commerce Bank & Community Bank, to offer them the opportunity to bid the financing of this lease purchase. Commerce Bank provided the best financing option at a 3% interest rate. We therefore recommend financing the lease purchase through Commerce Bank and are confident that we will remain within our budgeted range based on our equipment bid & financing selections.

Staff will answer any questions regarding the treadmill lease purchase. Thank you.

Council Bill No. 003

Resolution No.

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH PR FITNESS EQUIPMENT (MATRIX FITNESS) FOR THE LEASE PURCHASE OF SIX TREADMILLS IN AN AMOUNT NOT TO EXCEED $27,240.73.

WHEREAS, the City of Harrisonville Parks & Recreation Department has determined that PR Fitness Equipment (Matrix Fitness) is able to meet the specifications needed for a lease purchase of 6 treadmills for the Harrisonville Community Center; and

WHEREAS, PR Fitness Equipment (Matrix Fitness) agrees to provide the needed equipment for the City of Harrisonville Parks & Recreation Department;

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 an agreement with PR Fitness Equipment (Matrix Fitness) for the lease purchase of six (6) treadmills in an amount not to exceed $27,240.73.

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 5th day of January, 2015.

____

Kevin W. Wood, Mayor and Ex-Officio

Chairman of the Board of Aldermen

ATTEST:

____

Kim Hubbard, City Clerk

WITNESS my hand and seal this 5th day of January, 2015.

MEMO

TO: The Board of Alderman

CC: Mayor Wood, Keith Moody

FROM: Chris Deal, Parks and Recreation Director
Wendy Hershberger, Recreation Superintendent

DATE: January 5, 2015

RE: Lease Purchase of Six Mid-Grade Commercial Treadmills - Community Center

As approved by the Park Board and Board of Alderman, the lease purchase of six mid-grade treadmills was included in the 2015 Community Center budget. Staff solicited bids from qualified vendors to provide, deliver and install six commercial treadmills with a bid closing date of Dec. 5, 2014. The lease purchase of these new treadmills will begin the process of gradually phasing out some of the outdated fitness equipment currently on the floor and help to mitigate the costs of repairs on the older units that are continually in need of work and noticeably in need of upgrades. The intent of this purchase is to provide the growing HCC membership, currently at 4,400+ members, with modern fitness equipment to promote both membership growth and retention. The lease purchase will include full maintenance coverage on the new treadmill units for 3 years as well as include integrated receivers and wireless transmitters to allow patrons to view and listen to television programming throughout their workout.

Staff received four bids for this treadmill lease purchase, with each bid below showing the total cost for the 3-year lease. The bid results are as follows with the two bid figures listed representing both mid and higher grade treadmill unit options from each bidder:

- PR Fitness Equipment (Matrix Fitness) $23,550.00/$30,970.00 ($27,240.73)
- Foremost Fitness (True Fitness) $24,835.80/$27,715.80
- Advanced Exercise Equipment (Life Fitness) $25,170.00/$32,370.00
- Push, Pedal, Pull (Precor) $31,770.00/$36,852.00

After review of the bids provided, the lowest bid for the mid-grade treadmills is from PR Fitness Equipment, but the low bid for the high grade treadmills is from Foremost Fitness. From staff research & reference calls it was determined that the Matrix Treadmill is a much better product. In addition, our patrons have stated that they would like to have a mix of mid-grade and high grade treadmills to choose from, similar to what we currently have on the Community Center fitness floor. As stated in the bid document, staff has the right to officially modify a bid after issuance. Therefore, staff is recommending Board of Alderman approval to proceed with PR Fitness Equipment (Matrix Fitness) as the lowest and best bid for the treadmill lease purchase with a combination of three (3) mid and (3) higher grade treadmills for a total lease purchase price of $27,240.73.

The budgeted amount for 2015 for this 3-year lease is $10,000.00. PR Fitness Equipment provided a financing option through Geneva Capital, L.L.C. who quoted to finance the lease at a 6% interest rate. Staff contacted representatives from the following local banks, Country Club, Commerce Bank & Community Bank, to offer them the opportunity to bid the financing of this lease purchase. Commerce Bank provided the best financing option at a 3% interest rate. We therefore recommend financing the lease purchase through Commerce Bank and are confident that we will remain within our budgeted range based on our equipment bid & financing selections.

