



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
JULY 21, 2025
6:00 PM**

- 1. Call to Order**
 - A. Pledge of Allegiance**
 - B. Roll Call**
- 2. Ceremonial Matters**
 - A. Carl Brooks 5-year Service Award**
- 3. Public Participation**
- 4. Approval of Minutes**
 - A. Board of Aldermen Minutes - Regular Meeting - July 7, 2025**
 - B. Board of Aldermen Minutes - Work Session - July 7, 2025**
- 5. Agenda Items**
 - A. PUBLIC HEARING: FINAL PLAT for Lots 72A, 128A, 129A, 133A, 134A - 137A, 142A, and 143A, Parkwood East (Continued to September 2, 2025)**
 - B. Council Bill 35: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A SPECIAL USE PERMIT FOR AN EVENT VENUE/COMMERCIAL RECREATIONAL FACILITY ON PROPERTY LOCATED AT 101 & 103 S. LEXINGTON STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**
 - C. PUBLIC HEARING: Vacation of a portion of the Anaconda Road right-of-way located within the Missouri & Northern Arkansas Railroad right-of-way**
 - D. Council Bill 37: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI VACATING A PORTION OF THE**

ANACONDA ROAD RIGHT-OF-WAY LOCATED WITHIN THE MISSOURI & NORTHERN ARKANSAS RAILROAD RIGHT-OF-WAY AND ESTABLISHING AN EFFECTIVE DATE.

- E. PUBLIC HEARING: Vacation of a portion of the Cedar Street right-of-way adjacent to *Block 30, Dutro's Addition*, south of Locust Street**
- F. Council Bill 38: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI VACATING A PORTION OF THE CEDAR STREET RIGHT-OF-WAY ADJACENT TO *BLOCK 30, DUTRO'S ADDITION*, SOUTH OF LOCUST STREET AND ESTABLISHING AN EFFECTIVE DATE.**
- G. PUBLIC HEARING: Code Amendments--Land Use Table**
- H. Council Bill 39: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING APPENDIX A: LAND USE TABLE, UNDER CHAPTER 405—ZONING REGULATIONS, IN TITLE IV—LAND USE REGULATIONS OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE.**
- I. Council Bill 40: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE AMENDING THE OPERATING BUDGET FOR THE CITY OF HARRISONVILLE, MISSOURI, FOR THE FISCAL YEAR JANUARY 1, 2025 THROUGH DECEMBER 31, 2025, AND ESTABLISHING AN EFFECTIVE DATE.**
- J. Council Bill 41: AN ORDINANCE OF THE CITY OF HARRISONVILLE, MISSOURI, IMPOSING A SALES TAX FOR PUBLIC SAFETY PURPOSES AT THE RATE OF ONE AND ONE QUARTER PERCENT (1.25%) PURSUANT TO THE AUTHORITY GRANTED BY, AND SUBJECT TO THE PROVISIONS OF, SECTION 94.510 RSMO AND PROVIDING FOR SUBMISSION OF THE PROPOSAL TO THE QUALIFIED VOTERS OF THE CITY FOR THEIR APPROVAL AT THE GENERAL ELECTION CALLED AND TO BE HELD IN THE CITY ON NOVEMBER 4, 2025.**
- K. Council Bill 42: AN ORDINANCE OF THE CITY OF HARRISONVILLE, MISSOURI, IMPOSING A MOTOR FUEL FEE TO BE USED TO FUND THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIR, AND SIGNING OF ROADS AND STREETS AT THE RATE OF ONE CENT (\$0.01) PER GALLON TO BE IMPOSED ON ALL MERCHANTS FOR THE SALE OF FUEL USED FOR PROPELLING MOTOR VEHICLES PURSUANT TO THE AUTHORITY GRANTED BY AND SUBJECT TO THE PROVISIONS OF ARTICLE IV SECTION 30(A) OF THE MISSOURI CONSTITUTION; AND PROVIDING FOR SUBMISSION OF THE PROPOSAL TO THE QUALIFIED VOTERS OF THE CITY FOR THEIR APPROVAL AT THE SPECIAL ELECTION CALLED AND TO BE HELD IN THE CITY ON NOVEMBER 4,**

2025.

L. Council Bill 43: AN ORDINANCE CALLING A BOND ELECTION IN THE CITY OF HARRISONVILLE, MISSOURI.

- 6. Aldermen and Committee Reports**
- 7. Report from the City Administrator**
 - A. Municipal Court Report June 2025**
- 8. Questions from the Media**
- 9. Adjourn from Regular Session**

Posted on City Hall Bulletin Board this 18th day of July, 2025.

Daniel Barnett, City Clerk

Public participation during regular meetings of the Board of Aldermen shall be limited to those who have submitted a completed agenda request form. 2 Each person wishing to address the Board during regular meetings of the Board of Aldermen on a topic not on the agenda shall submit a completed agenda request form five (5) business days prior to the meeting the person wishes to address the Board. If the agenda request concerns a complex issue requiring staff research time, the opportunity to address the Board may be moved to a future meeting instead of the meeting immediately following the submission of the agenda request form. 3. Those that have submitted a completed agenda request form shall be limited to three (3) minutes to address the Board, this time cannot be yielded to another person and this time may be extended in three (3) minutes increments only upon a majority vote of the members of the Board of Aldermen, with each additional three (3) minute increment requiring an additional majority vote of the members of the Board of Aldermen.

Presented by the Mayor and the Harrisonville Board of Aldermen to

Carl Brooks

In Grateful Appreciation for

5 Years

Of Dedicated Service to



July 21, 2025

Mike Zaring, MAYOR



**MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
JULY 7, 2025
6:00 PM**

1. Call to Order

The meeting was called to order at 6 PM by Mayor Mike Zaring.

A. Pledge of Allegiance

B. Roll Call

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Remote	
Sandy Franklin	Harrisonville	Board Member	Excused	
Larry Pfautsch	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Dave Doerhoff	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Excused	
Kile Chaney	Harrisonville	Board Member	Present	
Mike Zaring	Harrisonville	Mayor	Present	

Others present: City Administrator Brad Ratliff, City Attorney Jamie Walker, Assistant City Administrator Jeremy Smith, Public Works Director Patty Hilderbrand, Community Development Director Christina Stanton, Economic Development Director Jim Clarke, Police Chief Darla Harris, Fire Chief Rusty Sullivan, Parks Director Grant Purkey, Finance Manager Kim Hubbard, Executive Secretary to the City Administrator Theresa West, Police Lieutenant Brian Kincaide, Lieutenant Tim Mikelson, Sergeant Brendan Rinehart, Detective Kristi Hunziker, Officer Mikayla Krantz, Officer Amber Bokern, Officer Whitney Barrett, Dispatcher Taylor Jones, Mr. John Cummings of KPM Financial Services and City Clerk Daniel Barnett – recording.

2. Ceremonial Matters

A. Introduction and Pinning of Police Lieutenant

Chief Harris introduced Tim Mikelson as the new Lieutenant in charge of investigations.

Harris spoke about Mikelson's time with the Harrisonville Police Department and his many accomplishments with HPD.

Lt. Mikelson was pinned by his mother Susan.

Mayor Zaring congratulated Mikelson on his promotion and thanked him for his service to the Harrisonville Police Department.

Mikelson thanked the Harrisonville Police Department, City of Harrisonville and his family for their support throughout his career,

3. Public Participation

None.

4. Approval of Minutes

A. Board of Aldermen Minutes - Regular Meeting - June 16, 2025

RESULT:	Passed
MOVER:	Alderman Matt Turner
SECONDER:	Dave Doerhoff
AYES:	Bill Mills, Larry Pfautsch, Dave Doerhoff, Kiley Chaney, Marcia Milner, Matt Turner
EXCUSED:	Gary Davidson, Sandy Franklin

5. Agenda Items

A. Council Bill 33: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI TO AUTHORIZE THE CITY ADMINISTRATOR TO ACCEPT THE ANNUAL AUDIT FOR THE YEAR ENDING DECEMBER 31, 2024, BY KPM C.P.A.S AND ESTABLISHING AN EFFECTIVE DATE.

Assistant City Administrator Smith thanked the City's finance and accounting staff for their hard work on the annual audit.

Smith introduced John Cummings from KPM Financial Services.

Cummings said the City of Harrisonville received an unmodified, or 'clean' audit.

Cummings guided the Board of Aldermen through the key points of the audit.

Cummings reviewed the revenues and expenses for the City's various governmental funds.

Cummings reviewed the City's federal grant expenditure funds.

Cummings said the City received an unmodified opinion on each of its federal programs.

Cummings spoke about a deficit seen in the Emergency Services Fund and recommended identifying an additional source of revenue for the fund.

Upon passage, Mayor Zaring designated the resolution to be Resolution number 2025-13.

RESULT:	Passed
MOVER:	Alderman Kiley Chaney
SECONDER:	Marcia Milner
AYES:	Bill Mills, Dave Doerhoff, Matt Turner, Kiley Chaney, Marcia Milner
EXCUSED:	Gary Davidson, Sandy Franklin
ABSTAIN:	Larry Pfautsch

B. Council Bill 34: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A CONTRACTUAL AGREEMENT WITH INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC, FOR A RECONASSIANCE-LEVEL ARCHITECTURAL SURVEY OF APPROXIMATELY 159-ACRES COMPRISED OF THE AREA IDENTIFIED AS PHASE II FOR THE CITY OF HARRISONVILLE, MISSOURI.

Staff report presented by Community Development Director Stanton.

Stanton said the resolution is for phase two of the City's Historical Survey update.

Stanton said the survey will take place in four phases.

Stanton said the budget for the survey had to be increased, as all bids for phase two came in above the proposed budget.

Upon passage, Mayor Zaring designated the resolution to be Resolution number 2025-14.

RESULT:	Passed
MOVER:	Alderman Marcia Milner
SECONDER:	Matt Turner
AYES:	Bill Mills, Larry Pfautsch, Dave Doerhoff, Kiley Chaney, Marcia Milner, Matt Turner
EXCUSED:	Gary Davidson, Sandy Franklin

C. PUBLIC HEARING: Special Use Permit for an Event Venue/Commercial Recreational Facility on property located at 101 & 103 S. Lexington Street

Mayor Zaring opened the public hearing at 6:29 p.m.

Staff report presented by Community Development Director Stanton.

Stanton said the applicant is proposing to rehab the existing buildings at 101 and 103 S. Lexington Street, creating four new loft apartment units (2 for each building), office and retail spaces and an event/commercial recreational facility space.

Stanton said the current application is for the review of the proposed event/commercial recreational facility space.

Stanton said the property is currently zoned Downtown Core Business (CBD-1) District.

Stanton said the proposed uses are allowed uses, with an approved SUP, in the CBD-1 zoning district.

Stanton said City Staff recommend approval of the proposed Special Use Permit for an event venue/commercial recreational facility with the following conditions:

- *All appropriate state and local liquor licensing requirements shall be met.*
- *The Special Use Permit (SUP) shall be granted for a period of twenty (20) years from the date of approval. If the applicant wishes to transfer ownership to a second party, the applicant must resubmit the application for a Special Use Permit to the City prior to the transfer of ownership.*

Alderman Pfautsch asked if the owner of the building had tenants lined up for the proposed retail spaces.

Cole Putthoff (653 NW 1501st Road, Holden, MO) – Putthoff said he did not have tenants lined up at this time, but are working to make the spaces as welcoming and flexible as possible for any future tenants.

Mayor Zaring closed the public hearing at 6:37 p.m.

D. Council Bill 35: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A SPECIAL USE PERMIT FOR AN EVENT VENUE/COMMERCIAL RECREATIONAL FACILITY ON PROPERTY LOCATED AT 101 & 103 S. LEXINGTON STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

City Attorney Walker read the ordinance for the first time.

Mayor Zaring announced that the second reading of the ordinance would take place at the July 21, Board of Aldermen meeting.

E. Council Bill 36: AN ORDINANCE OF THE BOARD OF ALDERMAN OF THE CITY OF HARRISONVILLE, MISSOURI DIRECTING CITY STAFF TO TRANSFER THE LAND KNOWN AS “HITE PARK” LOCATED IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI AS A PART OF THE CEDAR CROSSING DEVELOPMENT PROJECT.

Staff report presented by Community Development Director Stanton.

Stanton said the proposed ordinance would transfer ownership of “Hite Park” to the Cedar Crossing Development.

Stanton said City staff are proposing to transfer the lands formerly known as “Hite Park” to the developer for the Cedar Crossing development project, as City staff has had difficulty with the maintenance and upkeep of the parklands previously provided to the City.

Stanton said the exchange of the property would take the place of the otherwise required cash-in-lieu payment for parkland.

Stanton said City staff recommend approval of the proposed ordinance.

Upon passage, Mayor Zaring designated the ordinance to be Ordinance number 3734.

RESULT: **Passed**
MOVER: Alderman Marcia Milner
SECONDER: Dave Doerhoff
AYES: Bill Mills, Larry Pfautsch, Dave Doerhoff, Kiley Chaney, Marcia Milner, Matt Turner
EXCUSED: Gary Davidson, Sandy Franklin

6. Aldermen and Committee Reports

Alderman Mills commended the City's Finance Department for their hard work on the annual audit.

Alderman Chaney also congratulated the Finance Department. Chaney thanked the Parks and Recreation Department for putting on a wonderful 4th of July fireworks show. Chaney also encouraged the youth in the community to sign up for youth football.

Alderman Turner said he enjoyed the strong turnout for the 4th of July celebration.

Alderman Doerhoff extended his thoughts and prayers to those impacted by the flooding in Texas.

7. Report from the City Administrator

City Administrator Ratliff informed the Board that the City Engineer has issued a notice to proceed to G-B Construction for July 15, 2025, for the James Street to Blueberry Drive Storm Water Drainage Improvements project.

Ratliff said both clarifier domes at the Water Treatment Plant have been installed.

Ratliff said Bowers Surveying has completed the survey of the right-of-way areas to be vacated on Anaconda Road at the Missouri Northern Arkansas Railroad crossing. Ratliff announced that a public meeting for the vacation will be held on July 21, 2025.

Ratliff informed the Board that the Missouri Department of Transportation informed City staff that the City did not receive a grant award to install sidewalk along N Commercial Street and at the pedestrian signal gated crossing at the Missouri Northern Arkansas Railroad from W Wall Street to W Vine Street from the MoDOT Freight Enhancement Program.

Ratliff thanked those who made repairs and cleaned, installed landscaping, organized and painted at the Police Department shooting range, including: members of Hope City Church, 4H volunteers, Police Department staff, Parks Department staff and Public Works Superintendent Matt Carver.

Ratliff said the 4th of July show was well attended and had no major incidents. Ratliff thanked the Parks and Recreation Department for their hard work making the event possible.

8. Questions from the Media

None.

9. Adjourn from Regular Session

Mayor Zaring thanked the Parks and Recreation for their hard work to host the 4th of July celebration in City Park.

Zaring thanked the Finance Department for their diligent work on the annual audit.

A motion was made by Alderman Chaney to adjourn from the Regular Meeting. The motion was seconded by Alderwoman Milner. The motion carried with a unanimous vote. The meeting adjourned at 6:50 p.m.

Mike Zaring, Mayor & Ex-Officio
Chairmen of the Board of Alderman

ATTEST:

Daniel Barnett, City Clerk



**MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
WORK SESSION
CITY HALL
JULY 7, 2025
6:30 PM**

1. Call to Order

The meeting was called to order at 7:02 PM by Mayor Mike Zaring.

2. Present

A. Roll Call

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Remote	
Sandy Franklin	Harrisonville	Board Member	Excused	
Larry Pfautsch	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Dave Doerhoff	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Excused	
Kile Chaney	Harrisonville	Board Member	Present	
Mike Zaring	Harrisonville	Mayor	Present	

Others present: City Administrator Brad Ratliff, Assistant City Administrator Jeremy Smith, Community Development Director Christina Stanton, Economic Development Director Jim Clarke, Public Works Director Patty Hilderbrand, Parks and Recreation Director Grant Purkey, Police Chief Darla Harris, Fire Chief Rusty Sullivan, Executive Secretary to the City Administrator Theresa West, City Clerk Daniel Barnett – recording.

3. Discussion Items

A. Parks & Recreation SWOT Analysis

Parks Director Purkey presented the SWOT (Strengths, Weaknesses, Opportunities and Threats) Analysis for the Parks and Recreation Department for 2025.

A motion was made by Alderwoman Milner to adjourn from the Work Session. The motion was seconded by Alderman Pfautsch. The motion carried with a unanimous vote. The meeting adjourned at 8:04 p.m.



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

To: Board of Aldermen

From: Christina Stanton

Date: July 21, 2025

Re: PUBLIC HEARING: FINAL PLAT for *Lots 72A, 128A, 129A, 133A, 134A - 137A, 142A, and 143A, Parkwood East (Continued to September 2, 2025)*

GENERAL INFORMATION

Applicant:

**Requested
Actions:**

**Date of
Application:**

PROPOSAL

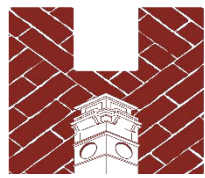
PREVIOUS ACTIONS

KEY ISSUES

STAFF RECOMMENDATION

ATTACHMENTS

STAFF CONTACT:



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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

To: Board of Aldermen

From: Christina Stanton, AICP, Community Development Director

Date: July 7, 2025

Re: Appl. #SUP-25-002 – SPECIAL USE PERMIT for an Event Venue/Commercial Recreational Facility on property located at 101 & 103 S. Lexington Street

GENERAL INFORMATION

Applicant: Cole Putthoff, Putthoff Construction

Requested Actions: Approval of Requested Special Use Permit for an Event Venue/Commercial Recreational Facility

Date of Application: May 5, 2025

PROPOSAL

Cole Putthoff, with Putthoff Construction, is seeking approval of a Special Use Permit for a commercial recreational facility to be located at 101 & 103 S. Lexington Street. The property is zoned Downtown Core Business (CBD-1) District.

Please see the attached zoning and aerial maps.

The surrounding properties are currently zoned as follows:

North (across Pearl St.): Downtown Core Business (CBD-1) District—Retail/Salon

East (across Marler Ln.): Downtown Fringe Business (CBD-2) District—Utility Provider Offices

South: Downtown Core Business (CBD-1) District—Northview Properties, LLC (John Coffey)

West (across S. Lexington St.): Downtown Core Business (CBD-1) District—Cass County Historic Courthouse

PREVIOUS ACTIONS

- March 1, 1880—*Original Town of Harrisonville* Plat was recorded with the Cass County Recorder's Office.
- 1912—The Hight & Associates Land Titles, Inc. map of the City of Harrisonville was recorded with the Cass County Recorder's Office. This map includes references to all platted properties at that time.
- July 15, 1988—A Building Permit (#4309) for a sandwich shop and antiques at 101 S. Lexington Street was approved. The Certificate of Occupancy was issued on September 30, 1998.
- March 13, 1995—A Building Permit (#95053) was issued for exposing, cleaning and patch of brick walls for 103 S. Lexington Street; the building use was noted as retail sales.
- July 6, 2015—The Board of Aldermen approved a Special Use Permit (Appl. #SUP-1503) for the purpose of establishing an event space located at 210 S. Independence Street by Ordinance #3317. The SUP was approved for a period of 20 years, expiring July 6, 2035. The use was required to go

through the Special Use Permit process due to the number of required parking for the use, as the CBD-1 District does not require off-street parking.

