CITY OF STRAFFORD

126 South Washington

BOARD OF ALDERMEN MEETING

June 16, 2025

PUBLIC HEARING
And REGULAR MEETING

6:30 p.m.

Strafford MO

Gateway to Opportunity

NOTICE OF OPEN MEETING
CITY OF STRAFFORD BOARD OF ALDERMEN
Monday, June 16, 2025 – 6:30 p.m.
PUBLIC HEARING
and REGULAR SESSION
Posted at City Hall Friday, June 13th at 5:00 p.m.

BE IT KNOWN, a Public Hearing will be held by the City of Strafford Board of Aldermen on Monday, June 16, 2025 at 6:30 p.m. in the Council Chambers at 126 South Washington Street, Strafford, Missouri 65757, to consider a petition to annex and establish a new zoning classification for this property within the City of Strafford.

The request to annex is for approximately 5 acres of property located on the southwest corner of the intersection of Missouri State Route 125 and Lillan Drive. (Greene County Property ID number 1105100030). The property is owned by John Deere Shared Services, LLC. In conjunction with the public hearing on annexation, a public hearing will also be held to consider a zoning change for this parcel from "R-1" Residential Single-Family District (annexation zoning) to "M-2" General Manufacturing or Industrial District.

The legal description of said property to be annexed and zoned 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 June 9, 2025, Bills for Payment, Liquor License for Dollar General #11452, and Liquor License for Love's Travel Stop #458

VISITORS

APPOINTMENTS AND ANNOUNCEMENTS

- Department reports
- City Administrator report

UNFINISHED BUSINESS

SECOND AND FINAL READING OF BILL 25-22 ORDINANCE 1097 – Accepting and Approving the Final Plat of Reed Manor

NEW BUSINESS

- **FIRST READING OF BILL 25-25 ORDINANCE 1096** – Annexing Real Property Owned by John Deere Shared Services, LLC into the City of Strafford

- **FIRST READING OF BILL 25-26 ORDINANCE 1098** – Amend the Official Zoning Map of the City of Strafford to Rezone Approximately 5 acres of Property Owned by John Deere Shared Services, LLC and located at 3621 N. State Highway 125 from Residential Single-Family Zoning District (R-1) to General Manufacturing or Industrial Zoning District (M-2)

- **FIRST READING OF BILL 25-27 ORDINANCE 1099** – Accepting and Approving the Preliminary Plat of John Deere Shared Services, Owned by John Deere Shared Services, LLC

- **FIRST READING OF BILL 25-28 ORDINANCE 1100** – Accepting and Approving the Final Plat of John Deere Shared Services, Owned by John Deere Shared Services, LLC

- **CONCEPTUAL PROJECT WORKSHOP** – Proposed PUD for R-1 Single Family Development

- **PRESENTATION** - North Side Park Planning Proposal, Scott Hanson AICP, Crawford, Murphy & Tilly (CMT) Engineering

- **FIRST AND FINAL READING OF BILL 25-30 RESOLUTION 25-08** – Supplemental agreement with Crawford, Murphy, and Tilly (CMT) for Parks Planning Proposal

- **FIRST READING OF BILL 25-29 ORDINANCE 1101** – Budget Amendment for Increased Property, Casualty, Liability, and Auto Insurance Expense

- **SECOND AND FINAL READING OF BILL 25-29 ORDINANCE 1101** - Budget Amendment for Increased Property, Casualty, Liability, and Auto Insurance Expense

DISCUSSION

- Continuing discussion of code enforcement related to the Property Maintenance Code (Municipal Code Section 500.210) and Nuisance Regulations (Strafford Municipal Code Chapter 215)

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

CITY OF STRAFFORD
BOARD OF ALDERMEN MINUTES
(RESCHEDULED MEETING DUE TO LACK OF QUORUM ON JUNE 2, 2025)
Monday, June 9, 2025 – 6:30 p.m.
REGULAR SESSION

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 — Mayor Strecker called the regular meeting to order at 6:30 p.m. Present: Aldermen Brian Brown, Kevin King, Joel Johnson, Michael Evans, Shelly Sharp, and Darren White. Absent:

OPENING PRAYER – Alderman Joel Johnson opened the meeting in prayer.

PLEDGE OF ALLEGIANCE – Mayor Strecker led the Pledge of Allegiance

APPROVAL OF CONSENT AGENDA — Agenda, Minutes of May 22, 2025 (Make up meeting for regularly scheduled meeting May 19th, 2025 - postponed due to inclement weather), Bills for Payment, Utility Adjustments, and Liquor License for LVPMO, LLC dba TA Strafford, Liquor License for MFA Petroleum Company dba Break Time #313700, Liquor License for Harter House Strafford, LLC

APPROVAL OF CONSENT AGENDA — Alderman King moved to approve the Consent Agenda, seconded by Alderman Johnson. The motion passed in a vote of 6-0. Voting aye: Aldermen Brown, King, Johnson, Evans, Sharp, and White. Nay: None

VISITORS

- Jeremy French
- Cecelia Burrell
- Susan Krieger
- Ron Eveland
- Sheena Nutt

APPOINTMENTS AND ANNOUNCEMENTS

- Reappoint Jerre Bertus to serve a 4-year term on the Planning and Zoning Commission
- Appoint Jeremy French to serve a 4-year term on the Planning and Zoning Commission
- Reappoint Richard Campbell to serve a 5-year term on the Board of Adjustment
- Appoint Joshua Duncan to serve a 5-year term on the Board of Adjustment
- Appoint Brad Taylor to serve a 5-year term on the Board of Adjustment
- Appoint Bonnie Dill to serve a 5-year term on the Board of Adjustment

Alderman King moved to approve the appointment, seconded by Alderman Evans. The motion passed in a vote of 6-0. Voting aye: Aldermen Brown, King, Johnson, Evans, Sharp, and White. Nay: None

DRAFT

- Department reports
  - Finance Director Mary Brock provided department update
  - Police Chief Shook provided department update
  - Public Works Team Leader provided department update

- City Administrator report - City Administrator Martha Smartt provided updates on the following:
  - Flooding Issues
  - The City's Annual Property and Liability Insurance premium is expected to increase significantly due to inflation, the increased value of City assets and the cost of replacement, and a couple historical claims from previous years.

UNFINISHED BUSINESS

- **POSTPONED UNTIL JUNE 16, 2025, BOARD OF ALDERMEN MEETING SECOND AND FINAL READING OF BILL 25-22 ORDINANCE 1097** – Accepting and Approving the Final Plat of Reed Manor

NEW BUSINESS

- **Swearing in of re-elected Alderman Joel Johnson**

- **Legislative Update – Ryan DeBoef, Hahn | DeBoef Government Relations**

- **FIRST AND FINAL READING OF BILL 25-19 RESOLUTION 25-05** – Adopt 2025-2030 Hazard Mitigation Plan. After proper posting of the bill, Alderman King moved to have the first and final reading of Bill 25-19 Resolution 25-05 by title only, seconded by Alderman Evans. The motion passed in a vote of 6-0. Voting aye: Aldermen Brown, King, Johnson, Evans, Sharp, and White. Nay: None

  The City Clerk read the bill: **BILL 25-19 RESOLUTION 25-05 A RESOLUTION OF THE CITY OF STRAFFORD, MISSOURI ADOPTING THE GREENE COUNTY 2025-2030 MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN**

  Alderman King moved to approve the first and final reading of Bill 25-19 Resolution 25-05, seconded by Alderman Evans. The motion passed in a vote of 6-0. Voting aye: Aldermen Brown, King, Johnson, Evans, Sharp, and White. Nay: None

- **FIRST AND FINAL READING OF BILL 25-20 RESOLUTION 25-06** – Approving the City Administrator to execute an agreement for Microseal Pressure Paving by Donelson Construction. After proper posting of the bill, Alderman Evans moved to have the first and final reading of Bill 25-20 Resolution 25-06 by title only, seconded by Alderman White. The motion passed in a vote of 6-0. Voting aye: Aldermen Brown, King, Johnson, Evans, Sharp, and White. Nay: None

  The City Clerk read the bill: **BILL 25-20 RESOLUTION 25-06 A RESOLUTION OF THE CITY OF STRAFFORD, MISSOURI APPROVING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH DONALSON CONSTRUCTION FOR MICROSEAL PRESSURE PAVING**

  Alderman Evans moved to approve the first and final reading of Bill 25-20 Resolution 25-06, seconded by Alderman Brown. The motion passed in a vote of 6-0. Voting aye: Aldermen Brown, King, Johnson, Evans, Sharp, and White. Nay: None

- **FIRST AND FINAL READING OF BILL 25-21 RESOLUTION 25-07** - Supplemental Agreement #17 Peach Tree Lift Station Upgrade. After proper posting of the bill, Alderman Evans moved to have the first and final reading of Bill 25-21 Resolution 25-07 by title only, seconded by Alderman Brown. The motion passed in a vote of 6-0. Voting aye: Aldermen Brown, King, Johnson, Evans, Sharp, and White. Nay: None

  The City Clerk read the bill: **BILL 25-21 RESOLUTION 25-07 A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO SIGN SUPPLIEMENTAL AGREEMENT #17 WITH COCHRAN ENGINEERING FOR PROFESSIONAL CIVIL ENGINEERING SERVICES FOR THE PEACH TREE LIFT STATION IMPROVEMENTS**

  Alderman King moved to approve the first and final reading of Bill 25-21 Resolution 25-07, seconded by Alderman Evans. The motion passed in a vote of 6-0. Voting aye: Aldermen Brown, King, Johnson, Evans, Sharp, and White. Nay: None

- **FIRST READING OF BILL 25-23 ORDINANCE 1094** – Budget Amendment for Peach Tree Lift Station Engineering Agreement. After proper posting of the bill, Alderman King moved to have the first reading of Bill 25-23 Ordinance 1094 by title only, seconded by Alderman Johnson. The motion passed in a vote of 6-0. Voting aye: Aldermen Brown, King, Johnson, Evans, Sharp, and White. Nay: None

  The City Clerk read the bill: **BILL 25-23 ORDINANCE 1094 AN ORDINANCE AMENDING THE ANNUAL BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025 APPROPRATING FUNDS PURSUANT THERETO (PEACH TREE LIFT STATION IMPROVEMENTS)**

  Alderman King moved to approve the first reading of Bill 25-23 Ordinance 1094, seconded by Alderman Johnson. The motion passed in a vote of 5-0. Voting aye: Aldermen Brown, King, Johnson, Evans, and Sharp. Nay: None. Alderman White was out of the room during this vole.

