

CITY OF STRAFFORD

126 South Washington

BOARD OF ALDERMEN MEETING

October 7, 2024

**PUBLIC HEARING
and REGULAR MEETING**

6:30 p.m.



Gateway to Opportunity

NOTICE OF OPEN MEETING
CITY OF STRAFFORD BOARD OF ALDERMEN
Monday, October 7, 6:30 p.m.
PUBLIC HEARING
and REGULAR SESSION

Posted at City Hall Friday, October 4, 2024 at 5:00 p.m.

BE IT KNOWN, a Public Hearing will be held by the City of Strafford Board of Aldermen on **Monday, October 7, 2024 at 6:30 p.m.** in the Council Chambers at 126 South Washington Street, Strafford, Missouri 65757, to consider a petition to annex into the City of Strafford and to assign a zoning district classification to the property.

Specifically, the request is to annex approximately 10.71 acres of property located on the north side of Evergreen Road, approximately 600 feet west of Dewdrop Road, and addressed as 53 E. Evergreen (Webster County Property ID number 12-9.0-31-000-000-027.010). The Public Hearing shall also consider the applicant's request to be assigned the General Manufacturing and Industrial District (M-2) zoning classification upon annexation.

The property is owned by Quality Petroleum, Inc. with an address of P.O. Box 15308, Little Rock, AR 72231

The legal description of said property to be annexed is available for review by the public at Strafford City Hall during regular business hours.

All interested members of the public are invited to attend and be heard.

A Regular Meeting of the Strafford Board of Aldermen will be held at the date and time above, at Strafford City Hall located at 126 South Washington, Strafford, Missouri 65757.

CALL TO ORDER — Roll Call

OPENING PRAYER

PLEDGE OF ALLEGIANCE

APPROVAL OF CONSENT AGENDA — Agenda, Minutes of September 16, 2024, and Bills for Payment.

VISITORS

APPOINTMENTS AND ANNOUNCEMENTS

- Department reports
- City Administrator report

UNFINISHED BUSINESS — None

NEW BUSINESS

- **FIRST READING OF BILL 24-61 ORDINANCE 1064** — Approve petition for annexation - 53 Evergreen into the City of Strafford
- **FIRST READING OF BILL 24-62 ORDINANCE 1065** — Approve petition for rezoning - 53 Evergreen into the City of Strafford
- **FIRST READING OF BILL 24-63 RESOLUTION 24-23** — Approve City Administrator to enter into an Agreement with Hahn | DeBoeuf to provide government relations services
- **FIRST READING OF BILL 24-65 ORDINANCE 1067** — Approve Vacation of Easement at Maple Leaf Centre

DISCUSSION

- **North Side Park Planning – recreational features**

CLOSED SESSION *A vote may be taken to close part of the meeting for discussion of matters of pending litigation, legal action/advice, personnel, and/or acquisition of property involving the City. No further action, other than announcing adjournment by the Mayor, shall take place after an Executive Session that is scheduled as the last matter on the Agenda unless otherwise stated on the Agenda or as allowed per RSMo. 610.02.*

1. RSMo 610.021.1 Relating to legal actions, causes of action or litigation.
2. RSMo 610.021.2 Relating to leasing, purchase or sale of real estate.
3. RSMo 610.021.3 Relating to hiring, firing, disciplining or promoting a particular employee.

ADJOURNMENT

NOTICE OF PUBLIC HEARING

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CITY OF STRAFFORD
Martha E Smartt, City Administrator

(PUBLICATION INSTRUCTIONS: To be published in the Marshfield Mail issue of September 18, 2024, to be billed to the City of Strafford; Affidavit of publication to be mailed to Sandy Strecker, City Clerk, Strafford City Hall, PO Box 66, Strafford, MO 65757).

**CITY OF STRAFFORD
BOARD OF ALDERMEN MINUTES
REGULAR MEETING
September 16, 2024**

CALL TO ORDER — Mayor Ashley French called the meeting to order at 6:31 p.m.

ROLL CALL — Present: Aldermen Joel Johnson, Kevin King, Andy Anderson, and Darren White. Absent: Aldermen Mike Evans and Jeff Larimer. City Staff present: City Administrator Martha Smartt, Police Chief Dennis Shook, and Finance Director Mary Brock.

OPENING PRAYER — Police Chief Dennis Shook opened the meeting in prayer.

PLEDGE OF ALLEGIANCE — Mayor French led the Pledge of Allegiance.

APPROVAL OF CONSENT AGENDA — Alderman Anderson moved to approve the Consent Agenda, seconded by Alderman Johnson. The motion passed in a vote of 4-0. Voting aye: Aldermen Johnson, King, Anderson, and White. Nay: None.

VISITORS — None

APPOINTMENTS AND ANNOUNCEMENTS

- Department Head reports
 - Chief Shook provided a department update
 - Finance Director Mary Brock provided a department update
- City Administrator report
 - City Administrator Smartt gave an update on:
 - CU Natural Gas extension
 - City's paving improvements to be done by end of September
 - City's continued efforts to evaluate and address drainage concerns

UNFINISHED BUSINESS

- **SECOND AND FINAL READING OF BILL 24-57 ORDINANCE 1060 —**
Adoption of Fiscal Year 2025 Budget (October 1, 2024 through September 30, 2025). After proper posting of the bill, Alderman Anderson moved to have the second and final reading of Bill 24-57 Ordinance 1060 by title only, seconded by Alderman Johnson.

The bill was read: **BILL 24-57 ORDINANCE 1060 AN ORDINANCE ADOPTING THE ANNUAL BUDGET FOR FISCAL YEAR 2025 BEGINNING OCTOBER 01, 2024 AND ENDING SEPTEMBER 30, 2025 AND APPROPRIATING FUNDS PURSUANT THERETO**

Alderman Anderson moved to approve the second and final reading and passage of Bill 24-57 Ordinance 1060, seconded by Alderman Johnson. The motion passed in a roll-call vote of 4-0. Voting aye: Aldermen Johnson, King, Anderson, and White. Nay: None.

- **SECOND AND FINAL READING OF BILL 24-58 ORDINANCE 1061 —**
Approve Year End Budget Adjustment. After proper posting of the bill, Alderman Anderson moved to have the second and final reading of Bill 24-58 Ordinance 1061 by title only, seconded by Alderman King. The motion passed in a vote of 4-0. Voting aye: Aldermen Johnson, King, Anderson, and White. Nay: None.

The bill was read: **BILL 24-58 ORDINANCE 1061 AN ORDINANCE AMENDING THE ANNUAL BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024 APPROPRIATING FUNDS PURSUANT THERETO (Year-End Budget Amendment)**

Alderman Anderson moved to approve the second and final reading and passage of Bill 24-58 Ordinance 1061, seconded by Alderman King. The motion passed in a roll-call vote of 4-0. Voting aye: Aldermen Johnson, King, Anderson, and White. Nay: None.

NEW BUSINESS

- **FIRST READING OF BILL 24-60 ORDINANCE 1063 —** Approve Fiscal Year 2024 Budget Adjustment. After proper posting of the bill, Alderman King moved to have the first reading of Bill 24-60 Ordinance 1063 by title only, seconded by Alderman Johnson. The motion passed in a vote of 4-0. Voting aye: Aldermen Johnson, King, Anderson, and White. Nay: None.

The bill was read: **AN ORDINANCE AMENDING THE ANNUAL BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024 APPROPRIATING FUNDS PURSUANT THERETO (Year-End Budget Amendment - Engineering)**

Alderman King moved to approve the first reading of Bill 24-6- Ordinance 1063, seconded by Alderman Johnson. The motion passed in a vote of 4-0. Voting aye: Aldermen Johnson, King, Anderson, and White. Nay: None.

- **SECOND AND FINAL READING OF BILL 24-60 ORDINANCE 1063 —** Approve Fiscal Year 2024 Budget Adjustment. After proper posting of the bill, Alderman Anderson moved to have the second and final reading of Bill 24-60 Ordinance 1063 by title only, seconded by Alderman Johnson. The motion passed in a vote of 4-0. Voting aye: Aldermen Johnson, King, Anderson, and White. Nay: None.

The bill was read: **AN ORDINANCE AMENDING THE ANNUAL BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024 APPROPRIATING FUNDS PURSUANT THERETO (Year-End Budget Amendment - Engineering)**

Alderman Anderson moved to approve the second and final reading and passage of Bill 24-60 Ordinance 1063, seconded by Alderman Johnson. The motion passed in a roll-

call vote of 4-0. Voting aye: Aldermen Johnson, King, Anderson, and White. Nay: None.

- **Recommendation** – A consensus of the Board was reached to accept the bid from Hamilton and Dad, Inc. as the best and lowest qualified bidder in the amount of \$372,684.50 for the Highway OO Water Main Improvements Project

DISCUSSION

City Administrator Smartt held discussion with the Board regarding:

- 2024 Revised Building Permit Fee Schedule
- 2024 Capital Financing Information Update

CLOSED SESSION — At 7:19 p.m., Alderman Anderson moved to enter Closed session pursuant to:

- **RSMo 610.021.1 Relating to legal actions, causes of action or litigation; and**
- **RSMo 610.021.2 Relating to leasing, purchase or sale of real estate**

The motion was seconded by Alderman King. The motion passed in a vote of 4-0. Voting aye: Aldermen Johnson, King, Anderson, and White. Nay: None.

ADJOURNMENT — At 8:30 p.m., Alderman Anderson moved to adjourn, seconded by Alderman Johnson. The motion passed in a vote of 4-0. Voting aye: Aldermen Johnson, King, Anderson, and White. Nay: None.

Ashley French, Mayor

ATTEST:

Martha E. Smartt, City Administrator



City of Strafford, MO

"Gateway to Opportunity"

My Check Report

By Check Number

Date Range: 09/17/2024 - 10/07/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank - Gen-AP Bank General Fund						
Payment Type: Regular						
VEN01103	MO Highway & Transportation Commission - Lo	09/18/2024	Regular	0.00	50,900.00	58115
0000019158	AT & T	09/30/2024	Regular	0.00	1,798.34	58119
0000003056	CHEMICAL BROKERS	09/30/2024	Regular	0.00	163.10	58120
0000026521	CHRIS STRAW CONSULTING LLC	09/30/2024	Regular	0.00	3,810.00	58121
0000003071	CITY OF SPRINGFIELD	09/30/2024	Regular	0.00	4,528.45	58122
0000003073	CITY UTILITIES	09/30/2024	Regular	0.00	1,057.27	58123
VEN01087	CMT INC (Engineering)	09/30/2024	Regular	0.00	240.00	58124
0000026518	CMT INC (Planning)	09/30/2024	Regular	0.00	8,918.02	58125
0000026513	COCHRAN	09/30/2024	Regular	0.00	35,010.91	58126
0000026364	DATA BUSINESS SYSTEMS, INC	09/30/2024	Regular	0.00	495.90	58127
VEN01105	David Gardner	09/30/2024	Regular	0.00	40.63	58128
0000004093	DONELSON CONSTRUCTION CO	09/30/2024	Regular	0.00	132,293.17	58129
0000026432	ENVIRONMENTAL WORKS	09/30/2024	Regular	0.00	2,519.76	58130
VEN01077	Fuelman	09/30/2024	Regular	0.00	181.40	58131
VEN01106	GREAT AMERICAN CLOSING COMPANY LLC	09/30/2024	Regular	0.00	325.00	58132
0000026025	HAWKINS, INC.	09/30/2024	Regular	0.00	1,307.25	58133
VEN01065	HEADWATER	09/30/2024	Regular	0.00	591.45	58134
0000008020	HFE PROCESS	09/30/2024	Regular	0.00	2,014.55	58135
0000026038	HORTON SUPPLY	09/30/2024	Regular	0.00	29.70	58136
0000026188	INDEPENDENT ELECTRIC	09/30/2024	Regular	0.00	2,592.71	58137
0000026583	Innovative Pump Solutions LLC	09/30/2024	Regular	0.00	5,510.55	58138
0000026008	KPM TECHNOLOGY, LLC	09/30/2024	Regular	0.00	292.50	58139
0000026581	Kutak Rock LLP	09/30/2024	Regular	0.00	3,958.99	58140
0000005025	LIBERTY UTILITIES	09/30/2024	Regular	0.00	12,538.99	58141
0000026505	MARTHA E SMARTT	09/30/2024	Regular	0.00	724.30	58142
0000013090	MEDIACOM	09/30/2024	Regular	0.00	169.95	58143
0000018500	MERCY CLINIC SPRINGFIELD COMM	09/30/2024	Regular	0.00	27.00	58144
0000026530	MISSION COMMUNICATIONS LLC	09/30/2024	Regular	0.00	105.50	58145
0000026319	MMET, INC	09/30/2024	Regular	0.00	28.00	58146
0000013230	MO DEPT OF REV TAXATION DIV	09/30/2024	Regular	0.00	4,866.46	58147
0000015010	O'REILLY AUTOMOTIVE STORES, IN	09/30/2024	Regular	0.00	626.89	58148
0000026422	PHILLIPS MEDIA GROUP	09/30/2024	Regular	0.00	432.48	58149
0000018010	RACE BROTHERS	09/30/2024	Regular	0.00	823.86	58150
0000026309	REPUBLIC SERVICES	09/30/2024	Regular	0.00	253.66	58151
0000026443	ROAD RUNNER SAFETY SERVS INC	09/30/2024	Regular	0.00	1,293.68	58152
0000026533	SANDRA STRECKER	09/30/2024	Regular	0.00	169.51	58153
0000026306	SHERWIN WILLIAMS CO	09/30/2024	Regular	0.00	229.00	58154
0000019150	SOUTHWEST ELECTRIC	09/30/2024	Regular	0.00	454.17	58155
0000018350	SPRINGFIELD STRIPING & SEALING	09/30/2024	Regular	0.00	7,495.00	58156
0000018380	SPRINGFIELD WINWATER WORKS, CO	09/30/2024	Regular	0.00	158.32	58157
0000026479	SUMNER ONE INC	09/30/2024	Regular	0.00	508.54	58158
0000019137	SUPERIOR RENTS	09/30/2024	Regular	0.00	280.23	58159
0000026371	UNIFIRST	09/30/2024	Regular	0.00	445.65	58160
0000021042	VERIZON	09/30/2024	Regular	0.00	622.62	58161
0000026495	VERIZON CONNECT NWF INC	09/30/2024	Regular	0.00	445.50	58162
0000022015	WEBSTER ELECTRIC CO-OP	09/30/2024	Regular	0.00	63.75	58163
0000026372	WORSHAM LAW FIRM	09/30/2024	Regular	0.00	500.00	58164
Total Regular:				0.00	291,842.71	

