



****AMENDED**

**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
BUDGET MEETING
CITY HALL
AUGUST 26, 2013
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Pledge of Allegiance**
- 3. Ceremonial Matters**
- 4. Public Participation**
- 5. Agenda Items**
 - 1. Heartland Baptist Fellowship Walk/Fundraiser**
 - 2. Council Bill 55: An Ordinance to Approve Re-Zoning of the Property Generally Located West of the MNA Railroad, South of 267Th Street, North of 275Th Street, and East of the Grand River to "M-1" Light Industrial District.**
 - 3. Council Bill 50: An Ordinance Providing for the Extension of the City Limits of the City of Harrisonville, Missouri, by Annexing Certain Adjacent Territory Owned by Jemor Farms, Inc. and Margaret Jean Grogger (Tract 2) into the City of Harrisonville, Missouri.**
 - 4. Council Bill 56: An Ordinance Levying a Tax for the Current Expense of the City of Harrisonville, Missouri, Upon Real Property and All Tangible Personal Property of Whatsoever Nature and Character Subject to Taxation by the City of Harrisonville for Such Purposes; Also, Levying a Special Tax Upon the Afore Described Properties for Public Parks; for a Total Tax Levy of \$.6938**
 - 5. Council Bill 057: **1138 : Clark Sewer-(this item was requested to be brought at August 19, 2013 meeting)**
- 6. Adjourn to Executive Session**
- 7. Adjourn From Regular Session**

Posted Amended Agenda on City Hall Bulletin Board this 26th day of August

Kim Hubbard, City Clerk

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

City of
Harrisonville
est. 1836

STAFF REPORT

TO: Board of Aldermen
FROM: John Hofer, Director
DATE: August 22, 2013
SUBJECT: Heartland Baptist Fellowship Walk/Fundraiser

Type of Item: Report

Issue: Heartland Baptist Fellowship 4.1 mile Walk event
scheduled for August 31, 2013 from 8 am to 11 am.

Background: The applicant, Steve Fleshman, Head of the Heartland Baptist Fellowship Ministry, is requesting approval of a parade/event permit to host a 4.1 mile walk in Harrisonville. This specific event has never occurred in Harrisonville but numerous similar events have occurred with no noted complaints or concerns. The requested event is scheduled as a fundraiser for the Addiction Recovery Ministry a ministry of the Heartland Baptist Fellowship. There is no assistance requested however, we will try to have an on-duty, depending on availability, patrol unit lead the walkers during the event. The applicant has secured volunteers to monitor and block intersections as needed for the event.

The proposed route is as follows: south from the Justice Center on the Clearwater Drive to Anaconda Drive, east on Anaconda Drive to Brickplant Road, south on Brickplant Road to the SW Outer Road, south on the SW Outer Road to the church on 283rd Street. There is no cost for the City services and the required insurance coverage for the event has been submitted to the City by the applicant.

This application will cover the use of the City of Harrisonville roads and the use of any State or County roads will need to be granted by the respective governing body.

Recommendation: With no noted complaints or concerns associated with prior similar events I would recommend approval for this event as long as all state laws and city ordinances are complied with.

1. Action Item (ID # 1139)

Heartland Baptist Fellowship Walk/Fundraiser

Attachments:

Heartland Baptist (TIF)

SPECIAL EVENTS APPLICATION

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

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

1. Organization: HEARTLAND BAPTIST FELLOWSHIP ← Head of Ministry @

2. Name of Applicant: STEVE FLESHMAN -

church → Address: 21203 283RD ST, HARRISONVILLE, MO 64701
church → Phone: 816 380-3033 Steve's Cell: 816 896-5621

3. Purpose of Event: BENEFIT FOR ADDICTION RECOVERY MINISTRY (FUND RAISER)

4. Proposed date(s) and time(s) of Event: SATURDAY AUG 31, 2013 8:00-11:00 AM
JUSTICE CENTER EP - HEARTLAND BAPTIST FELLOWSHIP

5. Location(s) where event will be held: WEST OUTER ROAD OFF J49 4.1 MILES

Begins @ Justice Center, past Dwight + Church on Brickplant Road - it
Wal-Mart Dist. Center on outer Rd to Church on 283rd

6. Anticipated crowd size: 100-150

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

*None
Needed*

☐ Electricity ☐ Police Protection ☐ Traffic Control ☐ Ambulance Standby
☐ Cones ☐ Barricades ☐ Street or parking lot clean up

8. Any additional information: This is a 4.1 mile benefit walk to raise
money for ADDICTION Recovery ministry provided by our church
Every intersection will be covered by church members - 2
water stations provided by church - NO Animals

APPROVED this _____ day of _____, 20____.

J. H. O.
Chief of Police

City Clerk

Attachment: Heartland Baptist (1139 : Heartland Baptist Fellowship Walk/Fundraiser)



STAFF REPORT

TO: Board of Aldermen
FROM: Rick Deluca, Director
DATE: August 8, 2013
SUBJECT: Continued from the August 19 Meeting-Ordinance to Rezone the Warner, Grogger, Jemor Farms Property

Type of Item: Approval

Type of Item: Action Item

Issue:

The Applicant has requested approval of a rezoning application to “M-1” Light Industrial.

Background:

Location: Generally west of the MNA railroad, south of 267th Street, north of 275th Street and east of the Grand River.

Applicant: Cynthia Warner (Jemor Farms)

Owner: Stan/Cynthia Warner, Jean Grogger, Jemor Farms

Existing Zoning: Unincorporated Cass County

Proposed Zoning: “M-1” Light Industrial District

Adjacent Zoning: North: “M-1” Light Industrial District

Unincorporated South:
Unincorporated East:
Unincorporated West:
Unincorporated

Acres: Approximately 794 acres +/-

Industrial land uses include establishments primarily engaged in wholesale trade, storage, distribution, service, or manufacturing activity. This is known as light industrial and includes warehousing, wholesaling and distribution activities. Also included are manufacturing establishments that transform raw materials into new product, usually for distribution to other regions and not for sale or use on site.

In Harrisonville, industrial land is concentrated in three areas:

- Harrisonville Industrial Park, located along Plaza Drive
- Enterprise Business Park located between Anaconda Road and Precision Drive.
- The Hartzler/Wal-Mart DC area near I-49 and Missouri Highway 7.

Annexation.

The applicants have requested annexation of their property into City limits. If the Board chooses to annex the property, the City will have to assign a zoning district to the subject property. Consequently, an application for rezoning from “A” Agriculture District (zoning designation in unincorporated Cass County) to “M-1” Light Industrial District (zoning designation within the City Limits of Harrisonville) has been submitted. The proposed annexation is necessary for the proper development of the City and is critical to our economic development efforts.

Comprehensive Plan.

The Comprehensive Plan (Future Land Use Map) designates the subject property for industrial uses. Furthermore, this application for rezoning meets several policies and goals within the Comprehensive Plan.

Chapter 10. *“Continue to encourage business and industrial development as an important source of revenue and employment for the community. This can be done by considering innovative financing techniques such as tax abatement, tax increment financing, industrial revenue bonds and benefit district financing to aid qualified projects. Tax abatement for industrial development projects shall be given only in special circumstances*

when a significant number of jobs are created or retained. Under normal circumstances, tax abatement shall only reduce or lessen real estate property taxes.” It should also be noted that the entire area being proposed for rezoning is within the Harrisonville Enhanced Enterprise Zone.

Chapter 10. “Ensure that all new industrial development is concentrated in areas of similar or compatible use, which will minimize the impact of industrial activities, including traffic, on neighboring land-uses.”

Chapter 11. “Businesses within a community should be encouraged to provide a range of job types for the community’s residents.”

Chapter 11. “New development shall be encouraged to locate in areas with existing development.”

Summary of Available Utilities:

The following is a summary of the existing utilities that are on, or near, the subject property. Although sufficient utilities are presently available for the existing use of the property, the City will be looking at ways to extend and upgrade access and services to meet increased development needs.

