



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
NOVEMBER 4, 2019
7:00 PM**

- 1. Call to Order**
 - A. Pledge of Allegiance**
 - B. Roll Call**
- 2. Ceremonial Matters**
- 3. Public Participation**
- 4. Approval of Minutes**
 - A. Board of Aldermen - Work Session - Oct 21, 2019 5:30 PM**
 - B. Board of Aldermen - Regular Meeting - Oct 21, 2019 7:00 PM**
 - C. Board of Aldermen - Budget Meeting - Oct 29, 2019 5:30 PM**
- 5. Agenda Items**
 - A. Planning & Zoning Commission Reappointment**
 - B. PUBLIC HEARING RENNER REZONING**

Council Bill 67: AN ORDINANCE OF THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, REZONING THE APPROXIMATELY 6.29-ACRE RENNER PLACE AT 1600 WEST MECHANIC STREET FROM M-1 LIGHT INDUSTRIAL DISTRICT ZONING TO C-2 SERVICE BUSINESS DISTRICT ZONING
 - C. Council Bill 68: A RESOLUTION OF THE CITY OF HARRISONVILLE APPROVING THE PRELIMINARY PLAT OF RENNER PLACE LOTS 1 AND 2, A 6.29 ACRE SUBDIVISION OF LAND AT 1600 WEST MECHANIC STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**
 - D. Council Bill 69: AN ORDINANCE TO APPROVE THE FINAL PLAT OF RENNER PLACE LOTS 1 AND 2, A 6.29-ACRE SUBDIVISION AT 1600 WEST MECHANIC STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI**

- E. **Council Bill 70: A RESOLUTION OF THE CITY OF HARRISONVILLE APPROVING THE PRELIMINARY PLAT OF HARRISONVILLE TOWN CENTER, 2nd PLAT, A 20-ACRE PLAT AT THE SOUTHWEST CORNER OF LINDBERG STREET AND SOUTH COMMERCIAL STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**
 - F. **Council Bill 71: AN ORDINANCE APPROVING THE FINAL PLAT OF HARRISONVILLE TOWN CENTER, 2nd PLAT, A 20-ACRE PLAT AT THE SOUTHWEST CORNER OF LINDBERG STREET AND SOUTH COMMERCIAL STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**
 - G. **Council Bill 72: AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF HARRISONVILLE AS FOLLOWS: CHAPTER 700, SECTION 700.530, BY ESTABLISHING NEW RATES FOR MUNICIPAL ELECTRIC SERVICES**
 - H. **Council Bill 73: AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF HARRISONVILLE AS FOLLOWS: CHAPTER 700, SECTION 700.460, BY ESTABLISHING NEW RATES FOR MUNICIPAL SEWER SERVICES**
 - I. **Council Bill 74: Fiscal Year 2020 Budget AN ORDINANCE ADOPTING AN OPERATING BUDGET FOR THE CITY OF HARRISONVILLE, MISSOURI, FOR THE FISCAL YEAR JANUARY 1, 2020 THROUGH DECEMBER 31, 2020**
- 6. **Aldermen and Committee Reports**
 - 7. **Report from the City Administrator**
 - 8. **Questions from the Media**
 - 9. **Adjourn to Executive Session pursuant to RSMo 610.021 (3) Hiring, firing or discipline of employee and (2) Leasing, purchasing or sale of real estate**
 - 10. **Adjourn From Regular Session**

Posted on City Hall Bulletin Board this 31st day of October, 2019

Randall K. Jones, 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
WORK SESSION
CITY HALL
OCTOBER 21, 2019
5:30 PM

1. Call to Order

The meeting was called to order at 5:30 PM by Mayor Judy Bowman

2. Present

Attendee Name	Organization	Title	Status	Arrived
Brad Bockelman	Harrisonville	Board Member	Absent	
Dave Doerhoff	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Judy Reece	Harrisonville	Board Member	Present	
Clint Miller	Harrisonville	Board Member	Present	
David Dickerson	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Judy Bowman	Harrisonville	Mayor	Present	

Others present were: Interim City Administrator Mike Tholen, Police Chief John Hofer, Public Works Director Eric Patterson, Street Superintendent Rodney Jacobs, Parks & Recreation Director Chris Deal, IT Director Jeremy Smith, Building Official Chris Arthur, Finance Director Marcella McCoy, Public Information Officer/Deputy City Clerk Daniel Barnett and City Clerk Randall Jones, Recording.

3. Discussion Items

Interim City Administrator Mike Tholen presented information regarding the proposed 2020 General Fund Budget. He gave a reminder of the need to have a six month reserve for general operating expenses. To maintain this, the General, Park and Emergency Services funds will need to cut back on expenditures. Proposed General Fund expenses are \$8,899,145.00 and proposed General Fund revenue is \$8,272,485.00. The projected ending General Fund balance is \$5,200,00.00.

Alderman Dickerson asked about the MGT study and if the City had to follow their recommendations and what effect this could have on the budget. The answer was it would be up to the Board to make that decision if changes are proposed. Mayor Bowman asked if we strive for a six month reserve then how much does the proposed budget leave us with? The answer was approximately a 4.5 month reserve.

Alderman Miller asked about the projected amount for the utility rates. Administrator Tholen answered that they were included. He also stated that the following items have been included in the proposed 2020 General Fund budget:

City Hall Economic Development Director

City Hall full-time Administrative Secretary

Overall observance of Martin Luther King Jr. Holiday

Overall increase of 2.5% for salaries and revised pay structure scale

City Hall continuation of Missouri Main Street program

IT Department update of current email system with archiving

Police Department purchase of two patrol cars

\$25,000 for City Hall council chambers carpet, side door repair and front facade repair

Street Department used backhoe, wash bay and replace spreader

Police Department locker room

Parks Department replace mower and field drag

Community Center replace sauna

Town Center transfer

Emergency Services transfer

Curb & Sidewalk program \$100,000

Stormwater program \$100,000

Asphalt program \$300,000

Administrator Tholen stated that all departments have done a good job working with the budget. Next week's budget work session will begin at 5:30 p.m. on Tuesday, October 29th.

Alderman Davidson asked about the decrease in electric rates as reported in the Toth Rate Study. Public Works Director Eric Patterson gave explanation. Resident Larry Strack asked if the Toth Rate Study should be changed.

Mayor Bowman thanked the department heads and staff for being so frugal and working with what we have budgeted.

A motion was made by Alderman Turner to adjourn with a second by Alderman Reece. Motion carried. Meeting adjourned at 6:30 p.m.

Judy Bowman, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Randall K. Jones, City Clerk

Minutes Acceptance: Minutes of Oct 21, 2019 5:30 PM (Approval of Minutes)



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
OCTOBER 21, 2019
7:00 PM

1. Call to Order

The meeting was called to order at 7:00 PM by Mayor Judy Bowman

A. Pledge of Allegiance

Attendee Name	Organization	Title	Status	Arrived
Brad Bockelman	Harrisonville	Board Member	Absent	
Dave Doerhoff	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Judy Reece	Harrisonville	Board Member	Present	
Clint Miller	Harrisonville	Board Member	Present	
David Dickerson	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Judy Bowman	Harrisonville	Mayor	Present	

Others present were: City Attorney Steve Mauer, Interim City Administrator Mike Tholen, Police Chief John Hofer, Public Works Director Eric Patterson, Parks & Recreation Director Chris Deal, IT Director Jeremy Smith, Finance Director Marcella McCoy, Public Information Officer/Deputy City Clerk Daniel Barnett and City Clerk Randall Jones, Recording.

2. Ceremonial Matters

A. Mike Hiatt Service Award

Mike Hiatt was presented his ten-year service award by Mayor Bowman along with HES Chief Eric Myler.

B. Eric Patterson Service Award

Eric Patterson was presented his fifteen-year service award by Mayor Bowman.

C. Small Business Saturday 2019

Minutes Acceptance: Minutes of Oct 21, 2019 7:00 PM (Approval of Minutes)

Mayor Bowman read a proclamation declaring Saturday, November 30, 2019 as Small Business Saturday in Harrisonville and encouraged everyone to shop small businesses.

D. Buckle Up/Phone Down Proclamation

Mayor Bowman presented a proclamation declaring Tuesday, October 29, 2019 as Buckle Up/Phone Down Day in Harrisonville. She was joined by School Resource Officer Jeremiah Jacobs and TREK members George Frees, Grace Kirkemo and Logan Quinley.

3. Public Participation

Tammy Caldwell, 107 E. Walker Drive, stated that MoDOT was out last week and did some work. She said they left a lot of debris. She asked what the next step was going to be. Mayor Bowman said she would be glad to meet with Tammy and give her an update on the situation.

Pina Murphy, 105 E. Walker Drive, stated that a warning system would be good to help alert residents of flooding issues.

4. Approval of Minutes

A. Board of Aldermen - Work Session - Oct 7, 2019 5:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Marcia Milner, Board Member
SECONDER:	David Dickerson, Board Member
AYES:	Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner
ABSENT:	Brad Bockelman

B. Board of Aldermen - Regular Meeting - Oct 7, 2019 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Matt Turner, Board Member
SECONDER:	Dave Doerhoff, Board Member
AYES:	Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner
ABSENT:	Brad Bockelman

C. Executive Minutes October 7, 2019

Alderman Davidson made a motion to accept the Executive Session minutes from October 7, 2019 with the one change adding "unavailable" to take home vehicle.

Alderman Milner second. Motion carried with all ayes.

5. Agenda Items

A. United States Geological Survey Presentation

Public Works Director Eric Patterson introduced Paul Rydlund, Chief Surface Water Hydraulics and Modeling Section of the U.S. Geological Survey. Mr. Rydlund gave a presentation regarding services his department offers in regards to precipitation and flooding conditions. Residents can sign up at waternow@usgs.gov to receive current conditions as well as at water.usgs.gov/wateralert. A hybrid crest stage gage would need

to be installed to assist in the research. Alderman Davidson asked about the time frame of the warning system - it gives two plus hours of notice. Alderman Dickerson asked where the flooding came from. He said if it comes from the highway that would make a difference. Alderman Turner asked about possibly doing a warning siren in connection with this system. Resident Larry Strack asked how many gages we should have and Paul answered two.

6. Aldermen and Committee Reports

Alderman Reece invited everyone to attend the Town Hall meeting at the Harrisonville United Methodist Church on Saturday, November 2, 2019, with the topic to be the future dog park led by Parks & Recreation Director Chris Deal.

Alderman Miller gave Park Board update. He said they are trying Native Prairie Grass at the Harrisonville Park and that this might be helpful with the flooding issue as well. The Board has raised ten percent of the goal to establish the dog park. The Parks department is in need of volunteers for the haunted hayride on Saturday, October 26, 2019.

Alderman Dickerson was contacted by Gary Kidd in regard to some tree trimming completed by the Electric Department at his mother's home. He also mentioned that Kansas City was having some tax abatement issues with Mr. Reeder.

Alderman Davidson had received some concerns regarding Alderman Bockelman not attending the Board of Aldermen meetings. City Attorney Steve Mauer stated that by City Code the Mayor could appoint an investigation committee to review this matter. A motion was made by Alderman Davidson to have the Mayor appoint an investigation committee with a second by Alderman Milner. Motion carried with 5 ayes and 2 nays. Mayor Bowman appointed Alderman Davidson, Alderman Milner and Alderman Turner to the committee. A roll call vote was taken: Alderman Doerhoff aye, Alderman Milner aye, Alderman Reece aye, Alderman Miller aye, Alderman Dickerson nay, Alderman Davidson aye, Alderman Turner aye. A motion was made by Alderman Milner to elect Alderman Davidson as chair for investigation committee with a second by Alderman Turner. Motion carried.

Alderman Turner gave Planning & Zoning update. The Renner hearing is scheduled for next meeting and he reported on the new Dollar General Store coming to Town Center.

Mayor Bowman commented on Alderman Miller's suggestion on native plants and grasses and suggested research could be done by checking out the Missouri Prairie Foundation. She said that the City has had cooperation with many agencies to help address the flooding situation. Short-term goals are to clean out the culverts - which MoDOT has done and possibly bring in riprap (rock) for the ditches. Long term goals would be to increase the size of the culverts. Mayor Bowman stated they have already had two conference calls with State Representatives Haffner, Pfautsch and Emery, along with MoDOT officials and city staff to discuss the situation.

7. Report from the City Administrator

City Administrator Mike Tholen said that the city administrator applications have closed. The screening process will begin soon. He reported that there had been an electric supply cost adjustment calculation error and that customers would be receiving an adjustment on their utility bill.

A. September 2019 Municipal Court Report

8. Questions from the Media

Dennis Minich asked if the investigation committee had a timeline to report back to the Board of Aldermen. The answer was no. He also asked about the electrical overcharge and how much each resident should be receiving and who made the error. The answer was \$.12 per kilowatt hour and the mistake was caught and corrected.

9. Adjourn From Regular Session

A motion was made by Alderman Dickerson to adjourn meeting with a second by Alderman Turner. Motion carried. Meeting adjourned at 8:32 p.m.

Judy Bowman, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Randall K. Jones, City Clerk

Minutes Acceptance: Minutes of Oct 21, 2019 7:00 PM (Approval of Minutes)



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
BUDGET MEETING
CITY HALL
OCTOBER 29, 2019
5:30 PM

1. Call to Order

The meeting was called to order at 5:30 PM by Mayor Judy Bowman

Attendee Name	Organization	Title	Status	Arrived
Brad Bockelman	Harrisonville	Board Member	Absent	
Dave Doerhoff	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Judy Reece	Harrisonville	Board Member	Present	
Clint Miller	Harrisonville	Board Member	Present	
David Dickerson	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Judy Bowman	Harrisonville	Mayor	Present	

Others present were: City Administrator Mike Tholen, City Attorney Christine Roto, Public Works Director Eric Patterson, HES Chief Eric Myler, Parks & Recreation Director Chris Deal, Finance Director Marcella McCoy, IT Director Jeremy Smith, Public Information Officer/Deputy City Clerk Daniel Barnett and City Clerk Randall Jones, Recording.

2. Agenda Items

Interim City Administrator Mike Tholen presented information regarding the 2020 Budget. He went through the following funds:

Review of the information presented last week for the General Fund.

Electric Department - Mayor Bowman asked for clarification on substation cameras. They will be in addition to the cameras already in use.

CWSS Fund. A reminder that charges for services provided should cover the cost of production.

EMS Fund

Refuse Fund

Park Fund

Aquatic Center Fund

Community Center Fund

Alderman Dickerson asked for clarification on administrative fees on the Community Center Fund.

Administrator Tholen said the first reading of the 2020 Budget will be on November 4th and the second reading will be on November 18th. The work session on Monday, November 4th will be for any final questions regarding the proposed 2020 Budget.

Alderman Doerhoff asked about the credit card system for the gasoline pump at the airport and was told it is a replacement.

Mayor Bowman said since there had been some questions about the investigation committee that was appointed on October 21st to review the absence of Alderman Bockelman, she would like to go through the process again. Mayor Bowman nominated Alderman Davidson, Alderman Turner and Alderman Milner to the investigation committee. Alderman Doerhoff made a motion to accept the nomination with a second from Alderman Reece. Roll call vote: Alderman Doerhoff aye, Alderman Milner aye, Alderman Reece aye, Alderman Miller aye, Alderman Dickerson nay, Alderman Davidson aye, Alderman Turner aye. Motion carried. A motion was made by Alderman Milner to elect Alderman Davidsion as chairman for investigation committee with a second by Alderman Turner. Motion carried.

A motion was made by Alderman Dickerson to adjourn meeting with a second by Alderman Miller. Motion carried. Meeting adjourned at 6:28 p.m.

Judy Bowman, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Randall K. Jones, City Clerk

Minutes Acceptance: Minutes of Oct 29, 2019 5:30 PM (Approval of Minutes)



TO: Board of Aldermen
FROM: Randy Jones, City Clerk
DATE: October 29, 2019
SUBJECT: Planning & Zoning Commission Reappointment

Type of Item: *Appointment*

Mayor Bowman would like to reappoint Scott Milner to the Planning & Zoning Commission.

A. Appointment (ID # 3395)

Planning & Zoning Commission Reappointment



STAFF REPORT

TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: October 29, 2019
SUBJECT: Renner Place Rezoning from M-1 to C-2 Public Hearing

Type of Item: Rezoning

Meeting Dates: P&Z October 17, 2019
 BOA November 4, 2019

General Information:

Applicant/Location: Brian Renner, Renner Investments
 1600 W. Mechanic Avenue

Requested Actions: RZ 19-008 Rezoning Renner Place Lots 1 & 2 from M-1 Light Industrial Zoning District to C-2 General Commercial Zoning District

PP 19-009 Renner Place Lots 1 & 2 Preliminary Plat

FP 19-010 Renner Place Lots 1 & 2 Final Plat

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission unanimously recommended approval of these applications at their meeting on October 17, 2019 subject to the stipulations presented by staff. A stipulation was added at the meeting that if the lot behind the commercial buildings on Mechanic Street where mini-storage is proposed (Lot 2) is further subdivided, direct access to a public street shall be required.

No one was in attendance for the public hearing other than the applicant and their representative.

Public Hearing

By state law and city ordinance the application for a change in zoning requires a public hearing. A public hearing is not required for a preliminary plat and a final plat.

Overview

The City has received an application from Brian Renner to rezone approximately 6.29 acres of 6.98 acres that he owns at 1600 W. Mechanic Street (Parcel No. 13-31-51-100-000-041.000) from M-1 Light Industrial District to C-2 Service Business District. The balance of the tract that abuts Mechanic Street is already zoned C-2. Mr. Renner wishes to:

- 1) Split the 6.98 ac. tract into a 1.34 ac. lot abutting Mechanic St. (Lot 1) and a 5.64 ac. lot behind it (Lot 2).
- 2) The applicant wishes to sell Lot 1 which now has a building on it. The building may be enlarged.
- 3) On Lot 2, he wishes to change the zoning from M-1 to C-2 and build mini storage.

The applicant has also submitted a preliminary plat and final plat for approval. If the rezoning and plats are approved, the applicant will be required to submit a commercial site development plan for the mini storage with a storm water management plan and building construction plans. Attached are reduced-size copies of the preliminary plat and final plat. Full-size copies will be available at the meeting.

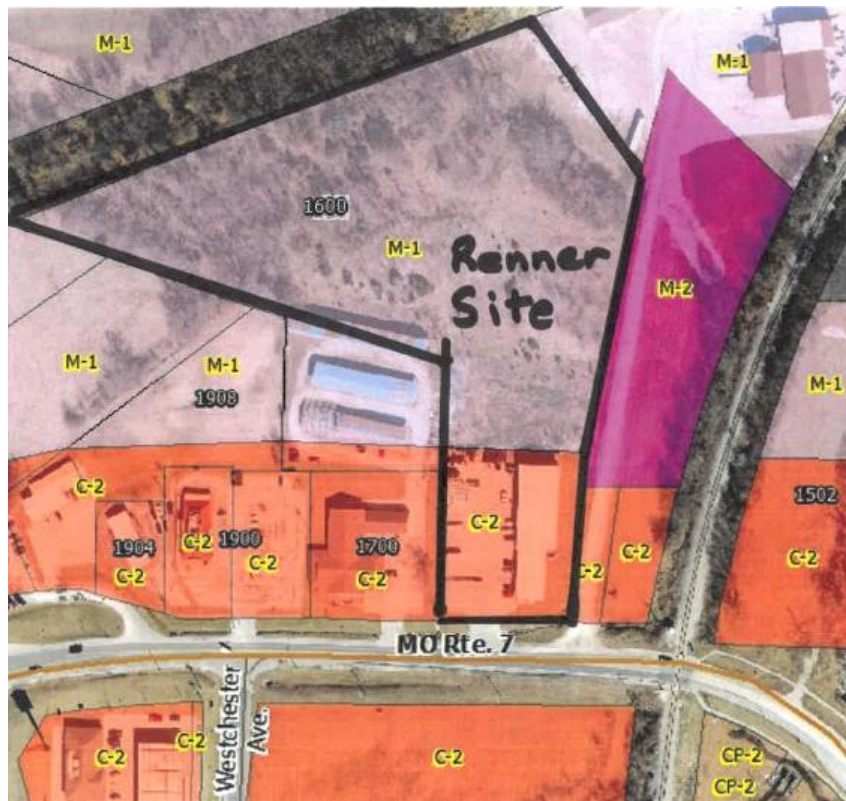
Comments

Since the applicant plans to sell Lot 1 which abuts Mechanic Street, the plat needs to ensure that a new access is provided to Lot 2. To accomplish this the applicant has obtained from his neighbor, Crop Production Services (aka Nutrien Ag Solutions), a permanent access easement to the Nutrien driveway along the east property line of Renner Place.

Vicinity Map



Existing Zoning



Zoning and subdivision ordinances generally require that all lots access public streets. However, in this situation we are supportive of the shared access for the following reasons.

1. Mini storage businesses are generally considered a good use for hard to develop properties behind businesses that front onto commercial corridors. At this location, Lot 2 is surrounded by abandoned railroad right-of-way, Crop Production Services (Nutrien) and businesses along Mechanic Street. The property is isolated and has low visibility.
2. There is a 6-inch hi-pressure east/west gas line that crosses the middle of Lot 2. This splits the property in half and reduces the number of uses that could develop there.
3. Mini-storage has very few trips per day. A stipulation has been added that any use other than mini storage that wishes to use the access easement requires the approval of the Board of Aldermen.

A risk of allowing a business to have an access easement in lieu of connecting directly to a public street is that the party granting the easement might cancel it in the future. The City Attorney has reviewed the access agreement and notes that this easement runs with the land and is binding upon all parties. No party can terminate the rights of access under the agreement. The agreement is now recorded with the County Recorder of Deeds.

Regarding the gas line that runs through Lot 2, a stipulation of approval of the plat is that the applicant must obtain from the gas company an easement and have it placed on the plat prior to

the city signing the plat. Whereas, gas companies were able to use blanket easements in the past, state law now requires easements to be placed on plats.

