



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
AUGUST 4, 2025
6:00 PM**

- 1. Call to Order**
 - A. Pledge of Allegiance**
 - B. Roll Call**
- 2. Ceremonial Matters**
- 3. Public Participation**
 - A. Agenda Request - Marci Bauml**
- 4. Approval of Minutes**
 - A. Board of Aldermen Minutes - Regular Meeting - July 21, 2025**
 - B. Board of Aldermen Minutes - Work Session - July 21, 2025**
 - C. Board of Aldermen Minutes - Closed Session - July 21, 2025**
- 5. Agenda Items**
 - A. Council Bill 44: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE REAPPOINTMENT OF ED ROBERTS TO THE PARK BOARD.**
 - B. Council Bill 45: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE REAPPOINTMENT OF JOSEPH PARKHURST TO THE PARK BOARD.**
 - C. 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**

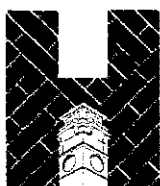
ESTABLISHING AN EFFECTIVE DATE.

- D. 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.**
 - E. 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.**
 - F. 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.**
 - G. 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.**
 - H. 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**
 - 8. Questions from the Media**
 - 9. Adjourn from Regular Session**

Posted on City Hall Bulletin Board this 31st 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.



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

AGENDA REQUEST FORM

This form must be completed and submitted to the office of the City Clerk. Completed materials for the agenda shall be submitted no later than Monday at 5:00 p.m., 5 business days prior to the next Board of Aldermen's meeting. 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. The Board of Aldermen's regular meetings are the 1st and the 3rd Monday of each month.

Date of Request: 7/24/2025 Scheduled Meeting Date: 08/04/2025

Full Name of Speaker: Marci Bauml Organization: HAS Friends

Home Address: 1300 E Elm St City: Hill State: MO Zip: 64701

Home Phone #: _____ Work Phone #: _____ Cell#: 816-678-2022

Email: mbaumla@hotmail.com

Specifics of Topic: HAS Friends shelter project updates

(You may write on the back or add additional sheets of paper for "Topic" and "Outcome" sections.)
Desired Outcome: _____

If applicable, has this item been previously presented to any of the following Boards for consideration?

Board of Aldermen	Date Presented	Outcome
Planning & Zoning	Date Presented	Outcome
Park Board	Date Presented	Outcome
Board of Adjustment	Date Presented	Outcome

***I have been made aware of the date and time of the next scheduled Board of Aldermen meeting.

Signature: Marci Bauml

Office Use Only:

Date request received:

RECEIVED

JUL 24 2025

CITY OF HARRISONVILLE

7/24/2025, 10:48 AM

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

1. Call to Order

The meeting was called to order at 6:03 PM by Mayor Mike Zaring.

A. Pledge of Allegiance

B. Roll Call

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

Others present: City Administrator Brad Ratliff, City Attorney Alex Felzien (remote), 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, City Engineer Carl Brooks, Executive Secretary to the City Administrator Theresa West and City Clerk Daniel Barnett – recording.

2. Ceremonial Matters

A. Carl Brooks 5-year Service Award

Mayor Mike Zaring presented a five-year service award to City Engineer Carl Brooks.

3. Public Participation

None.

4. Approval of Minutes

A. Board of Aldermen Minutes - Regular Meeting - July 7, 2025

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

B. Board of Aldermen Minutes - Work Session - July 7, 2025

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

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)

Mayor Zaring opened the Public Hearing at 6:07 p.m.

Zaring informed the Board that the public hearing will need to be continued to the September 2, 2025 Board of Aldermen meeting.

Mayor Zaring closed the Public Hearing at 6:08 p.m.

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.

City Attorney Felzien read the ordinance for the second time.

Upon passage, Mayor Zaring designated the ordinance to be Ordinance number 3735.

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

EXCUSED: Bill Mills, Dave Doerhoff

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

Mayor Zaring opened the Public Hearing at 6:09 p.m.

Staff report presented by Community Development Director Stanton.

Stanton said 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.

Stanton said City staff recommend approval.

City Engineer Brooks spoke about how the proposed vacation will benefit the S Commercial Street Extension Project.

Brooks said the Missouri Department of Transportation has agreed to provide \$100,000 to fund barricades for the closing of the railroad crossing at that location.

Mayor Zaring closed the Public Hearing at 6:14 p.m.

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.

City Attorney Felzien read the ordinance for the first time.

Mayor Zaring announced that the second reading of the ordinance would take place at the August 4, Board of Aldermen meeting.

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

Mayor Zaring opened the Public Hearing at 6:15 p.m.

Staff report presented by Community Development Director Stanton.

Stanton said 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.