Water. The eastern part of the property is in Water District #4. It is possible, in the interest of economic development; the City may acquire a portion of the District #4 territory through an agreement. District #4 has limited infrastructure in the area. If District #4 cannot service industry, the City of Harrisonville has expressed interest with servicing industrial users. The City service area is located directly north of, and adjacent to, the site. The City has a 12” water line at 267th Street and Precision Drive and another line at Brickplant and 267th Street. Harrisonville can treat 2.4 MGD at the water treatment plant.

The western part of the property is in Water District #9. District #9 had just completed a line extension (16” water line) which is located at Brush College Road and Anaconda. They are in a better position of servicing non-residential customers in Harrisonville’s Industrial area than District #4 is.

Sanitary Sewer. The City has an 8” sanitary sewer line located adjacent to the property (north side of the 267th Street and Precision Drive). A pump will likely be necessary to get the sewage to gravity to the treatment facility. The treatment capacity for the City sewage treatment plant is 3 MGD.

Natural Gas. Missouri Gas Energy (MGE) has substantial amounts of natural gas in the area. A 6" high pressure line is located on the east side of the property in close proximity to the railroad tracks.

Electric. Both the City of Harrisonville and KCP&L have infrastructure in the area. KCP&L currently services the properties. The City may choose to serve future electric users on the subject property.

Transportation - Roadways. The site is within a mile of I-49 (US 71). The property also has frontage on 267th Street, 275th Street and has access to Precision Drive. Roadway infrastructure is present and adequate for the agricultural use of the site. However, if industrial users are introduced, additional roadway infrastructure will likely be necessary.

Options:

The City may:

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

Planning & Zoning Commission Recommendations:

(August 15, 2013)

Pending

Staff Recommendation:

Approval contingent upon compliance with the zoning and subdivision ordinances.

Council Bill No. 55

Ordinance No.

An Ordinance to Approve Re-Zoning of the Property Generally Located West of the MNA Railroad, South of 267th Street, North of 275th Street, and East of the Grand River to "M-1" Light Industrial District.

AN ORDINANCE TO APPROVE REZONING OF THE PROPERTY GENERALLY LOCATED WEST OF THE MNA RAILROAD, SOUTH OF 267th STREET, NORTH OF 275th STREET AND EAST OF THE GRAND RIVER TO "M-1" LIGHT INDUSTRIAL DISTRICT.

WHEREAS, the subject property was annexed into the City of Harrisonville, Missouri on August 5th, 2013; and

WHEREAS, the Planning and Zoning Commission of the City of Harrisonville, Missouri, held a public hearing on August 15, 2013, in regard to the rezoning application on the hereinafter described property; and

WHEREAS, the Planning and Zoning Commission on August 15, 2013, recommended approval of the rezoning contingent upon compliance with the zoning and subdivision ordinances to the Board of Aldermen; and

WHEREAS, the Board of Aldermen of the City of Harrisonville, Missouri, held a public hearing on August 19, 2013; and after considering the property to be rezoned and the surrounding properties, and for the purpose of promoting the public health, safety, morals and considering the general welfare of the community, it is determined that the hereinafter described property should be rezoned.

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

Section 1: That the Board of Aldermen of the City of Harrisonville, Missouri, hereby finds and declares that the following described property shall be zoned to "M-1" Light Industrial District.

TRACT 1:

ALL OF THE NORTHWEST QUARTER OF SECTION 8; AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF THE MISSOURI

AND NORTHERN ARKANSAS RAILROAD AS NOW LOCATED, ALL IN TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI.

TRACT 2:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8; THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8; THE NORTHEAST QUARTER OF SECTION 7; THE SOUTHEAST QUARTER OF SECTION 7; LOT 1 OF THE NORTHWEST QUARTER OF SECTION 7; AND LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 7, ALL IN THE TOWNSHIP 44, RANGE 31, CASS COUNTY MISSOURI.

Section 2: That the official zoning map of the City of Harrisonville shall be amended to reflect such change in zoning.

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

Vote taken as follows:

AYES:

NAYS:

ABSENT:

ABSTAIN:

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 26TH DAY OF AUGUST 2013 AND WAS READ FOR A SECOND TIME, AS AMENDED, BY TITLE ONLY ON THE 26TH DAY OF AUGUST 2013 AND PASSED BY THE BOARD OF ALDERMEN THIS 26TH DAY OF AUGUST 2013.

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

ATTEST:

Kim Hubbard, City Clerk

APPROVED by the Mayor this 19th day of August 2013.



STAFF REPORT

TO: Board of Aldermen
FROM: Rick Deluca, Director
DATE: July 30, 2013
SUBJECT: Warner Annexation Ordinance Tract 2

Type of Item: *Approval*

Type of Item: Action Item

Issue: The applicants have requested voluntary annexation of their properties into the City limits.

Background:

Application: Voluntary Annexation (2 petitions)
Acres: Approximately 794+/- acres
Applicant: Stan Warner, Cynthia Warner, Jean Grogger, Jemor Farms
Owner: Stan Warner, Cynthia Warner, Jean Grogger, Jemor Farms
Location: Generally west of the MNA railroad, south of 267th Street, north of 275th Street and east of the Grand River.



Annexation is the process of adding additional territory to an existing city. When previously unincorporated land is annexed into a city, the City extends its municipal services, regulations, voting privileges, and taxing authority to the annexed property. A voluntary annexation occurs when a property owner initiates the annexation procedure by asking the City to redraw their boundaries to include the land owner's property.

There are two procedures for a voluntary annexation: a full procedure and an abbreviated procedure. Both the full and abbreviated procedures require the applicant to send a signed and notarized petition for annexation to the Board of Aldermen. There is no fee to process an application for annexation. The City of Harrisonville qualifies for the abbreviated procedure as outlined in RSMo 71.014. The alternative abbreviated voluntary annexation procedure eliminates the requirement for a public hearing before the Board of Aldermen and does not allow for written objections to change the annexation petition into involuntary proceedings. Also, the only finding the Board of Aldermen needs to make is that the land to be annexed is contiguous and compact to the City limits.

This request consists of two (2) separate annexation petitions. The primary reason for doing this is to meet the 15% contiguous rule. It is necessary for the land to be annexed separately, to comply with this rule.

If the Board chooses to annex the property, the City will have to assign a zoning district to the subject property in the near future. An application for rezoning from "A" Agriculture District (zoning designation in unincorporated Cass County) to "M-1" Light Industrial District (zoning designation within the City Limits of Harrisonville) has been submitted. The proposed

annexation is necessary for the proper development of the City and is critical to our economic development efforts.

Summary of Available Utilities:

The following is a summary of the existing utilities that are on, or near, the subject property. Although sufficient utilities are presently available for the present use of the property, the City will be looking at ways to extend and upgrade access and services to meet increased development needs.

Water. The property is currently in Water District #4. It is possible, in the interest of economic development, that the City may acquire a portion of the District #4 territory through an agreement. District #4 has limited infrastructure in the area. If District #4 cannot service industry, the City of Harrisonville has expressed interest with servicing industrial users. The City service area is located directly north of, and adjacent to, the site. The City has a 12" water line at 267th Street and Precision Drive. Harrisonville can treat 2.4 MGD at the water treatment plant.

Sanitary Sewer. The City has an 8" sanitary sewer line located adjacent to the property (north side of the 267th Street and Precision Drive). A pump will likely be necessary to get the sewage to gravity to the treatment facility. The treatment capacity for the City sewage treatment plant is 3 MGD.

Natural Gas. Missouri Gas Energy (MGE) has substantial amounts of natural gas in the area. A 6" high pressure line is located on the east side of the property in close proximity to the railroad tracks.

Electric. Both the City of Harrisonville and KCP&L have infrastructure in the area. KCP&L currently services the properties. The City may choose to serve future electric users on the subject property.

Transportation - Roadways. The site is within a mile of I-49 (US 71). The property also has frontage on 267th Street, 275th Street and has access to Precision Drive. Roadway infrastructure is present and adequate for the agricultural use of the site. However, if industrial users are introduced, additional roadway infrastructure will likely be necessary.

Options: The City may:

- Approve the annexation

- Deny the annexation

Staff Recommendation: Approval

Council Bill No. 50

Ordinance No.

An Ordinance Providing for the Extension of the City Limits of the City of Harrisonville, Missouri, by Annexing Certain Adjacent Territory Owned by Jemor Farms, Inc. and Margaret Jean Grogger (Tract 2) into the City of Harrisonville, Missouri.