Staff will answer any questions regarding the treadmill lease purchase. Thank you.

City of Harrisonville est. 1836

STAFF REPORT

TO: **Board of Aldermen**

FROM: **John Hofer, Director**

DATE: **December 30, 2014**

SUBJECT: **Purchase of New Patrol Vehicles**

Type of Item: *Purchase*

Issue: Authorization to purchase replacement (patrol) vehicles for the Police Department.

Background: The 2016 City of Harrisonville annual budget contains $99,105.00 for the replacement of three (3) patrol vehicles with 1 sedan and 2 SUVs for the police department. This budget also contains funds to purchase needed emergency equipment to equip these vehicles. In 2014 the State of Missouri awarded the state contract to Lou Fusz Ford of Chesterfield, Missouri for Ford Patrol vehicles. The state contract price, equipped as needed, for a delivered 2015 Ford Police Interceptor (Sedan) is $24,712.00. A local price quote was obtained for comparison from Milner O'Quinn Ford, Harrisonville, Missouri, where the same equipped vehicle can be purchased for $24,779.00. The state contract price, equipped as needed, for a delivered 2015 Ford Police Interceptor (SUV) is $27,083.00. A local price quote was obtained for comparison from Milner O'Quinn Ford, Harrisonville, Missouri, where the same equipped vehicle can be purchased for $27,379.00.

We currently have two of the Police Interceptor Sedans in out patrol fleet and two of the Police Interceptor SUVs. The proposed vehicles are equipped with the same equipment we have purchased for our patrol units for the past several years. The total purchase from Milner O'Quinn Ford is $79,537.00 .

Recommendation: Staff recommends that Milner O'Quinn Ford's price quote of $79,537.00 for the Police Interceptors (3) be accepted. We have been advised by Milner O'Quinn that Ford can close the production line at anytime so if approved these vehicles will be ordered first thing Tuesday (1/6) morning in hopes that we beat the deadline. If not, we will have a several month delay and probably a price increase.

The remaining budget balance will be used to purchase the vehicles needed emergency equipment. This equipment includes, but is not limited to the following: light bar, siren and speaker, radio console, security screen, headlight flashers, antennas, scanner, vehicle markings, and installation expenses. We anticipate 10 to 12 weeks for delivery. If you have any questions or concerns please feel free to contact me at the office.

Council Bill No. 004

Resolution No.

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH MILNER O'QUINN FORD FOR THE PURCHASE OF ONE (1) POLICE INTERCEPTOR SEDAN AND TWO (2) POLICE INTERCEPTOR SUV'S IN AN AMOUNT NOT TO EXCEED $79,537.00

WHEREAS, the City of Harrisonville has determined that Milner O'Quinn Ford is competent to perform services for the City of Harrisonville; and

WHEREAS, Milner O'Quinn Ford agrees to perform services for the City of Harrisonville;

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 an Agreement with Milner O'Quinn Ford for the purchase of one (1) Police Interceptor sedan and two (2) Police Interceptor SUV's an amount not to exceed $79,537.00.

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 5th day of January, 2014.

____

Kevin W. Wood, Mayor and Ex-Officio

Chairman of the Board of Aldermen

ATTEST:

____

Kim Hubbard, City Clerk

WITNESS my hand and seal this 5th day of January 2014

STAFF REPORT

TO: **Board of Aldermen**

FROM: **John Hofer, Director**

DATE: **December 30, 2014**

SUBJECT: **Rohn Tower Removal**

Type of Item: *Approval*

Issue: Declaring the existing Rohn lattice tower at the old Police facility (208 East Pearl) surplus property and arranging for it's removal.

Background: In June of 2014 the City of Harrisonville put on line a new P-25 digital trunking radio system that included a new 100' monopole. The system was purchased by the Emergency Services Board (ESB). In order to have a back-up to this new radio system three of the existing channels (HPD 1, EMS, Local Govt.) were retained. These channels and equipment will be retained for a period of three years and reassessed as to need at that time. In November the needed antennas for this back-up system were removed from the Rohn tower and installed on the monopole per the signed agreement with the ESB. The completion of that project made the Rohn tower no longer needed and it should be considered surplus property. I feel the Rohn tower is currently a liability for the City as someone could decide to climb it or it could fall from excessive ice or snow and wind.

