



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
AUGUST 17, 2026
6:00 PM**

- 1. Call to Order**
 - A. Pledge of Allegiance**
 - B. Roll Call**
- 2. Ceremonial Matters**
 - A. Fire Department Badge Pinning**
- 3. Public Participation**
- 4. Approval of Minutes**
 - A. Board of Aldermen Minutes — Regular Session — August 3, 2026**
 - B. Board of Aldermen Minutes — Work Session — August 3, 2026**
- 5. Agenda Items**
 - A. Council Bill 62: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF _____ TO THE HARRISONVILLE SQUARE NEIGHBORHOOD REDEVELOPMENT CORPORATION.**
 - B. Council Bill 63: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE ADOPTING THE AMERICAN PUBLIC POWER ASSOCIATION SAFETY MANUAL FOR AN ELECTRIC UTILITY FOR THE CITY OF HARRISONVILLE, MISSOURI AND ESTABLISHING AN EFFECTIVE DATE**
 - C. Council Bill 64: A RESOLUTION OF THE BOARD OF ALDERMEN AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH HARRISONVILLE CASS R-9 SCHOOL**

DISTRICT FOR SCHOOL RESOURCE OFFICERS AND ESTABLISHING AN EFFECTIVE DATE.

- D. Council Bill 65: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE AUTHORIZING THE CITY ADMINISTRATOR TO CONDUCT THE ANNUAL DESTRUCTION OF RECORDS, IN ACCORDANCE WITH THE STATE OF MISSOURI RECORD RETENTION SCHEDULES.**
- E. Council Bill 43: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTIONS 205.110 AND 205.120, UNDER ARTICLE IV—FIRE CODE, CHAPTER 205—EMERGENCY SERVICES; FIRE CODE; FIREWORKS, IN TITLE II—PUBLIC HEALTH, SAFETY AND WELFARE, OF THE HARRISONVILLE MUNICIPAL CODE TO ADOPT THE INTERNATIONAL FIRE CODE, 2024 EDITION, AND LOCAL AMENDMENTS AND ESTABLISHING AN EFFECTIVE DATE.**
- F. Council Bill 44: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTIONS 500.010 AND 500.020, UNDER ARTICLE I—INTERNATIONAL BUILDING CODE, CHAPTER 500—BUILDING AND PROPERTY MAINTENANCE CODES, IN TITLE V—BUILDING AND CONSTRUCTION, OF THE HARRISONVILLE MUNICIPAL CODE TO ADOPT THE INTERNATIONAL BUILDING CODE, 2024 EDITION, AND LOCAL AMENDMENTS AND ESTABLISHING AN EFFECTIVE DATE.**
- G. Council Bill 45: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTIONS 500.070 AND 500.080, UNDER ARTICLE II—INTERNATIONAL RESIDENTIAL CODE (IRC) FOR ONE- AND TWO-FAMILY DWELLINGS, CHAPTER 500—BUILDING AND PROPERTY MAINTENANCE CODES, IN TITLE V—BUILDING AND CONSTRUCTION, OF THE HARRISONVILLE MUNICIPAL CODE TO ADOPT THE INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION, AND LOCAL AMENDMENTS AND ESTABLISHING AN EFFECTIVE DATE.**
- H. Council Bill 46: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTIONS 500.110 AND 500.120, UNDER ARTICLE III—INTERNATIONAL MECHANICAL CODE (IMC), CHAPTER 500—BUILDING AND PROPERTY MAINTENANCE CODES, IN TITLE V—BUILDING AND CONSTRUCTION, OF THE HARRISONVILLE MUNICIPAL CODE TO ADOPT THE INTERNATIONAL MECHANICAL CODE, 2024 EDITION, AND LOCAL AMENDMENTS AND ESTABLISHING AN EFFECTIVE DATE.**
- I. Council Bill 47: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE**

CITY OF HARRISONVILLE, MISSOURI AMENDING SECTIONS 500.150 AND 500.160, UNDER ARTICLE IV—INTERNATIONAL PLUMBING CODE (IPC), CHAPTER 500—BUILDING AND PROPERTY MAINTENANCE CODES, IN TITLE V—BUILDING AND CONSTRUCTION, OF THE HARRISONVILLE MUNICIPAL CODE TO ADOPT THE INTERNATIONAL PLUMBING CODE, 2024 EDITION, AND LOCAL AMENDMENTS AND ESTABLISHING AN EFFECTIVE DATE.

- J. Council Bill 48: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTIONS 500.200 AND 500.210, UNDER ARTICLE V—INTERNATIONAL FUEL GAS CODE, CHAPTER 500—BUILDING AND PROPERTY MAINTENANCE CODES, IN TITLE V—BUILDING AND CONSTRUCTION, OF THE HARRISONVILLE MUNICIPAL CODE TO ADOPT THE INTERNATIONAL FUEL GAS CODE, 2024 EDITION, AND LOCAL AMENDMENTS AND ESTABLISHING AN EFFECTIVE DATE.**
- K. Council Bill 49: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTIONS 500.240 AND 500.250, UNDER ARTICLE VI—NATIONAL ELECTRIC CODE, CHAPTER 500—BUILDING AND PROPERTY MAINTENANCE CODES, IN TITLE V—BUILDING AND CONSTRUCTION, OF THE HARRISONVILLE MUNICIPAL CODE TO ADOPT THE NATIONAL ELECTRIC CODE, 2023 EDITION, AND LOCAL AMENDMENTS AND ESTABLISHING AN EFFECTIVE DATE.**
- L. Council Bill 50: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTIONS 500.280 AND 500.290, UNDER ARTICLE VII—INTERNATIONAL EXISTING BUILDING CODE, CHAPTER 500—BUILDING AND PROPERTY MAINTENANCE CODES, IN TITLE V—BUILDING AND CONSTRUCTION, OF THE HARRISONVILLE MUNICIPAL CODE TO ADOPT THE INTERNATIONAL EXISTING BUILDING CODE, 2024 EDITION, AND LOCAL AMENDMENTS AND ESTABLISHING AN EFFECTIVE DATE.**
- M. Council Bill 51: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTIONS 500.320 AND 500.330, UNDER ARTICLE VIII—PROPERTY MAINTENANCE CODE, CHAPTER 500—BUILDING AND PROPERTY MAINTENANCE CODES, IN TITLE V—BUILDING AND CONSTRUCTION, OF THE HARRISONVILLE MUNICIPAL CODE TO ADOPT THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 EDITION, AND LOCAL AMENDMENTS AND ESTABLISHING AN EFFECTIVE DATE.**
- N. Council Bill 52: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTIONS 500.420 AND 500.430, UNDER ARTICLE X—INTERNATIONAL SWIMMING POOL**

AND SPA CODE, CHAPTER 500—BUILDING AND PROPERTY MAINTENANCE CODES, IN TITLE V—BUILDING AND CONSTRUCTION, OF THE HARRISONVILLE MUNICIPAL CODE TO ADOPT THE INTERNATIONAL SWIMMING POOL AND SPA CODE, 2024 EDITION, AND LOCAL AMENDMENTS AND ESTABLISHING AN EFFECTIVE DATE.

- O. PUBLIC HEARING: Setting the 2026 Tax Levy**
- P. Council Bill 66: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE LEVYING A TAX FOR THE CURRENT EXPENSE OF THE CITY OF HARRISONVILLE, MISSOURI, UPON REAL PROPERTY AND ALL TANGIBLE PERSONAL PROPERTY OF WHATSOEVER NATURE AND CHARACTER SUBJECT TO TAXATION BY THE CITY OF HARRISONVILLE FOR SUCH PURPOSES; ALSO, LEVYING A SPECIAL TAX UPON THE AFORE DESCRIBED PROPERTIES FOR PUBLIC PARKS; FOR A TOTAL TAX LEVY OF \$.6085.**
- Q. Council Bill 67: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI DIRECTING CITY STAFF TO ACQUIRE NECESSARY TEMPORARY AND PERMANENT EASEMENT ACQUISITIONS TO PERMIT THE ENGINEERING, CONSTRUCTION, AND COMPLETION OF THE RAW WATER TRANSMISSION MAIN AND RAW WATER INTAKE PUMP STATION PROJECT**

- 6. Aldermen and Committee Reports**
- 7. Report from the City Administrator**
 - A. Municipal Court Report - July 2026**
- 8. Questions from the Media**
- 9. Adjourn from Regular Session**

Posted on City Hall Bulletin Board this 14th day of August, 2026.

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.



MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
AUGUST 3, 2026
6:00 PM

1. Call to Order

The meeting was called to order at 6:00PM 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	Present	
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 (remote), City Attorney Caroline Taylor, Community Development Director Christina Stanton, Police Chief Darla Harris, Parks Director Grant Purkey, Public Works Director Matt Carver, Economic Development Director Jim Clarke, Police Lieutenant Tim Mikelson, Executive Secretary to the City Administrator Theresa West and City Clerk Daniel Barnett – recording.

2. Ceremonial Matters

None

3. Public Participation

A. Agenda Request - Rochelle Llamas

Rochelle Llamas – (2300 Meadowlark Drive) – Mrs. Llamas spoke to the Board about Council Bill 61, and made a request to know the City's stance on pushing back on the State of Missouri to receive additional clarification and classifications for electric scooters.

Llamas spoke to the Board about her grandsons and how they utilize electric scooters and bicycles.

Llamas spoke about her efforts to contact elected officials in Jefferson City about the issue.

Llamas asked the Board to join her in contacting elected officials in Jefferson City regarding additional classifications regarding electric scooters and electric bicycles.

Alderman Davidson said he appreciated Mrs. Llamas stance on the matter and her comments to the Board.

Davidson said his opinion on the matter is based on safety and said he plans to support the Harrisonville Police Department and their efforts to provide a safe community for all who live here.

Llamas said she agrees with the value of safety in the Harrisonville community and reiterated her point about a need for greater clarification of state law.

Alderman Chaney said he agrees with the need for public safety and spoke about the value of electronic vehicles.

4. Approval of Minutes

A. Board of Aldermen Minutes — Regular Session — July 20, 2026

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

B. Board of Aldermen Minutes — Work Session — July 20, 2026

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

5. Agenda Items

A. Council Bill 59: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI VACATING A 10-FOOT-WIDE UTILITY EASEMENT LOCATED NORTH OF FALCON DRIVE, WITHIN AND ADJACENT TO LOTS 46 AND 47, THUNDERBIRD ESTATES, AND ESTABLISHING AN EFFECTIVE DATE.

City Attorney Caroline Taylor read the ordinance for the second time.

Upon passage, Mayor Zaring designated the ordinance to be Ordinance number 3773.

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

B. Council Bill 61: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING THE HARRISONVILLE MUNICIPAL CODE REGARDING ELECTRIC VEHICLE USE

City Attorney Caroline Taylor read the ordinance for the second time.

Alderman Chaney asked if a classification can be created for an electric scooter that operates at less than 10 miles per hour.

Lieutenant Mikelson said a classification cannot be put in place by the City of Harrisonville until the State of Missouri does so first.

Upon passage, Mayor Zaring designated the ordinance to be Ordinance number 3774.

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

6. Aldermen and Committee Reports

Alderman Pfautsch spoke about the challenges that exist for local governments to govern their communities with their hands being tied by the State legislature.

Alderwoman Milner encouraged the community to drive carefully, as the new school year is about to begin.

Alderman Chaney encouraged the community to vote during the election on Tuesday.

Alderwoman Franklin spoke about the upcoming Doggie Dive event on August 15.

Alderman Davidson thanked Mrs. Llamas coming and speaking to the Board of Alderman about her concerns and

the changes she would like made through the State legislature.

Alderman Turner thanked the Electric Department for their hard work in recent weeks.

7. Report from the City Administrator

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

Ratliff informed the Board that the contractor for the Ash Street Bridge Over Towne Creek project is preparing to open the road to through traffic.

Ratliff said the 2026 Asphalt Street Mill and Overlay project has been awarded to Asphaltic Surfaces, who plans to begin their work on August 15.

Ratliff provided an update regarding rights-of-way negotiations for the MO Highway 2 (South Street) Bridge Over Muddy Creek project. Ratliff said the negotiator has met with several property owners and that negotiations are officially underway.

8. Questions from the Media

None

9. Adjourn from Regular Session

Mayor Zaring again thanked City staff for their hard work during the severe thunderstorms on July 4, and in the aftermath of the storms. Zaring spoke about the luncheon that was hosted by Harrisonville citizens as a way to say thank you to the staff members who worked to restore power and clean up after the storm.

A motion was made by Alderman Davidson to adjourn from the Regular Meeting. The motion was seconded by Alderman Doerhoff. The motion carried with a unanimous vote. The meeting adjourned at 6:32 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
AUGUST 3, 2026
6:00 PM**

1. Call to Order

The meeting was called to order at 6:44 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	Present	
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 (remote), Community Development Director Christina Stanton, Police Chief Darla Harris, Parks Director Grant Prukey, Public Works Director Matt Carver, Economic Development Director Jim Clarke, Executive Secretary to the City Administrator Theresa West and City Clerk Daniel Barnett – recording.

3. Discussion Items

A. Animal Control Fee Discussion

City Clerk Barnett led a discussion regarding a series of proposed adjustments to the City's Comprehensive Fee Schedule, specifically pertaining to adoption, relinquishment, cremations and disposal.

Barnett spoke about the City's current fees for puppy and kitten adoptions, owner surrenders and cremations, and spoke about how these fees compare to other animal shelters in the Kansas City area.

Barnett said fees for the above-mentioned services have fallen below operational requirements and are no longer comparable with surrounding animal shelters.

Barnett said the proposed adjustments to the Comprehensive Fee Schedule would not take place until January 1, 2027.

B. Chapter 100 Discussion — Sales Tax Exemption Incentive Only

A discussion was led by Economic Development Director Clarke about the Chapter 100 development incentive.

Clarke said City staff have posed a question to legal counsel of whether a city can approve a Chapter 100 Plan that does not include the sale and issuance of industrial revenue bonds.

Clarke said the response from Lauber Municipal Law stated that while Chapter 100 incentives are most commonly used to effectuate the sale and issuance of industrial revenue bonds, it does not appear that a city must issue industrial revenue bonds to utilize a Chapter 100 Plan.

Clarke spoke about the use of Chapter 100 bonds in Harrisonville.

Clarke spoke to the Board about the possibility of adding language about a sales tax exemption to the City's Economic Development Incentives Policy, as a potential incentive for Board of Aldermen consideration.

Clarke said the Chapter 100 Bonds Program allows for two possible types of incentives.

○ *Property Tax Incentive (NOT a Tax Abatement or Tax Credit or Tax Exemption)*

● *Sales Tax Incentive*

Clarke provided the following information about each type of incentive:

Chapter 100 Bonds Structure: (Typically)

- *City owns the property*
- *Applicant has NO PROPERTY TAX LIABILITY (as the City would OWN the property)*
- *Sales Tax Exemption on Construction Materials – City Issues a Sales Tax Exemption Certificate*
- *Bonds Issued (typically)*
- *Applicant is Tenant of property and Leases property from the City (City is the Property Owner)*
- *Payments In Lieu of Taxes (PILOTS) are negotiated (percentage or Dollar Amount) and Paid by the Applicant – for the Term of the Bonds*
- *Applicant would Indemnify the City for any and all misuse of the Sales Tax Exemption Certificate and benefit*

Chapter 100 Bonds – IF Sales Tax Exemption on Construction Materials ONLY were granted:

- *City owns the property*
- *City would REQUIRE Applicant Pays 100% Payments In Lieu of Taxes (PILOTS) (Equal to 100% Tax*

Liability they would have Owed if they owned the property)

- *City would OWN property for much shorter period of time – 6 months – 18 months (only during Construction period) vs. 20(+) years for Bonds Term*
- *No bonds issued*
- *Applicant would Indemnify the City for any and all misuse of the Sales Tax Exemption Certificate and benefit*

Clarke said City staff recommend the Board of Aldermen consider including this potential Chapter 100 Bonds incentive in the City's Economic Development Incentives Policy and adopt language establishing appropriate and desired parameters for consideration of use of the discretionary incentive.

A consensus of the Board of Aldermen was reached to direct City staff to further develop and pursue a Chapter 100 Plan that does not include the sale and issuance of industrial revenue bonds.

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 7:39 p.m.

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

ATTEST:

Daniel Barnett, City Clerk

Council Bill No. 2026-

Resolution No. 2026-

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF
_____ TO THE HARRISONVILLE SQUARE NEIGHBORHOOD
REDEVELOPMENT CORPORATION.**

WHEREAS, on April 5, 2023, the Board of Aldermen of the City of Harrisonville, MO, approved and adopted the Chapter 353 Harrisonville Square Neighborhood Redevelopment Plan; and

WHEREAS, the adoption of the Chapter 353 Harrisonville Square Neighborhood Redevelopment Plan by the Board of Aldermen requires the creation of a Harrisonville Square Neighborhood Redevelopment Corporation; and

WHEREAS, the Board of Aldermen have determined a need to reappoint seat(s) on the Harrisonville Square Neighborhood Redevelopment Corporation; and

WHEREAS, the bylaws of the Harrisonville Square Neighborhood Redevelopment Corporation state that a member of the corporation be appointed from the Board of Aldermen; and

WHEREAS, said appointment will expire in August of 2029, and

WHEREAS, the appointed Aldermen fully meets the qualifications for appointment to this position; and

WHEREAS, Mayor Mike Zaring recommends the appointment of _____ to serve on the Harrisonville Square Neighborhood Redevelopment Corporation, upon approval of said Board Aldermen;

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 _____ to serve on the Harrisonville Square Neighborhood Redevelopment Corporation.

Section 2. Effective Date. This resolution shall become effective 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 17TH DAY OF AUGUST 2026.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

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 17th day of August 2026.

Council Bill No. 2026

Resolution No. 2026

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE ADOPTING THE AMERICAN PUBLIC POWER
ASSOCIATION SAFETY MANUAL FOR AN ELECTRIC UTILITY FOR THE
CITY OF HARRISONVILLE, MISSOURI AND ESTABLISHING AN
EFFECTIVE DATE**

WHEREAS, the City of Harrisonville, Missouri, owns and operates a municipal electric utility for the purpose of providing reliable electric service to the residents, businesses, and customers of the City; and

WHEREAS, the City recognizes that the protection of the health and safety of its employees, contractors, customers, and the public is of paramount importance in the operation, maintenance, construction, and repair of the City's electric utility system; and

WHEREAS, the American Public Power Association ("APPA") publishes the Safety Manual for an Electric Utility as a comprehensive resource for safe work practices applicable to public power electric utilities; and

WHEREAS, the current APPA Safety Manual for an Electric Utility, 17th Edition, incorporates current industry safety practices and addresses applicable Occupational Safety and Health Administration ("OSHA") requirements and National Electrical Safety Code ("NESC") provisions; and

WHEREAS, adoption and implementation of a comprehensive electric utility safety manual will provide the City with consistent safety requirements and procedures for its electric utility employees and will promote a strong safety culture throughout the City's electric utility operations; and

WHEREAS, the Board of Aldermen of the City of Harrisonville finds that adopting the APPA Safety Manual for an Electric Utility, 17th Edition, as the City's electric utility safety manual is in the best interests of the City and its employees, customers, and the public.

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

Section 1: The Board of Aldermen of the City of Harrisonville hereby adopts the APPA Safety Manual for an Electric Utility, 17th Edition, as the City's electric utility safety manual.

Section 2: Effective Date. That this resolution shall become effective on August 17, 2026, upon its passage and approval.

PASSED AND RESOLVED BY THE BOARD OF ALDERMEN AND APPROVED BY THE
MAYOR OF THE CITY OF HARRISONVILLE, MISSOURI ON THIS 17TH DAY OF
AUGUST 2026.

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 17th day of August 2026.

To: Board of Aldermen
From: Chief Darla D. Harris
Date: August 17th, 2026
Re: School Resource Officer Agreement and School District Off Duty Contract 2026-2027

GENERAL INFORMATION

Applicant: Darla D. Harris

Requested Actions: Approval of School Resource Officer Agreement and School District Off Duty Contract 2026-2027

Date of Application: August 17th, 2026

PROPOSAL

Approval of School Resource Officer Agreement and School District Off Duty Contract for 2026-2027.

PREVIOUS ACTIONS

The city has entered into a School Resource Officer Agreement and a School District Off Duty Contract with the Harrisonville School District in past years.