My Check Report

Date Range: 09/17/2024 - 10/07/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
0000026441	BANKCARD SERVICES	09/30/2024	Bank Draft	0.00	148.64	DFT0000457
			Total Bank Draft:	0.00	148.64	

Bank Code AP Bank - Gen Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	77	47	0.00	291,842.71
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	148.64
EFT's	0	0	0.00	0.00
	78	48	0.00	291,991.35

My Check Report**Date Range: 09/17/2024 - 10/07/2024****Vendor Number Vendor Name****Payment Date Payment Type****Discount Amount Payment Amount Number****Bank Code: Payroll-Payroll****Payment Type: Regular**

VEN01002	Colonial Life
0000026342	METLIFE GROUP BENEFITS
0000013230	MO DEPT OF REV TAXATION DIV

Payment Date	Payment Type	Discount Amount	Payment Amount	Number
09/30/2024	Regular	0.00	123.30	58165
09/30/2024	Regular	0.00	1,918.94	58166
09/30/2024	Regular	0.00	2,118.00	58169
	Total Regular:	0.00	4,160.24	

My Check Report

Date Range: 09/17/2024 - 10/07/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payment Type: Bank Draft						
0000026339	ANTHEM	09/30/2024	Bank Draft	0.00	2,301.12	DFT0000427
0000026339	ANTHEM	09/30/2024	Bank Draft	0.00	2,917.79	DFT0000428
VEN01003	Missouri Local Government Employees Retirement Fund	09/30/2024	Bank Draft	0.00	3,038.74	DFT0000429
VEN01003	Missouri Local Government Employees Retirement Fund	09/30/2024	Bank Draft	0.00	1,649.38	DFT0000430
VEN01089	HSA Central	09/20/2024	Bank Draft	0.00	150.00	DFT0000439
0000026339	ANTHEM	09/30/2024	Bank Draft	0.00	2,301.12	DFT0000440
0000026339	ANTHEM	09/30/2024	Bank Draft	0.00	3,168.16	DFT0000441
VEN01003	Missouri Local Government Employees Retirement Fund	09/30/2024	Bank Draft	0.00	2,986.92	DFT0000442
VEN01003	Missouri Local Government Employees Retirement Fund	09/30/2024	Bank Draft	0.00	1,850.37	DFT0000443
0000020000	TASC ACH	09/20/2024	Bank Draft	0.00	408.32	DFT0000444
0000005015	EFTPS PAYMENTS	09/20/2024	Bank Draft	0.00	2,991.10	DFT0000445
0000005015	EFTPS PAYMENTS	09/20/2024	Bank Draft	0.00	1,023.76	DFT0000446
0000005015	EFTPS PAYMENTS	09/20/2024	Bank Draft	0.00	4,377.56	DFT0000447
Total Bank Draft:				0.00	29,164.34	

Bank Code Payroll Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	17	3	0.00	4,160.24
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	13	13	0.00	29,164.34
EFT's	0	0	0.00	0.00
	30	16	0.00	33,324.58

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	94	50	0.00	296,002.95
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	14	14	0.00	29,312.98
EFT's	0	0	0.00	0.00
	108	64	0.00	325,315.93

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash - General Ckg Acct	9/2024	325,315.93



City of Strafford, MO

Expense Approval Report

By Fund

Payment Dates 9/17/2024 - 10/7/2024

Vendor Name	Payable Number	Description (Item)	Account Number	Account Name	Amount
Fund: 100 - General Fund					
Colonial Life	INV0000675	Colonial After Tax	100-20220	Colonial Payable	0.69
Colonial Life	INV0000676	Colonial Pretax	100-20220	Colonial Payable	20.92
METLIFE GROUP BENEFITS	INV0000677	Metlife Dental Insurance	100-20250	Employee Insurance Payable	81.30
METLIFE GROUP BENEFITS	INV0000679	Metlife Life Insurance	100-20250	Employee Insurance Payable	57.29
METLIFE GROUP BENEFITS	INV0000680	Metlife LTD Insurance	100-20250	Employee Insurance Payable	31.54
ANTHEM	INV0000681	Anthem Medical Insurance	100-20250	Employee Insurance Payable	592.58
ANTHEM	INV0000682	Anthem Medical Insurance	100-20250	Employee Insurance Payable	617.06
Missouri Local Government E...	INV0000683	LAGERS Retirement - Gen	100-20280	LAGERS Payable	1,194.82
METLIFE GROUP BENEFITS	INV0000685	Metlife STD Insurance	100-20250	Employee Insurance Payable	26.42
METLIFE GROUP BENEFITS	INV0000687	Metlife Vision Insurance	100-20250	Employee Insurance Payable	23.77
MO DEPT OF REV TAXATION D...	INV0000691	State of MO Employee Withho...	100-20270	State Payroll Taxes Payable	289.67
Colonial Life	INV0000692	Colonial After Tax	100-20220	Colonial Payable	0.69
Colonial Life	INV0000693	Colonial Pretax	100-20220	Colonial Payable	20.91
METLIFE GROUP BENEFITS	INV0000694	Metlife Dental Insurance	100-20250	Employee Insurance Payable	87.80
HSA Central	INV0000695	Employer HSA Contribution	100-20235	HSA Central Bank Payable	16.66
METLIFE GROUP BENEFITS	INV0000696	Metlife Life Insurance	100-20250	Employee Insurance Payable	-57.33
METLIFE GROUP BENEFITS	INV0000697	Metlife LTD Insurance	100-20250	Employee Insurance Payable	33.94
ANTHEM	INV0000698	Anthem Medical Insurance	100-20250	Employee Insurance Payable	616.64
ANTHEM	INV0000699	Anthem Medical Insurance	100-20250	Employee Insurance Payable	683.69
Missouri Local Government E...	INV0000700	LAGERS Retirement - Gen	100-20280	LAGERS Payable	1,175.86
METLIFE GROUP BENEFITS	INV0000702	Metlife STD Insurance	100-20250	Employee Insurance Payable	28.85
TASC ACH	INV0000703	Employee TASC Contribution	100-20230	Tasc Flex Plan Payable	156.50
METLIFE GROUP BENEFITS	INV0000704	Metlife Vision Insurance	100-20250	Employee Insurance Payable	27.13
EFTPS PAYMENTS	INV0000705	43-0910153 Taxes Payable	100-20260	Payroll Taxes Payable	733.84
EFTPS PAYMENTS	INV0000706	43-0910153 Medicare Tax	100-20260	Payroll Taxes Payable	225.08
EFTPS PAYMENTS	INV0000707	43-0910153 SS Tax Withholdi...	100-20260	Payroll Taxes Payable	962.34
MO DEPT OF REV TAXATION D...	INV0000708	State of MO Employee Withho...	100-20270	State Payroll Taxes Payable	270.34
					7,919.00

Department: 110 - Administration

BANKCARD SERVICES	08302024 admin	Amazon mouse	100-110-66360-0000	Office Supplies	20.98
BANKCARD SERVICES	08302024 admin	Amazon Laminating pouches	100-110-66360-0000	Office Supplies	27.60
BANKCARD SERVICES	08302024 admin	Amazon Paper, sticky notes,	100-110-66360-0000	Office Supplies	100.06
REPUBLIC SERVICES	0394-007638396	City Wide Shredding	100-110-62025-0000	Contracted Services	253.66
MERCY CLINIC SPRINGFIELD C...	09032024	New Employee	100-110-62025-0000	Contracted Services	27.00
LIBERTY UTILITIES	09042024	Monthly Electric	100-110-64010-0000	Electricity	134.16
CITY UTILITIES	09042024	August Monthly Utilities	100-110-64030-0000	Natural Gas	7.37
SUMNER ONE INC	4047299	Overages 06/07/2024 to 09/...	100-110-62060-0000	Equipment Leases	13.24
Kutak Rock LLP	3451192	Aug 2024 Legal Services	100-110-61040-0000	Legal Services	3,398.89
PHILLIPS MEDIA GROUP	173159	Public Notice 53 Evergreen	100-110-62010-0000	Advertising/Printing/Graphics	359.04
METLIFE GROUP BENEFITS	10012024	KM05924625-0001 City of Stra...	100-110-52020-0000	Group Insurance	10.53
AT & T	09172024	Sept phones	100-110-62120-0000	Telephone & Internet	150.67
MEDIACOM	09202024	Monthly Internet	100-110-62120-0000	Telephone & Internet	34.00
VERIZON	9974444458	8-22 - 9-21 phones and tough...	100-110-62120-0000	Telephone & Internet	58.56
SUMNER ONE INC	4049987	Copier Lease City Hall	100-110-62060-0000	Equipment Leases	69.04
SANDRA STRECKER	09242024	Reimb mileage - recorder/DMV	100-110-62130-0000	Travel Expense	101.84
SANDRA STRECKER	09242024	Reimb mileage - MML Confer...	100-110-62130-0000	Travel Expense	67.67
MARTHA E SMARTT	09302024	FY24 Mileage Reimbursement	100-110-62130-0000	Travel Expense	724.30
		Department 110 - Administration Total:			
					5,558.61

Department: 120 - Building & Development

CMT INC (Engineering)	0236801	Plan Review- Lot 11 Erosion C...	100-120-61050-0000	Plan Review Services	240.00
PHILLIPS MEDIA GROUP	171845	Advertising Tax Levy	100-120-62010-0000	Advertising/Printing/Graphics	73.44
CMT INC (Planning)	0237196	Prof Svcs July 1 - July 31	100-120-61060-0000	Planning Consulting Services	4,100.00
CITY UTILITIES	09042024	August Monthly Utilities	100-120-64030-0000	Natural Gas	2.21

Expense Approval Report

Payment Dates: 9/17/2024 - 10/7/2024

Vendor Name	Payable Number	Description (Item)	Account Number	Account Name	Amount
SUMNER ONE INC	4047299	Overages 06/07/2024 to 09/0...	100-120-62060-0000	Equipment Leases	3.99
Kutak Rock LLP	3451192	Aug 2024 Legal Services	100-120-61040-0000	Legal Services	40.00
GREAT AMERICAN CLOSING C...	G24-154354	Title Work 100 W Elm	100-120-62025-0000	Contracted Services	325.00
COCHRAN	SW2535	General Engineering Svcs	100-120-61030-0000	Engineering Services	340.00
COCHRAN	SW2540	Plan Review - Masonic Lodge	100-120-61050-0000	Plan Review Services	331.25
COCHRAN	SW2540	Plan Review - Peach Tree Villa...	100-120-61050-0000	Plan Review Services	425.00
AT & T	09172024	Sept phones	100-120-62120-0000	Telephone & Internet	45.22
CMT INC (Planning)	0237972	Prof Svcs August 1 - August 31	100-120-61060-0000	Planning Consulting Services	4,818.02
MEDIACOM	09202024	Monthly Internet	100-120-62120-0000	Telephone & Internet	10.15
SUMNER ONE INC	4049987	Copier Lease City Hall	100-120-62060-0000	Equipment Leases	17.27
CHRIS STRAW CONSULTING LLC	09302024	July, Aug, and Sept Invoice 20...	100-120-61070-0000	Other Professional Services	2,085.00
CHRIS STRAW CONSULTING LLC	09302024	July, Aug, and Sept Invoice 20...	100-120-62025-0000	Contracted Services	810.00
CHRIS STRAW CONSULTING LLC	09302024	July, Aug, and Sept Invoice 20...	100-120-62025-0000	Contracted Services	735.00
CHRIS STRAW CONSULTING LLC	09302024	July, Aug, and Sept Invoice 20...	100-120-62025-0000	Contracted Services	180.00