John Coffey has agreed to remove the Rohn tower free of charge for the City of Harrisonville as long as he is able to retain the tower for his personal use. Mr. Coffey will need to hire a crane to remove the tower and any wiring or remaining antennas will remain the property of the City of Harrisonville. City Attorney, Steven Mauer's Office is preparing a contract for the City of Harrisonville and Mr. Coffey regarding the removal of the tower.

Recommendation: I would recommend that the Board of Aldermen deem the existing 100' Rohn Tower located at 208 East Pearl surplus property and that Mr. Coffey be allowed to remove the tower according to the contract when completed.

Please feel free to contact me at the office with any questions or concerns.

Council Bill No. 005

Resolution No.

A RESOLUTION DECLARING THE EXISTING ROHN LATTICE TOWER LOCATED AT THE OLD POLICE FACILITY, 208 E. PEARL TO BE SURPLUS PROPERTY AND ARRANGING FOR ITS REMOVAL

WHEREAS, the City of Harrisonville no longer has a use for the Rohn lattice tower located at the old police facility; and

WHEREAS, the structure could become a liability for the City; and

WHEREAS, John Coffey, a private citizen, has agreed to remove the tower free of charge to the city if he is allowed to retain it for his personal use, and

WHEREAS, the city attorney is preparing a contract for the City of Harrisonville and Mr. Coffey regarding the removal of the tower,

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

Section 1: That the existing Rohn lattice tower located at the old police facility, 208 E. Pearl, is hereby deemed to be surplus property and should be removed

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 5th day of January, 2014.

____

Kevin W. Wood, Mayor and Ex-Officio

Chairman of the Board of Aldermen

ATTEST:

____

Kim Hubbard, City Clerk

WITNESS my hand and seal this 5th day of January 2014

City of Harrisonville est. 1836

STAFF REPORT

TO: **Board of Aldermen**

FROM: **Jerry Gibbs, Director**

DATE: **December 31, 2014**

SUBJECT: **291/COMMERCIAL STR WATERLINE CHANGEORDER**

<u>Type of Item:</u> *Change Order*

Staff Report

BACKGROUND: The new 12” waterline crossed Commercial at the east end of the project limits to avoid the installation of storm sewer. The space available for the vertical transition from 12” to 8* is inadequate due to the depth of the existing 8” waterline (excess of 10’) and the proximity to Commercial (less than 2’). This area had not been excavated by city staff performing repairs. Numerous water breaks had occurred at the Taco Bell location over the last few years. The new waterline would allow this section to be abandoned.

ISSUE: The system static pressure is about 105 psi at this location. Mechanical joints restraints are often used at bends in lieu of concrete thrust blocks to keep the joints from separating. There is inadequate work space between the edge of the road and the waterline and the concrete box and the drop inlet. These conditions require a different approach is necessary.

Staff met with the subcontractor and Lehman Brothers to brain storm possible alternatives. The existing concrete box creates a large obstacle to maneuver over, under, around or through in about 12’. Solutions varying in cost were explored. Approximately 80 lf of 8” pipe will be necessary. The New Year Holiday has created an opportunity to refine the alternatives and an approach in place by Monday to minimize downtime related costs.

The estimated solution should be less than $20,000. Lehman Brothers is working with staff to keep cost low and taking into consideration the cost he would have need it the work could have been completed as planned.

Council Bill No. 006

Resolution No.

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A CHANGE ORDER WITH LEHMAN BROTHERS FOR WATERLINE IMPROVEMENTS IN THE 291/COMERCIAL STREET PROJECT IN AN AMOUNT NOT TO EXCEED $20,000

WHEREAS, the City of Harrisonville approved an agreement with Lehman Brothers for improvements to the 291/Commercial Street corridor, and

WHEREAS, the City has identified a need for additional work on the waterline in the project area; and

WHEREAS, Lehman Brothers is willing and able to perform the additional work.

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 execute a change order with Lehman Brothers for improvements to the waterline in the 291/Commercial Street project,

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

READ by title only and DULY PASSED by the Board of Aldermen and APPROVED by the Mayor of the City of Harrisonville, Missouri, this 5th day of January 2015.

____

Kevin W. Wood, Mayor and Ex-Officio

Chairman of the Board of Aldermen

ATTEST:

____

Kim Hubbard, City Clerk

WITNESS my hand and seal this 5th day of January 2015.