Stanton reminded the Board that the surrounding property was rezoned from General Industrial (M-2) to Single-Family Residential (R-1) during the June 2, Board of Aldermen meeting.

Stanton said City staff recommend approval.

Mayor Zaring closed the Public Hearing at 6:17 p.m.

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.

City Attorney Felzien read the ordinance for the first time.

Mayor Zaring announced that the second reading of the ordinance would take place at the August 4, Board of Aldermen meeting.

G. PUBLIC HEARING: Code Amendments--Land Use Table

Mayor Zaring opened the Public Hearing at 6:17 p.m.

Staff report presented by Community Development Director Stanton.

Stanton said 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.

Stanton said 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 are recommending the proposed change to the Land Use Table.

Mayor Zaring closed the Public Hearing at 6:19 p.m.

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.

City Attorney Felzien read the ordinance for the first time.

Mayor Zaring announced that the second reading of the ordinance would take place at the August 4, Board of Aldermen meeting.

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.

Staff report presented by Assistant City Administrator Smith.

Smith spoke to purchases within the Police, Fire and Public Works Departments.

Upon passage, Mayor Zaring designated the ordinance to be Ordinance number 3736.

RESULT: Passed

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

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.

City Attorney Felzien read the ordinance for the first time.

City Administrator Ratliff spoke to a series of three ballot items that will be voted on by the registered voters of Harrisonville in the November 4, 2025, election.

Ratliff reminded the Board of the disparities between Harrisonville and several surrounding Cass County communities regarding sales and property taxes.

Ratliff highlighted the importance of pursuing a sales tax measure as opposed to a property tax measure in an effort to allow a majority of the funding to be brought in to be paid by those who do not live in Harrisonville but come into Harrisonville to purchase the items or services that they need.

Mayor Zaring announced that the second reading of the ordinance would take place at the August 4, Board of Aldermen meeting.

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.

City Attorney Felzien read the ordinance for the first time.

City Administrator Ratliff spoke to the large number of non-residents who purchase fuel in Harrisonville.

Ratliff reminded the Board that this ballot measure will take 67.7-percent of the vote to pass.

Mayor Zaring announced that the second reading of the ordinance would take place at the August 4, Board of

Aldermen meeting.

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

City Administrator Ratliff spoke about a large number of water, sewer and storm water projects that the City will need to fund in the coming years.

Ratliff said the bonds would be revenue bonds.

Ratliff said if the voters approve the ballot measure, it would allow the City to receive an interest rate through the State Revolving Funds of 1.75-percent, versus the market rate of 5.5-percent.

Mayor Zaring announced that the second reading of the ordinance would take place at the August 4, Board of Aldermen meeting.

6. Aldermen and Committee Reports

Alderwoman Franklin encouraged all in attendance to visit City Park to see the work that the Parks Maintenance staff are doing to construct the new sidewalk and overlook at Lake Luna. Franklin said she was encouraged to hear that the Harrisonville School District is exploring day care options for district staff. Franklin encouraged all in attendance to attend the Doggy Dive event on August 16.

7. Report from the City Administrator

City Administrator Ratliff reminded the Board about a series of upcoming community events.

Ratliff provided the Board with an update regarding the South Service Area Sanitary Sewer Project, stating that the contractor is removing sludge from the lagoon at the Slumber Inn. Ratliff also informed the Board that the City has resumed assessing liquidated damages to the contractor.

Ratliff announced that the James Street to Blueberry Drive Storm Water Drainage Improvements Project has begun.

Ratliff announced that the Ash Street Bridge over Town Creek Project will begin in mid-to-late August.

Ratliff informed the Board that the bids for the 2025 Streets and 2025 Curb and Gutter programs are due on July 22.

Ratliff said he and Public Works Director Hilderbrand recently met with the new Missouri Department of Transportation District Engineer. Ratliff said the meeting allowed the City to voice concerns over a number of projects or issues that have been experienced in recent months/years. Ratliff said he appreciates that the new engineer is responding quickly and seems attentive to the City's requests.

Ratliff said the Public Works departments have been meeting weekly with Comcast and Socket, as they install underground fiber-optic internet throughout the community. Ratliff spoke to issues with locates and hitting other underground utilities. Ratliff also informed those in attendance that the City is sharing contact information for those companies, if residents have a concern that they would like to address.

Ratliff thanked Hometown Flooring for their work to install new flooring and countertops at the Animal Shelter.

Ratliff thanked H&H Pro Services for striping the parking lots at the Fire and Police Stations, as a donation to the departments.

Ratliff informed the Board that the Harrisonville Municipal Court has reached an agreement with William Marshall to serve as the City's Prosecutor.

A. Municipal Court Report June 2025

8. Questions from the Media

None.