WHEREAS, a verified Petition for voluntary annexation signed by all of the owners of the real estate, hereinafter described, requesting annexation of said territory into the City of Harrisonville, Missouri, was filed with the City Clerk; and

WHEREAS, said real estate, as hereinafter described, is adjacent and contiguous to the existing corporate limits of the City of Harrisonville, Missouri; and

WHEREAS, said real estate is within the City of Harrisonville's "Plan of Intent" to annex; and

WHEREAS, petitioners submitted an application for rezoning to "M-1" Light Industrial District which will be under consideration before the Board of Aldermen if the request for annexation petition is approved; and

WHEREAS, the Board of Aldermen of the City of Harrisonville, Missouri, does find and determine that said annexation is reasonable and necessary for the proper development of the City.

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

Section 1: That the corporate limits of the City of Harrisonville, in the County of Cass, State of Missouri, are annexed so as to embrace and include all that part of said County of Cass lying within the following boundary lines:

TRACT 2:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8; THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8; THE NORTHEAST QUARTER OF SECTION 7; THE SOUTHEAST QUARTER OF SECTION 7; LOT 1 OF THE NORTHWEST

QUARTER OF SECTION 7; AND LOT 1 OF THE SOUTHWEST
QUARTER OF SECTION 7, ALL IN THE TOWNSHIP 44, RANGE 31,
CASS COUNTY MISSOURI.

Section 2: That the boundaries of the City of Harrisonville, Missouri, are hereby altered so as to encompass the above described tract of land lying adjacent and contiguous to the present corporate limits.

Section 3: That the City Clerk of the City of Harrisonville is hereby ordered to cause three certified copies of this ordinance to be filed with the Cass County Clerk.

Section 4: That this ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

Read one time by title only on August 5, 2013. Read second time by title only on August 26, 2013 and duly passed by the Board of Aldermen of the City of Harrisonville, Missouri, this 26th day of August, 2013.

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

ATTEST:

Kim Hubbard
City Clerk

APPROVED by the Mayor this 26th day of August, 2013.



PETITION FOR ANNEXATION

We, the undersigned Jemor Farms/Margaret Jean Grogger, Trustee Under Trust Agreement dated 12/14/1989, Inc. hereinafter referred to as the Petitioners, for our petition to the Board of Aldermen
Of the City of Harrisonville, Missouri state and allege as follows:

1. That we the owners of all fee interests of record in the real estate in Cass County, Missouri, described as follows, to wit:

TRACT 2:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8; THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8; THE NORTHEAST QUARTER OF SECTION 7; THE SOUTHEAST QUARTER OF SECTION 7; LOT 1 OF THE NORTHWEST QUARTER OF SECTION 7; AND LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 7, ALL IN THE TOWNSHIP 44, RANGE 31, CASS COUNTY MISSOURI.

2. That the said real estate is not now a part of any incorporated municipality.
3. That the said real estate is contiguous to the existing corporate limits of the City of Harrisonville, Missouri.
4. That we request that the said real estate be annexed to, and be included within the corporate limits of, the City of Harrisonville, Missouri, as authorized by the provisions of Section 71.012 and 71.014, RSMo.
5. That we request the Board of Aldermen of the City of Harrisonville to cause the required notice to be published and to conduct the public hearing (if required by law) and include the above described real estate.

Dated this 15th day of July, 2013.

/s/ Stanley D. Warner, President
Stanley D. Warner, President

/s/ Cynthia R. Warner, Secretary
Cynthia R. Warner, Secretary

/s/ _____
Name

STATE OF MISSOURI)
) ss.
COUNTY OF CASS)

On this 15th day of July, 2013, before me personally appeared Stanley D. Warner, President of Jemor Farms, Inc., and Cynthia R. Warner, Secretary of Jemor Farms, Inc., to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Harrisonville, Missouri the day and year first above written.

My term expires: 5-13-16

/s/ Joeva L. Beckerdite
Notary Public JOEVA L. BECKERDITE

JOEVA L. BECKERDITE
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
CASS COUNTY
MY COMMISSION EXP. MAY 13, 2016
COMMISSION # 12555639

/s/ Margaret Jean Grogger
Margaret Jean Grogger, Trustee

/s/ _____

/s/ _____
Name

STATE OF MISSOURI)
) ss.
COUNTY OF CASS)

On this 15th day of July, 2013, before me personally appeared Margaret Jean Grogger, Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Harrisonville, Missouri the day and year first above written.

My term expires: 5-13-16

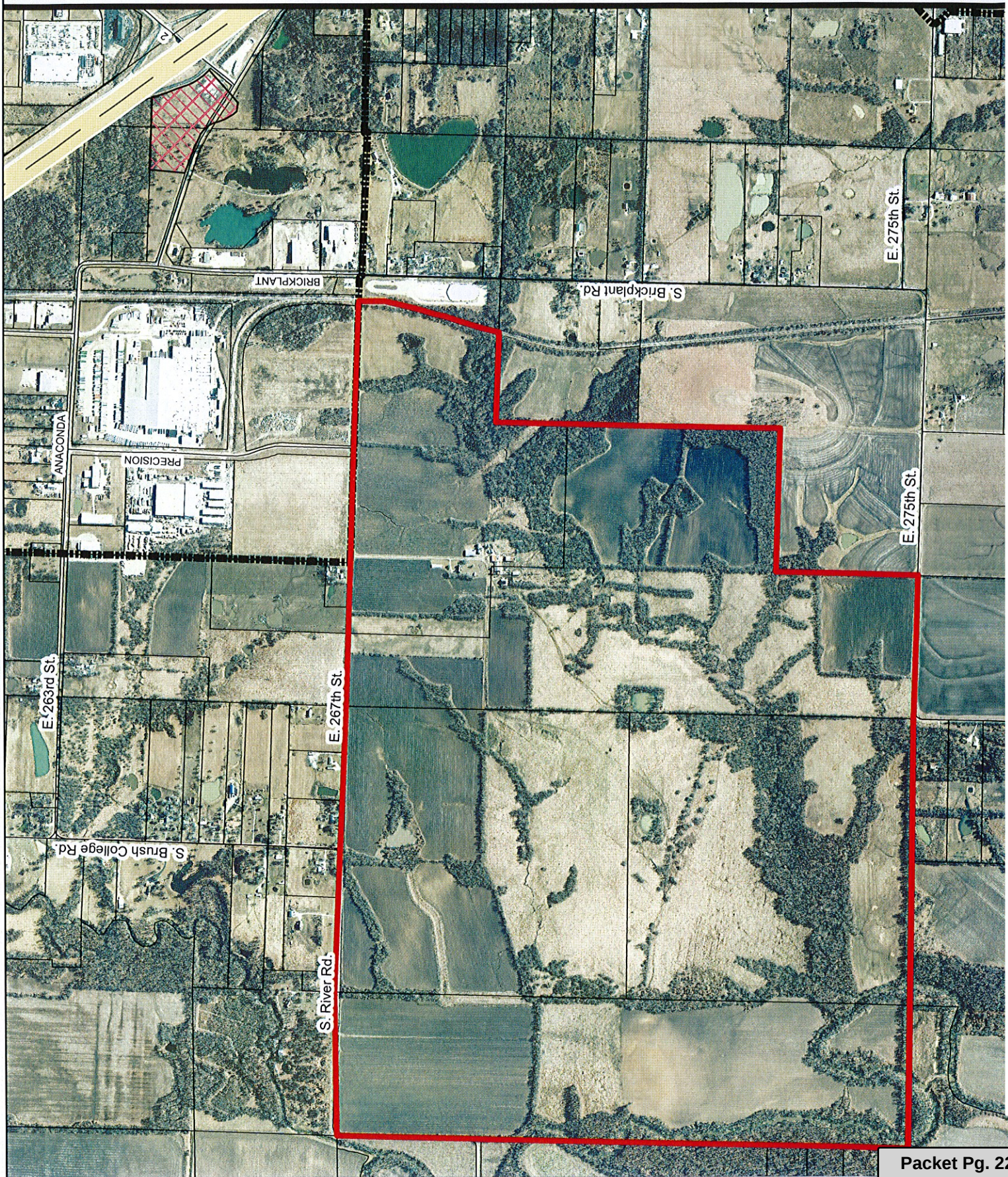
/s/ Joeva L. Beckerdite
Notary Public JOEVA L. BECKERDITE