- December 4, 2023—The Board of Aldermen approved various Code Amendments by Ordinance #3677, which included establishing a definition for “event venue” and changes to the Land Use Table that specified that an “event venue” is an allowed use with an approved Special Use Permit in Districts CBD-1, CBD-2, and C-2.
- July 15, 2024—The Board of Aldermen approved a Special Use Permit (Appl. #SUP-24-002) for the use of an event venue on property located at 301 N. Commercial Street by Ordinance #3697. The SUP was approved for a period of 20 years, expiring July 15, 2044.
- August 19, 2024—The Board of Aldermen approved various Code Amendments by Ordinance #3702, which included establishing a definition for the uses “live entertainment” and “commercial recreational facility” and changes to the Land Use Table that specified that a “commercial recreational facility” is an allowed use with an approved Special Use Permit in Districts A, C-O, C-1, CBD-1, CBD-2, C-2, M-1, and M-2.
- June 18, 2025—The Planning & Zoning Commission voted 7-0 to recommend approval to the Board of Aldermen.

KEY ISSUES

- This property is currently zoned Downtown Core Business (CBD-1) District.
- The applicant is proposing to rehab the existing buildings at 101 and 103 S. Lexington Street, creating four new loft apartment units (2 for each building), office and retail spaces, and an event/commercial recreational facility space. This application is for the review of the proposed event/commercial recreational facility space.
- The City’s 2040 Comprehensive Plan shows this area as located within the “Historic Downtown”.
- The uses of an “event venue” and a “commercial recreational facility” are allowed uses, with an approved Special Use Permit, in the CBD-1 Zoning District.

ANALYSIS

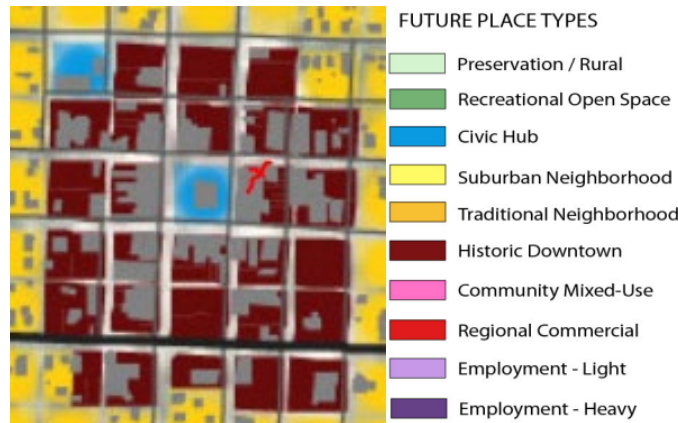
Zoning/Uses. The property is currently zoned Downtown Core Business (CBD-1) District. This application is for the review of the proposed event/commercial recreational facility space, 938 sqft. in 101 and 1,169 sqft. (794 + 375) in 103 S. Lexington Street. An attached letter from the applicants describe the intended uses for the event/commercial recreational facility space.

- The use of an event venue is an allowed use in this District with an approved Special Use Permit (SUP). “Event Venue” is defined, in Section 405.030 of the City’s Municipal Code, as “a facility that is used primarily for the purpose of leasing or renting for private functions on a temporary basis, such as meetings, banquets, weddings, anniversaries and similar celebrations”. There are no additional requirements related to this type of SUP.
- The use of a commercial recreational facility is an allowed use in this District with an approved Special Use Permit (SUP). This use is defined as “an indoor and/or outdoor commercial establishment or place of business primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators. Recreation as defined here does not include “adult entertainment.” There are no additional requirements related to this type of SUP.
 - Live Entertainment is defined as “a use which includes any or all of the following activities, either principally or as accessory uses: performances by musicians, dancers, stand-up comedians or other performance artists; karaoke; live bands or musical acts; or the amplification of recorded music/entertainment by live disc jockeys.”

Parking. It is important to note that, per Section 405.290, “no off-street parking is required in this district”. The City is in the process of working with consultants to study the parking and traffic in the downtown area, this includes reviewing existing and proposed uses to make sure there is adequate parking in the area to serve these uses.

Comprehensive Plan. The City’s 2040 Comprehensive Plan shows this area as located within the “Historic Downtown”. The proposed uses are supported by this place type in the Comprehensive Plan by the following statements:

- “Continuation of a variety of uses is desired in the Historic Downtown, especially encouraging “experiential” commercial uses on the first-floor or buildings that are directly located on the Square, such as restaurants, cultural/retail destinations, and event spaces.”
- “Seasonal “Pop-Up” retail is also strongly encouraged as a temporary use for vacant lots or parking lots.”
- “Strategic coordination amongst business and building owners to promote tourism, placemaking, and continued growth.” (Key Priority)



STAFF RECOMMENDATION

Staff recommends approval of the proposed Special Use Permit for an event venue/commercial recreational facility with the following condition:

- 1) All appropriate state and local liquor licensing requirements shall be met.
- 2) **This Special Use Permit (SUP) shall be granted for a period of twenty (20) years from the date of approval. If the applicant wishes to transfer ownership to a second party, the applicant must resubmit the application for a Special Use Permit to the City prior to the transfer of ownership.**

ATTACHMENTS

Application
Floor Plans
Zoning Map
Aerial Map



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

LAND USE – ZONING APPLICATION

Application Type

☐ Rezoning (Fee \$300.00 + \$65 Notice Fee) ☐ Preliminary Development Plan (Fee \$300.00 + \$65 Notice Fee)

☒ Special Use Permit (Fee \$300.00 + \$65 Notice Fee) ☐ *Final Development Plan (Fee \$200.00)

* Staff-only approval required

Applicant and Owner Information

Applicant (Print): Cole Putthoff Signature: [Signature]
Company Name: Putthoff Construction
Street Address: 653 NW 1501st Road City: Holden State: MO Zip: 64040
Phone: 816-406-8448 Email: cole@putthoffconstruction.com

Property Owner Authorization (Provide contact information and signatures of all property owners.)

Property Owner Name (print): Putthoff Construction/Cole Putthoff Signature: [Signature]
Street Address: 653 NW 1501st Rd City: Holden State: MO Zip: 64040
Phone: 816-406-8448 Email: cole@putthoffconstruction.com

Firm Preparing Application: _____

Contact: _____

Street Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

*All correspondence should be sent to: Applicant ☒ Property Owner ☒ Firm _____

Project Information

General Location or Address: 101 S Lexington Street

Project Description: Restoration of current building (101) along Pearl St.

Ticket Event Space See Attached Acres or Sq. Ft. 42,500 Floor Plan

Current Zoning: CBD-1 Proposed Zoning: _____

Items to be Submitted 30 Days Before Planning Commission Meeting

- ☒ 1) Application
- ☐ 2) Filing Fee – Payable to City of Harrisonville or contact the Community Development Office to pay by phone.
- ☐ 3) Site Plan drawn to scale and showing adjacent tracts within 185 ft. and current ownership. Four (4) copies of at least 8 1/2" x 11", and one (1) electronic copy emailed to the planner.
- ☒ 4) Email full legal description in WORD to planner (not assessor's abbreviated description).

City Staff may modify submittal requirements as necessary.

For Office Use Only

Case No: DUP 25-002 Filing Fee: Amount Paid \$ 365.00 Date Application Received: 5/5/25

Staff-only approval: _____ P&Z meeting: 6/18/25 BOA Meeting: 7/7/25

To whom this may concern,

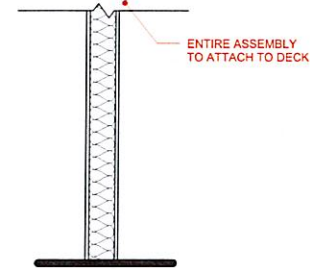
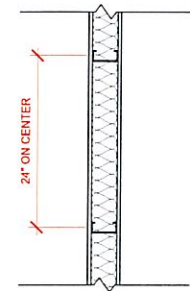
We would like to obtain a special use permit for the back of the building of 101 S Lexington Street. Our plan for this space is to hold a "seasonal" pop-up bar. During select months out of the year; we would hold a ticketed event for that month. The pop-up bar would be themed for that specific month and we would offer drinks/appetizers that fit with the theme. We plan to extensively decorate the interior of the space to really bring the theme to life. This would create a fun atmosphere for the community to enjoy. Ideally, we would be "open" Thursday-Saturday during the evening hours for the public. A reservation for a time slot would need to be made in advance. Tuesday-Wednesday during the evenings we would be open for private parties; thinking corporate events/holiday parties.

Example: The month of October, we would theme around Halloween. We would decorate the interior to reflect all things Halloween. We would encourage our guests to wear costumes. They would enjoy spooky food and drinks. December; theming could be something like a winter wonderland. Again, drinks and food to follow the theme.

During the months the pop-up bar would not be going on, would either consist of a tear down timeframe, set up timeframe, or we plan on hosting a variety of "special ticketed activities" to bring the community together. This could vary from trivia night, bingo night, comedy night, painting classes, etc. We would also like to incorporate a few activities that are geared towards families. Activities that the entire family could come in and enjoy together.

We look forward to being a part of the square,

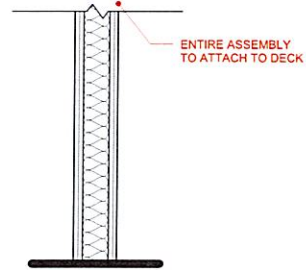
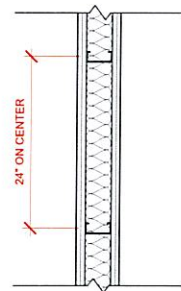
Cole and Courtney Putthoff



WALL TYPE A

ALL WALLS TYPE A UNLESS OTHERWISE NOTED

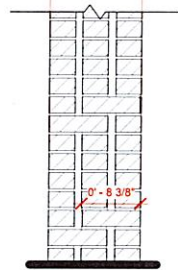
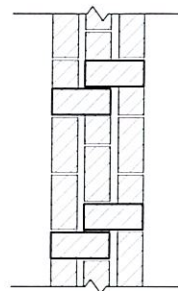
GYPSUM PANELS: ONE LAYER 1/2" GYPSUM BOARD
STEEL STUDS: 3-5/8" STEEL STUD 24" O.C.
GYPSUM PANELS: ONE LAYER 1/2" GYPSUM BOARD
NOTE: REFER TO STRUCTURAL SET IF WALL IS LOAD BEARING. FIELD VERIFY



WALL TYPE B

2-HR FIRE RATED
UL U419
STC 54

GYPSUM PANELS: TWO LAYERS 5/8" TYPE X GYPSUM FIRE BOARD
STEEL STUDS: 3-5/8" STEEL STUD 24" O.C.
INSULATION: 3-1/2" FIBERGLASS INSULATION
GYPSUM PANELS: TWO LAYERS 5/8" TYPE X GYPSUM FIRE BOARD



WALL TYPE C

PRESUMED 4-HR RATING

BRICK: EXISTING TRIPLE WYTHE BRICK

Room Schedule

Room Number	Room Name	Floor Level	Area	Occupancy	Comments
1	Tenant Rental Space	Lower Level	938 SF	A-2	
2	Office	Lower Level	381 SF	B	
3	Bathroom	Lower Level	58 SF		
4	Mens	Lower Level	55 SF		
5	Womens	Lower Level	55 SF		
6	Storage	Lower Level	43 SF		
7	Tenant Rental Space	Square Level	794 SF	A-2	
8	Tenant Rental Space	Square Level	981 SF	A-2	
9	Catering Prep	Square Level	375 SF	A-2	
10	TBD	Square Level	638 SF	A-2	
11	TBD	Square Level	556 SF	A-2	
12	Mens	Square Level	50 SF		
13	Womens	Square Level	50 SF		
14	Mens	Square Level	49 SF		
15	Womens	Square Level	49 SF		
16	Storage	Square Level	30 SF		
17	Apartment	Second Level	454 SF	R-2	
18	Apartment	Second Level	462 SF	R-2	
19	Apartment	Second Level	663 SF	R-2	
20	Apartment	Second Level	438 SF	R-2	
26	Mechanical	Mechanical	247 SF		

Door Schedule

Mark	Level	Door Height	Door Width	Comments
1A	Lower Level	7'-0"	3'-0"	
1B	Lower Level	7'-0"	3'-0"	
2	Lower Level	7'-0"	3'-0"	
3	Lower Level	7'-0"	3'-0"	
4	Lower Level	7'-0"	3'-0"	
5	Lower Level	7'-0"	3'-0"	
6	Lower Level	7'-0"	3'-0"	
7	Square Level	7'-0"	3'-0"	
6A	Square Level	7'-0"	3'-0"	
6B	Square Level	7'-0"	3'-0"	1-1/2 Hour Fire Rated
11	Square Level	7'-0"	3'-0"	
12	Square Level	7'-0"	3'-0"	
13	Square Level	7'-0"	3'-0"	
22	Square Level	7'-0"	3'-0"	
23	Square Level	7'-0"	3'-0"	
9A	Square Level	7'-0"	6'-0"	Pair Double Acting
9B	Square Level	7'-0"	3'-0"	
10	Square Level	7'-0"	3'-0"	
14	Square Level	7'-0"	3'-0"	
15	Square Level	7'-0"	3'-0"	
16	Square Level	7'-0"	3'-0"	
21	Square Level	7'-0"	6'-0"	
25	Square Level	7'-0"	6'-0"	
26	Mechanical	7'-0"	3'-0"	1-1/2 Hour Fire Rated
17A	Second Level	7'-0"	3'-0"	1-1/2 Hour Fire Rated
17B	Second Level	7'-0"	3'-0"	
17C	Second Level	7'-0"	3'-0"	
17D	Second Level	7'-0"	2'-8"	
17E	Second Level	7'-0"	3'-0"	
17F	Second Level	7'-0"	2'-8"	
17G	Second Level	7'-0"	1'-6"	
17H	Second Level	7'-0"	2'-8"	Pocket Door
17J	Second Level	7'-0"	1'-6"	
18A	Second Level	7'-0"	3'-0"	1-1/2 Hour Fire Rated
18B	Second Level	7'-0"	2'-4"	
18C	Second Level	7'-0"	2'-8"	
18D	Second Level	7'-0"	2'-8"	
18E	Second Level	7'-0"	3'-0"	
18F	Second Level	7'-0"	4'-0"	Pair
19A	Second Level	7'-0"	3'-0"	1-1/2 Hour Fire Rated
19B	Second Level	7'-0"	2'-8"	
19C	Second Level	7'-0"	4'-0"	Sliding Closet Door
19D	Second Level	7'-0"	4'-0"	Sliding Closet Door
19E	Second Level	7'-0"	2'-8"	
19F	Second Level	7'-0"	2'-8"	
19G	Second Level	7'-0"	2'-4"	
19H	Second Level	7'-0"	2'-8"	
20A	Second Level	7'-0"	3'-0"	1-1/2 Hour Fire Rated
20B	Second Level	7'-0"	3'-0"	
20C	Second Level	7'-0"	2'-6"	
20D	Second Level	7'-0"	2'-8"	
20E	Second Level	7'-0"	2'-0"	
20F	Second Level	7'-0"	4'-0"	Sliding Closet Door
20G	Second Level	7'-0"	4'-0"	Sliding Closet Door

the SQUARE ROOTS

Project No. 101/3 H.SQUARE

Revisions

NOT FOR CONSTRUCTION

Notes

Project North

Scale 1" = 1'-0"

Code Analysis, Wall
Types & Schedules

A0.2

Sheet No.

Project No. 101/3 H.SQUARE

Revisions

NOT FOR CONSTRUCTION

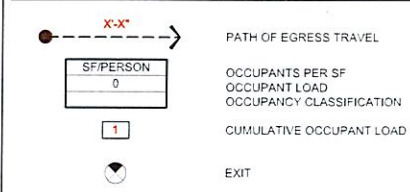
Notes
- Existing exterior wall is triple wythe brick with an estimated 4-hour separation.
- Office is Group B, but assumed to be conference room type occupancy. Refer to IBC 1004.3
- Apartments exit directly into 2-HR Rated Exit Passageway.
- Rooms marked as TBD are assumed to be A-2 as it is the more stringent capacity of what owner may incorporate into the space.
- Room square footages as delineated on Plan Drawings.
- ADA turn radius shown in dashed line on bathroom plans.