9. Adjourn from Regular Session

A motion was made by Alderman Davidson to adjourn from the Regular Meeting. The motion was seconded by Alderman Pfautsch. The motion carried with a unanimous vote. The meeting adjourned at 6:46 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 21, 2025
6:30 PM**

1. Call to Order

The meeting was called to order at 7:07 PM by Mayor Mike Zaring.

2. Present

A. Roll Call

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Excused	
Sandy Franklin	Harrisonville	Board Member	Present	
Larry Pfautsch	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Dave Doerhoff	Harrisonville	Board Member	Excused	
Marcia Milner	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Present	
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. Harrisonville Fire Department SWOT Analysis

Fire Chief Sullivan presented the SWOT (Strengths, Weaknesses, Opportunities and Threats) Analysis for the Fire Department for 2025.

B. Harrisonville Police Department SWOT Analysis

Police Chief Harris presented the SWOT (Strengths, Weaknesses, Opportunities and Threats) Analysis for the Police

Department for 2025.

At 8:33 p.m., the Board of Aldermen voted to go into Closed Session pursuant to RSMo. 610.021(1): Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys. A motion was made by Alderwoman Milner and seconded by Alderman Davidson. In attendance and voting to go into Closed Session were Aldermen Chaney, Davidson, Franklin, Milner, Pfautsch, Turner and Mayor Mike Zaring. Mayor Zaring then convened the meeting in Closed Session. Aldermen Doerhoff and Mills were excused.

Upon returning to the Work Session, a motion was made by Alderman Davidson to adjourn from the Work Session. The motion was seconded by Alderman Chaney. The motion carried with a unanimous vote. The meeting adjourned at 9:20 p.m.

Council Bill No. 2025 -

Resolution No. 2025 -

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE, MISSOURI APPROVING THE REAPPOINTMENT OF ED
ROBERTS TO THE PARK BOARD.**

WHEREAS, the Board of Aldermen have determined a need to fill a seat(s) on the Park Board;
and

WHEREAS, Ed Roberts has faithfully served on the Park Board for several years and fully
meets the qualifications for reappointment to this Commission; and

WHEREAS, said appointment will expire in June of 2028, and

WHEREAS, Mayor Mike Zaring recommends the reappointment of Ed Roberts to the Park
Board upon approval of the Board of Alderman.

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

Section 1. The Board of Aldermen approves the reappointment of Ed Roberts to
the Park Board.

Section 2. Effective Date. This resolution shall become effective on August 4,
2025, upon approval and passage by the Board of Aldermen.

**PASSED AND RESOLVED BY THE BOARD OF ALDERMEN AND APPROVED BY THE
MAYOR OF THE CITY OF HARRISONVILLE, MISSOURI ON 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

WITNESS my hand and seal this 4th day of August 2025.

Council Bill No. 2025-

Resolution No. 2025-

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE, MISSOURI APPROVING THE REAPPOINTMENT OF JOSEPH
PARKHURST TO THE PARK BOARD.**

WHEREAS, the Board of Aldermen have determined a need to fill a seat(s) on the Park Board; and

WHEREAS, Joseph Parkhurst has faithfully served on the Park Board and fully meets the qualifications for appointment to this Commission; and

WHEREAS, said appointment will expire in June of 2028, and

WHEREAS, Mayor Mike Zaring recommends the appointment of Joseph Parkhurst to the Park Board upon approval of the Board of Alderman.

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

Section 1. The Board of Aldermen approves the appointment of Joseph Parkhurst to the Park Board.

Section 2. Effective Date. This resolution shall become effective on August 4, 2025, upon approval and passage by the Board of Aldermen.

PASSED AND RESOLVED BY THE BOARD OF ALDERMEN AND APPROVED BY THE
MAYOR OF THE CITY OF HARRISONVILLE, MISSOURI ON 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

WITNESS my hand and seal this 4th day of August 2025.



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

To: Board of Aldermen

From: Daniel Barnett, City Clerk

Date: August 4, 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

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)