- **SECOND AND FINAL READING OF BILL 25-23 ORDINANCE 1094** – Budget Amendment for Peach Tree Lift Station Engineering Agreement. After proper posting of the bill, Alderman Brown moved to have the second and final reading of Bill 25-23 Ordinance 1094 by title only, seconded by Alderman Evans. The motion passed in a vote of 6-0. Voting aye: Aldermen Brown, King, Johnson, Evans, and Sharp and White. Nay: None

  The City Clerk read the bill: **BILL 25-23 ORDINANCE 1094 AN ORDINANCE AMENDING THE ANNUAL BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025 APPROPRATING FUNDS PURSUANT THERETO (PEACH TREE LIFT STATION IMPROVEMENTS)**

  Alderman Evans moved to approve the second and final reading of Bill 25-23 Ordinance 1094, seconded by Alderman Brown. The motion passed in a vote of 6-0. Voting aye: Aldermen Brown, King, Johnson, Evans, Sharp, and White. Nay: None

- **FIRST READING OF BILL 25-24 ORDINANCE 1095** - Budget Amendment for a Bypass to be constructed at Peach Tree Lift Station. After proper posting of the bill, Alderman Evans moved to have the first reading of Bill 25-24 Ordinance 1095 by title only, seconded by Alderman Johnson. The motion passed in a vote of 6-0. Voting aye: Aldermen Brown, King, Johnson, Evans, Sharp, and White. Nay: None

The City Clerk read the bill: **BILL 25-24 ORINANCE 1095 AN ORDINANCE AMENDING THE ANNUAL BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025 APPROPRIATING FUNDS PURSUANT THERETO (PEACH TREE LIFT STATION BYPASS CONSTRUCTION)**

Alderman King moved to approve the first reading of Bill 25-24 Ordinance 1095, seconded by Alderman Evans. The motion passed in a vote of 6-0. Voting aye: Aldermen Brown, King, Johnson, Evans, Sharp, and White. Nay: None

- **SECOND AND FINAL READING OF BILL 25-24 ORDINANCE 1095** – Budget Amendment for a Bypass to be constructed at Peach Tree Lift Station. After proper posting of the bill, Alderman Evans moved to have the second and final reading of Bill 25-24 Ordinance 1095 by title only, seconded by Alderman White. The motion passed in a vote of 6-0. Voting aye: Aldermen Brown, King, Johnson, Evans, Sharp, and White. Nay: None

  The City Clerk read the bill: **BILL 25-24 ORDINANCE 1095 AN ORDINANCE AMENDING THE ANNUAL BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025 APPROPRIATING FUNDS PURSUANT THERETO (PEACH TREE LIFT STATION BYPASS CONSTRUCTION)**

  Alderman Evans moved to approve the second and final reading of Bill 25-24 Ordinance 1095, seconded by Alderman Johnson. The motion passed in a vote of 6-0. Voting aye: Aldermen Brown, King, Johnson, Evans, Sharp, and White. Nay: None

DISCUSSION

- Role and responsibilities of the Building Inspector/Code Compliance Officer position

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 - At 8:58 p.m., Alderman Evans moved to adjourn, seconded by Alderman White. The motion passed in a vote of 6-0. Voting aye: Aldermen Brown, King, Johnson, Evans, Sharp, and White. Nay: None

_____
Sandy Strecker, Mayor

ATTEST:

_____
DeAnn Reynolds, City Clerk

City of Strafford, MO

My Check Report

By Check Number

Date Range: 06/03/2025 - 06/16/2025

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						
0000019090	SHARE CORP	06/10/2025	Regular	0.00	-380.87	58688
0000019090	SHARE CORP	06/10/2025	Regular	0.00	380.87	58724
VEN01178	Admiral Express, LLC	06/16/2025	Regular	0.00	58.99	58725
0000026559	ARVEST EQUIPMENT FINANCE	06/16/2025	Regular	0.00	571.46	58726
0000003079	CITY OF STRAFFORD TIF	06/16/2025	Regular	0.00	5,826.05	58727
0000003073	CITY UTILITIES	06/16/2025	Regular	0.00	1,322.11	58728
0000026518	CMT INC (Planning)	06/16/2025	Regular	0.00	5,115.00	58729
VEN01177	Cogent, Inc	06/16/2025	Regular	0.00	1,725.00	58730
0000003141	CULLIGAN BOTTLED WATER	06/16/2025	Regular	0.00	32.00	58731
0000026448	FRANCOTYP-POSTALIA, INC	06/16/2025	Regular	0.00	158.85	58732
VEN01077	Fuelman	06/16/2025	Regular	0.00	2,943.77	58733
0000026282	GENERAL CODE	06/16/2025	Regular	0.00	1,195.00	58734
0000007100	GRAINGER DEP 823947593	06/16/2025	Regular	0.00	813.37	58735
0000026351	GRIME SCRUBBERS, INC	06/16/2025	Regular	0.00	440.00	58736
VEN01111	HAHN DEBOEF LLC	06/16/2025	Regular	0.00	5,000.00	58737
VEN01065	HEADWATER	06/16/2025	Regular	0.00	97.07	58738
0000026008	KPM TECHNOLOGY, LLC	06/16/2025	Regular	0.00	2,578.30	58739
0000012089	LOYD'S ELECTRIC SUPPLY, INC.	06/16/2025	Regular	0.00	721.79	58741
VEN01135	Marco Richmann	06/16/2025	Regular	0.00	203.05	58742
0000018500	MERCY CORPORATE HEALTH SPRINGFIELD	06/16/2025	Regular	0.00	690.00	58743
0000026156	MIDWEST POOL & SPA	06/16/2025	Regular	0.00	751.92	58744
VEN01026	Midwest Wheel Companies, Inc	06/16/2025	Regular	0.00	64.17	58745
0000013270	MISSOURI ONE CALL	06/16/2025	Regular	0.00	247.05	58746
0000026431	NROUTE	06/16/2025	Regular	0.00	272.50	58747
0000009025	OMNIGO SOFTWARE, LLC	06/16/2025	Regular	0.00	4,829.98	58748
0000015010	O'REILLY AUTOMOTIVE STORES, IN	06/16/2025	Regular	0.00	672.51	58749
0000015004	ORKIN PEST CONTROL	06/16/2025	Regular	0.00	644.00	58751
0000026422	PHILLIPS MEDIA GROUP	06/16/2025	Regular	0.00	381.48	58752
0000026409	POMP'S TIRE SERVICE, INC	06/16/2025	Regular	0.00	663.56	58753
0000026309	REPUBLIC SERVICES	06/16/2025	Regular	0.00	13,758.74	58754
0000026443	ROAD RUNNER SAFETY SERVS INC	06/16/2025	Regular	0.00	336.72	58755
0000019191	SPGFLD GREENE CO HEALTH DEPT	06/16/2025	Regular	0.00	26.00	58756
0000026371	UNIFIRST	06/16/2025	Regular	0.00	149.58	58757
0000026268	USPS	06/16/2025	Regular	0.00	3,000.00	58758
0000021042	VERIZON	06/16/2025	Regular	0.00	697.22	58759
0000026495	VERIZON CONNECT NWF INC	06/16/2025	Regular	0.00	148.50	58760
0000026375	WCT FARM & LAWN LLC	06/16/2025	Regular	0.00	26.60	58761
0000023010	YARBROUGH EQUIPMENT	06/16/2025	Regular	0.00	16.95	58762
			Total Regular:	**0.00**	**56,179.29**	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payment Type: Bank Draft						
0000026441	BANKCARD SERVICES	06/03/2025	Bank Draft	0.00	279.00	DFT0000688
0000026441	BANKCARD SERVICES	06/03/2025	Bank Draft	0.00	30.00	DFT0000689
0000026441	BANKCARD SERVICES	06/03/2025	Bank Draft	0.00	1,091.56	DFT0000690
0000026441	BANKCARD SERVICES	06/03/2025	Bank Draft	0.00	2,150.04	DFT0000691
0000026441	BANKCARD SERVICES	06/03/2025	Bank Draft	0.00	15.99	DFT0000692
0000026441	BANKCARD SERVICES	06/03/2025	Bank Draft	0.00	292.84	DFT0000693
0000026441	BANKCARD SERVICES	06/03/2025	Bank Draft	0.00	1,857.46	DFT0000694
0000026441	BANKCARD SERVICES	06/03/2025	Bank Draft	0.00	25.92	DFT0000695
0000026441	BANKCARD SERVICES	06/03/2025	Bank Draft	0.00	396.82	DFT0000696
0000026441	BANKCARD SERVICES	06/09/2025	Bank Draft	0.00	451.28	DFT0000697
0000026441	BANKCARD SERVICES	06/09/2025	Bank Draft	0.00	31.49	DFT0000698
			Total Bank Draft:	**0.00**	**6,622.40**	