Scale As indicated

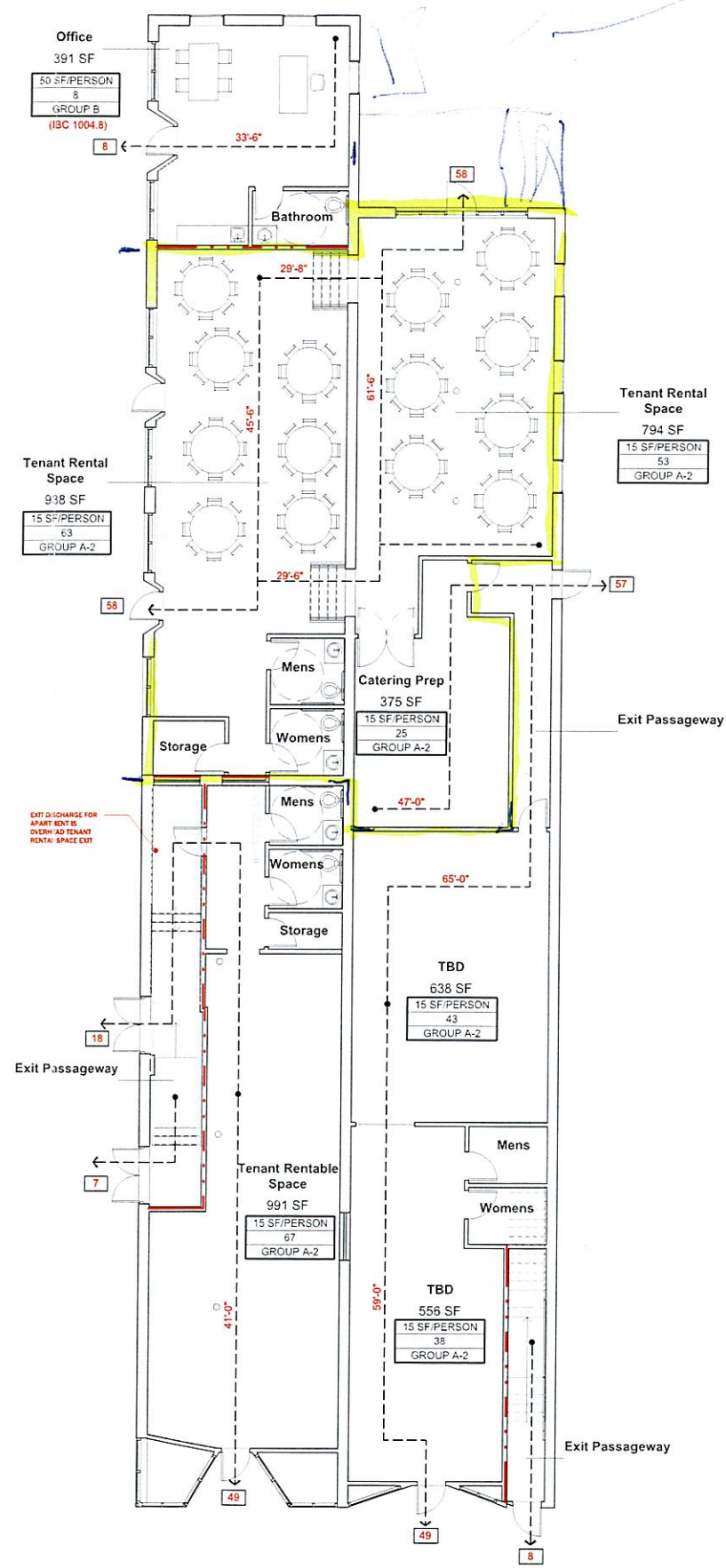
Life Safety Plans

LIFE SAFETY PLAN LEGEND

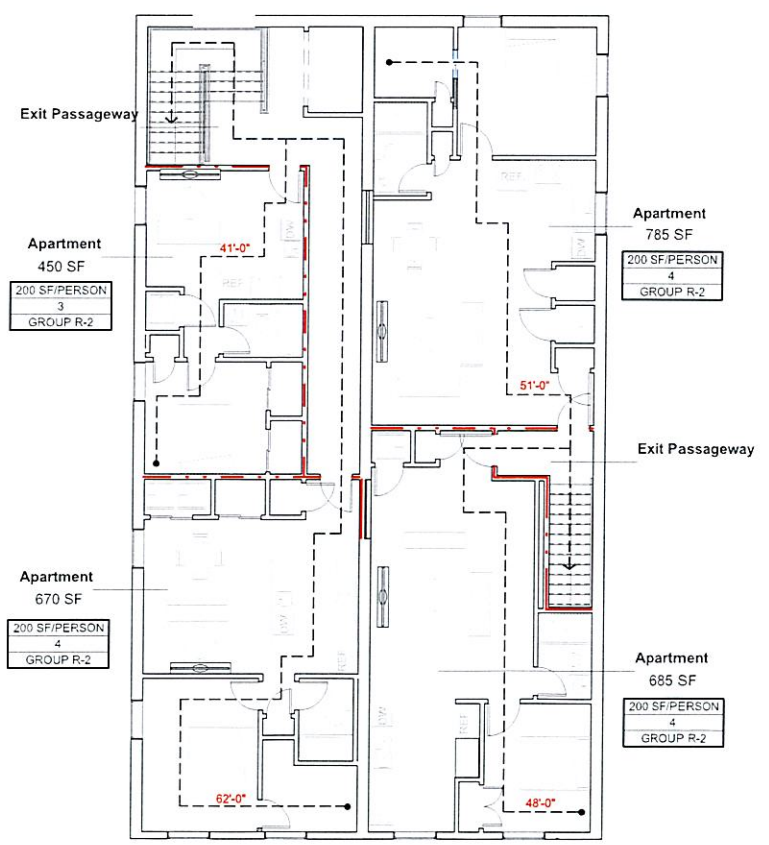


BUILDING CODE ANALYSIS

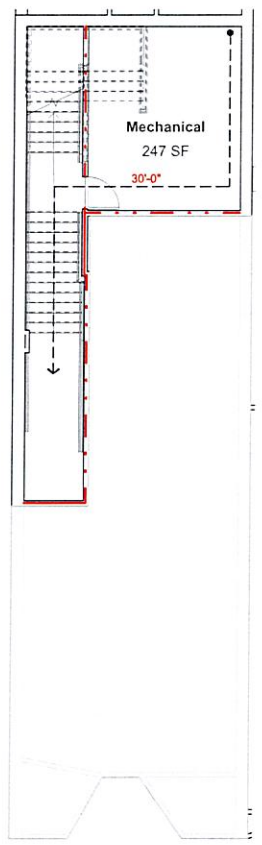
OCCUPANCY A-2	
Floor Area	4303
Type of Construction	Type III B
Allowable Area	9,500 SF
Design Occupant Load	289
ADA Accessibility	Yes
Occupancy Separation	2 Hour NS between B and R-2
OCCUPANCY B	
Floor Area	41
Type of Construction	393 SF
Allowable Area	19,000 SF
Design Occupant Load	8
ADA Accessibility	Yes
Occupancy Separation	2 Hour NS between A-2
OCCUPANCY R-2	
Floor Area	2,590 SF
Type of Construction	Type III B
Allowable Area	16,000 SF
Design Occupant Load	15
ADA Accessibility	Not Required
Occupancy Separation	2 Hour NS between A-2



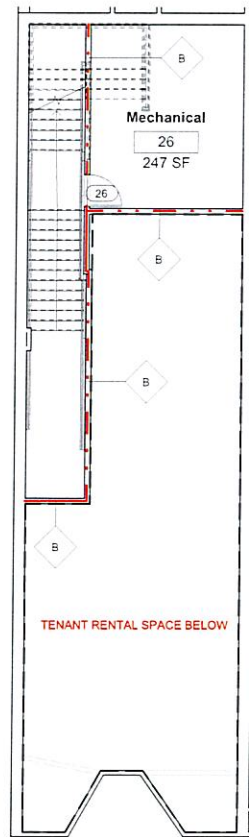
1 Lower Level Life Safety Plan
1/8" = 1'-0"



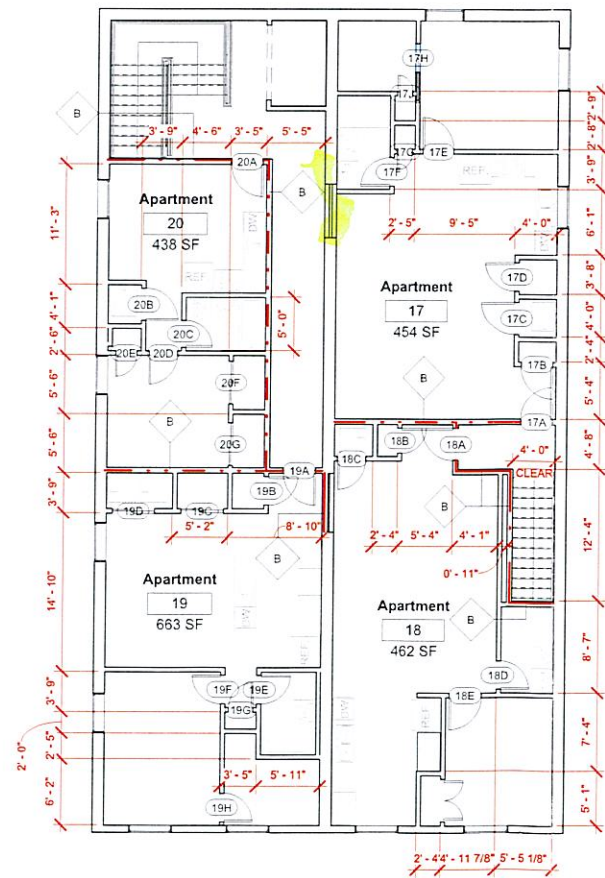
2 Second Level Life Safety Plan
1/8" = 1'-0"



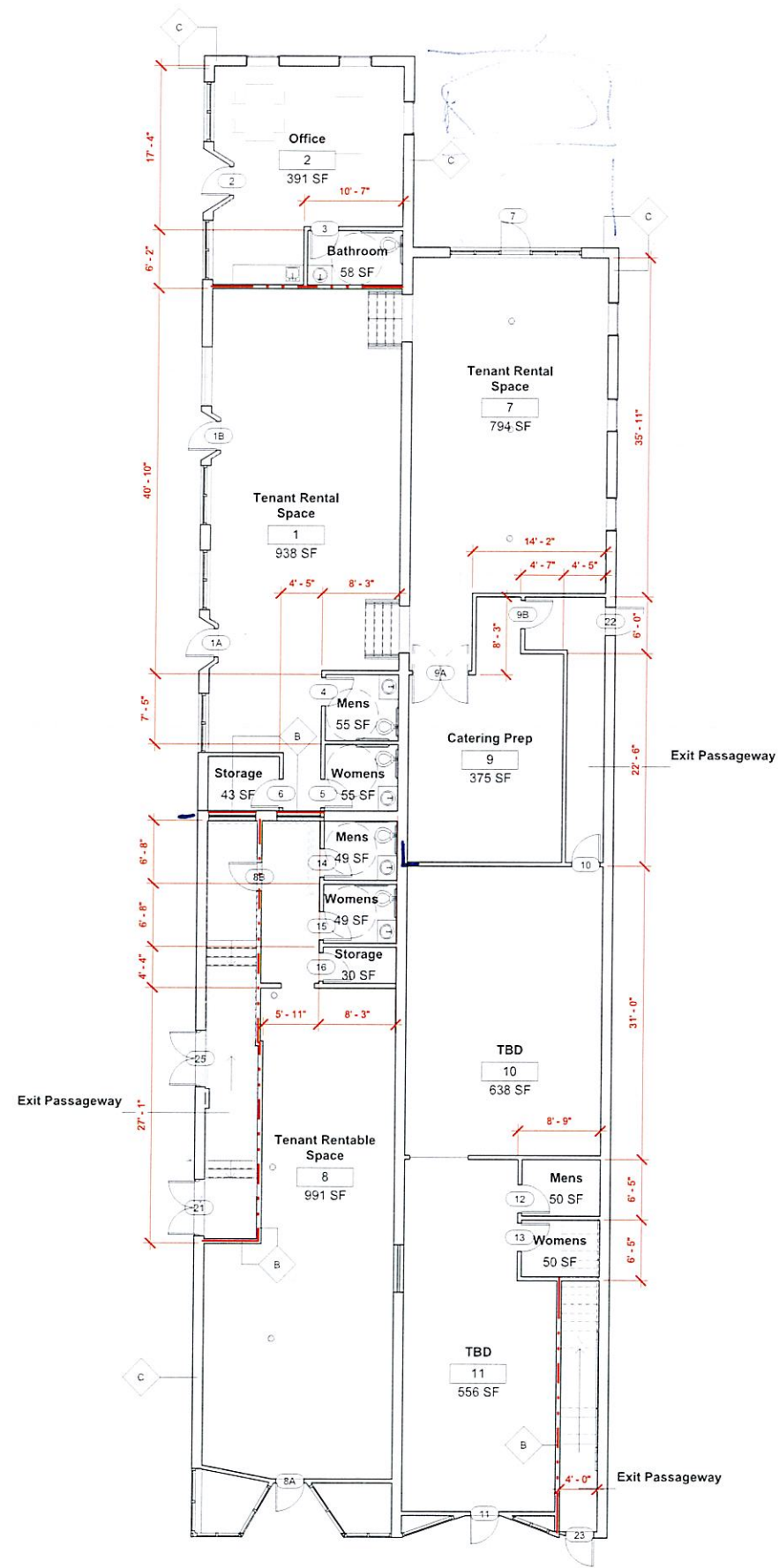
3 Mechanical Level Life Safety Plan
1/8" = 1'-0"



3 Mechanical Level Plan
1/8" = 1'-0"



2 Second Level
1/8" = 1'-0"



1 Lower Level Overall Floor Plan
1/8" = 1'-0"

the SQUARE ROOTS

Project No. 101/3 H.SQUARE

Revisions

Notes

- Field verify dimensions and replace all windows
- All floor assemblies will be 2-HR Rated Separation between A-2 Occupancy and R-2 Occupancy
- Field verify existing doors staying dimensions and replace.

Project North



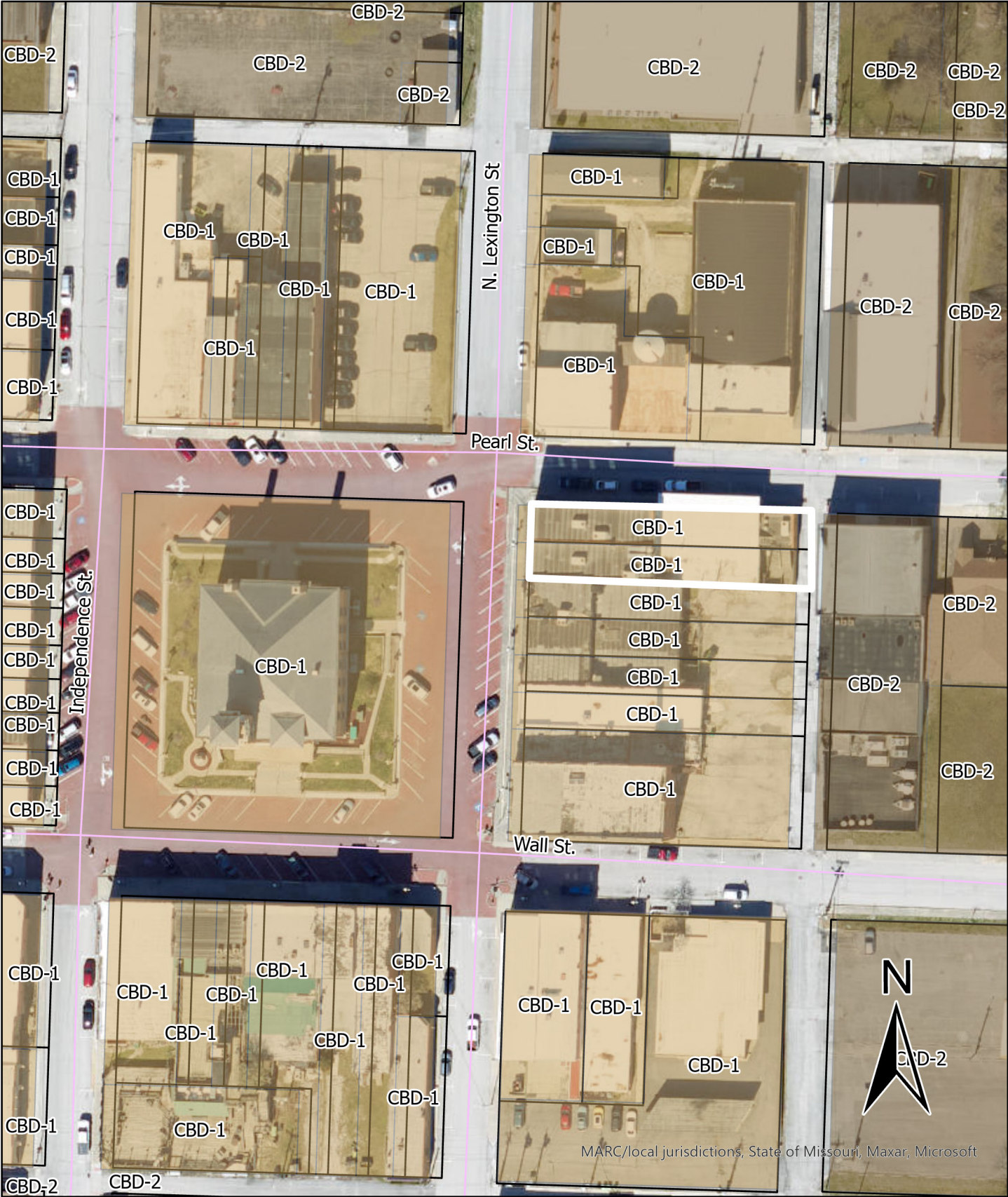
Scale 1/8" = 1'-0"

Overall Floor Plans

Sheet No.

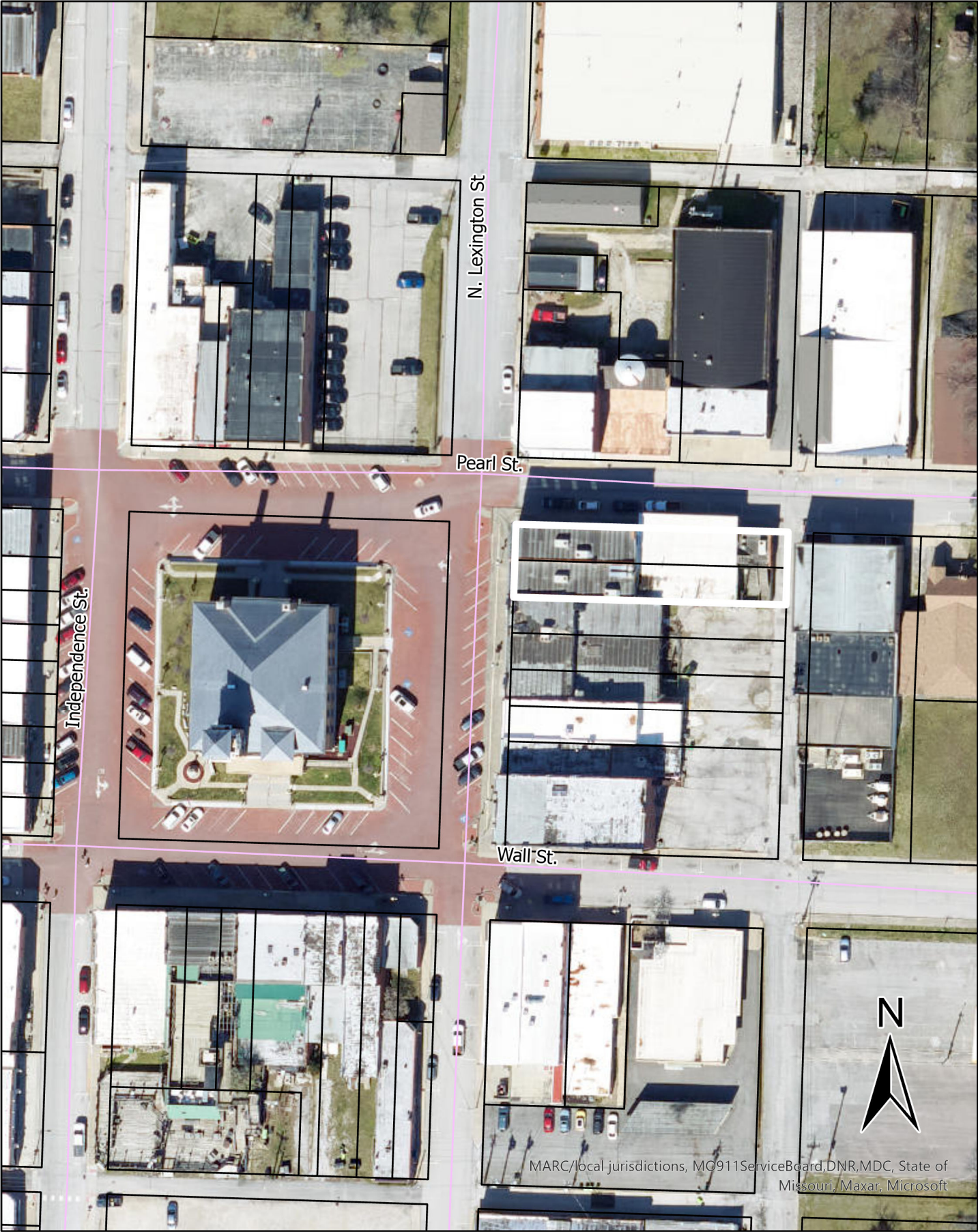
A1.1

Zoning Map



0 55 110 220 US Feet

Aerial Map



0 50 100 200 US Feet

MARC/local jurisdictions, MO911ServiceBoard,DNR,MDC, State of Missouri, Maxar, Microsoft

Council Bill No.

Ordinance No.