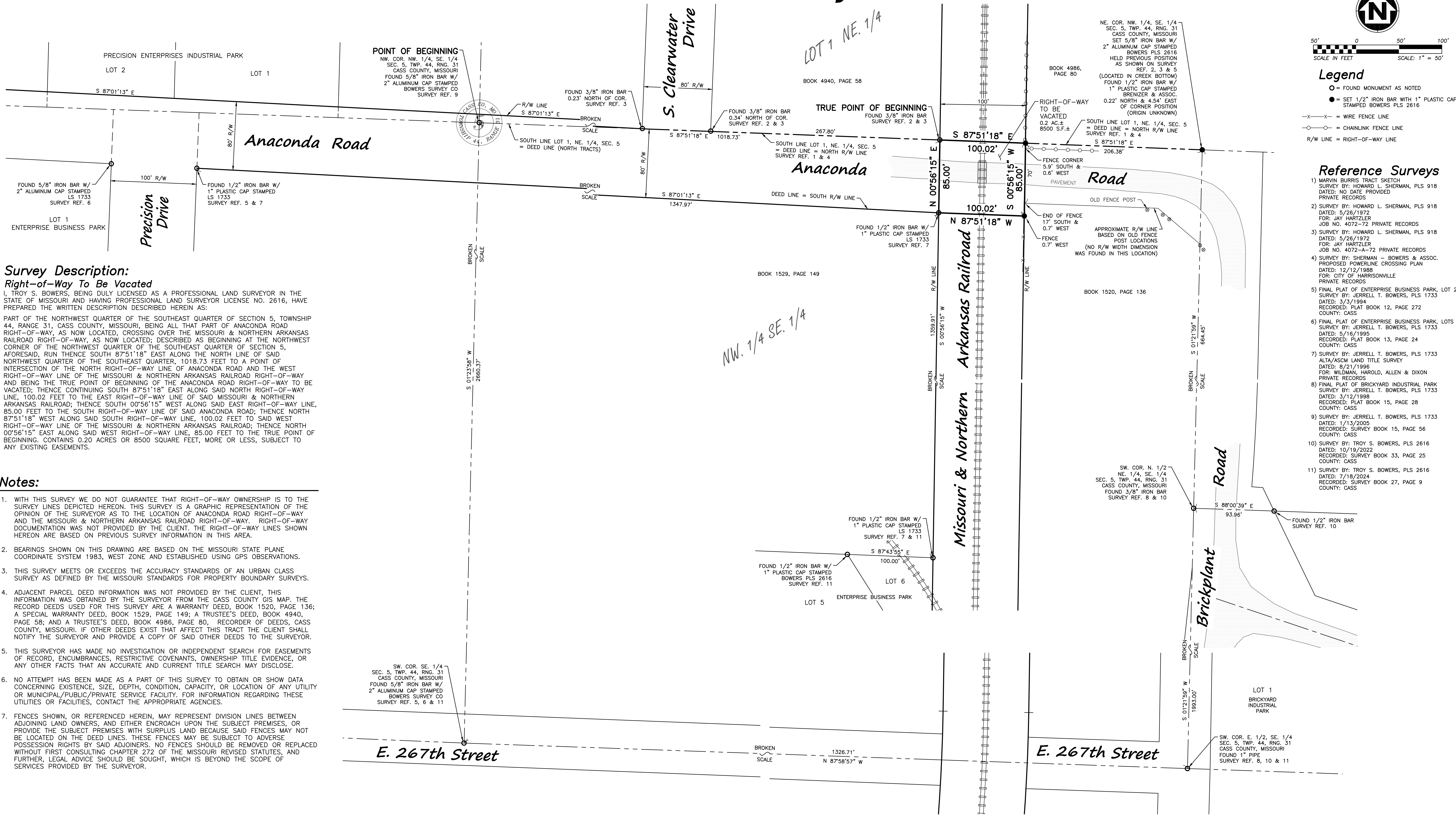
APPLICANT'S NAME(S): Public Works Department PHONE: 816-380-8913
COMPANY: City of Harrisonville FAX: _____
MAILING ADDRESS: 201 W. Chestnut Street Harrisonville, MO 64701
EMAIL ADDRESS: cbrooks@harrisonville.com