KEY ISSUES

No key issues noted by staff.

STAFF COMMENTS AND SUGGESTIONS

Noted change from previous year is reimbursement amount.

District would agree to pay the City \$48.16 per hour, versus the previous year amount of \$46.31, which is a 4% increase, for a maximum of 42 hours per week per Officer, whenever school is in session.

Any school district assignment of officers requiring overtime pay shall be reimbursed to the City at the overtime rate of \$72.24 per hour, versus the previous year amount of \$69.46, which is a 4% increase.

STAFF RECOMMENDATION

Staff recommends approval for both the School Resource Officer Agreement and the School District Off Duty Contract

ATTACHMENTS

School Resource Officer Agreement for 2026-2027

School District Off Duty Contract for 2026-2027

STAFF CONTACT:
Chief Darla D. Harris
dharris@harrisonville.com

School Resource Officer AGREEMENT

This Agreement is entered into this 1st day of August 2026, by and between the City of Harrisonville, a public entity, hereinafter referred to as “City” and the Harrisonville Cass R-IX School District, a political subdivision of the State of Missouri, hereinafter referred to as “District.”

WITNESSETH

For, and in consideration of, the mutual promises, terms, and covenants, and conditions set forth herein, the parties agree as follows:

1. Purpose of Agreement – The purpose of the Agreement is for the City to assign two police officers to provide law enforcement services, through the School Resource Officer (SRO) program, as specified herein. The School Resource Officers will have additional duties outside of the District involving School/Youth/Community Outreach not specified in this agreement. Those duties will be determined in cooperation with the Assistant Superintendent and the Harrisonville Chief of Police.

The two (2) police officers, hereinafter referred to as the “officers” will serve the District facilities within the city limits of Harrisonville.

The officers will work with school district personnel in providing education on topics that include, but not limited to alcohol/drug education and support, anti-bullying/cyber-bullying, community/school safety, safe driving and teen dating violence. These officers are responsible for maintaining a safe campus environment, serving as a law enforcement problem-solving resource, and providing the appropriate response regarding on-campus or school related criminal activity.

2. Term – The term of the Agreement shall be from August 14, 2026, through June 30, 2027 as outlined in the attached District calendar, provided the term may be mutually extended by the parties as they deem necessary to satisfy attendance requirements that may have been affected by inclement weather, or other factors. During days the officers are not on duty with the School District, the officers may perform community outreach duties or other police duties as determined by the Chief of Police. In the event of a city-wide emergency, the officers may be removed from the school to perform police duties at the direction of the Chief of Police, or a designee.
3. Termination – The Agreement may be terminated without cause by either party upon 30 days prior written notification.
4. Relationship of Parties – The City and the assigned officers shall have the status of an independent contractor for purposes of the Agreement. The officers assigned to the District shall be considered employees of the City, selected by and under the command and supervision of the Police Department.

The District shall have the ability to request the immediate removal of any officer for any reason, including but not limited to, failure to abide by Board Policy or Regulations, or federal, state or local law. In the event the District requests removal of an SRO from District property, the City will ensure a replacement SRO is provided to the District as soon as is practical for the City to accomplish.

The assigned officers will be subject to current procedures in effect for the City of Harrisonville police officers, including attendance at all mandated training and testing to maintain state law enforcement certification. The Agreement is not intended to and will not constitute, create, give rise to, or otherwise recognize a joint venture, partnership, or formal business association or organization of any kind between the parties, and the rights and obligations of the parties shall be only those expressly set forth in the Agreement. The parties agree that no person supplied by the District to accomplish the goals of the Agreement is considered to be a City employee and that no rights under City civil service, retirement, or personnel rules accrue to such person.

5. Consideration – In consideration of the assignment of two (2) police officers to work in the District as provided herein, the District agrees to pay the City \$48.16 per hour, for a maximum of 42 hours per week per Officer, whenever school is in session. The District will not be responsible for payment of overtime, unless it is requested by the District and mutually agreed upon with the Police Department. Any school district assignment of the officers requiring overtime pay shall be reimbursed to the City at the overtime rate of \$72.24 per hour. The officers' weekly district schedule will be assigned by the Assistant Superintendent in cooperation with the Harrisonville Chief of Police, or a designee. The Assistant Superintendent and the Chief of Police, or a designee will meet at regular intervals to ensure that any issues and/or concerns are addressed in a timely manner.

The officers may be asked to attend afternoon or evening events in lieu of regular day duty. Each party will maintain a budget for expenditures under the Agreement. Payment from District to City is due within seven (7) days of the District's Board of Education Meeting directly following District's receipt of an itemized statement of cost from the City. The City will invoice the District monthly based upon number of days (full or half) worked in each particular month. The officers shall submit a monthly timesheet through the chain of command to the Chief of Police, who will approve and forward to the District's Assistant Superintendent showing the number of days worked and any pre-approved overtime prior to payment being made from the District to the City. The City will provide an official police vehicle and fuel for the assigned officers and cover the costs of police officer training consistent with City policies and procedures. Use of department vehicle(s) must be consistent with Police Department policy at all times.

6. Officer Responsibilities – The officers assigned to the District shall:
- Provide a program of law and education-related issues to the school community, including parents, on such topics as: tobacco, alcohol, and other drug related issues, and in addressing violence diffusion, violence prevention, anti-bullying, cyber-bullying, seatbelt education, texting and distracted driving, and other safety issues in the school community.
 - Act as a communication liaison with law enforcement agencies; providing basic information concerning students on campuses served by the officers, in accordance with confidentiality laws, including the Family Educational Rights and Privacy Act ("FERPA").
 - Provide informational in-service training and be a general resource for the staff on issues related to alcohol and other drugs, violence prevention, gangs, safety and security.
 - The officers will gather information regarding problems such as criminal activity, gang activity and student unrest, and attempt to identify particular individuals who may be a disruptive influence to the school and/or students.
 - If/when a crime occurs, the officers will take the appropriate steps consistent with Missouri

law enforcement police officer duties, and the Codes and policies of the City of Harrisonville.

- f. The officers will present educational programs to students, parents and/or school staff on topics agreed upon by the Police Department and the District.
- g. The officers will refer students and/or their families to the appropriate agencies for assistance when a need is determined and communication with the School Principal has occurred before doing so.
- h. Unless exigent circumstances prevent it, the officers will advise the Police Department, Assistant Superintendent and the School Principal prior to taking law enforcement action, subject to the officers' duties under the law and the District's Board Policy.
- i. The officers shall not act as school disciplinarian, nor make recommendations regarding school discipline. The officers may be used for regularly assigned supervision duties such as lunchroom, hall monitoring, bus supervision or other monitoring duties. If there is an unusual/temporary problem in any other area of the District, the officers may be used to assist District employees until the problem is solved through agreement between the District and Harrisonville Police Department.
- j. The officers will conduct safety and security assessments of the school facilities and make recommendations for improvement to the Assistant Superintendent of Administrative Services.
- k. The officers will maintain an activity log, attendance calendar and compile monthly safety and security data to be furnished on District approved forms and submitted to the Assistant Superintendent of Administrative Services.
- l. Incidents requiring police action that occur outside of Harrisonville City limits must be referred to the appropriate jurisdiction.
- m. The officers shall be allowed to provide security for Harrisonville Elementary School and McEowen Elementary School during dismissal at the end of each day, at a rate of \$72.24 /hour of paid overtime, to be paid to the officers by the City and the City to be reimbursed by the District for such services.
- n. The officers shall abide by all federal, state, and local laws, and all Board Policies and Regulations when carrying out their duties, including, but not limited to, the Family Educational Rights and Privacy Act ("FERPA").
- o. The officers will be allowed to inspect any public records maintained by the District to the extent allowed by state and federal law. However, any officer access to student records will be governed by FERPA, any other applicable federal or state confidentiality laws, and Board Policy and Regulations.
- p. The officers' use of District technology (e.g., computer, internet access, electronic devices, etc.) will be in accordance with Board Policy, Regulations and Procedures regarding staff technology use.

Provided further that nothing required herein is intended to nor will it constitute a relationship or duty for the assigned officers of the City beyond the general duties that exist for law enforcement officers within the State of Missouri.

7. Time and Place of Performance – The City will endeavor to have an officer available for duty at the assigned school(s) each day indicated in advance on a mutually agreed upon schedule. The assigned officers' activities will be restricted to school grounds except for:
- a. Follow-up home visits when needed as a result of school related student problems.
 - b. School related off-campus activities when police officer participation is requested by the Assistant Superintendent and/or Principal and approved by the Police Chief.
 - c. In response to off-campus, but school related, criminal activity.
 - d. In response to emergency police activities.

The City may furnish a substitute officer on days when an assigned officer is absent due to illness or police department requirements in order to fulfill the number of days stipulated in this

contract.

8. City Responsibilities – The City will ensure the following:

- a. The City shall maintain police liability and general liability insurance. Such policy or policies of insurance shall name the District as an additional insured. Such policy or policies shall cover cost of defense as well as liability for every claim or demand which may be made by any person or entity arising from or caused by any act of neglect, fault or omission of the City or its SROs in the performance of this Agreement, except to the extent that such claim or demand arises from or is caused by the negligence or willful misconduct of the District, its agents or employees.
- b. The City will ensure all SROs obtain and maintain the proper training, licensure, commissions, and meet any and all requirements of their positions, at the City's expense.

9. District Responsibilities – The District will provide the assigned officers an office and such equipment as is necessary at his/her assigned school. Equipment shall include a telephone, secured filing space and access to a computer.

10. Miscellaneous Terms

- a. **ASSIGNMENT.** This Agreement shall not be assigned or subcontracted in whole or part by any party without prior written consent of all parties.
- b. **COMPLIANCE WITH LAWS.** All parties shall comply with all applicable federal, state, and local laws, rules, regulations, and ordinances.
- c. **GOVERNING LAW AND JURISDICTION.** This Agreement shall be construed in accordance with and governed by the laws of the State of Missouri. Any dispute arising from this Agreement shall be brought in the Circuit Court of Cass County, Missouri in Harrisonville, Missouri.
- d. **RELATIONSHIP OF PARTIES.** The parties hereto, in the performance of this Agreement, shall not act as agents, employees, partners, joint ventures, or associates of one another and shall not be construed as the employees or agents of the other party for any purpose whatsoever.
- e. **NON-DISCRIMINATION.** Each party agrees that it will not discriminate based on race, color, religion, sex, disability, or national origin, or on any other basis as prohibited by law.
- f. This Agreement may be terminated by any party whenever, for any reason, such party determines the termination is in its best interest. Termination of services shall be effected by delivery to the other parties of a written Termination Notice at least thirty (30) days prior to the termination effective date.
- g. **EXPENDITURE OF FUNDS.** All obligations of the parties under this Agreement which require the expenditure of funds are conditional upon the availability of funds budgeted and appropriated for that purpose.
- h. **NO WAIVER OF IMMUNITY.** In no event shall the language of this Agreement constitute or be construed as a waiver or limitation of any party's rights or defenses with regard to each party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitution or law.
- i. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties. This Agreement expressly revokes any prior understandings, agreements, or representations, oral or written, of the parties.
- j. **MODIFICATION.** This Agreement may not be modified, supplemented, or amended, in any manner, except by written agreement signed by the parties.
- k. **NOTICE.** When any notice or statement of other communication is required under this Agreement, it shall be sent to the following addresses, unless otherwise specifically advised:

To the District:
Dr. Josh Chastain
Superintendent of Schools
503 S. Lexington
Harrisonville, MO 64701

To the City:
Brad Ratliff
City Administrator
300 E Pearl Street
Harrisonville, MO 64701

[Remainder of this page intentionally left blank.]

Harrisonville-Cass R-IX School District

By: _____
Superintendent of Schools

By: _____
President, Board of Education

Attested by: _____
Secretary, Board of Education

City of Harrisonville, Missouri

By: _____
City Administrator

By: _____
Mayor

Attested by: _____
City Clerk

OFFICER AGREEMENT

This Agreement is entered into this ___ day of August 2026, by and between the City of Harrisonville, a public entity, hereinafter referred to as “City” and Harrisonville School District., hereinafter referred to as the “Company.”

WITNESSETH

For, and in consideration of, the mutual promises, terms, and covenants, and conditions set forth herein, the parties agree as follows:

1. Purpose of Agreement – The purpose of the Agreement is for the City to assign police officers to provide law enforcement services and security as specified herein.

Upon request by said Company, the City has determined the need for security to be provided on Company property for a specific term as set out below. The police officers, hereinafter referred to as the “Officers” will serve at the Company facilities within the city limits of Harrisonville.

The officers will work with Company personnel in providing security only. These officers are responsible for maintaining a safe environment, serving as a law enforcement problem-solving resource, and providing the appropriate response regarding campus/property related criminal activity.

2. Term – The term of the Agreement shall be from August ___ 2026 through August ___ 2027 provided the term may be mutually extended by the parties as they deem necessary to address specific security issues. In the event of a city-wide emergency, the officers may be removed from the property to perform police duties at the direction of the Chief of Police, or a designee. The City retains the final decision as to the necessity of extending the term.
3. Termination – The Agreement may be terminated without cause by either party upon 24 hours prior written notification.
4. Relationship of Parties – The officers assigned to the Company shall be considered employees of the City, selected by and under the command and supervision of the Police Department.

The assigned officers will be subject to current procedures in effect for the City of Harrisonville police officers, including attendance at all mandated training and testing to maintain state law enforcement certification. The Agreement is not intended to and will not constitute, create, give rise to, or otherwise recognize a joint venture, partnership, or formal business association or organization of any kind between the parties, and the rights and obligations of the parties shall be only those expressly set forth in the Agreement. The parties agree that no person supplied

by the Company to accomplish the goals of the Agreement is considered to be a City employee and that no rights under City civil service, retirement, or personnel rules accrue to such person.

5. Consideration – In consideration of the assignment of police officers to work at the Company as provided herein, the Company agrees to pay the City \$72.24 per hour.

Payment from Company to City is due within fourteen (14) days of the Company's receipt of an itemized statement of cost from the City. The City will invoice the Company monthly based upon number of hours worked in each particular month. The officers shall submit a weekly timesheet through the chain of command to the Chief of Police, who will approve and forward to the Company's designated assignee showing the number of hours worked. The City will provide an official police vehicle and fuel for the assigned officers and cover the costs of police officer training consistent with City policies and procedures. Use of department vehicle must be consistent with Police Department policy at all times.

6. Officer Responsibilities – The officers assigned to the Company shall be limited to performing law enforcement activities only. Provided further that nothing required herein is intended to nor will it constitute a relationship or duty for the assigned officers of the City beyond the general duties that exist for law enforcement officers within the State of Missouri.
7. Time and Place of Performance – The City will have an officer available for duty at the assigned location each day indicated in advance on a mutually agreed upon schedule. The assigned officers' activities will be restricted to the Company's grounds.

8. City Responsibilities – The City will ensure the following:

- a. The City shall maintain police liability and general liability insurance. Such policy or policies shall cover cost of defense as well as liability for every claim or demand which may be made by any person or entity arising from or caused by any act of neglect, fault or omission of the City or its Officer's in the performance of this Agreement, except to the extent that such claim or demand arises from or is caused by the negligence or willful misconduct of the Company, its agents or employees.
- b. The city will ensure all Officers obtain and maintain the proper training, licensure, commissions, and meet any and all requirements of their positions, at the City's expense.

9. Miscellaneous Terms

- a. **ASSIGNMENT.** This Agreement shall not be assigned or subcontracted in whole or part by any party without prior written consent of all parties.
- b. **COMPLIANCE WITH LAWS.** All parties shall comply with all applicable federal, state, and local laws, rules, regulations, and ordinances.
- c. **GOVERNING LAW / VENUE.** This Agreement shall be construed in accordance with and governed by the laws of the State of Missouri. Venue for any dispute under this Agreement shall be the Circuit Court of Cass County, Missouri in Harrisonville, Missouri.
- d. **RELATIONSHIP OF PARTIES.** The parties hereto, in the performance of this Agreement, shall not act as agents, employees, partners, joint ventures, or associates of one another and shall not be construed as the employees or agents of the other party for any purpose whatsoever.
- e. **NON-DISCRIMINATION.** Each party agrees that it will not discriminate based on race, color, religion, sex, disability, or national origin, or on any other basis as prohibited by law.
- f. This Agreement may be terminated by any party whenever, for any reason, such party determines the termination is in its best interest. Termination of services shall be affected by delivery to the other parties of a written Termination Notice at least twenty-four (24) hours

- prior to the termination effective date.
- g. NO WAIVER OF IMMUNITY. In no event shall the language of this Agreement constitute or be construed as a waiver or limitation of any party's rights or defenses with regard to each party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitution or law.
 - h. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties. This Agreement expressly revokes any prior understandings, agreements, or representations, oral or written, of the parties.
 - i. MODIFICATION. This Agreement may not be modified, supplemented, or amended, in any manner, except by written agreement signed by the parties.
 - j. NOTICE. When any notice or statement of other communication is required under this Agreement, it shall be sent to the following addresses, unless otherwise specifically advised:

To the Company:
Cass R-IX School District
Harrisonville School District
503 S. Lexington St.
Harrisonville MO 64701
Phone 816-380-2727

To the City:
Daniel Barnett
City Clerk
dbarnett@harrisonville.com
300 E. Pearl St.
Harrisonville, MO 64701

[Remainder of this page intentionally left blank.]

Cass R-IX School District
Harrisonville Schools.

By:

[title]

City of Harrisonville, Missouri

By:

City Administrator

By:

Mayor

Attested by:

City Clerk

Council Bill No. 2026

Resolution No. 2026

A RESOLUTION OF THE BOARD OF ALDERMEN AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH HARRISONVILLE CASS R-9 SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICERS AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Harrisonville (“City”) has participated with the Cass R-IX School District to offer a school resource officer since 1998; and

WHEREAS, the Cass R-IX School District has agreed to compensate the City of Harrisonville at a rate of \$48.16 per hour for resource officer compensation; and

WHEREAS, the Cass R-IX School District has agreed to compensate the City of Harrisonville at a rate of \$72.24 per hour for off-duty, overtime officer compensation; and

WHEREAS, the Board of Aldermen have reviewed the agreement between the City of Harrisonville and the Cass R-IX School District and find it in its best interest to approve the agreement.

NOW THEREFORE BE IT RESOLVED BY THE HARRISONVILLE BOARD OF ALDERMEN THAT:

Section 1: The Mayor and City Administrator are hereby authorized and directed by the Board of Aldermen to enter into agreement on behalf of the City of Harrisonville, Missouri with Cass R-IX School District.

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

PASSED AND RESOLVED BY THE BOARD OF ALDERMEN AND APPROVED BY THE MAYOR OF THE CITY OF HARRISONVILLE, MISSOURI ON THIS 17TH DAY OF AUGUST 2026.

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 17th day of August 2026.

Council Bill No. 2026-

Resolution No. 2026-

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE AUTHORIZING THE CITY ADMINISTRATOR TO CONDUCT THE ANNUAL DESTRUCTION OF RECORDS, IN ACCORDANCE WITH THE STATE OF MISSOURI RECORD RETENTION SCHEDULES.

WHEREAS, the State of Missouri has established schedules for the retention of records for municipal governments; and

WHEREAS, the City of Harrisonville wishes to destroy records which now exceed the State of Missouri retention schedules: and

WHEREAS, the records wished to be destroyed by City staff have been provided in a subsequent document.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF HARRISONVILLE BOARD OF ALDERMEN THAT:

Section 1. The City Administrator is authorized to conduct the annual destruction of records, in accordance with the State of Missouri retention schedules.

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

PASSED AND RESOLVED BY THE BOARD OF ALDERMEN AND APPROVED BY THE MAYOR OF THE CITY OF HARRISONVILLE, MISSOURI ON THIS 17TH DAY OF AUGUST 2026.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

EXCUSED:

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

ATTEST:

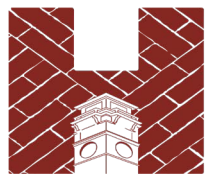
Daniel Barnett, City Clerk

WITNESS my hand and seal this 17th day of August 2026.