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A SPECIAL USE PERMIT FOR AN EVENT VENUE/COMMERCIAL RECREATIONAL FACILITY ON PROPERTY LOCATED AT 101 & 103 S. LEXINGTON STREET IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Cole Putthoff, with Putthoff Construction, seeking approval of a Special Use Permit for an event venue/commercial recreational facility on property located at 101 & 103 S. Lexington Street in the City of Harrisonville, Cass County, Missouri; and

WHEREAS, a legal notice announcing a public hearing to be held on the requested Special Use Permit application on June 18, 2025, before the Planning & Zoning Commission and on July 7, 2025, before the Board of Aldermen of the City of Harrisonville, Missouri was published in the May 22, 2025, edition of the *Tribune and Times* newspaper; and

WHEREAS, the Special Use Permit was considered by the Planning and Zoning Commission on June 18, 2025, and, with a voice vote of 7-0, recommended approval to the Board of Aldermen with the two (2) conditions of approval as stated; and

WHEREAS, in accordance with the provision of Chapter 89 RSMo, and Chapter 405 of the Code of Ordinance of the City of Harrisonville, Missouri, the Board of Aldermen, after careful and due deliberation, find the approval of the Special Use Permit 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: The Board of Aldermen of Harrisonville, Missouri, hereby approves a Special Use Permit for an event venue/commercial recreational facility on property located at 101 & 103 S. Lexington Street in the City of Harrisonville, Cass County, Missouri, with the following two (2) conditions of approval:

- 1) All appropriate state and local liquor licensing requirements shall be met.
- 2) This Special Use Permit (SUP) shall be granted for a period of twenty (20) years from the date of approval. If the applicant wishes to transfer ownership to a second party, the applicant must resubmit the application for a Special Use Permit to the City prior to the transfer of ownership.

Section 2: The Special Use Permit comprises the following real estate in the City of Harrisonville, Cass County, Missouri, described as follows:

LEGAL DESCRIPTION:

TRACT I: A PART OF LOT 10, BLOCK 4, ORIGINAL TOWN OF HARRISONVILLE, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 10 AFORESAID; RUN THENCE EAST WITH THE

STREET THE LENGTH OF SAID LOT TO THE FIRST ALLEY; THENCE SOUTH WITH SAID ALLEY 22 FEET; THENCE WEST TO THE STREET ON THE EAST SIDE OF THE SQUARE; THENCE NORTH TO THE PLACE OF BEGINNING. (PARCEL #13-21-41-204-000-103.000)

AND

TRACT II: THE SOUTH HALF OF THE NORTH TWO-THIRDS OF LOT 10, BLOCK 4, TOWN OF HARRISONVILLE, CASS COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF. (PARCEL #13-21-41-204-000-104.000)

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.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 7TH OF JULY 2025 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 21ST DAY OF JULY 2025 AND PASSED BY THE BOARD OF ALDERMEN THIS 21ST DAY OF JULY 2025.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

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

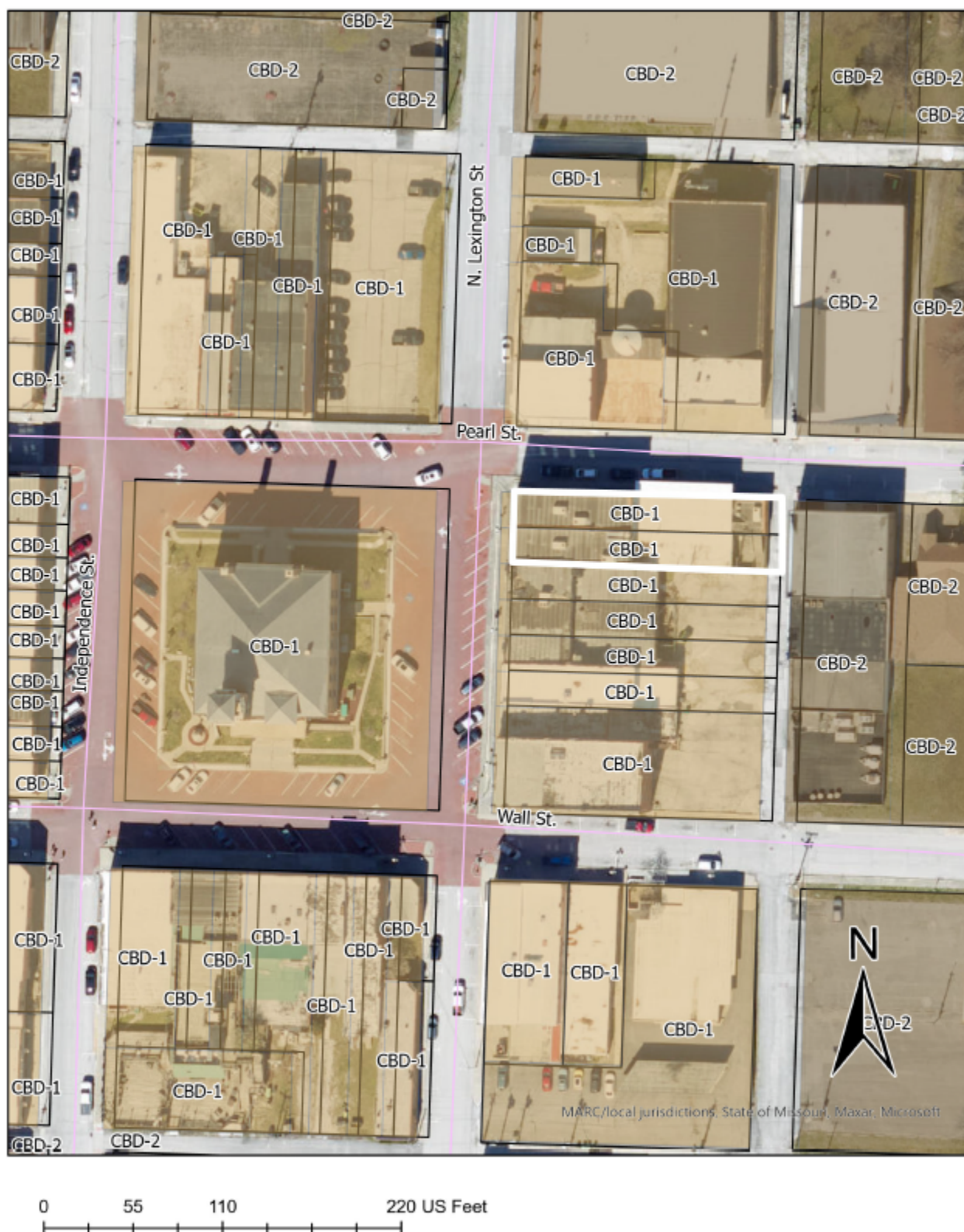
ATTEST:

Daniel Barnett, City Clerk

WITNESS my hand and seal this 21st day of July 2025

Attachment I: Zoning Map

Zoning Map





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

To: Board of Aldermen

From: Christina Stanton

Date: July 21, 2025

Re: PUBLIC HEARING: Vacation of a portion of the Anaconda Road right-of-way located within the Missouri & Northern Arkansas Railroad right-of-way

GENERAL INFORMATION

Applicant: Public Works Department, City of Harrisonville

Requested Actions: Consideration of a Vacation of a Portion of the Anaconda Road Right-of-Way Located Within the Missouri & Northern Arkansas Railroad Right-of-Way

Date of Application: June 3, 2025

PROPOSAL

The City is requesting to vacate a portion of the Anaconda Road right-of-way located within the Missouri & Northern Arkansas Railroad right-of-way.

PREVIOUS ACTIONS

-
- August 16, 1972--The Board of Aldermen approved Ordinance #991, which annexed the property that includes present-day Anaconda Road.

KEY ISSUES

- The required notices were mailed on June 4th and published in the *Tribune & Times* on June 12, 2025.
- No objections have been received.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested vacation of a portion of the Andaconda Road right-of-way located within the Missouri & Northern Arkansas Railroad right-of-way as depicted in the attached Exhibit.

ATTACHMENTS

Application
Vacation Exhibit with Legal
Zoning Map
Aerial Map

STAFF CONTACT:

Christina Stanton

FEE: \$ 175
REC'D BY: _____
(STAFF USE ONLY)

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

CASE NO.: VAC 25-004
BOA DATE: 7/21/25
BOA DATE: 8/4/2025
(STAFF USE ONLY)

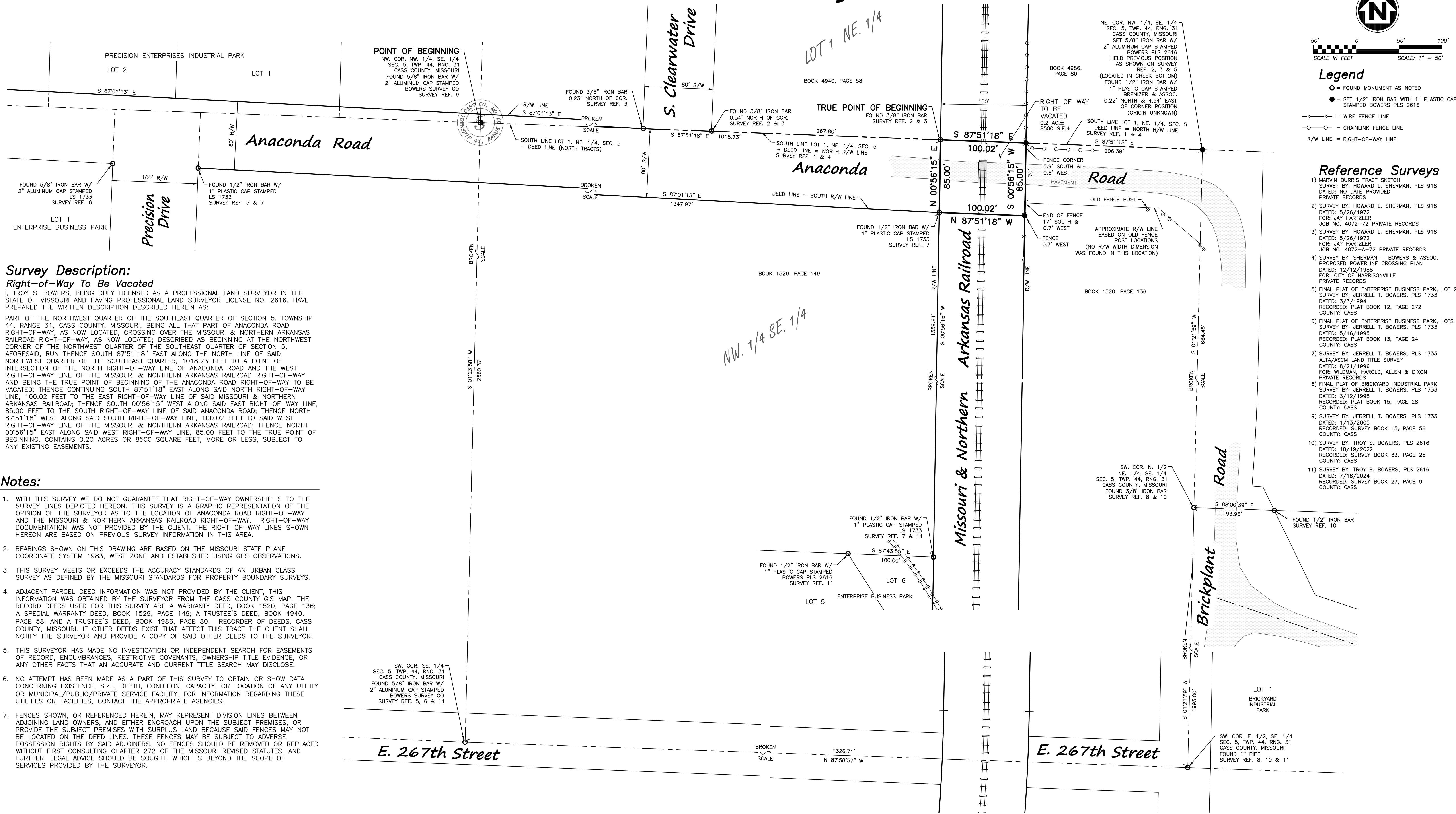
APPLICANT'S NAME(S): Public Works Department PHONE: 816-380-8913
COMPANY: City of Harrisonville FAX: _____
MAILING ADDRESS: 201 W. Chestnut Street Harrisonville, MO 64701
EMAIL ADDRESS: cbrooks@harrisonville.com

PROPERTY OWNER NAME(S): Public Works PHONE: 816-380-8913
COMPANY: City of Harrisonville, MO FAX: _____
MAILING ADDRESS: 201 W. Chestnut Street Harrisonville, MO 64701
EMAIL ADDRESS: cbrooks@harrisonville.com
SIGNATURE OF PROPERTY OWNER AUTHORIZING APPLICATION: _____
(IF APPLICANT AND PROPERTY OWNER DIFFERENT)

FIRM PREPARING INFORMATION: Public Works PHONE: 816-380-8913
CONTACT: Carl Brooks FAX: _____
MAILING ADDRESS: 201 W. Chestnut Street Harrisonville, MO 64701
EMAIL ADDRESS: cbrooks@harrisonville.com

GENERAL LOCATION OF PROPERTY TO BE VACATED: Anaconda Road just west of S. Brickplant
Road and east of Clearwell Drive
Clearwater
PROPERTY AREA IN ACRES AND/OR SQUARE FEET: 600 square feet
PLAT IN WHICH PROPERTY IS LOCATED: None
PRESENT USE OF SURROUNDING PROPERTY: Light Industrial
FUTURE USE OF VACATED PROPERTY: Railroad ROW

Plat of Survey

[illegible]

THE FIELD WORK WAS COMPLETED ON JUNE 20, 2025.

FOR: THE CITY OF HARRISONVILLE 201 W. CHESTNUT ST, HARRISONVILLE, MO 64701



Bowers Land Survey Co. LLCSM

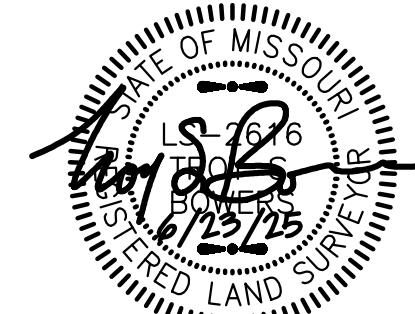
P.O. BOX 541
1000 W. MECHANIC STREET
HARRISONVILLE, MISSOURI 64701
TELEPHONE: 816.225.0180
WEBSITE: BOWERSURVEY.COM

SITE ADDRESS: INTERSECTION OF ANCONDA ROAD AND MISSOURI & NORTHERN ARKANSAS RAILROAD

SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
5	44	31	CASS	MISSOURI	6/23/25	22112--25

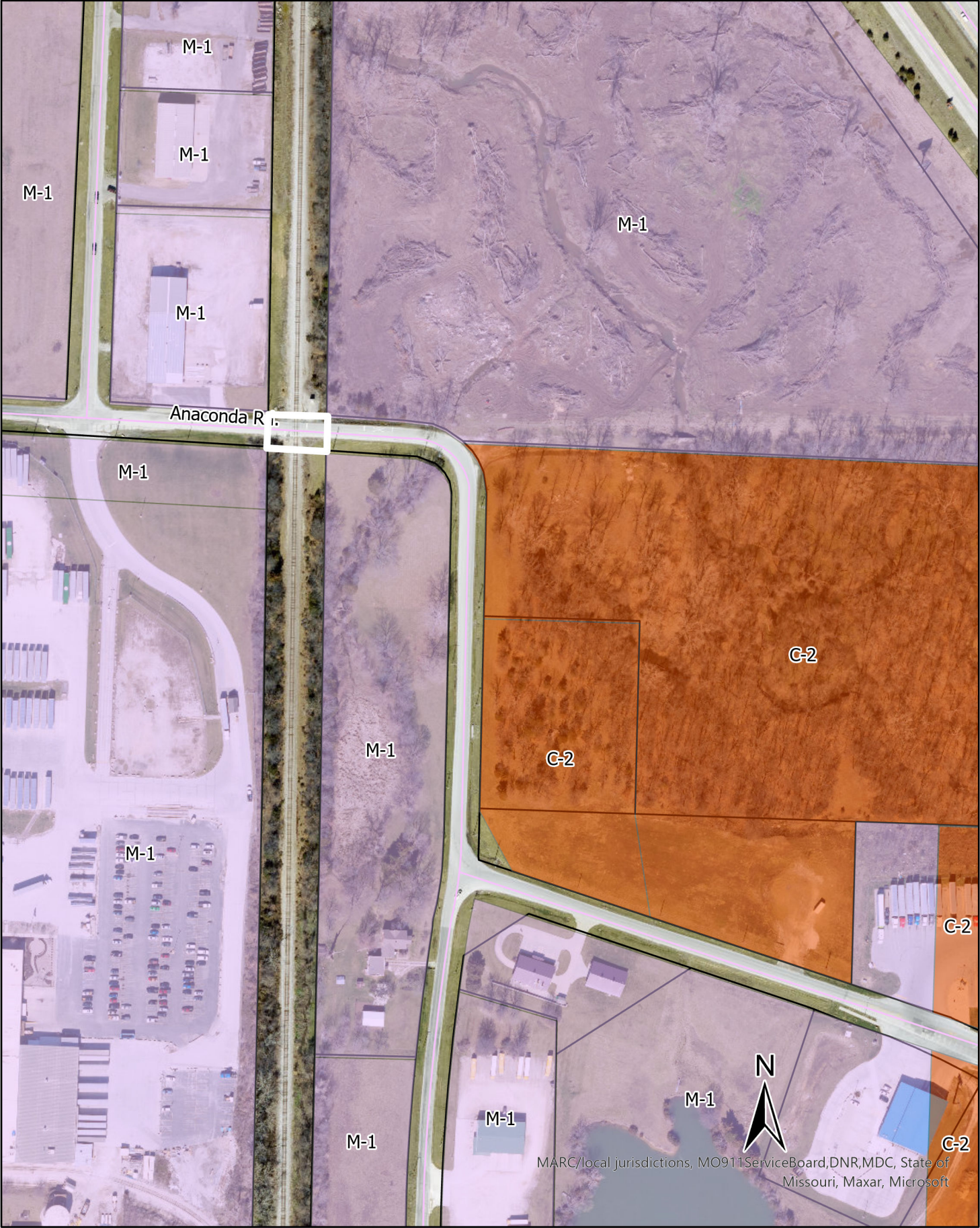
DRAWING NO. 22112BS.DWG DRAWN BY: TSB CHECKED BY: TSB

BOWERS LAND SURVEY CO. LLC LAND SURVEYING, MISSOURI STATE CERTIFICATE OF AUTHORITY NO. LS-2020010824



TROY S. BOWERS
PROFESSIONAL LAND SURVEYOR
MO LS 2616

Zoning Map



0 140 280 560 US Feet

Aerial Map



0 130 260 520 US Feet



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

To: Board of Aldermen

From: Christina Stanton

Date: July 21, 2025

Re: Council Bill 37: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI VACATING A PORTION OF THE ANACONDA ROAD RIGHT-OF-WAY LOCATED WITHIN THE MISSOURI & NORTHERN ARKANSAS RAILROAD RIGHT-OF-WAY AND ESTABLISHING AN EFFECTIVE DATE.

GENERAL INFORMATION

Applicant: Public Works Department, City of Harrisonville

Requested Actions: Approval of Ordinance to Vacate a Portion of the Anaconda Road Right-of-Way

Date of Application: June 3, 2025

PROPOSAL

The City is requesting to vacate a portion of the Anaconda Road right-of-way that is located within the Missouri & Northern Arkansas Railroad right-of-way.

PREVIOUS ACTIONS

- August 16, 1972--The Board of Alderment approved Ordinance #991, which annexed the property that includes present-day Anaconda Road.