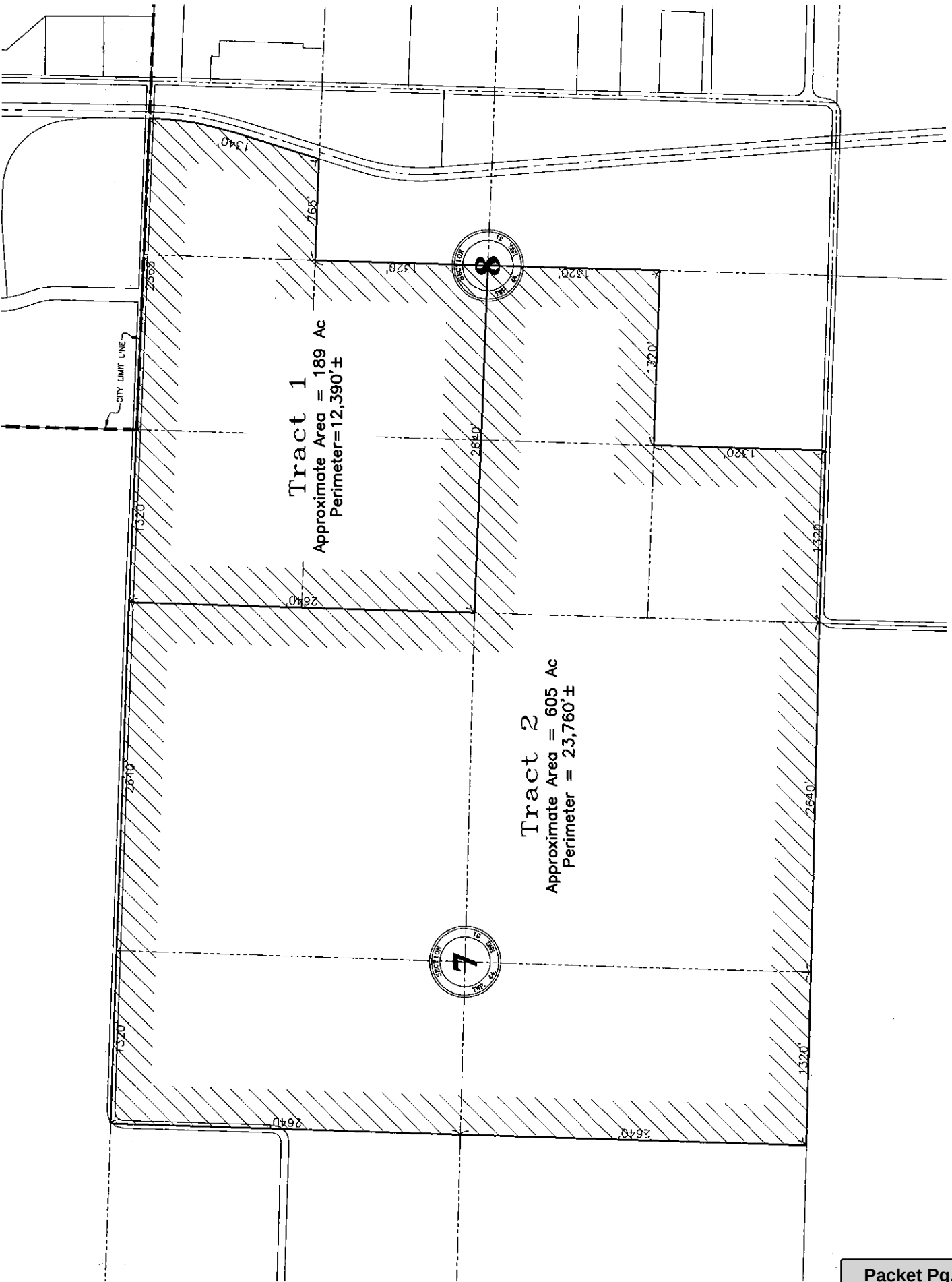
JOEVA L. BECKERDITE
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
CASS COUNTY
MY COMMISSION EXP. MAY 13, 2016
COMMISSION # 12555639



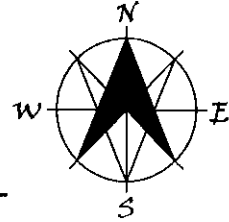
Legend

- City Limits
- Warner Property
- Ownership
- Roads_Sp





Bowers Survey LLC



PO Box 71
110 S Independence
Harrisonville, MO 64701
816-380-4821

Perimeter Calculations:

LENGTH OF PROPERTY ADJACENT TO HARRISONVILLE CITY LIMITS = 2,364.93' (2,365' ROUNDED).

SEE SUBDIVISION PLATS OF ENTERPRISE BUSINESS PARK, LOTS 3 AND 4.

TARGET PERIMETER FOR TRACT 1: $2,365' / 0.15 = 15,766'$

ACTUAL PERIMETER OF TRACT 1 = 12,390'±

$2,365/12,390=0.19 = 19\%$

LENGTH OF TRACT 1 ADJACENT TO PROPOSED ANNEXATION = 5,280'±

TARGET PERIMETER OF TRACT 2: $5,280/0.15=35,200'$

ACTUAL PERIMETER OF TRACT 2 = 23,760'

$5,280/23,760=0.22=22\%$

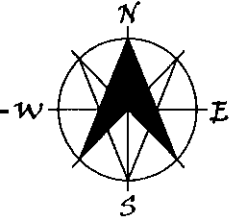
Annexation Descriptions:

DESCRIPTION: TRACT 1

ALL OF THE NORTHWEST QUARTER OF SECTION 8; AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF THE MISSOURI AND NORTHERN ARKANSAS RAILROAD AS NOW LOCATED, ALL IN TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI.

DESCRIPTION: TRACT 2

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8; THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8; THE NORTHEAST QUARTER OF SECTION 7; THE SOUTHEAST QUARTER OF SECTION 7; LOT 1 OF THE NORTHWEST QUARTER OF SECTION 7; AND LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI.

Bowers Survey LLC

PO Box 71
 110 S Independence
 Harrisonville, MO 64701
 816-380-4821

Subject Property:

BOOK 706, PAGE 124

JEMOR FARMS, INC.

THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 44, RANGE 31, AND THE WEST HALF OF THE SOUTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND ALL OF THE NORTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 8, TOWNSHIP 44, RANGE 31.

BOOK 1474, PAGE 202

MARGARET JEAN GROGGER, TRUSTEE UNDER TRUST AGREEMENT DATED 12/14/89.

THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 44, RANGE 31.

BOOK 2946, PAGE 164

JEMOR FARMS, INC.

ALL OF LOT 1 OF THE NORTHWEST QUARTER AND ALL OF LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 44, RANGE 31, CONTAINING 160 ACRES, MORE OR LESS.