The Comprehensive Plan depicts as industrial the portion of the city surrounded by Mechanic Street, I-49, and the loop created by Commercial Street. Inside this area the zoning is 50% commercial and 50% industrial. For Renner Place, we believe the proposed commercial zoning is more compatible than industrial zoning with the neighboring businesses.

The property is not in the 100-year flood zone. As previously mentioned, an approved stormwater management plan will be required showing how runoff created by the project will be detained.

Recommendations

Rezoning

Approval of an ordinance approving Application RZ 19-008 rezoning approximately 6.29 ac at 1600 West Mechanic Street from M-1 Light Industrial District to C-2 Service Business District based on the following findings contained in the staff report.

1. The proposed use of mini storage is a use well-suited for second-tier locations behind businesses that front commercial corridors.
2. The mini storage use is appropriate for this location given that it is surrounded by railroad right-of-way, Crop Production Services and businesses along Mechanic Street which makes the location isolated with low visibility and poor access.
3. The mini storage use is appropriate for this location as it is split in half by a 6-inch hi-pressure gas line which makes it very difficult for other uses to locate on the property.
4. The mini storage use is appropriate as the use has very few vehicle trips per day.
5. Mini storage is more compatible with the commercial businesses that front Mechanic St. than many industrial uses.

Preliminary Plat

Approval of a resolution approving Application PP 19-009, a Preliminary Plat of Renner Place Lots 1 & 2 subject to the following stipulations:

1. The property owner shall replace the blanket easement provided to the Interstate Pipe Line Company with an easement of specified width over the 6-inch high pressure gas line and have it put on the plat prior to the City signing the final plat. The owner shall have the easement recorded.

2. Approval of site development plan and stormwater management plan is required prior to the release of a land disturbance permit and/or building permit.
3. The 40-ft. access easement to Brian and Caren Renner from Crop Production Services on the final plat shall be maintained in perpetuity and run with the land.
4. Approval of all construction plans for public improvements is required prior to the release of any land disturbance permit and/or building permit.
5. All building construction, site development work, and construction of public and private utilities shall meet City standards.
6. If Lot 2 is further subdivided, direct access to a public street for a reconfigured Lot 2 and any new lots shall be required.

Final Plat

Approval of an ordinance approving Application FP 19-010 Final Plat of Renner Place Lots 1 & 2 subject to the following stipulations:

1. The property owner shall replace the blanket easement provided to the Interstate Pipe Line Company with an easement of specified width over the 6-inch high pressure gas line and have it put on the plat prior to the City signing the final plat. The owner shall have the easement recorded.
2. Approval of site development plan and stormwater management plan is required prior to the release of a land disturbance permit and/or building permit.
3. The 40-ft. access easement to Brian and Caren Renner from Crop Production Services on the final plat shall be maintained in perpetuity and run with the land.
4. Approval of all construction plans for public improvements is required prior to the release of any land disturbance permit and/or building permit.
5. All building construction, site development work, and construction of public and private utilities shall meet City standards.

6. If Lot 2 is further subdivided, direct access to a public street for a reconfigured Lot 2 and any new lots shall be required.

Attachments: P&Z Minutes

Rezoning Ordinance

Preliminary Plat Resolution

Preliminary Plat

Final Plat Ordinance

Final Plat

B. Action Item (ID # 3400)

PUBLIC HEARING AN ORDINANCE OF THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, REZONING THE APPROXIMATELY 6.29-ACRE RENNER PLACE AT 1600 WEST MECHANIC STREET FROM M-1 LIGHT INDUSTRIAL DISTRICT ZONING TO C-2 SERVICE BUSINESS DISTRICT ZONING

Bill No.

Ordinance No.

AN ORDINANCE OF THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, REZONING THE APPROXIMATELY 6.29-ACRE RENNER PLACE AT 1600 WEST MECHANIC STREET FROM M-1 LIGHT INDUSTRIAL DISTRICT ZONING TO C-2 SERVICE BUSINESS DISTRICT ZONING

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Brian Renner with Renner Investments to rezone a 6.29-acre tract at 1600 W. Mechanic St. from the M-1 Light Industrial Zoning District to the C-2 General Commercial Zoning District; and

WHEREAS, the Planning and Zoning Commission, after placing a legal notice in the official newspaper of the city and mailing a notice to all property owners within 185 feet of the property, conducted a public hearing on the application on October 17, 2019 and unanimously recommended with a vote of 6 Ayes and 0 Nays that the Board of Aldermen approve the rezoning from M-1 to C-2 zoning based upon certain findings; and

WHEREAS, the Board of Aldermen of the City of Harrisonville, after placing a legal notice in a newspaper of record and mailing a notice to all property owners within 185 feet of the property, conducted a public hearing on the application on November 4, 2019; and

WHEREAS, after considering the recommendations of the City staff and Planning and

Zoning Commission and input from the public, the Board of Aldermen determined that the hereinafter described property should be rezoned based upon the following findings:

1. The proposed use of mini storage is a use well-suited for second-tier locations behind businesses that front commercial corridors.
2. The mini storage use is appropriate for this location given that it is surrounded by railroad right-of-way, Crop Production Services and businesses along Mechanic Street which makes the location isolated with low visibility and poor access.
3. The mini storage use is appropriate for this location as it is split in half by a 6-inch hi-pressure gas line which makes it very difficult for other uses to locate on the property.
4. The mini storage use is appropriate as the use has very few vehicle trips per day.
5. Mini storage is more compatible with the commercial businesses that front Mechanic St. than many industrial uses.

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

Section 1. That the following described property owned by Renner Investments is hereby rezoned from the M-1 Light Industrial Zoning District to C-2 Services Business District in the City of Harrisonville, Cass County, Missouri, to-wit:

PART OF LOT 5 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 44, RANGE 31, IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF LOT 5 OF THE NORTHEAST QUARTER OF SECTION 5, AFORESAID, RUN THENCE NORTH 88°09'49" WEST ALONG THE SOUTH LINE THEREOF, 1651.25 FEET; THENCE NORTH 02°10'11" EAST, 66.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY NO. 2 (WALL STREET), AS NOW LOCATED, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; CONTINUING THENCE NORTH 02°10'11" EAST, 392.82 FEET; THENCE NORTH 77°50'00" WEST, 230.51 FEET; THENCE NORTH 66°41'35" WEST, 401.02 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD; THENCE NORTH 68°46'33" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 589.34 FEET; THENCE SOUTH 58°28'35" EAST, 209.50 FEET; THENCE SOUTH 54°23'15" EAST, 183.60 FEET; THENCE SOUTH 14°42'48" WEST, 14.86 FEET; THENCE SOUTH 10°52'43" WEST, 336.89 FEET; THENCE SOUTH 09°02'12" WEST, 245.15 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID MISSOURI STATE HIGHWAY NO. 2; THENCE NORTH 88°19'35" WEST ALONG SAID RIGHT-OF-WAY LINE, 19.21 FEET; THENCE SOUTH 80°21'49" WEST ALONG SAID RIGHT-OF-WAY LINE, 76.49 FEET; THENCE NORTH 88°19'35" WEST ALONG SAID RIGHT-OF-WAY LINE, 98.03 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 6.98 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT-OF-WAYS.

Section 2. That the official zoning map of the City of Harrisonville shall be amended to reflect said changes in zoning.

Section 3. Severability. The sections, paragraphs, sentences, clauses and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot

be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

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

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

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 4TH DAY OF NOVEMBER 2019 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 4TH DAY OF NOVEMBER 2019 AND PASSED BY THE BOARD OF ALDERMEN THIS 4TH DAY OF NOVEMBER 2019.

Judy Bowman, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Randall K. Jones, City Clerk

WITNESS my hand and seal this 4th day of November 2019

Attachments:

P&Z Minutes (PDF)



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
OCTOBER 17, 2019
6:00 PM

1. Call to Order

The meeting was called to order at 6:06 PM by Chair Chris Chiodini

Attendee Name	Organization	Title	Status	Arrived
Chuck Jones	Harrisonville		Present	
Chris Chiodini	Harrisonville	Chair	Present	
Scott Milner	Harrisonville		Absent	
Judy Bowman	Harrisonville	Mayor	Present	
Jim Proctor	Harrisonville		Absent	
Virgil Butler	Harrisonville		Absent	
Dorothy Young	Harrisonville		Present	
Cheryl Bush	Harrisonville	Board Member	Present	
Barrett Welton	Harrisonville		Present	

Also in attendance were Eric Collins, Applicants Representative and Caren Renner, Applicant for Renner Place; Kim Bartalos, Developer Representative for Harrisonville Town Center; Matt Turner, Alderman Liaison; Roger Kroh, Community Development Planner; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Aug 15, 2019 6:00 PM

Chuck Jones asked about the vote on amendments to Section 405.550 (D) Accessory Buildings. The minutes stated that it was recommended for Board Approval with a vote of 4 to 3. He was under the impression that a recommendation of approval requires 5 votes, the majority of the full commission. Roger Kroh called the City Attorney who sent a text saying that a simple majority of a quorum is all that is needed for recommendations to the Board of Alderman. Roger added that five votes is needed at the Board of Alderman meetings to approve an ordinance.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Barrett Welton
SECONDER:	Judy Bowman, Mayor

AYES:	Jones, Chiodini, Bowman, Young, Bush, Welton
ABSENT:	Scott Milner, Jim Proctor, Virgil Butler

3. Agenda Items

A. Renner Place, 1600 Mechanic Street

1. Application RZ 19-008; Rezoning From M-1 Light Industrial District to C-2 Service Business District PUBLIC HEARING

Roger Kroh presented the rezoning application for 1600 W Mechanic Street from M-1 Light Industrial to C-2 General Commercial Zoning District. Mr. Renner (owner of property) wishes to split a 6.98 acre lot into 2 lots. Lot 1 is 1.3 acres and currently has the Winnelson building on it. That lot is currently zoned C-2 and will remain C-2. The northwest lot (Lot 2) is currently zoned M-1 Light Industrial and Mr. Renner would like it rezoned to C-2 to build mini storage. Applicant has come to an agreement on shared access of the driveway from Nutrien-Ag Solutions.

Staff recommends approval of a motion recommending that the Board of Aldermen approve RZ 19-008 as the proposed use is well suited for second-tier locations behind businesses that front commercial corridors. Mr. Kroh also stated that he is proposing a stipulation that if Lot 2 is further subdivided, the lots have to have direct access from a public street. Also, there is a 6-inch high pressure gas main that the owner of the line and Mr. Renner have to establish a defined easement. Mr. Kroh said that blanket easements, such as the one the gas company has had for many years, are no longer legal. Matt Turner asked if the lot would be paved or gravel. Mr. Kroh stated that it would be paved to the entrance of the mini storage. Dorothy Young asked if the shared access agreement would stay with the property if the owners change. Mr. Kroh stated that the easement will run with the land and one party can not change the agreement. Dorothy asked about water retention. Roger stated that any new project has to have water detention and has to get a Natural Public Discharge Permit from the State for that. Eric Collins, representative for the Renner's, spoke to the Commission. He stated that this project started March, 19, 2019. The prior City Attorney had an issue with the current easement and that he and the Renner's had been working to identify how to fix this. He stated that the City Subdivision Codes were all acceptable to the applicants, and that they are working to find the owner of the gas line. Chris Chiodini asked if there were any problems with the stipulations of requirements? Mrs. Renner stated that there would be no problems.

The Chairman opened the public hearing. There were no comments from the audience. The chairman closed the public hearing.

Chuck Jones made a motion to recommend approval to the Board of Alderman for the rezoning with the stipulations stated. Cheryl Bush seconded the motion. The vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chuck Jones
SECONDER:	Cheryl Bush, Board Member
AYES:	Jones, Chiodini, Bowman, Young, Bush, Welton
ABSENT:	Scott Milner, Jim Proctor, Virgil Butler

2. Application PP 19-009; Preliminary Plat of Renner Place

Roger Kroh presented his Staff Report for Preliminary Plat of Renner Place Lots 1 and 2. Roger Kroh recommends approval with #6 on his Staff report being struck, and the stipulation of access to a public street being required if Lot 2 is further subdivided. Dorothy Young made a motion to recommend approval to the Board of Aldermen as revised at this meeting. Chuck Jones seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED [UNANIMOUS]
MOVER:	Dorothy Young
SECONDER:	Chuck Jones
AYES:	Jones, Chiodini, Bowman, Young, Bush, Welton
ABSENT:	Scott Milner, Jim Proctor, Virgil Butler

3. Application FP 19-010; Final Plat of Renner Place Lots 1 & 2

Roger Kroh presented his Staff Report for the Final Plat of Renner Place Lots 1 and 2. Roger Kroh recommends approval with #6 on his Staff report being struck, and the stipulation of access to a public street being required if Lot 2 is further subdivided. Chuck Jones made a motion to recommend approval to the Board of Aldermen as revised at this meeting. Barrett Welton seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED [UNANIMOUS]
MOVER:	Chuck Jones
SECONDER:	Barrett Welton
AYES:	Jones, Chiodini, Bowman, Young, Bush, Welton
ABSENT:	Scott Milner, Jim Proctor, Virgil Butler

B. Harrisonville Town Center (Dollar General)

1. Application PP 19-015; Preliminary Plat of Harrisonville Town Center 2nd Plat

Roger Kroh presented his Staff Report for Preliminary Plat 19-015, application for Harrisonville Town Center 2nd Plat. This is for the half of the 42 acres that hasn't been developed between Sutherland's and Lindbergh Street. The 20-acre Phase 2 has had no development since the original Plat was approved in 2005. The Preliminary Plat of Phase 2 expired in 2007. Security Bank, the new owner Phase 2, has submitted a Preliminary Plat that is similar to the original one that expired, with 3 pad sites. At this time, the city has received a site development plan and construction plan for a 7,495 sq. ft. Dollar General to go on the middle of the 3 pad sites. Roger said that the southwest corner is in the 100 year flood plain. Ted Martin is finalizing his review of Storm Water plans. The lot is zoned C-2. When the other 2 pads are filled in, an external drive will be built, giving the development 2 ways in and out. Staff recommends a motion to recommend approval to the Board of Aldermen. Dorothy Young asked if this Dollar General would be taking the place of the current location at Southland? Kim Bartalos, representative for the developer, stated that it is her understanding that both locations would remain. Dorothy Young asked who would be financially responsible for the drives being done. Roger said that is the responsibility of the developer and future buyers. Dorothy Young asked if the Stormwater would just be for Dollar General or all the pad sites. Roger stated that it would be done in phases as the pad sites were sold/developed. Chris Chiodini stated that the water should go to the west as we already have problems to the south. Mr. Kroh stated that the City Engineer works on the Storm Water plans but he will relay the

comments to him. He said it has not been contemplated that water detained on the pad sites will drain to the west. Mr. Chiodini asked about the color elevation picture that was supposed to be available to view. Mr. Kroh stated that he didn't have it in time for the meeting, but that the building would have an upgraded texturized siding instead of the metal siding usually used. They will also be using split face stone or rock on the face of the building. Dorothy Young asked if the driveways would align with others on the east side of Commercial Street? Roger stated that would be up to MODOT. Barrett Welton asked if that area was zoned properly for this use. Roger said that it is. Chuck Jones made a motion to recommend approval to the Board of Aldermen with the stipulations presented in the Staff Report. Dorothy Young seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED [UNANIMOUS]
MOVER:	Chuck Jones
SECONDER:	Dorothy Young
AYES:	Jones, Chiodini, Bowman, Young, Bush, Welton
ABSENT:	Scott Milner, Jim Proctor, Virgil Butler

2. Application FP 19-016; Final Plat of Harrisonville Town Center 2nd Plat

Roger Kroh presented his Staff Report on Application of Final Plat 19-016 of Harrisonville Town Center 2nd Plat. Dorothy Young made a motion to recommend approval to the Board of Aldermen with the stipulations presented in the Staff Report. Chuck Jones seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED [UNANIMOUS]
MOVER:	Dorothy Young
SECONDER:	Chuck Jones
AYES:	Jones, Chiodini, Bowman, Young, Bush, Welton
ABSENT:	Scott Milner, Jim Proctor, Virgil Butler

4. Discussion Items

A. Scheduling Conflict November 2019 Meeting

Roger Kroh stated that he has a conflict with the November meeting being on the 21st. The majority of the Commission had no conflicts with moving the meeting up a week to November 14, 2019.

5. Adjourn

With nothing further to come before the Commission, Chuck Jones made a motion to adjourn. Barrett Welton seconded. The Commission voted unanimously. The meeting was adjourned at 6:50 PM.

Respectfully Submitted,

Jamie Martin, Secretary



STAFF REPORT

TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: October 29, 2019
SUBJECT: Renner Place Preliminary Plat

Type of Item: *Rezoning*

C. Action Item (ID # 3401)

A RESOLUTION OF THE CITY OF HARRISONVILLE APPROVING THE PRELIMINARY PLAT OF RENNER PLACE LOTS 1 AND 2, A 6.29 ACRE SUBDIVISION OF LAND AT 1600 WEST MECHANIC STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

Council Bill No.

Resolution No.

A RESOLUTION OF THE CITY OF HARRISONVILLE APPROVING THE PRELIMINARY PLAT OF RENNER PLACE LOTS 1 AND 2, A 6.29 ACRE SUBDIVISION OF LAND AT 1600 WEST MECHANIC STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

WHEREAS, after review by the city staff, the application was submitted to the Planning and Zoning Commission for their recommendation; and,

WHEREAS, the Planning and Zoning Commission reviewed the preliminary plat for the above proposed development on October 17, 2019, and hereby recommends approval to the Board of Aldermen; and,

WHEREAS, after a recommendation of approval had been submitted by the Planning and Zoning Commission, the Board of Aldermen reviewed the proposed preliminary plat and has determined the plat is consistent with the City of Harrisonville Zoning Ordinance, Subdivision Regulation and Comprehensive Plan.

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

Section 1. That Board of Aldermen of Harrisonville, Missouri, hereby approves the Preliminary Plat of Renner Place Lots 1 and 2, attached as Exhibit I, a 6.29 ac. subdivision at 1600 W. Mechanic St. in the C-2 Service Business Zoning District, subject to the following stipulations:

1. The property owner shall replace the blanket easement provided to the Interstate Pipe Line Company with an easement of specified width over the 6-inch high pressure gas line and have it put on the plat prior to the City signing the final plat.
2. Approval of site development plan and stormwater management plan is required prior to the release of a land disturbance permit and/or building permit.
3. The 40-ft. access easement to Brian and Caren Renner from Crop Production Services on the final plat shall be maintained in perpetuity and run with the land.
4. Approval of all construction plans for public improvements is required prior to the release of any land disturbance permit and/or building permit.
5. All building construction, site development work, and construction of public and private utilities shall meet City standards.
6. If Lot 2 is further subdivided, direct access to a public street for a reconfigured Lot 2 and any new lots shall be required.

Section 2: The preliminary plat of Renner Place Lots 1 and 2 in the City of Harrisonville, comprises the following described real estate in the City of Harrisonville, Cass County, Missouri, to-wit:

PART OF LOT 5 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 44, RANGE 31, IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF LOT 5 OF THE NORTHEAST QUARTER OF SECTION 5, AFORESAID, RUN THENCE NORTH 88°09'49" WEST ALONG THE SOUTH LINE THEREOF, 1651.25 FEET; THENCE NORTH 02°10'11" EAST, 66.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY NO. 2 (WALL STREET), AS NOW LOCATED, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; CONTINUING THENCE NORTH 02°10'11" EAST, 392.82 FEET; THENCE NORTH 77°50'00" WEST, 230.51 FEET; THENCE NORTH 66°41'35" WEST, 401.02 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD; THENCE NORTH 68°46'33" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 589.34 FEET; THENCE SOUTH 58°28'35" EAST, 209.50 FEET; THENCE SOUTH 54°23'15" EAST, 183.60 FEET; THENCE SOUTH 14°42'48" WEST, 14.86 FEET; THENCE SOUTH 10°52'43" WEST, 336.89 FEET; THENCE SOUTH 09°02'12" WEST, 245.15 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID MISSOURI STATE HIGHWAY NO. 2; THENCE NORTH 88°19'35" WEST ALONG SAID RIGHT-OF-WAY LINE, 19.21 FEET; THENCE SOUTH 80°21'49" WEST ALONG SAID RIGHT-OF-WAY LINE, 76.49 FEET; THENCE NORTH 88°19'35" WEST ALONG SAID RIGHT-OF-WAY LINE, 98.03 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 6.98 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT-OF-WAYS.

Section 3. That approval of the preliminary plat is contingent upon compliance with the zoning and subdivision regulations.

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

AYES:

NAYS:

ABSENT:

ABSTAIN:

PASSED AND RESOLVED by the Board of Aldermen of the City of Harrisonville, Missouri this 4th day of November 2019.