KEY ISSUES

- The required notices were mailed on June 4th and published in the Tribune & Times on June 12, 2025.
- No objections have been received.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested vacation of a portion of the Anaconda Road right-of-way located within the Missouri & Northern Arkansas Railroad right-of-way as depicted in the attached Exhibit.

ATTACHMENTS

Ordinance
Exhibit
Zoning Map

STAFF CONTACT:

Christina Stanton

Council Bill No. _____

Ordinance No. _____

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE,
MISSOURI VACATING A PORTION OF THE ANACONDA ROAD RIGHT-OF-WAY LOCATED
WITHIN THE MISSOURI & NORTHERN ARKANSAS RAILROAD RIGHT-OF-WAY AND
ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the Public Works Department submitted an application (Appl. #VAC-25-004) to vacate a portion of the Anaconda Road right-of-way as depicted in the attached Exhibit; and

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

WHEREAS, the City has received no objections from property owners who either touch the right-of-way to be vacated or own land within the same block; and

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

WHEREAS, the Board of Aldermen, after careful and due deliberation, find that vacating the proposed right-of-way is in the best interest of the City of Harrisonville and its residents, and that the vacated property be deeded to the adjoining property owners.

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

Section 1: The Board of Aldermen of Harrisonville, Missouri, hereby declares it necessary, reasonable, proper, and in the best interest of the City of Harrisonville and its residents to discontinue as right-of-way and forever vacate the right-of-way as described herein and depicted in the attached Exhibit.

Legal Description:

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI, BEING ALL THAT PART OF ANACONDA ROAD RIGHT-OF-WAY, AS NOW LOCATED, CROSSING OVER THE MISSOURI & NORTHERN ARKANSAS RAILROAD RIGHT-OF-WAY, AS NOW LOCATED; DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, AFORESAID, RUN THENCE SOUTH 87°51'18" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 1018.73 FEET TO A POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF ANACONDA ROAD AND THE WEST RIGHT-OF-WAY LINE OF THE MISSOURI & NORTHERN ARKANSAS RAILROAD RIGHT-OF-WAY AND BEING THE TRUE POINT OF BEGINNING OF THE

ANACONDA ROAD RIGHT-OF-WAY TO BE VACATED; THENCE CONTINUING SOUTH 87°51'18" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, 100.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID MISSOURI & NORTHERN ARKANSAS RAILROAD; THENCE SOUTH 00°56'15" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 85.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID ANACONDA ROAD; THENCE NORTH 87°51'18" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 100.02 FEET TO SAID WEST RIGHT-OF-WAY LINE OF THE MISSOURI & NORTHERN ARKANSAS RAILROAD; THENCE NORTH 00°56'15" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 85.00 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 0.20 ACRES OR 8500 SQUARE FEET, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS.

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

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

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

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

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 21st DAY OF JULY 2025. READ FOR THE SECOND TIME BY TITLE ONLY ON THE 4TH DAY OF AUGUST 2025.

Mike Zaring, Mayor

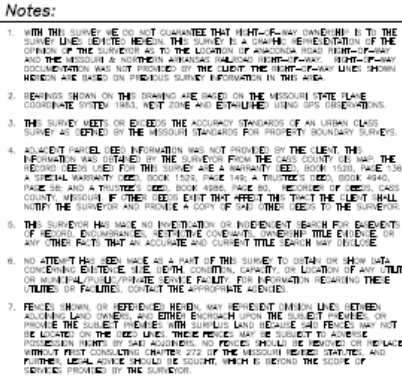
ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 4th day of August 2025.

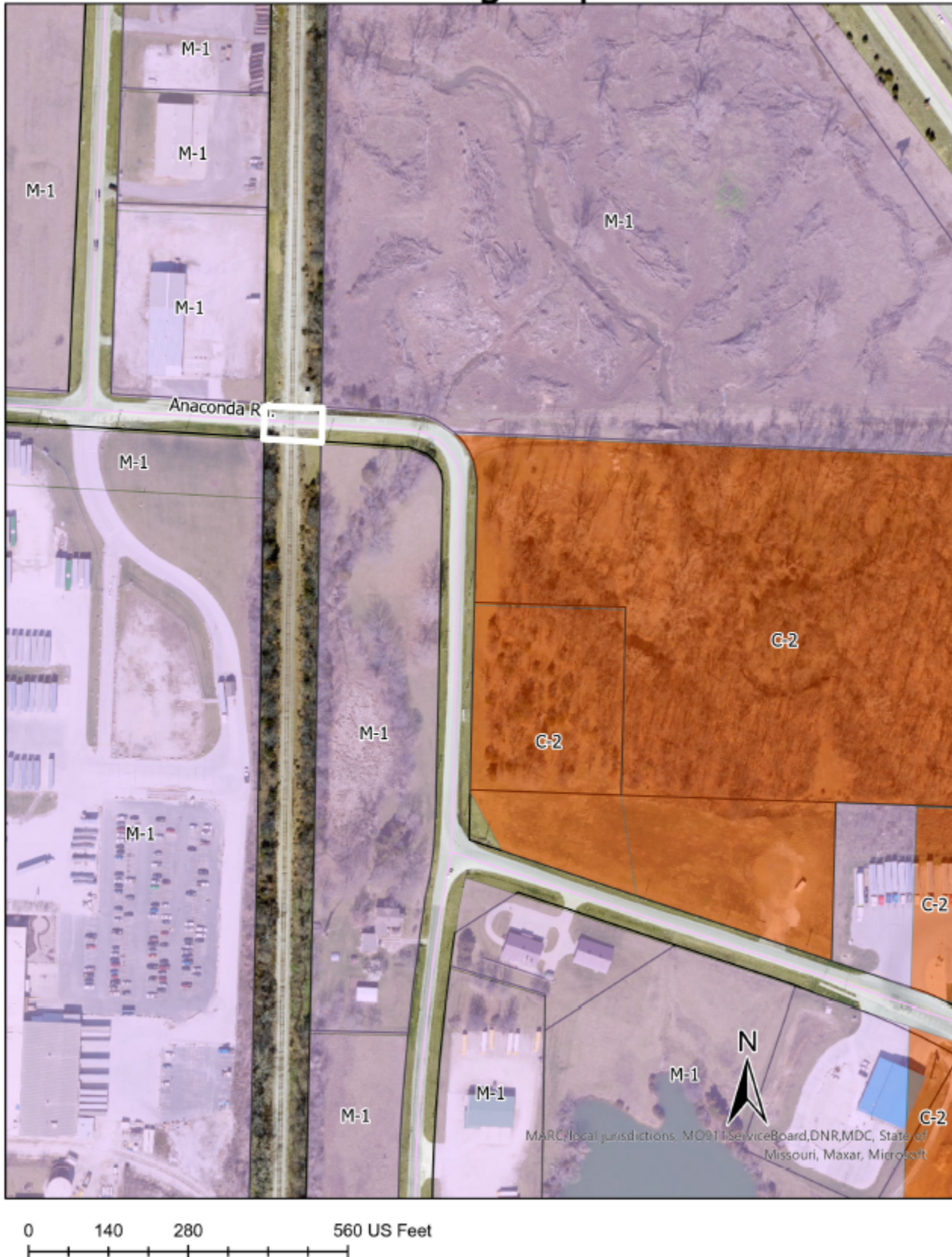
ATTACHMENTS:

EXHIBIT: PROPOSED RIGHT-OF-WAY TO BE VACATED
ZONING MAP

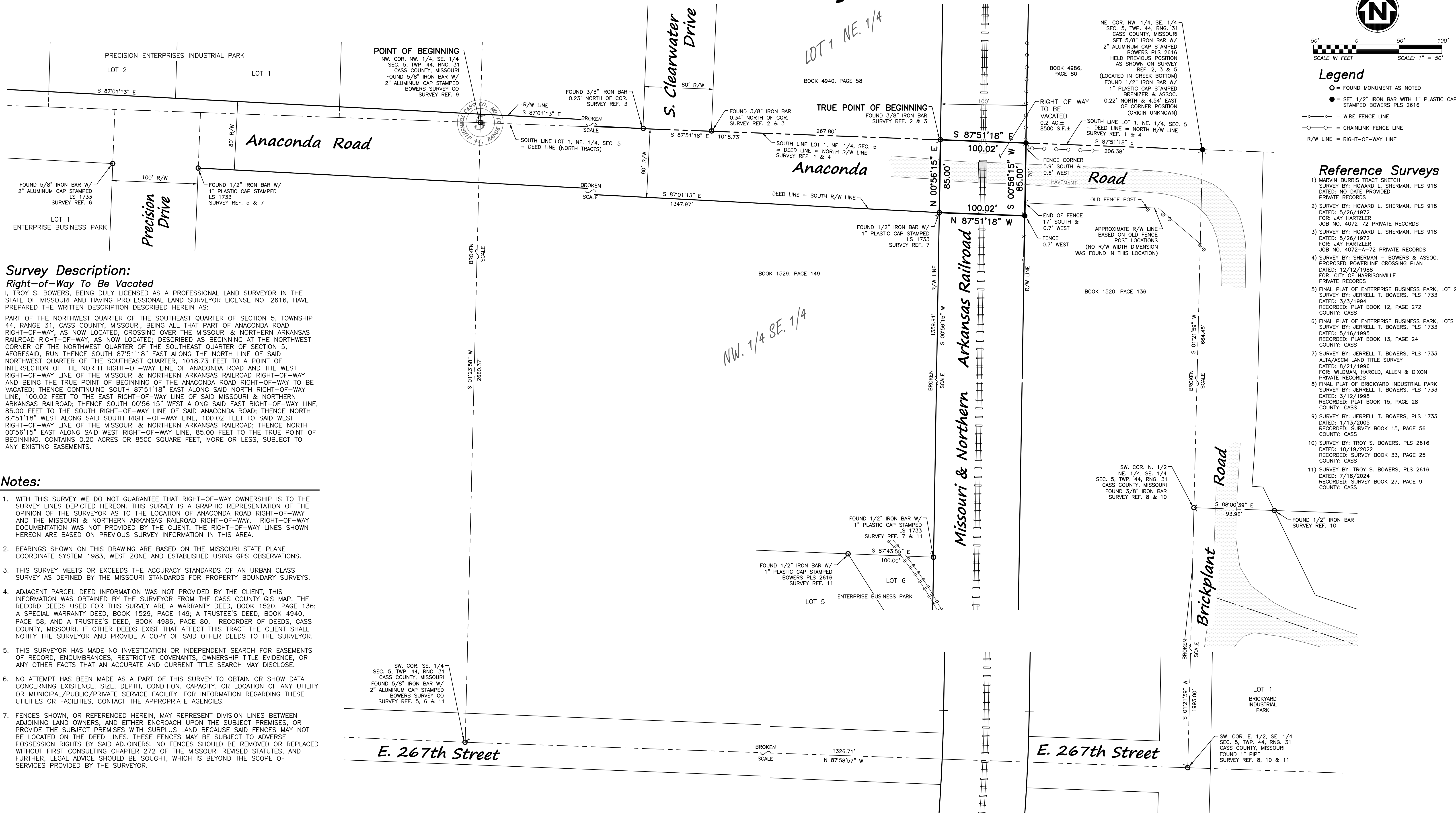
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TROY S. BOWERS
PROFESSIONAL LAND SURVEYOR
MD 13 2878

Zoning Map



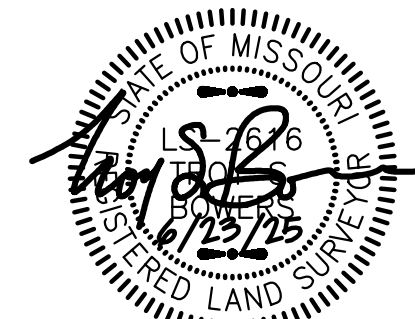
Plat of Survey



THIS PLAT OF SURVEY WAS PREPARED FOR THE CITY OF HARRISONVILLE AND IS EXPRESSLY FOR ITS USE AND SAID PLAT OF SURVEY SHALL NOT BE TRANSFERRED TO PARTIES OTHER THAN THOSE HAVING A DIRECT INTEREST IN THE SAME. AS OF THE DATE OF THE DATE OF THIS SURVEY THE UNDERSIGNED REGISTERED SURVEYOR HAS NO OTHER HERETOFORER STATES THAT ALL MEASUREMENTS HAVE BEEN COMPLETED UNDER HIS DIRECT SUPERVISION OF THE ABOVE DESCRIBED PREMISES AND ALL MEASUREMENTS SHOWN, ANGLES AND LINEAR, WERE MEASURED ON THE GROUND AND MONUMENTS WERE SET OR FOUND AS SHOWN. THIS PLAT OF SURVEY HAS BEEN PREPARED FROM INFORMATION COMPLIED IN THE FIELD AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER FACTS OR CIRCUMSTANCES THAT WOULD AFFECT THE PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND AND FORESTRY. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER FACTS OR CIRCUMSTANCES THAT WOULD AFFECT THE REGULATIONS GOVERNING THE PRACTICE OF SURVEYING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

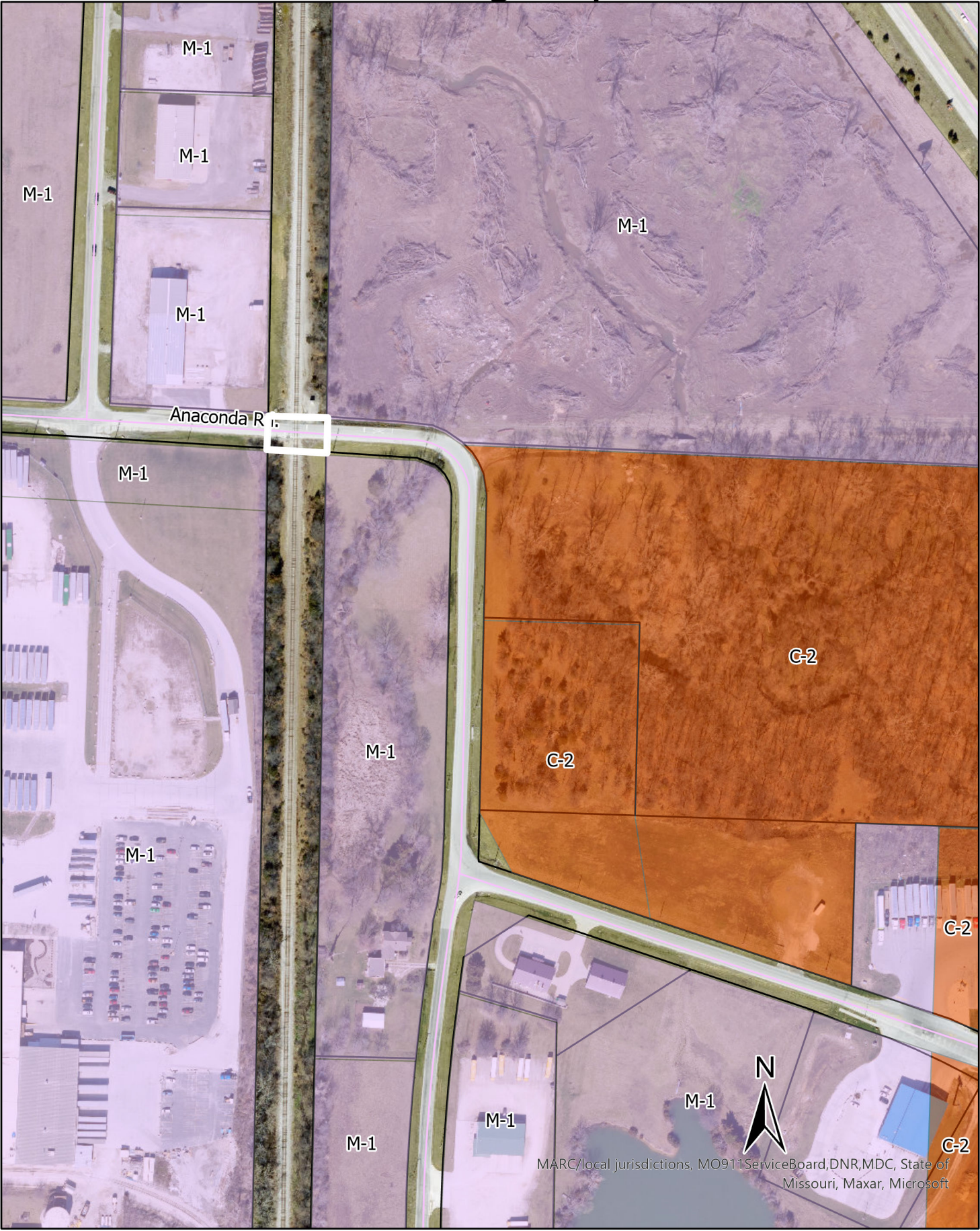
THE FIELD WORK WAS COMPLETED ON JUNE 20, 2025.

FOR: THE CITY OF HARRISONVILLE 201 W. CHESTNUT ST, HARRISONVILLE, MO 64701							
 Bowers Land Survey Co. LLCSM							
P.O. BOX 541 1000 W. MECHANIC STREET HARRISONVILLE, MISSOURI 64701 TELEPHONE: 816.225.0180 WEBSITE: BOWERSURVEY.COM							
SITE ADDRESS: INTERSECTION OF ANACONDA ROAD AND MISSOURI & NORTHERN ARKANSAS RAILROAD							
SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.	
5	44	31	CASS	MISSOURI	6/23/25	22112--25	
DRAWING NO. 22112BS.DWG DRAWN BY: TSB CHECKED BY: TSB							
BOWERS LAND SURVEY CO. LLC LAND SURVEYING, MISSOURI STATE CERTIFICATE OF AUTHORITY NO. LS-2020010824							



TROY S. BOWERS
PROFESSIONAL LAND SURVEYOR
MO LS 2616

Zoning Map



0 140 280 560 US Feet



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

To: Board of Aldermen

From: Christina Stanton

Date: July 21, 2025

Re: PUBLIC HEARING: Vacation of a portion of the Cedar Street right-of-way adjacent to *Block 30, Dutro's Addition*, south of Locust Street

GENERAL INFORMATION

Applicant: Clint Miller

Requested Actions: Consideration of a Vacation of a Portion of the Cedar Street Right-of-Way Adjacent to Block 30, Dutro's Addition, South of Locust Street

Date of Application: June 5, 2025

PROPOSAL

The applicant is requesting to vacate a portion of the Cedar Street right-of-way adjacent to Block 30, Dutro's Addition, south of Locust Street.

PREVIOUS ACTIONS

- January 1, 1912—Dutros Addition is recorded with the Cass County Recorder’s Office as part of the Harrisonville Original Town 1912 plat.
- 1944—According to the Cass County’s parcel data the existing house and several shed/yard structures were built at this time.
- September 20, 1978—The Board of Aldermen approved Zoning Ordinance #1194, which established this area as General Industry (M-2) District.
- March 7, 2019—A building permit (#18299) was issued for a 40’ x 44 steel shop building.
- April 15, 2019—The Board of Aldermen approved an ordinance (#3464) vacating unused and unimproved Oak Street right-of-way, Buckeye Street right-of-way and an alley remnant all at 403 Locust Street.
- May 15, 2025—The Planning & Zoning Commission voted 6-0 to recommend approval of a request to Rezone from General Industrial (M-2) District to Single-Family Residential (R-1) District for 1.5-acres on land located at 403 Locust Street to the Board of Aldermen.
- June 2, 2025--The Board of Aldermen approved a requested Rezoning (Appl. #RZ-25-002) from General Industrial (M-2) District to Single-Family Residential (R-1) District for 1.5-acres on land located at 403 Locust Street.