Department 120 - Building & Development Total: 14,581.55

Department: 140 - Municipal Court

LIBERTY UTILITIES	09042024	Monthly Electric	100-140-64010-0000	Electricity	134.16
CITY UTILITIES	09042024	August Monthly Utilities	100-140-64030-0000	Natural Gas	7.37
SUMNER ONE INC	4047299	Overages 06/07/2024 to 09/0...	100-140-62060-0000	Equipment Leases	13.24
Kutak Rock LLP	3451192	Aug 2024 Legal Services	100-140-61040-0000	Legal Services	160.10
WORSHAM LAW FIRM	6549	Monthly Court	100-140-61048-0000	Judge Fees	500.00
AT & T	09172024	Sept phones	100-140-62120-0000	Telephone & Internet	150.67
MEDIACOM	09202024	Monthly Internet	100-140-62120-0000	Telephone & Internet	34.00
SUMNER ONE INC	4049987	Copier Lease City Hall	100-140-62060-0000	Equipment Leases	69.04

Department 140 - Municipal Court Total: 1,068.58

Department: 170 - Streets

VERIZON CONNECT NWF INC	370000062616	June 2024 Fleet Service	100-170-62025-0000	Contracted Services	34.63
VERIZON CONNECT NWF INC	603000062149	July 2024 Fleet Service	100-170-62025-0000	Contracted Services	34.63
O'REILLY AUTOMOTIVE STORE...	149473	AGC 3AG 5PK	100-170-65030-0000	Repairs & Maintenance, Equi...	4.99
O'REILLY AUTOMOTIVE STORE...	150128	5Gal Hydrloil	100-170-65030-0000	Repairs & Maintenance, Equi...	74.99
O'REILLY AUTOMOTIVE STORE...	150140	Fuel Hose	100-170-65030-0000	Repairs & Maintenance, Equi...	11.88
CHEMICAL BROKERS	76021	Big Mule Wipes	100-170-65020-0000	Repairs & Maintenance, Build...	163.10
O'REILLY AUTOMOTIVE STORE...	150581	Body Mnt Kit, Degrser	100-170-65030-0000	Repairs & Maintenance, Equi...	181.50
Fuelman	NP67057478-PW2	Acct 2746407 - Fleet 3566088...	100-170-66340-0000	Fuel	18.14
LIBERTY UTILITIES	09042024	Monthly Electric	100-170-64010-0000	Electricity	154.52
LIBERTY UTILITIES	09042024	Monthly Electric	100-170-64020-0000	Street Lighting	2,853.79
ROAD RUNNER SAFETY SERVS ...	31505SP-IN	Street Signs	100-170-65057-0000	Street Signs	1,293.68
UNIFIRST	1860130574	Uniform Expense	100-170-53030-0000	Uniform Expense	29.82
Kutak Rock LLP	3451192	Aug 2024 Legal Services	100-170-61040-0000	Legal Services	340.00
COCHRAN	SW2535	General Engineering Svcs	100-170-61030-0000	Engineering Services	1,460.00
RACE BROTHERS	09132024	Welding jacket	100-170-65030-0000	Repairs & Maintenance, Equi...	198.46
KPM TECHNOLOGY, LLC	425772	Install Public Worcks Compute...	100-170-63010-0000	Computer Support & Licensing	73.13
O'REILLY AUTOMOTIVE STORE...	152868	Machine Screw	100-170-65010-0000	Repairs & Maintenance	3.49
SOUTHWEST ELECTRIC	24517	07/18/2024 to 08/18/2024	100-170-64020-0000	Street Lighting	360.00
SHERWIN WILLIAMS CO	7844-7	RX80 2 Finger W/	100-170-65030-0000	Repairs & Maintenance, Equi...	229.00
AT & T	09172024	Sept phones	100-170-62120-0000	Telephone & Internet	36.11
MO Highway & Transportation..	09182024	Job No.: 853238 - Cost Share ...	100-170-62027-0000	Cost Share Agreement	50,900.00
UNIFIRST	1860131897	Uniform Expense	100-170-53030-0000	Uniform Expense	7.97
SPRINGFIELD STRIPING & SEAL...	59552	Madison & Bumgarner Asphalt..	100-170-65056-0000	Repairs & Maintenance, Street..	7,495.00
VERIZON	9974444458	8-22 - 9-21 phones and tough...	100-170-62120-0000	Telephone & Internet	107.86
RACE BROTHERS	767810	Rain Gear	100-170-53030-0000	Uniform Expense	156.35
UNIFIRST	1860132997	Uniform Expense	100-170-53030-0000	Uniform Expense	6.77
DONELSON CONSTRUCTION CO	09262024	PressurePave/MAQS-2 Scratch..	100-170-65055-0000	Repairs & Maintenance, Street..	9,957.67
DONELSON CONSTRUCTION CO	09262024	PressurePave/MAQS-2 Scratch..	100-170-65055-0000	Repairs & Maintenance, Street..	8,244.82
DONELSON CONSTRUCTION CO	09262024	PressurePave/MAQS-2 Scratch..	100-170-65055-0000	Repairs & Maintenance, Street..	5,298.84
DONELSON CONSTRUCTION CO	09262024	PressurePave/MAQS-2 Scratch..	100-170-65055-0000	Repairs & Maintenance, Street..	25,065.38
DONELSON CONSTRUCTION CO	09262024	PressurePave/MAQS-2 Scratch..	100-170-65055-0000	Repairs & Maintenance, Street..	20,340.03
DONELSON CONSTRUCTION CO	09262024	PressurePave/MAQS-2 Scratch..	100-170-65055-0000	Repairs & Maintenance, Street..	19,953.07
DONELSON CONSTRUCTION CO	09262024	PressurePave/MAQS-2 Scratch..	100-170-65055-0000	Repairs & Maintenance, Street..	17,822.30
DONELSON CONSTRUCTION CO	09262024	PressurePave/MAQS-2 Scratch..	100-170-65055-0000	Repairs & Maintenance, Street..	13,204.02

Expense Approval Report

Payment Dates: 9/17/2024 - 10/7/2024

Vendor Name	Payable Number	Description (Item)	Account Number	Account Name	Amount
DONELSON CONSTRUCTION CO	09262024	PressurePave/MAQS-2 Scratch..	100-170-65055-0000	Repairs & Maintenance, Street..	12,407.04
O'REILLY AUTOMOTIVE STORE...	154228	Axel Seal	100-170-65040-0000	Repairs & Maintenance, Vehic...	66.40
O'REILLY AUTOMOTIVE STORE...	154421	Oil Filters, Oil	100-170-65040-0000	Repairs & Maintenance, Vehic...	28.81
VERIZON CONNECT NWF INC	601000062199	September 2024 Fleet Service	100-170-62025-0000	Contracted Services	34.63
Department 170 - Streets Total:					198,652.82
Fund 100 - General Fund Total:					227,780.56

Expense Approval Report

Payment Dates: 9/17/2024 - 10/7/2024

Vendor Name	Payable Number	Description (Item)	Account Number	Account Name	Amount
Fund: 200 - Law Enforcement Sales Tax					
Colonial Life	INV0000676	Colonial Pretax	200-20220	Colonial Payable	1.48
METLIFE GROUP BENEFITS	INV0000677	Metlife Dental Insurance	200-20250	Employee Insurance Payable	172.56
METLIFE GROUP BENEFITS	INV0000679	Metlife Life Insurance	200-20250	Employee Insurance Payable	51.32
METLIFE GROUP BENEFITS	INV0000680	Metlife LTD Insurance	200-20250	Employee Insurance Payable	49.67
ANTHEM	INV0000681	Anthem Medical Insurance	200-20250	Employee Insurance Payable	486.17
ANTHEM	INV0000682	Anthem Medical Insurance	200-20250	Employee Insurance Payable	1,170.00
Missouri Local Government E...	INV0000683	LAGERS Retirement - Gen	200-20280	LAGERS Payable	63.08
Missouri Local Government E...	INV0000684	LAGERS Retirement - PD	200-20280	LAGERS Payable	1,649.38
METLIFE GROUP BENEFITS	INV0000685	Metlife STD Insurance	200-20250	Employee Insurance Payable	48.30
METLIFE GROUP BENEFITS	INV0000687	Metlife Vision Insurance	200-20250	Employee Insurance Payable	36.42
MO DEPT OF REV TAXATION D...	INV0000691	State of MO Employee Withho...	200-20270	State Payroll Taxes Payable	351.70
Colonial Life	INV0000693	Colonial Pretax	200-20220	Colonial Payable	1.47
METLIFE GROUP BENEFITS	INV0000694	Metlife Dental Insurance	200-20250	Employee Insurance Payable	172.56
HSA Central	INV0000695	Employer HSA Contribution	200-20235	HSA Central Bank Payable	50.00
METLIFE GROUP BENEFITS	INV0000696	Metlife Life Insurance	200-20250	Employee Insurance Payable	41.43
METLIFE GROUP BENEFITS	INV0000697	Metlife LTD Insurance	200-20250	Employee Insurance Payable	49.68
ANTHEM	INV0000698	Anthem Medical Insurance	200-20250	Employee Insurance Payable	486.18
ANTHEM	INV0000699	Anthem Medical Insurance	200-20250	Employee Insurance Payable	1,170.00
Missouri Local Government E...	INV0000700	LAGERS Retirement - Gen	200-20280	LAGERS Payable	63.08
Missouri Local Government E...	INV0000701	LAGERS Retirement - PD	200-20280	LAGERS Payable	1,850.37
METLIFE GROUP BENEFITS	INV0000702	Metlife STD Insurance	200-20250	Employee Insurance Payable	48.28
TASC ACH	INV0000703	Employee TASC Contribution	200-20230	Tasc Flex Plan Payable	17.71
METLIFE GROUP BENEFITS	INV0000704	Metlife Vision Insurance	200-20250	Employee Insurance Payable	36.43
EFTPS PAYMENTS	INV0000705	43-0910153 Taxes Payable	200-20260	Payroll Taxes Payable	1,128.70
EFTPS PAYMENTS	INV0000706	43-0910153 Medicare Tax	200-20260	Payroll Taxes Payable	395.52
EFTPS PAYMENTS	INV0000707	43-0910153 SS Tax Withholdi...	200-20260	Payroll Taxes Payable	1,691.26
MO DEPT OF REV TAXATION D...	INV0000708	State of MO Employee Withho...	200-20270	State Payroll Taxes Payable	420.70
					11,703.45

Department: 270 - Police Operations

LIBERTY UTILITIES	09042024	Monthly Electric	200-270-64010-0000	Electricity	375.62
CITY UTILITIES	09042024	August Monthly Utilities	200-270-64030-0000	Natural Gas	37.65
SUMNER ONE INC	4046785	Overages 06/07/2024 to 09/0...	200-270-62060-0000	Equipment Leases	97.11
AT & T	09172024	Sept phones	200-270-62120-0000	Telephone & Internet	482.12
VERIZON	9974444458	8-22 - 9-21 phones and tough...	200-270-62120-0000	Telephone & Internet	240.48
				Department 270 - Police Operations Total:	1,232.98
				Fund 200 - Law Enforcement Sales Tax Total:	12,936.43

Expense Approval Report

Payment Dates: 9/17/2024 - 10/7/2024

Vendor Name	Payable Number	Description (Item)	Account Number	Account Name	Amount
Fund: 210 - Capital Improvement Sales Tax					
Department: 170 - Streets					
COCHRAN	SW2563	N. Dogwood Drainage Imp (D...	210-170-81010-8400	Capital, Project Engineering	1,350.00
Department 170 - Streets Total:					1,350.00
Fund 210 - Capital Improvement Sales Tax Total:					1,350.00