BOOK 2959, PAGE 33

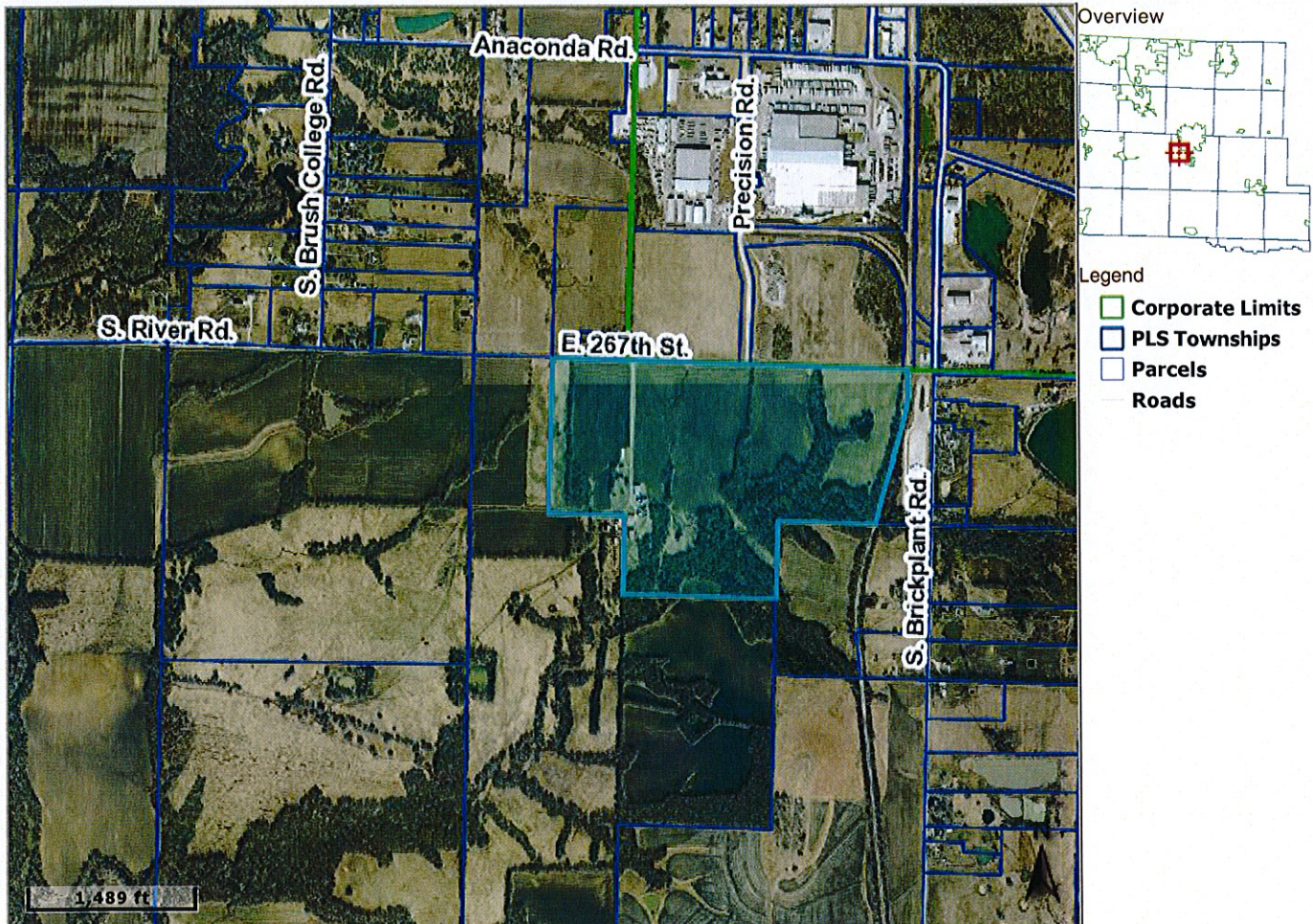
STANLEY D. WARNER AND CYNTHIA R. WARNER

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8; THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8; THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8; AND THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 44, RANGE 31.

Cass County, MO



Date Created: 7/12/2013

**Parcel ID** 133208000000004001**Sec/Twp/Rng** 8-44-31**Property Address** 19701 E 267TH ST
HARRISONVILLE**Alternate ID** n/a**Class** Ag Dwelling**Acreage** 110.00**Owner Address** WARNER, STANLEY D & CYNTHIA R
19701 E 267TH ST
HARRISONVILLE MO 647010000**District** 5700003**Brief Tax Description** NENW N2 SENW E2 NWNW NWNE EX 10AC E OF RR
(Note: Not to be used on legal documents)

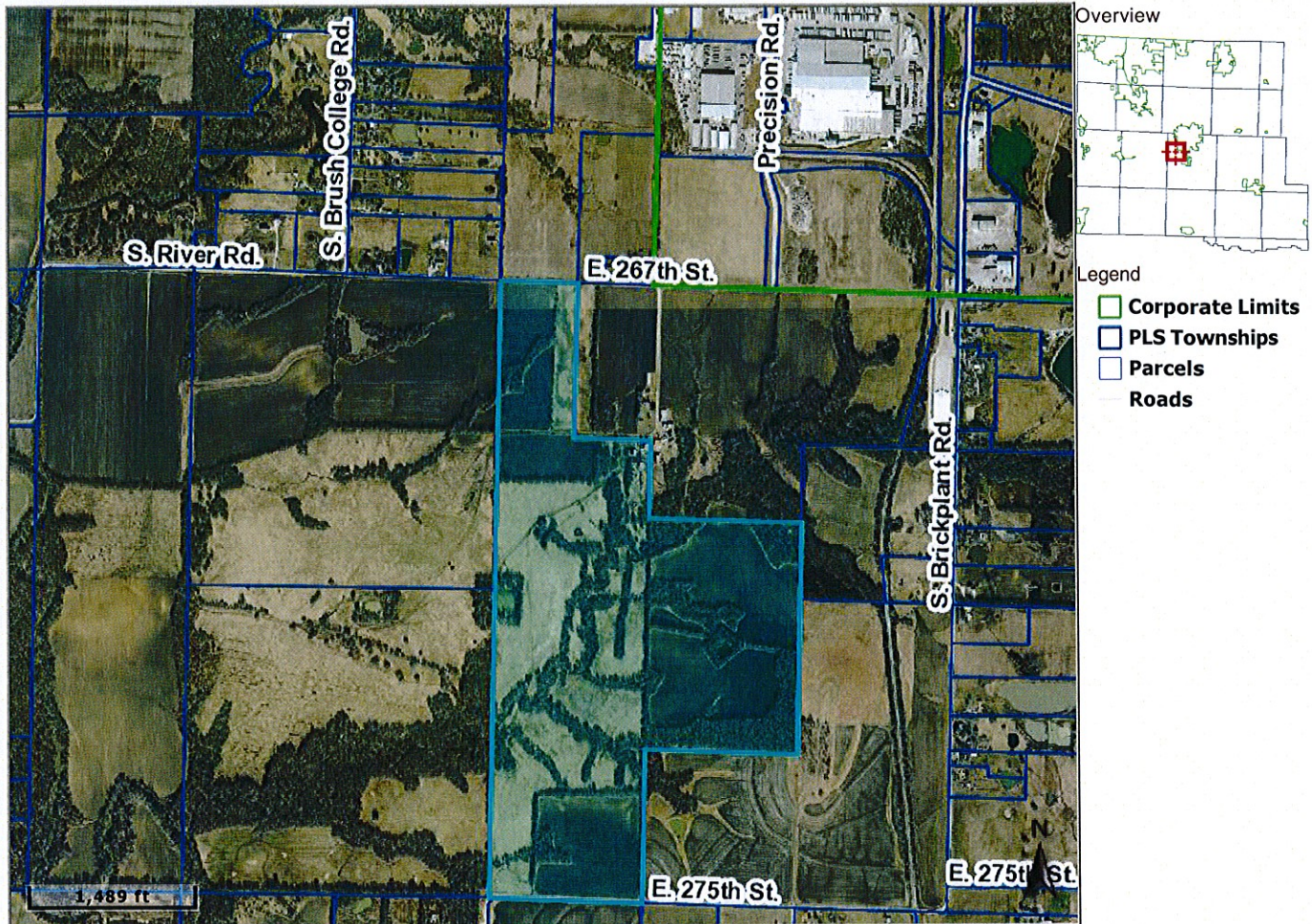
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developed by
The Schneider Corporation
www.schneidercorp.com

Cass County, MO



Date Created: 7/12/2013



Parcel ID	133208000000004000	Alternate ID	n/a	Owner Address	JEMOR FARMS INC % JEAN GROGGER
Sec/Twp/Rng	8-44-31	Class	Ag Dwelling		1704 S OAKLAND
Property Address	E 267TH ST HARRISONVILLE	Acreage	197.00		HARRISONVILLE MO 647010000
District	5700003				
Brief Tax Description	W2 NWNW SWNW S2 SENW W2SW NESW (Note: Not to be used on legal documents)				