KEY ISSUES

- The required notices were mailed on June 11th and published in the Tribune & Times on June 19, 2025.
- No objections have been received.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested vacation of a portion of the Cedar Street right-of-way adjacent to *Block 30, Dutro's Addition*, south of Locust Street as depicted in the attached Exhibit.

ATTACHMENTS

Application
Vacation Exhibit with Legal
Zoning Map
Aerial Map

STAFF CONTACT:
Christina Stanton



THE CITY OF
HARRISONVILLE
WHERE TRADITION MEETS INNOVATION

FEE: \$175
REC'D BY: _____
(STAFF USE ONLY)

APPLICATION
FOR
STREET, ALLEY & EASEMENT
VACATION

VAC 25-005
CASE NO.: _____
BOA DATE: July 21, 2025
BOA DATE: Aug 4, 2025
(STAFF USE ONLY)

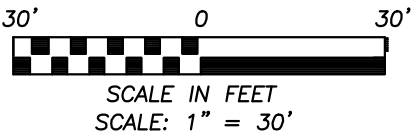
APPLICANT'S NAME(S): CLINT MILLER PHONE: 816 769 7879
COMPANY: _____ FAX: _____
MAILING ADDRESS: 403 LOCUST ST. HARRISONVILLE MO. 64701
EMAIL ADDRESS: Chiefpartiac65@aol.com

PROPERTY OWNER NAME(S): CLINT E. AND DEBORAH A. MILLER PHONE: 816 769 7879
COMPANY: _____ FAX: _____
MAILING ADDRESS: 403 LOCUST ST. HARRISONVILLE MO. 64701
EMAIL ADDRESS: _____
SIGNATURE OF PROPERTY OWNER AUTHORIZING APPLICATION: Clint E. Miller
(IF APPLICANT AND PROPERTY OWNER DIFFERENT)

FIRM PREPARING INFORMATION: Bowers Land Survey Co LLC PHONE: 816-225-0160
CONTACT: Troy Bowers FAX: _____
MAILING ADDRESS: 1000 W. Mechanic St., Harrisonville, Mo 64701
EMAIL ADDRESS: troy@bowerssurvey.com

GENERAL LOCATION OF PROPERTY TO BE VACATED: unimproved Cedar Street
North of M.K.+T Railroad (abandoned)
PROPERTY AREA IN ACRES AND/OR SQUARE FEET: _____
PLAT IN WHICH PROPERTY IS LOCATED: Dutro's Addition
PRESENT USE OF SURROUNDING PROPERTY: Residential + Commercial
FUTURE USE OF VACATED PROPERTY: Residential

Locust Street



Point of Beginning
FOUND 3/8" IRON BAR

Description of Right-Of-Way To Be Vacated

ALL THAT PART OF CEDAR STREET RIGHT-OF-WAY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF LOCUST STREET, AS NOW LOCATED, AND THE CENTERLINE OF VACATED BUCKEYE STREET, RUN THENCE SOUTH 89°20'00" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID LOCUST STREET, 138.02 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CEDAR STREET, AS NOW LOCATED, AND BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING SOUTH 89°20'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LOCUST STREET, 44.99 FEET; THENCE SOUTH 00°01'30" EAST, 16.42 FEET; THENCE SOUTH 29°19'14" EAST, 205.21 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE NOW ABANDONED M.K.&T. RAILROAD; THENCE SOUTH 57°02'00" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 15.49 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF CEDAR STREET; THENCE NORTH 32°58'00" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 243.49 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 0.12 ACRES (5429 SQUARE FEET), MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS.

NOTE: THIS DRAWING ILLUSTRATES THE PROPOSED RIGHT-OF-WAY VACATION. IT DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY. IT IS FOR PLANNING PURPOSES ONLY.

FOR: CLINT & DEBORAH MILLER 403 LOCUST ST, HARRISONVILLE, MO 64701



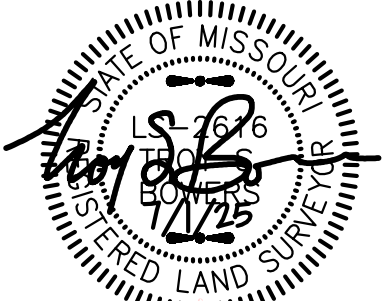
Bowers Land Survey Co. LLCSM
P.O. BOX 541
1000 W. MECHANIC STREET
HARRISONVILLE, MISSOURI 64701
TELEPHONE: 816.225.0160
WEBSITE: BOWERSSURVEY.COM

SITE ADDRESS: 403 LOCUST ST, HARRISONVILLE, MO 64701

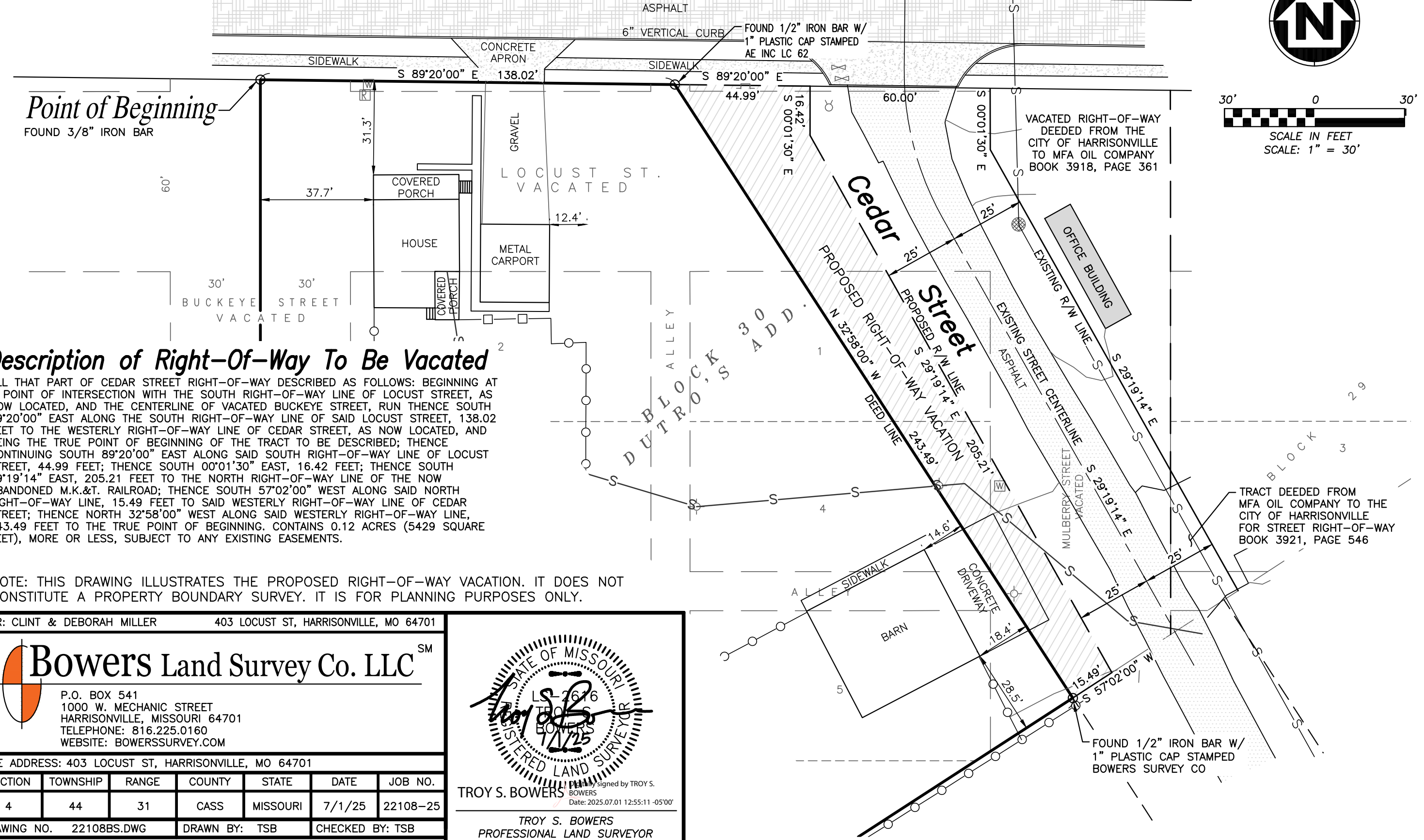
SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
4	44	31	CASS	MISSOURI	7/1/25	22108-25

DRAWING NO. 22108BS.DWG DRAWN BY: TSB CHECKED BY: TSB

BOWERS LAND SURVEY CO. LLC, LAND SURVEYING, MISSOURI STATE CERTIFICATE OF AUTHORITY NO. LS-2020010824



TROY S. BOWERS
PROFESSIONAL LAND SURVEYOR
MO LS 2616

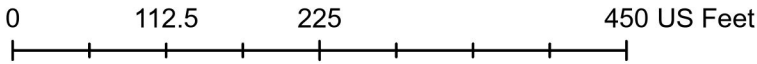
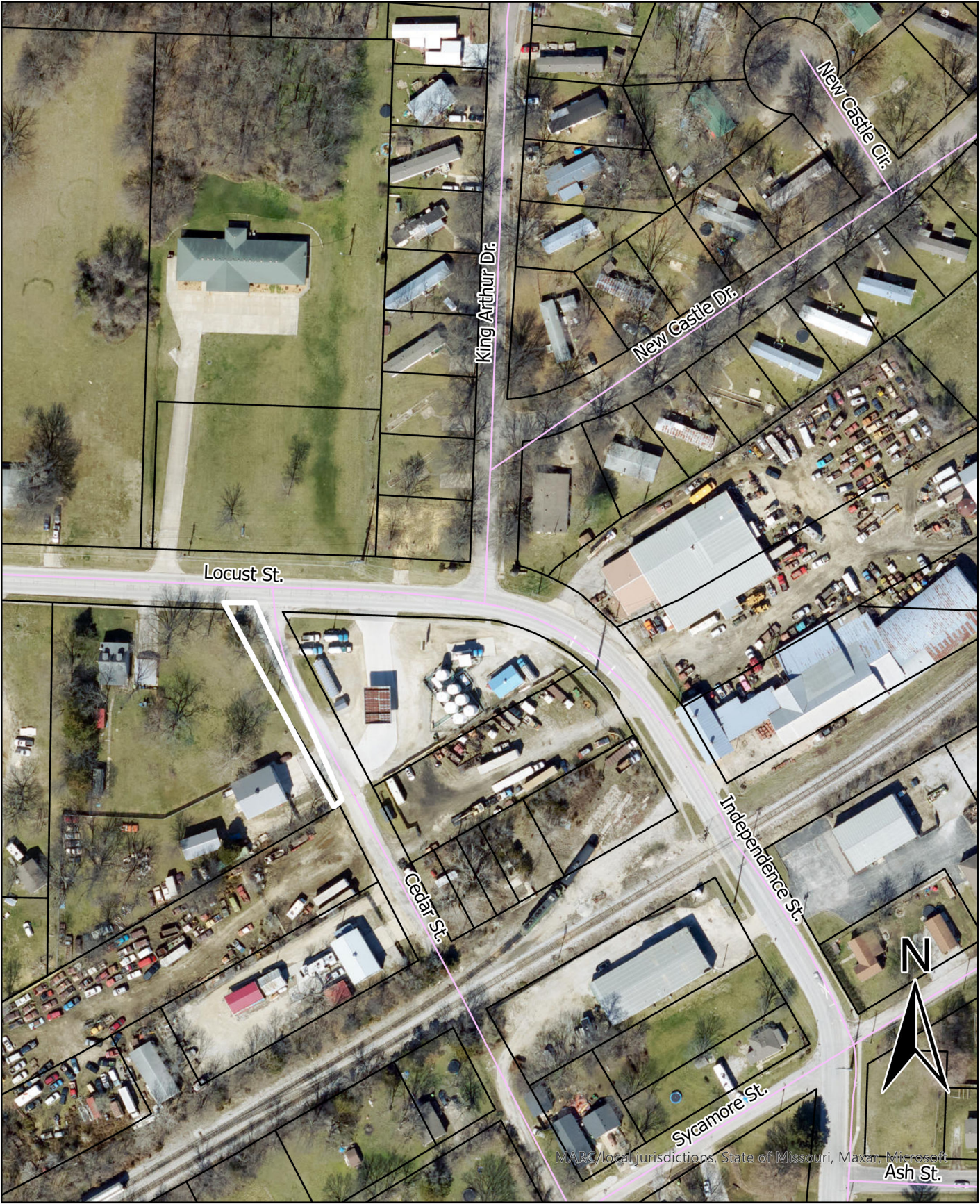


Zoning Map



MARC/local jurisdictions, MO911ServiceBoard, DNR, MDC, State of Missouri, Maxar, Microsoft

Aerial Map





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

To: Board of Aldermen

From: Christina Stanton

Date: July 21, 2025

Re: Council Bill 38: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI VACATING A PORTION OF THE CEDAR STREET RIGHT-OF-WAY ADJACENT TO *BLOCK 30, DUTRO'S ADDITION*, SOUTH OF LOCUST STREET AND ESTABLISHING AN EFFECTIVE DATE.

GENERAL INFORMATION

Applicant: Clint Miller

Requested Actions: Approval of Ordinance to Vacate a Portion of the Cedar Street Right-of-Way

Date of Application: June 5, 2025

PROPOSAL

The applicant is requesting to vacate a portion of the Cedar Street right-of-way adjacent to *Block 30, Dutro's Addition*, south of Locust Street.

PREVIOUS ACTIONS

- January 1, 1912—Dutros Addition is recorded with the Cass County Recorder’s Office as part of the Harrisonville Original Town 1912 plat.
- 1944—According to the Cass County’s parcel data the existing house and several shed/yard structures were built at this time.
- September 20, 1978—The Board of Aldermen approved Zoning Ordinance #1194, which established this area as General Industry (M-2) District.
- March 7, 2019—A building permit (#18299) was issued for a 40’ x 44 steel shop building.
- April 15, 2019—The Board of Aldermen approved an ordinance (#3464) vacating unused and unimproved Oak Street right-of-way, Buckeye Street right-of-way and an alley remnant all at 403 Locust Street.
- May 15, 2025—The Planning & Zoning Commission voted 6-0 to recommend approval of a request to Rezone from General Industrial (M-2) District to Single-Family Residential (R-1) District for 1.5-acres on land located at 403 Locust Street to the Board of Aldermen.
- June 2, 2025--The Board of Aldermen approved a requested Rezoning (Appl. #RZ-25-002) from General Industrial (M-2) District to Single-Family Residential (R-1) District for 1.5-acres on land located at 403 Locust Street.

KEY ISSUES

- The required notices were mailed on June 11th and published in the Tribune & Times on June 19, 2025.
- No objections have been received.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested vacation of a portion of the Cedar Street right-of-way adjacent to *Block 30, Dutro's Addition*, south of Locust Street as depicted in the attached Exhibit.

ATTACHMENTS

Ordinance
Vacation Exhibit with Legal

Aerial Map

STAFF CONTACT:

Christina Stanton

Council Bill No. _____

Ordinance No. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI VACATING A PORTION OF THE CEDAR STREET RIGHT-OF-WAY ADJACENT TO BLOCK 30, DUTRO'S ADDITION, SOUTH OF LOCUST STREET AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Clint Miller submitted an application (Appl. #VAC-25-005) to vacate a portion of the Cedar Street right-of-way as depicted in the attached Exhibit; and

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

WHEREAS, the City has received no objections from property owners who either touch the right-of-way to be vacated or own land within the same block; and

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

WHEREAS, the Board of Aldermen, after careful and due deliberation, find that vacating the proposed right-of-way is in the best interest of the City of Harrisonville and its residents, and that the vacated property be deeded to the adjoining property owners.

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

Section 1: The Board of Aldermen of Harrisonville, Missouri, hereby declares it necessary, reasonable, proper, and in the best interest of the City of Harrisonville and its residents to discontinue as right-of-way and forever vacate the right-of-way as described herein and depicted in the attached Exhibit.

Legal Description:

ALL THAT PART OF CEDAR STREET RIGHT-OF-WAY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF LOCUST STREET, AS NOW LOCATED, AND THE CENTERLINE OF VACATED BUCKEYE STREET, RUN THENCE SOUTH 89°20'00" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID LOCUST STREET, 138.02 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CEDAR STREET, AS NOW LOCATED, AND BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING SOUTH 89°20'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LOCUST STREET, 44.99 FEET; THENCE SOUTH 00°01'30" EAST, 16.42 FEET; THENCE SOUTH 29°19'14" EAST, 205.21 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE NOW ABANDONED M.K.&T. RAILROAD; THENCE SOUTH 57°02'00" WEST ALONG

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

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

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

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

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 21st DAY OF JULY 2025. READ FOR THE SECOND TIME BY TITLE ONLY ON THE 4TH DAY OF AUGUST 2025.

Mike Zaring, Mayor

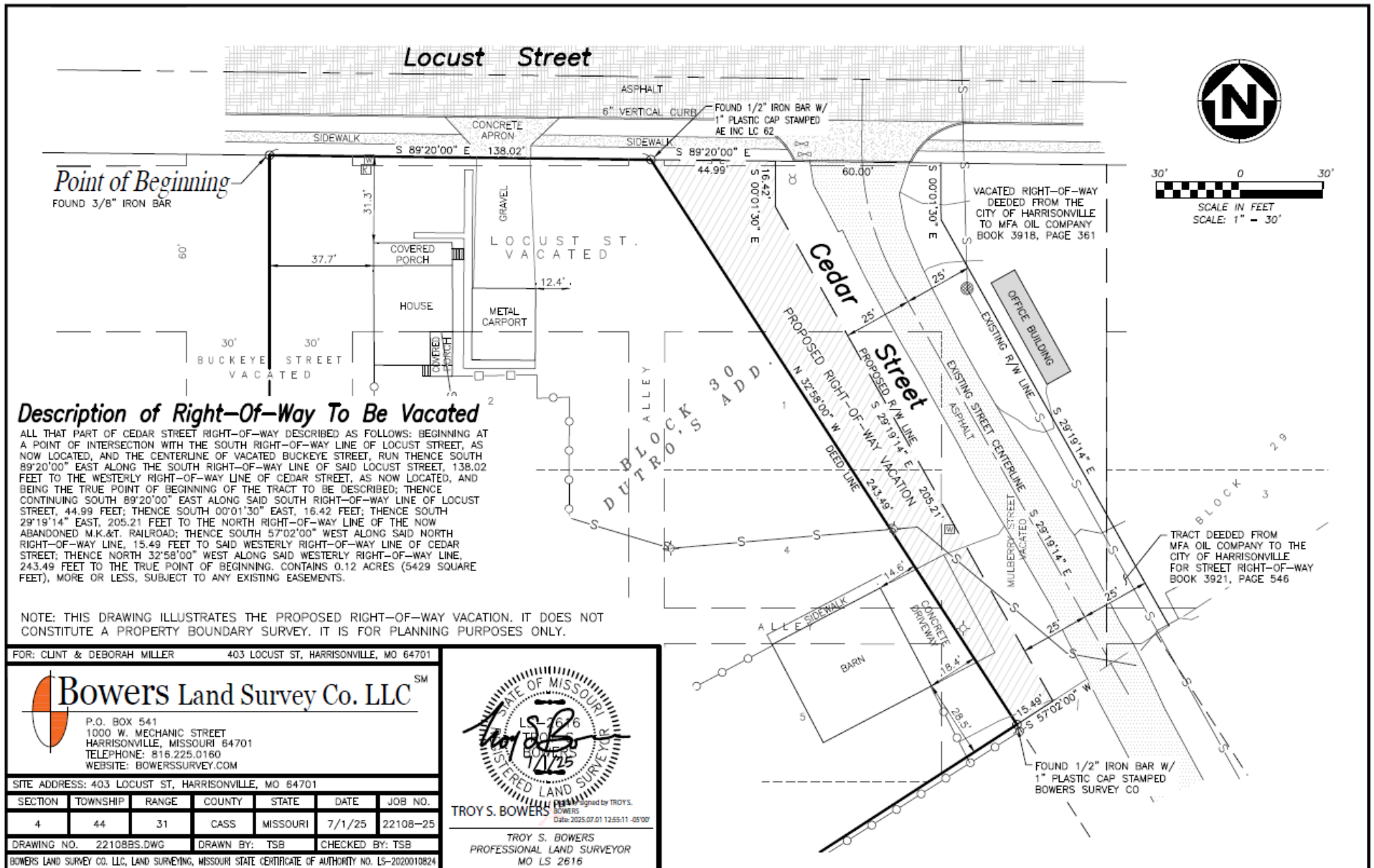
ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 4th day of August 2025.