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



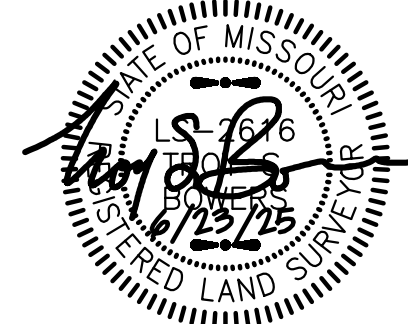
FOR: THE CITY OF HARRISONVILLE 201 W. CHESTNUT ST, HARRISONVILLE, MO 64701



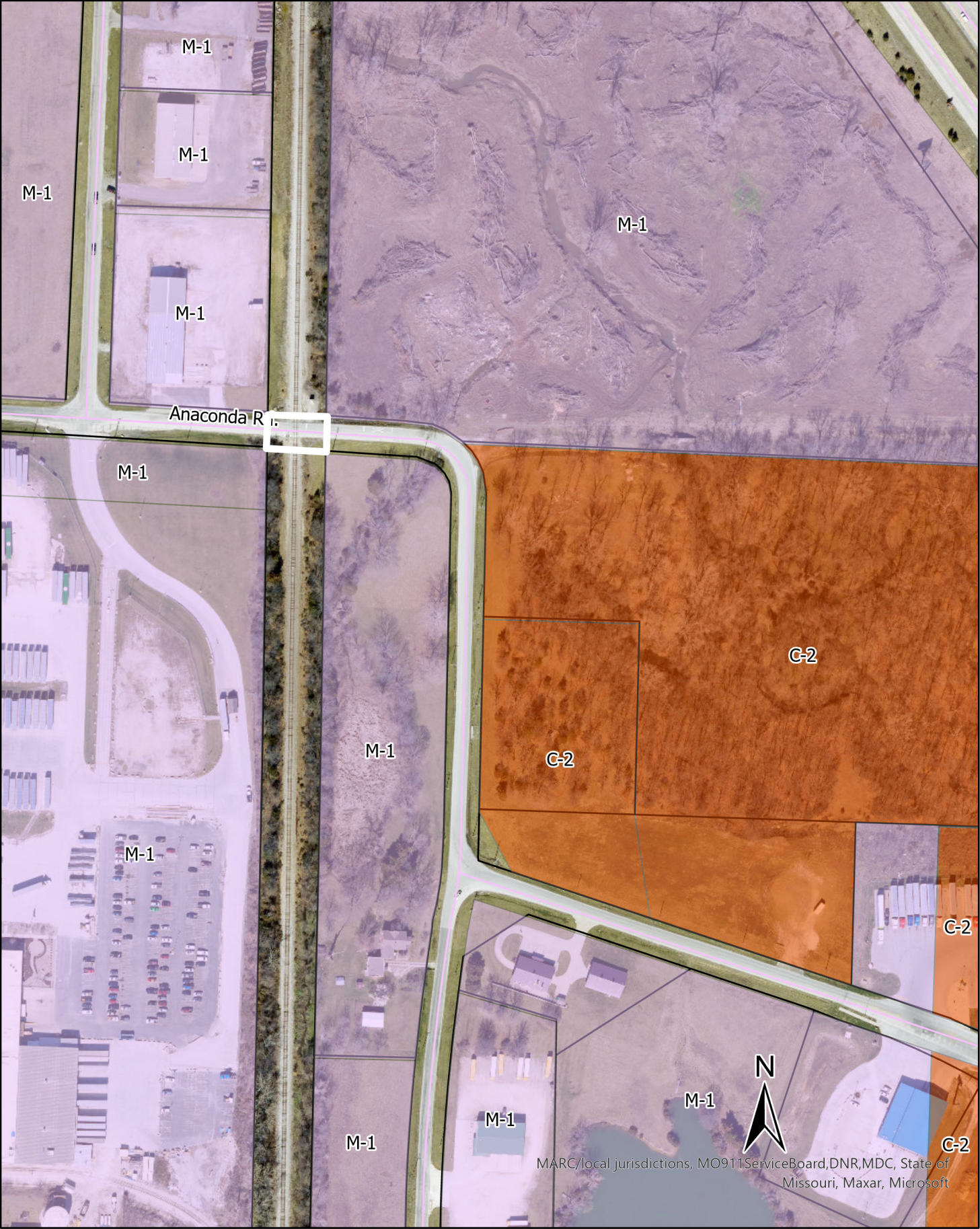
SITE ADDRESS: INTERSECTION OF ANACONDA ROAD AND MISSOURI & NORTHERN ARKANSAS RAILROAD						
SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
5	44	31	CASS	MISSOURI	6/23/25	22112-25
DRAWING NO. 22112BS.DWG			DRAWN BY: TSB		CHECKED BY: TSB	
BOWERS LAND SURVEY CO. LLC, LAND SURVEYING, MISSOURI STATE CERTIFICATE OF AUTHORITY NO. LS-202001082						

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 SUBJECT PREMISES AS OF THE DATE OF ISSUANCE OF THIS SURVEY. THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT A SURVEY HAS BEEN COMPLETED UNDER HIS DIRECT SUPERVISION OF THE ABOVE DESCRIBED PREMISES AND ALL MEASUREMENTS SHOWN, ANGULAR AND LINEAR, WERE MEASURED ON THE GROUND AND MONUMENTS WERE SET OR FOUND AS SHOWN. THIS PLAT OF SURVEY HAS BEEN PREPARED FROM INFORMATION COMPILED IN THE FIELD AND OFFICE AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR 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 SURVEY PROGRAM. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

THE FIELD WORK WAS COMPLETED ON JUNE 20, 2025.