Expense Approval Report

Payment Dates: 9/17/2024 - 10/7/2024

Vendor Name	Payable Number	Description (Item)	Account Number	Account Name	Amount
Fund: 300 - Parks & Recreation					
Colonial Life	INV0000676	Colonial Pretax	300-20220	Colonial Payable	1.48
METLIFE GROUP BENEFITS	INV0000677	Metlife Dental Insurance	300-20250	Employee Insurance Payable	12.15
METLIFE GROUP BENEFITS	INV0000679	Metlife Life Insurance	300-20250	Employee Insurance Payable	8.01
METLIFE GROUP BENEFITS	INV0000680	Metlife LTD Insurance	300-20250	Employee Insurance Payable	3.88
ANTHEM	INV0000681	Anthem Medical Insurance	300-20250	Employee Insurance Payable	124.21
ANTHEM	INV0000682	Anthem Medical Insurance	300-20250	Employee Insurance Payable	38.31
Missouri Local Government E...	INV0000683	LAGERS Retirement - Gen	300-20280	LAGERS Payable	152.59
METLIFE GROUP BENEFITS	INV0000685	Metlife STD Insurance	300-20250	Employee Insurance Payable	3.68
METLIFE GROUP BENEFITS	INV0000687	Metlife Vision Insurance	300-20250	Employee Insurance Payable	3.18
MO DEPT OF REV TAXATION D...	INV0000691	State of MO Employee Withho...	300-20270	State Payroll Taxes Payable	34.22
Colonial Life	INV0000693	Colonial Pretax	300-20220	Colonial Payable	1.47
METLIFE GROUP BENEFITS	INV0000694	Metlife Dental Insurance	300-20250	Employee Insurance Payable	13.90
HSA Central	INV0000695	Employer HSA Contribution	300-20235	HSA Central Bank Payable	8.18
METLIFE GROUP BENEFITS	INV0000696	Metlife Life Insurance	300-20250	Employee Insurance Payable	0.57
METLIFE GROUP BENEFITS	INV0000697	Metlife LTD Insurance	300-20250	Employee Insurance Payable	4.44
ANTHEM	INV0000698	Anthem Medical Insurance	300-20250	Employee Insurance Payable	133.73
ANTHEM	INV0000699	Anthem Medical Insurance	300-20250	Employee Insurance Payable	52.91
Missouri Local Government E...	INV0000700	LAGERS Retirement - Gen	300-20280	LAGERS Payable	154.40
METLIFE GROUP BENEFITS	INV0000702	Metlife STD Insurance	300-20250	Employee Insurance Payable	4.25
TASC ACH	INV0000703	Employee TASC Contribution	300-20230	Tasc Flex Plan Payable	4.17
METLIFE GROUP BENEFITS	INV0000704	Metlife Vision Insurance	300-20250	Employee Insurance Payable	3.85
EFTPS PAYMENTS	INV0000705	43-0910153 Taxes Payable	300-20260	Payroll Taxes Payable	96.30
EFTPS PAYMENTS	INV0000706	43-0910153 Medicare Tax	300-20260	Payroll Taxes Payable	48.04
EFTPS PAYMENTS	INV0000707	43-0910153 SS Tax Withholdi...	300-20260	Payroll Taxes Payable	205.46
MO DEPT OF REV TAXATION D...	INV0000708	State of MO Employee Withho...	300-20270	State Payroll Taxes Payable	32.69
					1,146.07

Department: 300 - Parks Operations

VERIZON CONNECT NWF INC	370000062616	June 2024 Fleet Service	300-300-62025-0000	Contracted Services	2.74
VERIZON CONNECT NWF INC	603000062149	July 2024 Fleet Service	300-300-62025-0000	Contracted Services	2.74
O'REILLY AUTOMOTIVE STORE...150266		Starter & Core Charge	300-300-65040-0000	Repairs & Maintenance, Vehic...	188.74
O'REILLY AUTOMOTIVE STORE...CM0000055		Core Return	300-300-65040-0000	Repairs & Maintenance, Vehic...	-40.00
LIBERTY UTILITIES	09042024	Monthly Electric	300-300-64010-0000	Electricity	168.92
Kutak Rock LLP	3451192	Aug 2024 Legal Services	300-300-61040-0000	Legal Services	20.00
KPM TECHNOLOGY, LLC	425772	Install Public Worcks Compute...	300-300-63010-0000	Computer Support & Licensing	73.13
AT & T	09172024	Sept phones	300-300-62120-0000	Telephone & Internet	36.11
RACE BROTHERS	767810	Rain Gear	300-300-53030-0000	Uniform Expense	156.35
O'REILLY AUTOMOTIVE STORE...154421		Oil Filters, Oil	300-300-65040-0000	Repairs & Maintenance, Vehic...	28.82
VERIZON CONNECT NWF INC	601000062199	September 2024 Fleet Service	300-300-62025-0000	Contracted Services	2.74
				Department 300 - Parks Operations Total:	640.29

Department: 320 - Delp Park

CITY UTILITIES	09042024	August Monthly Utilities	300-320-64030-0000	Natural Gas	36.85
				Department 320 - Delp Park Total:	36.85

Department: 330 - Howard Smith Park

COCHRAN	SW2544	Supp Agr #9 - Howard Smith R...	300-330-81010-8501	Capital, Project Engineering	425.00
				Department 330 - Howard Smith Park Total:	425.00
				Fund 300 - Parks & Recreation Total:	2,248.21

Expense Approval Report

Payment Dates: 9/17/2024 - 10/7/2024

Vendor Name	Payable Number	Description (Item)	Account Number	Account Name	Amount
Fund: 800 - Utilities					
Colonial Life	INV0000675	Colonial After Tax	800-20220	Colonial Payable	4.02
Colonial Life	INV0000676	Colonial Pretax	800-20220	Colonial Payable	33.06
METLIFE GROUP BENEFITS	INV0000677	Metlife Dental Insurance	800-20250	Employee Insurance Payable	140.34
METLIFE GROUP BENEFITS	INV0000679	Metlife Life Insurance	800-20250	Employee Insurance Payable	116.96
METLIFE GROUP BENEFITS	INV0000680	Metlife LTD Insurance	800-20250	Employee Insurance Payable	48.37
ANTHEM	INV0000681	Anthem Medical Insurance	800-20250	Employee Insurance Payable	1,098.16
ANTHEM	INV0000682	Anthem Medical Insurance	800-20250	Employee Insurance Payable	1,092.42
Missouri Local Government E...	INV0000683	LAGERS Retirement - Gen	800-20280	LAGERS Payable	1,628.25
METLIFE GROUP BENEFITS	INV0000685	Metlife STD Insurance	800-20250	Employee Insurance Payable	43.91
METLIFE GROUP BENEFITS	INV0000687	Metlife Vision Insurance	800-20250	Employee Insurance Payable	44.02
MO DEPT OF REV TAXATION D...	INV0000691	State of MO Employee Withho...	800-20270	State Payroll Taxes Payable	370.41
Colonial Life	INV0000692	Colonial After Tax	800-20220	Colonial Payable	4.02
Colonial Life	INV0000693	Colonial Pretax	800-20220	Colonial Payable	33.09
METLIFE GROUP BENEFITS	INV0000694	Metlife Dental Insurance	800-20250	Employee Insurance Payable	149.99
HSA Central	INV0000695	Employer HSA Contribution	800-20235	HSA Central Bank Payable	75.16
METLIFE GROUP BENEFITS	INV0000696	Metlife Life Insurance	800-20250	Employee Insurance Payable	107.64
METLIFE GROUP BENEFITS	INV0000697	Metlife LTD Insurance	800-20250	Employee Insurance Payable	52.61
ANTHEM	INV0000698	Anthem Medical Insurance	800-20250	Employee Insurance Payable	1,064.57
ANTHEM	INV0000699	Anthem Medical Insurance	800-20250	Employee Insurance Payable	1,261.56
Missouri Local Government E...	INV0000700	LAGERS Retirement - Gen	800-20280	LAGERS Payable	1,593.58
METLIFE GROUP BENEFITS	INV0000702	Metlife STD Insurance	800-20250	Employee Insurance Payable	48.32
TASC ACH	INV0000703	Employee TASC Contribution	800-20230	Tasc Flex Plan Payable	229.94
METLIFE GROUP BENEFITS	INV0000704	Metlife Vision Insurance	800-20250	Employee Insurance Payable	50.98
EFTPS PAYMENTS	INV0000705	43-0910153 Taxes Payable	800-20260	Payroll Taxes Payable	1,032.26
EFTPS PAYMENTS	INV0000706	43-0910153 Medicare Tax	800-20260	Payroll Taxes Payable	355.12
EFTPS PAYMENTS	INV0000707	43-0910153 SS Tax Withholdi...	800-20260	Payroll Taxes Payable	1,518.50
MO DEPT OF REV TAXATION D...	INV0000708	State of MO Employee Withho...	800-20270	State Payroll Taxes Payable	348.27
MO DEPT OF REV TAXATION D...	Q3 2024 Sales Tax	Q3 2024 Sales Tax - City of Str...	800-20600	Sales Tax Payable	4,866.46
					17,411.99

Department: 800 - Utility Administration

AT & T	09172024	Sept phones	800-800-62120-0000	Telephone & Internet	728.92
DATA BUSINESS SYSTEMS, INC	141694	Utility Bills	800-800-66080-0000	Utility Billing Supplies	495.90
MEDIACOM	09202024	Monthly Internet	800-800-62120-0000	Telephone & Internet	91.80
SUMNER ONE INC	4049987	Copier Lease City Hall	800-800-62060-0000	Equipment Leases	189.88

Department 800 - Utility Administration Total: 1,506.50

Department: 810 - Water Operations

MISSION COMMUNICATIONS ...	1081178	Mini Whip LTD Antenna	800-810-65120-0000	Repairs & Maintenance, Water..	50.00
MISSION COMMUNICATIONS ...	1083447	Keys Electronic	800-810-65120-0000	Repairs & Maintenance, Water..	55.50
VERIZON CONNECT NWF INC	370000062616	June 2024 Fleet Service	800-810-62025-0000	Contracted Services	55.58
VERIZON CONNECT NWF INC	603000062149	July 2024 Fleet Service	800-810-62025-0000	Contracted Services	55.58
MMET, INC	147539	Total Coliform E Coli Presence...	800-810-62095-0000	Laboratory Testing	14.00
MMET, INC	147546	Total Coliform E Coli Presence...	800-810-62095-0000	Laboratory Testing	14.00
Fuelman	NP67057478-PW2	Acct 2746407 - Fleet 3566088...	800-810-66340-0000	Fuel	81.63
LIBERTY UTILITIES	09042024	Monthly Electric	800-810-64010-0000	Electricity	6,277.47
CITY UTILITIES	09042024	August Monthly Utilities	800-810-64030-0000	Natural Gas	9.95
SUMNER ONE INC	4047299	Overages 06/07/2024 to 09/0...	800-810-62060-0000	Equipment Leases	17.86
UNIFIRST	1860130574	Uniform Expense	800-810-53030-0000	Uniform Expense	134.20
HAWKINS, INC.	6861676	Azone	800-810-66010-0000	Chemicals	1,307.25
COCHRAN	SW2535	General Engineering Svcs	800-810-61030-0000	Engineering Services	2,035.00
COCHRAN	SW2547	Supp Agr #11 - Hwy OO (East)...	800-810-81010-8670	Capital, Project Engineering	3,250.00
SPRINGFIELD WINWATER WO...	341511 01	PVC Megalug	800-810-65120-0000	Repairs & Maintenance, Water..	158.32
KPM TECHNOLOGY, LLC	425772	Install Public Worcks Compute...	800-810-63010-0000	Computer Support & Licensing	73.12
AT & T	09172024	Sept phones	800-810-62120-0000	Telephone & Internet	84.26
UNIFIRST	1860131897	Uniform Expense	800-810-53030-0000	Uniform Expense	35.88
VERIZON	9974444458	8-22 - 9-21 phones and tough...	800-810-62120-0000	Telephone & Internet	107.86
RACE BROTHERS	767810	Rain Gear	800-810-53030-0000	Uniform Expense	156.35
RACE BROTHERS	767810	Rain Gear	800-810-53030-0000	Uniform Expense	156.35
HEADWATER	349007359-00	Pump Tube, Duckbill Ferr, Adj ...	800-810-65120-0000	Repairs & Maintenance, Water..	583.85
UNIFIRST	1860132997	Uniform Expense	800-810-53030-0000	Uniform Expense	30.48