Bank Code AP Bank - Gen Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	68	37	0.00	56,560.16
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-380.87
Bank Drafts	11	11	0.00	6,622.40
EFT's	0	0	0.00	0.00
	79	**49**	**0.00**	**62,801.69**

My Check Report

Date Range: 06/03/2025 - 06/16/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: Payroll-Payroll						
Payment Type: Bank Draft						
VEN01089	HSA Central	06/13/2025	Bank Draft	0.00	387.50	DFT0000699
0000020000	TASC ACH	06/13/2025	Bank Draft	0.00	222.91	DFT0000704
0000005015	EFTPS PAYMENTS	06/13/2025	Bank Draft	0.00	2,888.66	DFT0000705
0000005015	EFTPS PAYMENTS	06/13/2025	Bank Draft	0.00	1,093.90	DFT0000706
0000005015	EFTPS PAYMENTS	06/13/2025	Bank Draft	0.00	4,677.04	DFT0000707
			Total Bank Draft:	**0.00**	**9,270.01**	

Bank Code Payroll Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	5	5	0.00	9,270.01
EFT's	0	0	0.00	0.00
	5	**5**	**0.00**	**9,270.01**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	68	37	0.00	56,560.16
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-380.87
Bank Drafts	16	16	0.00	15,892.41
EFT's	0	0	0.00	0.00
	84	**54**	**0.00**	**72,071.70**

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash - General Ckg Acct	6/2025	72,071.70
			72,071.70

City of Strafford, MO

Expense Approval Report
By Fund

Payment Dates 6/3/2025 - 6/16/2025

Vendor Name	Payable Number	Description (Item)	Account Number	Account Name	Amount
Fund: 100 - General Fund					
CITY OF STRAFFORD TIF	06032025	City of Strafford TIF - DG - May	100-10820	Due To TIF Fund	708.58
CITY OF STRAFFORD TIF	06032025	City of Strafford TIF - HH - May	100-10820	Due To TIF Fund	3,175.45
HSA Central	INV0001012	Employer HSA Contribution	100-20235	HSA Central Bank Payable	190.71
TASC ACH	INV0001020	Employee TASC Contribution	100-20230	Tasc Flex Plan Payable	76.82
EFTPS PAYMENTS	INV0001022	43-0910153 Taxes Payable	100-20260	Payroll Taxes Payable	690.29
EFTPS PAYMENTS	INV0001023	43-0910153 Medicare Tax	100-20260	Payroll Taxes Payable	303.48
EFTPS PAYMENTS	INV0001024	43-0910153 SS Tax Withholdi...	100-20260	Payroll Taxes Payable	1,297.16
					6,442.49
Department: 110 - Administration					
Admiral Express, LLC	2572185-0	OD, Board, Bulletin 36x48	100-110-66360-0000	Office Supplies	58.99
VERIZON	6114103891	04/22 - 05/21 phones and to...	100-110-62120-0000	Telephone & Internet	74.69
FRANCOTYP-POSTALIA, INC	RI106657215	Qtrly Lease Payment	100-110-62060-0000	Equipment Leases	31.77
BANKCARD SERVICES	05302025 Brenda	Sams club - upgrade members...	100-110-62040-0000	Dues and Subscriptions	51.28
BANKCARD SERVICES	05302025 Brenda	Springfield Area Chamber - tic...	100-110-66310-0000	City Administrator Expense	45.00
BANKCARD SERVICES	05302025 Brenda	Springfield Stamp & Engraving...	100-110-66310-0000	City Administrator Expense	42.00
BANKCARD SERVICES	05302025 Brenda	Amazon - Binding Machine	100-110-66360-0000	Office Supplies	149.75
BANKCARD SERVICES	05302025 Brenda	The Home Depot - cord protec...	100-110-81050-8000	Capital, Other Improvements	11.98
BANKCARD SERVICES	05302025 Brenda	Walmart - keyboard	100-110-81050-8000	Capital, Other Improvements	44.97
BANKCARD SERVICES	05302025 DeAnn	MO CCOFOA membership ren...	100-110-62040-0000	Dues and Subscriptions	30.00
BANKCARD SERVICES	05302025 Martha	Adobe Acrobat x 1 mo	100-110-63030-0000	Computer Software, Non-Cap	19.99
BANKCARD SERVICES	05302025 Martha	Strafford Chamber Lunch	100-110-66310-0000	City Administrator Expense	11.50
BANKCARD SERVICES	05302025 Mary	Lakecation Vacations - condo ...	100-110-62130-0000	Travel Expense	425.37
GRIME SCRUBBERS, INC	26930	Monthly Janitorial Service	100-110-62090-0000	Janitorial	55.00
HAHN DEBOEF LLC	42374	Gov't Relations Services - Jun ...	100-110-61070-0000	Other Professional Services	2,500.00
KPM TECHNOLOGY, LLC	427351	Monthly support	100-110-63010-0000	Computer Support & Licensing	88.00
KPM TECHNOLOGY, LLC	427351	Monthly support	100-110-63010-0000	Computer Support & Licensing	104.43
KPM TECHNOLOGY, LLC	427351	Monthly support	100-110-63010-0000	Computer Support & Licensing	296.10
KPM TECHNOLOGY, LLC	427351	Monthly support	100-110-63010-0000	Computer Support & Licensing	16.20
GENERAL CODE	GC00130717	eCode360 Annual Maintenanc...	100-110-62020-0000	Codification	702.90
USPS	06022025	Bulk Mail Postage	100-110-66050-0000	Postage/Freight	1,000.00
CITY UTILITIES	06042025	Monthly Electric and Natural ...	100-110-64030-0000	Natural Gas	7.53
ORKIN PEST CONTROL	284639397	Qtrly Pest Control	100-110-62025-0000	Contracted Services	525.00
				Department 110 - Administration Total:	**6,292.45**
Department: 120 - Building & Development					
CMT INC (Planning)	0243198	Professional Service - April	100-120-61060-0000	Planning Consulting Services	5,115.00
PHILLIPS MEDIA GROUP	181585	John Deere Annex & Rezone	100-120-62010-0000	Advertising/Printing/Graphics	87.72
VERIZON	6114103891	04/22 - 05/21 phones and to...	100-120-62120-0000	Telephone & Internet	48.57
FRANCOTYP-POSTALIA, INC	RI106657215	Qtrly Lease Payment	100-120-62060-0000	Equipment Leases	31.77
GRIME SCRUBBERS, INC	26930	Monthly Janitorial Service	100-120-62090-0000	Janitorial	16.50
KPM TECHNOLOGY, LLC	427351	Monthly support	100-120-63010-0000	Computer Support & Licensing	22.00
KPM TECHNOLOGY, LLC	427351	Monthly support	100-120-63010-0000	Computer Support & Licensing	4.05
KPM TECHNOLOGY, LLC	427351	Monthly support	100-120-63010-0000	Computer Support & Licensing	74.03
KPM TECHNOLOGY, LLC	427351	Monthly support	100-120-63010-0000	Computer Support & Licensing	23.90
Marco Richmann	06022025	Code Enforcement - May Mile...	100-120-62130-0000	Travel Expense	203.05
BANKCARD SERVICES	05302025 Marco	Intl Code Council Inc Exam	100-120-53040-0000	Employee Training	240.00
BANKCARD SERVICES	05302025 Marco	WP Building Code Master Prac...	100-120-53040-0000	Employee Training	39.00
CITY UTILITIES	06042025	Monthly Electric and Natural ...	100-120-64030-0000	Natural Gas	2.26
				Department 120 - Building & Development Total:	**5,907.85**
Department: 140 - Municipal Court					
FRANCOTYP-POSTALIA, INC	RI106657215	Qtrly Lease Payment	100-140-62060-0000	Equipment Leases	31.77
GRIME SCRUBBERS, INC	26930	Monthly Janitorial Service	100-140-62090-0000	Janitorial	55.00
KPM TECHNOLOGY, LLC	427351	Monthly support	100-140-63010-0000	Computer Support & Licensing	148.05