Judy Bowman, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Randall K. Jones, City Clerk

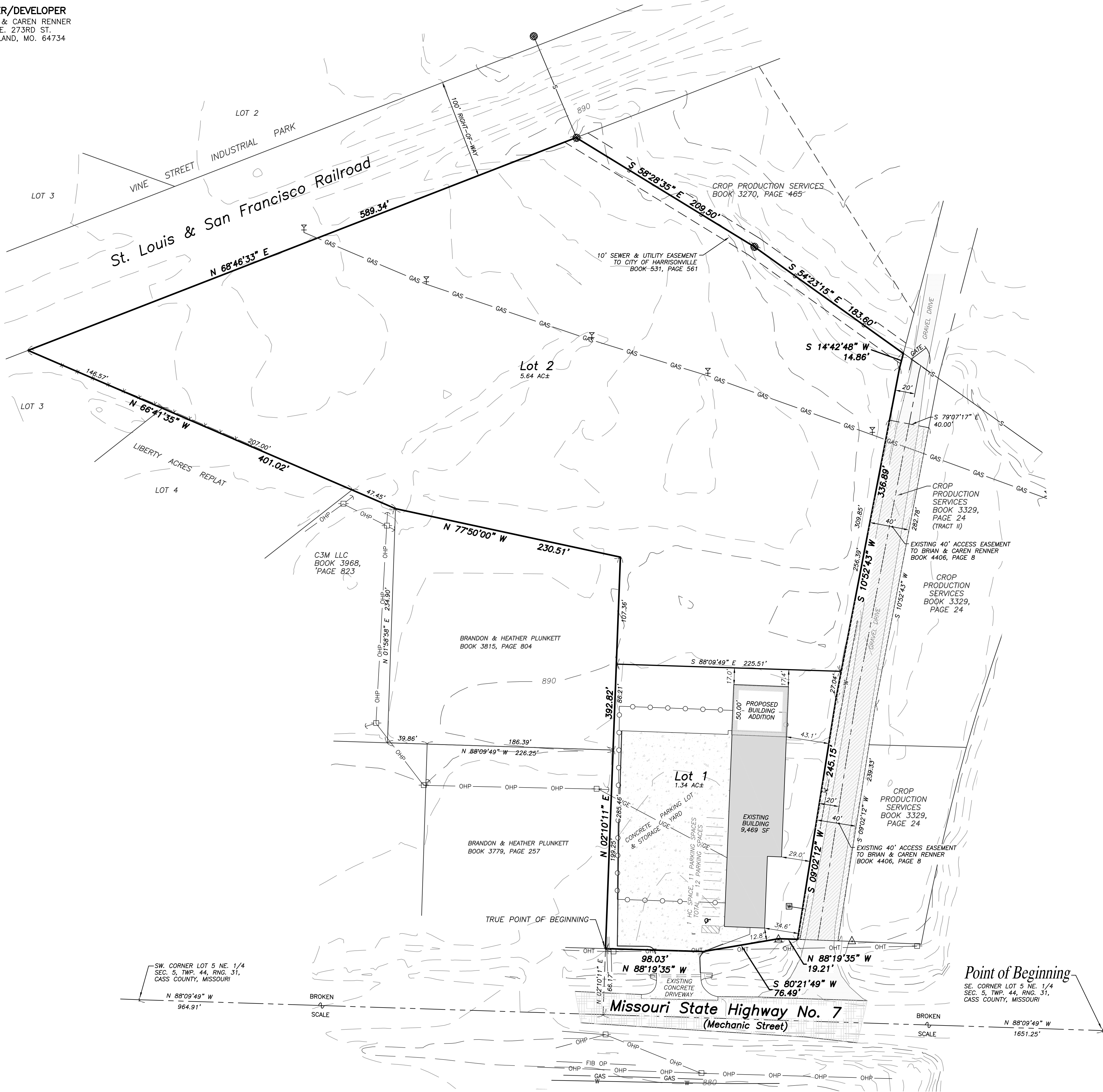
WITNESS my hand and seal this 4th day of November 2019.

Attachment I: Preliminary Plat of Renner Place Lots 1 and 2

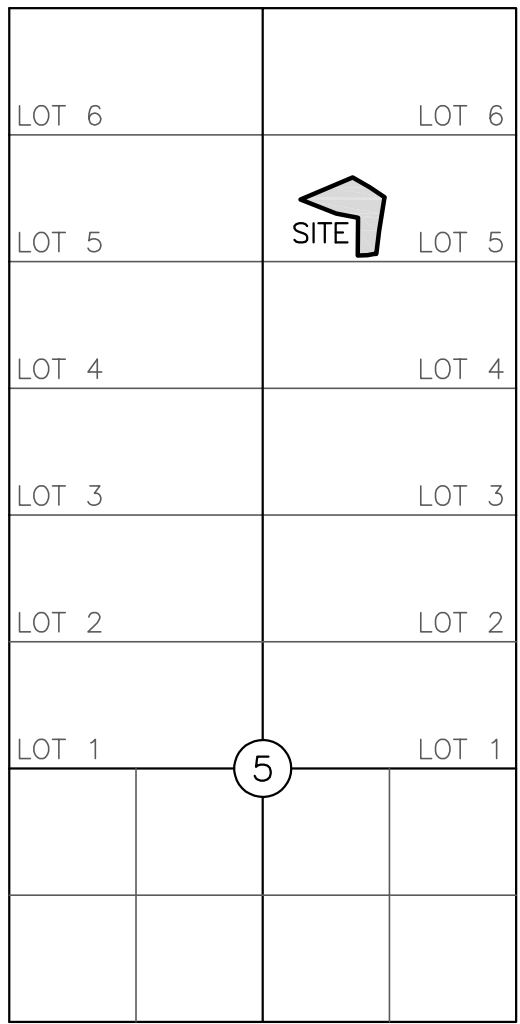
Attachments:

Preliminary Plat (PDF)

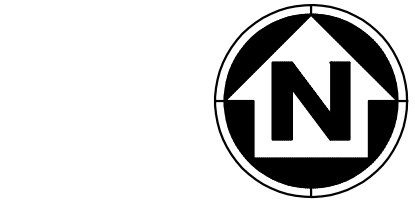
OWNER/DEVELOPER
BRIAN & CAREN RENNER
2410 E. 273RD ST.
CLEVELAND, MO. 64734



Preliminary Plat of "Renner Place" Lots 1 & 2 a subdivision of land in the City of Harrisonville, Cass County, Missouri



LOCATION MAP
SECTION 5, TOWNSHIP 44, RANGE 31
CASS COUNTY, MISSOURI
SCALE: 1" = 2000'



Legend

- X—X— = FENCE LINE
- = CHAIN LINK FENCE LINE
- ⊞ = WATER METER
- ⊞ = FIRE HYDRANT
- ⊞ = MANHOLE
- ⊞ = POWER POLE
- OHP— = OVERHEAD POWER LINE
- OHT— = OVERHEAD TELEPHONE LINE
- GAS— = GAS LINE
- S— = SANITARY SEWER LINE
- W— = WATER LINE
- FIB OP— = FIBER OPTIC LINE
- UGE— = UNDERGROUND ELECTRIC

Description:

PART OF LOT 5 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 44, RANGE 31, IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF LOT 5 OF THE NORTHEAST QUARTER OF SECTION 5, AFORESAID, RUN THENCE NORTH 88°09'49" WEST ALONG THE SOUTH LINE THEREOF, 1651.25 FEET; THENCE NORTH 02°10'11" EAST, 66.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY NO. 2 (WALL STREET), AS NOW LOCATED, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; CONTINUING THENCE NORTH 02°10'11" EAST, 392.82 FEET; THENCE NORTH 77°50'00" WEST, 230.51 FEET; THENCE NORTH 66°41'35" WEST, 401.02 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD; THENCE NORTH 68°46'33" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 589.34 FEET; THENCE SOUTH 58°28'35" EAST, 209.50 FEET; THENCE SOUTH 54°23'15" EAST, 183.60 FEET; THENCE SOUTH 14°42'48" WEST, 14.86 FEET; THENCE SOUTH 10°52'43" WEST, 336.89 FEET; THENCE SOUTH 09°02'12" WEST, 245.15 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID MISSOURI STATE HIGHWAY NO. 2; THENCE NORTH 88°19'35" WEST ALONG SAID RIGHT-OF-WAY LINE, 19.21 FEET; THENCE SOUTH 80°21'49" WEST ALONG SAID RIGHT-OF-WAY LINE, 76.49 FEET; THENCE NORTH 88°19'35" WEST ALONG SAID RIGHT-OF-WAY LINE, 98.03 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 6.98 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT-OF-WAYS.

Notes:

BEARINGS SHOWN ARE BASED ON THE CITY OF HARRISONVILLE, MISSOURI, CONTROL MONUMENT NETWORK.

A TWO FOOT CONTOUR INTERVAL IS SHOWN, BASED ON THE CITY OF HARRISONVILLE GIS CONTOURS.

RECORD TITLE AND EASEMENT INFORMATION HAS BEEN PROVIDED BY COFFELT LAND TITLE, INC. IN AN INFORMATIONAL TITLE REPORT, TITLE NO. 19030502, DATED APRIL 17, 2019 AT 8:00 AM.

THIS SURVEYOR HAS RELIED ON SAID INFORMATIONAL TITLE REPORT IN THE PREPARATION OF THIS FINAL PLAT OF "RENNER PLACE". NO ADDITIONAL INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE HAVE BEEN PERFORMED.

MISSOURI ONE CALL WAS NOTIFIED FOR UTILITY LOCATIONS ON THE SUBJECT PROPERTY. ALL UTILITIES MAY OR MAY NOT HAVE BEEN FLAGGED. BOWERS ENGINEERING & SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR THE INACCURACY OR OMISSION OF ANY EXISTING UTILITIES ON OR ADJACENT TO THE SUBJECT PROPERTY. MISSOURI ONE CALL TICKET NUMBER: 191064145, DATE: APRIL 16, 2019.

THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE AS LOCATED BY FLOOD INSURANCE RATE MAP NO. 29037C0188F AND MAP NO. 29037C0186F, DATED JANUARY 2, 2013, ANDERSON ENGINEERING INC. ASSUMES NO LIABILITY AND OFFERS NO WARRANTY AS TO THE LOCATION OF SAID FLOOD ZONE.

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO DETERMINE WHETHER JURISDICTIONAL WATERS OF THE UNITED STATES ARE PRESENT ON THIS PROPERTY; WHETHER THIS SOIL IS SUITABLE FOR A SEPTIC SYSTEM; WHETHER ANY EXISTING SEWAGE TREATMENT FACILITIES THAT SERVE THIS PROPERTY MEET APPLICABLE HEALTH DEPARTMENT OR MISSOURI DEPARTMENT OF NATURAL RESOURCES REGULATIONS; WHETHER THIS PROPERTY HAS DRIVEWAY ACCESS TO A STATE, COUNTY, OR CITY ROADWAY RIGHT-OF-WAY OR THAT ONE WILL BE GRANTED; WHETHER UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES MAY OR MAY NOT EXIST WHICH MAY AFFECT THIS PROPERTY.

THIS PRELIMINARY PLAT DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY, THIS DRAWING IS FOR PLANNING AND ZONING PURPOSES ONLY.

**ANDERSON
ENGINEERING**
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
106 E PEARL STREET • HARRISONVILLE, MISSOURI 64701 • PHONE (816) 380-4821
ANDERSON CO# 00062

DRAWING INFO.		CS/NB	
BY	DATE	FIELD BY	
TB	10/11/19	DRAWN BY	RE/TB
		CHECK BY	TB
		DATE	9/25/19
		FIELD BOOK	19HA20013
		JOB NUMBER	
REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	REVISED STREET NAME	TB	10/11/19

Attachment: Preliminary Plat (Renner Place Preliminary Plat)

MR. BRIAN RENNER
2410 E. 273RD STREET
CLEVELAND, MO 64734

**PRELIMINARY PLAT
"RENNER PLACE"**
1600 W. MECHANIC STREET
SECTION 5, TOWNSHIP 44, RANGE 31
HARRISONVILLE, CASS COUNTY, MISSOURI

DRAWING NO.
19HA20013PP

SHEET NUMBER
1
OF 1



STAFF REPORT

TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: October 29, 2019
SUBJECT: Renner Place Final Plat

Type of Item: *Final Plat*

D. Action Item (ID # 3402)

AN ORDINANCE TO APPROVE THE FINAL PLAT OF RENNER PLACE LOTS 1 AND 2, A 6.29-ACRE SUBDIVISION AT 1600 WEST MECHANIC STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI

Bill No.

Ordinance No.

AN ORDINANCE TO APPROVE THE FINAL PLAT OF RENNER PLACE LOTS 1 AND 2, A 6.29-ACRE SUBDIVISION AT 1600 WEST MECHANIC STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Brian Renner with Renner Investments to approve the Final Plat of Renner Place Lots 1 and 2, 6.29-acre subdivision at 1600 W. Mechanic St Street; and

WHEREAS, the final plat was considered by the Planning and Zoning Commission on October 17, 2019 and a recommendation made that the Board of Aldermen to approve the final plat by a vote of 6 Ayes and 0 Nays subject to certain stipulations; and

WHEREAS, the City will retain easement rights in the proposed subdivision; and

WHEREAS, in accordance with the provision of Chapter 89 RSMo, and Chapter 410 of the Code of Ordinance of the City of Harrisonville, Missouri, the Board of Aldermen, after careful and due deliberation find that approval of the Final Plat is in the best interest of the City of Harrisonville and its residents.

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

Section 1. That Board of Aldermen of Harrisonville, Missouri, hereby approves the Final Plat of Renner Place Lots 1 and 2, a 6.29 ac. subdivision at 1600 W. Mechanic St. in the C-2 Service Business Zoning District which is attached as Exhibit I subject to the following stipulations:

1. The property owner shall replace the blanket easement provided to the Interstate Pipe Line Company with an easement of specified width over the 6-inch high pressure gas line and have it put on the plat prior to the City signing the final plat. The owner shall have the easement recorded.
2. Approval of site development plan and stormwater management plan is required prior to the release of a land disturbance permit and/or building permit.
3. The 40-ft. access easement to Brian and Caren Renner from Crop Production Services on the final plat shall be maintained in perpetuity and run with the land.
4. Approval of all construction plans for public improvements is required prior to the release of any land disturbance permit and/or building permit.
5. All building construction, site development work, and construction of public and private utilities shall meet City standards.
6. If Lot 2 is further subdivided, direct access to a public street for a reconfigured Lot 2 and any new lots shall be required.

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

PART OF LOT 5 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 44, RANGE 31, IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF LOT 5 OF THE NORTHEAST QUARTER OF SECTION 5, AFORESAID, RUN THENCE NORTH 88°09'49" WEST ALONG THE SOUTH LINE THEREOF, 1651.25 FEET; THENCE NORTH 02°10'11" EAST, 66.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY NO. 2 (WALL STREET), AS NOW LOCATED, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; CONTINUING THENCE NORTH 02°10'11" EAST, 392.82 FEET; THENCE NORTH 77°50'00" WEST, 230.51 FEET; THENCE NORTH 66°41'35" WEST, 401.02 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD; THENCE NORTH 68°46'33" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 589.34 FEET; THENCE SOUTH 58°28'35" EAST, 209.50 FEET; THENCE SOUTH 54°23'15" EAST, 183.60 FEET; THENCE SOUTH 14°42'48" WEST, 14.86 FEET; THENCE SOUTH 10°52'43" WEST, 336.89 FEET; THENCE SOUTH 09°02'12" WEST, 245.15 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID MISSOURI STATE HIGHWAY NO. 2; THENCE NORTH 88°19'35" WEST ALONG SAID RIGHT-OF-WAY LINE, 19.21 FEET; THENCE SOUTH 80°21'49" WEST ALONG SAID RIGHT-OF-WAY LINE, 76.49 FEET; THENCE NORTH 88°19'35" WEST ALONG SAID RIGHT-OF-WAY LINE, 98.03 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 6.98 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT-OF-WAYS.

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

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

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

AYES:

NAYS:

ABSENT:

ABSTAIN:

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 4TH DAY OF NOVEMBER 2019 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 4TH DAY OF NOVEMBER 2019 AND PASSED BY THE BOARD OF ALDERMEN THIS 4TH DAY OF NOVEMBER 2019.

Judy Bowman, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Randall K. Jones, City Clerk

WITNESS my hand and seal this _____ day of November 2019

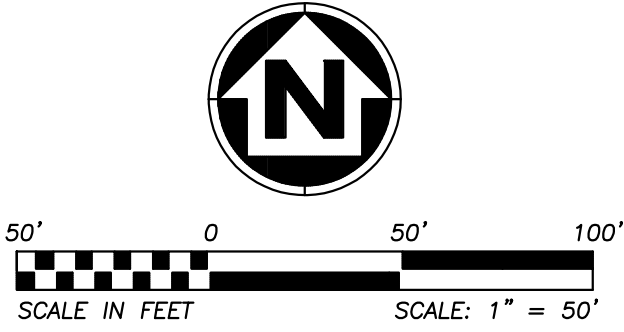
Attachment I: Final Plat of Renner Place Lots 1 and 2

Attachments:

Final Plat (PDF)

Legend

- = FOUND MONUMENT AS NOTED
- = SET 5/8" IRON BAR WITH 2" ALUMINUM CAP STAMPED A/E INC LC 62
- X—X— = FENCE LINE
- = CHAIN LINK FENCE LINE
- ⊞ = WATER METER
- ⊗ = FIRE HYDRANT
- ⊙ = MANHOLE
- ⊞ = POWER POLE
- OHP— = OVERHEAD POWER LINE
- OHT— = OVERHEAD TELEPHONE LINE
- GAS— = GAS LINE
- S— = SANITARY SEWER LINE
- W— = WATER LINE
- FIB OP— = FIBER OPTIC LINE
- UGE— = UNDERGROUND ELECTRIC



LOT 6		LOT 6
LOT 5		LOT 5
LOT 4		LOT 4
LOT 3		LOT 3
LOT 2		LOT 2
LOT 1	5	LOT 1

LOCATION MAP
SECTION 5, TOWNSHIP 44, RANGE 31
CASS COUNTY, MISSOURI
SCALE: 1" = 2000'

Description:

PART OF LOT 5 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 44, RANGE 31, IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF LOT 5 OF THE NORTHEAST QUARTER OF SECTION 5, AFORESAID, RUN THENCE NORTH 88°09'49" WEST ALONG THE SOUTH LINE THEREOF, 1651.25 FEET; THENCE NORTH 02°10'11" EAST, 66.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY NO. 7 (WALL STREET), AS NOW LOCATED, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; CONTINUING THENCE NORTH 02°10'11" EAST, 392.82 FEET; THENCE NORTH 77°50'00" WEST, 230.51 FEET; THENCE NORTH 68°41'35" WEST, 401.02 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD; THENCE NORTH 68°46'33" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 589.34 FEET; THENCE SOUTH 58°28'35" EAST, 209.50 FEET; THENCE SOUTH 54°23'15" EAST, 183.60 FEET; THENCE SOUTH 14°42'48" WEST, 14.86 FEET; THENCE SOUTH 10°52'43" WEST, 336.89 FEET; THENCE SOUTH 09°02'12" WEST, 245.15 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID MISSOURI STATE HIGHWAY NO. 7; THENCE NORTH 88°19'35" WEST ALONG SAID RIGHT-OF-WAY LINE, 19.21 FEET; THENCE SOUTH 80°21'49" WEST ALONG SAID RIGHT-OF-WAY LINE, 98.03 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 6.98 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT-OF-WAYS.

Notes:

BEARINGS SHOWN ARE BASED ON THE CITY OF HARRISONVILLE, MISSOURI, CONTROL MONUMENT NETWORK.

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

RECORD TITLE AND EASEMENT INFORMATION HAS BEEN PROVIDED BY COFFELT LAND TITLE, INC. IN AN INFORMATIONAL TITLE REPORT, TITLE NO. 19030502, DATED APRIL 17, 2019 AT 8:00 AM.

THIS SURVEYOR HAS RELIED ON SAID INFORMATIONAL TITLE REPORT IN THE PREPARATION OF THIS FINAL PLAT OF "RENNER PLACE". NO ADDITIONAL INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE HAVE BEEN PERFORMED.

MISSOURI ONE CALL WAS NOTIFIED FOR UTILITY LOCATIONS ON THE SUBJECT PROPERTY. ALL UTILITIES MAY OR MAY NOT HAVE BEEN FLAGGED. BOWERS ENGINEERING & SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR THE INACCURACY OR OMISSION OF ANY EXISTING UTILITIES ON OR ADJACENT TO THE SUBJECT PROPERTY. MISSOURI ONE CALL TICKET NUMBER: 191064145, DATE: APRIL 16, 2019.

THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE AS LOCATED BY FLOOD INSURANCE RATE MAP NO. 29037C0188F AND MAP NO. 29037C0186F, DATED JANUARY 2, 2013. ANDERSON ENGINEERING INC. ASSUMES NO LIABILITY AND OFFERS NO WARRANTY AS TO THE LOCATION OF SAID FLOOD ZONE.

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO DETERMINE WHETHER JURISDICTIONAL WATERS OF THE UNITED STATES ARE PRESENT ON THIS PROPERTY; WHETHER THIS SOIL IS SUITABLE FOR A SEPTIC SYSTEM; WHETHER ANY EXISTING SEWAGE TREATMENT FACILITIES THAT SERVE THIS PROPERTY MEET APPLICABLE HEALTH DEPARTMENT OR MISSOURI DEPARTMENT OF NATURAL RESOURCES REGULATIONS; WHETHER THIS PROPERTY HAS DRIVEWAY ACCESS TO A STATE, COUNTY, OR CITY ROADWAY RIGHT-OF-WAY OR THAT ONE WILL BE GRANTED; WHETHER UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES MAY OR MAY NOT EXIST WHICH MAY AFFECT THIS PROPERTY.

Easement Notes:

INFORMATIONAL TITLE REPORT, ADDITIONAL MATTERS OF RECORD

RAILROAD RIGHTS OF WAY, SWITCH TRACTS, SPUR TRACKS AND ALL EASEMENTS, LICENSES OR SERVITUDES WITHIN, APPURTENANT TO OR SERVING SUCH RIGHTS OF WAY OR EASEMENTS, INCLUDING BUT NOT LIMITED TO, ELECTRIC AND TELEPHONE TRANSMISSION LINES, BROADBAND TRANSMISSION LINES, VIDEO AND MULTI-CHANNEL VIDEO, PIPE LINES AND ANY FACILITIES IN SUPPORT OF TELEPHONE, COMMUNICATION OR TRANSPORTATION.

TERMS AND PROVISIONS OF RIGHT OF WAY AGREEMENT RECORDED AS DOCUMENT NO. 14770 IN BOOK 290 AT PAGE 31.
— APPARENT BLANKET EASEMENT OVER THE SUBJECT TRACT TO CITIES SERVICE GAS COMPANY.

EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY AS SET FORTH IN INSTRUMENT FILED IN BOOK 297 AT PAGE 575, OVER A PORTION OF THE PREMISES DESCRIBED HEREIN.
— APPARENT BLANKET EASEMENT OVER A PORTION OF THE SUBJECT TRACT.