BOXES FOR DESTRUCTION
FIRE DEPARTMENT

1. Collection Accounts from 1993 to 2019
2. Closed Accounts
3. Dispatch logs w/face sheets
4. Month End Reports
5. Medicare and Medicaid EOB's
6. Time Sheets between 2016 and 2019

For questions, please contact Rose Smith (816) 380-8923



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: June 15, 2026

Re: 2024 ICC and 2023 NEC Code Adoption and Local Amendments

GENERAL INFORMATION

Requested Actions: Approval of the proposed 2024 ICC and 2023 NEC Code Adoption and Local Amendments.

PROPOSAL

The following proposed Code Amendments are for the purpose of updating our currently adopted family of building, fire, and electrical codes from the 2018 ICC and 2017 NEC, respectfully, to the 2024 ICC and 2023 NEC.

PREVIOUS ACTIONS

- June 8, 1987—The Board of Aldermen approved Ordinance #1595, which adopted the 1987 National Electric Code (NEC) as approved by the National Fire Protection Association (NFPA).
- June 8, 1987—The Board of Aldermen approved Ordinance #1596, which adopted the Uniform Plumbing Code, 1985 Edition, as recommended by the International Association of Plumbing and Mechanical Officials.
- June 8, 1987—The Board of Aldermen approved Ordinance #1597, which adopted the Uniform Mechanical Code, 1985 Edition, as recommended by the International Conference of Building Officials.
- July 10, 1989—The Board of Aldermen approved Ordinance #1725, which adopted the Uniform Plumbing Code, 1988 Edition, and all its appendices, as approved by the International Association of Plumbing and Mechanical Officials.
- July 10, 1989—The Board of Aldermen approved Ordinance #1726, which adopted the Uniform Mechanical Code, 1988 Edition, and all of its appendices, as approved by the International Conference of Building Officials.
- June 22, 1992—The Board of Aldermen approved Ordinance #1895, which adopted the National Electric Code (NEC), 1990 Edition, and all of its appendices, as approved by the National Fire Protection Association (NFPA).
- June 22, 1992—The Board of Aldermen approved Ordinance #1899, which adopted the Uniform Plumbing Code, 1991 Edition, and all of its appendices, as approved by the International Association of Plumbing and Mechanical Officials.
- November 12, 1996—The Board of Aldermen approved Ordinance #2316, which amended Chapter 8, Articles II and V, Chapter 11, Article V, Chapter 27, Articles IV and V of the Code of Ordinances of the City of Harrisonville, Missouri, by adopting the permit and fee schedules for same as set forth in the “Building Standards” Magazine.
- March 3, 2003—The Board of Aldermen approved Ordinance #2811, which repealed Section 8-16 and 8-16.1 of the Code of Ordinances of the City of Harrisonville, Missouri, and enacted in lieu

thereof new Sections 8-16 and 8-16.1 adopting the International Building Code, 2000 Edition, as amended, as the Official Building Code of the City.

- March 3, 2003—The Board of Aldermen approved Ordinance #2812, which repealed Section 8-61 of the Code of Ordinances of the City of Harrisonville, Missouri, and enacted in lieu thereof new Section 8-61 and 8061.1 adopting the International Mechanical Code, 2000 Edition, as amended, as the Official Mechanical Code of the City.
- March 3, 2003—The Board of Aldermen approved Ordinance #2813, which repealed Section 11-94 of the Code of Ordinances of the City of Harrisonville, Missouri, and enacted in lieu thereof a new Section 11-94 adopting the National Electric Code, 2002 Edition, as the Official Electric Code of the City.
- March 3, 2003—The Board of Aldermen approved Ordinance #2814, which repealed Section 12-16 of the Code of Ordinances of the City of Harrisonville, Missouri, and enacted in lieu thereof new Section 12-16 and 12-16.1 adopting the International Fire Code, 2000 Edition, as amended, as the Official Fire Code of the City.
- March 3, 2003—The Board of Aldermen approved Ordinance #2815, which repealed Section 27-100 of the Code of Ordinances of the City of Harrisonville, Missouri, and enacted in lieu thereof new Sections 27-100 and 27-100.1 adopting the Uniform Plumbing Code, 2000 Edition, as amended as the Official Plumbing Code of the City.
- March 3, 2003—The Board of Aldermen approved Ordinance #2816, which enacted a new Article VI of Chapter 8 of the Code of Ordinances of the City of Harrisonville, Missouri, adopting the International Residential Code for One- and Two-Family Dwellings, 2000 Edition, as amended, as the Residential Code of the City.
- March 7, 2005—The Board of Aldermen approved Ordinance #2908, which amended Chapter 8, Article 2 of the Code of Ordinances of the City of Harrisonville, Missouri, and enacted a new Section 8-20, Permit Term.
- March 7, 2005—The Board of Aldermen approved Ordinance #2910, which amended Chapter 8, Article VI, Section 8-70.1 of the Code of Ordinances of the City of Harrisonville, Missouri, amending Table R301.2(1) of the 2000 International Residential Code establishing thirty-six (36") inch frost line depth within the City of Harrisonville, Missouri.
- May 16, 2005—The Board of Aldermen approved Ordinance #2916, which amended Chapter 8, of the Code of Ordinances of the City of Harrisonville, Missouri, and enacted a new Article VI, Property Maintenance, Section 8-72, Handrails, and Section 8-73, Guardrails.
- September 15, 2008—The Board of Aldermen approved Ordinance #3046, which repealed Chapter 500, Article I, Sections 500.010, 500.020 and 500.040, Article II, Sections 500.050, 500.060 and 500.070, Article III, Sections 500.150, 500.160 and 500.180, and Chapter 205, Article II, Sections 205.020, 205.025 and 205.030 of the Code of Ordinances of the City of Harrisonville, Missouri, and enacted in lieu thereof new Chapter 500, Article I, Sections 500.010 and 500.020, Article II, Sections 500.050 and 500.060, Article III, Sections 500.080 and 500.090, Article IV, Sections 500.120 and 500.125, Article V, Sections 500.150, 160 and 180, and Chapter 205, Article II, Sections 205.020, 205.025 and 205.030 adopting the International Building Code, 2006 Edition, International Residential Code for One- and Two-Family Dwellings, 2006 Edition, International Mechanical Code, 2006 Edition, National Electric Code, 2005 Edition, International Plumbing Code, 2006 Edition, International Fuel Gas Code, 2006 Edition, and International Fire Code, 2006 Edition as amended, as the Official Building, One- and Two-Family Residential, Mechanical, Electrical, Plumbing, Fuel Gas, and Fire Prevention and Safety Codes of the City.
- November 16, 2009—The Board of Aldermen approved Ordinance #3112, which amended Article 2, International Fire Code, Section 205.025, Amendments and Article I, International Building Code, Section 500.020, Amendments of the Code of Ordinances of the City of Harrisonville, Missouri, and enacted a new amendment concerning residential fire sprinklers within the City of Harrisonville, Missouri.
- April 19, 2010—The Board of Aldermen approved Ordinance #3128, which repealed Chapter 500, Article I, Section 500.025, Fee; Article III, Section 500.100, Fees; Article IV, Section 500.130, Schedule of Fees; Article V, Section 500.170, Schedule of Fees of the Code of Ordinances of the City of Harrisonville, Missouri, and enacted in lieu thereof new Chapter 500, Article I, Section 500.025, Fees; Article III, Section 500.100, Fees; Article IV, Section 500.130, Fees; and Article V,

Section 500.170, Fees; adopting a new fee computation schedule as the Official Permit Fee Schedule of the City of Harrisonville.

- **August 1, 2011—The Board of Aldermen approved Ordinance #3170, which amended Chapter 500, Article I, Section 500.025, Fees, of the Code of Ordinances of the City of Harrisonville, Missouri, and adopting a new fee schedule for the City of Harrisonville.**
- **August 1, 2011—The Board of Aldermen approved Ordinance #3171, which amended Title V. Building and Construction, Chapter 500: Building and Property Maintenance Codes of the Code of Ordinances of the City of Harrisonville, Missouri, and enacted a new Article VII entitled; Abandoned Residential Property Registration, within the City of Harrisonville, Missouri.**
- **August 5, 2013—The Board of Aldermen approved Ordinance #3236, which repealed Chapter 500, Building and Property Maintenance Codes of the City of Harrisonville, Missouri, Code of Ordinances and enacted in lieu thereof a new Chapter 500 Building and Property Maintenance Codes.**
- **August 5, 2013—The Board of Aldermen approved Ordinance #3237, which amended Chapter 505, Building Regulations, of the City of Harrisonville, Missouri, Code of Ordinances pertaining to enclosure of swimming pool, appeals, addressing, and expense.**
- **August 5, 2013—The Board of Aldermen approved Ordinance #3238, which amended Chapter 510, Dangerous Structures – Repair or Demolition of Certain Structures, of the City of Harrisonville, Missouri, Code of Ordinances.**
- **August 5, 2013—The Board of Aldermen approved Ordinance #3239, which amended Chapter 525, Certain Construction Trade Licensing, Permits and Inspections, of the City of Harrisonville, Missouri, Code of Ordinances.**
- **July 17, 2017—The Board of Aldermen approved Ordinance #3412, which repealed certain sections of Chapter 500-Building and Property Maintenance Codes, Chapter 505-Building Regulations, and Chapter 700-Utilities, of the City of Harrisonville Code of Ordinances, and enacted new Sections 500.020.A.5 and 700.210.C.**
- **February 5, 2018—The Board of Aldermen approved Ordinance #3428, which amended Section 500.080-Amendments to Chapter 500 Building and Property Maintenance Codes, and added an Exception to the Supplemental Electrode on a Temporary Service Installation.**
- **February 5, 2018—The Board of Aldermen approved Ordinance #3429, which repealed Sections 500.080-Amendments A.6, A.9, A.16, A.17, A.18, and A.19 of Chapter 500: Building and Property Maintenance Codes of the Harrisonville Code of Ordinances, and enacted in lieu thereof new Sections 500.080-Amendments A.6, A.9, and A.16, reserving Sections 500.080-Amendments A.17, A.18, and A.19 for future amendments.**
- **August 3, 2020—The Board of Aldermen approved Ordinance #3503, which amended and removed sections of the Building and Land Use Codes of the Municipal Code of the City of Harrisonville, Missouri. (Adoption of 2018 ICC and 2017 NEC Codes)**
- **April 19, 2021—The Board of Aldermen approved Ordinance #3537, which amended sections of the City’s Municipal Code pertaining to the adopted 2018 International Fire Code.**
- **April 19, 2021—The Board of Aldermen approved Ordinance #3538, which amended sections of the City’s Municipal Code pertaining to wind speed and building sewer minimum size.**
- **November 7, 2022—The Board of Aldermen approved Ordinance #3610, which amended Section 500.020, 500.080, 500.120, 500.160, 500.210, 500.330, and 500.430 to make the Community Development Department the enforcement agency.**
- **May 1, 2023—The Board of Aldermen approved Ordinance #3650, which amended various sections of the City of Harrisonville’s Municipal Code to remove specific fee, fine, and penalty amounts.**
- **June 1, 2026—At the Board of Aldermen Work Session, Staff discussed bringing the proposed Code Amendments pertaining to the 2024 ICC and 2023 NEC Code Adoption and local amendments to be heard at the next regular session of the Board of Aldermen meeting, June 15, 2026.**

KEY ISSUES

- It was brought to staff's attention during an Insurance Services Office (ISO) review of the Building Codes Effectiveness Grading Schedule (BCEGS) that anytime an adopted building, fire, or electrical code is over 6 years old it negatively affects the City's ISO rating and thereby affects insurance for all within our City.
- Several of the proposed changes to the International Residential Code are from recommendations made by the Kansas City Home Builders Association.
- Many, if not all, of the previous amendments that are proposed to be removed are now worded appropriately within the Codes such that an amendment is no longer necessary.

ANALYSIS

The proposed code amendments are for the purpose of updating our currently adopted family of building, fire, and electrical codes from the 2018 ICC and 2017 NEC, respectfully, to the 2024 ICC and 2023 NEC.

Staff reviewed the 2024 ICC Codes as well as those adopted by other Missouri Municipalities, held discussions with the Kansas City Home Builders Association, reviewed our prior Code Amendments and updated these amendments as appropriate. Several of the proposed changes to the International Residential Code are from recommendations made by the Kansas City Home Builders Association. Many, if not all, of the previous amendments that are proposed to be removed are now worded appropriately within the Codes such that an amendment is no longer necessary.

On May 21, 2026, staff learned that there is a requirement within the Missouri State Statute (RSMo. 67.280.2) that copies of the Codes and proposed amendments are on file and available for "public use, inspection, and examination...for a period of ninety days prior to the adoption". The proposed amendments were originally published as part of the June 1, 2026, Board of Aldermen Work Session packet. Staff will be accepting comments through August 13th, so that any needed changes can be incorporated prior to being second read at the August 17th Board of Aldermen meeting. The effective date, to meet the 90-day requirement per state statute) shall be August 31st.

STAFF RECOMMENDATION

Staff recommends approval of the proposed Code Amendments.

ATTACHMENTS

1. Staff Commentary and Mark-ups
2. Draft Ordinances



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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Existing Municipal Code in black.

~~Removals in red.~~

Additions in green.

Highlights = Discussion.

CS commentary in blue.

Staff Commentary

The following code amendments are for the purposes of updating our currently adopted family of building, fire, and electric codes from the 2018 ICC and 2017 NEC, respectfully, to the 2024 ICC and 2023 NEC. It is necessary to update to the current ICC/NEC Codes as it was brought to staff's attention during an Insurance Services Office (ISO) review of the Building Codes Effectiveness Grading Schedule (BCEGS) that anytime an adopted building, fire, or electric code is over 6 years old it negatively affects the City's ISO rating and thereby affects insurance for all within our City.

Staff reviewed the 2024 ICC Codes as well as those adopted by other Missouri Municipalities, held discussions with the Kansas City Home Builders Association, reviewed our prior Code Amendments and updated these amendments as appropriate. Several of the proposed changes to the International Residential Code are from recommendations made by the Kansas City Home Builders Association. Many, if not all, of the previous amendments that are proposed to be removed are now worded appropriately within the Codes such that an amendment is no longer necessary.

Chapter 205. Emergency Services; Fire Code; Fireworks

Article IV. Fire Code

Section 205.110. Adoption of International Fire Code (IFC).

A. The City hereby adopts the International Fire Code, ~~2018~~ 2024 Edition, as published by the International Code Council, including Appendix Chapters B, C, D, E, F, G, H, and I as the official Fire Code of the City of Harrisonville, Missouri.

B. The City is hereby directed to maintain one (1) copy of the International Fire Code, ~~2018~~ 2024 Edition, at all times in the offices of the City.

Section 205.120. Amendments to Adopted Code.

A. The Fire Code adopted by the provisions of this Article is hereby amended and/or modified in the following respects:

1. In IFC Section 101.1, insert: "the City of Harrisonville."
2. In IFC Section 105.1.2, Types of permits, delete Paragraph Number 2 in its entirety.
3. Delete IFC Section ~~105.7~~ 105.6, Required construction permits, in its entirety.
4. ~~IFC Section 106, [A] 106.2, add the following sentence at the end of the paragraph, "See City of Harrisonville Comprehensive Fee Schedule."~~
- 5 4. Delete IFC Section ~~109~~ 112, ~~Board Means~~ of Appeals, in its entirety. See Section 505.030, Board of Building and Engineering.



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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65. Add the following as Section 307.1.2: "All open burning is prohibited between the hours of dusk to dawn. Exceptions: 1) Portable Outdoor Fireplaces and Recreational Fires in compliance with Section 307, and 2) Bonfires with prior approval of the Fire Code Council."

76. Amend IFC Section 903.2.8, Group R, to add the following: "Exception. One- and two-family dwellings, provided State Statute Section 67.281, RSMo., regarding owner notice and fire separation requirements are complied with."

87. Amend IFC Section ~~903.3~~ **903.3.7**, Fire Department connections, by adding the following: "The location of the Fire Department connections shall be approved by the Fire Code Official. Connections shall be a four-inch Storz quick coupling connector 30 degree angled type fitting."

~~9. Amend IFC Section 903.4.2, Alarms, by adding the following: "Alarm devices provided on the exterior of the building shall be a combination horn and strobe device."~~

~~10~~ **8.** Amend Chapter 200, Definitions, Section 202, General Definitions, False Alarms~~s~~; add the following sentence: "Also allowing continuing initiation or transmission of multiple false alarms, signals, messages or other notifications of alarm after having been made aware of the false nature of the alarm or alarms, whether by alarm systems, monitoring agencies, or Fire Department personnel." The preceding sentence shall be added to the existing definition of "False Alarms~~s~~."

~~11~~ **9.** Amend Chapter 9, Section 901.1, add the following Subsection: 901.1.1, False Alarms~~s~~ — City Expense Reimbursement to City. The following limits are established for each alarm system:

1. It shall be unlawful for any person, corporation, or partnership to violate any provisions of this Subsection except that it shall not be deemed unlawful to accumulate more than three (3) false alarms in any calendar year.
2. The accumulation of more than three (3) false alarms shall not be a criminal violation and shall not be punishable in Municipal Court but failure to pay the City Expense Reimbursement shall be such a violation.
3. It shall not be a defense that the notification reference in Section 202, General Definitions, False Alarms, is not given or received.
4. If the alarm system owner/operator is other than an individual, the corporation or partnership may be charged with the ordinance violation and be summoned into court by delivering said summons to an officer, partner, or managing or general agent, or by leaving it at any business office of the corporation or partnership with the person having charge thereof.
5. Penalties.



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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A. Any fire alarm system which has recorded more than three (3) false alarms within a calendar year shall be subjected to false alarm charges as established in the City's Comprehensive Schedule of Fees.

B. Any person convicted of violating Section 901.1.1.2 shall be punished by a fine of not less than fifty dollars (\$50.00) nor more than five hundred dollars (\$500.00), in addition to the expense reimbursement charges.

12 10. Amend Chapter 1, Scope and Administration, Section ~~110~~ **113**, [A] ~~110.4~~ **113.4** as follows: "[non-compliance with any provision of this code]; [One hundred dollars (\$100.00)]; [Zero 0)]."

Chapter 500. Building and Property Maintenance Codes

Article I. International Building Code

Section 500.010. Adoption of Standards.

A. The City hereby adopts the International Building Code, ~~2018~~ **2024** Edition, as published by the International Code Council, including Appendix Chapters B, C, E, F, G, I, J, and K as the official Building Code of the City of Harrisonville, Missouri.

B. The City is hereby directed to maintain a copy of the International Building Code, ~~2018~~ **2024** Edition, at all times in the offices of the City.

Section 500.020. Amendments.

A. The Building Code adopted by the provisions of this Article is hereby amended and/or modified in the following respects:

1. In IBC Section 101.1, insert "City of Harrisonville."
2. Delete IBC Section 101.4.6, Energy ~~Code~~, in its entirety.
3. IBC Section 103, ~~Department of Building Safety~~ **Code Compliance Agency**, shall be amended as follows:
 - a. Delete "~~Department of Building Safety~~ **Code Compliance Agency**" and insert "Community Development Department".
 - b. IBC Section 103.1, Creation of Enforcement Agency, shall be amended as follows: Delete the entire paragraph and insert "The Community Development Department is hereby created and the official in charge thereof, or designee, for purposes of administration of this code shall be known as the Building Official, Code Official, or Director of Community Development Department."
4. IBC Section 111.1 shall be amended as follows: Insert "Exception: Group U Occupancies."
5. **Add Section 111.3.1 to Temporary** ~~Certificates Of~~ **Occupancy** **Section 111.3.** ~~111.3.1~~ The cost for a second (2nd) Temporary Certificate of Occupancy (TCO)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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and any TCO thereafter shall be five hundred dollars (\$500.00) each.

6. Amend IBC Section 901.5, Acceptance tests, as follows by adding the last sentence to read: "The Building Code Official and Fire Code Official shall be notified twenty-four (24) hours before any required acceptance testing is performed. It shall be unlawful to occupy portions of a structure until the required fire protection systems within that portion of the structure have been tested and approved."

~~7. (Reserved)^[1]~~

~~8. (Reserved)^[2]~~

~~9. (Reserved)^[3]~~

~~10. Amend IBC Section 903.4.2, Alarms, by adding the following: "Alarm devices provided on the exterior of the building shall be a combination horn and strobe device."~~

~~11. Delete IBC Section 905.3.4.1, Hose and cabinet, in its entirety.~~

~~12~~ 7. Delete IBC Section 905.5.3, Class II system 1-inch (25 mm) hose, in its entirety.