Vendor Name	Payable Number	Description (Item)	Account Number	Account Name	Amount
KPM TECHNOLOGY, LLC	427351	Monthly support	100-140-63010-0000	Computer Support & Licensing	4.00
KPM TECHNOLOGY, LLC	427351	Monthly support	100-140-63010-0000	Computer Support & Licensing	8.10
KPM TECHNOLOGY, LLC	427351	Monthly support	100-140-63010-0000	Computer Support & Licensing	44.00
CITY UTILITIES	06042025	Monthly Electric and Natural ...	100-140-64030-0000	Natural Gas	7.53
				Department 140 - Municipal Court Total:	**298.45**
Department: 170 - Streets					
SHARE CORP	298380	Nuts,Bolts,Bits re-stock	100-170-66200-0000	Repairs & Maintenance Suppli...	79.90
SHARE CORP	298422	5/13x2-1/2 lock pin, 3/8x2-1/2..	100-170-65020-0000	Repairs & Maintenance, Buildi...	61.25
PHILLIPS MEDIA GROUP	181341	HWY OO Sidewalk Imp Bids	100-170-62010-0000	Advertising/Printing/Graphics	293.76
ORKIN PEST CONTROL	278039954	Service	100-170-62025-0000	Contracted Services	5.95
O'REILLY AUTOMOTIVE STORE...	183946	Brake Cleaner	100-170-66200-0000	Repairs & Maintenance Suppli...	41.88
VERIZON	6114103891	04/22 - 05/21 phones and to...	100-170-62120-0000	Telephone & Internet	111.15
O'REILLY AUTOMOTIVE STORE...	184372	Circuit TSTR	100-170-65030-0000	Repairs & Maintenance, Equi...	73.98
POMP'S TIRE SERVICE, INC	1200127304	Tires, Spin Balance	100-170-65040-0000	Repairs & Maintenance, Vehic...	165.89
O'REILLY AUTOMOTIVE STORE...	185019	Motor oil	100-170-65030-0000	Repairs & Maintenance, Equi...	120.30
UNIFIRST	1860175066	Uniform Expense	100-170-53030-0000	Uniform Expense	7.48
ROAD RUNNER SAFETY SERVS ...	0031637-IN	Speed Limit Signs	100-170-65057-0000	Street Signs	336.72
BANKCARD SERVICES	05302025 Brenda	Mo Greene Co Recorders - Wa...	100-170-62105-0000	Recording Fees	46.15
BANKCARD SERVICES	05302025 Brenda	Mo Greene Co Recorders - ea...	100-170-62105-0000	Recording Fees	46.15
BANKCARD SERVICES	05302025 Brenda	St Georges Donuts - safety me...	100-170-62110-0000	Safety Program	4.66
BANKCARD SERVICES	05302025 Deon	Bomgaars	100-170-66200-0000	Repairs & Maintenance Suppli...	15.99
BANKCARD SERVICES	05302025 Drew	Lowes	100-170-65020-0000	Repairs & Maintenance, Buildi...	36.00
BANKCARD SERVICES	05302025 Drew	Lowes - pliers x 2	100-170-65020-0000	Repairs & Maintenance, Buildi...	82.42
BANKCARD SERVICES	05302025 Drew	Harbor Freight - working platf...	100-170-65030-0000	Repairs & Maintenance, Equi...	85.98
VERIZON CONNECT NWF INC	326000073910	Fleet Service	100-170-62025-0000	Contracted Services	34.63
Fuelman	NP68539824-PW	Acct 2746407 - Fleet 3566088 ...	100-170-66340-0000	Fuel	139.81
Midwest Wheel Companies, I...	4071308-00 after cr	Small Snap Clips	100-170-65030-0000	Repairs & Maintenance, Equi...	10.17
CITY UTILITIES	06042025	Monthly Electric and Natural ...	100-170-64030-0000	Natural Gas	24.01
UNIFIRST	1860176282	Uniform Expense	100-170-53030-0000	Uniform Expense	7.48
				Department 170 - Streets Total:	**1,831.71**
Department: 190 - Animal Control					
ORKIN PEST CONTROL	278039954	Service	100-190-62025-0000	Contracted Services	59.49
				Department 190 - Animal Control Total:	**59.49**
				Fund 100 - General Fund Total:	**20,832.44**

Vendor Name	Payable Number	Description (Item)	Account Number	Account Name	Amount
Fund: 200 - Law Enforcement Sales Tax					
HSA Central	INV0001012	Employer HSA Contribution	200-20235	HSA Central Bank Payable	63.14
TASC ACH	INV0001020	Employee TASC Contribution	200-20230	Tasc Flex Plan Payable	15.62
EFTPS PAYMENTS	INV0001022	43-0910153 Taxes Payable	200-20260	Payroll Taxes Payable	1,195.61
EFTPS PAYMENTS	INV0001023	43-0910153 Medicare Tax	200-20260	Payroll Taxes Payable	430.60
EFTPS PAYMENTS	INV0001024	43-0910153 SS Tax Withholdi...	200-20260	Payroll Taxes Payable	1,841.20
					3,546.17
Department: 270 - Police Operations					
O'REILLY AUTOMOTIVE STORE...	183889	Wiper Blades	200-270-65040-1305	Repairs & Maintenance, Vehic...	22.94
VERIZON	6114103891	04/22 - 05/21 phones and to...	200-270-62120-0000	Telephone & Internet	240.49
O'REILLY AUTOMOTIVE STORE...	184368	Oil Filter, Oil	200-270-65040-1301	Repairs & Maintenance, Vehic...	111.96
O'REILLY AUTOMOTIVE STORE...	184368	Oil Filter, Oil	200-270-65040-1304	Repairs & Maintenance, Vehic...	63.91
O'REILLY AUTOMOTIVE STORE...	184482	GL Wiper Fld	200-270-65040-1304	Repairs & Maintenance, Vehic...	11.98
O'REILLY AUTOMOTIVE STORE...	185000	Closed Term	200-270-65040-1305	Repairs & Maintenance, Vehic...	8.98
OMNIGO SOFTWARE, LLC	I-OS021734	7/1/2025 - 12/31/2025	200-270-63030-0000	Computer Software, Non-Cap	4,829.98
BANKCARD SERVICES	05302025 Beach	Arbys	200-270-62130-0000	Travel Expense	7.98
BANKCARD SERVICES	05302025 Beach	Rollin Smoke BBQ	200-270-62130-0000	Travel Expense	13.03
BANKCARD SERVICES	05302025 Beach	Wendys	200-270-62130-0000	Travel Expense	14.71
BANKCARD SERVICES	05302025 Beach	Arbys	200-270-62130-0000	Travel Expense	15.97
BANKCARD SERVICES	05302025 Beach	Papa Johns	200-270-62130-0000	Travel Expense	18.37
BANKCARD SERVICES	05302025 Beach	Arbys	200-270-62130-0000	Travel Expense	18.70
BANKCARD SERVICES	05302025 Beach	Culvers	200-270-62130-0000	Travel Expense	19.04
BANKCARD SERVICES	05302025 Beach	Super 8 Warrensburg - Officer...	200-270-62130-0000	Travel Expense	263.74
BANKCARD SERVICES	05302025 Beach	Par Old Barneys	200-270-62130-0000	Travel Expense	25.28
BANKCARD SERVICES	05302025 Chief	Emblem Enterprises Inc - Unif...	200-270-53030-1301	Uniform Expense	52.07
BANKCARD SERVICES	05302025 Chief	Emblem Enterprises Inc - Unif...	200-270-53030-1302	Uniform Expense	52.06
BANKCARD SERVICES	05302025 Chief	Emblem Enterprises Inc - Unif...	200-270-53030-1303	Uniform Expense	52.06
BANKCARD SERVICES	05302025 Chief	Emblem Enterprises Inc - Unif...	200-270-53030-1304	Uniform Expense	52.06
BANKCARD SERVICES	05302025 Chief	Emblem Enterprises Inc - Unif...	200-270-53030-1305	Uniform Expense	52.06
BANKCARD SERVICES	05302025 Chief	Emblem Enterprises Inc - Unif...	200-270-53030-1307	Uniform Expense	52.06
BANKCARD SERVICES	05302025 Chief	MSSU Bus Office - FTO Trainin...	200-270-53040-0000	Employee Training	400.00
BANKCARD SERVICES	05302025 Chief	Tuckers Shuckers	200-270-62130-0000	Travel Expense	29.45
BANKCARD SERVICES	05302025 Chief	Elm Street Eatery	200-270-62130-0000	Travel Expense	18.26
BANKCARD SERVICES	05302025 Chief	Rusty Rooster	200-270-62130-0000	Travel Expense	21.30
BANKCARD SERVICES	05302025 Chief	Margaritaville Resort - Police ...	200-270-62130-0000	Travel Expense	956.00
BANKCARD SERVICES	05302025 Chief	Bentleys Restaurant	200-270-62130-0000	Travel Expense	55.65
BANKCARD SERVICES	05302025 Chief	Lil Rizzos	200-270-62130-0000	Travel Expense	24.88
BANKCARD SERVICES	05302025 Chief	Margaritaville	200-270-62130-0000	Travel Expense	25.17
BANKCARD SERVICES	05302025 Chief	Amazon - Data Charger Cable	200-270-66030-4005	Equipment, Non-Capital	14.38
BANKCARD SERVICES	05302025 Mary	MO DMV - Title two vehicles	200-270-62100-0000	License Fees	106.33
BANKCARD SERVICES	05302025 Weaver	Rib Crib	200-270-62130-0000	Travel Expense	25.92
NROUTE	25-0525	Strip 2017 FPIU Unit # SPD 13...	200-270-65040-1305	Repairs & Maintenance, Vehic...	272.50
GRIME SCRUBBERS, INC	26930	Monthly Janitorial Service	200-270-62090-0000	Janitorial	165.00
KPM TECHNOLOGY, LLC	427351	Monthly support	200-270-63010-0000	Computer Support & Licensing	74.03
KPM TECHNOLOGY, LLC	427351	Monthly support	200-270-63010-0000	Computer Support & Licensing	28.05
KPM TECHNOLOGY, LLC	427351	Monthly support	200-270-63010-0000	Computer Support & Licensing	282.00
KPM TECHNOLOGY, LLC	427351	Monthly support	200-270-63010-0000	Computer Support & Licensing	22.00
KPM TECHNOLOGY, LLC	427351	Monthly support	200-270-63010-0000	Computer Support & Licensing	91.00
GENERAL CODE	GC00130717	eCode360 Annual Maintenanc...	200-270-62020-0000	Codification	105.40
Fuelman	NP68539824-PD	Acct 2746407 - Fleet 3566088 ...	200-270-66340-0000	Fuel	1,353.34
CITY UTILITIES	06042025	Monthly Electric and Natural ...	200-270-64030-0000	Natural Gas	42.33
ARVEST EQUIPMENT FINANCE	06042025	Contract 375204019 NROUTE...	200-270-65040-1305	Repairs & Maintenance, Vehic...	571.46
				Department 270 - Police Operations Total:	**10,683.88**
				Fund 200 - Law Enforcement Sales Tax Total:	**14,230.05**