ATTACHMENTS:

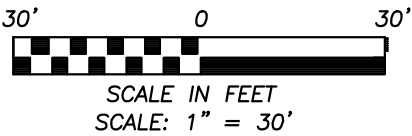
EXHIBIT: PROPOSED RIGHT-OF-WAY TO BE VACATED
ZONING MAP



Zoning Map



Locust Street



Point of Beginning
FOUND 3/8" IRON BAR

Description of Right-Of-Way To Be Vacated

ALL THAT PART OF CEDAR STREET RIGHT-OF-WAY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF LOCUST STREET, AS NOW LOCATED, AND THE CENTERLINE OF VACATED BUCKEYE STREET, RUN THENCE SOUTH 89°20'00" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID LOCUST STREET, 138.02 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CEDAR STREET, AS NOW LOCATED, AND BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING SOUTH 89°20'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LOCUST STREET, 44.99 FEET; THENCE SOUTH 00°01'30" EAST, 16.42 FEET; THENCE SOUTH 29°19'14" EAST, 205.21 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE NOW ABANDONED M.K.&T. RAILROAD; THENCE SOUTH 57°02'00" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 15.49 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF CEDAR STREET; THENCE NORTH 32°58'00" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 243.49 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 0.12 ACRES (5429 SQUARE FEET), MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS.

NOTE: THIS DRAWING ILLUSTRATES THE PROPOSED RIGHT-OF-WAY VACATION. IT DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY. IT IS FOR PLANNING PURPOSES ONLY.

FOR: CLINT & DEBORAH MILLER 403 LOCUST ST, HARRISONVILLE, MO 64701



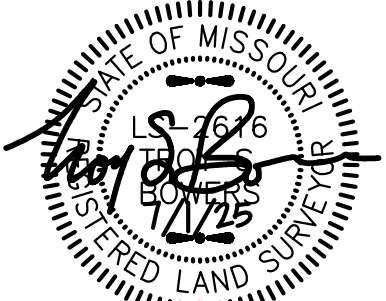
Bowers Land Survey Co. LLCSM
P.O. BOX 541
1000 W. MECHANIC STREET
HARRISONVILLE, MISSOURI 64701
TELEPHONE: 816.225.0160
WEBSITE: BOWERSSURVEY.COM

SITE ADDRESS: 403 LOCUST ST, HARRISONVILLE, MO 64701

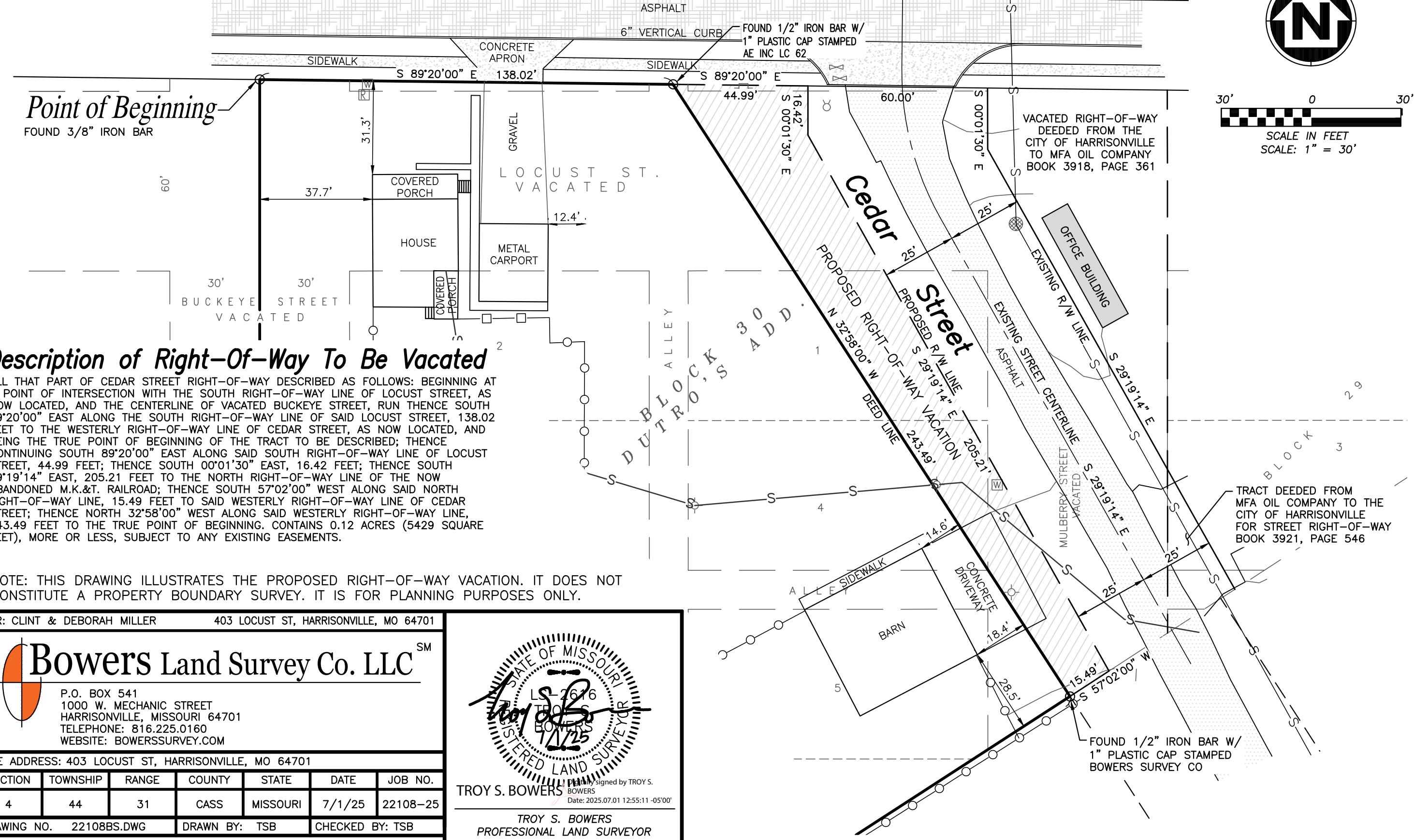
SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
4	44	31	CASS	MISSOURI	7/1/25	22108-25

DRAWING NO. 22108BS.DWG DRAWN BY: TSB CHECKED BY: TSB

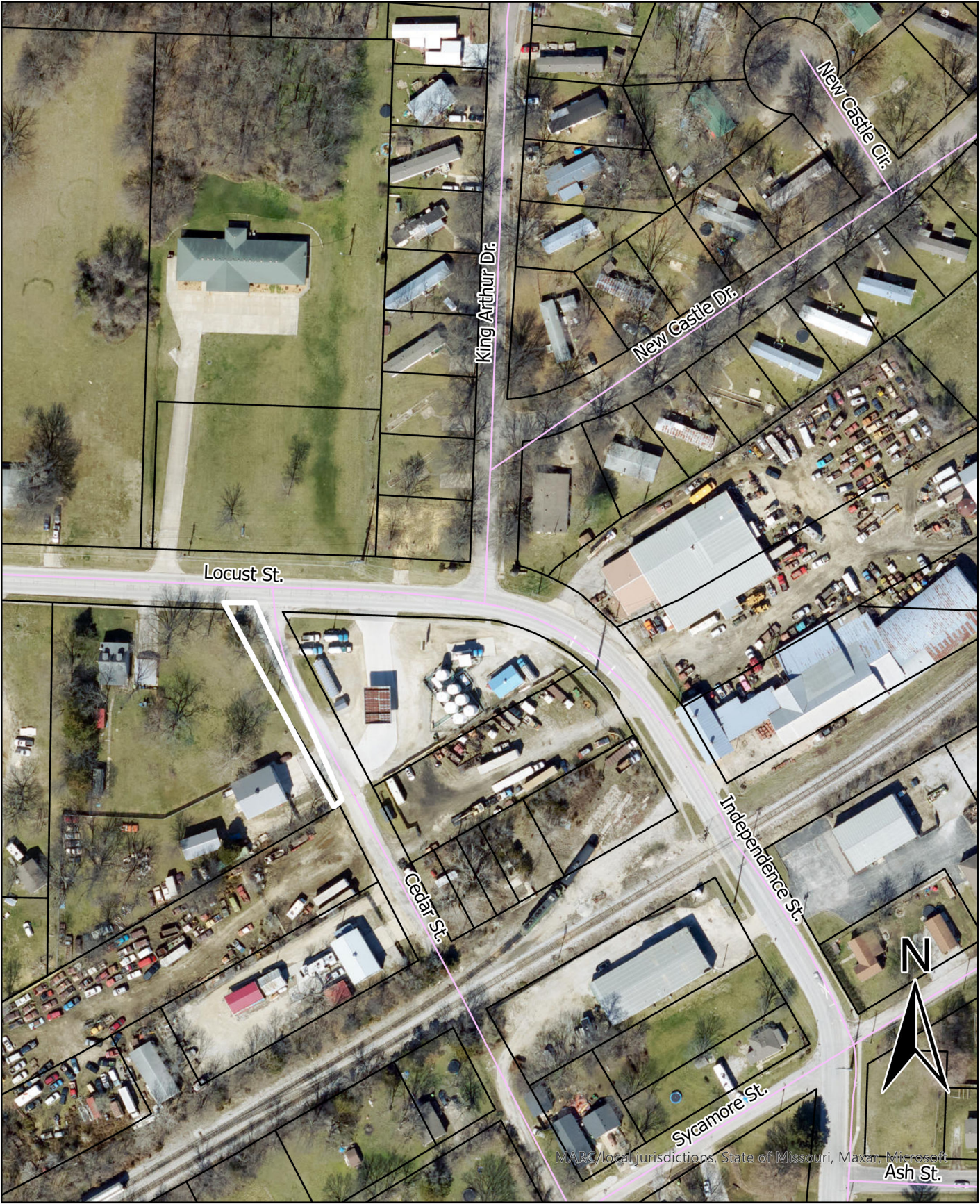
BOWERS LAND SURVEY CO. LLC, LAND SURVEYING, MISSOURI STATE CERTIFICATE OF AUTHORITY NO. LS-2020010824



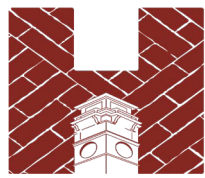
TROY S. BOWERS
PROFESSIONAL LAND SURVEYOR
MO LS 2616



Aerial Map



0 112.5 225 450 US Feet



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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

To: Board of Aldermen

From: Christina Stanton, AICP, Community Development Director

Date: July 21, 2025

Re: Code Amendment—Land Use Table

GENERAL INFORMATION

Applicant: N/A

Requested Actions: Consideration of Proposed Code Amendment

Date of Application: N/A

PROPOSAL

The proposed Code Amendment to the Appendix A: Land Use Table, Chapter 405, is to allow the uses of packaging, processing, and warehousing within the Service Business (C-2) District with an approved Special Use Permit. These are typically industrial uses, but could make sense in the C-2 District in limited situations such as larger property that doesn't front on a main thoroughfare which is why staff is recommending the proposed change to the Land Use Table.

PREVIOUS ACTIONS

- November 21, 2022—The Board of Aldermen approved Ordinance #3616, which established Appendix A: Land Use Table, to Chapter 405-Zoning Regulations.
- February 21, 2023—The Board of Aldermen approved Ordinance #3632, which added “Accessory Dwelling Unit” to the Land Use Table; added apartment complex, multi-family, single-family, and two-family as allowed uses in the CBD-2 District; added apartment complex and multi-family as allowed uses in the C-2 District; included various changes related to adult businesses; added “Crematorium—Human or Animal” to the Land Use Table, as a use allowed with an approved Special Use Permit in either of the industrial districts and removed incineration of “dead animals” from the list of prohibited uses; added “Massage Establishment” as an allowed use in the C-2 District; added “Tattoo, Piercing and Branding Establishment” to the Land Use Table; and added “Manufacture of Assembly of products to be sold at retail on the premises” as an allowed use in the CBD-1, CBD-2, and M-1 Districts.
- December 4, 2023—The Board of Aldermen approved Ordinance #3677, which added the uses of “Apiary”, “Aviary”, “Campground”, “Cluster or Cottage Housing”, “Assisted Living Facility”, “Automobile Salvage or Wrecking Yard or Tow Lot”, “Automobile Service Station”, “Day Care Center”, “Event Venue”, Intermediate Care Facility”, “Short-Term Rental”, “Trailer Camp/RV Park”, and “Research Service and Laboratory” to the Land Use Table.
- August 19, 2024—The Board of Aldermen approved Ordinance #3702, which added the uses of “Art Gallery”, “Brew Pub”, “Brewery”, “Brewery, Micro”, “Performing Arts Theatre”, and “Film Production” to the Land Use Table.

- **July 17, 2025—The Planning & Zoning Commission voted 6-0 to recommend approval to the Board of Aldermen.**

KEY ISSUES

- **Currently these uses are prohibited within the Service Business (C-2) District, allowing them with a Special Use Permit allows staff, the Planning & Zoning Commission, and the Board of Aldermen the flexibility to review such uses within this District on a case-by-case basis and add appropriate restrictions or deny the use if it is not a good fit.**

ATTACHMENTS

Land Use Table Mark-ups

Land Use Table (amended 7-17-2025)

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

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

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

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

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

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

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

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

P*=Permitted Use on Mechanic or Independence Street.

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

Council Bill No. _____

Ordinance No. _____

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE, MISSOURI AMENDING APPENDIX A: LAND USE TABLE,
UNDER CHAPTER 405—ZONING REGULATIONS, IN TITLE IV—LAND USE
REGULATIONS OF THE HARRISONVILLE MUNICIPAL CODE AND
ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the City of Harrisonville desires to amend Appendix A: Land Use Table, under Chapter 405—Zoning Regulations, in Title IV—Land Use Regulations of the City’s municipal code; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning & Zoning Commission held a public hearing on July 17, 2025, to review and make a recommendation. After said public hearing, the Planning & Zoning Commission voted 6-0 to recommend approval to the Board of Aldermen; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on July 21, 2025, and rendered a decision to approve as the Board believes that it is in the best interest for the citizens of Harrisonville.

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

Section 1: Appendix A: Land Use Table shall be amended by adding “S” under the column for the C-2 Zoning District for the uses of packaging, processing, and warehousing.

Section 2: That this Ordinance shall be in effect immediately upon its passage and approval.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 21st DAY OF JULY, 2025, AND
WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 4TH DAY OF AUGUST,
2025, AND PASSED BY THE BOARD OF ALDERMEN THIS 4TH DAY OF AUGUST, 2025.

Mike Zaring, Mayor

ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 4th day of August, 2025.

Land Use Table (adopted August, 2025)

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

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

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

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

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

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

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

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

P*=Permitted Use on Mechanic or Independence Street.

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



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

To: Board of Aldermen

From: Kim Hubbard, Finance Manager

Date: July 21, 2025

Re: Council Bill 40: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE AMENDING THE OPERATING BUDGET FOR THE CITY OF HARRISONVILLE, MISSOURI, FOR THE FISCAL YEAR JANUARY 1, 2025 THROUGH DECEMBER 31, 2025, AND ESTABLISHING AN EFFECTIVE DATE.

GENERAL INFORMATION

Applicant: The City entered a contract with Clayton Holdings to lease/purchase two (2) 2025 Ford Police Interceptors with upfitting, one (1) Ford F-350 truck with upfitting for the CWSS Department and a 2025 Ford Explorer 4x4 for Finance Administration.

Account	Current Budget	Increase	Decrease	New Budget
01-0203-0496-00	\$15,018.48	\$5,861.98	\$0.00	\$20,880.06
01-0311-0496-00	\$187,890.60	\$17,426.88	\$0.00	\$205,317.48
08-0103-0496-00	\$132,014.99	\$8,845.38	\$0.00	\$140,860.37
01-5934	\$1,324,274.32	\$23,288.46	\$0.00	\$1,347,562.78
08-5934	\$1,660,466.50	\$8,845.38	\$0.00	\$1,669,311.88

In 2020 the board approved to discontinue charging the \$4 credit card processing fee for customers making payments through the utility payment portal or through the phone payment service. Since then, the fees have increased significantly; Assistant City Administrator Smith worked with Global Payments to lower the fees. A new 3-year agreement has been signed with Global Payments which lowers the fees significantly. A budget

amendment is needed to cover the remainder of the year.

Account	Current Budget	Increase	Decrease	New Budget
01-0230-0218-00	\$167,000.00	\$200,262.97	\$0.00	\$367,262.97
01-5934	\$1,324,274.32	\$200,262.97	\$0.00	\$1,524,537.29

Replacement of the Lake Harrisonville pump motor.

Account	Current Budget	Increase	Decrease	New Budget
08-0931-3031-00	\$0.00	\$31,618.34	\$0.00	\$31,618.34
08-5935	\$2,672,992.83	\$31,618.34	\$0.00	\$2,704,611.17

The Police Department has received a LLEBG-Jag Grant that will fund needed supplies, such as Spiwak reversible short-duty rain jackets, bail out bags, medical supply kits, road flairs and spit barrier transport hoods. The grant amount is \$9,885.04.

Account	Current Budget	Increase	Decrease	New Budget
01-0311-0310-00	\$38,806.00	\$9,885.04	\$0.00	\$48,691.04
01-5626	\$9,306,088.47	\$9,885.04	\$0.00	\$9,315,973.21

An electric system study is needed which will include a study of rates, the electric system and AMI. Staff estimate the cost of the study to be around \$75,000. The last electric rate study that was done was 2022.

Account	Current Budget	Increase	Decrease	New Budget
07-0721-0216-00	\$79,240.01	\$75,000.00	\$0.00	\$154,240.01
07-5934	\$0.00	\$75,000.00	\$0.00	\$75,000

The electric department has a tree trimming contract with Asplundh Tree Company and at the beginning of 2025 it came to staff's attention of invoices that had been missed for 2024. The total amount of the 2024 missed invoices was \$106,368.30. A budget amendment of \$106,368.30 is requested to cover the 2024 invoices and the electric department will have the monies originally needed for 2025. Please note that at the end of 2024 there was money in the account to cover the \$106,368.30

Account	Current Budget	Increase	Decrease	New Budget
07-0735-0216-00	\$460,000.00	\$106,368.30	\$0.00	\$566,368.30
07-5934	\$0.00	\$106,368.30	\$0.00	\$106,368.30

The police department has realized the need for camera monitoring within the evidence room. This will protect both the agency and the staff.