Expense Approval Report

Payment Dates: 9/17/2024 - 10/7/2024

Vendor Name	Payable Number	Description (Item)	Account Number	Account Name	Amount
VERIZON CONNECT NWF INC	601000062199	September 2024 Fleet Service	800-810-62025-0000	Contracted Services	55.58
Department 810 - Water Operations Total:					14,800.07
Department: 850 - Sewer Operations					
VERIZON CONNECT NWF INC	370000062616	June 2024 Fleet Service	800-850-62025-0000	Contracted Services	55.55
VERIZON CONNECT NWF INC	603000062149	July 2024 Fleet Service	800-850-62025-0000	Contracted Services	55.55
CITY OF SPRINGFIELD	SM2024-STRAF12	8/07 Assist with Lift Station @ ...	800-850-65210-0000	Repairs & Maintenance, Sewer..	4,528.45
Fuelman	NP67057478-PW2	Acct 2746407 - Fleet 3566088...	800-850-66340-0000	Fuel	81.63
LIBERTY UTILITIES	09042024	Monthly Electric	800-850-64010-0000	Electricity	2,440.35
CITY UTILITIES	09042024	August Monthly Utilities	800-850-64010-0000	Electricity	906.67
CITY UTILITIES	09042024	August Monthly Utilities	800-850-64030-0000	Natural Gas	49.20
SUMNER ONE INC	4047299	Overages 06/07/2024 to 09/0...	800-850-62060-0000	Equipment Leases	17.87
WEBSTER ELECTRIC CO-OP	09092024	Monthly Electric	800-850-64010-0000	Electricity	63.75
O'REILLY AUTOMOTIVE STORE...	151922	Brake Clin	800-850-65030-0000	Repairs & Maintenance, Equi...	41.88
Innovative Pump Solutions LLC	3814	Rail Package	800-850-65225-6014	Repairs & Maintenance, Grind...	5,510.55
INDEPENDENT ELECTRIC	SP-RSR17086	Minor AC Motor Repair	800-850-65220-6009	Repairs & Maintenance, Lift St...	2,592.71
O'REILLY AUTOMOTIVE STORE...	152099	Fuel/Wtr Sep	800-850-65030-0000	Repairs & Maintenance, Equi...	30.80
SUPERIOR RENTS	259092-2	Drill, Conc, Hand Held	800-850-62070-0000	Equipment Rental	117.23
HORTON SUPPLY	S14607	Punch Lock Clamp	800-850-66200-0000	Repairs & Maintenance Suppli...	29.70
UNIFIRST	1860130574	Uniform Expense	800-850-53030-0000	Uniform Expense	134.19
SUPERIOR RENTS	259210-2	Drukkm Cibcm Hand Held	800-850-62070-0000	Equipment Rental	78.00
HFE PROCESS	9655	Soft Starter	800-850-65220-6009	Repairs & Maintenance, Lift St...	2,014.55
COCHRAN	SW2535	General Engineering Svcs	800-850-61030-0000	Engineering Services	1,435.00
COCHRAN	SW2548	WWTP - Engineering Services ...	800-850-81010-8842	Capital, Project Engineering	23,959.66
KPM TECHNOLOGY, LLC	425772	Install Public Worcks Compute...	800-850-63010-0000	Computer Support & Licensing	73.12
David Gardner	09182024	Camping World Sewer Ln Brea...	800-850-66360-0000	Office Supplies	40.63
SOUTHWEST ELECTRIC	24517	07/18/2024 to 08/18/2024	800-850-64010-0000	Electricity	94.17
AT & T	09172024	Sept phones	800-850-62120-0000	Telephone & Internet	84.26
UNIFIRST	1860131897	Uniform Expense	800-850-53030-0000	Uniform Expense	35.87
SUPERIOR RENTS	259963-2	Drill, Conc Hand Held	800-850-62070-0000	Equipment Rental	85.00
HEADWATER	349007234-00	PVC Caps	800-850-66200-0000	Repairs & Maintenance Suppli...	7.60
VERIZON	9974444458	8-22 - 9-21 phones and tough...	800-850-62120-0000	Telephone & Internet	107.86
O'REILLY AUTOMOTIVE STORE...	152552	Hex Nut	800-850-66200-0000	Repairs & Maintenance Suppli...	4.59
ENVIRONMENTAL WORKS	245639	Sewage spill 09/16/2024	800-850-65210-0000	Repairs & Maintenance, Sewer..	2,519.76
UNIFIRST	1860132997	Uniform Expense	800-850-53030-0000	Uniform Expense	30.47
VERIZON CONNECT NWF INC	601000062199	September 2024 Fleet Service	800-850-62025-0000	Contracted Services	55.55
Department 850 - Sewer Operations Total:					47,282.17
Fund 800 - Utilities Total:					81,000.73
Grand Total:					325,315.93

Report Summary

Fund Summary

Fund	Payment Amount
100 - General Fund	227,780.56
200 - Law Enforcement Sales Tax	12,936.43
210 - Capital Improvement Sales Tax	1,350.00
300 - Parks & Recreation	2,248.21
800 - Utilities	81,000.73
Grand Total:	325,315.93

Account Summary

Account Number	Account Name	Payment Amount
100-110-52020-0000	Group Insurance	10.53
100-110-61040-0000	Legal Services	3,398.89
100-110-62010-0000	Advertising/Printing/Gra...	359.04
100-110-62025-0000	Contracted Services	280.66
100-110-62060-0000	Equipment Leases	82.28
100-110-62120-0000	Telephone & Internet	243.23
100-110-62130-0000	Travel Expense	893.81
100-110-64010-0000	Electricity	134.16
100-110-64030-0000	Natural Gas	7.37
100-110-66360-0000	Office Supplies	148.64
100-120-61030-0000	Engineering Services	340.00
100-120-61040-0000	Legal Services	40.00
100-120-61050-0000	Plan Review Services	996.25
100-120-61060-0000	Planning Consulting Serv...	8,918.02
100-120-61070-0000	Other Professional Servi...	2,085.00
100-120-62010-0000	Advertising/Printing/Gra...	73.44
100-120-62025-0000	Contracted Services	2,050.00
100-120-62060-0000	Equipment Leases	21.26
100-120-62120-0000	Telephone & Internet	55.37
100-120-64030-0000	Natural Gas	2.21
100-140-61040-0000	Legal Services	160.10
100-140-61048-0000	Judge Fees	500.00
100-140-62060-0000	Equipment Leases	82.28
100-140-62120-0000	Telephone & Internet	184.67
100-140-64010-0000	Electricity	134.16
100-140-64030-0000	Natural Gas	7.37
100-170-53030-0000	Uniform Expense	200.91
100-170-61030-0000	Engineering Services	1,460.00
100-170-61040-0000	Legal Services	340.00
100-170-62025-0000	Contracted Services	103.89
100-170-62027-0000	Cost Share Agreement	50,900.00
100-170-62120-0000	Telephone & Internet	143.97
100-170-63010-0000	Computer Support & Lic...	73.13
100-170-64010-0000	Electricity	154.52
100-170-64020-0000	Street Lighting	3,213.79
100-170-65010-0000	Repairs & Maintenance	3.49
100-170-65020-0000	Repairs & Maintenance, ...	163.10
100-170-65030-0000	Repairs & Maintenance, ...	700.82
100-170-65040-0000	Repairs & Maintenance,...	95.21
100-170-65055-0000	Repairs & Maintenance, ...	132,293.17
100-170-65056-0000	Repairs & Maintenance, ...	7,495.00
100-170-65057-0000	Street Signs	1,293.68
100-170-66340-0000	Fuel	18.14
100-20220	Colonial Payable	43.21
100-20230	Tasc Flex Plan Payable	156.50
100-20235	HSA Central Bank Payable	16.66
100-20250	Employee Insurance Pay...	2,850.68
100-20260	Payroll Taxes Payable	1,921.26

Account Summary

Account Number	Account Name	Payment Amount
100-20270	State Payroll Taxes Payab..	560.01
100-20280	LAGERS Payable	2,370.68
200-20220	Colonial Payable	2.95
200-20230	Tasc Flex Plan Payable	17.71
200-20235	HSA Central Bank Payable	50.00
200-20250	Employee Insurance Pay...	4,019.00
200-20260	Payroll Taxes Payable	3,215.48
200-20270	State Payroll Taxes Payab..	772.40
200-20280	LAGERS Payable	3,625.91
200-270-62060-0000	Equipment Leases	97.11
200-270-62120-0000	Telephone & Internet	722.60
200-270-64010-0000	Electricity	375.62
200-270-64030-0000	Natural Gas	37.65
210-170-81010-8400	Capital, Project Engineer...	1,350.00
300-20220	Colonial Payable	2.95
300-20230	Tasc Flex Plan Payable	4.17
300-20235	HSA Central Bank Payable	8.18
300-20250	Employee Insurance Pay...	407.07
300-20260	Payroll Taxes Payable	349.80
300-20270	State Payroll Taxes Payab..	66.91
300-20280	LAGERS Payable	306.99
300-300-53030-0000	Uniform Expense	156.35
300-300-61040-0000	Legal Services	20.00
300-300-62025-0000	Contracted Services	8.22
300-300-62120-0000	Telephone & Internet	36.11
300-300-63010-0000	Computer Support & Lic...	73.13
300-300-64010-0000	Electricity	168.92
300-300-65040-0000	Repairs & Maintenance,...	177.56
300-320-64030-0000	Natural Gas	36.85
300-330-81010-8501	Capital, Project Engineer...	425.00
800-20220	Colonial Payable	74.19
800-20230	Tasc Flex Plan Payable	229.94
800-20235	HSA Central Bank Payable	75.16
800-20250	Employee Insurance Pay...	5,319.85
800-20260	Payroll Taxes Payable	2,905.88
800-20270	State Payroll Taxes Payab..	718.68
800-20280	LAGERS Payable	3,221.83
800-20600	Sales Tax Payable	4,866.46
800-800-62060-0000	Equipment Leases	189.88
800-800-62120-0000	Telephone & Internet	820.72
800-800-66080-0000	Utility Billing Supplies	495.90
800-810-53030-0000	Uniform Expense	513.26
800-810-61030-0000	Engineering Services	2,035.00
800-810-62025-0000	Contracted Services	166.74
800-810-62060-0000	Equipment Leases	17.86
800-810-62095-0000	Laboratory Testing	28.00
800-810-62120-0000	Telephone & Internet	192.12
800-810-63010-0000	Computer Support & Lic...	73.12
800-810-64010-0000	Electricity	6,277.47
800-810-64030-0000	Natural Gas	9.95
800-810-65120-0000	Repairs & Maintenance,...	847.67
800-810-66010-0000	Chemicals	1,307.25
800-810-66340-0000	Fuel	81.63
800-810-81010-8670	Capital, Project Engineer...	3,250.00
800-850-53030-0000	Uniform Expense	200.53
800-850-61030-0000	Engineering Services	1,435.00
800-850-62025-0000	Contracted Services	166.65
800-850-62060-0000	Equipment Leases	17.87

Account Summary

Account Number	Account Name	Payment Amount
800-850-62070-0000	Equipment Rental	280.23
800-850-62120-0000	Telephone & Internet	192.12
800-850-63010-0000	Computer Support & Lic...	73.12
800-850-64010-0000	Electricity	3,504.94
800-850-64030-0000	Natural Gas	49.20
800-850-65030-0000	Repairs & Maintenance, ...	72.68
800-850-65210-0000	Repairs & Maintenance, ...	7,048.21
800-850-65220-6009	Repairs & Maintenance, ...	4,607.26
800-850-65225-6014	Repairs & Maintenance,...	5,510.55
800-850-66200-0000	Repairs & Maintenance ...	41.89
800-850-66340-0000	Fuel	81.63
800-850-66360-0000	Office Supplies	40.63
800-850-81010-8842	Capital, Project Engineer...	<u>23,959.66</u>
	Grand Total:	325,315.93

Project Account Summary

Project Account Key	Payment Amount
None	<u>325,315.93</u>
Grand Total:	325,315.93

CITY OF STRAFFORD

BILL NO. 24-61

ORDINANCE NO. 1064

**AN ORDINANCE ANNEXING REAL PROPERTY
LOCATED AT 53 EVERGREEN ROAD OWNED BY
QUALITY PETROLEUM, INC. INTO THE CITY OF STRAFFORD**

WHEREAS, the City of Strafford received and approved an Irrevocable Consent Agreement to Annexation from the former property owner, Geno Bratanov, in exchange for water and sewer utility services to the property on February 11, 2022; and

WHEREAS, the City of Strafford notified the current property owner, Quality Petroleum, Inc. in a letter, dated July 24, 2024, that the City has determined it is in the best interest of the City to initiate the annexation proceedings agreed to in the Irrevocable Consent Agreement to Annexation; and

WHEREAS, on October 7, 2024, a properly and duly posted public hearing was held by the Board of Aldermen to act upon a voluntary annexation petition signed by the property owner of property, herein described in Section 1, requesting annexation of said property into the City of Strafford, Missouri; and

WHEREAS, at said public hearing, all interested persons, corporations, or political subdivisions were afforded the opportunity to present evidence regarding the proposed annexation and no objections were filed; and

WHEREAS, said property was determined to be described as adjacent and contiguous to the present corporate limits of the City of Strafford, Missouri; and

WHEREAS, the Board of Aldermen of the City of Strafford, Missouri, does find and determine that said annexation is reasonable and necessary to the proper development of the city and is able to furnish normal municipal services to said area within a reasonable time after annexation.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF
THE CITY OF STRAFFORD AS FOLLOWS:**

SECTION 1. Pursuant to the provisions of Section 71.012 RSMo., as amended, the following described real estate is hereby annexed into the City of Strafford, Missouri:

LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PART OF THE SOUTH HALF (S½) OF LOT TWO (2) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION THIRTY-ONE (31), TOWNSHIP THIRTY (30) NORTH, RANGE NINETEEN (19) WEST, THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING STONE AT THE NORTHWEST CORNER OF LOT TWO (2) OF THE SOUTHWEST QUARTER (SW¼) OF SAID SECTION THIRTY-ONE (31); THENCE SOUTH 01°12'28" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW¼), 1617.16 FEET TO AN IRON PIN FOR THE POINT OF BEGINNING; THENCE SOUTH 88°39'12" EAST, 610.69 FEET TO AN IRON PIN; THENCE SOUTH 01°12'28" WEST, 764.14 FEET TO AN IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF EVERGREEN ROAD; THENCE NORTH 88°36'37" WEST, ALONG SAID RIGHT-OF-WAY LINE, 610.69 FEET TO AN EXISTING RIGHT-OF-WAY MARKER ON THE WEST LINE OF SAID SOUTH HALF (S½) OF LOT TWO (2) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION THIRTY-ONE (31); THENCE NORTH 01°12'28" EAST, ALONG SAID WEST LINE, 763.68 FEET TO THE POINT OF BEGINNING; ALL IN WEBSTER COUNTY, MISSOURI.