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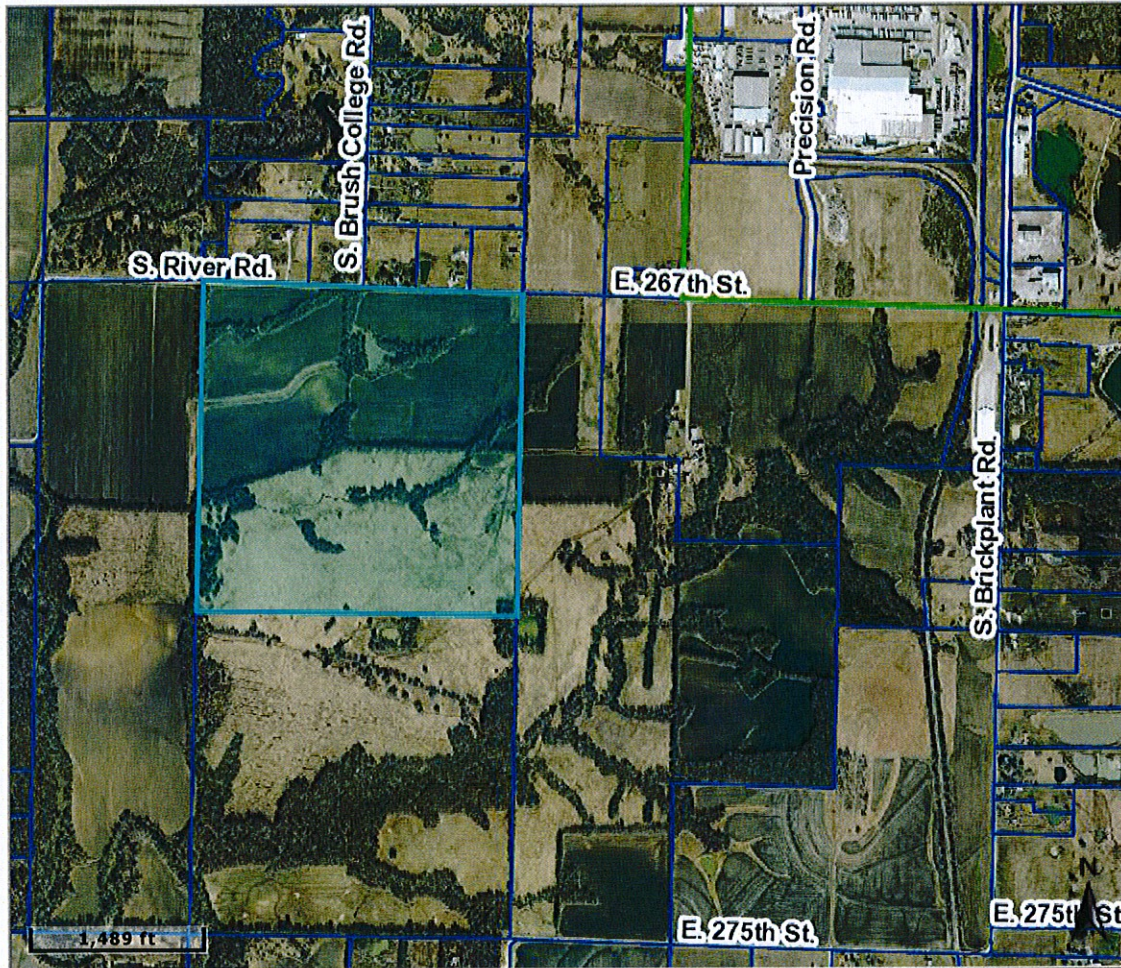


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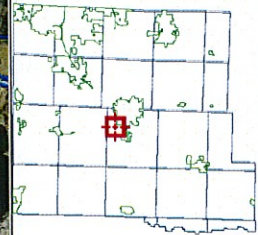
Cass County, MO



Date Created: 7/12/2013



Overview



Legend

- Corporate Limits
- PLS Townships
- Parcels
- Roads

Parcel ID 133207000000001000
Sec/Twp/Rng 7-44-31
Property Address E 267TH ST
 HARRISONVILLE

Alternate ID n/a
Class Ag Land
Acreage 160.00

Owner Address JEMOR FARMS INC % JEAN GROGGER
 1704 S OAKLAND
 HARRISONVILLE MO 647013009

District 5700003
Brief Tax Description NE4

(Note: Not to be used on legal documents)

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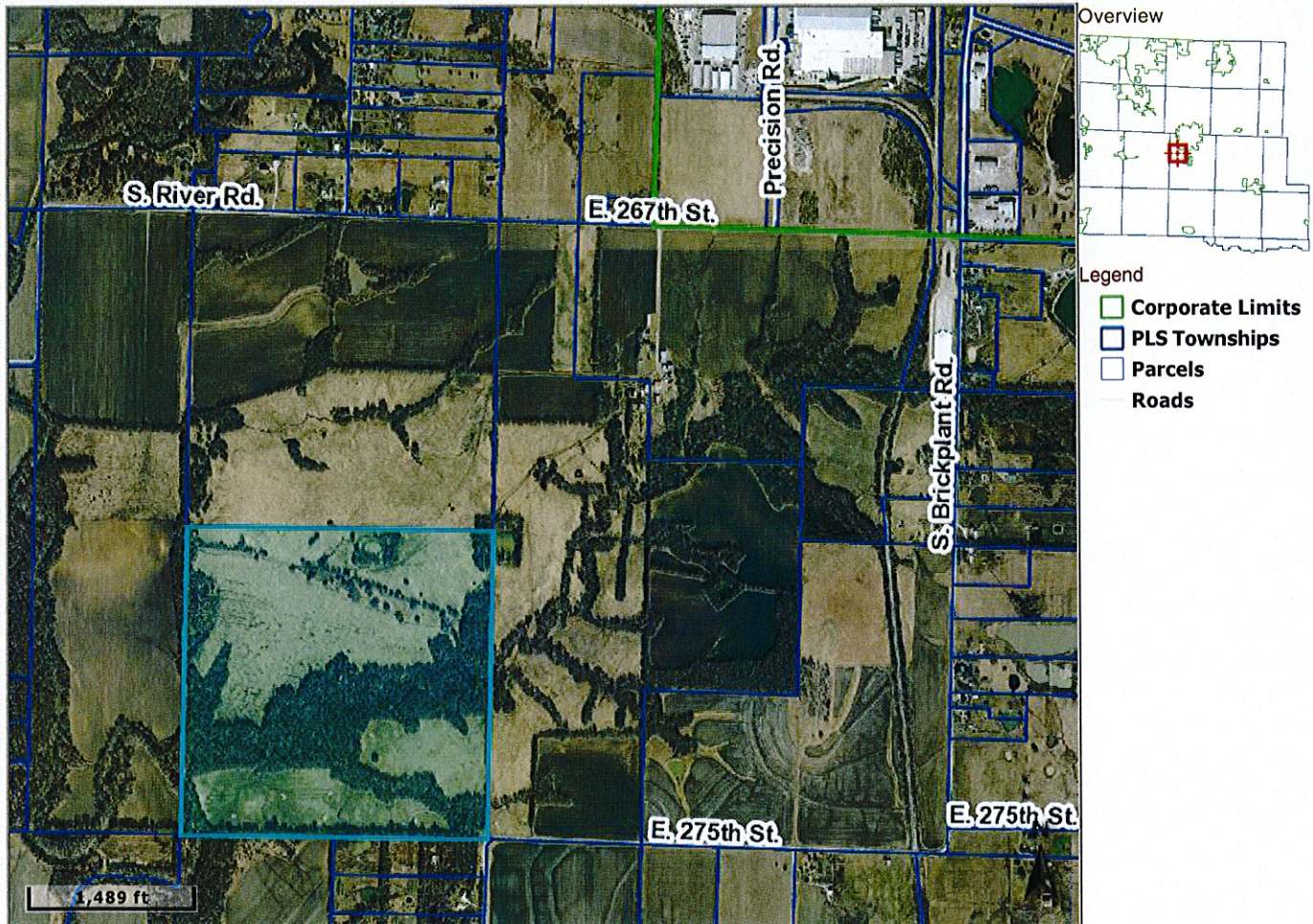
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Attachment: Warner Annexation and Rezoning Maps and Legal Descriptions (1109 : Warner Annexation Ordinance Tract 2)