Vendor Name	Payable Number	Description (Item)	Account Number	Account Name	Amount
Fund: 210 - Capital Improvement Sales Tax					
CITY OF STRAFFORD TIF	06032025	City of Strafford TIF - DG - May	210-10820	Due to TIF Fund	354.29
CITY OF STRAFFORD TIF	06032025	City of Strafford TIF - HH - May	210-10820	Due to TIF Fund	1,587.73
					1,942.02
				Fund 210 - Capital Improvement Sales Tax Total:	**1,942.02**

Vendor Name	Payable Number	Description (Item)	Account Number	Account Name	Amount
Fund: 300 - Parks & Recreation					
HSA Central	INV0001012	Employer HSA Contribution	300-20235	HSA Central Bank Payable	14.56
TASC ACH	INV0001020	Employee TASC Contribution	300-20230	Tasc Flex Plan Payable	2.50
EFTPS PAYMENTS	INV0001022	43-0910153 Taxes Payable	300-20260	Payroll Taxes Payable	54.86
EFTPS PAYMENTS	INV0001023	43-0910153 Medicare Tax	300-20260	Payroll Taxes Payable	28.98
EFTPS PAYMENTS	INV0001024	43-0910153 SS Tax Withholdi...	300-20260	Payroll Taxes Payable	123.66
					224.56
Department: 300 - Parks Operations					
SHARE CORP	298380	Nuts,Bolts,Bits re-stock	300-300-66200-0000	Repairs & Maintenance Suppli...	79.90
O'REILLY AUTOMOTIVE STORE...	181418	Flap Discs, Grinding Wheel	300-300-65040-0000	Repairs & Maintenance, Vehic...	19.96
O'REILLY AUTOMOTIVE STORE...	183060	Battery, Core Charge	300-300-65040-0000	Repairs & Maintenance, Vehic...	32.01
O'REILLY AUTOMOTIVE STORE...	183410	Mini Fuse	300-300-65040-0000	Repairs & Maintenance, Vehic...	5.99
WCT FARM & LAWN LLC	43462	Cover air cleaner, Filter, Retai...	300-300-65030-0000	Repairs & Maintenance, Equi...	26.60
YARBROUGH EQUIPMENT	20578	Harness Clutch Breakaway	300-300-65040-0000	Repairs & Maintenance, Vehic...	16.95
O'REILLY AUTOMOTIVE STORE...	CM0000079	Circuit Tstr	300-300-65030-0000	Repairs & Maintenance, Equi...	-41.99
POMP'S TIRE SERVICE, INC	1200127304	Tires, Spin Balance	300-300-65040-0000	Repairs & Maintenance, Vehic...	165.89
O'REILLY AUTOMOTIVE STORE...	183244	Motor oil	300-300-65030-0000	Repairs & Maintenance, Equi...	39.98
KPM TECHNOLOGY, LLC	427351	Monthly support	300-300-63010-0000	Computer Support & Licensing	22.00
KPM TECHNOLOGY, LLC	427351	Monthly support	300-300-63010-0000	Computer Support & Licensing	74.03
KPM TECHNOLOGY, LLC	427351	Monthly support	300-300-63010-0000	Computer Support & Licensing	4.05
GENERAL CODE	GC00130717	eCode360 Annual Maintenanc...	300-300-62020-0000	Codification	35.13
VERIZON CONNECT NWF INC	326000073910	Fleet Service	300-300-62025-0000	Contracted Services	2.74
Fuelman	NP68539824-PW	Acct 2746407 - Fleet 3566088 ...	300-300-66340-0000	Fuel	192.36
				Department 300 - Parks Operations Total:	**675.60**
Department: 320 - Delp Park					
CITY UTILITIES	06042025	Monthly Electric and Natural ...	300-320-64030-0000	Natural Gas	38.41
				Department 320 - Delp Park Total:	**38.41**
Department: 330 - Howard Smith Park					
O'REILLY AUTOMOTIVE STORE...	182131	Outlet Seal	300-330-65360-0000	Repairs & Maintenance, Spray...	3.72
O'REILLY AUTOMOTIVE STORE...	184432	Carpet Brush	300-330-65320-0000	Repairs & Maintenance, Grou...	18.98
MIDWEST POOL & SPA	339720-1	Motor, pump seal,washer, chl...	300-330-65360-0000	Repairs & Maintenance, Spray...	751.92
BANKCARD SERVICES	05302025 Joel	Lowes - misc parts	300-330-65360-0000	Repairs & Maintenance, Spray...	197.02
BANKCARD SERVICES	05302025 Mary	Amazon Port Valves x3 for Spl...	300-330-65360-0000	Repairs & Maintenance, Spray...	199.32
				Department 330 - Howard Smith Park Total:	**1,170.96**
				Fund 300 - Parks & Recreation Total:	**2,109.53**