~~13~~ 8. In IBC Section 905.7, Cabinets, delete the words "fire hoses."

~~14~~ 9. Amend IBC Section 912.32, ~~Fire Department connection Location~~, by adding the following ~~Section~~: "~~The location of Fire Department connections shall be approved by the Fire Code Official.~~ Connections shall be four-inch Storz quick-coupling connector-type fitting and located within one hundred (100) feet of a fire hydrant, or as approved by the Fire Code Official."

~~15~~ 10. Delete IBC Chapter 13, Energy Efficiency, in its entirety.

~~16~~ 11. In IBC Table 1505.1, Minimum roof ~~coverings assembly~~, delete footnotes ~~a, b, and c~~ from the table.

~~17~~ 12. Amend IBC Section 1505.5, Nonclassified roofing, as follows: "Non-classified roofing shall not be installed unless utilized for the repair of ten percent (10%) or less of the total roof covering in any three-year period."

~~18. (Reserved)^[4]~~

Article II. International Residential Code (IRC) For One- And Two-Family Dwellings Section 500.070. Adoption of Standards.

A. The City hereby adopts the International Residential Code for One- And Two-Family Dwellings, ~~2018~~ 2024 Edition, as published by the International Code Council, including Appendix Chapters ~~A, B, C, D, E, H, J, and M~~ BA, BB, BD, BE, BF, BN, BO, CA, CB, CC, CH, and NF, as the official Building Code for One- and Two-Family Dwellings of the City of Harrisonville, Missouri. Appendix Chapter NB: Solar Ready Provisions—Detached One- and Two-Family Dwellings and Townhouses is hereby adopted as a recommended suggestion, not required.

B. The City is hereby directed to maintain a copy of the International Residential Code, ~~2018~~ 2024 Edition, at all times in the offices of the City.



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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Section 500.080. Amendments.

A. The Residential Code for One- and Two-Family Dwellings adopted by the provisions of this Article is hereby amended and/or modified in the following respects:

1. In IRC Section R101.1, insert "City of Harrisonville."
2. IRC Section R103, ~~Department of Building Safety~~ **Code Compliance Agency**, shall be amended as follows: Delete "~~Department of Building Safety~~ **Code Compliance Agency**" and insert "Community Development Department."
3. IRC Section R103.1, Creation of ~~Enforcement~~ Agency, shall be amended as follows: Delete the entire paragraph and insert: "The Community Development Department is hereby created and the official in charge thereof for purposes of administration of this Code shall be known as the Building Official, Code Official or Director of Community Development."
4. In IRC Section R105.2, Work exempt from permit:
 - a. Amend Item 1 by changing "200 square feet" to "120 square feet."
 - b. Delete Item 2 in its entirety.
 - c. Item 5 shall be amended as follows: "Sidewalks and driveways located on private property."
5. Delete IRC Section R108, Fees, in its entirety.
6. The following Subsection (Section 110.~~4~~**3**.1) shall be added as follows:
R110.4.1 TCO Cost. The cost for a second (2nd) Temporary Certificate of Occupancy (TCO) and any TCO thereafter shall be two hundred dollars (\$200.00) each and is limited to three (3) total TCOs allowed for a residential permit.
7. Delete IRC Section R112, ~~Board Means~~ of Appeals, in its entirety.
8. In Table R301.2 (~~1~~), Climatic and Geographic Design Criteria, insert:
 - a. Ground Snow Load: 20 pounds per square foot.
 - b. Wind Speed: ~~115~~ **107** miles per hour.
 - c. Seismic Design Category: A.
 - d. Weathering: Severe.
 - e. Frost Line Depth: 36 inches.
 - f. Termite: Moderate to heavy.
 - g. Winter Design Temp: 6° Fahrenheit.
 - h. Ice Barrier Underlayment: Yes.
 - i. Flood Hazards: January 2, 2013, FIRM.
 - j. Air Freezing Index: ~~927~~ **1500**>.
 - k. Annual Air Temperature: 55.5° Fahrenheit.
- ~~9. Delete 2012 IRC Sections R302.2 and 302.3 and replace with 2006 IRC Section R317.1.~~
- ~~10. Delete IRC Section R312.2.1, Window sills, in its entirety.~~
- ~~11~~ **9**. Delete IRC Section ~~313~~ **309**, ~~Residential sprinkler systems~~ **Automatic Sprinkler Systems**, in its entirety.



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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~~12-10.~~ Delete IRC Section ~~R317.1.1~~~~R304.1.1~~, Field treatment, in its entirety.

~~13-11.~~ Delete IRC Section ~~R318.1.2~~~~R305.1.2~~, Field treatment, in its entirety.

12. Amend IRC Section R318.3.2, Floor elevations at other exterior doors, Exception to read: "An exterior landing or floor is not required at the exterior doorway where a stairway of not more than three risers is located on the exterior side of the door, provided that the door does not swing over the stairway."

~~14-13.~~ Establish a new IRC Section R403.1.1.1. Footing reinforcement, as follows: "Footings for basement foundation walls shall have a minimum reinforcement consisting of not less than two (2) No. 4 bars, uniformly spaced, located a minimum of three (3) inches [seventy-six (76) mm] from the bottom and edges of the footing."

~~15-14.~~ Establish a new IRC Section R403.1.1.2, Column pads, as follows: "Column pads shall be a minimum of twenty-four (24) inches [six hundred ten (610) mm] by twenty-four (24) inches [six hundred ten (610) mm] and eight (8) inches [two hundred three (203) mm] deep twenty-four (24) inches by twenty-four (24) inches by eight (8) inches. Reinforcement shall consist of a minimum of three (3) No. 4 bars each way, uniformly spaced within each column pad."

~~16.~~ Establish new Section R404.1.2.2.3, "Reinforcement": All foundation walls of concrete or masonry construction shall have a minimum vertical reinforcement of one (1) No. 4 rebar forty-eight (48) inches on-center spacing.

~~17. (Reserved)^[1]~~

~~18. (Reserved)^[2]~~

~~19. (Reserved)^[3]~~

~~20. (Reserved)^[4]~~

15. Amend IRC Section R507.9.2 to delete any reference to the lateral deck attachment details in Figure R507.9.2(1) and R507.9.2(2).

~~21~~ **16.** Amend IRC Section R801.3, Roof drainage, as follows: "All dwellings shall have a controlled method of water disposal from roofs that will collect and discharge all roof drainage to the ground surface at least three (3) feet [nine hundred fifteen (915) mm] from the foundation walls or to an approved drainage system."

~~22.~~ Amend IRC Section N1102.1, Compliance, as follows:

~~Residential energy efficiency compliance shall be demonstrated by meeting the following requirements of Table N1102.1 for Climate Zone 4. Exception: Portions of the building thermal envelope that do not enclose conditioned space:~~

- (a) ~~Wall assemblies forming portions of a building envelope shall meet or exceed an R-factor rating of 13. This requirement does not apply to doors, windows, or other openings or approved penetrations nor does it apply to basement concrete walls when the basement is not finished as a~~



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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~~habitable space:~~

- ~~(b) Floor assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 19. Garage ceilings with living area above shall comply with this requirement. Exception: Concrete floors in contact with the earth need not be insulated.~~
- ~~(c) Roof assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 30. This requirement does not apply to skylights or other approved penetrations.~~
- ~~(d) Ceilings forming portions of a building envelope shall meet or exceed an R factor rating of 30 at the time of installation.~~

~~23. IRC Section N1102.4, Air leakage. The building thermal envelope must be durably sealed to limit infiltration and the following items must be caulked, gasketed, weather-stripped or otherwise sealed with an air barrier material, suitable film or solid material:~~

- ~~a. All joints, seams and penetrations.~~
- ~~b. Site-built windows, doors and skylights.~~
- ~~c. Openings between window and door assemblies and their respective jambs and framing.~~
- ~~d. Utility penetrations.~~
- ~~e. Dropped ceilings or chases adjacent to the thermal envelope.~~
- ~~f. Knee walls.~~
- ~~g. Walls and ceilings separating the garage from conditioned spaces.~~
- ~~h. Behind the tub and showers on exterior walls.~~
- ~~i. Common walls between dwelling units.~~
- ~~j. Other sources of infiltration.~~

~~24. Delete IRC Section N1103.3, Ducts, in its entirety and amend as follows: "All portions of the air distribution system shall be installed in accordance with IRC Section M1601. Supply and return ducts located within the building but outside of conditioned space must be insulated to an installed R-5, and insulated to an installed R-8 when located outside of the building."~~

~~25~~ **17.** In IRC Section G2414.1 (403.1), ~~Piping materials~~ **General**, insert a second paragraph to read as follows: "The use of copper tubing and fittings for gas-fired appliances shall not be permitted."

~~26~~ **18.** Amend IRC Section P2603.5, Freezing, as follows: "Water, soil or waste pipe shall not be installed outside a building, in exterior walls, in attics or crawl spaces, or in any other place subjected to freezing temperatures unless adequate provision is made to protect it from freezing by insulation or heat, or both. Water service pipe shall be installed not less than forty-two (42) inches [one thousand sixty-eight (1,068) mm] in depth below grade."



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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

~~27~~-19. Amend IRC Section P2603.5.1, Sewer depth, as follows: "Building sewers shall be a minimum of twelve (12) inches [three hundred five (305) mm] below grade."

~~28~~-20. Amend IRC Section P2902.5.3, Lawn irrigation systems, as follows: "The potable water supply to lawn irrigation systems shall be protected against backflow by a device approved by the Missouri Department of Natural Resources. Backflow devices installed within structures shall be a minimum of six (6) inches [one hundred fifty-two (152) mm] away from a wall or vertical obstruction. The backflow device shall be installed between twelve (12) inches [three hundred five (305) mm] and forty-eight (48) inches [one thousand two hundred twenty (1,220) mm] above the floor and shall be accessible."

21. Delete IRC Section E3606.5, Surge protection, in its entirety.

~~29~~-22. Amend Section E3608.4 Exception: Where a single rod, pipe, or plate grounding electrode has a resistance to earth of twenty-five (25) ohms or less, or if it is a temporary service installation on a pole, the supplemental grounding electrode shall not be required.

23. Delete IRC Section E3901.4.2, Island and peninsular countertops and work surfaces, in its entirety.

24. Delete IRC Section E3901.4.3, Receptacle outlet location, in its entirety.

25. Delete IRC Section E3902.1, Bathroom receptacles, in its entirety.

26. Amend IRC Section E3902.2, Garage and accessory building receptacles, by adding ", except that non-GFCI receptacles may be installed for garage door openers, alarms, irrigation systems, and refrigerators/freezers" to the end of the sentence.

27. Amend IRC Section E3902.5, Basement receptacles, by adding ", except that non-GFCI receptacles may be installed for sump pumps, refrigerators, alarm systems in the unfinished areas of the basement and all receptacles within the finished areas of a basement are exempt" to the end of the sentence.

28. Amend IRC Section E3902.6, Kitchen receptacles, by adding ", except that non-GFCI receptacles may be installed for all permanently installed appliances such as dishwashers, disposals, refrigerators, hood/range fans, ice makers, wine coolers, microwaves, etc." to the end of the sentence.

29. Amend IRC Section E3902.12, Specific appliance outlets, by deleting items 3 through 9.

Article III. International Mechanical Code (IMC)

Section 500.110. Adoption of Standards.

A. The City hereby adopts the International Mechanical Code, ~~2018~~ 2024 Edition, as published by the International Code Council, including Appendix Chapter A as the official Mechanical Code of the City of Harrisonville, Missouri.



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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

B. The City is hereby directed to maintain one (1) copy of the International Mechanical Code, ~~2018~~ 2024 Edition, at all times in the offices of the City.

Section 500.120. Amendments.

A. The International Mechanical Code adopted by the provisions of this Article is hereby amended and/or modified in the following respects:

1. In IMC Section 101.1, insert "City of Harrisonville."
2. IMC Section 103, ~~Department of Mechanical Inspection~~ Code Compliance Agency, shall be amended as follows: Delete "~~Department of Mechanical Inspection~~ Code Compliance Agency" and insert "Community Development Department."
3. IMC Section 103.1, ~~General~~ Creation of agency, shall be amended as follows: Delete the entire paragraph and insert "The Community Development Department is hereby created, and the official in charge thereof for purposes of administration of this Code shall be known as the Building Official, Code Official or Director of Community Development."
- ~~4. Delete IMC Section 106.5.2, Fee schedule, in its entirety.~~
- 5 4. Delete IMC Section ~~109~~ 112, Means of Appeals, in its entirety.

Article IV. International Plumbing Code (IPC)

Section 500.150. Adoption of Standards.

A. The City hereby adopts the International Plumbing Code, ~~2018~~ 2024 Edition, as published by the International Code Council, including Appendix Chapters B, C, D and E as the official Plumbing Code of the City of Harrisonville, Missouri.

B. The City is hereby directed to maintain one (1) copy of the International Plumbing Code, ~~2018~~ 2024 Edition, at all times in the offices of the City.

Section 500.160. Amendments.

A. The Plumbing Code adopted by the provisions of this Article is hereby amended and/or modified in the following respects:

1. In IPC Section 101.1, insert "City of Harrisonville."
2. IPC Section 103, ~~Department of Plumbing Inspection~~ Code Compliance Agency, shall be amended as follows: Delete "~~Department of Plumbing Inspection~~ Code Compliance Agency" and insert "Community Development Department."
3. IPC Section 103.1, ~~General~~ Creation of agency, shall be amended as follows: Delete the entire paragraph and insert "The Community Development Department is hereby created, and the official in charge thereof for purposes of administration of this Code shall be known as the Building Official, Code Official or Director of Community Development."
4. Delete IPC Section ~~109~~ 112, Means of Appeals, in its entirety.



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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

5. Amend IPC Section 305.4.1, Sewer depth, as follows: "Building sewers shall be a minimum of twelve (12) inches [three hundred five (305) mm] below grade."
6. Amend IPC Section 312.~~10~~11, Inspection and testing of backflow prevention assemblies, as follows: "Inspection and testing of backflow prevention assemblies shall be in accordance with the policies prescribed by the Public Works Department of the City of Harrisonville, Missouri."
7. In IPC Section 903.1.~~1~~, Roof extension **unprotected**, insert "six (6) inches [one hundred fifty-two (152) mm]."
8. IPC Section 1101.3, Prohibited drainage, shall be amended as follows: "Stormwater shall not be drained into sewers intended for sewage only. Sanitary sewer systems shall be designed, built and maintained in such a manner to prevent all storm- or groundwater from draining, discharging or entering into the sanitary sewer system. Connection of sump pumps, foundation drains, yard drains, gutter downspouts and any other stormwater drainage receptacle(s) or system(s) are specifically prohibited from being connected to the sanitary sewer system."

Article V. International Fuel Gas Code

Section 500.200. Adoption of Standards.

- A. The City hereby adopts the International Fuel Gas Code, ~~2018~~ 2024 Edition, as published by the International Code Council, including Appendix Chapters A, B, ~~E~~, and D, as the official Fuel Gas Code of the City of Harrisonville, Missouri.
- B. The City is hereby directed to maintain one (1) copy of the International Fuel Gas Code, ~~2018~~ 2024 Edition, at all times in the offices of the City.

Section 500.210. Amendments.

- A. The Fuel Gas Code adopted by the provisions of this Article is hereby amended and/or modified in the following respects:

1. In IFGC Section 101.1, insert "City of Harrisonville."
2. IFGC Section 103, ~~Department of Inspection Code Compliance Agency~~, shall be amended as follows: Delete "~~Department of Inspection Code Compliance Agency~~" and insert "Community Development Department."
3. IFGC Section 103.1, ~~General Creation of agency~~, shall be amended as follows: Delete the entire paragraph and insert "The Community Development Department is hereby created, and the official in charge thereof for purposes of administration of this Code shall be known as the Building Official, Code Official or Director of Community Development."
4. Delete IFGC Section ~~109~~ 112, Means of Appeals, in its entirety.
5. Amend IFGC Section 403.~~43~~.3, Copper and brass, as follows: "Copper and brass tubing shall not be used for the distribution of fuel gas."



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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

6. Amend IFGC Section 403.4.3.4, Aluminum, as follows: "Aluminum or aluminum alloy tubing shall not be used for the distribution of fuel gas."
7. Amend IFGC Section 406.4.1, Test pressure, as follows: "The test pressure to be used shall be not less than one and one-half (1 1/2) times the proposed maximum working pressure, but not less than ten (10) psig [sixty-eight and nine tenths (68.9) kPa] irrespective of design pressure. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches [three hundred fifty-six (356) mm] water column pressure, the test pressure shall not be less than sixty (60) psig. Where the test pressure exceeds one hundred twenty-five (125) psig [eight hundred sixty-two (862) kPa], the test pressure shall not exceed a value that produces a hoop stress in the piping greater than fifty percent (50%) of the specified minimum yield strength of the pipe."

Article VI. National Electric Code

Section 500.240. Adoption of Standards.

- A. The City hereby adopts the National Electrical Code, NFPA 70, ~~2017~~ 2023 Edition, as published by the National Fire Protection Association, including Annex Chapters A, B, C, D and ~~H~~ H as the official Electrical Code of the City of Harrisonville, Missouri.
- B. The City is hereby directed to maintain one (1) copy of the National Electric Code, ~~2017~~ 2023 Edition, at all times in the offices of the City.

Section 500.250. Amendments.

- A. The Electric Code adopted by the provisions of this Article is hereby amended and/or modified in the following respects:
 1. Amend NEC Annex Chapter H, Administration and Enforcement, as follows: Delete Section 80.15. Electrical Board, Paragraphs A through H in their entirety.
 2. Amend NEC Annex Chapter H, Administration and Enforcement, as follows: Delete Section 80.19, Permits and Approvals, Paragraphs D and E in their entirety.
 3. Amend NEC Annex Chapter H, Administration and Enforcement, as follows: Delete Section 80.23, Notice of Violations, Penalties, Paragraph B in its entirety.
 4. Amend NEC Annex Chapter H, Administration and Enforcement, as follows: Delete Section 80.27, Inspector's Qualifications, Paragraphs A through D in their entirety.

Article VII. International Existing Building Code

Section 500.280. Adoption of Standards.

- A. The City hereby adopts the International Existing Building Code, ~~2018~~ 2024 Edition, as published by the International Code Council as the official Existing Building Code of the City of Harrisonville, Missouri.



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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B. The City is hereby directed to maintain one (1) copy of the International Existing Building Code, ~~2018~~ 2024 Edition, at all times in the offices of the City.

Section 500.290. Amendments.

A. The Existing Building Code adopted by the provisions of this Article is hereby amended and/or modified in the following respects:

1. In IEBC Section 101.1, insert "the City of Harrisonville."
2. IEBC Section 103, ~~Department of Building Safety~~ Code Compliance Agency, shall be amended as follows: Delete "~~Department of Building Safety~~ Code Compliance Agency" and insert "Community Development Department."
3. IEBC Section 103.1, Creation of ~~enforcement~~ agency, shall be amended as follows: Delete the entire paragraph and insert: "The Community Development Department is hereby created, and the official in charge thereof for purposes of administration of this Code shall be known as the Building Official, Code Official or Director of Community Development. "
4. Delete IEBC Section 108, Fees, in its entirety.
5. Delete IEBC Section 112, Means of Appeals, in its entirety.
- ~~6. (Reserved)~~⁽¹⁾
- ~~7~~ 6. Delete IEBC Section ~~707~~ 708, Energy Conservation, in its entirety.
- ~~8~~ 7. Delete IEBC Section ~~810~~ 809, Energy Conservation, in its entirety.
- ~~9~~ 8. Delete IEBC Section 907, Energy Conservation, in its entirety.
- ~~10~~ 9. Delete IEBC Section ~~1107~~ 1104, Energy Conservation, in its entirety.

Article VIII. Property Maintenance Code

Section 500.320. Adoption Of Standards.

A. The City hereby adopts the International Property Maintenance Code, ~~2018~~ 2024 Edition, as published by the International Code Council, including Appendix Chapter A as the official Property Maintenance Code of the City of Harrisonville, Missouri.

B. The City is hereby directed to maintain one (1) copy of the International Property Maintenance Code, ~~2018~~ 2024 Edition, at all times in the offices of the City.

Section 500.330. Amendments.