Cass County, MO



Date Created: 7/12/2013

**Parcel ID** 133207000000008000**Sec/Twp/Rng** 4-77-31**Property Address** E STATE ROUTE 2
HARRISONVILLE**Alternate ID** n/a**Class** Ag Land**Acreage** 160.00**Owner Address** GROGGER, MARGARET JEAN TR
1704 S OAKLAND
HARRISONVILLE MO 647013009**District** 5700003**Brief Tax Description** SE

(Note: Not to be used on legal documents)

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Cass County, MO



Date Created: 7/12/2013

**Parcel ID** 133207000000002000**Sec/Twp/Rng** 7-44-31**Property Address** E 267TH ST
HARRISONVILLE**Alternate ID** n/a**Class** Ag Land**Acreage** 160.00**Owner Address** JEMOR FARMS INC1704 OAKLAND
HARRISONVILLE MO 647010000**District** 5700003**Brief Tax Description** LOT 1 SW4 & LOT 1 NW4

(Note: Not to be used on legal documents)

Last Data Upload: 7/12/2013 2:10:47 AM

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STAFF REPORT

TO: Board of Aldermen
FROM: Keith Moody, City Administrator
DATE: August 7, 2013
SUBJECT: Certify 2013 Property Tax Levy

Type of Item: *Budget*

Background: Attached is a graph reflecting Harrisonville's historical property tax levy as well as the per jurisdiction taxes applicable in Harrisonville. The levy limit per state statute is \$.6938 (General Levy- \$.5658; Parks Levy- \$.1280) which is \$.0089 higher than the 2013 levy. Adopting a rate equal to the limit only adds \$6,063 of property tax revenue; all of that revenue comes from value added from new construction and new personal property. Taxes paid on values in place for 2013 will go down \$1,960 for 2014 (which is due to rounding of the tax rate by the State Auditors Forms. Even though the levy rate is going up property taxes paid remains essentially the same as last year unless a person completed new construction on real property or purchased new/additional personal property.

It is important to set the levy at the limit established by statute to prevent further eroding of our tax levy which has been significant when considering the park levy has declined from \$.20 since initially being established.

Total assessed value increased steadily from 2000 to 2006 (an average of 4% per year) then decreased in both 2007 (-1.8%) and 2008 (-.07%). In 2009 the value rose by 3.2% due reassessment, in 2010 it increased slightly (.4%) and has decreased each of last three years (-.69%, -.03%, and -.6%). New value due to construction had been \$1 million to \$2 million from 2002 through 2008, but starting in 2009 we have only seen one year with more than a million dollars of new construction.

Reassessments and changes in personal property have decreased taxable values six of the past seven years. These declines have nearly offset all of the \$7 million of new construction values added during this same period, leaving our current taxable value nearly identical to our 2006 taxable value (7 years ago).

Also attached is a graph from the 2013 Single Family Cost of Living Comparison, showing **Harrisonville as having the lowest property taxes in the KC metro.**

Budget Impact: A \$.6938 property tax levy will result in \$1,521 more in tax due to new construction, \$1,960 less in tax due to real estate reassessment, and \$6,063 more in tax due to increased personal property value.

Policy Question: Should the Board of Aldermen certify to the County Clerk a \$.6938 /\$100 property tax rate for fiscal year 2014?

Recommendation: Staff recommends certifying the rate at \$.6938 in order to prevent further erosion of our tax levy.

Council Bill No. 56**Ordinance No.**

An Ordinance Levying a Tax for the Current Expense of the City of Harrisonville, Missouri, Upon Real Property and All Tangible Personal Property of Whatsoever Nature and Character Subject to Taxation by the City of Harrisonville for Such Purposes; Also, Levying a Special Tax Upon the Afore Described Properties for Public Parks; for a Total Tax Levy of \$.6938

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

Section 1: That there is hereby levied for the year 2013 a tax upon each \$100.00 of the assessed valuation of all real property and all tangible personal property of whatsoever nature and character subject to taxation by the City of Harrisonville, Missouri, at the following rates for the following purposes, to-wit:

- (a) For paying the current expense of the City of Harrisonville, Missouri, for said year, a rate of \$.5658
- (b) For the establishment and maintenance of public parks in the City of Harrisonville, Missouri, for said year, a rate of \$.1280

Section 2: That following the effective date of the passage of this ordinance, the tax levy so established shall be extended upon the assessment books of the City and collected as provided by law.

Section 3: That this ordinance shall be in full force and effect from and after the date of its passage and approval.

Vote taken as follows:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Read one time by title only on August 19, 2013, and read for the second time by title only on August 26, 2013 and passed by the Board of Aldermen of the City of Harrisonville, Missouri, this 26th day of August 2013

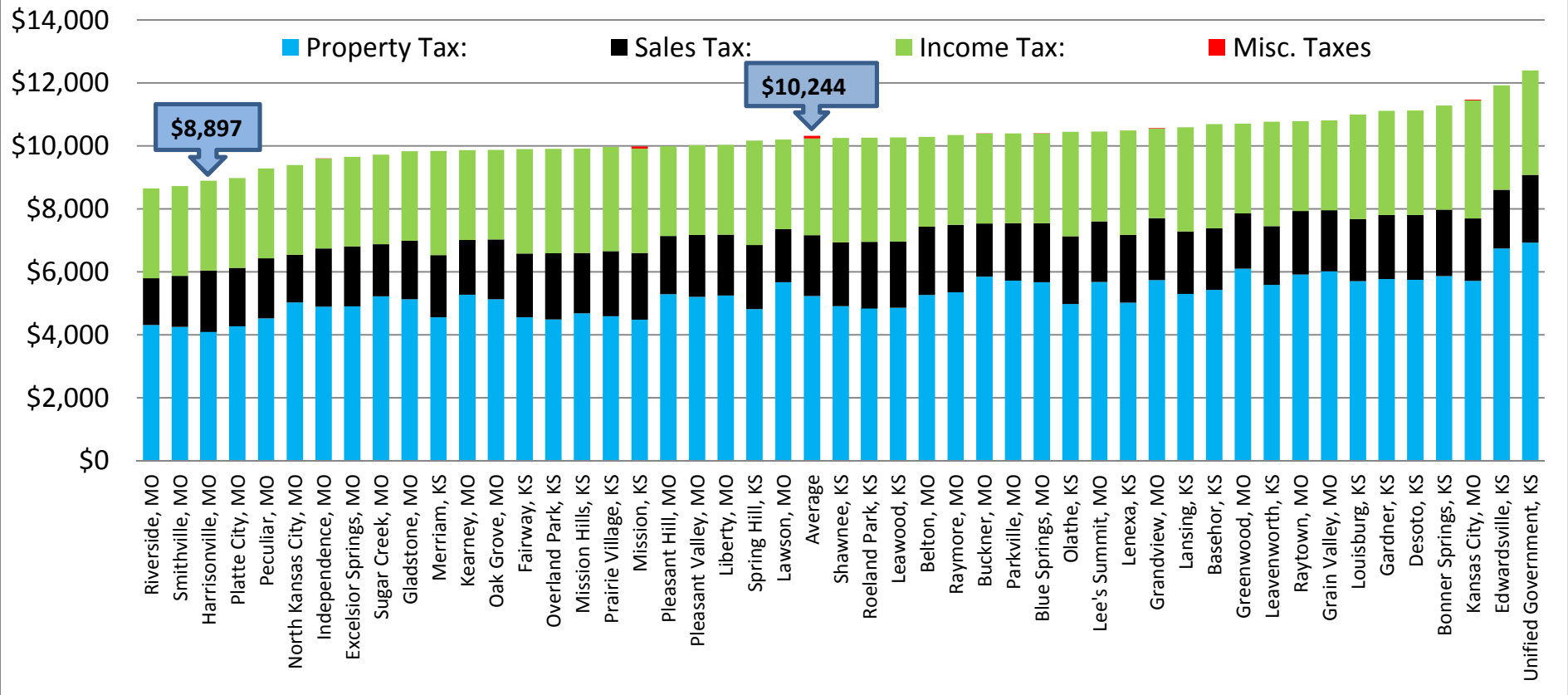
Kevin W. Wood, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