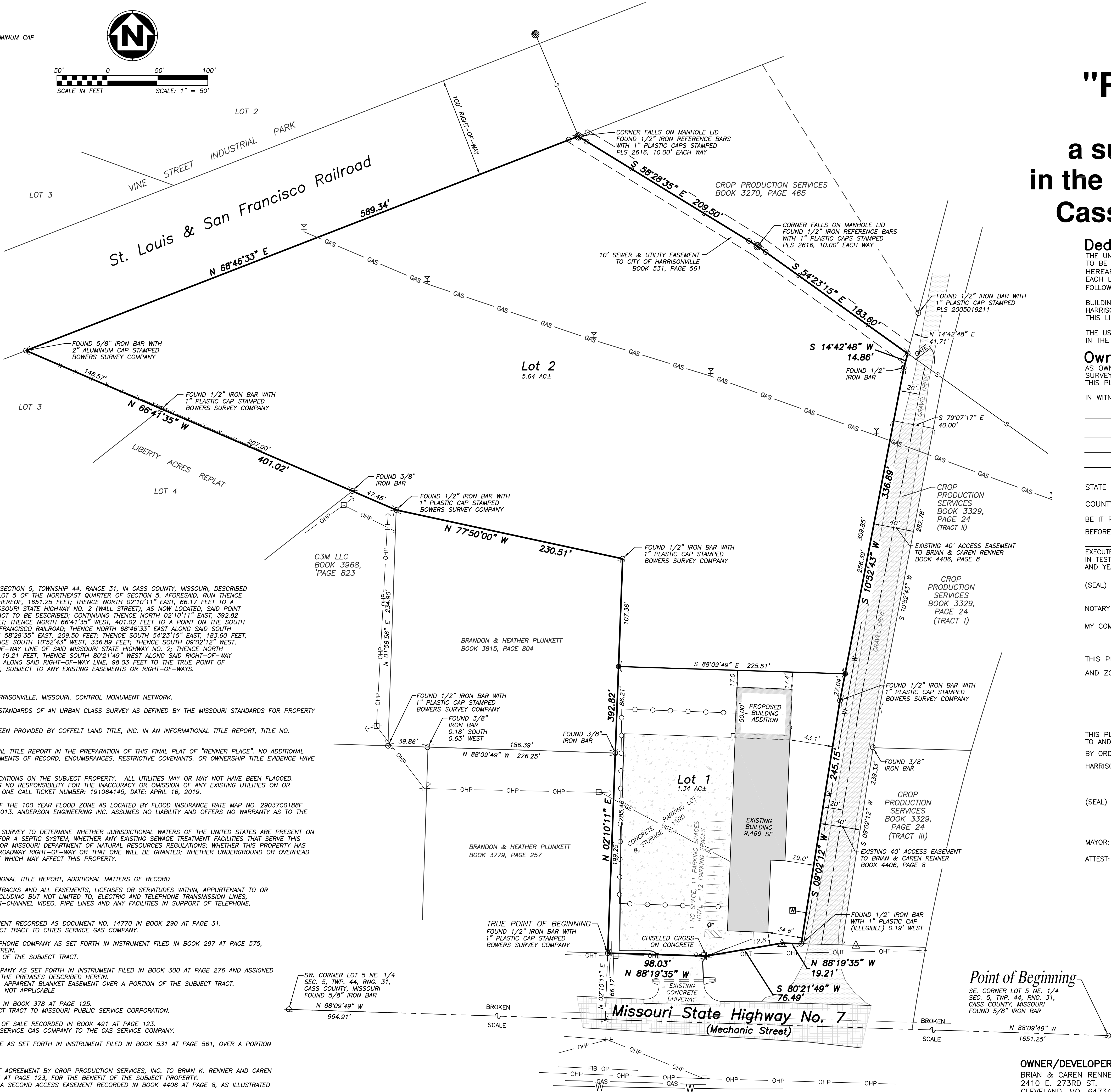
EASEMENT GRANTED TO INTERSTATE PIPE LINE COMPANY AS SET FORTH IN INSTRUMENT FILED IN BOOK 300 AT PAGE 276 AND ASSIGNED IN BOOK 406 AT PAGE 420, OVER A PORTION OF THE PREMISES DESCRIBED HEREIN.
— DOCUMENT FILED IN BOOK 300 AT PAGE 276 — APPARENT BLANKET EASEMENT OVER A PORTION OF THE SUBJECT TRACT.
— DOCUMENT FILED IN BOOK 406 AT PAGE 420 — NOT APPLICABLE

TERMS AND PROVISIONS OF AGREEMENT RECORDED IN BOOK 378 AT PAGE 125.
— POSSIBLE BLANKET EASEMENT OVER THE SUBJECT TRACT TO MISSOURI PUBLIC SERVICE CORPORATION.

TERMS AND PROVISIONS OF ASSIGNMENT AND BILL OF SALE RECORDED IN BOOK 491 AT PAGE 123.
— TRANSFER OF BLANKET EASEMENT FROM CITIES SERVICE GAS COMPANY TO THE GAS SERVICE COMPANY.

EASEMENT GRANTED TO THE CITY OF HARRISONVILLE AS SET FORTH IN INSTRUMENT FILED IN BOOK 531 AT PAGE 561, OVER A PORTION OF THE PREMISES DESCRIBED HEREIN.
— AS ILLUSTRATED ON THE PLAT.

TERMS AND PROVISIONS OF THE ACCESS EASEMENT AGREEMENT BY CROP PRODUCTION SERVICES, INC. TO BRIAN K. RENNER AND CAREN R. RENNER, RECORDED 6/24/2016 IN BOOK 4017 AT PAGE 123, FOR THE BENEFIT OF THE SUBJECT PROPERTY.
— APPEARS TO STILL BE IN EFFECT, COVERED BY A SECOND ACCESS EASEMENT RECORDED IN BOOK 4406 AT PAGE 8, AS ILLUSTRATED ON THE PLAT.



OWNER/DEVELOPER
BRIAN & CAREN RENNER
2410 E. 273RD ST.
CLEVELAND, MO. 64734

Final Plat of "Renner Place" Lots 1 & 2 a subdivision of land in the City of Harrisonville, Cass County, Missouri

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 "RENNER PLACE". IT SHALL BE A SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREON TO BE DESIGNATED BY THE NUMBER WHICH APPEARS ON SAID LOT FOLLOWED BY THE WORDS "RENNER PLACE".

BUILDING LINES OR SETBACK LINES SHALL CONFORM TO ORDINANCES OF THE CITY OF HARRISONVILLE, MISSOURI, NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE, REAR OR SIDE LOT LINES.

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.

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 _____, 2019.

STATE OF _____ } SS
COUNTY OF _____ }

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2019,
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: _____

THIS PLAT OF "RENNER PLACE" HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING
AND ZONING COMMISSION THIS _____ DAY OF _____, 2019.

PLANNING & ZONING COMMISSION CHAIRMAN

THIS PLAT OF "RENNER PLACE" 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 _____, 2019.

(SEAL)

MAYOR: _____

ATTEST: _____

CITY CLERK

CITY ENGINEER

COMMUNITY DEVELOPMENT DIRECTOR

THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT THE WITHIN
PLAT OF RENNER PLACE IS BASED ON AN ACTUAL SURVEY MADE BY HIM OR UNDER
HIS DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT
MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE
BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS
AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND
SURVEY PROGRAM. HE FURTHER STATES THAT HE HAS COMPLIED WITH ALL STATUTES,
ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND
PLATTING OF SUBDIVISIONS TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE AND
BELIEF.

THE FIELD WORK WAS COMPLETED ON APRIL 22, 2019.
ANDERSON ENGINEERING, INC. L.C. 62
BY: _____

TROY S. BOWERS, P.L.S. 2616

10/11/19
DATE



**ANDERSON
ENGINEERING**
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
106 E PEARL STREET • HARRISONVILLE, MISSOURI 64701 • PHONE (816) 380-4821
ANDERSON CO.# 000662

DRAWING INFO.		REVISIONS	
NO.	DESCRIPTION	BY	DATE
1	REVISED STREET NAME	TB	10/11/19
	REVISIONS	CS/NB	FIELD BY:
		RE/TB	DRAWN BY:
		TB	CHECK BY:
			DATE:
			FIELD BOOK:
			JOB NUMBER:

Attachment: Final Plat (Renner Place Final Plat)

MR. BRIAN RENNER
2410 E. 273RD STREET
CLEVELAND, MO 64734

**FINAL PLAT
"RENNER PLACE"**

1600 W. MECHANIC STREET
SECTION 5, TOWNSHIP 44, RANGE 31
HARRISONVILLE, CASS COUNTY, MISSOURI

DRAWING NO.
19HA20013FTP

SHEET NUMBER
1
OF 1



TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: October 29, 2019
SUBJECT: Preliminary Plat of Harrisonville Town Center 2nd Plat

Type of Item: *Preliminary Plat*

Meeting Dates: P&Z October 17, 2019

BOA November 4, 2019

General Information:

Applicant: Donald Brooks, Security Bank of KC
 Kim Bartalos, Vice President of Retail Leasing
 Block Real Estate Services, LLC, (Owner Representative)
 Owner Representative

Location: Harrisonville Town Center 2nd Plat
 SW corner of Lindberg St. and South Commercial St.

Engineer: Zach Myers, PE, Anderson Engineering, Inc.

Requested Action: PP 19-015 Preliminary Plat of Harrisonville Town Center 2nd Plat
 FP 19-016 Final Plat of Harrisonville Town Center 2nd Plat

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission unanimously recommended approval of these two applications at their meeting on October 17, 2019 subject to the stipulations presented by staff. The applicant's representative was the only person present for the public hearing.

Overview

The 42-acre Harrisonville Town Center Preliminary Plat was approved October 3, 2005 and consisted of two phases. Sutherlands, Comfort Inn, and Russell Stover have located on the 22-acre Phase I. The 20-acre Phase 2 has had no development to date.

Security Bank, the current owner of Phase 2, has submitted a revised preliminary plat and a final plat. The preliminary plat must be re-approved as the original one expired in 2007. The new plats are very similar to the original plat with 3 pad sites abutting Commercial Street that total approximately 5 acres and the remainder of the 20-acres reserved for future development and stormwater detention.

At this time the city has received a site development plan and construction plans for a 7,495 sq. ft. Dollar General to go on the 1.38-acre Lot 2, the middle of the 3 pad sites. Attached are renderings of the Dollar General store. The exterior walls will not be the plain metal walls seen on many of their stores. Because the building will be visible from all 4 sides, the company is proposing split block on the front elevation and texturized stucco coating on the three other walls.

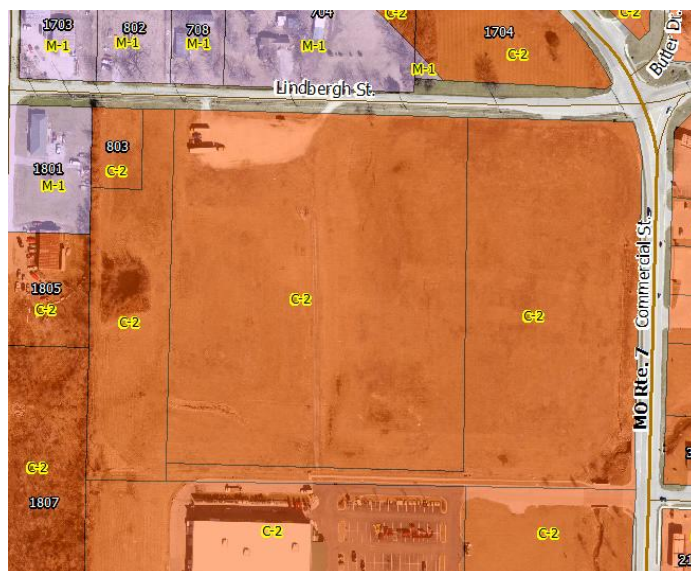
All other development on the preliminary plat for the 20-ac. site is conceptual.is conceptual.

Attached is a reduced-size preliminary plat and final plat. Full size copies will be available at the meeting. Also, attached are renderings of the front elevation of the Dollar General and the texturized exterior of the other three sides.

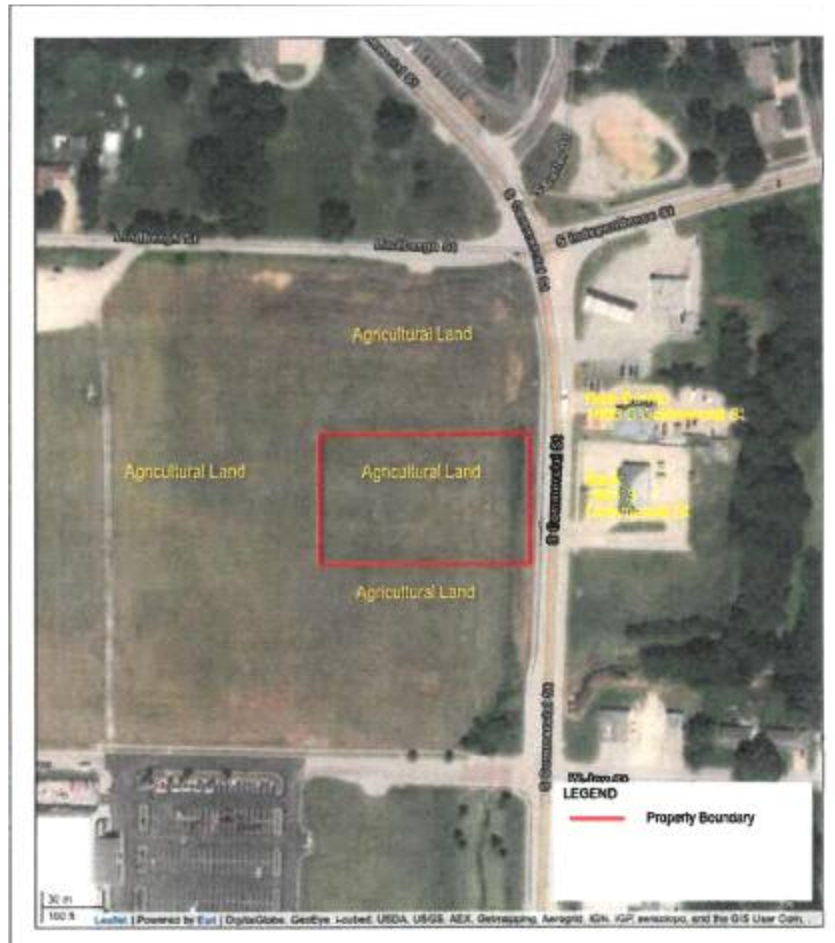
Vicinity Map



Zoning



Dollar General Site



Plat Comments

The primary access will be from Lindbergh Street and the existing north drive from Commercial Street to Sutherlands. Lot 2 will have direct access from Commercial Street. The corner pad sites will take access from a north/south drive behind the pad sites that will connect Lindbergh and Sutherlands. The north/south drive will be partially constructed when one of the corner pad sites develops and completed when the third pad site or Lot 4 develops, whichever occurs first. A shared access easement is being required to ensure connectivity between all buildings.

Dollar General expects an average of 172 vehicles per day during the 14 hours the store is open. The site plan meets the retail parking requirements.

Commercial Street is under the jurisdiction of MoDOT. A stipulation is included that any work in MoDOT right-of-way will require a permit.

The preliminary plat shows that approximately 2 acres in the southwest corner of the 20-acre tract is within the limits of the 100-year floodplain. The preliminary plat also shows a surface detention basin at the west end of the property as the majority of the site drains to the west. Lots 1, 2 and 3 abutting Commercial Street shall provide onsite detention. A stipulation on the

preliminary and final plats is that no construction permits will be issued until the City Engineer approves the storm water management plan. City ordinances require that surface or underground detention is required of sufficient size to accommodate 10-year and 100-year storm events.

A storm water management report has been received for the Dollar General site and is being reviewed by the City Engineer. Site runoff from the new parking lot and roof impervious areas will be conveyed to the west side of the Dollar General property to a surface pond behind the building sized to accommodate the 10-year and 100-year storm event. No construction permits will be issued until the storm water management report receives the approval of the City Engineer.

At the Planning and Zoning Commission Meeting, several planning commissioners said they would like to see stormwater from the detention areas that will serve the three pad sites flow to the west. This will be discussed with the City Engineer.

A sidewalk exists on the west side of Commercial Street although incomplete near Lindbergh Street. A stipulation of approval is that it be completed prior to Dollar General receiving a certificate of occupancy.

Recommendations

Preliminary Plat

Approval of a resolution approving Application PP 19-015 for Preliminary Plat of Harrisonville Town Center 2nd Plat subject to the following stipulations.

1. All easements and notes on the preliminary plat shall be approved by the City Engineer prior to approval by the Board of Aldermen.
2. Approval of site development plan and Stormwater Management Plan (SWMP) is required prior to the release of a land disturbance permit and/or building permit.
3. All encroachments on the floodplain must have a floodplain development permit and all buildings will require an elevation certificate. All encroachments of the floodway including road crossings will require a no-rise certification and FEMA PMR/LOMA
4. Approval of all construction plans for public improvements is required prior to the release of any land disturbance permit and/or building permit.
5. Applicant shall obtain an approved MoDOT ROW permit for connection of Lot 2 to South Commercial Street and any work in MoDOT right-of-way.
6. An internal access drive as approved by the City shall be constructed in Tract A according to the following schedule. The internal drive is not required to be constructed when development occurs on Lot 2 in the 2nd Plat. However, when development occurs on Lots 1, 3 or 4, the internal drive in Tract A shall be constructed across the full width of the second lot on which development is occurring. The internal drive shall be completed in its entirety from Lindbergh St. to the north entrance road serving the 1st Plat of Harrisonville Town Center when development occurs on the third lot in the 2nd Plat. Building and

parking lots shall be configured to provide adequate fire apparatus access as determined by the City.

7. A cross access easement between Lots 1, 2, 3, and 4 shall be identified on the final plat.
8. Prior to the issuance of certificate of occupancy on Lot 2, a sidewalk shall be completed from its existing location on the west side of Commercial St. to Lindbergh St. Sidewalk location and construction on Commercial St. shall be in accordance with MoDOT or APWA 5200.
9. All building construction, site development work, and construction of public and private utilities shall meet City standards.

Final Plat

Approval of an ordinance approving Application FP 19-016 Final Plat of Harrisonville Town Center 2nd Plat subject to the following stipulations:

1. All easements and notes on the final plat shall be approved by the City Engineer prior to approval by the Board of Aldermen.
2. Approval of site development plan and Stormwater Management Plan (SWMP) is required prior to the release of a land disturbance permit and/or building permit.
3. All encroachments on the floodplain must have a floodplain development permit and all buildings will require an elevation certificate. All encroachments of the floodway including road crossings will require a no-rise certification and FEMA PMR/LOMA
4. Approval of all construction plans for public improvements is required prior to the release of any land disturbance permit and/or building permit.
5. Applicant shall obtain an approved MoDOT ROW permit for connection of Lot 2 to South Commercial Street and any work in MoDOT right-of-way.
6. An internal access drive as approved by the City shall be constructed in Tract A according to the following schedule. The internal drive is not required to be constructed when development occurs on Lot 2 in the 2nd Plat. However, when development occurs on Lots 1, 3 or 4, the internal drive in Tract A shall be constructed across the full width of the second lot on which development is occurring. The internal drive shall be completed in its entirety from Lindbergh St. to the north entrance road serving the 1st Plat of Harrisonville Town Center when development occurs on the third lot in the 2nd Plat. Building and parking lots shall be configured to provide adequate fire apparatus access as determined by the City.
7. A cross access easement between Lots 1, 2, 3, and 4 shall be identified on the final plat.
8. Prior to the issuance of certificate of occupancy on Lot 2, a sidewalk shall be completed from its existing location on the west side of Commercial St. to Lindbergh St. Sidewalk

location and construction on Commercial St. shall be in accordance with MoDOT or APWA 5200.

9. All building construction, site development work, and construction of public and private utilities shall meet City standards.

Attachments P&Z Minutes

Preliminary Plat Resolution

Preliminary Plat

Final Plat Ordinance

Final Plat

Elevations

Exterior Material

E. Action Item (ID # 3398)

A RESOLUTION OF THE CITY OF HARRISONVILLE APPROVING THE PRELIMINARY PLAT OF HARRISONVILLE TOWN CENTER, 2nd PLAT, A 20-ACRE PLAT AT THE SOUTHWEST CORNER OF LINDBERG STREET AND SOUTH COMMERCIAL STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

Council Bill No.

Resolution No.

A RESOLUTION OF THE CITY OF HARRISONVILLE APPROVING THE PRELIMINARY PLAT OF HARRISONVILLE TOWN CENTER, 2nd PLAT, A 20-ACRE PLAT AT THE SOUTHWEST CORNER OF LINDBERG STREET AND SOUTH COMMERCIAL STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Security Bank of Kansas City to approve the Preliminary Plat of Harrisonville Town Center 2nd Plat, a 20-acre subdivision at the southwest corner of Lindberg Street and South Commercial Street; and

WHEREAS, the Planning and Zoning Commission reviewed the preliminary plat for the above proposed development on October 17, 2019, and hereby recommends approval to the Board of Aldermen; and,

WHEREAS, after a recommendation of approval had been submitted by the Planning and Zoning Commission, the Board of Aldermen reviewed the proposed preliminary plat and has determined the plat is consistent with the City of Harrisonville Zoning Ordinance, Subdivision Regulation and Comprehensive Plan.