Commonly known as: 53 Evergreen Road

SECTION 2. This ordinance shall be in effect immediately upon passage and approval.

**PASSED AND APPROVED BY THE STRAFFORD BOARD OF ALDERMEN THIS
19TH DAY OF August, 2024.**

Ashley French, Mayor

ATTEST

Sandy Strecker, City Clerk

STATE OF MISSOURI)

)

COUNTY OF GREENE)

On this 21st day of October, 2024, before me personally appeared Ashley French to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal, at my office in Strafford, Missouri, the day and year first above written.

Sandra M. Strecker
NOTARY PUBLIC

My commission expires: 1/27/2025



Planning and Development Application

P.O. Box 66, Strafford, Missouri 65757

(417) 736-2154 / Fax (417) 736-2390

Application Type: Check all that apply.

<input checked="" type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Replat (Combo/Split/Line Adjustmt)
<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Vacation of Street	<input type="checkbox"/> Vacation of Easement	<input type="checkbox"/> Vacation of Right-of-Way
<input type="checkbox"/> PUD Sketch	<input type="checkbox"/> PUD Preliminary Plat	<input type="checkbox"/> PUD Final Plat
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Appeals (Variance)	<input type="checkbox"/> Other: _____

*Add N/A if any of the following does not apply for your application.

Location of Property: Address: 53 Evergreen, Strafford, MO 65757

Legal Description (or provide separately): See attached

Property/Land Details:

Size of Property: Square Feet 469,120 Acreage 10.71

Existing Use(s): Warehouse/Distribution Existing Zoning: R1 (Upon Approval) Requested Zoning: M-2

Proposed Use: Residential Subdivision Commercial Subdivision Other N/A

Additional details for your request:

Warehouse Distribution for Petroleum products - No Fuel
Prepackaged Products

Legal Owner Information:

Name: Quality Petroleum, Inc.

Address: PO Box 15308 City: Little Rock State: AR Zip: 72231

Email: sedmondkson@qualitypetroleuminc.com Phone Number: [REDACTED]

Owner Representative Information:

Name & Company: Tim Colciasure Relation to Owner: GM

Address: PO Box 15308 City: Little Rock State: AR Zip: 72231

Email: tcolciasure@qualitypetroleuminc.com Phone Number: [REDACTED]

*For a conditional use, the applicant shall be the person applying for a conditional use.

I hereby certify that I am a person in interest and the information and exhibits herewith are true and correct to the best of my knowledge and that in filing this application, I am acting with the knowledge and consent of all persons in interest. Without the consent of persons in interest, the request action cannot lawfully be accomplished.

By signing this agreement, I acknowledge and accept full responsibility for payment to the City of Strafford for all fees and charges incurred by 3rd party consultant review and any/all fees related to the review of drawings and specifications associated with this project.

Sam Edmondson

Owner's Signature

7-31-2024

Date

Sam Edmondson

Printed Name

Owner's Signature

Date

Printed Name

T-Tul

Applicant's Signature

7-31-2024

Date

Tim Colclasure

Printed Name

STATE OF MISSOURI)

)

COUNTY OF GREENE)

On this 31st day of July, 2024, before me personally appeared Sam Edmondson and Tim Colclasure to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

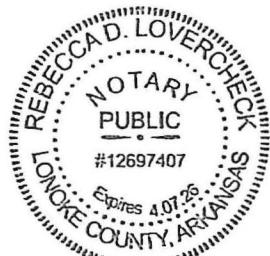
In Testimony Whereof, I have hereunto set my hand and affixed my official seal, at my office in North Little Rock, AR, the day and year first above written.

My commission expires: 4-07-2026

NOTARY PUBLIC

Rebecca Dianne Lovercheck

Print Name:



Date and Time: 09/29/2023 at 03:03:10 PM

Instrument Number: 2023004443

Book: 2023 Page: 4443

Instrument Type: WD

Page Count: 2

Recording Fee: \$27.00 S

Stacy Atkison, Recorder of Deeds



Electronically Recorded

Warranty Deed by Limited Liability Company

THIS DEED, Made and entered into this 29 day of September, 2023, by and between

Grantor: **BAY TOWN PROPERTIES, LLC**

of the County of WEBSTER, State of Missouri, party or parties of the first part, and

Grantee: **QUALITY PETROLEUM, INC.**

of the County of WEBSTER, State of Missouri, party or parties of the second part,

Grantee's mailing address:

PO Box 15308, Little Rock AR 72231-5308

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable consideration paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the County of WEBSTER and State of Missouri, to-wit

A PARCEL OF LAND BEING A PART OF THE SOUTH HALF (S $\frac{1}{2}$) OF LOT TWO (2) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION THIRTY-ONE (31), TOWNSHIP THIRTY (30) NORTH, RANGE NINETEEN (19) WEST, THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING STONE AT THE NORTHWEST CORNER OF LOT TWO (2) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SAID SECTION THIRTY-ONE (31); THENCE SOUTH 01°12'28" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW $\frac{1}{4}$), 1617.16 FEET TO AN IRON PIN FOR THE POINT OF BEGINNING; THENCE SOUTH 88°39'12" EAST, 610.69 FEET TO AN IRON PIN; THENCE SOUTH 01°12'28" WEST, 764.14 FEET TO AN IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF EVERGREEN ROAD; THENCE NORTH 88°36'37" WEST, ALONG SAID RIGHT-OF-WAY LINE, 610.69 FEET TO AN EXISTING RIGHT-OF-WAY MARKER ON THE WEST LINE OF SAID SOUTH HALF (S $\frac{1}{2}$) OF LOT TWO (2) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION THIRTY-ONE (31); THENCE NORTH 01°12'28" EAST, ALONG SAID WEST LINE, 763.68 FEET TO THE POINT OF BEGINNING; ALL IN WEBSTER COUNTY, MISSOURI.

SUBJECT TO EASMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD THE SAME, Together with all rights and appurtenances to the same, belonging unto the said party or parties forever.

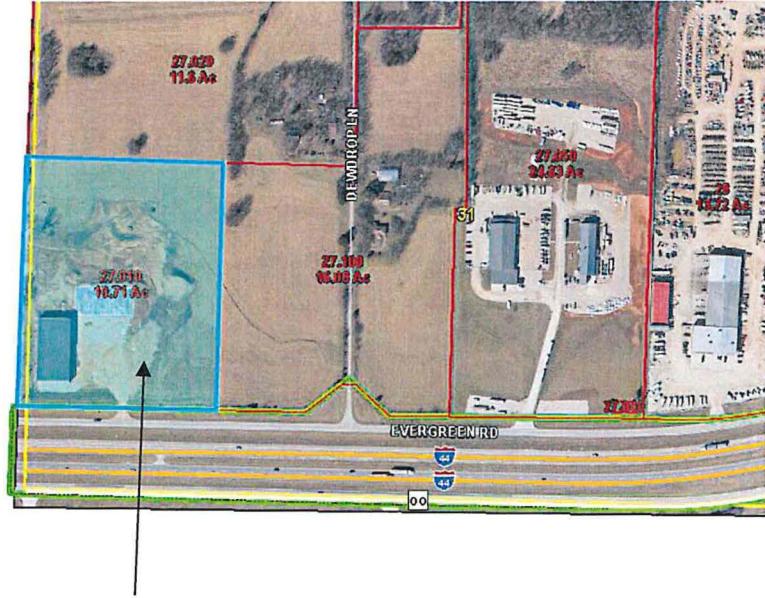
The said party of the first part covenanting that said party and the heirs, executors, administrators and assigns of such party, shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs, successors, and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting however, the general taxes for the current calendar year, and thereafter, and special taxes becoming a lien after the date of this deed, and restrictions, easements, and liens of record, if any, and zoning laws.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed by its authorized Manager(s) or Member(s) the day and year first above written.

**Planning Commission Staff Report
Annexation and Rezoning
53 Evergreen Road
September 9, 2024**

Greene
County

Greene



SUBJECT TRACT

Location: The subject property to be annexed is located in Webster County on the north side of Evergreen Road, approximately 0.1 mile west of Dewdrop Lane (53 Evergreen Road).

Property owner: Quality Petroleum, Inc. (P.O. Box 15308. Little Rock, AR)

Property Size: Approximately 10.71 acres

Zoning: The property is currently located in unincorporated Webster County. As Webster County does not have county-wide zoning regulations or zoning districts, the subject tract does not have a zoning classification. The applicant has requested annexation into the City of Strafford (tentative annexation date is October 21, 2024). Upon annexation (as with all annexed properties), the tract will be zoned R-1 (Residential Single-Family District). Once annexed, the applicant has requested the tract be immediately rezoned to M-2 (General Manufacturing or Industrial District).

Existing conditions: The subject property is developed with two warehouse/manufacturing-type buildings.

53 Evergreen Road, Annexation and Rezoning, Page 2

Utilities and Services: City-provided utilities and services are available to the subject tract, including water, sanitary sewer, and police protective services. The Strafford Fire Protection District provides fire protection services. Electric utilities are provided by Southwest Electric Coop.

Surrounding uses:

ZONING	EXISTING LAND USES
North: Unincorporated Webster County	Single family home on large tract
South: I-44 right-of-way	N/a
East: Unincorporated Webster County	Vacant/ Undeveloped
West: Strafford H-C Highway Commercial	General construction contractor

M-2 Permitted Uses: The General Manufacturing / Industrial District (M-2) is described in the Zoning Code (400.560) as a district that has land uses that “tend to be basic or primary manufacturing or industrial industries which often produce vibration, smoke, noise, odor, glare, dust and other effects that travel off-site, necessitating the need for greater setback and yard requirements...” Permitted uses that are not found in other zoning districts include stone cutting operations, clay and glass manufacturing, fabric and textile mills, grain milling operations, meat packing, sawmills, and metal fabrication. The applicant / property owner plans to use the warehouses on the property for storage and distribution of pre-packaged petroleum and automotive products. Future development on the property may include above ground storage of automotive products such as bulk oil and similar materials, which necessitates the M-2 zoning classification.

Access/Traffic: The subject tract has direct driveway access onto Evergreen Road, a Missouri Department of Transportation (MoDot) owned roadway corridor.

Annexation and Access to Public Utilities:

The annexation of this property has been anticipated for some time as the property owner previously signed an irrevocable letter of annexation that allowed for access to City-provided utilities for the two buildings on the property. Adequate water and sanitary sewer services provided by the City are located along Evergreen Road.

53 Evergreen Road, Annexation and Rezoning, Page 3

Staff Discussion

The Strafford Zoning Code does not have specific review criteria for rezonings. However, the following best practices may be helpful in considering this request.

1. CHARACTER OF THE SURROUNDING AREA

Properties within the City of Strafford and in the vicinity of the subject tract are a combination of Highway Commercial (HC) and Light Industrial (M-1) uses, single-family residential uses on large lots in unincorporated Webster and Greene Counties, and vacant / undeveloped parcels in Greene and Webster Counties. Due to the 2-mile distance to the I-44/Hwy 125 interchange to the west, it is anticipated lots with frontage along Evergreen will continue to serve as secondary commercial uses benefit from visibility and close proximity to I-44. Businesses commonly attracted to these types of sites may include contractor offices, automobile repair service providers, equipment sales and repair, manufacturing uses, and warehouse/trucking logistics centers.

2. SUITABILITY OF ZONING FOR CURRENT OR FUTURE USE

With access and visibility to I-44, and with M-1 zoned properties near the subject tract, the 10.71-acre property is suitable for the proposed use.

3. EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES.

The E. Evergreen Street/Evergreen Road corridor is transitioning from undeveloped or vacant land in unincorporated Greene and Webster County to Commercial and Manufacturing zoned uses within the City of Strafford.

Generally, expected impacts from this development will primarily be increased truck traffic and automobile traffic to the site and along Evergreen Road, especially going to the west toward Highway 125. Given the large size of nearby tracts and the fact that the subject tract already has two warehouse-type buildings, the zoning change to M-2 should be minimal from a land use perspective.

4. WHETHER THE PROPERTY IS VACANT / UNDEVELOPED AND, IF SO, THE AMOUNT OF TIME IT HAS BEEN SO. ALSO, IS THERE AN OPPORTUNITY FOR VACANT / UNDEVEPOLED PROPERTY TO BE OCCUPIED OR DEVELOPED WITHIN ITS CURRENT ZONING DISTRICT IN THE FUTURE.

The property is developed with two warehouse/manufacturing buildings within unincorporated Webster County. As the buildings on the site were built very recently, the property is already developed at its highest and best use.