Vendor Name	Payable Number	Description (Item)	Account Number	Account Name	Amount
Fund: 800 - Utilities					
HSA Central	INV0001012	Employer HSA Contribution	800-20235	HSA Central Bank Payable	119.09
TASC ACH	INV0001020	Employee TASC Contribution	800-20230	Tasc Flex Plan Payable	127.97
EFTPS PAYMENTS	INV0001022	43-0910153 Taxes Payable	800-20260	Payroll Taxes Payable	947.90
EFTPS PAYMENTS	INV0001023	43-0910153 Medicare Tax	800-20260	Payroll Taxes Payable	330.84
EFTPS PAYMENTS	INV0001024	43-0910153 SS Tax Withholdi...	800-20260	Payroll Taxes Payable	1,415.02
					2,940.82
Department: 800 - Utility Administration					
FRANCOTYP-POSTALIA, INC	RI106657215	Qtrly Lease Payment	800-800-62060-0000	Equipment Leases	63.54
BANKCARD SERVICES	05302025 Mary	Supplies Shops - Utility Billing ...	800-800-66080-0000	Utility Billing Supplies	360.54
CULLIGAN BOTTLED WATER	784517	Bottled Water	800-800-62025-0000	Contracted Services	32.00
GRIME SCRUBBERS, INC	26930	Monthly Janitorial Service	800-800-62090-0000	Janitorial	148.50
HAHN DEBOEF LLC	42374	Gov't Relations Services - Jun ...	800-800-61070-0000	Other Professional Services	2,500.00
KPM TECHNOLOGY, LLC	427351	Monthly support	800-800-63010-0000	Computer Support & Licensing	814.28
KPM TECHNOLOGY, LLC	427351	Monthly support	800-800-63010-0000	Computer Support & Licensing	20.55
KPM TECHNOLOGY, LLC	427351	Monthly support	800-800-63010-0000	Computer Support & Licensing	242.00
KPM TECHNOLOGY, LLC	427351	Monthly support	800-800-63010-0000	Computer Support & Licensing	71.45
GENERAL CODE	GC00130717	eCode360 Annual Maintenanc...	800-800-62020-0000	Codification	351.57
USPS	06022025	Bulk Mail Postage	800-800-66050-0000	Postage/Freight	2,000.00
				Department 800 - Utility Administration Total:	**6,604.43**
Department: 810 - Water Operations					
SHARE CORP	298380	Nuts,Bolts,Bits re-stock	800-810-66200-0000	Repairs & Maintenance Suppli...	79.90
ORKIN PEST CONTROL	278039954	Service	800-810-62025-0000	Contracted Services	26.78
O'REILLY AUTOMOTIVE STORE...	183601	Tub O'Towels	800-810-66200-0000	Repairs & Maintenance Suppli...	35.98
O'REILLY AUTOMOTIVE STORE...	183609	Pliers	800-810-66200-0000	Repairs & Maintenance Suppli...	16.99
VERIZON	6114103891	04/22 - 05/21 phones and to...	800-810-62120-0000	Telephone & Internet	111.16
POMP'S TIRE SERVICE, INC	1200127304	Tires, Spin Balance	800-810-65040-0000	Repairs & Maintenance, Vehic...	165.89
UNIFIRST	1860175066	Uniform Expense	800-810-53030-0000	Uniform Expense	33.65
HEADWATER	349013533-00	Duckbill Ferr	800-810-66200-0000	Repairs & Maintenance Suppli...	97.07
BANKCARD SERVICES	05302025 Brenda	St Georges Donuts - safety me...	800-810-62110-0000	Safety Program	4.66
BANKCARD SERVICES	05302025 Joel	home depot - dry wall / knife	800-810-66390-0000	Tools	95.82
MISSOURI ONE CALL	5050299	Locates	800-810-62025-0000	Contracted Services	123.53
VERIZON CONNECT NWF INC	326000073910	Fleet Service	800-810-62025-0000	Contracted Services	55.58
Fuelman	NP68539824-PW	Acct 2746407 - Fleet 3566088 ...	800-810-66340-0000	Fuel	629.13
CITY UTILITIES	06042025	Monthly Electric and Natural ...	800-810-64030-0000	Natural Gas	34.17
UNIFIRST	1860176282	Uniform Expense	800-810-53030-0000	Uniform Expense	33.65
SPGFLD GREENE CO HEALTH ...	060525	Water Testing Labs W250505...	800-810-62095-0000	Laboratory Testing	26.00
				Department 810 - Water Operations Total:	**1,569.96**
Department: 850 - Sewer Operations					
SHARE CORP	298380	Nuts,Bolts,Bits re-stock	800-850-66200-0000	Repairs & Maintenance Suppli...	79.92
O'REILLY AUTOMOTIVE STORE...	180735	Pump truck add for fuel	800-850-65040-0000	Repairs & Maintenance, Vehic...	51.98
O'REILLY AUTOMOTIVE STORE...	182325	For Sewer Jetter	800-850-65030-0000	Repairs & Maintenance, Equi...	32.98
ORKIN PEST CONTROL	278039954	Service	800-850-62025-0000	Contracted Services	26.78
Midwest Wheel Companies, I...	4170644-00	Permatex	800-850-66200-0000	Repairs & Maintenance Suppli...	54.00
Cogent, Inc	5624461	SID Delivery / pickup	800-850-62070-0000	Equipment Rental	1,725.00
VERIZON	6114103891	04/22 - 05/21 phones and to...	800-850-62120-0000	Telephone & Internet	111.16
GRAINGER DEP 823947593	9518076675	Plastic jargast compatible	800-850-65210-0000	Repairs & Maintenance, Sewer..	25.12
GRAINGER DEP 823947593	9518076691	Plastic jar, gast compatable	800-850-65210-0000	Repairs & Maintenance, Sewer..	50.24
GRAINGER DEP 823947593	9519516976	Piston Air Comp/Vac Pump	800-850-65220-6009	Repairs & Maintenance, Lift St...	738.01
POMP'S TIRE SERVICE, INC	1200127304	Tires, Spin Balance	800-850-65040-0000	Repairs & Maintenance, Vehic...	165.89
UNIFIRST	1860175066	Uniform Expense	800-850-53030-0000	Uniform Expense	33.66
LOYD'S ELECTRIC SUPPLY, INC.	4889310-00	Bur Bit	800-850-65220-6009	Repairs & Maintenance, Lift St...	85.86
BANKCARD SERVICES	05302025 Brenda	St Georges Donuts - safety me...	800-850-62110-0000	Safety Program	4.68
BANKCARD SERVICES	05302025 Drew	Marshall Wolf - Soft Starter	800-850-65220-6009	Repairs & Maintenance, Lift St...	1,445.10
BANKCARD SERVICES	05302025 Drew	Lowes - tools	800-850-65220-6009	Repairs & Maintenance, Lift St...	38.42
BANKCARD SERVICES	05302025 Drew	Galco Industrial Electrical AC D..	800-850-65220-6013	Repairs & Maintenance, Lift St...	344.20
BANKCARD SERVICES	05302025 Drew	Harbor Freight - nitrile gloves/...	800-850-66200-0000	Repairs & Maintenance Suppli...	117.92
LOYD'S ELECTRIC SUPPLY, INC.	4889356-00	Finder AC Relay	800-850-65220-6006	Repairs & Maintenance, Lift St...	63.94
LOYD'S ELECTRIC SUPPLY, INC.	4889364-00	Timer, Step Drill Bits	800-850-65220-6006	Repairs & Maintenance, Lift St...	571.99

Vendor Name	Payable Number	Description (Item)	Account Number	Account Name	Amount
MISSOURI ONE CALL	5050299	Locates	800-850-62025-0000	Contracted Services	123.52
MERCY CORPORATE HEALTH S...	1041585	Drew Gateley - Hep B Vaccine ...	800-850-62025-0000	Contracted Services	138.00
MERCY CORPORATE HEALTH S...	1041586	Richie Shockley - Hep B Vaccin...	800-850-62025-0000	Contracted Services	138.00
MERCY CORPORATE HEALTH S...	1041587	Deon Kochs - Hep B Vaccine #...	800-850-62025-0000	Contracted Services	138.00
MERCY CORPORATE HEALTH S...	1041589	Tyler Wellborn - Hep B Vaccine..	800-850-62025-0000	Contracted Services	138.00
MERCY CORPORATE HEALTH S...	1041678	Joel Hall - Hep B Vaccine #1/A...	800-850-62025-0000	Contracted Services	138.00
VERIZON CONNECT NWF INC	326000073910	Fleet Service	800-850-62025-0000	Contracted Services	55.55
Fuelman	NP68539824-PW	Acct 2746407 - Fleet 3566088 ...	800-850-66340-0000	Fuel	629.13
CITY UTILITIES	06042025	Monthly Electric and Natural ...	800-850-64010-0000	Electricity	1,092.50
CITY UTILITIES	06042025	Monthly Electric and Natural ...	800-850-64030-0000	Natural Gas	73.37
UNIFIRST	1860176282	Uniform Expense	800-850-53030-0000	Uniform Expense	33.66
				Department 850 - Sewer Operations Total:	**8,464.58**
Department: 890 - Trash					
REPUBLIC SERVICES	06022025	Acct 95000 / 1065757 - Straffo..	800-890-64050-0000	Trash Service Expense	2,345.28
REPUBLIC SERVICES	06022025	Acct 95000 / 1065757 - Straffo..	800-890-64050-0000	Trash Service Expense	178.50
REPUBLIC SERVICES	06022025	Acct 95000 / 1065757 - Straffo..	800-890-64050-0000	Trash Service Expense	11,234.96
				Department 890 - Trash Total:	**13,758.74**
				Fund 800 - Utilities Total:	**33,338.53**
				Grand Total:	**72,452.57**

Report Summary

Fund Summary

Fund	Payment Amount
100 - General Fund	20,832.44
200 - Law Enforcement Sales Tax	14,230.05
210 - Capital Improvement Sales Tax	1,942.02
300 - Parks & Recreation	2,109.53
800 - Utilities	33,338.53
Grand Total:	**72,452.57**

Account Summary

Account Number	Account Name	Payment Amount
100-10820	Due To TIF Fund	3,884.03
100-110-61070-0000	Other Professional Servi...	2,500.00
100-110-62020-0000	Codification	702.90
100-110-62025-0000	Contracted Services	525.00
100-110-62040-0000	Dues and Subscriptions	81.28
100-110-62060-0000	Equipment Leases	31.77
100-110-62090-0000	Janitorial	55.00
100-110-62120-0000	Telephone & Internet	74.69
100-110-62130-0000	Travel Expense	425.37
100-110-63010-0000	Computer Support & Lic...	504.73
100-110-63030-0000	Computer Software, Non...	19.99
100-110-64030-0000	Natural Gas	7.53
100-110-66050-0000	Postage/Freight	1,000.00
100-110-66310-0000	City Administrator Expen...	98.50
100-110-66360-0000	Office Supplies	208.74
100-110-81050-8000	Capital, Other Improve...	56.95
100-120-53040-0000	Employee Training	279.00
100-120-61060-0000	Planning Consulting Serv...	5,115.00
100-120-62010-0000	Advertising/Printing/Gra...	87.72
100-120-62060-0000	Equipment Leases	31.77
100-120-62090-0000	Janitorial	16.50
100-120-62120-0000	Telephone & Internet	48.57
100-120-62130-0000	Travel Expense	203.05
100-120-63010-0000	Computer Support & Lic...	123.98
100-120-64030-0000	Natural Gas	2.26
100-140-62060-0000	Equipment Leases	31.77
100-140-62090-0000	Janitorial	55.00
100-140-63010-0000	Computer Support & Lic...	204.15
100-140-64030-0000	Natural Gas	7.53
100-170-53030-0000	Uniform Expense	14.96
100-170-62010-0000	Advertising/Printing/Gra...	293.76
100-170-62025-0000	Contracted Services	40.58
100-170-62105-0000	Recording Fees	92.30
100-170-62110-0000	Safety Program	4.66
100-170-62120-0000	Telephone & Internet	111.15
100-170-64030-0000	Natural Gas	24.01
100-170-65020-0000	Repairs & Maintenance, ...	179.67
100-170-65030-0000	Repairs & Maintenance, ...	290.43
100-170-65040-0000	Repairs & Maintenance,...	165.89
100-170-65057-0000	Street Signs	336.72
100-170-66200-0000	Repairs & Maintenance ...	137.77
100-170-66340-0000	Fuel	139.81
100-190-62025-0000	Contracted Services	59.49
100-20230	Tasc Flex Plan Payable	76.82
100-20235	HSA Central Bank Payable	190.71
100-20260	Payroll Taxes Payable	2,290.93
200-20230	Tasc Flex Plan Payable	15.62
200-20235	HSA Central Bank Payable	63.14