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

Section 1. That Board of Aldermen of Harrisonville, Missouri, hereby approves the Preliminary Plat of Harrisonville Town Center 2nd Plat, attached as Exhibit I, a 20-acre plat at the southwest corner of Lindberg Street and South Commercial Street in the C-2 Service Business Zoning District, subject to the following stipulations:

1. All easements and notes on the preliminary plat shall be approved by the City Engineer prior to approval by the Board of Aldermen.
2. Approval of site development plan and Stormwater Management Plan (SWMP) is required prior to the release of a land disturbance permit and/or building permit.
3. All encroachments on the floodplain must have a floodplain development permit and all buildings will require an elevation certificate. All encroachments of the floodway including road crossings will require a no-rise certification and FEMA PMR/LOMA
4. Approval of all construction plans for public improvements is required prior to the release of any land disturbance permit and/or building permit.
5. Applicant shall obtain an approved MoDOT ROW permit for connection of Lot 2 to South Commercial Street and any work in MoDOT right-of-way.
6. An internal access drive as approved by the City shall be constructed in Tract A according to the following schedule. The internal drive is not required to be constructed when development occurs on Lot 2 in the 2nd Plat. However, when development occurs on Lots 1, 3 or 4, the internal drive in Tract A shall be constructed across the full width of the second lot on which development is occurring. The internal drive shall be completed in its entirety from Lindbergh St. to the north entrance road serving the 1st Plat of Harrisonville Town Center when development occurs on the third lot in the 2nd Plat. Building and parking lots shall be configured to provide adequate fire apparatus access as determined by the City.
7. A cross access easement between Lots 1, 2, 3, and 4 shall be identified on the final plat.
8. Prior to the issuance of certificate of occupancy on Lot 2, a sidewalk shall be completed from its existing location on the west side of Commercial St. to Lindbergh St. Sidewalk location and construction on Commercial St. shall be in accordance with MoDOT or APWA 5200.
9. All building construction, site development work, and construction of public and private utilities shall meet City standards.

Section 2: Preliminary Plat of Harrisonville Town Center 2nd Plat in the City of Harrisonville, comprises the following described real estate in the City of Harrisonville, Cass County, Missouri, to-wit:

DESCRIPTION:

THIS IS A PLAT OF ALL THAT PART OF LOT 1, OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 44, RANGE 31, INCLUDING ALL THE PLAT OF HARRISONVILLE OPTIMIST RECREATIONAL COMPLEX, ALL IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, OF THE NORTHWEST QUARTER, OF SECTION 4, TOWNSHIP 44, RANGE 31, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE S 88°06'30" E, ALONG THE NORTH LINE OF SAID LOT 1, 173.53 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING S 88°06'30" E, 159.08 FEET, TO THE NORTHWEST CORNER OF HARRISONVILLE OPTIMIST RECREATIONAL COMPLEX, A SUBDIVISION IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS NOW PLATTED; THENCE S 01°27'23" W, ALONG THE WEST LINE OF SAID HARRISONVILLE OPTIMIST RECREATIONAL COMPLEX, 30.00 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LINDBERG STREET, AS NOW ESTABLISHED; THENCE S 88°06'30" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 932.68 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COMMERCIAL STREET, AS NOW ESTABLISHED; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING (OF) S 18°15'54" E, A RADIUS OF 543.70 FEET, AND AN ARC LENGTH OF 195.35 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 01°43'19" W, 548.90 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 08°01'27" W, 11.39 FEET, TO THE NORTHEAST CORNER OF HARRISONVILLE TOWN CENTER, A SUBDIVISION IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE N 88°37'21" W, ALONG THE NORTH LINE OF SAID HARRISONVILLE TOWN CENTER, 1120.75 FEET; TO THE NORTHWEST CORNER OF SAID PLAT; THENCE N 01°23'48" E, 791.40 FEET, TO THE POINT OF BEGINNING, CONTAINING 852,825 SQUARE FEET, OR 19.6 ACRES, MORE OR LESS.

Section 3. That approval of the preliminary plat is contingent upon compliance with the zoning and subdivision regulations.

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

AYES:

NAYS:

ABSENT:

ABSTAIN:

PASSED AND RESOLVED by the Board of Aldermen of the City of Harrisonville, Missouri this 4th day of November 2019.

Judy Bowman, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Randall K. Jones, City Clerk

WITNESS my hand and seal this 4th day of November 2019.

Attachment I: Preliminary Plat of Harrisonville Town Center 2nd Plat

Attachments:

P&Z Minutes (PDF)

Preliminary Plat Resolution (DOCX)

Preliminary Plat (TIF)

Elevations (DOCX)

Exterior Material (PDF)



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
OCTOBER 17, 2019
6:00 PM

1. Call to Order

The meeting was called to order at 6:06 PM by Chair Chris Chiodini

Attendee Name	Organization	Title	Status	Arrived
Chuck Jones	Harrisonville		Present	
Chris Chiodini	Harrisonville	Chair	Present	
Scott Milner	Harrisonville		Absent	
Judy Bowman	Harrisonville	Mayor	Present	
Jim Proctor	Harrisonville		Absent	
Virgil Butler	Harrisonville		Absent	
Dorothy Young	Harrisonville		Present	
Cheryl Bush	Harrisonville	Board Member	Present	
Barrett Welton	Harrisonville		Present	

Also in attendance were Eric Collins, Applicants Representative and Caren Renner, Applicant for Renner Place; Kim Bartalos, Developer Representative for Harrisonville Town Center; Matt Turner, Alderman Liaison; Roger Kroh, Community Development Planner; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Aug 15, 2019 6:00 PM

Chuck Jones asked about the vote on amendments to Section 405.550 (D) Accessory Buildings. The minutes stated that it was recommended for Board Approval with a vote of 4 to 3. He was under the impression that a recommendation of approval requires 5 votes, the majority of the full commission. Roger Kroh called the City Attorney who sent a text saying that a simple majority of a quorum is all that is needed for recommendations to the Board of Alderman. Roger added that five votes is needed at the Board of Alderman meetings to approve an ordinance.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Barrett Welton
SECONDER:	Judy Bowman, Mayor

AYES:	Jones, Chiodini, Bowman, Young, Bush, Welton
ABSENT:	Scott Milner, Jim Proctor, Virgil Butler

3. Agenda Items

A. Renner Place, 1600 Mechanic Street

1. Application RZ 19-008; Rezoning From M-1 Light Industrial District to C-2 Service Business District PUBLIC HEARING

Roger Kroh presented the rezoning application for 1600 W Mechanic Street from M-1 Light Industrial to C-2 General Commercial Zoning District. Mr. Renner (owner of property) wishes to split a 6.98 acre lot into 2 lots. Lot 1 is 1.3 acres and currently has the Winnelson building on it. That lot is currently zoned C-2 and will remain C-2. The northwest lot (Lot 2) is currently zoned M-1 Light Industrial and Mr. Renner would like it rezoned to C-2 to build mini storage. Applicant has come to an agreement on shared access of the driveway from Nutrien-Ag Solutions.

Staff recommends approval of a motion recommending that the Board of Aldermen approve RZ 19-008 as the proposed use is well suited for second-tier locations behind businesses that front commercial corridors. Mr. Kroh also stated that he is proposing a stipulation that if Lot 2 is further subdivided, the lots have to have direct access from a public street. Also, there is a 6-inch high pressure gas main that the owner of the line and Mr. Renner have to establish a defined easement. Mr. Kroh said that blanket easements, such as the one the gas company has had for many years, are no longer legal. Matt Turner asked if the lot would be paved or gravel. Mr. Kroh stated that it would be paved to the entrance of the mini storage. Dorothy Young asked if the shared access agreement would stay with the property if the owners change. Mr. Kroh stated that the easement will run with the land and one party can not change the agreement. Dorothy asked about water retention. Roger stated that any new project has to have water detention and has to get a Natural Public Discharge Permit from the State for that. Eric Collins, representative for the Renner's, spoke to the Commission. He stated that this project started March, 19, 2019. The prior City Attorney had an issue with the current easement and that he and the Renner's had been working to identify how to fix this. He stated that the City Subdivision Codes were all acceptable to the applicants, and that they are working to find the owner of the gas line. Chris Chiodini asked if there were any problems with the stipulations of requirements? Mrs. Renner stated that there would be no problems.

The Chairman opened the public hearing. There were no comments from the audience. The chairman closed the public hearing.

Chuck Jones made a motion to recommend approval to the Board of Alderman for the rezoning with the stipulations stated. Cheryl Bush seconded the motion. The vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chuck Jones
SECONDER:	Cheryl Bush, Board Member
AYES:	Jones, Chiodini, Bowman, Young, Bush, Welton
ABSENT:	Scott Milner, Jim Proctor, Virgil Butler

2. Application PP 19-009; Preliminary Plat of Renner Place

Roger Kroh presented his Staff Report for Preliminary Plat of Renner Place Lots 1 and 2. Roger Kroh recommends approval with #6 on his Staff report being struck, and the stipulation of access to a public street being required if Lot 2 is further subdivided. Dorothy Young made a motion to recommend approval to the Board of Aldermen as revised at this meeting. Chuck Jones seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED [UNANIMOUS]
MOVER:	Dorothy Young
SECONDER:	Chuck Jones
AYES:	Jones, Chiodini, Bowman, Young, Bush, Welton
ABSENT:	Scott Milner, Jim Proctor, Virgil Butler

3. Application FP 19-010; Final Plat of Renner Place Lots 1 & 2

Roger Kroh presented his Staff Report for the Final Plat of Renner Place Lots 1 and 2. Roger Kroh recommends approval with #6 on his Staff report being struck, and the stipulation of access to a public street being required if Lot 2 is further subdivided. Chuck Jones made a motion to recommend approval to the Board of Aldermen as revised at this meeting. Barrett Welton seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED [UNANIMOUS]
MOVER:	Chuck Jones
SECONDER:	Barrett Welton
AYES:	Jones, Chiodini, Bowman, Young, Bush, Welton
ABSENT:	Scott Milner, Jim Proctor, Virgil Butler

B. Harrisonville Town Center (Dollar General)

1. Application PP 19-015; Preliminary Plat of Harrisonville Town Center 2nd Plat

Roger Kroh presented his Staff Report for Preliminary Plat 19-015, application for Harrisonville Town Center 2nd Plat. This is for the half of the 42 acres that hasn't been developed between Sutherland's and Lindbergh Street. The 20-acre Phase 2 has had no development since the original Plat was approved in 2005. The Preliminary Plat of Phase 2 expired in 2007. Security Bank, the new owner Phase 2, has submitted a Preliminary Plat that is similar to the original one that expired, with 3 pad sites. At this time, the city has received a site development plan and construction plan for a 7,495 sq. ft. Dollar General to go on the middle of the 3 pad sites. Roger said that the southwest corner is in the 100 year flood plain. Ted Martin is finalizing his review of Storm Water plans. The lot is zoned C-2. When the other 2 pads are filled in, an external drive will be built, giving the development 2 ways in and out. Staff recommends a motion to recommend approval to the Board of Aldermen. Dorothy Young asked if this Dollar General would be taking the place of the current location at Southland? Kim Bartalos, representative for the developer, stated that it is her understanding that both locations would remain. Dorothy Young asked who would be financially responsible for the drives being done. Roger said that is the responsibility of the developer and future buyers. Dorothy Young asked if the Stormwater would just be for Dollar General or all the pad sites. Roger stated that it would be done in phases as the pad sites were sold/developed. Chris Chiodini stated that the water should go to the west as we already have problems to the south. Mr. Kroh stated that the City Engineer works on the Storm Water plans but he will relay the

comments to him. He said it has not been contemplated that water detained on the pad sites will drain to the west. Mr. Chiodini asked about the color elevation picture that was supposed to be available to view. Mr. Kroh stated that he didn't have it in time for the meeting, but that the building would have an upgraded texturized siding instead of the metal siding usually used. They will also be using split face stone or rock on the face of the building. Dorothy Young asked if the driveways would align with others on the east side of Commercial Street? Roger stated that would be up to MODOT. Barrett Welton asked if that area was zoned properly for this use. Roger said that it is. Chuck Jones made a motion to recommend approval to the Board of Aldermen with the stipulations presented in the Staff Report. Dorothy Young seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED [UNANIMOUS]
MOVER:	Chuck Jones
SECONDER:	Dorothy Young
AYES:	Jones, Chiodini, Bowman, Young, Bush, Welton
ABSENT:	Scott Milner, Jim Proctor, Virgil Butler

2. Application FP 19-016; Final Plat of Harrisonville Town Center 2nd Plat

Roger Kroh presented his Staff Report on Application of Final Plat 19-016 of Harrisonville Town Center 2nd Plat. Dorothy Young made a motion to recommend approval to the Board of Aldermen with the stipulations presented in the Staff Report. Chuck Jones seconded the motion. The Commission voted unanimously.

RESULT:	RECOMMENDED [UNANIMOUS]
MOVER:	Dorothy Young
SECONDER:	Chuck Jones
AYES:	Jones, Chiodini, Bowman, Young, Bush, Welton
ABSENT:	Scott Milner, Jim Proctor, Virgil Butler

4. Discussion Items

A. Scheduling Conflict November 2019 Meeting

Roger Kroh stated that he has a conflict with the November meeting being on the 21st. The majority of the Commission had no conflicts with moving the meeting up a week to November 14, 2019.

5. Adjourn

With nothing further to come before the Commission, Chuck Jones made a motion to adjourn. Barrett Welton seconded. The Commission voted unanimously. The meeting was adjourned at 6:50 PM.

Respectfully Submitted,

Jamie Martin, Secretary

Council Bill No.

Resolution No.

A RESOLUTION OF THE CITY OF HARRISONVILLE APPROVING THE PRELIMINARY PLAT OF HARRISONVILLE TOWN CENTER, 2nd PLAT, A 20-ACRE PLAT AT THE SOUTHWEST CORNER OF LINDBERG STREET AND SOUTH COMMERCIAL STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Security Bank of Kansas City to approve the Preliminary Plat of Harrisonville Town Center 2nd Plat, a 20-acre subdivision at the southwest corner of Lindberg Street and South Commercial Street; and

WHEREAS, the Planning and Zoning Commission reviewed the preliminary plat for the above proposed development on October 17, 2019, and hereby recommends approval to the Board of Aldermen; and,

WHEREAS, after a recommendation of approval had been submitted by the Planning and Zoning Commission, the Board of Aldermen reviewed the proposed preliminary plat and has determined the plat is consistent with the City of Harrisonville Zoning Ordinance, Subdivision Regulation and Comprehensive Plan.

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

Section 1. That Board of Aldermen of Harrisonville, Missouri, hereby approves the Preliminary Plat of Harrisonville Town Center 2nd Plat, attached as Exhibit I, a 20-acre plat at the southwest corner of Lindberg Street and South Commercial Street in the C-2 Service Business Zoning District, subject to the following stipulations:

1. All easements and notes on the preliminary plat shall be approved by the City Engineer prior to approval by the Board of Aldermen.
2. Approval of site development plan and Stormwater Management Plan (SWMP) is required prior to the release of a land disturbance permit and/or building permit.
3. All encroachments on the floodplain must have a floodplain development permit and all buildings will require an elevation certificate. All encroachments of the floodway including road crossings will require a no-rise certification and FEMA PMR/LOMA
4. Approval of all construction plans for public improvements is required prior to the release of any land disturbance permit and/or building permit.
5. Applicant shall obtain an approved MoDOT ROW permit for connection of Lot 2 to South Commercial Street and any work in MoDOT right-of-way.
6. An internal access drive as approved by the City shall be constructed in Tract A according to the following schedule. The internal drive is not required to be constructed when development occurs on Lot 2 in the 2nd Plat. However, when development occurs on Lots 1, 3 or 4, the internal drive in Tract A shall be constructed across the full width of the

second lot on which development is occurring. The internal drive shall be completed in its entirety from Lindbergh St. to the north entrance road serving the 1st Plat of Harrisonville Town Center when development occurs on the third lot in the 2nd Plat. Building and parking lots shall be configured to provide adequate fire apparatus access as determined by the City.

7. A cross access easement between Lots 1, 2, 3, and 4 shall be identified on the final plat.
8. Prior to the issuance of certificate of occupancy on Lot 2, a sidewalk shall be completed from its existing location on the west side of Commercial St. to Lindbergh St. Sidewalk location and construction on Commercial St. shall be in accordance with MoDOT or APWA 5200.
9. All building construction, site development work, and construction of public and private utilities shall meet City standards.

Section 2: Preliminary Plat of Harrisonville Town Center 2nd Plat in the City of Harrisonville, comprises the following described real estate in the City of Harrisonville, Cass County, Missouri, to-wit:

DESCRIPTION:

THIS IS A PLAT OF ALL THAT PART OF LOT 1, OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 44, RANGE 31, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, INCLUDING ALL THE PLAT OF HARRISONVILLE OPTIMIST RECREATIONAL COMPLEX, ALL IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, OF THE NORTHWEST QUARTER, OF SECTION 4, TOWNSHIP 44, RANGE 31, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE S 88°06'30" E, ALONG THE NORTH LINE OF SAID LOT 1, 173.53 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING S 88°06'30" E, 159.08 FEET, TO THE NORTHWEST CORNER OF HARRISONVILLE OPTIMIST RECREATIONAL COMPLEX, A SUBDIVISION IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS NOW PLATTED; THENCE S 01°27'23" W, ALONG THE WEST LINE OF SAID HARRISONVILLE OPTIMIST RECREATIONAL COMPLEX, 30.00 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LINDBERG STREET, AS NOW ESTABLISHED; THENCE S 88°06'30" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 932.68 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COMMERCIAL STREET, AS NOW ESTABLISHED; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING (N) S 18°15'54" E, A RADIUS OF 543.70 FEET, AND AN ARC LENGTH OF 195.35 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 01°43'19" W, 548.90 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 08°01'27" W, 11.39 FEET, TO THE NORTHEAST CORNER OF HARRISONVILLE TOWN CENTER, A SUBDIVISION IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE N 88°37'21" W, ALONG THE NORTH LINE OF SAID HARRISONVILLE TOWN CENTER, 1120.75 FEET; TO THE NORTHWEST CORNER OF SAID PLAT; THENCE N 01°23'48" E, 791.40 FEET, TO THE POINT OF BEGINNING, CONTAINING 852,825 SQUARE FEET, OR 19.6 ACRES, MORE OR LESS.

Section 3. That approval of the preliminary plat is contingent upon compliance with the zoning and subdivision regulations.

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

AYES:

NAYS:

ABSENT:

ABSTAIN:

PASSED AND RESOLVED by the Board of Aldermen of the City of Harrisonville, Missouri this 4th day of November 2019.

Judy Bowman, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

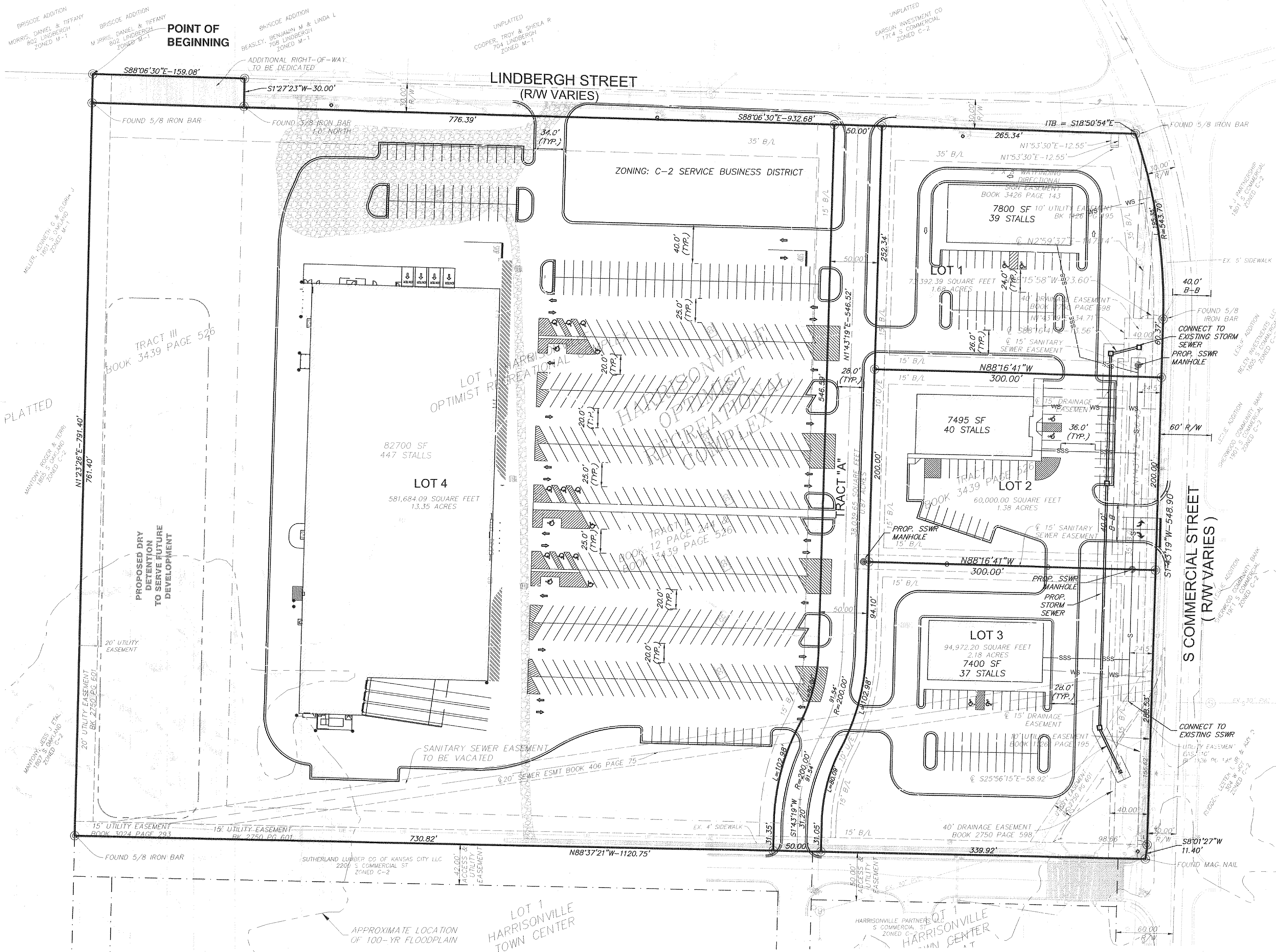
Randall K. Jones, City Clerk

WITNESS my hand and seal this 4th day of November 2019.