Zoning Map



0 140 280 560 US Feet

Aerial Map



0 130 260 520 US Feet

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





Bowers Land Survey Co. LLC™

FOR MORE INFO
CALL OR E-MAIL TODAY
HONOLULU, HAWAII 96813
808.943.8888
WWW.BOWERSLANDSURVEY.COM

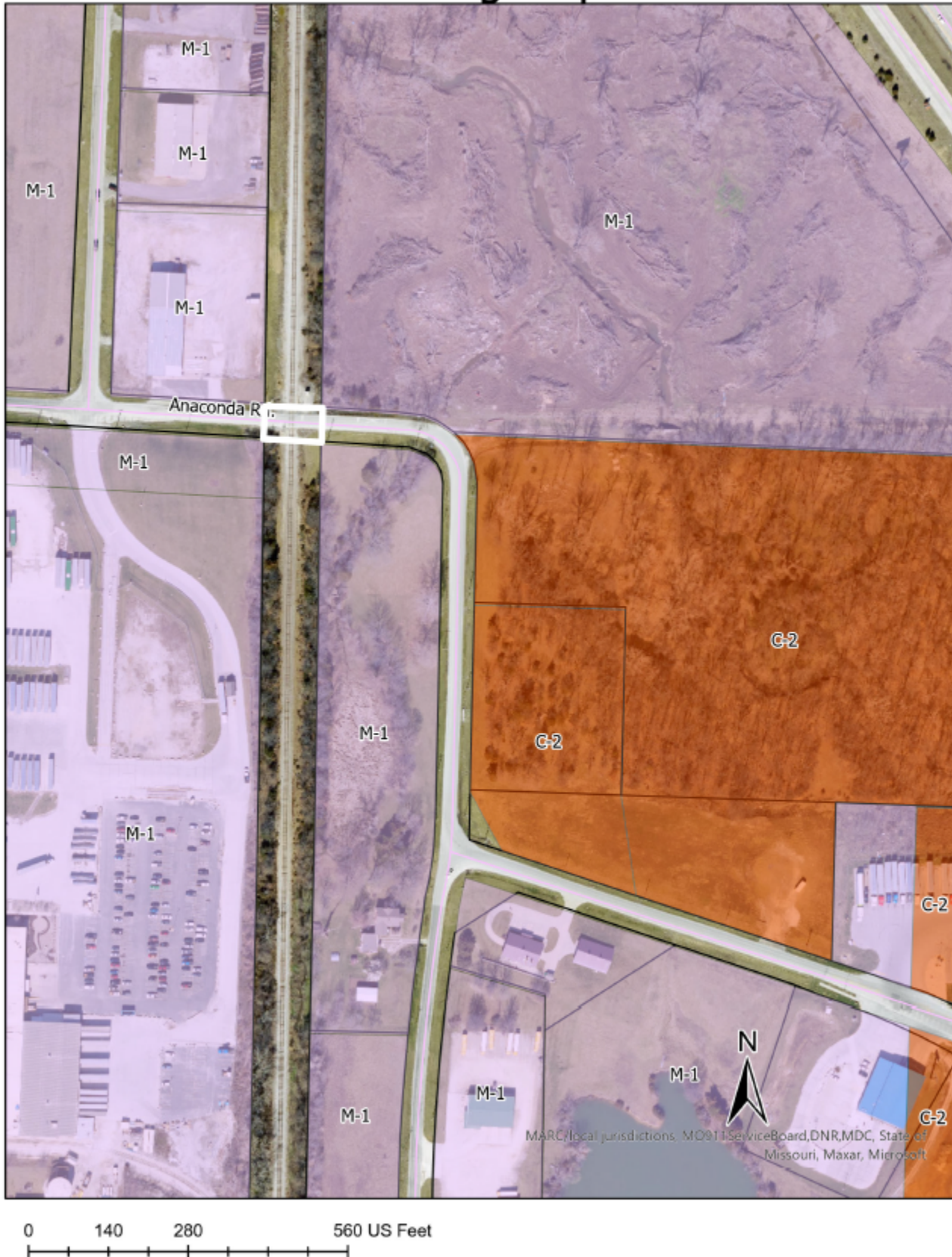


NOTE: ALL OF THE DATA OF THIS SURVEY WAS OBTAINED FROM A TOTAL STATION SURVEY.							
DATE	TIME	SUNSHINE	WIND	TEMP.	REL. HUM.	PRESS.	WIND DIR.
04/01/14	06:00	20	0000	25.00C	65.00%	30.10	000

SCOTT J. BOWERS
PROFESSIONAL SURVEYOR
HAWAII

SCOTT J. BOWERS
PROFESSIONAL LAND SURVEYOR
HAWAII

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: Daniel Barnett, City Clerk

Date: August 4, 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



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)

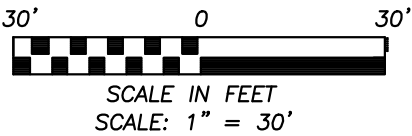
APPLICANT'S NAME(S): CLINT MILLER PHONE: 816 769 7879
COMPANY: _____ FAX: _____
MAILING ADDRESS: 403 LOCUST ST. HARRISONVILLE MO. 64701
EMAIL ADDRESS: Chiefpartiac65@aol.com

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.