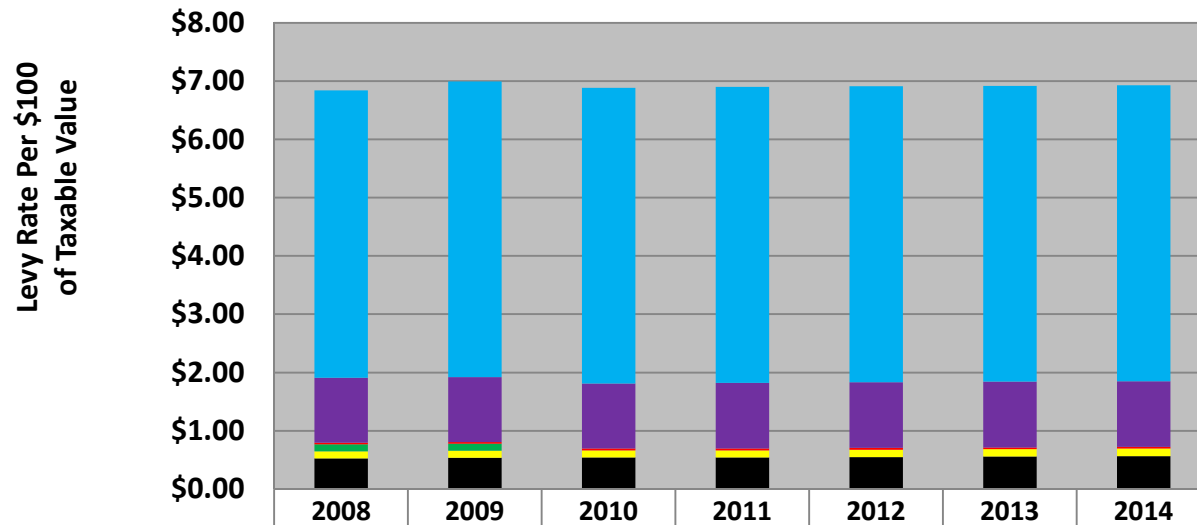
Kim Hubbard, City Clerk

APPROVED by the Mayor this 26th day of August 2013

Taxes for a Single Family- 2013



Harrisonville Property Tax Levy History



	2008	2009	2010	2011	2012	2013	2014
■ Harrisonville School Levy	\$4.9300	\$5.0772	\$5.0772	\$5.0772	\$5.0772	\$5.0772	\$5.0772
■ Cass County Levies	\$1.1121	\$1.1096	\$1.1145	\$1.1271	\$1.1277	\$1.1271	\$1.1277
■ State of Missouri Levy	\$0.0300	\$0.0300	\$0.0300	\$0.0300	\$0.0300	\$0.0300	\$0.0300
■ City EMS Levy	\$0.1195	\$0.1213	\$-	\$-	\$-	\$-	\$-
■ City Parks Levy	\$0.1195	\$0.1213	\$0.1227	\$0.1227	\$0.1245	\$0.1264	\$0.1280
■ City General Levy	\$0.5278	\$0.5358	\$0.5422	\$0.5422	\$0.5501	\$0.5585	\$0.5658

NOTICE OF PUBLIC HEARING

A public hearing will be held at 5:30 p.m., August 19, 2013 at Harrisonville City Hall, 300 E. Pearl Street, Harrisonville, Missouri, at which time citizens may be heard on the property tax rates proposed to be set by the City of Harrisonville, a political subdivision.

Assessed Valuation (By Categories)	Prior Tax Year 2012	Current Tax Year 2013	Change
Real Estate	\$95,845,535	\$94,552,735	(\$1,292,800)
Personal Property	<u>\$22,091,806</u>	<u>\$22,682,321</u>	<u>\$590,515</u>
Total Assessed Value	\$117,937,341	\$117,235,056	(\$702,285)

Assessed Value of New Construction & Improvements related to Real Estate	\$1,747,270	\$219,200
Change in Real Estate Values Due to Reassessment	(\$304,070)	(\$1,512,000)
Change in Personal Property Value	(\$1,454,584)	\$590,515

The following Tax Rates are Proposed:

Fund	2012 Tax Rate Per \$100	Proposed 2013	
		Tax Rate Per \$100	Proposed Tax Revenues
General	\$0.5585	\$0.5658	\$663,316
Park	\$0.1264	\$0.1280	\$150,061
Total	\$0.6849	\$0.6938	\$813,377

	<u>General Fund</u>	<u>Park Fund</u>	<u>Total</u>
Increase (Decrease) in tax revenue as a result of new construction and improvements, if proposed tax rate is adopted:	\$ 1,240	\$ 281	\$ 1,521

Increase (Decrease) in tax revenue as a result of real estate reassessment if proposed tax rate is adopted:	\$ (1,558)	\$ (402)	\$ (1,960)
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Increase (Decrease) in tax revenue as a result of changes in Personal Property Values if proposed tax rate is adopted:	\$4,954	\$1,109	\$6,063
Grand Total	\$ 4,636	\$ 988	\$ 5,624

BOARD OF ALDERMEN
CITY OF HARRISONVILLE
Kim Hubbard, City Clerk



TO: Board of Aldermen
FROM: Kim Hubbard, City Clerk
DATE: August 21, 2013
SUBJECT: Clark Sewer

Type of Item: *Contract*

Issue:

At the August 5th Resolution 030 was adopted awarding the Clark Sewerline Replacement Bid to Powers Trenching in the amount of \$39,750.00. After re-evaluation of the Boards decision Aldermen Dahlman who was part of the prevailing vote to award the contract to Powers requested the item be brought back to the Board for reconsideration.

Council Bill No. 057

Resolution No.

**A Resolution to Repeal Resolution R030-13 and Replace with New Resolution
Authorizing the City Administrator to Execute an Agreement with Breit
Construction, LLC for the Purpose of Repairing Sewer Line on Property Owned by
Bill Clark Located on Ash Street and Across from City Park in an Amount Not to
Exceed \$37,120**

WHEREAS, an 8" sewer line located on property owned by Bill Clark has collapsed and must be replaced; and

WHEREAS, a notice for bids was posted and bids were accepted to complete these repairs; and

WHEREAS, Breit Construction was the low bidder with a bid of \$37,120;

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

Section 1: That the City Administrator of the City of Harrisonville is hereby authorized and directed to enter into an Agreement with Breit Construction to complete the repairs and

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

PASSED AND RESOLVED by the Board of Aldermen and APPROVED by the Mayor of the City of Harrisonville, Missouri this 26th day of August, 2013

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

ATTEST:

Kim Hubbard, City Clerk

WITNESS my hand and seal this 26th day of August, 2013



STAFF REPORT

TO: Board of Aldermen
FROM: Jerry Gibbs, Director
DATE: July 29, 2013
SUBJECT: Clark Sewer

Type of Item: *Contract*

Issue:

An 8" line has collapsed allowing a significant amount of groundwater and infiltration into the city's sewer collection system.

Background:

This 8" sewer line has been televised by Ace Pipe Cleaning showing severe structural damage along much of the pipe segments located on the property owned by Bill Clark south of Ash Street across from City Park. The sewer line has collapsed under the concrete bridge abutment and cannot be repaired without significant damaging to the bridge. The sewer line is located along the ditch which has been lined by Mr. Clark with large cut stone. Staff developed an alignment that minimized damage to the lined ditch, missed the bridge and other landowner improvements. Mr. Clark has provided an easement for the new alignment and access for the installation. The CWSS Fund has budgeted \$40,000 for the replacement of this segment of sewer line running across Mr. Clark's property. The existing sewer will be abandoned in place with the ends capped with concrete.

On July 25, the following 4 bids were received as a lump sum to install approximately 464 lf of 8" sewer line and two new manholes:

• Breit Construction, LLC	\$37,120.00
• Powers Trenching & Excavating	\$39,750.00
• Travis Hodge Hauling, LLC	\$69,900.00
• Young's Waterproofing & Construction	\$73,300.00

Breit Construction has done work for the City in the past; they have done a good job with no major problems.

Recommendations:

Attachment: Clark Sewerline Bid (1138 : Clark Sewer)

The Public Works Committee will be reviewing this item at their regular meeting on August 1st. Staff will be recommending approval of a contract with Breit Construction, LLC for \$37,120.