Attachment I: Preliminary Plat of Harrisonville Town Center 2nd Plat

Attachment: Preliminary Plat Resolution (Preliminary Plat of Harrisonville Town Center 2nd Plat)

PRELIMINARY PLAT OF
HARRISONVILLE TOWN CENTER 2ND PLAT
A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 44 N., RANGE 31 E.,
IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI



DESCRIPTION:

THIS IS A PLAT OF ALL THAT PART OF LOT 1, OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 44, RANGE 31, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, THENCE S 88°06'30" E, ALONG THE NORTH LINE OF SAID LOT 1, 173.53 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING S 88°06'30" E, 159.08 FEET, TO THE NORTHWEST CORNER OF HARRISONVILLE OPTIMIST RECREATIONAL COMPLEX, A SUBDIVISION IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS NOW PLATTED; THENCE S 01°27'23" W, ALONG THE WEST LINE OF SAID HARRISONVILLE OPTIMIST RECREATIONAL COMPLEX, 30.00 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LINDBERGH STREET, AS NOW ESTABLISHED; THENCE S 88°06'30" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 932.68 FEET, TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF COMMERCIAL STREET, AS NOW ESTABLISHED; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S 18°53'30" E, A RADIUS OF 543.70 FEET, AND AN ARC LENGTH OF 195.35 FEET, THENCE CONTINUING ALONG SAID WESTERN RIGHT-OF-WAY LINE, S 08°01'27" W, 11.39 FEET, TO THE NORTHEAST CORNER OF HARRISONVILLE TOWN CENTER, A SUBDIVISION IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE N 88°37'21" W, ALONG THE NORTH LINE OF SAID HARRISONVILLE TOWN CENTER, 1120.75 FEET, TO THE NORTHWEST CORNER OF SAID PLAT; THENCE N 01°43'19" E, 548.90 FEET, TO THE POINT OF BEGINNING, CONTAINING 852.82 SQUARE FEET, OR 19.6 ACRES, MORE OR LESS.

PLAT DEDICATION:

THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN HAS/HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS "HARRISONVILLE TOWN CENTER 2ND PLAT".

STREET DEDICATION:

STREETS, ROADS, AND THROUGHFARES SHOWN HEREON AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE SO HEREBY DEDICATED.

BUILDING SETBACK LINES:

BUILDING OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED OVER OR ACROSS THE LINES AS SHOWN HEREON, AND DESIGNATED AS B/L.

EASEMENTS:

AS EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF HARRISONVILLE, MISSOURI, TO LOCATE, CONSTRUCT, AND MAINTAIN OR AUTHORIZE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF CONDUITS FOR ALL OR ANY PURPOSE, WATER, GAS, SEWER MAINS, POLES, AND WIRES OR ALL OR ANY OF THEM, OVER, UNDER, AND ALONG THE STREETS OF LAND MARKED "UTILITY EASEMENT" OR "U/E".

FLOOD INFORMATION:

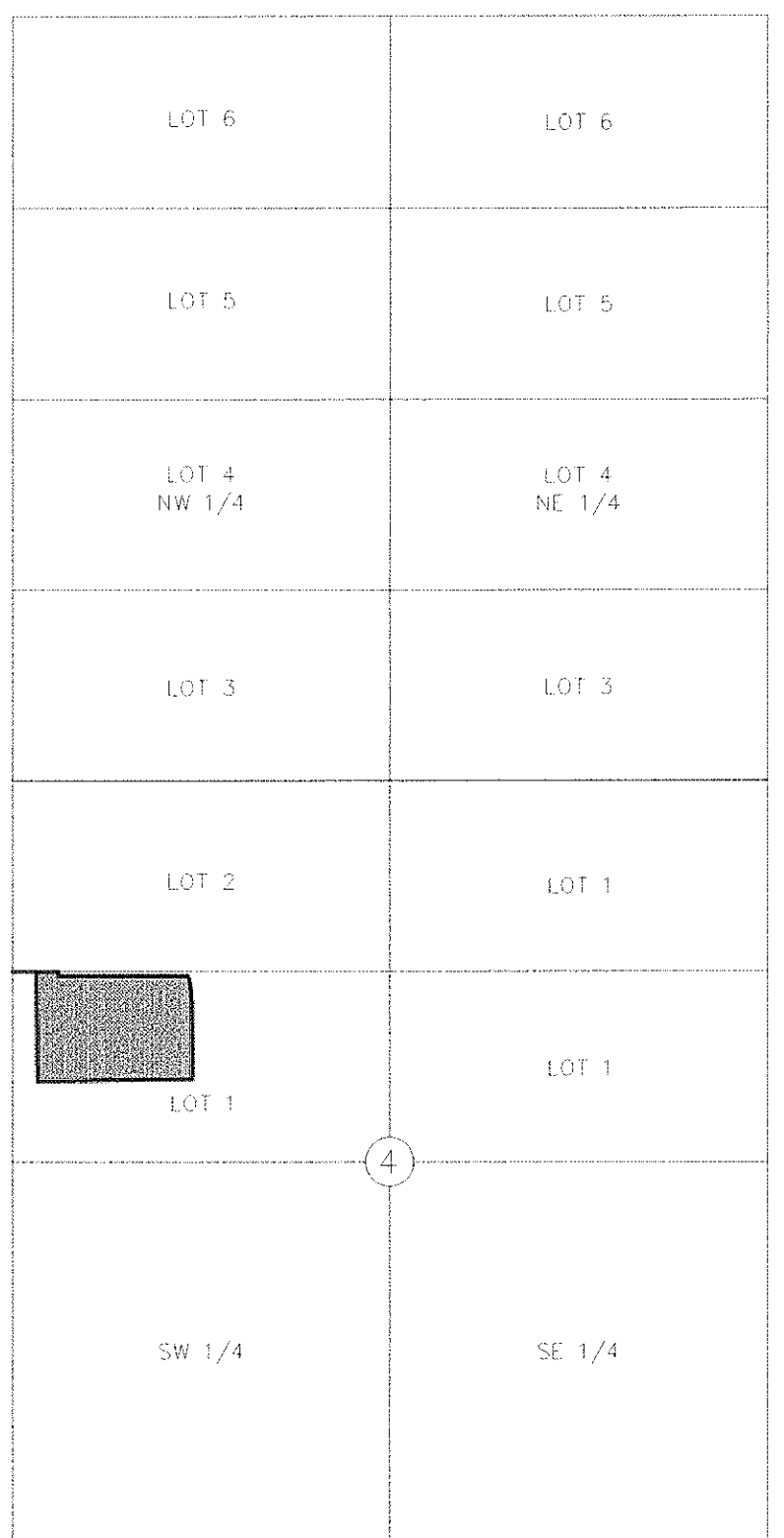
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, 29037C0188F, DATED JANUARY 02, 2013, THIS PROPERTY LIES WITHIN ZONE "X", AREA OF MINIMAL FLOOD HAZARD.

BASIS OF BEARING:

BEARINGS SHOWN HEREON WAS TAKEN FROM THE RECORDED PLAT "HARRISONVILLE OPTIMIST RECREATIONAL COMPLEX", IN THE CASS COUNTY RECORDERS' OFFICE IN BOOK 12, AT PAGE 244.

GENERAL NOTES:

- ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS, OF HARRISONVILLE, MISSOURI.
- PLAN SCALE IS 1"=50'.
- EXISTING TOPOGRAPHY IS AS INDICATED ON PLAN.
- LEGAL DESCRIPTION IS SHOWN ON PLAN.
- EXISTING ZONING IS C-2 (SERVICE BUSINESS DISTRICT). PROPOSED ZONING IS C-2.
- PROPERTY BOUNDARY IS AS SHOWN ON PLAN.
- EXISTING AND PROPOSED RIGHT-OF-WAYS ARE AS SHOWN ON PLAN.
- EXISTING SEWER AND WATER MAINS ARE AS SHOWN ON PLAN.
- APPROXIMATE LOCATION OF PROPOSED UTILITIES ARE AS SHOWN ON PLAN. (REFER TO LEGEND FOR SYMBOLS).
- PHASING IS AS SHOWN ON PLAN.
- LAYOUT OF STREETS AND SIDEWALKS ARE AS INDICATED ON PLAN. ALL PUBLIC STREETS AND SIDEWALKS ARE TO BE PER HARRISONVILLE, MO STANDARDS. SIDEWALKS SHALL BE 4 FEET WIDE.
- SETBACKS ARE AS INDICATED ON PLAN. INGRESS AND EGRESS FOR LOT 2 WILL BE FROM S. COMMERCIAL ROAD. INGRESS AND EGRESS FOR LOTS 1 AND 3 WILL BE FROM TRACT A AND LOT 4.
- GENERAL CONFIGURATION OF LOTS ARE AS INDICATED ON PLAN.
- EACH LOT WILL HAVE A FRONT YARD SETBACK OF 35 FEET, REAR YARD SETBACK OF 15 FEET AND SIDE YARD SETBACK OF 15 FEET.
- ALL BUILDING LINES SHOWN ON PLAN.
- NO FENCE, WALK, ENTRANCE MARKER, SIGN, HEDGE, SHRUB PLANTING OR TREE FOLIAGE WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN 2 FEET AND 8 FEET ABOVE ROADWAYS SHALL BE LOCATED ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE RIGHT-OF-WAY LINES AND A LINE CONNECTING THEM AT 25 FEET FROM THEIR POINT OF INTERSECTION.
- UTILITY EASEMENTS SHALL BE PROVIDED ALONG SIDE AND REAR LOT LINES AT TIME OF PLATTING AS REQUIRED. EASEMENTS SHALL BE A MINIMUM OF 5 FEET ALONG SIDE AND REAR LOT LINES UNLESS SANITARY SEWER, STORM SEWER, OR OTHER UTILITY REQUIRES WIDER EASEMENTS; A 10 FOOT UTILITY EASEMENT SHALL BE PROVIDED ALONG THE OUTSIDE PERIMETER OF THE PROPERTY AT TIME OF PLATTING AS REQUIRED.
- TOPOGRAPHIC INFORMATION WAS PROVIDED BY ANDERSON ENGINEERING INC. AND CASS COUNTY GIS. CONTOURS ARE AT 2' INTERVALS.
- ANDERSON ENGINEERING INC. HAS NOT OBSERVED AND HAS NOT BEEN MADE AWARE OF ANY OIL OR GAS WELLS ON THE SUBJECT PROPERTY.
- ANY WORK WITHIN MODOT RIGHT-OF-WAY SHALL REQUIRE A PERMIT.



SITE DATA TABLE:

GROSS AREA	20 ACRES
EXISTING ZONING	C-2
PROPOSED ZONING	C-2
PROPOSED NUMBER OF LOTS	4
PROPOSED LAND USE	SERVICE BUSINESS DISTRICT

STORMWATER NOTE:

LOTS 1, 2, & 3 SHALL PROVIDE ON-SITE DETENTION PER CHAPTER 415 (STORM WATER MANAGEMENT) OF THE CITY OF HARRISONVILLE MUNICIPAL CODE.

OWNERS/DEVELOPERS

SECURITY BANK OF KANSAS CITY
701 W. MINNESOTA AVE.
KANSAS CITY, MO 64145
PHONE: 405-604-5074

ENGINEER/APPLICANT

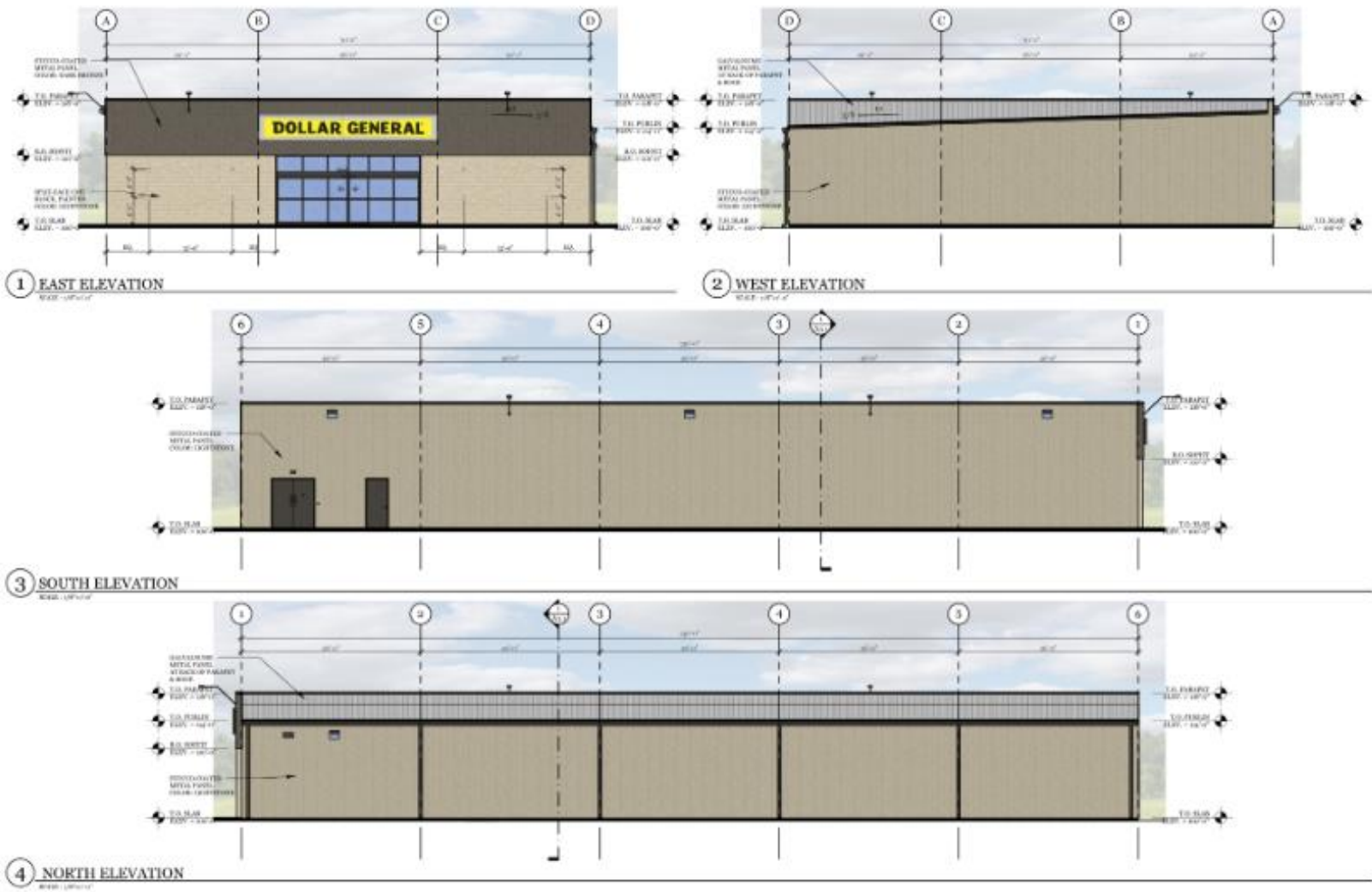
ANDERSON ENGINEERING INC.
941 W. 141ST TERR., STE A
KANSAS CITY, MO 64145
PHONE: 816-777-0400

SHEET NUMBER

SPI

ANDERSON ENGINEERING
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W 141ST TERR, STE A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62



Proposed Store for:

DOLLAR GENERAL®

South Commercial Street (0.07 Miles South of Independence Street/Lindbergh Street)
Harrisonville, Cass County, Missouri 64701

Attachment: Elevations (Preliminary Plat of Harrisonville Town Center 2nd Plat)





STAFF REPORT

TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: October 29, 2019
SUBJECT: Final Plat of Harrisonville Town Center 2nd Plat

Type of Item: *Final Plat*

F. Action Item (ID # 3399)

AN ORDINANCE APPROVING THE FINAL PLAT OF HARRISONVILLE TOWN CENTER, 2nd PLAT, A 20-ACRE PLAT AT THE SOUTHWEST CORNER OF LINDBERG STREET AND SOUTH COMMERCIAL STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

Council Bill No.

Ordinance No.

AN ORDINANCE APPROVING THE FINAL PLAT OF HARRISONVILLE TOWN CENTER, 2nd PLAT, A 20-ACRE PLAT AT THE SOUTHWEST CORNER OF LINDBERG STREET AND SOUTH COMMERCIAL STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Security Bank of Kansas City to approve the Final Plat of Harrisonville Towne Center 2nd Plat, a 20-acre subdivision at the southwest corner of Lindberg Street and South Commercial Street; and

WHEREAS, the final plat was considered by the Planning and Zoning Commission on October 17, 2019 and a recommendation made that the Board of Aldermen to approve the Final Plat by a vote of 6 Ayes and 0 Nays subject to certain stipulations; and

WHEREAS, the City will retain easement rights in the proposed subdivision; and

WHEREAS, in accordance with the provision of Chapter 89 RSMo, and Chapter 410 of the Code of Ordinance of the City of Harrisonville, Missouri, the Board of Aldermen, after

careful and due deliberation find that approval of the Final Plat is in the best interest of the City of Harrisonville and its residents.

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

Section 1. That Board of Aldermen of Harrisonville, Missouri, hereby approves the Final Plat of Harrisonville Town Center 2nd Plat, attached as Exhibit I, a 20-acre plat at the southwest corner of Lindberg Street and South Commercial Street in the C-2 Service Business Zoning District, subject to the following stipulations:

1. All easements and notes on the preliminary plat shall be approved by the City Engineer prior to approval by the Board of Aldermen.
2. Approval of site development plan and Stormwater Management Plan (SWMP) is required prior to the release of a land disturbance permit and/or building permit.
3. All encroachments on the floodplain must have a floodplain development permit and all buildings will require an elevation certificate. All encroachments of the floodway including road crossings will require a no-rise certification and FEMA PMR/LOMA
4. Approval of all construction plans for public improvements is required prior to the release of any land disturbance permit and/or building permit.
5. Applicant shall obtain an approved MoDOT ROW permit for connection of Lot 2 to South Commercial Street and any work in MoDOT right-of-way.
6. An internal access drive as approved by the City shall be constructed in Tract A according to the following schedule. The internal drive is not required to be constructed when development occurs on Lot 2 in the 2nd Plat. However, when development occurs on Lots 1, 3 or 4, the internal drive in Tract A shall be constructed across the full width of the second lot on which development is occurring. The internal drive shall be completed in its entirety from Lindbergh St. to the north entrance road serving the 1st Plat of Harrisonville Town Center when development occurs on the third lot in the 2nd Plat. Building and parking lots shall be configured to provide adequate fire apparatus access as determined by the City.
7. A cross access easement between Lots 1, 2, 3, and 4 shall be identified on the final plat.
8. Prior to the issuance of certificate of occupancy on Lot 2, a sidewalk shall be completed from its existing location on the west side of Commercial St. to Lindbergh St. Sidewalk location and construction on Commercial St. shall be in accordance with MoDOT or APWA 5200.
9. All building construction, site development work, and construction of public and private utilities shall meet City standards.

Section 2: Final Plat of Harrisonville Town Center 2nd Plat in the City of Harrisonville, comprises the following described real estate in the City of Harrisonville, Cass County, Missouri, to-wit:

DESCRIPTION:

THIS IS A PLAT OF ALL THAT PART OF LOT 1, OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 44, RANGE 31, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, INCLUDING ALL THE PLAT OF HARRISONVILLE OPTIMIST RECREATIONAL COMPLEX, ALL IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, OF THE NORTHWEST QUARTER, OF SECTION 4, TOWNSHIP 44, RANGE 31, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE S 88°06'30" E, ALONG THE NORTH LINE OF SAID LOT 1, 173.53 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING S 88°06'30" E, 159.08 FEET, TO THE NORTHWEST CORNER OF HARRISONVILLE OPTIMIST RECREATIONAL COMPLEX, A SUBDIVISION IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS NOW PLATTED; THENCE S 01°27'23" W, ALONG THE WEST LINE OF SAID HARRISONVILLE OPTIMIST RECREATIONAL COMPLEX, 30.00 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LINDBERG STREET, AS NOW ESTABLISHED; THENCE S 88°06'30" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 932.68 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COMMERCIAL STREET, AS NOW ESTABLISHED; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING (N) S 18°15'54" E, A RADIUS OF 543.70 FEET, AND AN ARC LENGTH OF 195.35 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 01°43'19" W, 548.90 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 08°01'27" W, 11.39 FEET, TO THE NORTHEAST CORNER OF HARRISONVILLE TOWN CENTER, A SUBDIVISION IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE N 88°37'21" W, ALONG THE NORTH LINE OF SAID HARRISONVILLE TOWN CENTER, 1120.75 FEET; TO THE NORTHWEST CORNER OF SAID PLAT; THENCE N 01°23'48" E, 791.40 FEET, TO THE POINT OF BEGINNING, CONTAINING 852,825 SQUARE FEET, OR 19.6 ACRES, MORE OR LESS.

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

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

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

AYES:

NAYS:

ABSENT:

ABSTAIN:

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 4TH DAY OF NOVEMBER 2019 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 4TH DAY OF NOVEMBER 2019 AND PASSED BY THE BOARD OF ALDERMEN THIS 4TH DAY OF NOVEMBER 2019.

Judy Bowman, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Randall K. Jones, City Clerk

WITNESS my hand and seal this _____ day of November 2019

Attachment I: Final Plat of Harrisonville Town Center 2nd Plat

Attachments:

Final Plat (TIF)

HARRISONVILLE TOWN CENTER 2ND PLAT

A SUBDIVISION IN THE CITY OF
HARRISONVILLE, CASS COUNTY, MISSOURI

DESCRIPTION:
THIS IS A PLAT OF ALL THAT PART OF LOT 1, OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 44, RANGE 31, INCLUDING ALL THE PLAT OF HARRISONVILLE OPTIMIST RECREATIONAL COMPLEX, ALL IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 44, RANGE 31, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE S 88°06'30" E, ALONG THE NORTH LINE OF SAID LOT 1, 173.53 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING S 88°06'30" E, 159.08 FEET, TO THE NORTHWEST CORNER OF HARRISONVILLE OPTIMIST RECREATIONAL COMPLEX, A SUBDIVISION IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS NOW PLATTED; THENCE S 01°27'23" W, ALONG THE WEST LINE OF SAID HARRISONVILLE OPTIMIST RECREATIONAL COMPLEX, 30.00 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LINDBERGH STREET, AS NOW ESTABLISHED; THENCE S 88°06'30" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 932.68 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COMMERCIAL STREET, AS NOW ESTABLISHED; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S 18°50'54" E, A RADIUS OF 543.70 FEET, AND AN ARC LENGTH OF 195.35 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 01°43'19" W, 548.90 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 08°01'27" W, 11.39 FEET, TO THE NORTHEAST CORNER OF HARRISONVILLE TOWN CENTER, A SUBDIVISION IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE N 88°37'21" W, ALONG THE NORTH LINE OF SAID HARRISONVILLE TOWN CENTER, 1120.75 FEET, TO THE NORTHWEST CORNER OF SAID PLAT; THENCE N 01°23'48" E, 791.40 FEET, TO THE POINT OF BEGINNING, CONTAINING 852,825 SQUARE FEET, OR 19.6 ACRES, MORE OR LESS.