A. The International Property Maintenance Code adopted by the provisions of this Article is hereby amended and/or modified in the following respects:

1. IPMC Section 101.1, insert "City of Harrisonville."
2. IPMC Section 103, ~~Department of Property Maintenance Inspection~~ Code Compliance Agency, shall be amended as follows: Delete "~~Department of Property Maintenance Inspection~~ Code Compliance Agency" and insert "Community Development Department."
3. IPMC Section 103.1, ~~General~~ Creation of agency, shall be amended as follows: Delete the entire paragraph and insert "The Community Development



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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Department is hereby created, and the official in charge thereof for purposes of administration of this Code shall be known as the Building Official, Code Official or Director of Community Development."

~~4. Delete IPMC Section 103.5, Fees, in its entirety. Fees shall be as established in the City's Comprehensive Schedule of Fees.^[1]~~

~~5~~ 4. Delete IPMC Section ~~111~~ 106, Means of Appeals, in its entirety.

~~6. IPMC Section 112, (A) 112.4 Failure to comply; insert five hundred dollars (\$500.00) and one thousand dollars (\$1,000.00) for not less than and not more than amounts for failure to comply with stop work orders.~~

~~7~~ 5. IPMC Section 302.4 insert "12 inches."

~~8~~ 6. IPMC Section 304.14 insert "January 1st" to "December 31st."

~~9~~ 7. IPMC Section 602.3 insert "September 15th" to "May 30th."

~~10~~ 8. IPMC Section 602.4 insert "September 15th" to "May 30th."

Article X. International Swimming Pool And Spa Code

Section 500.420. Adoption Of Standards.

A. The City hereby adopts the International Swimming Pool and Spa Code, ~~2018~~ 2024 Edition, as published by the International Code Council, including Appendix B as the official Swimming Pool and Spa Code of the City of Harrisonville, Missouri.

B. The City is hereby directed to maintain one (1) copy of the International Swimming Pool and Spa Code, ~~2018~~ 2024 Edition, at all times in the offices of the City.

Section 500.430. Amendments.

A. The International Swimming Pool and Spa Code adopted by the provisions of this Article is hereby amended and/or modified in the following respects:

1. IPSC Section 101.1, insert "City of Harrisonville."

2. IPSC Section 103, ~~Department of Property Maintenance Inspection Code compliance agency~~, shall be amended as follows: Delete "~~Department of Property Maintenance Inspection Code compliance agency~~" and insert "Community Development Department."

3. IPSC Section 103.1, ~~General~~ Creation of agency, shall be amended as follows: Delete the entire paragraph and insert "The Community Development Department is hereby created, and the official in charge thereof for purposes of administration of this Code shall be known as the Building Official, Code Official or Director of Community Development."

~~4. Delete IPSC Sections 105.6.2 and 105.6.3, Fees, in its entirety. Fees shall be as established in the City's Comprehensive Schedule of Fees.^[1]~~

~~5~~ 4. Delete IPSC Section ~~107~~ 113, Violations, in its entirety.

~~6. Delete IPSC Section 108, Appeals, in its entirety.~~

~~7~~ 5. Delete IPSC Section ~~108~~ 113, Means of Appeal, in its entirety.

Council Bill No. _____

Ordinance No. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTIONS 205.110 AND 205.120, UNDER ARTICLE IV—FIRE CODE, CHAPTER 205—EMERGENCY SERVICES; FIRE CODE; FIREWORKS, IN TITLE II—PUBLIC HEALTH, SAFETY AND WELFARE, OF THE HARRISONVILLE MUNICIPAL CODE TO ADOPT THE INTERNATIONAL FIRE CODE, 2024 EDITION, AND LOCAL AMENDMENTS AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Harrisonville desires to amend Sections 205.110 and 205.120, under Article IV—Fire Code. Chapter 205—Emergency Services; Fire Code; Fireworks, in Title II—Public Health, Safety and Welfare, of the City’s municipal code; and

WHEREAS, a legal notice announcing a public hearing to be held on the proposed Code Amendments before the Board of Aldermen on June 15, 2026, was publish in the June 4, 2026, edition of the *Tribune and Times* newspaper; and

WHEREAS, said legal notice stated that comments would be accepted through August 13, 2026, with the formal adoption dated to be August 31, 2026; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on June 15, 2026, to review and hear public testimony; and

WHEREAS, the Board of Aldermen 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: Section 205.110 is hereby amended to read as follows:

- “A. The City hereby adopts the International Fire Code, 2024 Edition, as published by the International Code Council, including Appendix Chapters B, C, D, E, F, G, H, and I as the official Fire Code of the City of Harrisonville, Missouri.
- B. The City is hereby directed to maintain one (1) copy of the International Fire Code, 2024 Edition, at all times in the offices of the City.”

Section 2: Section 205.120 is hereby amended to read as follows:

- “A. The Fire Code adopted by the provisions of this Article is hereby amended and/or modified in the following respects:
1. In IFC Section 101.1, insert: "the City of Harrisonville."
 2. In IFC Section 105.1.2, Types of permits, delete Paragraph Number 2 in its entirety.
 3. Delete IFC Section 105.6, Required construction permits, in its entirety.
 4. Delete IFC Section 112, Means of Appeals, in its entirety. See Section 505.030, Board of Building and Engineering.

5. Add the following as Section 307.1.2: "All open burning is prohibited between the hours of dusk to dawn. Exceptions: 1) Portable Outdoor Fireplaces and Recreational Fires in compliance with Section 307, and 2) Bonfires with prior approval of the Fire Code Council."
6. Amend IFC Section 903.2.8, Group R, to add the following: "Exception. One- and two-family dwellings, provided State Statute Section 67.281, RSMo., regarding owner notice and fire separation requirements are complied with."
7. Amend IFC Section 903.3.7, Fire Department connections, by adding the following: "The location of the Fire Department connections shall be approved by the Fire Code Official. Connections shall be a four-inch Storz quick coupling connector 30 degree angled type fitting."
8. Amend Chapter 200, Definitions, Section 202, General Definitions, False Alarm; add the following sentence: "Also allowing continuing initiation or transmission of multiple false alarms, signals, messages or other notifications of alarm after having been made aware of the false nature of the alarm or alarms, whether by alarm systems, monitoring agencies, or Fire Department personnel." The preceding sentence shall be added to the existing definition of "False Alarm".
9. Amend Chapter 9, Section 901.1, add the following Subsection:
901.1.1, False Alarm — City Expense Reimbursement to City. The following limits are established for each alarm system:
 1. It shall be unlawful for any person, corporation, or partnership to violate any provisions of this Subsection except that it shall not be deemed unlawful to accumulate more than three (3) false alarms in any calendar year.
 2. The accumulation of more than three (3) false alarms shall not be a criminal violation and shall not be punishable in Municipal Court but failure to pay the City Expense Reimbursement shall be such a violation.
 3. It shall not be a defense that the notification reference in Section 202, General Definitions, False Alarms, is not given or received.
 4. If the alarm system owner/operator is other than an individual, the corporation or partnership may be charged with the ordinance violation and be summoned into court by delivering said summons to an officer, partner, or managing or general agent, or by leaving it at any business office of the corporation or partnership with the person having charge thereof.
 5. Penalties.
 - A. Any fire alarm system which has recorded more than three (3) false alarms within a calendar year shall be subjected to false alarm charges as established in the City's Comprehensive Schedule of Fees.
 - B. Any person convicted of violating Section 901.1.1.2 shall be punished by a fine of not less than fifty dollars (\$50.00) nor more than five hundred dollars (\$500.00), in addition to the expense reimbursement charges.
10. Amend Chapter 1, Scope and Administration, Section 113, [A] 113.4 as follows: "[non-compliance with any provision of this code]; [One hundred dollars (\$100.00)]; [Zero 0)]."

Section 3: That this Ordinance shall be in effect as of August 31, 2026.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 15TH DAY OF JUNE, 2026, AND
WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 17TH DAY OF AUGUST,
2026, AND PASSED BY THE BOARD OF ALDERMEN THIS 17TH DAY OF AUGUST,
2026.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

Mike Zaring, Mayor

ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 17th day of August, 2026.

Council Bill No. _____

Ordinance No. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTIONS 500.010 AND 500.020, UNDER ARTICLE I—INTERNATIONAL BUILDING CODE, CHAPTER 500—BUILDING AND PROPERTY MAINTENANCE CODES, IN TITLE V—BUILDING AND CONSTRUCTION, OF THE HARRISONVILLE MUNICIPAL CODE TO ADOPT THE INTERNATIONAL BUILDING CODE, 2024 EDITION, AND LOCAL AMENDMENTS AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Harrisonville desires to amend Sections 500.010 and 500.020, under Article I—International Building Code, Chapter 500—Building and Property Maintenance Codes, in Title V—Building and Construction, of the City’s municipal code; and

WHEREAS, a legal notice announcing a public hearing to be held on the proposed Code Amendments before the Board of Aldermen on June 15, 2026, was publish in the June 4, 2026, edition of the *Tribune and Times* newspaper; and

WHEREAS, said legal notice stated that comments would be accepted through August 13, 2026, with the formal adoption dated to be August 31, 2026; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on June 15, 2026, to review and hear public testimony; and

WHEREAS, the Board of Aldermen 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: Section 500.010 is hereby amended to read as follows:

- “A. The City hereby adopts the International Building Code, 2024 Edition, as published by the International Code Council, including Appendix Chapters B, C, E, F, G, I, J, and K as the official Building Code of the City of Harrisonville, Missouri.
- B. The City is hereby directed to maintain a copy of the International Building Code, 2024 Edition, at all times in the offices of the City.”

Section 2: Section 500.020 is hereby amended to read as follows:

- “A. The Building Code adopted by the provisions of this Article is hereby amended and/or modified in the following respects:
1. In IBC Section 101.1, insert "City of Harrisonville."
 2. Delete IBC Section 101.4.6, Energy, in its entirety.
 3. IBC Section 103, Code Compliance Agency, shall be amended as follows:
 - a. Delete "Code Compliance Agency" and insert "Community Development Department”.

- b. IBC Section 103.1, Creation of Enforcement Agency, shall be amended as follows: Delete the entire paragraph and insert "The Community Development Department is hereby created and the official in charge thereof, or designee, for purposes of administration of this code shall be known as the Building Official, Code Official, or Director of Community Development Department."
4. IBC Section 111.1 shall be amended as follows: Insert "Exception: Group U Occupancies."
5. Add Section 111.3.1 to Temporary Occupancy Section 111.3. The cost for a second (2nd) Temporary Certificate of Occupancy (TCO) and any TCO thereafter shall be five hundred dollars (\$500.00) each.
6. Amend IBC Section 901.5, Acceptance tests, as follows by adding the last sentence to read: "The Building Code Official and Fire Code Official shall be notified twenty-four (24) hours before any required acceptance testing is performed. It shall be unlawful to occupy portions of a structure until the required fire protection systems within that portion of the structure have been tested and approved."
7. Delete IBC Section 905.5.3, Class II system 1-inch (25 mm) hose, in its entirety.
8. In IBC Section 905.7, Cabinets, delete the words "fire hoses."
9. Amend IBC Section 912.2, Location, by adding the following Section: "Connections shall be four-inch Storz quick-coupling connector-type fitting and located within one hundred (100) feet of a fire hydrant, or as approved by the Fire Code Official."
10. Delete IBC Chapter 13, Energy Efficiency, in its entirety.
11. In IBC Table 1505.1, Minimum roof assembly, delete footnote a from the table.
12. Amend IBC Section 1505.5, Nonclassified roofing, as follows: "Non-classified roofing shall not be installed unless utilized for the repair of ten percent (10%) or less of the total roof covering in any three-year period."

Section 3: That this Ordinance shall be in effect as of August 31, 2026.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 15TH DAY OF JUNE, 2026, AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 17TH DAY OF AUGUST, 2026, AND PASSED BY THE BOARD OF ALDERMEN THIS 17TH DAY OF AUGUST, 2026.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

Mike Zaring, Mayor

ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 17th day of August, 2026.

Council Bill No. _____

Ordinance No. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTIONS 500.070 AND 500.080, UNDER ARTICLE II—INTERNATIONAL RESIDENTIAL CODE (IRC) FOR ONE- AND TWO-FAMILY DWELLINGS, CHAPTER 500—BUILDING AND PROPERTY MAINTENANCE CODES, IN TITLE V—BUILDING AND CONSTRUCTION, OF THE HARRISONVILLE MUNICIPAL CODE TO ADOPT THE INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION, AND LOCAL AMENDMENTS AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Harrisonville desires to amend Sections 500.070 and 500.080, under Article II—International Residential Code (IRC) for One- and Two-Family Dwellings, Chapter 500—Building and Property Maintenance Codes, in Title V—Building and Construction, of the City’s municipal code; and

WHEREAS, a legal notice announcing a public hearing to be held on the proposed Code Amendments before the Board of Aldermen on June 15, 2026, was published in the June 4, 2026, edition of the *Tribune and Times* newspaper; and

WHEREAS, said legal notice stated that comments would be accepted through August 13, 2026, with the formal adoption dated to be August 31, 2026; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on June 15, 2026, to review and hear public testimony; and

WHEREAS, the Board of Aldermen 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: Section 500.070 is hereby amended to read as follows:

“A. The City hereby adopts the International Residential Code for One- And Two-Family Dwellings, 2024 Edition, as published by the International Code Council, including Appendix Chapters BA, BB, BD, BE, BF, BN, BO, CA, CB, CC, CH, and NF, as the official Building Code for One- and Two-Family Dwellings of the City of Harrisonville, Missouri. Appendix Chapter NB: Solar Ready Provisions—Detached One- and Two-Family Dwellings and Townhouses is hereby adopted as a recommended suggestion, not required.

B. The City is hereby directed to maintain a copy of the International Residential Code, 2024 Edition, at all times in the offices of the City.”

Section 2: Section 500.080 is hereby amended to read as follows:

“A. The Residential Code for One- and Two-Family Dwellings adopted by the provisions of this Article is hereby amended and/or modified in the following respects:

1. In IRC Section R101.1, insert "City of Harrisonville."
2. IRC Section R103, Code Compliance Agency, shall be amended as follows: Delete "Code Compliance Agency" and insert "Community Development Department".
3. IRC Section R103.1, Creation of Agency, shall be amended as follows: Delete the entire paragraph and insert: The "Community Development Department is hereby created and the official in charge thereof for purposes of administration of this Code shall be known as the Building Official, Code Official or Director of Community Development."
4. In IRC Section R105.2, Work exempt from permit:
 - a. Amend Item 1 by changing "200 square feet" to "120 square feet."
 - b. Delete Item 2 in its entirety.
 - c. Item 5 shall be amended as follows: "Sidewalks and driveways located on private property."
5. Delete IRC Section R108, Fees, in its entirety.
6. The following Subsection (Section 110.3.1) shall be added as follows:
R110.4.1 TCO Cost. The cost for a second (2nd) Temporary Certificate of Occupancy (TCO) and any TCO thereafter shall be two hundred dollars (\$200.00) each and is limited to three (3) total TCOs allowed for a residential permit.
7. Delete IRC Section R112, Means of Appeals, in its entirety.
8. In Table R301.2, Climatic and Geographic Design Criteria, insert:
 - a. Ground Snow Load: 20 pounds per square foot.
 - b. Wind Speed: 107 miles per hour.
 - c. Seismic Design Category: A.
 - d. Weathering: Severe.
 - e. Frost Line Depth: 36 inches.
 - f. Termite: Moderate to heavy.
 - g. Winter Design Temp: 6° Fahrenheit.
 - h. Ice Barrier Underlayment: Yes.
 - i. Flood Hazards: January 2, 2013, FIRM.
 - j. Air Freezing Index: 1500>.
 - k. Annual Air Temperature: 55.5° Fahrenheit.
9. Delete IRC Section 309, Automatic Sprinkler Systems, in its entirety.
10. Delete IRC Section R304.1.1, Field treatment, in its entirety.
11. Delete IRC Section R305.1.2, Field treatment, in its entirety.
12. Amend IRC Section R318.3.2, Floor elevations at other exterior doors, Exception to read: "An exterior landing or floor is not required at the exterior doorway where a stairway of not more than three risers is located on the exterior side of the door, provided that the door does not swing over the stairway."
13. Establish a new IRC Section R403.1.1.1. Footing reinforcement, as follows:
"Footings for basement foundation walls shall have a minimum reinforcement consisting of not less than two (2) No. 4 bars, uniformly spaced, located a minimum of three (3) inches [seventy-six (76) mm] from the bottom and edges of the footing."
14. Establish a new IRC Section R403.1.1.2, Column pads, as follows: "Column pads shall be a minimum of twenty-four (24) inches [six hundred ten (610) mm] by twenty-four (24) inches [six hundred ten (610) mm] and eight (8) inches [two hundred three (203) mm] deep twenty-four (24) inches by twenty-four (24) inches by eight (8) inches.

Reinforcement shall consist of a minimum of three (3) No. 4 bars each way, uniformly spaced within each column pad."

15. Amend IRC Section R507.9.2 to delete any reference to the lateral deck attachment details in Figure R507.9.2(1) and R507.9.2(2).

16. Amend IRC Section R801.3, Roof drainage, as follows: "All dwellings shall have a controlled method of water disposal from roofs that will collect and discharge all roof drainage to the ground surface at least three (3) feet [nine hundred fifteen (915) mm] from the foundation walls or to an approved drainage system."

17. In IRC Section G2414.1 (403.1), General, insert a second paragraph to read as follows: "The use of copper tubing and fittings for gas-fired appliances shall not be permitted."

18. Amend IRC Section P2603.5, Freezing, as follows: "Water, soil or waste pipe shall not be installed outside a building, in exterior walls, in attics or crawl spaces, or in any other place subjected to freezing temperatures unless adequate provision is made to protect it from freezing by insulation or heat, or both. Water service pipe shall be installed not less than forty-two (42) inches [one thousand sixty-eight (1,068) mm] in depth below grade."

19. Amend IRC Section P2603.5.1, Sewer depth, as follows: "Building sewers shall be a minimum of twelve (12) inches [three hundred five (305) mm] below grade."

20. Amend IRC Section P2902.5.3, Lawn irrigation systems, as follows: "The potable water supply to lawn irrigation systems shall be protected against backflow by a device approved by the Missouri Department of Natural Resources. Backflow devices installed within structures shall be a minimum of six (6) inches [one hundred fifty-two (152) mm] away from a wall or vertical obstruction. The backflow device shall be installed between twelve (12) inches [three hundred five (305) mm] and forty-eight (48) inches [one thousand two hundred twenty (1,220) mm] above the floor and shall be accessible."

21. Delete IRC Section E3606.5, Surge protection, in its entirety.

22. Amend Section E3608.4 Exception: Where a single rod, pipe, or plate grounding electrode has a resistance to earth of twenty-five (25) ohms or less, or if it is a temporary service installation on a pole, the supplemental grounding electrode shall not be required.

23. Delete IRC Section E3901.4.2, Island and peninsular countertops and work surfaces, in its entirety.

24. Delete IRC Section E3901.4.3, Receptacle outlet location, in its entirety.

25. Delete IRC Section E3902.1, Bathroom receptacles, in its entirety.

26. Amend IRC Section E3902.2, Garage and accessory building receptacles, by adding "except that non-GFCI receptacles may be installed for garage door openers, alarms, irrigation systems, and refrigerators/freezers" to the end of the sentence.

27. Amend IRC Section E3902.5, Basement receptacles, by adding "except that non-GFCI receptacles may be installed for sump pumps, refrigerators, alarm systems in the unfinished areas of the basement and all receptacles within the finished areas of a basement are exempt" to the end of the sentence.

28. Amend IRC Section E3902.6, Kitchen receptacles, by adding "except that non-GFCI receptacles may be installed for all permanently installed appliances such as dishwashers, disposals, refrigerators, hood/range fans, ice makers, wine coolers, microwaves, etc." to the end of the sentence.

29. Amend IRC Section E3902.12, Specific appliance outlets, by deleting items 3 through 9.”

Section 3: That this Ordinance shall be in effect as of August 31, 2026.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 15TH DAY OF JUNE, 2026, AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 17TH DAY OF AUGUST, 2026, AND PASSED BY THE BOARD OF ALDERMEN THIS 17TH DAY OF AUGUST, 2026.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

Mike Zaring, Mayor

ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 17th day of August, 2026.