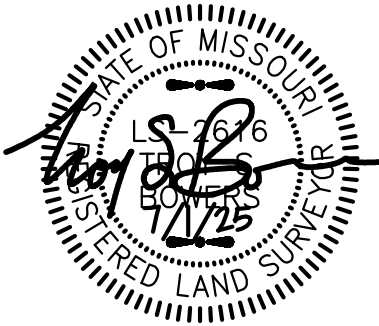
NOTE: THIS DRAWING ILLUSTRATES THE PROPOSED RIGHT-OF-WAY VACATION. IT DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY. IT IS FOR PLANNING PURPOSES ONLY.

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



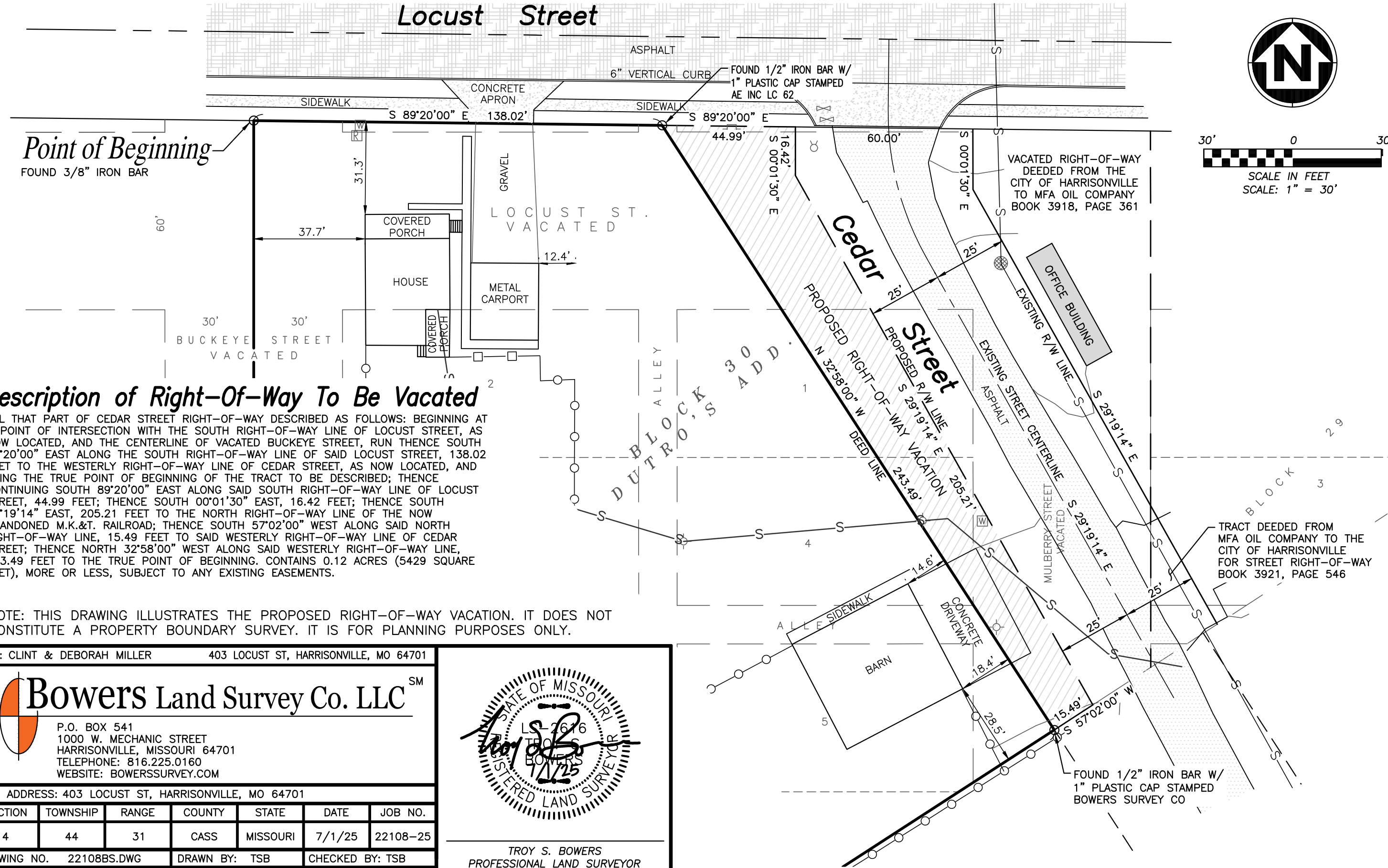
TROY S. BOWERS
PROFESSIONAL LAND SURVEYOR
MO LS 2616

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



Aerial Map



0 112.5 225 450 US Feet

Zoning Map



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, 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

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.