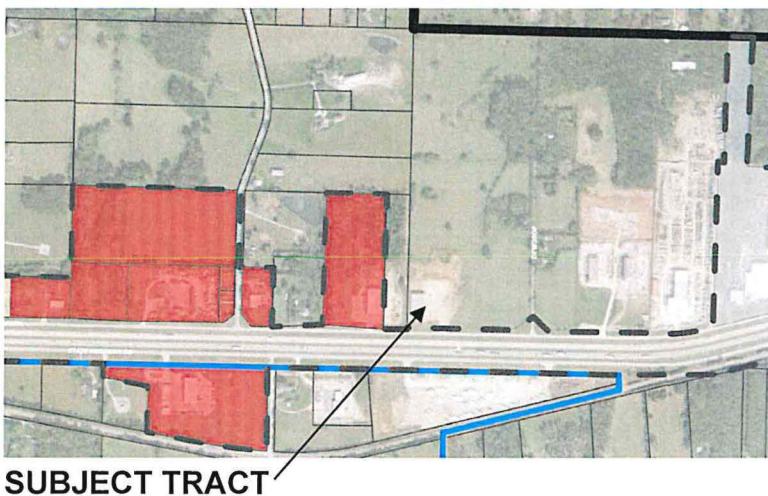
53 Evergreen, Annexation and Rezoning, Page 4

5. A COMPARISION OF THE CURRENT ZONING DISTRICT'S BURDENS IMPOSED UPON THE PROPERTY OWNER AND THE RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.

As noted above, the property is already developed at its highest and best use.

6. CONFORMANCE WITH THE COMPREHENSIVE PLAN.

The 2022 Future Land Use map below shows the location of the subject property. It is closest to a parcel designated as "Commercial" to the west and Industrial/Manufacturing to the east.



2020 Strafford Comprehensive Plan states that "Parcels identified as industrial or manufacturing are (associated with)... uses that are heavier impact on the community...These are typically larger facilities on large parcels."

The proposed M-2 zoning is consistent with the 2020 Comp Plan. Further, the size of the buildings and the nature of the proposed use suggests that it will be compatible with current and future surrounding uses.

7. IMPACTS ON PUBLIC SERVICES AND UTILITIES.

Necessary city utilities have been extended to the site as part of the irrevocable annexation agreement.

Staff Recommendation

As it is consistent with text in the 2020 Comprehensive Plan, approval of the **annexation** and the **rezoning** request from R-1 (Annexation Zoning) to M-2 General Manufacturing / Industrial District (M-2) recommended.

CITY OF STRAFFORD

BILL 24-62

ORDINANCE 1065

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF STRAFFORD TO REZONE PROPERTY OWNED BY QUALITY PETROLEUM, INC. AND LOCATED IN WEBSTER COUNTY, ON THE NORTH SIDE OF EVERGREEN ROAD, APPROXIMATELY 0.1 MILE WEST OF DEWDROP LANE (53 EVERGREEN ROAD) FROM RESIDENTIAL SINGLE-FAMILY ("R-1") ZONING DISTRICT TO GENERAL MANUFACTURING OR INDUSTRIAL DISTRICT ("M-2") IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 400 OF THE STRAFFORD MUNICIPAL CODE (ZONING ORDINANCE)

WHEREAS, on September 9, 2024 the Planning and Zoning Commission of the City of Strafford, Missouri unanimously recommended approval of a petition (5-0) that the Board of Aldermen rezone property located in Webster County, on the north side of Evergreen Road, approximately 0.1 mile west of Dewdrop Lane, 53 Evergreen Road, from Residential Single-Family ("R-1") Zoning District to General Manufacturing or Industrial District ("M-2"); and

WHEREAS, this rezoning petition is contingent upon prior approval of the annexation petition; and

WHEREAS, the Board of Aldermen of the City of Strafford held a public hearing on October 7, 2024 to hear public comments on the proposed rezoning; and

WHEREAS, the proposed M-2 zoning is consistent with the Strafford 2020 Comprehensive Plan. Further, the size of the buildings and the nature of the proposed use suggests that it will be compatible with current and future surrounding use.

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

SECTION 1. Per Section 400.590 (Official Zoning Map) and Section 400.595 (Amendments to the Official Zoning Map) and having followed the requirements of Article V (Amendments) of Chapter 400 (Zoning Ordinance), the following described property be rezoned from Residential Single-Family ("R-1") Zoning District to General Manufacturing or Industrial District ("M-2").

[INTENTIONALLY LEFT BLANK]

SECTION 2. The legal description of said property is as follows:

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE SOUTH HALF (S $\frac{1}{2}$) OF LOT TWO (2) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION THIRTY-ONE (31), TOWNSHIP THIRTY (30) NORTH, RANGE NINETEEN (19) WEST, THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING STONE AT THE NORTHWEST CORNER OF LOT TWO (2) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SAID SECTION THIRTY-ONE (31); THENCE SOUTH 01°12'28" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW $\frac{1}{4}$), 1617.16 FEET TO AN IRON PIN FOR THE POINT OF BEGINNING; THENCE SOUTH 88°39'12" EAST, 610.69 FEET TO AN IRON PIN; THENCE SOUTH 01°12'28" WEST, 764.14 FEET TO AN IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF EVERGREEN ROAD; THENCE NORTH 88°36'37" WEST, ALONG SAID RIGHT-OF-WAY LINE, 610.69 FEET TO AN EXISTING RIGHT-OF-WAY MARKER ON THE WEST LINE OF SAID SOUTH HALF (S $\frac{1}{2}$) OF LOT TWO (2) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION THIRTY-ONE (31); THENCE NORTH 01°12'28" EAST, ALONG SAID WEST LINE, 763.68 FEET TO THE POINT OF BEGINNING; ALL IN WEBSTER COUNTY, MISSOURI.

Commonly known as 53 Evergreen Road

SECTION 3. This ordinance shall be in full force and effect after its passage by the Board of Aldermen and after its execution and approval by the Mayor.

PASSED AND APPROVED BY THE STRAFFORD BOARD OF ALDERMEN THIS 21st DAY OF October, 2024.

Ashley French, Mayor

ATTEST:

Sandy Strecker
City Clerk

CITY OF STRAFFORD

BILL 24-63

RESOLUTION 24-23

**A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR
TO SIGN AN AGREEMENT WITH HAHN | DEBOEF
TO PROVIDE GOVERNMENT RELATIONS SERVICES
FOR THE CITY OF STRAFFORD**

WHEREAS, this Agreement is entered into by the City of Strafford ("Client") and Hahn DeBoef LLC d/b/a Hahn | DeBoef Government Relations ("Consultant"); and

WHEREAS, Consultant shall provide government relations services to Client during the Term of this Agreement; and

WHEREAS, Consultant shall be paid five thousand dollars (\$5,000) per month beginning immediately upon execution if the Agreement is executed after October 1, 2024, and subsequent invoices will be sent on or about the first day of each month thereafter.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN
OF THE CITY OF STRAFFORD, MISSOURI:**

Section 1. the City of Strafford has an interest in receiving government relations services; and

Section 2. the Board of Aldermen approves the City Administrator to sign the Agreement to Provide Government Relations Services for the City of Strafford, in substantially the same form, with Hahn | DeBoef.

**PASSED AND RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF
STRAFFORD, MISSOURI THIS 7th DAY OF October, 2024.**

Ashley French, Mayor

ATTEST:

Sandy Strecker, City Clerk



**AGREEMENT TO PROVIDE
GOVERNMENT RELATIONS SERVICES
FOR
CITY OF STRAFFORD**

This Agreement is made and entered into by and between the City of Strafford, Missouri (hereinafter referred to as "Client"), whose address is 126 S. Washington St., Strafford, MO 65757, and Hahn DeBoef LLC d/b/a Hahn | DeBoef Government Relations (hereinafter referred to as "Consultant"), whose address is 100 East High Street, Floor 2, Jefferson City, Missouri, 65101.

WITNESSETH:

Client hereby retains Consultant to perform the following services in accordance with the terms and conditions set forth in this Agreement:

SCOPE OF SERVICES

Consultant shall provide the following government relations services to Client during the Term of this Agreement:

- Consult with Client to develop and implement an annexation strategy
- Consult with Client to identify policy, funding, and relationship opportunities and to develop priorities and appropriate legislative and executive branch requests in response to these opportunities
- Coordinate Client's legislative and executive branch strategies and issue-based messaging in the state of Missouri, and directly lobby with Missouri elected officials and state staff on Client's behalf. This includes:
 - Advocating for appropriations and economic incentives for Client
 - Monitoring all Missouri legislation and executive agency activity affecting Client
 - Pursuing the passage or defeat of legislation and appropriations, and provisions of legislation and appropriations, as directed by Client
 - Advocating on Client's behalf with regard to regulatory and compliance activity in state agencies
- Establish and maintain working relationships on behalf of Client with state agency directors and staff, members of the Missouri General Assembly, statewide elected officials, and other state officials and staff
- Identify, facilitate, and attend meetings with Missouri legislators, relevant state agencies, boards, and commissions, and other stakeholders with, or on behalf of, Client
- Provide input, guidance, and consultation to Client on funding and strategic opportunities in the State of Missouri
- Maintain communications with Client by:

- Attending board meetings as appropriate
- Communicating with Client's City Administrator (and others as appropriate) via in person and virtual meetings, emails, phone calls, and text messages
- Providing government relations email updates at regular intervals during legislative session (and less frequently when the legislature is not in session)
- Register with the Missouri Ethics Commission as a lobbyist for Client, and comply with all reporting requirements relating to lobbyists under Missouri law

TERM, FEES, EXPENSES, AND BILLING PROCEDURES

A. Term and Renewal.

The Term of this Agreement shall be for a twelve (12) month term commencing on October 1, 2024 (or immediately upon execution if execution occurs after October 1, 2024), and ending on September 30, 2025. Thereafter, this Agreement will automatically renew for subsequent and consecutive twelve (12) month terms unless either party provides written notification to the other party of their intention to terminate the Agreement at least 60 days before the end of the then-current term.

B. Fees.

For these services, Consultant shall be paid five thousand dollars (\$5,000) per month.

C. Expenses.

Travel and other reasonable and necessary expenses incurred by Consultant under this Agreement shall be charged to Client at Consultant's cost. Consultant must provide itemized receipts for all expenses for which reimbursement is sought. All travel by Ryan DeBoef within 50 miles of Springfield or Jefferson City shall not be charged to Client. All travel by Jay Hahn within 50 miles of Jefferson City shall not be charged to Client. Consultant will obtain approval from Client before incurring any expenses for which Consultant will be charged.

D. Assignment, Administration, Servicing, and Billing Procedures.

Client understands and agrees that immediately upon execution, this Agreement will be automatically assigned to Ryan DeBoef Strategies LLC but will continue to be administered and serviced by Consultant unless and until Ryan DeBoef Strategies LLC notifies Client in writing of a change in administration and servicing of the Agreement.

Consultant will submit monthly invoices to the Client. Invoices will be submitted to the Client within thirty (30) days of the last day of the month during which services were provided and will be due upon the terms set forth in the invoice. All payments shall be made to:

Hahn | DeBoef LLC
100 East High Street, Floor 2
Jefferson City, MO 65101

The first invoice will be sent on or about October 1, 2024 (or immediately upon execution if the Agreement is executed after October 1, 2024), and subsequent invoices will be sent on or about the first day of each month thereafter.

INDEPENDENT CONTRACTOR STATUS OF CONSULTANT

Neither the Consultant, nor any of his subcontractors, employees or agents, shall be deemed to be employees or agents of Client, it being understood that any person employed by Consultant is an independent contractor for all purposes and at all times. Consultant shall be solely responsible for the withholding or payment of all federal, state, and local personal income taxes, Social Security, unemployment and sickness disability insurance, and other payroll taxes with respect to Consultant or its employees.

CONFIDENTIALITY

Consultant may acquire confidential information and data concerning the business and operations of Client. Consultant agrees to treat and maintain all such information and data as Client's confidential property and not divulge it to others at any time or use it for private purposes or otherwise, except as such use or disclosure may be required in connection with performance of this Agreement or may be consented by Client.

ADDITIONAL LOBBYISTS

Consultant shall act as a full-service government relations firm. Consultant may contract with, and manage, associates and additional contract lobbyists to assist with Consultant's performance under this Agreement. The hiring of a subcontractor may be circumstantial in nature and be project specific. Consultant shall notify the Client regarding any proposal to hire additional contract lobbyists as it relates to the Client, and the Client may pre-approve hiring of additional contract lobbyists as it relates to matters affecting Client.

SIGNATORY:

In Witness Whereof, Client and Consultant have executed this Agreement on _____.

By: _____
Martha Smartt
City Administrator
City of Strafford, Missouri

By: _____
Ryan DeBoef
Partner, Hahn | DeBoef Government Relations
Owner, Ryan DeBoef Strategies LLC

CITY OF STRAFFORD

BILL 24-65

ORDINANCE 1067

AN ORDINANCE VACATING AN INGRESS AND EGRESS AND UTILITY AND DRAINAGE EASEMENT WHICH SPLITS TWO PARCELS OWNED BY JOHN DEERE SHARED SERVICES INC., PART OF THE MAPLE LEAF CENTRE SUBDIVISION

WHEREAS, the owners of certain property in the city of Strafford have petitioned the city to vacate an ingress and egress and utility and drainage easement, which splits two parcels owned by John Deere Shared Services Inc., part of the Maple Leaf Centre Subdivision located at 601 S Highway 125, Strafford; and

WHEREAS, vacation of this easement will allow for the two parcels to be combined at a later date and will allow for the property owner to more effectively use their property; and

WHEREAS, this easement is obsolete and is preventing efficient use of land, and vacation of this easement is in the best interest of the citizens of the City of Strafford.