PLAT DEDICATION:
THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN HAS/HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS "HARRISONVILLE TOWN CENTER 2ND PLAT"

STREET DEDICATION:
STREETS, ROADS, AND THROUGHFARES SHOWN HEREON AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE SO HEREBY DEDICATED

BUILDING/SETBACK LINES:
BUILDING OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED OVER OR ACROSS THE LINES AS SHOWN HEREON, AND DESIGNATED AS B/L

EASEMENTS:
AS EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF HARRISONVILLE, MISSOURI, TO LOCATE, CONSTRUCT, AND MAINTAIN OR AUTHORIZE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF CONDUITS FOR ALL OR ANY PURPOSE, WATER, GAS, SEWER MAINS, POLES, AND WIRES OR ALL OR ANY OF THEM, OVER, UNDER, AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" OR "U/E".

FLOOD INFORMATION:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, 29037C018BF, DATED JANUARY 02, 2013, THIS PROPERTY LIES WITHIN ZONE "X", AREA OF MINIMAL FLOOD HAZARD.

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON WAS TAKEN FROM THE RECORDED PLAT "HARRISONVILLE OPTIMIST RECREATIONAL COMPLEX", IN THE CASS COUNTY RECORDERS OFFICE IN BOOK 12, AT PAGE 244.

IN TESTIMONY WHEREOF:
SBKC SERVICE CORPORATION, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____ 2019

BY: _____
9999999
SBKC SERVICE CORPORATION

STATE OF _____
COUNTY OF _____
J.S.S.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ TO ME, PERSONALLY KNOWN, AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS THE MANAGING MEMBER OF SBKC SERVICE CORPORATION, A COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID FOUR GEM HOMES, LLC, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LLC AND AS THE FREE ACT AND DEED OF SAID LLC.

IN WITNESS WHEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST ABOVE WRITTEN ABOVE

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

APPROVED: _____

CITY OF HARRISONVILLE: _____
MAYOR AND CITY COUNCIL CERTIFICATION: _____

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF "HARRISONVILLE TOWN CENTER 2ND PLAT", WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HARRISONVILLE, MISSOURI THIS _____ DAY OF _____ 20____ BY ORDINANCE NO. _____

_____, MAYOR _____ DATE _____
_____, CITY CLERK _____ DATE _____

_____, SECRETARY OF THE PLANNING & ZONING COMMISSION _____
_____, PLANNING & ZONING COMMISSION CHAIRMAN _____

RECEIVED
SEP 10 2019
CITY OF HARRISONVILLE

FOR REVIEW

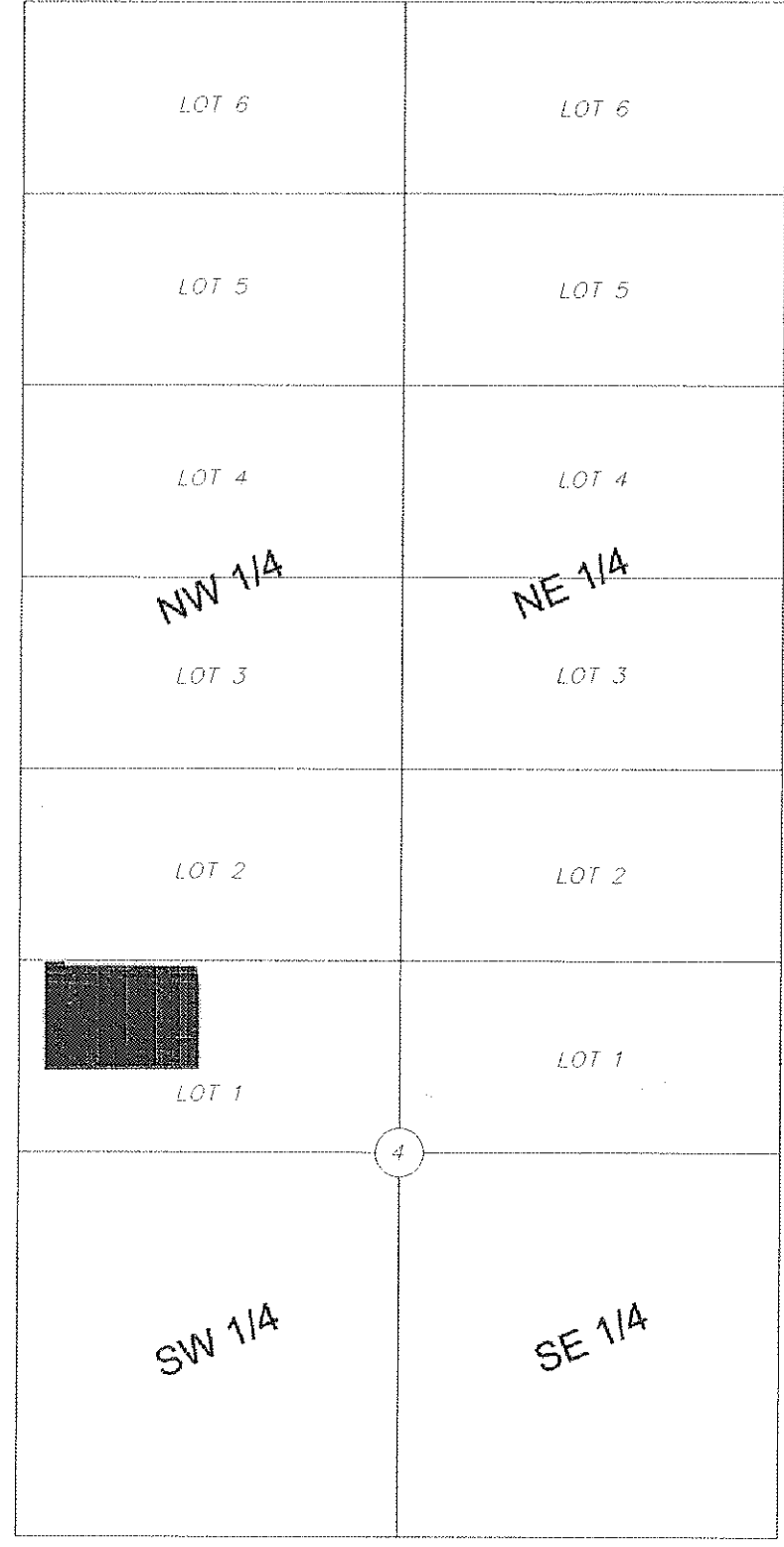
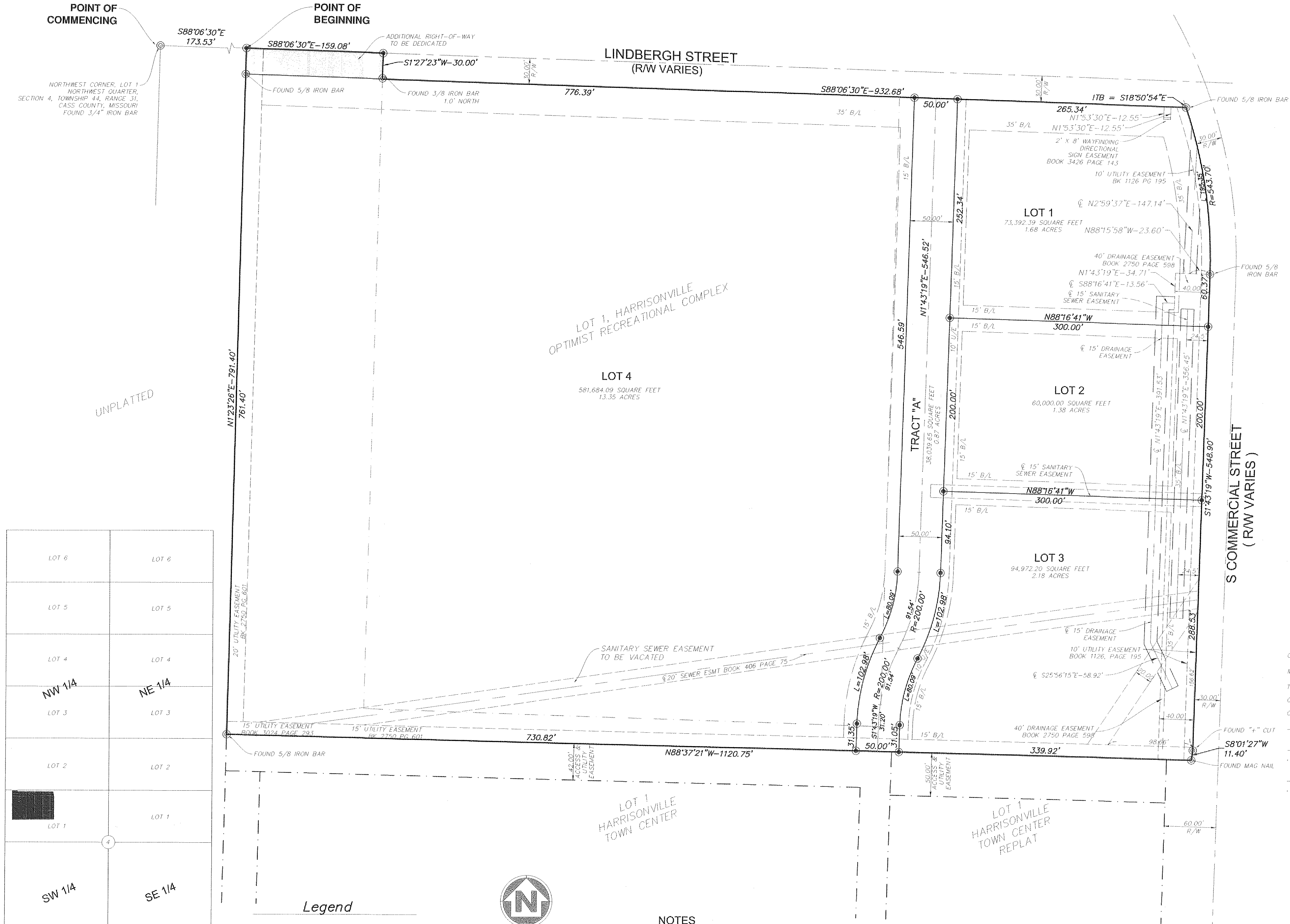
FOR: SBKC SERVICE CORPORATION

ANDERSON ENGINEERING
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W 141ST TERR, STE A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

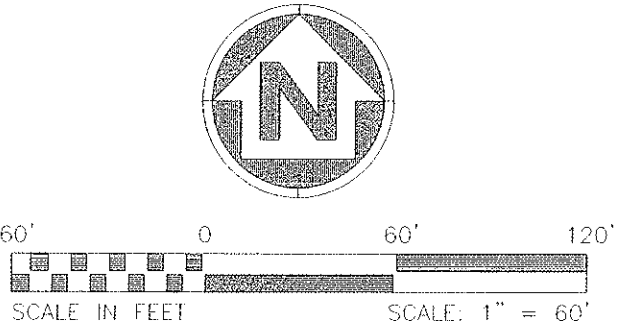
SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
4	44	31	CASS	MISSOURI	06/5/19	8KC10009

DRAWING NO. 18KC10009 DRAWN BY: SGC CHECKED BY: SGC



Legend

- EXISTING SANITARY SEWER
- PROPOSED SIDEWALK
- ⊙ = FOUND MONUMENT AS NOTED
- ⊙ = SET 1/2" IRON BAR W/ PLASTIC CAP STAMPED AE LC-62
- = ADDITIONAL RIGHT OF WAY
- SS/E = SANITARY SEWER EASEMENT
- U/E = UTILITY EASEMENT



NOTES

- THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- RECORD TITLE AND EASEMENT INFORMATION WAS PROVIDED BY CHICAGO TITLE COMPANY, LLC ORDER NO 190232A, DATED JUNE 6, 2019

THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT THE WITHIN PLAT OF "HARRISONVILLE TOWN CENTER 2ND PLAT" IS BASED ON AN ACTUAL SURVEY MADE BY HIM OR UNDER HIS DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM. HE FURTHER STATES THAT HE HAS COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE AND BELIEF.



TO: Board of Aldermen
FROM: Eric Patterson, Director
DATE: October 29, 2019
SUBJECT: 2019 Electric Rate Ordinance

Type of Item: *Approval*

Utility Rates

1.) Electric Rates

- a. Rate study done and presented to the Board
- b. See attached exhibits from Toth Study
 - i. Recommendation year 1 (requires change in Ord.)
 - 1. Base rate Residential \$4.27/mo to \$7.00/mo
 - 2. Base rate Commercial \$8.54/mo to \$14.00/mo
 - 3. Base rate Power & Demand \$25.62/mo to \$42.00/mo
 - ii. Recommendation year 2 (requires change in Ord. do with year 1 change)
 - 1. 1% adjustment across the board (all base rates and all usage rates)
 - iii.

2.) Water Rates

- a. Rate Study in progress (Burns & McDonnell)
- b. See attached rate calculation (DNR rate model)
 - i. There is no proposed rate change at this time (maybe after rate study)

3.) Sewer Rates

- a. Rate Study in progress (Burns & McDonnell)
- b. See attached rate calculations before and after (DNR rate model)

i. Recommended interim increase (will probably need more after rate study)

- 1. Base Rate \$10.45/mo to \$15.00/mo**
- 2. Usage Charge \$6.80/thousand to \$8.40/thousand**

Council Bill No.

Ordinance No.

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY
OF HARRISONVILLE AS FOLLOWS: CHAPTER 700, SECTION 700.530, BY
ESTABLISHING NEW RATES FOR MUNICIPAL ELECTRIC SERVICES**

**Council Bill 2019-
Ordinance 2019-**

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF
HARRISONVILLE AS FOLLOWS: CHAPTER 700, SECTION 700.530, BY
ESTABLISHING NEW RATES FOR MUNICIPAL ELECTRIC SERVICES**

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

Section 1. That the following described electric rates are hereby adopted by the amendment of Chapter 700.530 A, Electrical Rates, by the deletion of the old rates and the adoption of the following new rates. All other portion of the Section not set out herein shall remain unchanged.

1. Residential service rates:
 - a. Character of Service....
Monthly service charge \$7.00/month
2. Total electric residential service rate:
 - a. Character of service...
Monthly service charge \$7.00/month
3. Commercial service rate:
 - a. Character of service...
Monthly base service charge \$14.00/month
4. Combined light and power service rate:
 - a. Character of service...
Monthly service charge \$42.00/month

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

Section 3. 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.

Read by title only for the first reading on November 4, 2019. Read by title only for the second reading on November 4, 2019. Vote taken as follows:

AYE:

NAY:

ABSENT:

ABSTAIN:

PASSED AND ORDAINED by the Board of Aldermen and APPROVED by the Mayor of the City of Harrisonville this 4th day of November 2019.

Judy Bowman, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Randall K. Jones, City Clerk

APPROVED by the Mayor this 4th day of November, 2019



STAFF REPORT

TO: Board of Aldermen
FROM: Eric Patterson, Director
DATE: October 29, 2019
SUBJECT: 2019 Sewer Rate Ordinance

Type of Item: *Approval*

Utility Rates

1.) Electric Rates

- a. Rate study done and presented to the Board
- b. See attached exhibits from Toth Study
 - i. Recommendation year 1 (requires change in Ord.)
 - 1. Base rate Residential \$4.27/mo to \$7.00/mo
 - 2. Base rate Commercial \$8.54/mo to \$14.00/mo
 - 3. Base rate Power & Demand \$25.62/mo to \$42.00/mo
 - ii. Recommendation year 2 (requires change in Ord. do with year 1 change)
 - 1. 1% adjustment across the board (all base rates and all usage rates)
 - iii.

2.) Water Rates

- a. Rate Study in progress (Burns & McDonnell)
- b. See attached rate calculation (DNR rate model)
 - i. There is no proposed rate change at this time (maybe after rate study)

3.) Sewer Rates

- a. Rate Study in progress (Burns & McDonnell)
- b. See attached rate calculations before and after (DNR rate model)

i. Recommended interim increase (will probably need more after rate study)

- 1. Base Rate \$10.45/mo to \$15.00/mo**
- 2. Usage Charge \$6.80/thousand to \$8.40/thousand**

Council Bill No.

Ordinance No.

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY
OF HARRISONVILLE AS FOLLOWS: CHAPTER 700, SECTION 700.460, BY
ESTABLISHING NEW RATES FOR MUNICIPAL SEWER SERVICES**

**Council Bill 2019-
Ordinance 2019 –**

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF
HARRISONVILLE AS FOLLOWS: CHAPTER 700, SECTION 700.460, BY
ESTABLISHING NEW RATES FOR MUNICIPAL SEWER SERVICES**

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

Section 1. That the following described sewer rates are hereby adopted by the amendment of Chapter 700.480 B, Basic Sewer Service Charge, by the deletion of the old rates and the adoption of the following new rates. All other portion of the Section not set out herein shall remain unchanged.

1. Commercial:
 - a. Fifteen dollars and no cents (\$15.00) for the first 1,000 gallons.
 - b. For all in excess of one thousand (1,000) gallons eighty-four cents (\$0.84) per 100 gallons.
2. Residential:
 - a. Fifteen dollars and no cents (\$15.00) for the first 1,000 gallons.
 - b. For all in excess of one thousand (1,000) gallons eighty-four cents (\$0.84) per 100 gallons.

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

Section 3. 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.

Read by title only for the first reading on November 4, 2019. Read by title only for the second reading on November 4, 2019. Vote taken as follows:

AYE:

NAY:

ABSENT:

ABSTAIN:

PASSED AND ORDAINED by the Board of Aldermen and APPROVED by the Mayor of the City of Harrisonville this 4th day of November, 2019.

Judy Bowman, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Attachment: 2019 Sewer Rate Ordinance (002) (2019 Sewer Rate Ordinance)

Randall K. Jones, City Clerk

APPROVED by the Mayor this 4th day of November, 2019



TO: Board of Aldermen
FROM: Marcella McCoy, Director
DATE: October 30, 2019
SUBJECT: Fiscal Year 2020 Budget Ordinance

Type of Item: *Budget*

Council Bill No.

Ordinance No.

**Fiscal Year 2020 Budget AN ORDINANCE ADOPTING AN OPERATING
BUDGET FOR THE CITY OF HARRISONVILLE, MISSOURI, FOR THE
FISCAL YEAR JANUARY 1, 2020 THROUGH DECEMBER 31, 2020**

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

Section 1: That the annual operating budget for the City of Harrisonville, Missouri, for the fiscal year beginning January 1, 2020, and ending on December 31, 2020, a copy of which is appended hereto and made a part hereof, is hereby adopted. Maximum amounts to be expended by fund are as follows:

FUND	BUDGETED REVENUE	BUDGETED EXPENDITURES
GENERAL	\$ 8,899,145	\$ 8,899,145
PARK	531,870	531,870
COMMUNITY CENTER	2,151,860	2,151,860
EMERGENCY SERVICES	3,984,835	3,984,835
DEBT SERVICE	847,430	847,430
REFUSE	606,805	606,805
ELECTRIC	13,193,080	13,193,080
CWSS	5,434,440	5,434,440
AQUATIC CENTER	188,700	188,700
	35,838,165	35,838,165

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 January 1, 2020 upon its passage and approval.

Vote taken as follows:

Ayes:

Nays:

Absent:

Abstain:

Read for the first time by title only on the 4th day of November 2019. Read for the second time by title only on the _____ day of November 2019.

Judy Bowman, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Randall K Jones, City Clerk

APPROVED by the Mayor this _____ day of November 2019



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

November 4, 2019

Honorable Mayor
Members of the Board of Aldermen
City of Harrisonville

INTRODUCTION

Submitted for your consideration is the proposed Fiscal Year 2020 budget for the City of Harrisonville. The annual budget for Fiscal Year 2020, as proposed, represents the administrative and financial plan for the City of Harrisonville. This budget is the product of a comprehensive team effort of the municipal organization.

Fiscal Year 2020 proposed budget includes items identified by the Mayor and Board of Alderman. Those items are a full-time Economic Development Director and an additional holiday to recognize Martin Luther King. Management proposed moving the part-time Executive Secretary to full-time upon retirement for half the year.

Department directors submitted requests to meet the overall department responsibilities and capital requests. Departmental submissions were reviewed, streamlined, and adjusted during individual department review by the Department Director, Finance Director and City Administrator in an effort to balance financial constraints and service delivery mandates. This process has been thorough in order to maintain cost effective delivery of City services, but does not end with adoption of the budget document. The Fiscal Year 2020 budget presents a balanced program of services and cost control measures, which will be monitored throughout the year to provide the quality programs and services important to the citizens of Harrisonville.

This document begins with an outline of the proposed Fiscal Year 2020 budget in summary. First is presented a proposed balanced budget for the entire Fiscal Year 2020 across all funds. Next will be an outline of each fund including request for capital purchases, objectives as proposed, and operating transfers recommended. Finally is the detail line item report that includes actuals for 2016, 2017, & 2018 along with the 2019 adopted budget, 2019 year-to-date actuals as of September 30, and proposed 2020 budget.

DISCUSSION

Harrisonville is a full-service city that offers Police, Emergency Services (Fire and Ambulance), Streets, Storm Water Management, Airport, Solid Waste Services, Electric, Water and Sewer services along with an expansive Parks system that includes the outdoor Aquatics Center and Harrisonville Community Center. The following table is a summary of projected revenue compared to expenditures for each fund showing revenue equaling expenditures in each fund. The expenditures include operations and planned capital purchases presented with each division and fund. Also included are any projected increases in insurance costs, retirement costs, and other general operating costs to maintain benefits and service levels.