Account Summary

Account Number	Account Name	Payment Amount
200-20260	Payroll Taxes Payable	3,467.41
200-270-53030-1301	Uniform Expense	52.07
200-270-53030-1302	Uniform Expense	52.06
200-270-53030-1303	Uniform Expense	52.06
200-270-53030-1304	Uniform Expense	52.06
200-270-53030-1305	Uniform Expense	52.06
200-270-53030-1307	Uniform Expense	52.06
200-270-53040-0000	Employee Training	400.00
200-270-62020-0000	Codification	105.40
200-270-62090-0000	Janitorial	165.00
200-270-62100-0000	License Fees	106.33
200-270-62120-0000	Telephone & Internet	240.49
200-270-62130-0000	Travel Expense	1,553.45
200-270-63010-0000	Computer Support & Lic...	497.08
200-270-63030-0000	Computer Software, Non...	4,829.98
200-270-64030-0000	Natural Gas	42.33
200-270-65040-1301	Repairs & Maintenance,...	111.96
200-270-65040-1304	Repairs & Maintenance,...	75.89
200-270-65040-1305	Repairs & Maintenance,...	875.88
200-270-66030-4005	Equipment, Non-Capital	14.38
200-270-66340-0000	Fuel	1,353.34
210-10820	Due to TIF Fund	1,942.02
300-20230	Tasc Flex Plan Payable	2.50
300-20235	HSA Central Bank Payable	14.56
300-20260	Payroll Taxes Payable	207.50
300-300-62020-0000	Codification	35.13
300-300-62025-0000	Contracted Services	2.74
300-300-63010-0000	Computer Support & Lic...	100.08
300-300-65030-0000	Repairs & Maintenance, ...	24.59
300-300-65040-0000	Repairs & Maintenance,...	240.80
300-300-66200-0000	Repairs & Maintenance ...	79.90
300-300-66340-0000	Fuel	192.36
300-320-64030-0000	Natural Gas	38.41
300-330-65320-0000	Repairs & Maintenance,...	18.98
300-330-65360-0000	Repairs & Maintenance, ...	1,151.98
800-20230	Tasc Flex Plan Payable	127.97
800-20235	HSA Central Bank Payable	119.09
800-20260	Payroll Taxes Payable	2,693.76
800-800-61070-0000	Other Professional Servi...	2,500.00
800-800-62020-0000	Codification	351.57
800-800-62025-0000	Contracted Services	32.00
800-800-62060-0000	Equipment Leases	63.54
800-800-62090-0000	Janitorial	148.50
800-800-63010-0000	Computer Support & Lic...	1,148.28
800-800-66050-0000	Postage/Freight	2,000.00
800-800-66080-0000	Utility Billing Supplies	360.54
800-810-53030-0000	Uniform Expense	67.30
800-810-62025-0000	Contracted Services	205.89
800-810-62095-0000	Laboratory Testing	26.00
800-810-62110-0000	Safety Program	4.66
800-810-62120-0000	Telephone & Internet	111.16
800-810-64030-0000	Natural Gas	34.17
800-810-65040-0000	Repairs & Maintenance,...	165.89
800-810-66200-0000	Repairs & Maintenance ...	229.94
800-810-66340-0000	Fuel	629.13
800-810-66390-0000	Tools	95.82
800-850-53030-0000	Uniform Expense	67.32
800-850-62025-0000	Contracted Services	895.85

Account Summary

Account Number	Account Name	Payment Amount
800-850-62070-0000	Equipment Rental	1,725.00
800-850-62110-0000	Safety Program	4.68
800-850-62120-0000	Telephone & Internet	111.16
800-850-64010-0000	Electricity	1,092.50
800-850-64030-0000	Natural Gas	73.37
800-850-65030-0000	Repairs & Maintenance, ...	32.98
800-850-65040-0000	Repairs & Maintenance,...	217.87
800-850-65210-0000	Repairs & Maintenance, ...	75.36
800-850-65220-6006	Repairs & Maintenance, ...	635.93
800-850-65220-6009	Repairs & Maintenance, ...	2,307.39
800-850-65220-6013	Repairs & Maintenance, ...	344.20
800-850-66200-0000	Repairs & Maintenance ...	251.84
800-850-66340-0000	Fuel	629.13
800-890-64050-0000	Trash Service Expense	13,758.74
	Grand Total:	**72,452.57**

Project Account Summary

Project Account Key		Payment Amount
None		72,452.57
	Grand Total:	**72,452.57**

City of Strafford, Missouri
Statement of Net Position - Modified Cash Basis
May 31, 2025

	Governmental Fund							Business Type Fund		
	General Fund	Law Enforcement Sales Tax Fund	Capital Improvement Sales Tax Fund	Park Fund	TIF Fund	Capital Projects Fund	Grant Fund	Utility Fund	Government Capital Assets	Total
Assets										
Cash and Investments	$ 2,519,054	$ (23,002)	$ 685,324	$ 442,858	$ 798,728	$ (12,342)	$ 313,314	$ 1,656,927	$ -	$ 6,380,861
Cash - Utility Deposit Account	-	-	-	-	-	-	-	135,969	-	135,969
Restricted Cash	300,000	16,713	-	-	-	-	-	89,099	-	405,812
Due from Other Funds	-	-	-	-	5,826	-	-	43,956	-	49,782
Taxes & Accounts Receivable, net	114,366	47,197	27,764	13,113	2,651	41,229	-	243,326	-	489,646
Grants & Disbursements Receivable	-	-	-	-	-	-	-	-	-	-
Prepaid Expenses	38,264	27,421	-	6,915	-	-	-	26,353	-	98,954
Deferred Outflows - Pension - net	-	-	-	-	-	-	-	45,392	-	45,392
2013 COP Debt Svc Acct	10,175	-	-	-	-	-	-	-	-	10,175
Property, Plant & Equipment, net	-	-	-	-	-	-	-	3,926,830	3,233,521	7,160,351
Total Assets	2,981,859	68,330	713,088	462,886	807,204	28,888	313,314	6,167,852	3,233,521	14,776,942
Liabilities										
Accounts Payable	$ 21,783	$ 3,880	$ 1	$ 809	$ 534,650	$ 1,330	$ -	$ 182,462	-	744,914
Payroll Taxes & Other Payables	7,316	13,666	-	1,548	-	-	-	36,250	-	58,780
Deferred Revenue & Deposits	39,717	-	-	-	-	-	278,703	216,256	-	534,675
Net Pension Liability	-	-	-	-	-	-	-	103,125	-	103,125
Due to Other Funds	47,840	-	1,942	-	-	-	-	-	-	49,782
Lease/Purchase Payable	-	-	-	-	-	-	-	-	-	-
Total Liabilities	116,656	17,546	1,943	2,356	534,650	1,330	278,703	538,093	-	1,491,277
Net Position										
Net Investment in Capital Assets	-	-	-	-		-	-	3,926,830	3,233,521	7,160,351
Restricted	300,000	50,784	711,145	460,530	272,554	27,558	34,611	225,434	-	2,082,616
Unrestricted	2,565,203	-	-	-	-	-	-	1,477,496	-	4,042,698
Total Net Position	$ 2,865,203	$ 50,784	$ 711,145	$ 460,530	$ 272,554	$ 27,558	$ 34,611	$ 5,629,759	$ 3,233,521	$ 13,285,665

City of Strafford, Missouri
Statement of Activities - Modified Cash Basis
Eight Months Ended May 31, 2025