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

Section 1. City of Strafford Board of Aldermen have determined that this easement vacation, described below, is beneficial to both the property owner and the City of Strafford.

Described as:

Beginning at the Northeast corner of said Tract 1; thence N88°12'06"W, along the North line of said Tract 1, a distance of 1330.00 feet (Plat); thence S51°12'48"W, continuing along said North line, a distance of 1284.27 feet (Plat), to the Northwest corner of said Tract 1, for the Point of Terminus. Said easement to be elongated or truncated to terminate at the respective lot lines, containing 156,856 square feet, more or less, and subject to any rights-of-way, easements or restrictions of record.

Section 2. This ordinance shall be in full force and effect from and after its date of passage.

PASSED AND APPROVED THIS 21st DAY OF OCTOBER, 2024.

Ashley French, Mayor

ATTEST:

Sandy Strecker, City Clerk

CITY OF STRAFFORD

BILL 24-65

ORDINANCE 1067

EXPLANATION SHEET

Please see the attached Staff Report.



Planning and Development Application

P.O. Box 66, Strafford, Missouri 65757

(417) 736-2154 / Fax (417) 736-2390

Application Type: Check all that apply.

<input type="checkbox"/> Annexation	<input type="checkbox"/> Rezoning	<input type="checkbox"/> Plat (Combo/Split/Line Adjustmt)
<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Vacation of Street	<input checked="" type="checkbox"/> Vacation of Easement	<input type="checkbox"/> Vacation of Right-of-Way
<input type="checkbox"/> PUD Sketch	<input type="checkbox"/> PUD Preliminary Plat	<input type="checkbox"/> PUD Final Plat
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Appeals (Variance)	<input type="checkbox"/> Other: _____

*Add N/A if any of the following does not apply for your application.

Location of Property: Address: 601 State Highway 125

Legal Description (or provide separately): See attached Exhibit A & B

Property/Land Details:

Size of Property: ^{Easement} Square Feet 156,856 Acreage 3.60

Existing Use(s): _____ Existing Zoning: _____ Requested Zoning: _____

Proposed Use: Residential Subdivision Commercial Subdivision Other N/A

Additional details for your request:

Legal Owner Information:

Name: John Deere Shared Services, Inc.

Address: 3400 80th Street City: Moline State: IL Zip: 61265

Email: _____ Phone Number: _____

Owner Representative Information:

Name & Company: Ricky Haase Olsson, Inc. Relation to Owner: Consultant

Address: 550 St. Louis St. City: _____ State: MO Zip: 65810

Email: rhaase@olsson.com Phone Number: 417-885-1710

*For a conditional use, the applicant shall be the person applying for a conditional use.

I hereby certify that I am a person in interest and the information and exhibits herewith are true and correct to the best of my knowledge and that in filing this application, I am acting with the knowledge and consent of all persons in interest. Without the consent of persons in interest, the request action cannot lawfully be accomplished.

By signing this agreement, I acknowledge and accept full responsibility for payment to the City of Strafford for all fees and charges incurred by 3rd party consultant review and any/all fees related to the review of drawings and specifications associated with this project.

Paul Brown
Owner's Signature 10/3/24
Printed Name Date

PAUL Brown
Printed Name

Owner's Signature Date

Printed Name

Applicant's Signature Date

Printed Name

STATE OF MISSOURI)
)
COUNTY OF GREENE)

On this 3rd day of October, 2024, before me personally appeared
Paul Brown and n/a to be the
person(s) described in and who executed the foregoing instrument and acknowledged
that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal, at my
office in Strafford, MO, the day and year first above written.

My commission expires: 1/27/2025 NOTARY PUBLIC



Sandra M Strecker
Print Name: Sandra M Strecker

EXHIBIT A

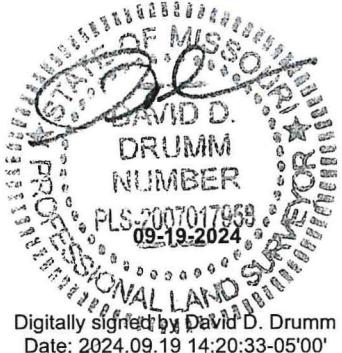
An Ingress & Egress and Utility and Drainage Easement, to be vacated, being a part of Tract One (1) and Tract Two (2), Maple Leaf Centre Minor Subdivision, recorded in Plat Book AAA, at Page 209 and corrected by Affidavit in Book 2011, at Page 040369-11, in the Greene County, Missouri Recorder's Office being a part of Lot 5 and Lot 6 of the Northeast Fractional Quarter (NE $\frac{1}{4}$) of Section 5, Township 29 North, Range 20 West, in the City of Strafford, Greene County, Missouri, said Easement being 60-feet wide, lying 30-feet on each side of the following described center line:

Beginning at the Northeast corner of said Tract 1; thence N88°12'06"W, along the North line of said Tract 1, a distance of 1330.00 feet (Plat); thence S51°12'48"W, continuing along said North line, a distance of 1284.27 feet (Plat), to the Northwest corner of said Tract 1, for the Point of Terminus. Said easement to be elongated or truncated to terminate at the respective lot lines, containing 156,856 square feet, more or less, and subject to any rights-of-way, easements or restrictions of record.

Prepared by: Olsson, Inc.
Survey MO Certificate of Authority #LC366
550 St. Louis Street
Springfield MO 65806
Tel 417.890.8802
Prepared for: John Deere Shared Services
Project No.: A18-33213



Digitally signed by David D. Drumm
Date: 2024.09.19 14:21:01-05'00'



Natalie Nan Chappell Trust
Book 2019, Page 03975519

INGRESS & EGRESS, UTILITY AND
DRAINAGE EASEMENT RELINQUISHMENT
STRAFFORD, GREENE COUNTY, MISSOURI

PROJECT NO:	A18-3213
DRAWN BY:	CDA
DATE:	09.19.2024

Re-Tire Realty, LLC
Book 2016, Page 05050216

Platted 25' Utility Esmt.

Ex. 5' Sanitary Sewer Esmt.
Book 2021, Page 004798-21

30.0'
60.0'

N88°12'06"W 1330.00'

Point of Beginning
NE Corner of Tract 1

West R/W line
State Hwy. 125

Original East line of Tract 1

Andrey Reznik
Book 2021, Page 06202021

Tract 2
Maple Leaf Centre Minor Subdivision
PB AAA, Pg. 209

John Deere Shared Services, Inc.
Book 2012, Page 048743-12

S51°12'48"W 1284.27'

Tract 1
Maple Leaf Centre Minor Subdivision
PB AAA, Pg. 209

John Deere Shared Services, Inc.
Book 2011, Page 040618-11

Point of Terminus

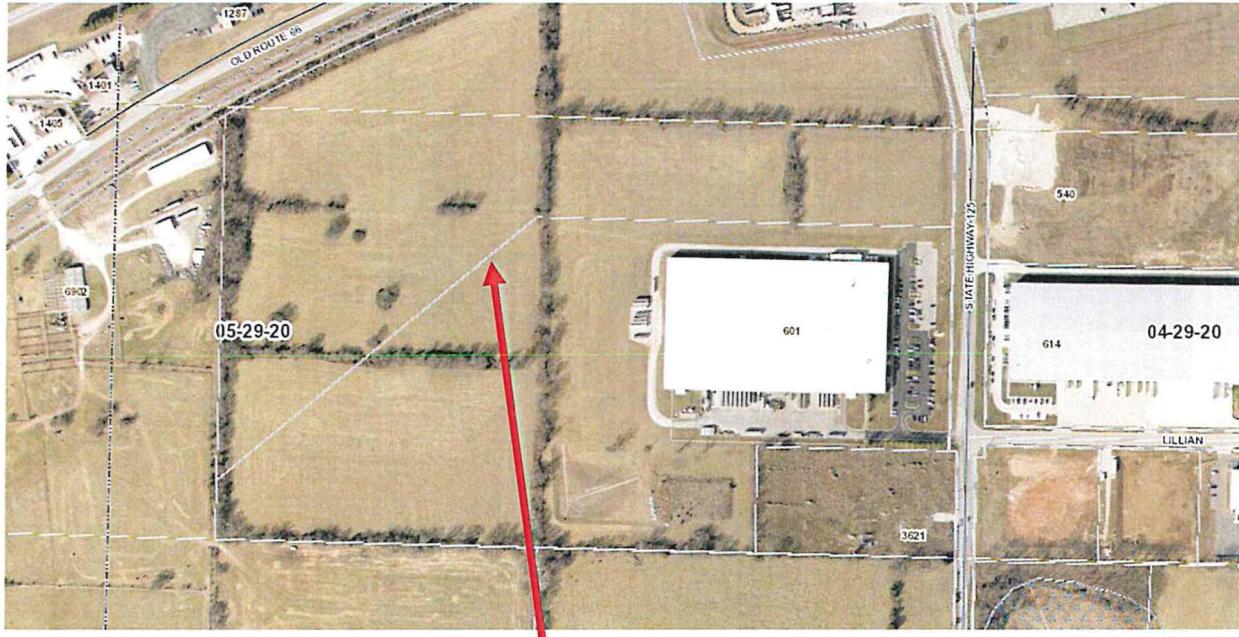
olsson®

550 East St. Louis Street
Springfield, MO 65806
olsson.com
TEL 417.890.8802
Olsson - Survey
Missouri COA #000366

EXHIBIT
B

Staff Report
Vacation of an Ingress & Egress and Utility and Drainage Easement of Maple Leaf Centre
Subdivision
October 3, 2024

Request: Vacation of an Ingress & Egress and Utility and Drainage Easement, which splits two parcels owned by John Deere Shared Services Inc, part of the Maple Leaf Centre Subdivision located at 601 S Hwy 125, Strafford.

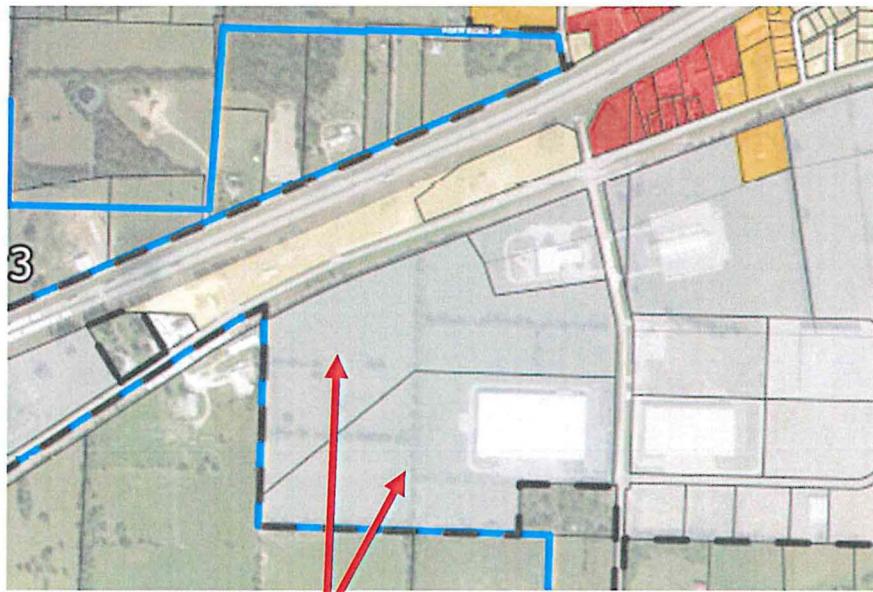


Subject easement (runs concurrent with existing property line)

Location/Petitioner: The easement to be vacated runs diagonally from the southwest to the northeast, then due east to Hwy 125, dividing two parcels owned by John Deere Shared Services Inc, (petitioner).

Existing Conditions: Both parcels are zoned M-2 General Manufacturing/Industrial District. The southern parcel is currently developed with an industrial use, and the northern parcel is currently undeveloped.

Comprehensive Plan: The Strafford Comprehensive Plan shows both parcels as a manufacturing use on the Future Land Use Map adopted in 2023. The neighboring parcel to the north and parcels on the east side of Hwy 125 are also shown as manufacturing uses.



Subject Parcels from 2023 Future Land Use Map

Staff Discussion:

Vacation of this easement will allow for the two parcels to be combined at a later date and for the property owner to more effectively use their property as a manufacturing use, to expand their operations. As both parcels currently have street frontage on Hwy 125 and are owned by the same property owner, this easement is obsolete and is preventing efficient use of land. As current parcel zoning is the same as identified in the comprehensive plan, an expanded manufacturing use on this site as a result of the easement vacation is viewed as beneficial to both the property owner and the City of Strafford.

Staff Recommendation

Approval of the vacation of the Ingress & Egress and Utility and Drainage Easement of Maple Leaf Centre Minor Subdivision.