Fund	Revenue	Expenditures
General	\$ 8,899,145	\$ 8,899,145
Refuse	\$ 606,805	\$ 606,805
Electric	\$ 13,193,080	\$ 13,193,080
CWSS	\$ 5,434,440	\$ 5,434,440
Park	\$ 531,870	\$ 531,870
Aquatics	\$ 188,700	\$ 188,700
Community Center	\$ 2,151,860	\$ 2,151,860
Emergency Services	\$ 3,984,835	\$ 3,984,835
Debt Service	\$ 847,430	\$ 847,430
	\$ 35,838,165	\$ 35,838,165

The table above presents a complete balanced budget as required by Missouri State Statute. There is projected money available in General Fund designated for capital projects and/or operating transfers as needed to other funds. The Electric fund has enough operating revenues over expenses to cover capital requests and an amount designated to fund a future expansion. The CWSS fund includes use of reserve monies to assist in paying for engineering required for improvement to the Wastewater Plant. The remaining funds use fund balance or include an operating transfer from other funds to cover shortages. In 2018 the Board of Alderman approved elimination of the Sales Tax Fund that recorded and reflected transfers of the sales tax revenue to the perspective operations. The adopted Fiscal Year 2019 budget presented the change in the presentation of the Parks Sales Tax from the Sales Tax Fund to the Community Center Fund. Fiscal Year 2020 proposed budget continues reflecting the Parks Sales Tax in the Community Center Fund as retirement of the debt nears. The next several pages outline individual funds showing the revenue sources and proposed expenditures.

GENERAL FUND

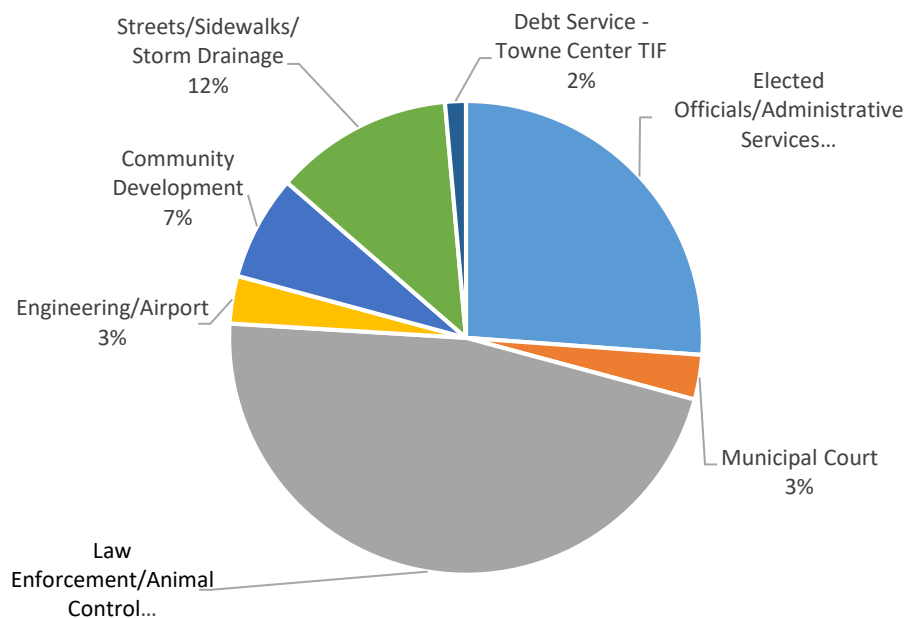
Let's begin with the General Fund, the general operating fund for the City. General Fund includes all basic operations for the City to function. Divisions are listed with the proposed expenditures for the fiscal year in the following table.

GENEARL FUND OPERATING EXPENDITURES

Elected Officials	178,070
Administration & Legal	638,185
Finance/Customer Services/Building Maintenance/IT	1,024,925
Municipal Court	214,550
Law Enforcement/Dispatch/Patrol	3,046,095
Animal Control	246,650
Engineering	86,310
Community Development & Economic Development	504,700
Streets/Sidewalks/Storm Drainage	858,850
Airport	142,230
Debt Service - Towne Center TIF	100,000
Transfers Out (Operating Support)	950,105
Total Operating Expenditures	7,990,670

General Fund Expenditures

- Elected Officials/Administrative Services
- Law Enforcement/Animal Control
- Community Development
- Debt Service - Towne Center TIF
- Municipal Court
- Engineering/Airport
- Streets/Sidewalks/Storm Drainage

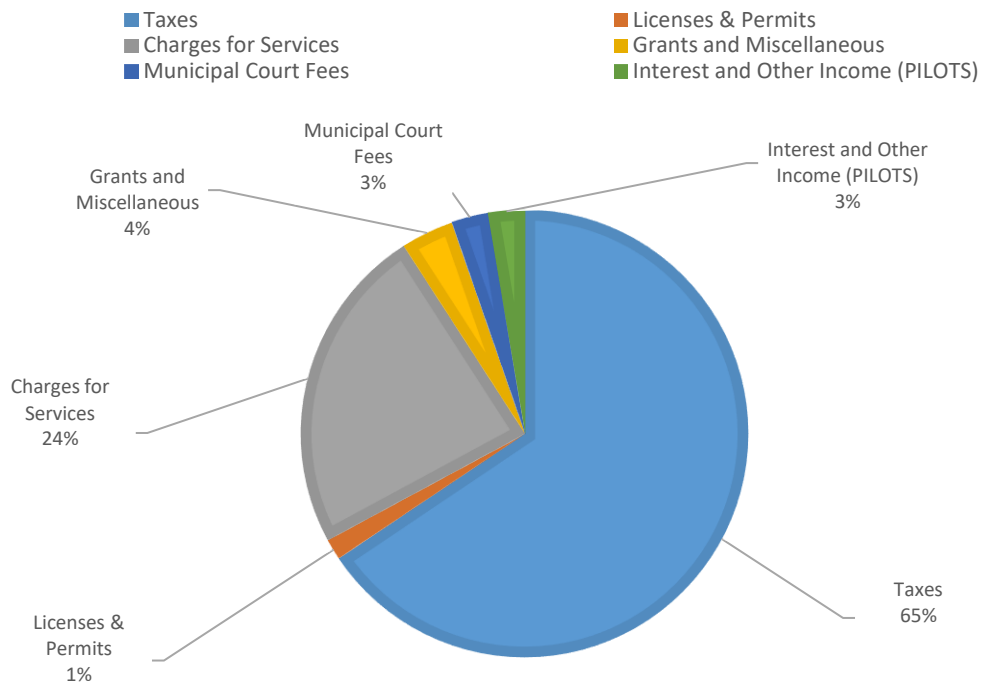


General Fund operations are typically covered with tax revenue. There are other revenue sources including licenses and permits, charges for services, administrative fees, court costs and fines, a small amount of interest income and the School Resource Officer funding, as well. The following table outlines the revenue sources for General Fund.

GENERAL FUND REVENUE

Sales Taxes	\$ 2,401,500
Property Taxes	831,150
Other Taxes- Motor Fuel Tax/Road & Bridge Tax	637,000
Franchise Fees	1,555,115
Licenses & Permits	125,600
Charges for Services	180,900
Administrative Services Fee	1,789,370
Misc. Income	120,600
Intergovernmental	193,050
Municipal Court	223,750
Interest	129,550
Payment in Lieu of Taxes	84,900
Total Operating Revenues	8,272,485

GENERAL FUND REVENUE



The City generates more revenue than operating expenditures. The above table only includes operating revenues and does not reflect the use of fund balance needed to cover capital and transfers out. There is no current dedicated source of revenue for capital projects or equipment for operations. The additional \$281,815 revenue over expenditures is recommended to be used to fund capital projects and equipment requested. Operating transfers out include \$220,910 to

the Park Fund to support our park system and \$604,195 to Emergency Services to support fire and ambulance operations.

Projected Capital Expenditures

The following table outlines the recommended Capital items and transfers from General Fund for capital purchases to other funds. The table lists each item or project with the projected costs. This utilizes the available revenue projection of \$281,815 plus use of fund balance in the amount of \$626,660.

		Requested Capital	
CIP Program		Police	
Sidewalks	100,000	Replace In-Car Video	7,895
Stormwater	100,000	Locker Room	56,000
Asphalt	300,000	Pole Camera	7,495
Recommended CIP	500,000	Crosswalk Flashers	15,000
		Patrol Vehicles (2)	93,950
			180,340
Streets		Community Development	
New Wash Bay	18,000	HP Plotter/printer Ext Warranty	24,000
		Lower Level Lighting	4,130
Airport			28,130
Replace Credit Card System - Fuel	12,000		
		Streets	
Finance		Back Hoe Purchase (CWSS)	40,000
INCODE Software Upgrade (3yr Proj)	15,000	10 Foot Salt Spreader	18,000
City Hall Interior Improvements/Facade Repair	25,000		58,000
	40,000		
		Total Capital Equipment	266,470
Total Requested Capital Project and Equipment			836,470
Transfers Out for Capital Items			
Parks - Capital Equipment	25,000		
EMS - Capital Equipment	134,500		
Community Center - Capital	20,000		
Total Requested Capital Transfers Out			179,500

Fund Balance

Fiscal Year 2020 projected beginning fund balance is \$5,223,913 based upon projections of receipt and expenditure of the Fiscal Year 2019 budget. The City does not currently have a formal adopted fund balance policy. The last several years the recommendation is to maintain fifty percent of operating expenditures in fund balance. To achieve this goal for 2020, the ending undesignated fund balance projection needs to be \$4,909,100 including the factor of six months for Park and Emergency Services with General Fund. The current projections of revenue and expenditures included capital reflects the fund balance projection being short by \$311,847.

ENTERPRISE FUNDS

Enterprise funds are funds that operate most like a business. These funds are service-based funds and the revenue is generated primarily by user rates. The user rates are set to be sufficient to meet all operational and debt costs for the fund. The three funds included in this section are the Refuse, Electric and CWSS Funds. The Aquatic Center Fund is also considered an Enterprise Fund, however, it is presented along with the other two Park funds.

REFUSE FUND

The Fiscal Year 2020 Refuse Fund budget is proposed as a balanced budget. In 2017, requests for proposals were completed and a new trash collection provider selected. There was an increase in the cost of each residential pickup with the award of a new contract in 2018. There is no further increase in the cost of service projected in the 2020 Refuse Fund budget. The service provided has met expectations.

The refuse collection fee covers the cost of the contract for trash and recycle collection service, the Household Hazardous Waste program, and, beginning in 2016, the City-Wide Cleanup event. The City-Wide Cleanup event has a successful addition to the refuse services provided.

The projected cash balance for year ending 2019 is \$80,893 based on 100% collection of charges included in the budget and expenses exactly meeting budget. The 2020 proposed budget does not increase the cash reserve for the fund. Current fund position for the Refuse Fund reflects about 20% of annual expenses. Because this is a basic collection and payment for service provided, 20% is a sufficient balance for fund position. The following table is a summary of revenue compared to expenses for Fiscal Year 2020.

REFUSE FUND

Operating Revenues:

Charges for Services	606,505
Misc. Income	-
Interest	300

Total Operating Revenues	606,805
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Operating Expenditures:

Administrative Service Charge	28,470
Contractual Services	578,335

Total Operating Expenses	606,805
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ELECTRIC FUND

The 2020 Electric Fund Budget is presented as a balanced budget providing \$250,000 for future substation improvement and increasing fund position to 50% of operating expenses. The rate study was completed and presented to the Board in 2019. The 2020 budget includes an increase in the base rate as recommended in the rate study. The projected increase in sales compared to 2019 Budget is \$214,150.

The final debt payment in the Electric Fund is scheduled for November 1, 2020. This will free up approximately \$250,000 annually. The final payment in 2020 is \$259,675.

The 2020 proposed budget includes \$653,500 in capital requests including a tractor w/loader, a bucket truck, transformers, lighting along the 291 corridor and cameras for the substations. These items were discussed during Budget Work Sessions with the Board of Aldermen and are included in the detail pages.

The following table is a summary of revenue compared to expenses proposed for Fiscal Year 2020 including detail of capital expenses proposed.

ELECTRIC FUND	
Operating Revenues:	
Charges for Services	12,839,030
Misc. Income/Intergovernmental	289,050
Interest	65,000
Other Rev. Sources/Transfers	-
Total Operating Revenues	13,193,080
Operating Expenditures:	
Administration	9,984,840
Distribution	687,215
Debt Service	259,675
Meter Reading	31,335
Tree Trimming	571,380
Transfer to reserve	1,005,135
Total Operating Expenditures	12,539,580
Capital Expenditures:	
Office Rehab	3,500
Transformers, Lighting, Cameras	115,000
Utility Tractor w/loader	55,000
Bucket Truck	130,000
Capital Equipment	303,500
Capital Projects	350,000
Total Capital Expenditures	653,500
Total Requirements	13,193,080
Revenue Over(Under) Expenses	-

COMBINED WATER SEWERAGE SYSTEM

The CWSS Fund is presented as a balanced budget with use of reserve in the amount of \$78,980. Fiscal Year 2020 includes purchase of several capital equipment items and engineering services for the Wastewater Treatment Plant. There are no proposed changes in water rates. Sewer rates are proposed to increase to provide funding for the projected Wastewater Treatment Plant improvements. The following table is a summary of revenue compared to expenses proposed for Fiscal Year 2020 including detail of capital expenses proposed.

COMBINED WATER SEWERAGE SYSTEM FUND

Operating Revenues:		
Licenses & Permits		5,500
Charges for Services		5,031,715
Misc. Income		97,465
Intergovernmental		-
Interest		220,780
Other Rev. Sources/Transfers		78,980
Total Operating Revenues		5,434,440
Operating Expenditures:		
Administration		1,186,935
Water Plant		624,290
Distribution		661,895
Debt Service		1,375,755
Wastewater Treatment Plant		733,565
Total Operating Expenditures		4,582,440
Capital Expenditures:		
Capital Equipment -- pump motors		57,000
Backhoe		110,000
Mower		10,000
Boom Truck		125,000
SCADA - Wastewater Treatment		50,000
Total Equipment		352,000
SRF Wastewater Treatment Plant - Engineering		500,000
Total Capital Expenditures		852,000
Total Requirements		5,434,440
Revenue Over(Under) Expenses		-

PARKS AND RECREATION DEPARTMENT FUNDS

As part of the development and explanation of the 2020 operating budget for the Parks & Recreation Department, this memo notes each division of the Parks & Recreation Department funds. *The Park Board has reviewed and approved this 2020 Budget proposal.*

In brief summary, there will be some staffing changes for 2020 with two of our veteran Maintenance Workers retiring. This will create a salary savings in both the Park Fund and the Community Center Fund. This savings will help offset the increase in minimum wage and other employee expenses, which will be noted in each division. The proposed staffing changes have been reviewed and approved by the Park Board Executive Committee, and Interim City Administrator.

PARK FUND

The Park Fund budget is presented as balanced with transfers from General Fund. The Park Fund continues to be a “*maintenance fund*” with minimum wage increase being a significant factor. Parks utilizes mostly part-time staff for seasonal activities. There is little change in the revenue projections compared to prior year with many of the same programs offered. The Aquatic Weed Removal now becomes an annual maintenance item with the first initial year complete. General Fund provides an operating transfer of \$220,910 and \$25,000 for two capital item requests, a deck mower and field drag as detailed in the table below.

The following table outlines the projected 2020 revenue compared to expenditures for the Park Fund including transfers in from General Fund.

PARK FUND

Operating Revenues:	
Property Taxes	186,940
Charges for Services	27,045
Recreation Programs	55,525
Misc. Income	16,250
Intergovernmental	-
Interest	200
Other Rev. Sources- Transfers Supporting Operations	<u>220,910</u>
Total Operating Revenues	506,870
Capital Revenues: Transfers Supporting Capital	<u>25,000</u>
Total Operating and Capital Revenue	531,870
Operating Expenditures:	
Park Maintenance	506,870
Capital Expenditures:	
Deck Mower 4x4 Front Mount	20,000
AI Turf Field Drag	<u>5,000</u>
Capital Equipment	25,000
Total Capital Expenditures	<u>25,000</u>
Total Requirements	<u>531,870</u>
Revenue Over(Under) Expenditures	-

AQUATIC CENTER FUND

The Aquatic Center Fund (Outdoor Pool) is also in a maintenance mode, with the main change being the increase in minimum wage, and the necessity to raise fees in order to cover those increases. The Aquatic Fund is dependent on good weather with no “major” maintenance issues, which is difficult to project with a 22-year-old pool. For most Outdoor Pools, supplemental funding is necessary for seasonal operations, which is a mixture of “active” and “passive” recreation.

It has been forecasted for several years now, that when the *Park Board Directed Reserve Fund (PBDR)* is depleted, there will be the need for supplemental funding from the General or “other funding” in order to keep the Outdoor Pool open. With the final depletion of the PBDR Fund, it is estimated that \$25,000 will be needed as supplemental funding for the 2020 budget, and a budget amendment for 2019 in order to reach the budget projection of zero at the end of the year. There is an increase in fees recommended for next summer, but if fees are raised any higher, Harrisonville will be beyond the local market for Outdoor Pool entrance fee charges.

The following table on the provides a summary of the revenue compared to expense projected for the Aquatic Center Fund.

AQUATIC CENTER FUND	
Operating Revenues:	
Charges for Services	126,850
Misc. Income	36,550
Interest	300
Other Rev. Sources: Transfers in Support of Operations	<u>25,000</u>
Total Operating Revenues	188,700
Operating Expenditures:	
Aquatic Center	<u>188,700</u>
Total Operating Expenditures	188,700
Revenue Over(Under) Expenses	-

COMMUNITY CENTER FUND

The Community Center Fund is also in a maintenance mode. Membership has held steady for the last 5 plus years (Average 4,200 members). Expenses increase with the minimum wage increase. The Capital and transfer from General Fund request is for a new Sauna as the current Sauna is in constant maintenance and needs replacement. The Sauna has proven to be a “membership retention feature” for our HCC Members.

Even though annual preventative maintenance is done on the HCC building and equipment, the biggest concern is the HVAC equipment replacement costs with a 14-year-old building. These replacement funds are set for 2023-24 and beyond, and the long-term goal is to make it to 2023 with the remaining HCC Fund Balance, which is currently around \$200,000 held in the Debt Service Fund to support the final payment in December 2022. Requests for Capital items from the General Fund (currently) are made for this reason.

The following table provides a summary of proposed revenue compared to expenditures and includes the requested transfer from General Fund to provide for Capital.

COMMUNITY CENTER FUND

Operating Revenues:	
Parks Sales Tax	1,021,975
Charges for Services	870,275
Recreation Programs	208,230
Misc. Income	30,650
Interest	730
Transfer from Other Funds	-
Transfers in Support of Operations from Debt Service Fund	-
Total Operating Revenues	2,131,860
Capital Revenues	
Transfer from General Fund - Capital Improvement	20,000
Total Capital Revenues	20,000
Revenues	2,151,860
Operating Expenditures:	
Administration	456,480
Aquatics Center	166,060
Recreation Programs	244,610
Debt Service	848,260
Buildings & Grounds	416,450
Total Operating Expenditures	2,131,860
Capital Expenditures:	
Capital Equipment - replace Sauna	20,000
Capital Projects	-
Total Capital Expenditures	20,000
Total Requirements	2,151,860
Revenue Over(Under) Expenditures	-

EMERGENCY SERVICES FUND

The Fiscal Year 2020 proposed budget for Emergency Services is presented as a balanced budget with revenue meeting expenditures with a transfer of operations from General Fund in the amount of \$604,195. This is just for operations and does not include any capital items. The requested capital items total \$134,500 and is presented as a transfer from General Fund to provide for these capital purchases.

Revenue is generated through the public safety sales tax, charges for services, and some miscellaneous income for sales of surplus equipment and educational classes offered. Expenditures are operational costs including personnel, supplies, and maintenance just to name a few.

Capital Outlay: \$134,500 is requested for capital that includes turnout gear, New LifePack 15 Heart monitors, EXT tools, ventilators, and a lease payment on a fire truck as listed in the detail pages and in the table below.

The following table provides a summary of proposed revenue compared to expenses

EMERGENCY SERVICE FUND	
Operating Revenues:	
Sales Taxes	\$ 508,200
Charges for Services	2,697,120
Misc. Income	40,820
Interest	-
Transfer In (General Fund Operating Support)	<u>604,195</u>
Total Operating Revenues	3,850,335
Capital Revenues: Transfers Supporting Capital	<u>134,500</u>
Total Operating and Capital Revenue	3,984,835
Operating Expenditures:	
Fire and Ambulance	<u>3,850,335</u>
Total Operating Expenditures	3,850,335
Capital Expenditures:	
Turnout Gear	12,500
Fire Truck Replace E20 (Lease Payment)	55,000
LP15 Replace LP12	28,000
Batt Powered EXT Tools	25,000
Ventilators (2)	<u>14,000</u>
Total Capital Equipment	<u>134,500</u>
Total Requirements	<u>3,984,835</u>
Revenue Over(Under) Expenditures	-

DEBT SERVICE FUND

The Fiscal Year 2020 budget proposed for the Debt Service Fund is presented as a balanced budget. The Debt Service Fund currently reflects only the debt associated with the Community Center certificates of participation issued in 2012. The Community Center Fund collects the Park Sales Tax that is transferred into this fund for the annual debt payment. The following table outlines the transfers and debt payments.

DEBT SERVICE FUND	
Operating Revenues:	
Transfer from Park Sales Tax	846,180
Interest	1,250
Other Rev. Sources/Transfers	-
Total Operating Revenues	847,430
Operating Expenditures:	
Transfer out to Community Center Fund	-
Debt Service	<u>847,430</u>
Total Operating Expenditures	847,430

ACTION REQUESTED/RECOMMENDATION

In conclusion, I thank each department director for their diligence in putting together this document. Each have been present to answer any questions as the proposed budget was presented to the Board of Aldermen in order to provide a good foundation of operational responsibilities and the need for capital purchases.

At this time, the proposed budget is recommended for approval by the Board of Alderman.