Council Bill No. _____

Ordinance No. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTIONS 500.110 AND 500.120, UNDER ARTICLE III—INTERNATIONAL MECHANICAL CODE (IMC), CHAPTER 500—BUILDING AND PROPERTY MAINTENANCE CODES, IN TITLE V—BUILDING AND CONSTRUCTION, OF THE HARRISONVILLE MUNICIPAL CODE TO ADOPT THE INTERNATIONAL MECHANICAL CODE, 2024 EDITION, AND LOCAL AMENDMENTS AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Harrisonville desires to amend Sections 500.110 and 500.120, under Article III—International Mechanical Code (IMC), Chapter 500—Building and Property Maintenance Codes, in Title V—Building and Construction, of the City’s municipal code; and

WHEREAS, a legal notice announcing a public hearing to be held on the proposed Code Amendments before the Board of Aldermen on June 15, 2026, was publish in the June 4, 2026, edition of the *Tribune and Times* newspaper; and

WHEREAS, said legal notice stated that comments would be accepted through August 13, 2026, with the formal adoption dated to be August 31, 2026; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on June 15, 2026, to review and hear public testimony; and

WHEREAS, the Board of Aldermen 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: Section 500.110 is hereby amended to read as follows:

- “A. The City hereby adopts the International Mechanical Code, 2024 Edition, as published by the International Code Council, including Appendix Chapter A as the official Mechanical Code of the City of Harrisonville, Missouri.
- B. The City is hereby directed to maintain one (1) copy of the International Mechanical Code, 2024 Edition, at all times in the offices of the City.”

Section 2: Section 500.120 is hereby amended to read as follows:

- “A. The International Mechanical Code adopted by the provisions of this Article is hereby amended and/or modified in the following respects:
1. In IMC Section 101.1, insert "City of Harrisonville."
 2. IMC Section 103, Code Compliance Agency, shall be amended as follows: Delete "Code Compliance Agency" and insert "Community Development Department".
 3. IMC Section 103.1, Creation of agency, shall be amended as follows: Delete the entire paragraph and insert "The Community Development Department is hereby created,

and the official in charge thereof for purposes of administration of this Code shall be known as the Building Official, Code Official or Director of Community Development."

4. Delete IMC Section 112, Means of Appeals, in its entirety."

Section 3: That this Ordinance shall be in effect as of August 31, 2026.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 15TH DAY OF JUNE, 2026, AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 17TH DAY OF AUGUST, 2026, AND PASSED BY THE BOARD OF ALDERMEN THIS 17TH DAY OF AUGUST, 2026.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

Mike Zaring, Mayor

ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 17th day of August, 2026.

Council Bill No. _____

Ordinance No. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTIONS 500.150 AND 500.160, UNDER ARTICLE IV—INTERNATIONAL PLUMBING CODE (IPC), CHAPTER 500—BUILDING AND PROPERTY MAINTENANCE CODES, IN TITLE V—BUILDING AND CONSTRUCTION, OF THE HARRISONVILLE MUNICIPAL CODE TO ADOPT THE INTERNATIONAL PLUMBING CODE, 2024 EDITION, AND LOCAL AMENDMENTS AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Harrisonville desires to amend Sections 500.150 and 500.160, under Article IV—International Plumbing Code (IPC), Chapter 500—Building and Property Maintenance Codes, in Title V—Building and Construction, of the City’s municipal code; and

WHEREAS, a legal notice announcing a public hearing to be held on the proposed Code Amendments before the Board of Aldermen on June 15, 2026, was publish in the June 4, 2026, edition of the *Tribune and Times* newspaper; and

WHEREAS, said legal notice stated that comments would be accepted through August 13, 2026, with the formal adoption dated to be August 31, 2026; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on June 15, 2026, to review and hear public testimony; and

WHEREAS, the Board of Aldermen 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: Section 500.150 is hereby amended to read as follows:

- “A. The City hereby adopts the International Plumbing Code, 2024 Edition, as published by the International Code Council, including Appendix Chapters B, C, D and E as the official Plumbing Code of the City of Harrisonville, Missouri.
- B. The City is hereby directed to maintain one (1) copy of the International Plumbing Code, 2024 Edition, at all times in the offices of the City.”

Section 2: Section 500.160 is hereby amended to read as follows:

“A. The Plumbing Code adopted by the provisions of this Article is hereby amended and/or modified in the following respects:

1. In IPC Section 101.1, insert "City of Harrisonville."
2. IPC Section 103, Code Compliance Agency, shall be amended as follows: Delete "Code Compliance Agency" and insert "Community Development Department".
3. IPC Section 103.1, Creation of agency, shall be amended as follows: Delete the entire paragraph and insert "The Community Development Department is hereby created,

and the official in charge thereof for purposes of administration of this Code shall be known as the Building Official, Code Official or Director of Community Development."

4. Delete IPC Section 112, Means of Appeals, in its entirety.

5. Amend IPC Section 305.4.1, Sewer depth, as follows: "Building sewers shall be a minimum of twelve (12) inches [three hundred five (305) mm] below grade."

6. Amend IPC Section 312.11, Inspection and testing of backflow prevention assemblies, as follows: "Inspection and testing of backflow prevention assemblies shall be in accordance with the policies prescribed by the Public Works Department of the City of Harrisonville, Missouri."

7. In IPC Section 903.1.1, Roof extension unprotected, insert "six (6) inches [one hundred fifty-two (152) mm]."

8. IPC Section 1101.3, Prohibited drainage, shall be amended as follows:

"Stormwater shall not be drained into sewers intended for sewage only. Sanitary sewer systems shall be designed, built and maintained in such a manner to prevent all storm- or groundwater from draining, discharging or entering into the sanitary sewer system. Connection of sump pumps, foundation drains, yard drains, gutter downspouts and any other stormwater drainage receptacle(s) or system(s) are specifically prohibited from being connected to the sanitary sewer system.""

Section 3: That this Ordinance shall be in effect as of August 31, 2026.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 15TH DAY OF JUNE, 2026, AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 17TH DAY OF AUGUST, 2026, AND PASSED BY THE BOARD OF ALDERMEN THIS 17TH DAY OF AUGUST, 2026.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

Mike Zaring, Mayor

ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 17th day of August, 2026.

Council Bill No. _____

Ordinance No. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTIONS 500.200 AND 500.210, UNDER ARTICLE V—INTERNATIONAL FUEL GAS CODE, CHAPTER 500—BUILDING AND PROPERTY MAINTENANCE CODES, IN TITLE V—BUILDING AND CONSTRUCTION, OF THE HARRISONVILLE MUNICIPAL CODE TO ADOPT THE INTERNATIONAL FUEL GAS CODE, 2024 EDITION, AND LOCAL AMENDMENTS AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Harrisonville desires to amend Sections 500.200 and 500.210, under Article V—International Fuel Gas Code, Chapter 500—Building and Property Maintenance Codes, in Title V—Building and Construction, of the City’s municipal code; and

WHEREAS, a legal notice announcing a public hearing to be held on the proposed Code Amendments before the Board of Aldermen on June 15, 2026, was publish in the June 4, 2026, edition of the *Tribune and Times* newspaper; and

WHEREAS, said legal notice stated that comments would be accepted through August 13, 2026, with the formal adoption dated to be August 31, 2026; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on June 15, 2026, to review and hear public testimony; and

WHEREAS, the Board of Aldermen 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: Section 500.200 is hereby amended to read as follows:

- “A. The City hereby adopts the International Fuel Gas Code, 2024 Edition, as published by the International Code Council, including Appendix Chapters A, B, and D, as the official Fuel Gas Code of the City of Harrisonville, Missouri.
- B. The City is hereby directed to maintain one (1) copy of the International Fuel Gas Code, 2024 Edition, at all times in the offices of the City.”

Section 2: Section 500.210 is hereby amended to read as follows:

- “A. The Fuel Gas Code adopted by the provisions of this Article is hereby amended and/or modified in the following respects:
1. In IFGC Section 101.1, insert "City of Harrisonville."
 2. IFGC Section 103, Code Compliance Agency, shall be amended as follows: Delete "Code Compliance Agency" and insert "Community Development Department."
 3. IFGC Section 103.1, Creation of agency, shall be amended as follows: Delete the entire paragraph and insert "The Community Development Department is hereby created,

and the official in charge thereof for purposes of administration of this Code shall be known as the Building Official, Code Official or Director of Community Development."

4. Delete IFGC Section 112, Means of Appeals, in its entirety.

5. Amend IFGC Section 403.3.3, Copper and brass, as follows: "Copper and brass tubing shall not be used for the distribution of fuel gas."

6. Amend IFGC Section 403.3.4, Aluminum, as follows: "Aluminum or aluminum alloy tubing shall not be used for the distribution of fuel gas."

7. Amend IFGC Section 406.4.1, Test pressure, as follows: "The test pressure to be used shall be not less than one and one-half (1 1/2) times the proposed maximum working pressure, but not less than ten (10) psig [sixty-eight and nine tenths (68.9) kPa] irrespective of design pressure. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches [three hundred fifty-six (356) mm] water column pressure, the test pressure shall not be less than sixty (60) psig. Where the test pressure exceeds one hundred twenty-five (125) psig [eight hundred sixty-two (862) kPa], the test pressure shall not exceed a value that produces a hoop stress in the piping greater than fifty percent (50%) of the specified minimum yield strength of the pipe.""

Section 3: That this Ordinance shall be in effect as of August 31, 2026.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 15TH DAY OF JUNE, 2026, AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 17TH DAY OF AUGUST, 2026, AND PASSED BY THE BOARD OF ALDERMEN THIS 17TH DAY OF AUGUST, 2026.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

Mike Zaring, Mayor

ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 17th day of August, 2026.

Council Bill No. _____

Ordinance No. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTIONS 500.240 AND 500.250, UNDER ARTICLE VI—NATIONAL ELECTRIC CODE, CHAPTER 500—BUILDING AND PROPERTY MAINTENANCE CODES, IN TITLE V—BUILDING AND CONSTRUCTION, OF THE HARRISONVILLE MUNICIPAL CODE TO ADOPT THE NATIONAL ELECTRIC CODE, 2023 EDITION, AND LOCAL AMENDMENTS AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Harrisonville desires to amend Sections 500.240 and 500.250, under Article VI—National Electric Code, Chapter 500—Building and Property Maintenance Codes, in Title V—Building and Construction, of the City’s municipal code; and

WHEREAS, a legal notice announcing a public hearing to be held on the proposed Code Amendments before the Board of Aldermen on June 15, 2026, was publish in the June 4, 2026, edition of the *Tribune and Times* newspaper; and

WHEREAS, said legal notice stated that comments would be accepted through August 13, 2026, with the formal adoption dated to be August 31, 2026; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on June 15, 2026, to review and hear public testimony; and

WHEREAS, the Board of Aldermen 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: Section 500.240 is hereby amended to read as follows:

- “A. The City hereby adopts the National Electrical Code, NFPA 70, 2023 Edition, as published by the National Fire Protection Association, including Annex Chapters A, B, C, D and H as the official Electrical Code of the City of Harrisonville, Missouri.
- B. The City is hereby directed to maintain one (1) copy of the National Electric Code, 2023 Edition, at all times in the offices of the City.”

Section 2: Section 500.250 is hereby amended to read as follows:

- “A. The Electric Code adopted by the provisions of this Article is hereby amended and/or modified in the following respects:
1. Amend NEC Annex Chapter H, Administration and Enforcement, as follows:
Delete Section 80.15. Electrical Board, Paragraphs A through H in their entirety.
 2. Amend NEC Annex Chapter H, Administration and Enforcement, as follows:
Delete Section 80.19, Permits and Approvals, Paragraphs D and E in their entirety.

3. Amend NEC Annex Chapter H, Administration and Enforcement, as follows:
Delete Section 80.23, Notice of Violations, Penalties, Paragraph B in its entirety.
4. Amend NEC Annex Chapter H, Administration and Enforcement, as follows:
Delete Section 80.27, Inspector's Qualifications, Paragraphs A through D in their entirety.”

Section 3: That this Ordinance shall be in effect as of August 31, 2026.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 15TH DAY OF JUNE, 2026, AND
WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 17TH DAY OF AUGUST,
2026, AND PASSED BY THE BOARD OF ALDERMEN THIS 17TH DAY OF AUGUST,
2026.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

Mike Zaring, Mayor

ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 17th day of August, 2026.

Council Bill No. _____

Ordinance No. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTIONS 500.280 AND 500.290, UNDER ARTICLE VII—INTERNATIONAL EXISTING BUILDING CODE, CHAPTER 500—BUILDING AND PROPERTY MAINTENANCE CODES, IN TITLE V—BUILDING AND CONSTRUCTION, OF THE HARRISONVILLE MUNICIPAL CODE TO ADOPT THE INTERNATIONAL EXISTING BUILDING CODE, 2024 EDITION, AND LOCAL AMENDMENTS AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Harrisonville desires to amend Sections 500.280 and 500.290, under Article VII—International Existing Building Code, Chapter 500—Building and Property Maintenance Codes, in Title V—Building and Construction, of the City’s municipal code; and

WHEREAS, a legal notice announcing a public hearing to be held on the proposed Code Amendments before the Board of Aldermen on June 15, 2026, was publish in the June 4, 2026, edition of the *Tribune and Times* newspaper; and

WHEREAS, said legal notice stated that comments would be accepted through August 13, 2026, with the formal adoption dated to be August 31, 2026; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on June 15, 2026, to review and hear public testimony; and

WHEREAS, the Board of Aldermen 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: Section 500.280 is hereby amended to read as follows:

- “A. The City hereby adopts the International Existing Building Code, 2024 Edition, as published by the International Code Council as the official Existing Building Code of the City of Harrisonville, Missouri.
- B. The City is hereby directed to maintain one (1) copy of the International Existing Building Code, 2024 Edition, at all times in the offices of the City.”

Section 2: Section 500.290 is hereby amended to read as follows:

- “A. The Existing Building Code adopted by the provisions of this Article is hereby amended and/or modified in the following respects:
1. In IEBC Section 101.1, insert "the City of Harrisonville."
 2. IEBC Section 103, Code Compliance Agency, shall be amended as follows: Delete "Code Compliance Agency" and insert "Community Development Department".
 3. IEBC Section 103.1, Creation of agency, shall be amended as follows: Delete the entire paragraph and insert: "The Community Development Department is hereby

created, and the official in charge thereof for purposes of administration of this Code shall be known as the Building Official, Code Official or Director of Community Development."

4. Delete IEBC Section 108, Fees, in its entirety.
5. Delete IEBC Section 112, Means of Appeals, in its entirety.
6. Delete IEBC Section 708, Energy Conservation, in its entirety.
7. Delete IEBC Section 809, Energy Conservation, in its entirety.
8. Delete IEBC Section 907, Energy Conservation, in its entirety.
9. Delete IEBC Section 1104, Energy Conservation, in its entirety."

Section 3: That this Ordinance shall be in effect as of August 31, 2026.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 15TH DAY OF JUNE, 2026, AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 17TH DAY OF AUGUST, 2026, AND PASSED BY THE BOARD OF ALDERMEN THIS 17TH DAY OF AUGUST, 2026.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

Mike Zaring, Mayor

ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 17th day of August, 2026.

Council Bill No. _____

Ordinance No. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTIONS 500.320 AND 500.330, UNDER ARTICLE VIII—PROPERTY MAINTENANCE CODE, CHAPTER 500—BUILDING AND PROPERTY MAINTENANCE CODES, IN TITLE V—BUILDING AND CONSTRUCTION, OF THE HARRISONVILLE MUNICIPAL CODE TO ADOPT THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 EDITION, AND LOCAL AMENDMENTS AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Harrisonville desires to amend Sections 500.320 and 500.330, under Article VIII—Property Maintenance Code, Chapter 500—Building and Property Maintenance Codes, in Title V—Building and Construction, of the City’s municipal code; and

WHEREAS, a legal notice announcing a public hearing to be held on the proposed Code Amendments before the Board of Aldermen on June 15, 2026, was publish in the June 4, 2026, edition of the *Tribune and Times* newspaper; and

WHEREAS, said legal notice stated that comments would be accepted through August 13, 2026, with the formal adoption dated to be August 31, 2026; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on June 15, 2026, to review and hear public testimony; and

WHEREAS, the Board of Aldermen 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: Section 500.320 is hereby amended to read as follows:

- “A. The City hereby adopts the International Property Maintenance Code, 2024 Edition, as published by the International Code Council, including Appendix Chapter A as the official Property Maintenance Code of the City of Harrisonville, Missouri.
- B. The City is hereby directed to maintain one (1) copy of the International Property Maintenance Code, 2024 Edition, at all times in the offices of the City.”

Section 2: Section 500.330 is hereby amended to read as follows:

- “A. The International Property Maintenance Code adopted by the provisions of this Article is hereby amended and/or modified in the following respects:
1. IPMC Section 101.1, insert "City of Harrisonville."
 2. IPMC Section 103, Code Compliance Agency, shall be amended as follows: Delete "Code Compliance Agency" and insert "Community Development Department".
 3. IPMC Section 103.1, Creation of agency, shall be amended as follows: Delete the entire paragraph and insert "The Community Development Department is hereby created,

and the official in charge thereof for purposes of administration of this Code shall be known as the Building Official, Code Official or Director of Community Development."

4. Delete IPMC Section 106, Means of Appeals, in its entirety.
5. IPMC Section 302.4 insert "12 inches."
6. IPMC Section 304.14 insert "January 1st" to "December 31st."
7. IPMC Section 602.3 insert "September 15th" to "May 30th."
8. IPMC Section 602.4 insert "September 15th" to "May 30th.""

Section 3: That this Ordinance shall be in effect as of August 31, 2026.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 15TH DAY OF JUNE, 2026, AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 17TH DAY OF AUGUST, 2026, AND PASSED BY THE BOARD OF ALDERMEN THIS 17TH DAY OF AUGUST, 2026.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

Mike Zaring, Mayor

ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 17th day of August, 2026.

Council Bill No. _____

Ordinance No. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTIONS 500.420 AND 500.430, UNDER ARTICLE X—INTERNATIONAL SWIMMING POOL AND SPA CODE, CHAPTER 500—BUILDING AND PROPERTY MAINTENANCE CODES, IN TITLE V—BUILDING AND CONSTRUCTION, OF THE HARRISONVILLE MUNICIPAL CODE TO ADOPT THE INTERNATIONAL SWIMMING POOL AND SPA CODE, 2024 EDITION, AND LOCAL AMENDMENTS AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Harrisonville desires to amend Sections 500.420 and 500.430, under Article X—International Swimming Pool and Spa Code, Chapter 500—Building and Property Maintenance Codes, in Title V—Building and Construction, of the City’s municipal code; and

WHEREAS, a legal notice announcing a public hearing to be held on the proposed Code Amendments before the Board of Aldermen on June 15, 2026, was published in the June 4, 2026, edition of the *Tribune and Times* newspaper; and

WHEREAS, said legal notice stated that comments would be accepted through August 13, 2026, with the formal adoption dated to be August 31, 2026; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on June 15, 2026, to review and hear public testimony; and

WHEREAS, the Board of Aldermen 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: Section 500.420 is hereby amended to read as follows:

“A. The City hereby adopts the International Swimming Pool and Spa Code, 2024 Edition, as published by the International Code Council, including Appendix B as the official Swimming Pool and Spa Code of the City of Harrisonville, Missouri.

B. The City is hereby directed to maintain one (1) copy of the International Swimming Pool and Spa Code, 2024 Edition, at all times in the offices of the City.”

Section 2: Section 500.430 is hereby amended to read as follows:

“A. The International Swimming Pool and Spa Code adopted by the provisions of this Article is hereby amended and/or modified in the following respects:

1. IPSC Section 101.1, insert "City of Harrisonville."

2. IPSC Section 103, Code compliance agency, shall be amended as follows: Delete "Code compliance agency" and insert "Community Development Department".

3. IPSC Section 103.1, Creation of agency, shall be amended as follows: Delete the entire paragraph and insert "The Community Development Department is hereby created, and the official in charge thereof for purposes of administration of this Code shall be known as the Building Official, Code Official or Director of Community Development."
4. Delete IPSC Section 113, Violations, in its entirety.
5. Delete IPSC Section 113, Means of Appeal, in its entirety."