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

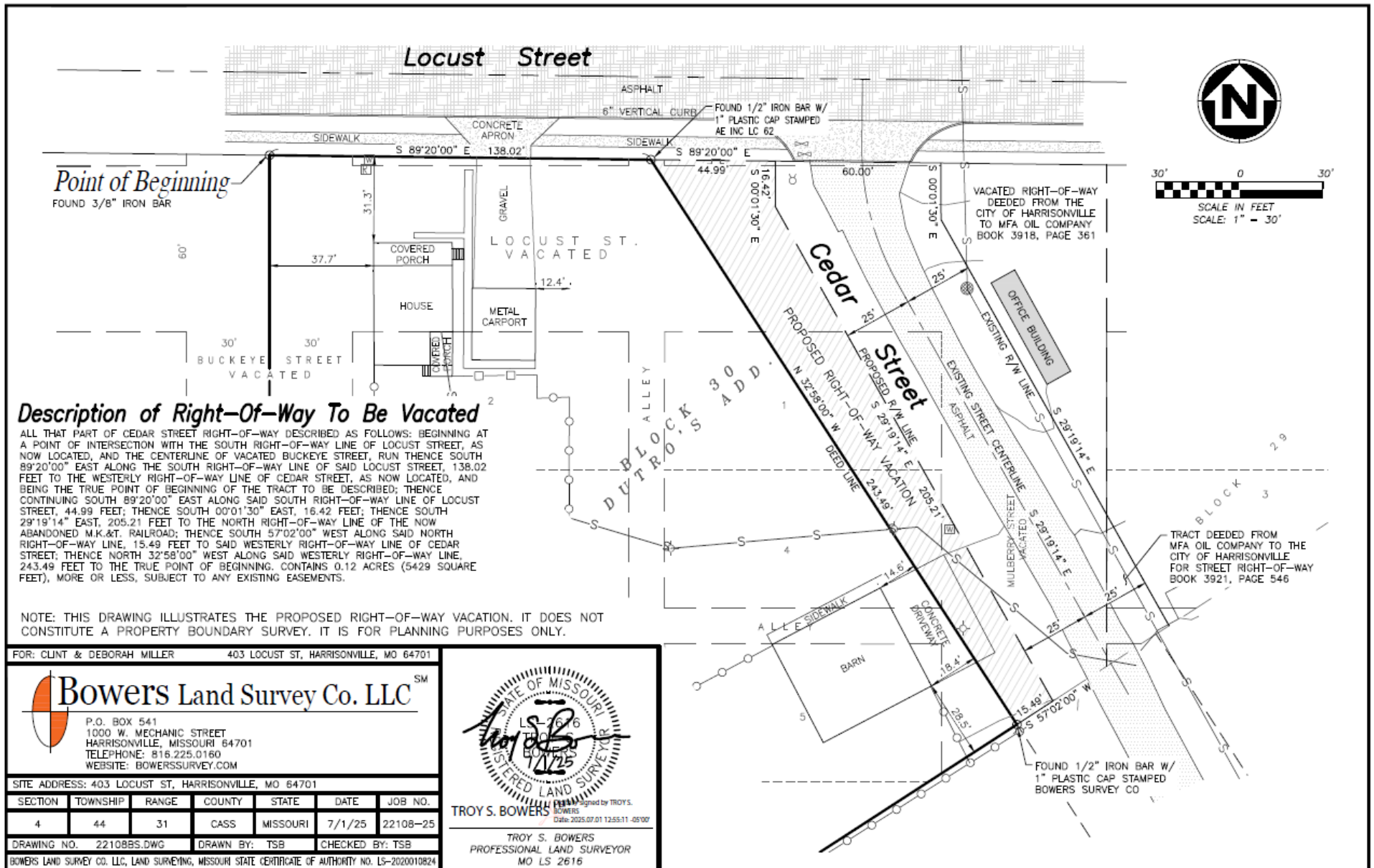
ATTEST:

Daniel Barnett, City Clerk

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

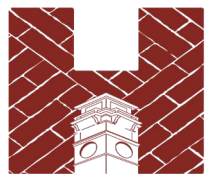
ATTACHMENTS:

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



Zoning Map





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.

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.

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.

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