Account	Current Budget	Increase	Decrease	New Budget
01-0240-0216-00	\$588,906.21	\$3,600.00	\$0.00	\$592,506.21
01-5934	\$1,324,274.32	\$3,600.00	\$0.00	\$1,374,274.32

The electric department has implemented a new outage tracking software,

Hometown Grid, which will assist staff with community outage reporting and bidirectional communication. This was not a budgeted item for 2025, and an amendment is needed to cover initial costs of the software and the monthly payments for the remainder of the year.

Account	Current Budget	Increase	Decrease	New Budget
07-0240-0216-00	\$59,100.00	\$12,100.00	\$0.00	\$71,200.00
07-5934	\$0.00	\$12,100.00	\$0.00	\$12,100.00

**Requested
Actions:**

**Date of
Application:**

PROPOSAL

PREVIOUS ACTIONS

KEY ISSUES

STAFF RECOMMENDATION

Approval

ATTACHMENTS

STAFF CONTACT:
Kim Hubbard, Finance Manager
Jeremy Smith, Director of Administrative Services

Council Bill No. 2025-

Ordinance No.

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE AMENDING THE OPERATING BUDGET FOR THE CITY OF HARRISONVILLE, MISSOURI, FOR THE FISCAL YEAR JANUARY 1, 2025 THROUGH DECEMBER 31, 2025, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Harrisonville (“City”) staff has reviewed the Fiscal Year January 1, 2025 to December 31, 2025 (“Fiscal Year”) revenues and expenditures; and

WHEREAS, proposed amendments to the Fiscal Year 2025 Budget as operations or unforeseen expenses have occurred in the Police, Public Works, Electric and Administration Departments; and

WHEREAS, this is a standard accounting practice to do budget amendments throughout the year; and

WHEREAS, The Board of Aldermen feel it is in the best interest of the City to approve the budget amendment presented for Fiscal Year 2025;

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, 2025, and ending on December 31, 2025, is hereby amended. Maximum amounts to be expended by fund are as follows:

FUND	BUDGETED REVENUE	BUDGETED EXPENDISTURES
GENERAL	\$42,143,896.00	\$41,716,045.00
REFUSE	\$ 830,315.00	\$ 810,967.00
ELECTRIC	\$13,205,427.00	\$13,469,266.00
CWSS	\$15,542,681.00	\$13,598,846.00
FLEET	\$ 265,415.00	\$ 210,272.00
PARKS & RECREATION	\$ 3,405,359.00	\$ 3,444,273.00
EMERGENCY SERVICES	\$ 5,089,887.00	\$ 5,256,925.00
DEBT SERVICE	\$ 315,155.00	\$ 315,625.00

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

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

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 21ST DAY OF JULY 2025,
AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 21ST DAY OF
JULY 2025, AND PASSED BY THE BOARD OF ALDERMEN THIS 21ST DAY OF
JULY 2025.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

EXCUSED:

Ex-Officio

Aldermen

Mike Zaring, Mayor and

Chairman of the Board of

ATTEST:

Daniel Barnett, City Clerk

WITNESS my hand and seal this 21st day of July 2025.

To: Board of Aldermen

From: Daniel Barnett, City Clerk

Date: July 21, 2025

Re: Ordinances to submit three ballot measures to the qualified voters of the City of Harrisonville for their approval at the November 4, 2025, general election.

GENERAL INFORMATION

Applicant:

Requested Actions: Approval of three ordinances submitting ballot measures to the qualified voters of the City of Harrisonville for their approval at the November 4, 2025, general election.

Date of Application: July 21, 2025

PROPOSAL

City staff propose to submit three ballot measures to Harrisonville voters for their approval at the November 4, 2025, general election.

The three items are:

Imposing a 1-percent increase to the City's General Sales Tax rate.

Establishing a Motor Fuel Fee of \$0.01 per gallon sold.

Issuing combined waterworks and sewage system bonds in the amount of \$82,000,000.

REMINDER: Nearly 90% of all of sales tax-generating purchases in Harrisonville are purchased by those who do not live in Harrisonville. Therefore, creating a system in which a majority of the services available to Harrisonville residents are funded by those who live outside of our community.

PREVIOUS ACTIONS

During a Board of Aldermen Retreat on April 28, 2025, a consensus of the Board was reached to submit three ballot measures to Harrisonville voters for their approval at the November 4, 2025, general election.

KEY ISSUES

1% General Sales Tax – Provides an additional 1-percent in revenue to the City's general fund. This ballot issue would require a simple majority for passage. As a reminder, an overwhelming majority of sales tax-generating purchases in Harrisonville are purchased by those who do not live in Harrisonville.

1 Penny Fuel Fee – Provides one penny from every gallon of fuel sold within the City of Harrisonville, to be used exclusively for the maintenance, development, expansion and policing of streets in

Harrisonville. This ballot issue requires a 2/3 majority for passage. As a reminder, an overwhelming majority of fuel purchased in Harrisonville is purchased by those who do not live in Harrisonville.

Combined Waterworks and Sewage System Bonds – The \$82,000,000 total for the proposed bonds addresses a wide range of projects the City will be undertaking in the coming years, including:

The bond question will allow the voters of Harrisonville to determine whether the interest rates on the bonds are set at the standard Missouri State Revolving Fund (SRF) rate – 1.75% or at the current market rate – approximately 4.00%.

This ballot issue would require a simple majority for passage.

STAFF COMMENTS AND SUGGESTIONS

Approval of the proposed ordinance will provided funding necessary to provide sustainable services to the residents and businesses of the City of Harrisonville.

STAFF RECOMMENDATION

City staff recommend approval of the Council Bills 41, 42 and 43.

STAFF CONTACT: Daniel Barnett, City Clerk

Council Bill No.

Ordinance No.

AN ORDINANCE OF THE CITY OF HARRISONVILLE, MISSOURI, IMPOSING A SALES TAX FOR PUBLIC SAFETY PURPOSES AT THE RATE OF ONE AND ONE QUARTER PERCENT (1.25%) PURSUANT TO THE AUTHORITY GRANTED BY, AND SUBJECT TO THE PROVISIONS OF, SECTION 94.510 RSMO AND PROVIDING FOR SUBMISSION OF THE PROPOSAL TO THE QUALIFIED VOTERS OF THE CITY FOR THEIR APPROVAL AT THE GENERAL ELECTION CALLED AND TO BE HELD IN THE CITY ON NOVEMBER 4, 2025.

WHEREAS, the City has imposed a general local sales tax, as defined in Section 94.510 RSMo, at the total rate of one quarter of one percent (0.25%); and,

WHEREAS, the City is authorized, under Section 94.510 RSMo, to impose a local sales tax at a rate of up to two percent (2.00%); and,

WHEREAS, the Board of Aldermen do not wish to impose the maximum general sales tax rate, but rather increase the general sales tax from one quarter of one percent (0.25%) to one and one quarter percent (1.25%).

WHEREAS, the proposed City sales tax cannot become effective until approved by the voters at a municipal, county, or state general, primary, or special election.

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

Section 1. Pursuant to the authority granted by, and subject to, the provisions of Sections 94.510 RSMo, a general sales tax may be imposed.

Section 2. The rate of the tax shall be one percent (1.25%).

Section 3. This tax shall be submitted to the qualified voters of the City of Harrisonville, Missouri for their approval at the General election hereby called and to be held in the City on Tuesday, November 4, 2025. The ballot of submission shall contain substantially the following language:

Shall the city of Harrisonville, Missouri impose a city
sales tax of one and one quarter of a percent?

☐ Yes

☐ No

Section 4. The City Clerk is hereby authorized and directed to notify the Board of Election Commissioners of Cass County, Missouri, of the adoption of this Ordinance no later than 4:00 P.M. on July 22nd and to include in said notification all of the terms and provisions required by the Comprehensive Election Act, Chapter 115 of the Revised Statutes of Missouri, as amended.

Section 5. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

READ FOR THE FIRST TIME BY TITLE ONLY ON JULY 21, 2025, AND FOR THE SECOND TIME BY TITLE ONLY ON AUGUST 4, 2025, AND PASSED BY THE BOARD OF ALDERMEN THIS 4TH DAY OF AUGUST, 2025.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

EXCUSED:

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

ATTEST:

Daniel Barnett, City Clerk

Approved by the Mayor this 4th day of August, 2025.

Council Bill No.

Ordinance No.

AN ORDINANCE OF THE CITY OF HARRISONVILLE, MISSOURI, IMPOSING A MOTOR FUEL FEE TO BE USED TO FUND THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIR, AND SIGNING OF ROADS AND STREETS AT THE RATE OF ONE CENT (\$0.01) PER GALLON TO BE IMPOSED ON ALL MERCHANTS FOR THE SALE OF FUEL USED FOR PROPELLING MOTOR VEHICLES PURSUANT TO THE AUTHORITY GRANTED BY AND SUBJECT TO THE PROVISIONS OF ARTICLE IV SECTION 30(A) OF THE MISSOURI CONSTITUTION; AND PROVIDING FOR SUBMISSION OF THE PROPOSAL TO THE QUALIFIED VOTERS OF THE CITY FOR THEIR APPROVAL AT THE SPECIAL ELECTION CALLED AND TO BE HELD IN THE CITY ON NOVEMBER 4, 2025.

WHEREAS, the City of Harrisonville, Missouri (the “City”) is authorized, under Article IV Section 30(a) of the Missouri Constitution, to impose a Motor Fuel Fee at a rate of one cent (\$0.01) per gallon to be imposed on all merchants for the sale of fuel used for propelling motor vehicles in the City; and

WHEREAS, the proposed City Motor Fuel Fee cannot become effective until approved by a two-thirds majority of the voters at a municipal, county or state general, primary or special election.

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

Section 1. Pursuant to the authority granted by, and subject to, the provisions of Article IV Section 30(a) of the Missouri Constitution, a fee, on gasoline, diesel fuel, and/or blended fuels to be used to fund the construction, reconstruction, maintenance, repair, and signing of roads and streets of the City.

Section 2. The rate of the fee shall be one cent (\$0.01) per gallon.

Section 3. This fee shall be submitted to the qualified voters of Harrisonville, Missouri, for their approval, as required by the provisions of Article IV Section 30(a) of the Missouri Constitution, at the election to be held in the City on Tuesday, the fourth (4th) day of November, 2025. The ballot of submission shall contain substantially the following language:

Shall the City of Harrisonville, Missouri impose a Motor Fuel Fee on and paid by gasoline filling stations selling diesel fuel, gasoline, and/or blended fuels, in an amount not to exceed one cent (\$.01) per gallon based on the gallons of motor vehicle fuel sold, the proceeds of which shall be used solely for construction, reconstruction, maintenance, repair, and signing of roads and streets?

[] YES

[] NO

If you are in favor of the question, place an "X" in the box opposite "Yes." If you are opposed to the question, place an "X" in the box opposite "No."

Section 4. The City Clerk is hereby authorized and directed to notify the Board of Election Commissioners of Cass County, Missouri, of the adoption of this Ordinance no later than 4:00 P.M. on July 22nd and to include in said notification all of the terms and provisions required by the Comprehensive Election Act, Chapter 115 of the Revised Statutes of Missouri, as amended.

Section 5. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

READ FOR THE FIRST TIME BY TITLE ONLY ON JULY 21, 2025, AND FOR THE SECOND TIME BY TITLE ONLY ON AUGUST 4, 2025, AND PASSED BY THE BOARD OF ALDERMEN THIS 4TH DAY OF AUGUST, 2025.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

EXCUSED:

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

ATTEST:

Daniel Barnett, City Clerk

Approved by the Mayor this 4th day of August, 2025.

Council Bill No.

Ordinance No.

**AN ORDINANCE CALLING A BOND ELECTION IN THE CITY
OF HARRISONVILLE, MISSOURI.**

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

Section 1. The Board of Aldermen finds it necessary and hereby declares its intent to borrow an amount not to exceed \$82,000,000.00 (the “Maximum Principal Amount”) for the purpose of purchasing, constructing, extending, improving and equipping its combined waterworks and sewerage system (the “Project”) and to evidence such borrowing by the issuance of combined waterworks and sewerage system revenue bonds of the City.

Section 2. An election is hereby ordered to be held in the City of Harrisonville, Missouri, on November 4, 2025, on the following question:

QUESTION

Shall the City of Harrisonville, Missouri, issue its combined waterworks and sewerage system revenue bonds in the amount of \$82,000,000.00 for the purpose of purchasing, constructing, extending, improving and equipping the combined waterworks and sewerage system of the City and acquiring any land and easements necessary therefor, with the principal of and interest on said revenue bonds to be payable solely from the revenues derived by the City from the operation of its combined waterworks and sewerage system, including all future extensions and improvements thereto?

Section 3. The form of the Notice of Election for said election, a copy of which is attached hereto and made a part hereof, is hereby approved. The City expects to make expenditures on and after the date of adoption of this Ordinance in connection with the Project, and the City intends to reimburse itself for such expenditures with the proceeds of the Bonds. The maximum principal amount of Bonds to be issued for the Project is estimated to equal the Maximum Principal Amount stated above.

Section 4. The City Clerk is hereby authorized and directed to notify the County Clerk of Cass County, Missouri of the adoption of this Ordinance no later than 4:00 P.M. on August 26, 2025, and to include in said notification all of the terms and provisions required by Chapter 115 of the Revised Statutes of Missouri, as amended.

Section 5. This Ordinance shall be in full force and effect from and after its passage.

READ FOR THE FIRST TIME BY TITLE ONLY ON JULY 21, 2025, AND FOR THE SECOND TIME BY TITLE ONLY ON AUGUST 4, 2025, AND PASSED BY THE BOARD OF ALDERMEN THIS 4TH DAY OF AUGUST, 2025.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:
EXCUSED:

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

ATTEST:

Daniel Barnett, City Clerk

Approved by the Mayor this 4th day of August, 2025.

EXHIBIT TO ORDINANCE

NOTICE OF ELECTION

CITY OF HARRISONVILLE, MISSOURI

Notice is hereby given to the qualified voters of the City of Harrisonville, Missouri, that the Board of Aldermen of the City has called an election to be held in the City on November 4, 2025, commencing at 6:00 A.M. and closing at 7:00 P.M., on the question contained in the following sample ballot:

OFFICIAL BALLOT

CITY OF HARRISONVILLE, MISSOURI

NOVEMBER 4, 2025

QUESTION

Shall the City of Harrisonville, Missouri, issue its combined waterworks and sewerage system revenue bonds in the amount of \$_____ for the purpose of purchasing, constructing, extending, improving and equipping the combined waterworks and sewerage system of the City and acquiring any land and easements necessary therefor, with the principal of and interest on said revenue bonds to be payable solely from the revenues derived by the City from the operation of its combined waterworks and sewerage system, including all future extensions and improvements thereto?

YES ☐
NO ☐

INSTRUCTIONS TO VOTERS: If you are in favor of the question, place an X in the box opposite "YES." If you are opposed to the question, place an X in the box opposite "NO."

The election will be held at the following polling places in the City:

PRECINCT

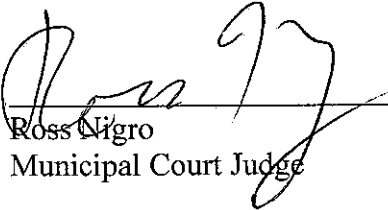
POLLING PLACE

DATED: _____, 2025.

County Clerk of Cass County, Missouri

IN THE MUNICIPAL COURT OF HARRISONVILLE, MISSOURI
CASS COUNTY

I certify that the attached is a report on all cases heard or tried before the Judge of the Circuit Court of Cass County Missouri, Municipal Division at Harrisonville during the month of **June 2025** and that the information and statements contained in said report are true and correct according to my best information, knowledge and belief.



Ross Nigro
Municipal Court Judge

7-1-25
Date

Presented and reviewed as required by Court Operating Rule 4.29.



City Clerk

7-7-2025
Date

Subscribed and sworn to before me this _____ day of _____, 2025.

Notary

RECEIVED
JUL 07 2025
CITY OF HARRISONVILLE

MUNICIPAL DIVISION SUMMARY REPORTING FORM

Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.

I. COURT INFORMATION		Municipality: Harrisonville Municipal		Reporting Period: Jun 1, 2025 - Jun 30, 2025	
Mailing Address: 300 E PEARL STREET, HARRISONVILLE, MO 64701					
Physical Address: 300 E PEARL STREET, HARRISONVILLE, MO 64701				County: Cass County	
Telephone Number: (816)3808903		Fax Number:			
Prepared by: Michelle Shaffer		E-mail Address: michelle.shaffer@courts.mo.gov			
Municipal Judge: Ross C. Nigro, Jr.					
II. MONTHLY CASELOAD INFORMATION					
		Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance	
A. Cases (citations/informations) pending at start of month		50	610	528	
B. Cases (citations/informations) filed		9	23	32	
C. Cases (citations/informations) disposed					
1. jury trial (Springfield, Jefferson County, and St. Louis County only)		0	0	0	
2. court/bench trial - GUILTY		0	0	0	
3. court/bench trial - NOT GUILTY		0	2	0	
4. plea of GUILTY in court		6	31	19	
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)		0	1	0	
6. dismissed by court		0	0	2	
7. <i>nolle prosequi</i>		0	2	15	
8. certified for jury trial (not heard in Municipal Division)		0	0	0	
9. TOTAL CASE DISPOSITIONS		6	36	36	
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]		53	597	524	
E. Trial de Novo and/or appeal applications filed		0	0	0	
III. WARRANT INFORMATION (pre- & post-disposition)					
1. # Issued during reporting period		52	IV. PARKING TICKETS		
2. # Served/withdrawn during reporting period		110	1. # Issued during reporting period		
3. # Outstanding at end of reporting period		956	0		
☐ Court staff does not process parking tickets					

MUNICIPAL DIVISION SUMMARY REPORTING FORM

COURT INFORMATION	Municipality: Harrisonville Municipal	Reporting Period: Jun 1, 2025 - Jun 30, 2025
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V. DISBURSEMENTS

Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)		Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.	
Fines - Excess Revenue	\$2,594.50	Court Automation	\$358.14
Clerk Fee - Excess Revenue	\$321.17	Law Enf Arrest-Local	\$865.00
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$9.90	Total Other Disbursements	\$1,223.14
Bond forfeitures (paid to city) - Excess Revenue	\$0.00	Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$10,117.50
Total Excess Revenue	\$2,925.57	Bond Refunds	\$1,327.50
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)		Total Disbursements	\$11,445.00
Fines - Other	\$4,256.50		
Clerk Fee - Other	\$304.80		
Judicial Education Fund (JEF) ☒ Court does not retain funds for JEF	\$0.00		
Peace Officer Standards and Training (POST) Commission surcharge	\$52.16		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$371.93		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$9.40		
Law Enforcement Training (LET) Fund surcharge	\$104.00		
Domestic Violence Shelter surcharge	\$106.00		
Inmate Prisoner Detainee Security Fund surcharge	\$104.00		
Restitution	\$160.00		
Parking ticket revenue (including penalties)	\$0.00		
Bond forfeitures (paid to city) - Other	\$500.00		
Total Other Revenue	\$5,968.79		