Section 3: That this Ordinance shall be in effect as of August 31, 2026.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 15TH DAY OF JUNE, 2026, AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 17TH DAY OF AUGUST, 2026, AND PASSED BY THE BOARD OF ALDERMEN THIS 17TH DAY OF AUGUST, 2026.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

Mike Zaring, Mayor

ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 17th day of August, 2026.

TO: Mayor & Board of Aldermen
FROM: Kim Hubbard, Finance Manager
Jeremy Smith, Assistant City Administrator

DATE: August 17, 2026

SUBJECT: Setting the 2026 Tax Levy

The property tax levy is set annually per RSMO 67.110.1. Assessed values are received from the County and submitted to the State Auditor for review. The proposed tax levy is calculated and set to maintain revenue at what is called revenue neutral meaning the City does not receive a significant amount more in revenue from year to year.

The proposed 2026 levy from the State Auditor as well as the 2025 levy are below

APPROVED LEVY		
	2025 BUDGET	2026 BUDGET
General Fund	\$0.4963	\$0.4963
Park Fund	\$0.1122	\$0.1122
Total	\$0.6085	\$0.6085

The State Statute requires each political subdivision to fix its ad valorem property tax rates no later than September 1. The Statute states that the assessed valuation be presented by category of real, personal, and other tangible property as entered in the tax book for the fiscal year for which the tax to be levied along with the amount of revenue required to be provided from the property tax set forth in annual budget adopted.

The City is required to hold a public hearing on the proposed rates per RSMO 67.110.1. The City cannot set a levy that will generate substantially more revenue than projected from the year before. Even though the levy itself moves up or down, the amount of tax remains substantially the same. New improvements and reassessment years can result in higher tax revenue.

Tax rates proposed are based on the assessed values provided by the County. The County Clerk sends the attached Pro Forma - State Auditor's Review of Data Submitted to the City. This document has been completed by the Missouri State Auditor to calculate the proposed tax levy for General Fund and Parks. I have included the documents I received. The maximum prior year adjusted revenue is shown below calculated at \$1,042,439 for General Fund and \$235,515 for Parks. Total revenue permitted in current year is \$1,071,693 for General Fund and \$242,281 for Parks.

ESTIMATED PROPERTY TAX COLLECTIONS

	<u>2025 Budget</u>	<u>2026 Budget</u>
General Fund	\$1,042,439	\$1,071,693
Park Fund	<u>\$ 235,515</u>	<u>\$ 242,281</u>
Total	<u>\$1,1277,954</u>	<u>\$1,313,974</u>

ASSESSED VALUES

	2025 Budget Final	2026 Budget Final
Real Estate	\$180,688.659	\$181,884,151
Property	<u>\$ 43,624,050</u>	<u>\$ 58,051,425</u>
Total	<u>\$224,312,709</u>	<u>\$239,935,576</u>

New Improvements:

Real Estate	\$2,494,932	\$543,039
Personal Property	<u>\$3.386.274</u>	<u>\$14,427,375</u>
Total Improvements	<u>\$5,881,206</u>	<u>\$14,970,414</u>

Set the tax levy for Fiscal Year 2026 as proposed and outlined in the documents provided. I respectfully request the Board consider the ordinance on first reading to comply with State Statute to set the levy prior to September 1. This action will allow the City to provide the documents to the County for certification in a timely manner to also comply with the State Statute requirement by September 1st.

NOTICE OF AGGREGATE ASSESSED VALUATION

(2nd REPORT, AFTER B.O.E. 7-24-26)

As required by Section 137.245.3, I, Kathy Lambertz, County Clerk of Cass County, State of Missouri, do hereby certify that the following is the Aggregate Assessed Valuation of the

CITY OF HARRISONVILLE

a political subdivision in Cass County, for the year 2026 as shown on the assessment lists on July 24, 2026. Included are state and local railroad and utility valuations as reported by the State Tax Commission and the Cass County Assessor for your political subdivision.

Real Estate, Residential -	\$	108,470,620
Real Estate, Agricultural -		168,220
Real Estate, Commercial -		71,860,500
Real Estate, Local Utilities -		437,302
Real Estate, State Utilities -		<u>947,509</u>
TOTAL REAL ESTATE -	\$	<u>181,884,151</u>
Personal Property -	\$	57,603,177
Personal Property, Local Utilities -		226,848
Personal Property, State Utilities -		<u>221,400</u>
TOTAL PERSONAL Property -	\$	<u>58,051,425</u>
TOTAL ASSESSED VALUE -	\$	<u>239,935,576</u>

This information is transmitted to assist you in complying with Section 67.110, RSMo, which requires that notice be given and public hearings held before tax rates are set. The above figures include state and locally assessed railroad and utility valuations that have been prepared by the County Clerk's Office.

New Construction and Improvements

The following data has been provided by the County Assessor's Office:

Related to Real Estate -	\$	543,039
Increase in Personal Property-		<u>14,427,375</u>
TOTAL -	\$	<u>14,970,414</u>

Local Assessed moved to State Assessed not included above

Real Estate-	\$	-
Personal-	\$	<u>1,165</u>

In witness whereof, I have hereunto set my hand and affixed the seal of the County Commission of Cass County at my office in Harrisonville this 24th day of July, 2026



Kathy Lambertz
Cass County Clerk



Scott Fitzpatrick
Missouri State Auditor

MEMORANDUM

July 27, 2026

TO: 09-019-0010 City of Harrisonville

RE: Setting of 2026 Property Tax Rates

The following are the tax rate computational forms that have been reviewed. Please follow the steps below to complete the process of setting your 2026 Property Tax Rate(s).

1. **Lines G - BB on the Summary Page should be completed** to show the actual tax rate(s) to levy.
2. Please **sign and date the Summary Page**.
3. Please **submit the finalized tax rate forms ready for certification to the County Clerk of each county** that your political subdivision resides in. The County Clerk must also sign the Summary Page and indicate the proposed tax rate to be entered on the tax books before submitting rate(s) to the State Auditor's Office for final review and certification.

If the attached calculation differs from the questionnaire submitted for review, please review the following line items for the reason(s) for the difference.

- **Form A, Line 2b - New Construction & Improvements - Personal Property**

Section 137.073.4, RSMo, states that the aggregate increase in valuation of personal property for the current year over that of the previous year is the equivalent of the new construction and improvements factor for personal property.

- **Form A, Line 5 - Prior Year Assessed Valuation**

If the 2026 questionnaire has a different amount on Form A, Line 5 than was previously submitted, we had to revise the 2025 calculation for this change. The revised 2025 tax rate ceiling is listed on the 2026 Summary Page, Line A. Your primary County Clerk should forward a copy of the revised 2025 calculation; please keep this form for your files.

- **(SCHOOL DISTRICTS ONLY) Form A, Line 14**

We revised the information the school district submitted on Line 14 to the amount computed by the Department of Elementary and Secondary Education (DESE).

If you have any questions about the enclosed forms, please contact the local government section at (573-751-4213.)



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

7/27/2026

Summary Page

(2026)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Harrisonville

09-019-0010

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

The information to complete the Summary Page is available from prior year forms, computed on the attached forms, or computed on this page. Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political
Subdivision Use
in Calculating
its Tax Rate

A. **Prior year tax rate ceiling** as defined in Chapter 137, RSMo, revised if the prior year data changed or a voluntary reduction was taken in a non-reassessment year (Prior year Summary Page, Line F minus Line H in odd numbered year or prior year Summary Page, Line F in even numbered year)

0.4963

B. **Current year rate computed** pursuant to Article X, Section 22, of the Missouri Constitution and Section 137.073, RSMo, if no voter approved increase (Form A, Line 18)

0.4963

C. **Amount of rate increase authorized by voters for current year**
if same purpose. (Form B, Line 7)

D. **Rate to compare to maximum authorized levy to determine tax rate ceiling**
(Line B if no election, otherwise Line C)

0.4963

E. **Maximum authorized levy** the most recent voter approved rate

1.0000

F. **Current year tax rate ceiling** maximum legal rate to comply with Missouri laws
Political subdivisions tax rate (Lower of Line D or E)

0.4963

G1. **Less required sales tax reduction** taken from tax rate ceiling (Line F), if applicable

G2. **Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies)** taken from tax rate ceiling (Line F)

H. **Less voluntary reduction by political subdivision** taken from the tax rate ceiling (Line F)

WARNING: A voluntary reduction taken in an even numbered year will lower the tax rate ceiling for the following year.

I. **Plus allowable recoupment rate** added to tax rate ceiling (Line F) If applicable, attach Form G or H.

J. **Tax rate to be levied** (Line F - Line G1 - Line G2 - Line H + Line I)

AA. **Rate to be levied for debt service**, if applicable (Form C, Line 10)

BB. **Additional special purpose rate authorized by voters** after the prior year tax rates were set. (Form B, Line 7 if a different purpose)

Certification

I, the undersigned, _____ (Office) of _____ (Political Subdivision)
levying a rate in _____ (County(ies)) do hereby certify that the data set forth above and on the
accompanying forms is true and accurate to the best of my knowledge and belief.

Please complete Line G through BB, sign this form, and return to the county clerk(s) for final certification.

--	--	--	--

(Date)

(Signature)

(Print Name)

(Telephone)

Proposed rate to be entered on tax books by county clerk

based on certification from the political subdivision: Lines

J _____ **AA** _____ **BB** _____

Section 137.073.7 RSMo, states that no tax rate shall be extended on the tax rolls by the county clerk unless the political subdivision has complied with the foregoing provisions of this section.

--	--	--	--

(Date)

(County Clerk's Signature)

(County)

(Telephone)

**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED****7/27/2026****Form A****(2026)****For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property**

City of Harrisonville

09-019-0010

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

1. (2026) Current year assessed valuation

Include the current state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.

(a)	<u>181,884,151</u>	+	(b)	<u>58,051,425</u>	=	<u>239,935,576</u>
	(Real Estate)			(Personal Property)		(Total)

2. Assessed valuation of new construction & improvements

2(a) - Obtained from the county clerk or county assessor

2(b) - increase in personal property, use the formula listed under Line 2(b)

(a)	<u>543,039</u>	+	(b)	<u>14,428,540</u>	=	<u>14,971,579</u>
	(Real Estate)			Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b)		(Total)
				If Line 2b is negative, enter zero		

3. Assessed value of newly added territory

obtained from the county clerk or county assessor

(a)	<u>0</u>	+	(b)	<u>0</u>	=	<u>0</u>
	(Real Estate)			(Personal Property)		(Total)

4. Adjusted current year assessed valuation

(Line 1 total - Line 2 total - Line 3 total)

224,963,997**5. (2025) Prior year assessed valuation**

Include prior year state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.

NOTE: If this is different than the amount on the prior year Form A, Line 1, then revise the prior year tax rate form to recalculate the prior year tax rate ceiling. Enter the revised prior year tax rate ceiling on this year's Summary Page, Line A.

(a)	<u>180,688,659</u>	+	(b)	<u>43,624,050</u>	=	<u>224,312,709</u>
	(Real Estate)			(Personal Property)		(Total)

6. Assessed value of newly separated territory

obtained from the county clerk or county assessor

(a)	<u>0</u>	+	(b)	<u>0</u>	=	<u>0</u>
	(Real Estate)			(Personal Property)		(Total)

7. Assessed value of property locally assessed in prior year, but state assessed in current year

obtained from the county clerk or county assessor

(a)	<u>0</u>	+	(b)	<u>1,165</u>	=	<u>1,165</u>
	(Real Estate)			(Personal Property)		(Total)

8. Adjusted prior year assessed valuation

(Line 5 total - Line 6 total - Line 7 total)

224,311,544

**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED****7/27/2026****Form A****(2026)****For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property**

City of Harrisonville

09-019-0010

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political
Subdivision Use in
Calculating its Tax
Rate

9. **Percentage increase in adjusted valuation** of existing property in the current year over the prior year's assessed valuation

(Line 4 - Line 8 / Line 8 x 100)

0.2909%

10. **Increase in Consumer Price Index (CPI)**

certified by the State Tax Commission

2.7000%

11. **Adjusted prior year assessed valuation**

(Line 8)

224,311,544

12. **(2025) Tax rate ceiling from prior year**

(Summary Page, Line A)

0.4963

13. **Maximum prior year adjusted revenue**

from property that existed in both years (Line 11 x Line 12 / 100)

1,113,258

14. **Permitted reassessment revenue growth**

The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10) or 5%.

A negative figure on Line 9 is treated as a 0 for Line 14 purposes. Do not enter less than 0 or more than 5%.

0.2909%

15. **Additional revenue permitted**

(Line 13 x Line 14)

3,238

16. **Total revenue permitted in current year ***

from property that existed in both years (Line 13 + Line 15)

1,116,496

17. **Adjusted current year assessed valuation** (Line 4)

224,963,997

18. **Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo**

(Line 16 / Line 17 x 100)

Round a fraction to the nearest one/one hundredth of a cent.

Enter this rate on the Summary Page, Line B

0.4963

* To compute the total property tax revenues billed for the current year (including revenues from all new construction and improvements and annexed property), multiply Line 1 by the rate on Line 18 and divide by 100. The property tax revenues billed would be used in estimating budgeted revenues.



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

7/27/2026

Summary Page

(2026)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Harrisonville

09-019-0010

Parks & Recreation

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

The information to complete the Summary Page is available from prior year forms, computed on the attached forms, or computed on this page. Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political
Subdivision Use
in Calculating
its Tax Rate

- A. **Prior year tax rate ceiling** as defined in Chapter 137, RSMo, revised if the prior year data changed or a voluntary reduction was taken in a non-reassessment year (Prior year Summary Page, Line F minus Line H in odd numbered year or prior year Summary Page, Line F in even numbered year) 0.1122
- B. **Current year rate computed** pursuant to Article X, Section 22, of the Missouri Constitution and Section 137.073, RSMo, if no voter approved increase (Form A, Line 18) 0.1122
- C. **Amount of rate increase authorized by voters for current year** if same purpose. (Form B, Line 7)
- D. **Rate to compare to maximum authorized levy to determine tax rate ceiling** (Line B if no election, otherwise Line C) 0.1122
- E. **Maximum authorized levy** the most recent voter approved rate 0.2000
- F. **Current year tax rate ceiling** maximum legal rate to comply with Missouri laws Political subdivisions tax rate (Lower of Line D or E) 0.1122
- G1. **Less required sales tax reduction** taken from tax rate ceiling (Line F), if applicable
- G2. **Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies)** taken from tax rate ceiling (Line F)
- H. **Less voluntary reduction by political subdivision** taken from the tax rate ceiling (Line F)
WARNING: A voluntary reduction taken in an even numbered year will lower the tax rate ceiling for the following year.
- I. **Plus allowable recoupment rate** added to tax rate ceiling (Line F) If applicable, attach Form G or H.
- J. **Tax rate to be levied** (Line F - Line G1 - Line G2 - Line H + Line I)
- AA. **Rate to be levied for debt service**, if applicable (Form C, Line 10)
- BB. **Additional special purpose rate authorized by voters** after the prior year tax rates were set. (Form B, Line 7 if a different purpose)

Certification

I, the undersigned, _____ (Office) of _____ (Political Subdivision) levying a rate in _____ (County(ies)) do hereby certify that the data set forth above and on the accompanying forms is true and accurate to the best of my knowledge and belief.

Please complete Line G through BB, sign this form, and return to the county clerk(s) for final certification.

(Date)	(Signature)	(Print Name)	(Telephone)

Proposed rate to be entered on tax books by county clerk

based on certification from the political subdivision: Lines

J _____ AA _____ BB _____

Section 137.073.7 RSMo, states that no tax rate shall be extended on the tax rolls by the county clerk unless the political subdivision has complied with the foregoing provisions of this section.

(Date)	(County Clerk's Signature)	(County)	(Telephone)



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

7/27/2026

Form A

(2026)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Harrisonville

09-019-0010

Parks & Recreation

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

1. (2026) Current year assessed valuation

Include the current state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.

(a)	181,884,151	+	(b)	58,051,425	=	239,935,576
	(Real Estate)			(Personal Property)		(Total)

2. Assessed valuation of new construction & improvements

2(a) - Obtained from the county clerk or county assessor

2(b) - increase in personal property, use the formula listed under Line 2(b)

(a)	543,039	+	(b)	14,428,540	=	14,971,579
	(Real Estate)			Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b)		(Total)
				If Line 2b is negative, enter zero		

3. Assessed value of newly added territory

obtained from the county clerk or county assessor

(a)	0	+	(b)	0	=	0
	(Real Estate)			(Personal Property)		(Total)

4. Adjusted current year assessed valuation

(Line 1 total - Line 2 total - Line 3 total)

224,963,997

5. (2025) Prior year assessed valuation

Include prior year state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.

NOTE: If this is different than the amount on the prior year Form A, Line 1, then revise the prior year tax rate form to recalculate the prior year tax rate ceiling. Enter the revised prior year tax rate ceiling on this year's Summary Page, Line A.

(a)	180,688,659	+	(b)	43,624,050	=	224,312,709
	(Real Estate)			(Personal Property)		(Total)

6. Assessed value of newly separated territory

obtained from the county clerk or county assessor

(a)	0	+	(b)	0	=	0
	(Real Estate)			(Personal Property)		(Total)

7. Assessed value of property locally assessed in prior year, but state assessed in current year

obtained from the county clerk or county assessor

(a)	0	+	(b)	1,165	=	1,165
	(Real Estate)			(Personal Property)		(Total)

8. Adjusted prior year assessed valuation

(Line 5 total - Line 6 total - Line 7 total)

224,311,544

**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED**

7/27/2026

Form A

(2026)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Harrisonville

09-019-0010

Parks & Recreation

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political
Subdivision Use in
Calculating its Tax
Rate

9. Percentage increase in adjusted valuation of existing property in the current year over the prior year's assessed valuation (Line 4 - Line 8 / Line 8 x 100)	0.2909%
10. Increase in Consumer Price Index (CPI) certified by the State Tax Commission	2.7000%
11. Adjusted prior year assessed valuation (Line 8)	224,311,544
12. (2025) Tax rate ceiling from prior year (Summary Page, Line A)	0.1122
13. Maximum prior year adjusted revenue from property that existed in both years (Line 11 x Line 12 / 100)	251,678
14. Permitted reassessment revenue growth The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10) or 5%. A negative figure on Line 9 is treated as a 0 for Line 14 purposes. Do not enter less than 0 or more than 5%.	0.2909%
15. Additional revenue permitted (Line 13 x Line 14)	732
16. Total revenue permitted in current year * from property that existed in both years (Line 13 + Line 15)	252,410
17. Adjusted current year assessed valuation (Line 4)	224,963,997
18. Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo (Line 16 / Line 17 x 100) Round a fraction to the nearest one/one hundredth of a cent. Enter this rate on the Summary Page, Line B	0.1122

* To compute the total property tax revenues billed for the current year (including revenues from all new construction and improvements and annexed property), multiply Line 1 by the rate on Line 18 and divide by 100. The property tax revenues billed would be used in estimating budgeted revenues.



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

7/27/2026

Informational Data

(2026)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Harrisonville	09-019-0010	General Revenue
Name of Political Subdivision	Political Subdivision Code	Purpose of Levy

This page shows the information that would have been on the line items for the Summary Page, Form A, and/or Form B had no voluntary reduction(s) been taken in prior even numbered year(s). The information on this page should not be used in the current year unless the taxing authority wishes to reverse any voluntary reduction(s) taken in prior even numbered year(s) and follows the following steps in an even numbered year.

- Step 1 The governing body should hold a public hearing and adopt a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate.
- Step 2 Submit a copy of the resolution, policy statement, or ordinance to the State Auditor's Office for review.

Based on Prior
Year Tax Rate
Ceiling as if No
Voluntary
Reductions
were Taken

Informational Summary Page

A. Prior year tax rate ceiling (Prior year Informational Summary Page, Line F)	0.4963
B. Current year rate computed (Informational Form A, Line 18 below)	0.4963
C. Amount of increase authorized by voters for current year (Informational Form B, Line 7 below)	
D. Rate to compare to maximum authorized levy (Line B if no election, otherwise Line C)	0.4963
E. Maximum authorized levy most recent voter approved rate	1.0000
F. Tax rate ceiling if no voluntary reductions were taken in a prior even numbered year (Lower of Line D or E)	0.4963

Informational Form A

9. Percentage increase in adjusted valuation (Form A, Line 4 - Line 8 / Line 8 x 100)	0.2909%
10. Increase in Consumer Price Index (CPI) certified by the State Tax Commission	2.7000%
11. Adjusted prior year assessed valuation (Form A, Line 8)	224,311,544
12. (2025) Tax rate ceiling from prior year (Informational Summary Page, Line A from above)	0.4963
13. Maximum prior year adjusted revenue from property that existed in both years (Line 11 x Line 12 / 100)	1,113,258
14. Permitted reassessment revenue growth The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10), or 5%. A negative figure on Line 9 is treated as a 0 for Line 14 purposes. Do not enter less than 0, nor more than 5%.	0.2909%
15. Additional reassessment revenue permitted (Line 13 x Line 14)	3,238
16. Total revenue permitted in current year from property that existed in both years (Line 13 + Line 15)	1,116,496
17. Adjusted current year assessed valuation (Form A, Line 4)	224,963,997
18. Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo, if no voluntary reduction was taken (Line 16 / Line 17 x 100)	0.4963

Informational Form B

6. Prior year tax rate ceiling to apply voter approved increase to (Informational Summary Page, Line A if increase to an existing rate, otherwise 0)	
7. Voter approved increased tax rate to adjust (If an "increase of/by" ballot, Form B, Line 5a + Line 6, if an "increase to" ballot, Form B, Line 5b)	

**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED**

7/27/2026

Informational Data

(2026)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Harrisonville

09-019-0010

Parks & Recreation

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

This page shows the information that would have been on the line items for the Summary Page, Form A, and/or Form B had no voluntary reduction(s) been taken in prior even numbered year(s). The information on this page should not be used in the current year unless the taxing authority wishes to reverse any voluntary reduction(s) taken in prior even numbered year(s) and follows the following steps in an even numbered year.

Based on Prior
Year Tax Rate
Ceiling as if No
Voluntary
Reductions
were Taken

Step 1 The governing body should hold a public hearing and adopt a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate.

Step 2 Submit a copy of the resolution, policy statement, or ordinance to the State Auditor's Office for review.

Informational Summary Page

A. Prior year tax rate ceiling (Prior year Informational Summary Page, Line F)	0.1122
B. Current year rate computed (Informational Form A, Line 18 below)	0.1122
C. Amount of increase authorized by voters for current year (Informational Form B, Line 7 below)	
D. Rate to compare to maximum authorized levy (Line B if no election, otherwise Line C)	0.1122
E. Maximum authorized levy most recent voter approved rate	0.2000
F. Tax rate ceiling if no voluntary reductions were taken in a prior even numbered year (Lower of Line D or E)	0.1122

Informational Form A

9. Percentage increase in adjusted valuation (Form A, Line 4 - Line 8 / Line 8 x 100)	0.2909%
10. Increase in Consumer Price Index (CPI) certified by the State Tax Commission	2.7000%
11. Adjusted prior year assessed valuation (Form A, Line 8)	224,311,544
12. (2025) Tax rate ceiling from prior year (Informational Summary Page, Line A from above)	0.1122
13. Maximum prior year adjusted revenue from property that existed in both years (Line 11 x Line 12 / 100)	251,678
14. Permitted reassessment revenue growth The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10), or 5%. A negative figure on Line 9 is treated as a 0 for Line 14 purposes. Do not enter less than 0, nor more than 5%.	0.2909%
15. Additional reassessment revenue permitted (Line 13 x Line 14)	732
16. Total revenue permitted in current year from property that existed in both years (Line 13 + Line 15)	252,410
17. Adjusted current year assessed valuation (Form A, Line 4)	224,963,997
18. Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo, if no voluntary reduction was taken (Line 16 / Line 17 x 100)	0.1122

Informational Form B

6. Prior year tax rate ceiling to apply voter approved increase to (Informational Summary Page, Line A if increase to an existing rate, otherwise 0)	
7. Voter approved increased tax rate to adjust (If an "increase of/by" ballot, Form B, Line 5a + Line 6, if an "increase to" ballot, Form B, Line 5b)	

NOTICE OF PUBLIC HEARING

E. Pearl Street , Harrisonville, Missouri, at which time citizens may be heard on the
300 E. Pearl Street , Harrisonville, Missouri, at which time citizens may be heard on the
property tax rates proposed to be set by the City of Harrisonville, a political subdivision.

Assessed Valuation (By Categories)	Tax Year 2025	Tax Year 2026	Change
Real Estate	\$180,688,659	\$181,884,151	\$1,195,492
Personal Property	<u>\$43,624,050</u>	<u>\$58,051,425</u>	<u>\$14,427,375</u>
Total Assessed Value	\$224,312,709	\$239,935,576	\$15,622,867
& Improvements related to Real Estate	\$2,494,932	\$543,039	
Reassessment	\$15,538,539	\$652,453	
Change in Personal Property Value	\$5,881,206	\$14,970,414	

The following Tax Rates are Proposed:

Fund	2025 Tax Rate Per \$100	Proposed 2026	
		Tax Rate Per \$100	Proposed Tax Revenues
General	\$0.4963	\$0.4963	\$1,113,807
Park	\$0.1122	\$0.1122	\$251,802
Total	\$0.6085	\$0.6085	\$1,365,609

	<u>General Fund</u>	<u>Park Fund</u>	<u>Total</u>
Increase (Decrease) in tax revenue as a result of new construction and improvements, if proposed tax rate is adopted:	\$ 2,695	\$ 609	\$ 3,304

Increase (Decrease) in tax revenue as a result of real estate reassessment if proposed tax rate is adopted:	\$ 3,238	\$ 732	\$ 3,970
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Increase (Decrease) in tax revenue as a result of changes in Personal Property Values if proposed tax rate is adopted:	\$71,603	\$16,188	\$87,791
Grand Total	\$ 77,536	\$ 17,529	\$ 95,065

BOARD OF ALDERMEN
CITY OF HARRISONVILLE
Daniel Barnett, City Clerk

7.0%

\$ 91,761

Council Bill No. 2026

Ordinance No.

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE LEVYING A TAX FOR THE CURRENT EXPENSE OF THE CITY OF HARRISONVILLE, MISSOURI, UPON REAL PROPERTY AND ALL TANGIBLE PERSONAL PROPERTY OF WHATSOEVER NATURE AND CHARACTER SUBJECT TO TAXATION BY THE CITY OF HARRISONVILLE FOR SUCH PURPOSES; ALSO, LEVYING A SPECIAL TAX UPON THE AFORE DESCRIBED PROPERTIES FOR PUBLIC PARKS; FOR A TOTAL TAX LEVY OF \$.6085.

WHEREAS, State statute sets forth a process to fix the City ad valorem property tax rates no later than September 1 each year; and

WHEREAS, the City held a public hearing as required by RSMO 67.110.1; and

WHEREAS, the new calculated tax rates will generate substantially the same revenues as 2025; and

WHEREAS, the County Clerk submitted the approved form to the Missouri State Auditor's Office that calculated the new rates for the General Fund at \$0.4963, and for the Park Fund at \$0.1122; and

WHEREAS, there will be a slight increase in City revenue primarily due to reassessments along with some new real estate construction;

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

Section 1: That there is hereby levied for the year 2026 a tax upon each \$100.00 of the assessed valuation of all real property and all tangible personal property of whatsoever nature and character subject to taxation by the City of Harrisonville, Missouri, at the following rates for the following purposes, to-wit:

- (a) For paying the current expense of the City of Harrisonville, Missouri, for said year, a rate of \$0.4963.
- (b) For the establishment and maintenance of public parks in the City of Harrisonville, Missouri, for said year, a rate of \$0.1122.

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

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

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 17TH DAY OF AUGUST 2026
AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 17TH DAY OF
AUGUST 2026 AND PASSED BY THE BOARD OF ALDERMEN THIS 17TH DAY OF
AUGUST 2026.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

EXCUSED:

of Aldermen

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

ATTEST:

Daniel Barnett, City Clerk

WITNESS my hand and seal this 17th day of August 2026.



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

Mayor & Board of Aldermen

From: Carl Brooks, Director of Engineering (cbrooks@harrisonville.com)

Date: August 17, 2026

Re: Ordinance No. 2026-xx, Mayor & Board of Alderman (BOA) to approve Ordinance No. 2026-xx, directing City staff's professional team to acquire necessary Temporary and Permanent Easement Acquisitions to permit the engineering, construction, and completion of the Raw Water Transmission Main and Raw Water Intake Pump Station Project.

GENERAL INFORMATION

Applicant: City Staff

Requested Actions: Acceptance of Ordinance

Purpose: Acceptance of the request to direct City staff's professional team to acquire necessary Temporary and Permanent Easement Acquisitions to permit the engineering, construction, and completion of the Raw Water Transmission Main and Raw Water Intake Pump Station Project by the end of 2028.

Property Location: Beginning at Lake Harrisonville on the south side of the lake on City property near S. Gray Drive and continuing south along S. Gray Drive, west along E. 198th Street, south along S. Lee Road, crossing and south along E. State Route P, and south along Jefferson Parkway to the Water Treatment Plant, 7+ miles.

PROPOSAL

Due to the City potential receiving the federal/state backed Missouri Department of Natural Resources (MDNR) State Revolving Fund (SRF) loan, we must follow all the rules and regulations of the ***Uniform Relocation Assistance and Real Property Acquisition requirements***; and that is the reason why we have the team of professionals that are assisting us on this project to acquire the necessary Temporary and Permanent Easement Acquisitions to negotiate with the property owners affected by the project (as depicted in Exhibit A). The project will provide the property owners just compensation for the City's acquisition of the necessary Temporary and Permanent Easement Acquisitions necessary to complete the Raw Water Transmission Main and Raw Water Intake Pump Station Project once the appraisals of the properties have been completed and provided to the property owners.

PREVIOUS ACTIONS

City staff entered into an engineering agreement with HDR (engineers) to design and plan the Raw Water Transmission Main and Raw Water Intake Pump Station Project in December 2025.

We have entered into an appraisal agreement with Partner Valuation Advisors to appraise the forty (40) parcels and have entered a negotiations agreement with Orrick and Erskine, LLC to negotiate with the forty (40) property owners to acquire the necessary Temporary and Permanent Easement Acquisitions for the Raw Water Transmission Main and Raw Water Intake Pump Station Project.

KEY ISSUES

The Raw Water Transmission Main and Raw Water Intake Pump Station Project has been a considerable necessary water improvements project for the safety and reliability of our one and only water source and supply for our residents and business for decades and will continue to be a safe and reliable water source and supply for decades in the future.

This ordinance allows City staff's professional team to continue to negotiate with the affected property owners to obtain the necessary temporary and permanent easement acquisitions. The City's professional staff will have to acquire the signatures of all forty (40) property owners.

When good-faith negotiations with these property owners have/will not resulted in the City's acquisition of all necessary temporary and/or permanent easement acquisitions; it may be necessary that City staff's professional team continue to engage in good-faith negotiations and/or initiate the formal condemnation process to acquire the remaining easements, which are integral for the completion of the Raw Water Transmission Main and Raw Water Intake Pump Station Project.

The Raw Water Transmission Main and Raw Water Intake Pump Station Project has a Total Engineer's Opinion of Probable Cost at 30% Design of \$29.6M as indicated in the attached cost estimate.

We will need a permit from MoDOT for the Highway crossing E. State Route P in which our engineer (HDR) will obtain and HDR to obtain the approval. No easements required from MoDOT.

Permanent and temporary easements will be required from all forty (40) property owners.

By acquiring a 20 ft.-wide permanent easement, City staff and the engineer have adequate planning space to construct a second Raw Water Transmission Main, if the circumstances in the future provide the need for the city to construct a second Raw Water Transmission Main within the same permanent easement.

Our City attorney has reviewed the attached ordinance.

STAFF COMMENTS AND SUGGESTIONS

City staff agree with the recommendations included in the attached ordinance.

STAFF RECOMMENDATION

City staff recommends the approval of the attached ordinance.

ATTACHMENTS

- Ordinance 2026-xx
- Exhibit A, 60% Raw Water Transmission Main Plan and Profile drawings, beginning with sheet Nos. 119-151
- Engineer's Opinion of Total Project Cost

A detailed cost breakdown for the lake intake and pump station is available in Appendix A. A detailed cost breakdown for the raw water pipeline is available in Appendix B.

Table 6-1 New Intake and Pipeline Cost Summary

City of Harrisonville, MO
Intake Pump Station
Construction of New Intake Pump Station and New Pipeline

ITEM	QUANTITY	UNIT	EXTENSION
1.0 Site	1	LS	\$ 771,000
2.0 New Intake Pump Station	1	LS	\$ 4,691,000
3.0 New Service Building	1	LS	\$ 690,000
4.0 New Vaults	1	LS	\$ 107,000
5.0 New Raw Water Pipeline	1	LS	\$ 10,715,000
Subtotal - Construction			\$ 16,974,000
Contingency	30	%	\$ 5,093,000
Material and Bid Pricing Volatility	5	%	\$ 849,000
Escalation to midpoint of construction	10	%	\$ 1,698,000
Pipeline Easements	1	LS	\$ 760,000
Total - Construction			\$ 25,374,000
Design Phase Engineering	1	LS	\$ 1,961,000
Construction Phase Engineering	7	%	\$ 1,777,000
City Legal and Administrative	2	%	\$ 508,000
Total - Project Cost			\$ 29,620,000

**Council Bill No. 2026-
Ordinance No.**

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE
CITY OF HARRISONVILLE, MISSOURI DIRECTING CITY STAFF
TO ACQUIRE NECESSARY TEMPORARY AND PERMANENT
EASEMENT ACQUISITIONS TO PERMIT THE ENGINEERING,
CONSTRUCTION, AND COMPLETION OF THE RAW WATER
TRANSMISSION MAIN AND RAW WATER INTAKE PUMP STATION PROJECT**

WHEREAS, pursuant to Rev. Stat. Mo. §§ 79.380 and 88.667, the City is empowered with the authority to condemn property within the City limits (and ten miles therefrom) for certain public uses, including but not limited to the public use of the Raw Water Transmission Main and Raw Water Intake Pump Station Project;

WHEREAS, the Board of Alderman of the City (“Board”) has caused the Project to be properly engineered and designed to best serve the interests of the Citizens of Harrisonville; and

WHEREAS, in order to construct the Project, certain property interests over real property are necessary for the City to acquire; and

WHEREAS, Raw Water Transmission Main and Raw Water Intake Pump Station, as a part of the Raw Water Transmission Main and Raw Water Intake Pump Station Project, will benefit numerous residents and businesses by ensuring a reliable and safe source and supply of domestic water for the City of Harrisonville; with the continuing development of necessary public infrastructure;

WHEREAS, on December 12, 2025, the consulting engineer received the Notice to Proceed for the beginning of the design of the Raw Water Transmission Main and Raw Water Intake Pump Station Project;

WHEREAS, to this end, the team of professionals that City Staff have together and in place have attempted and shall continue to attempt, to negotiate with the landowners affected by the project (as depicted in Exhibit A) to provide said landowners just compensation for the City's acquisition of the temporary and permanent easement acquisitions necessary to complete the Raw Water Transmission Main and Raw Water Intake Pump Station Project;

WHEREAS, the good-faith negotiations with these landowners have not yet resulted in the City's acquisition of all necessary temporary and/or permanent easements, and

WHEREAS, it is necessary that City Staff's professional team of appraisers and negotiators continue to engage in good-faith negotiations, provide all statutorily required notices, extend formal written offers and/or initiate the formal condemnation

Commented [CT1]: I don't like the has/will form, so I changed it to long form.

Commented [CT2]: Will there be an Exhibit A?

Commented [CT3]: I am a bit confused by this wording, and it doesn't make sense so this is what I changed it to. But I am not quite sure what they were trying to get at?

process to acquire the remaining easements, which are integral for the completion of the Raw Water Transmission Main and Raw Water Intake Pump Station Project;

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

Section 1. The Board of Aldermen finds that it is necessary to acquire temporary and permanent easements, from the affected property owners to complete the Raw Water Transmission Main and Raw Water Intake Pump Station Project; a public use under Missouri Law.

Section 2. The Board hereby directs City Staff, as required and authorized, to acquire by eminent domain and condemnation or good-faith negotiations all necessary temporary and/or permanent easement acquisitions for the Raw Water Transmission Main and Raw Water Intake Pump Station Project. City Staff are instructed to comply with all provisions of RSMo. Chapter 523, sending a written notice of intent to construct the project to all owners of record at least sixty (60) days prior to filing any condemnation petition pursuant to RSMo. §523.250; obtaining certified appraisals or proper financial evaluations of the required easements; and extending formal written offer letters to the landowners, which offers shall remain open for at least thirty (30) days from the date of service as mandated by RSMo. §523.253.

Section 3. The costs of the acquisition of such easement acquisitions, by condemnation or through good faith negotiations, shall be paid from funds as provided by law.

Section 4. The City Administrator and other City officials, as required, are further authorized and directed to take such further action as may be required or necessary to carry out the intent of this ordinance.

Section 5. That this ordinance shall become effective immediately upon its passage.

READ FOR THE FIRST TIME BY TITLE ONLY ON AUGUST 17, 2026, AND FOR THE SECOND TIME BY TITLE ONLY ON SEPTEMBER 8, 2026, AND PASSED BY THE BOARD OF ALDERMEN THIS 8TH DAY OF SEPTEMBER 2026.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

EXCUSED:

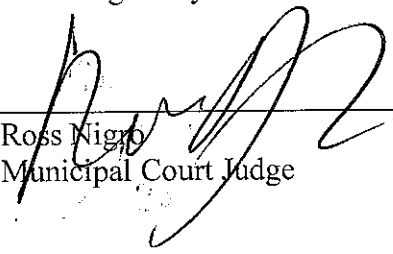
Mike Zaring, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk
WITNESS my hand and seal this 8th day of September 2026.

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 **July, 2026** 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

8-4-26
Date

Presented and reviewed as required by Court Operating Rule 4.29.



City Clerk

8-5-2026
Date

Subscribed and sworn to before me this _____ day of _____, 2026.

Notary

 **RECEIVED**
'AUG 05 2026
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: Jul 1, 2026 - Jul 31, 2026	
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	
A. Cases (citations/informations) pending at start of month		66		561	
B. Cases (citations/informations) filed		5		91	
C. Cases (citations/informations) disposed					
1. jury trial (Springfield, Jefferson County, and St. Louis County only)		0		0	
2. court/bench trial - GUILTY		0		0	
3. court/bench trial - NOT GUILTY		0		1	
4. plea of GUILTY in court		7		41	
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)		0		10	
6. dismissed by court		0		0	
7. <i>nolle prosequi</i>		0		4	
8. certified for jury trial (not heard in Municipal Division)		0		0	
9. TOTAL CASE DISPOSITIONS		7		56	
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]		64		596	
E. Trial de Novo and/or appeal applications filed		0		0	
III. WARRANT INFORMATION (pre- & post-disposition)					
1. # Issued during reporting period		42		IV. PARKING TICKETS	
2. # Served/withdrawn during reporting period		40		1. # Issued during period	
3. # Outstanding at end of reporting period		654		0	
				☐ Court staff does not process parking tickets	

MUNICIPAL DIVISION SUMMARY REPORTING FORM

COURT INFORMATION	Municipality: Harrisonville Municipal	Reporting Period: Jul 1, 2026 - Jul 31, 2026
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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	\$3,785.00	Court Automation	\$401.55
Clerk Fee - Excess Revenue	\$432.00	Law Enf Arrest-Local	\$607.00
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$13.32	Total Other Disbursements	\$1,008.55
Bond forfeitures (paid to city) - Excess Revenue	\$0.00	Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$10,694.00
Total Excess Revenue	\$4,230.32	Bond Refunds	\$1,402.50
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)		Total Disbursements	\$12,096.50
Fines - Other	\$4,382.50		
Clerk Fee - Other	\$256.36		
Judicial Education Fund (JEF) ☒ Court does not retain funds for JEF	\$0.00		
Peace Officer Standards and Training (POST) Commission surcharge	\$57.36		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$409.00		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$7.91		
Law Enforcement Training (LET) Fund surcharge	\$114.00		
Domestic Violence Shelter surcharge	\$114.00		
Inmate Prisoner Detainee Security Fund surcharge	\$114.00		
Restitution	\$0.00		
Parking ticket revenue (including penalties)	\$0.00		
Bond forfeitures (paid to city) - Other	\$0.00		
Total Other Revenue	\$5,455.13		