	Governmental Fund							Business Type Fund	
	General Fund	Law Enforcement Sales Tax Fund	Capital Improvement Sales Tax Fund	Park Fund	TIF Fund	Capital Projects Fund	Grant Fund	Utility Fund	Total
Revenues & Transfers In									
City Sales Tax	$ 428,540	$ 322,347	$ 214,270	$ -	$ -	$ -	$ -	$ -	$ 965,157
Property Taxes	171,516	-	-	-	-	-	-	-	171,516
Parks Sales Tax	-	-	-	103,056	-	-	-	-	103,056
Other Parks Revenue	-	-	-	7,186	-	-	-	-	7,186
Gas Tax	94,537	-	-	-	-	-	-	-	94,537
Other Taxes	62,228	56,855	-	-	-	-	-	-	119,083
Franchise Fees	175,475	-	-	-	-	-	-	-	175,475
Court Revenues	11,259	204	-	-	-	-	-	-	11,463
Grants	-	4,037	-	-	-	43,399	-	115,164	162,601
Loan Proceeds	-	-	-	-	-	24,954	-	429,106	454,059
Water Sales	-	-	-	-	-	-	-	391,209	391,209
Sewer Sales	-	-	-	-	-	-	-	749,634	749,634
Trash Sales	-	-	-	-	-	-	-	120,081	120,081
Other Revenues	129,021	134	11,641	-	469,709	13	4,626	66,778	681,921
Transfers In	-	105,000	-	-	42,914	128,476	-	-	276,390
Total Revenues	1,072,575	488,577	225,911	110,243	512,623	196,842	4,626	1,871,972	4,483,367
Expenditures									
General & Administrative	$ 283,536	$ -	$ -	$ -	$ -	$ -	$ -	$ 248,082	531,618
Building	136,068	-	-	-	-	-	-	-	136,068
Police	-	499,885	-	-	-	-	-	-	499,885
Municipal Court	36,935	-	-	-	-	-	-	-	36,935
Streets & Maintenance	109,851	-	135,367	-	-	196,842	-	-	442,059
Parks	-	-	-	44,070	-	-	-	-	44,070
Other	10,415	-	-	-	474,714	-	-	-	485,129
Water	-	-	-	-	-	-	-	775,764	775,764
Sewer	-	-	-	-	-	-	-	645,316	645,316
Trash	-	-	-	-	-	-	-	112,654	112,654
Transfers Out	133,609	-	142,781	-	-	-	-	-	276,390
Total Expenditures	710,413	499,885	278,148	44,070	474,714	196,842	-	1,781,816	3,985,888
Increase in Net Position	362,161	(11,308)	(52,237)	66,173	37,909	-	4,626	90,156	497,479
Beginning Net Position - restated	2,503,042	62,092	763,382	394,357	234,645	27,558	29,986	5,539,604	9,554,665
Ending Net Position	$ 2,865,203	$ 50,784	$ 711,145	$ 460,530	$ 272,554	$ 27,558	$ 34,611	$ 5,629,759	$ 10,052,144

City of Strafford

City Administrator's Report (#419)

To: Mayor Strecker & Board of Aldermen Date: June 16, 2025
From: Martha E. Smartt, City Administrator

ORDINANCE 1097 – FINAL PLAT - REED MANOR

- Second and Final Reading of this agenda item is on the June 16, 2025 meeting. This R-2 Duplex Subdivision has 6 lots and is located on Northeast corner of the Intersection of Sally Lane and Airport Road. The required letter of credit (LOC) from the developer to secure the subdivision sidewalks is anticipated to be received by Monday, June 16 in order to complete the approval of the Final Plat.

ORDINANCE 1096 – ANNEXATION, 3621 N. STATE HWY 125 – PUBLIC HEARING

- An ordinance is on the June 16 BOA agenda for annexing 5 acres located at 3621 N. State Highway 125 and owned by John Deere Shared Services into the City of Strafford. This property is located immediately south of the existing John Deere Reman campus and is intended to provide additional buffer land to their existing facility. A copy of the ordinance, the Planning & Development Application, and an exhibit are in the packet.

ORDINANCE 1098 – REZONING, 3621 N. STATE HWY 125 – PUBLIC HEARING

- An ordinance is on the June 16 BOA agenda for rezoning of the 5 acres located at 3621 N. State Highway 125 owned by John Deere Shared Services into the City of Strafford, contingent upon annexation of the same property. The request is to rezone this property upon annexation to M-2 General Manufacturing, which is consistent with the current John Deere Reman property and the surrounding properties to the east and to the north. A copy of the ordinance, the Planning & Development Application, and an exhibit are in the packet.

ORDINANCE 1099 & 1100 – PRELIMINARY & FINAL PLATS – JOHN DEERE REMAN

- Two separate ordinances are on the agenda related to the 5 acres requested for annexation and rezoning and requesting to combine those 5 acres with the existing John Deere Reman property located at 601 S. State Highway 125. The applicant is requesting approval of a combined preliminary and final plat to consolidate two parcels into a single lot. While one parcel is already platted, the other remains unplatted and must be formally subdivided in accordance with City regulations. The plat also includes dedication of the required right-of-way along Hwy 125 to bring the property into

compliance with current development standards. As this additional ROW will be within a MODOT-maintained corridor, the plat shows that this 25-foot wide strip will be dedicated via separate instrument to MODOT following approval of the Final Plat. The preliminary and final plats for this property are proceeding simultaneously. This is because no additional public improvements are associated with the platting of these parcels. Staff has reviewed the preliminary and final plats finds they are consistent with applicable subdivision and zoning requirements. Staff recommends approval of the preliminary plat and final plat as submitted. The request meets all applicable subdivision and zoning requirements and facilitates the appropriate consolidation and formal platting of the subject parcels, including the dedication of right-of-way in accordance with City standards.

CONCEPTUAL PROJECT WORKSHOP

- Earlier in 2025, the Board of Aldermen expressed openness to considering R-1 Single Family PUD Developments which may propose smaller lot sizes than the Subdivision Regulations specify with the additional amenities beyond the requirements of the City's Subdivision Regulations. Planned Unit Developments (PUDs) as regulated by the City's Zoning Code allows for some flexibility in development by specifying conditions, criteria, and allowances which may be identified and specified in an approved PUD Plan for an individual development. The conditions outlined in the PUD approved plan regulate and government the development in perpetuity from the time of approval by ordinance.
- Typically, a PUD begins as a proposal, goes through a staff Pre-Development meeting with preliminary feed, revisioning occurs and then an official submittal is sent to staff for review. Upon fulfilling the review criteria, the PUD Plan is sent to Planning & Zoning for consideration and recommendation to the Board, and then the Board considers the PUD Plan and if approved is done so through an enacting ordinance. In reality, this process occurs at great cost in both dollars and time to both the developer and the City. To ensure this process is efficient and cost effective with the greatest opportunity to meet the needs of the developer and the community and the expectations the Board may have, it is often beneficial for the developer to gain insight from the Board in advance of an official PUD submittal to gain feedback. A Conceptual Project Workshop provides a framework for this discussion between the developer and the Board in which the developer gives a presentation of his proposed development, and the Board has the opportunity to ask questions and give feedback for any suggestions, adjustments, or changes to the proposal, with the developer being able to dialogue and respond to the Board's feedback until some understanding and perhaps consensus is achieved.

PRESENTATION – NORTH SIDE PARK PLANNING PROPOSAL, CMT ENGINEERING

- Scott Hanson, the City's Planning Consultant with CMT Engineering, will present a park planning proposal for a north side park at the location of 5 residential lots the City owns on N. Lincoln Street between Croxdale and Cherry.

RESOLUTION 25-08 – SUPPLEMENTAL AGREEMENT WITH CMT ENGINEERING FOR NORTH SIDE PARK PLANNING

- A resolution is on the June 16 BOA Agenda to approve the City Administrator signing a supplemental agreement with CMT Engineering for parks planning services related to a specified scope of work pertaining to planning the north side park. The proposed scope of service is $13,650. The FY2025 Annual Budget includes $15,000 in the Parks Department Budget for this purpose. The resolution included in the packet requests a not-to-exceed of $15,000 to allow for one additional public engagement for the plan to incorporate engagement of school-age children at School District to gain feedback for this plan.

ORDINANCE 1101 – BUDGET AMENDMENT – INSURANCE PREMIUM INCREASE

- An ordinance is on the June 16 BOA Agenda to approve a FY25 Budget Amendment to approve a FY25 Budget Amendment to appropriate budget savings of various expense lines to cover the increased premium cost of Property and Liability Insurance for the coverage period July 2025-June 2026. As stated in the City Administrator's Report presented at June 9th Meeting, the City of Strafford was notified by our insurance carrier that rates for the upcoming premium would be significantly higher than what was anticipated in the FY2025 annual budget. Though the City's insurance broker solicited numerous quotes for other insurance carriers, it was clear our existing insurance carrier offered the lowest premium. This budget amendment proposes to use current year budget savings to absorb this additional expense.

DISCUSSION: ROLE & RESPONSIBILITIES OF CITY BUILDING INSPECTOR/CODE COMPLIANCE

- The discussion of elevated code enforcement will continue at the June 16 at the request of the Board of Aldermen. The City's Building Inspector/Code Compliance Officer, Marco Richmann, will provide additional information at Monday night's meeting related to common or prevalent property maintenance issues and nuisance code violations he sees. As mentioned in the June 9 Board meeting, the City primarily performs mode enforcement in response to Citizen Concerns that are submitted, except where a public health or safety issue is found and these are addressed as they are found.

CITY OF STRAFFORD

BILL 25-22 **ORDINANCE 1097**

AN ORDINANCE ACCEPTING AND APPROVING THE FINAL PLAT OF REED MANOR, OWNED BY REED ENTERPRISES, LLC

WHEREAS, Reed Enterprises, LLC, owner of approximately 1.8 acres of real estate located at the northeast corner of Sally Lane and Airport Road, has submitted to the Board of Aldermen a Final Plat of the subdivision known as Reed Manor; and

WHEREAS, the final plat has met the Subdivision Regulations in Chapter 405 of the City of Strafford, Missouri; and

WHEREAS, the proposed plat is consistent with the preliminary plat previously approved by the Planning and Zoning Commission and conforms to applicable zoning and subdivision regulations; and

WHEREAS, said final plat was recommended for approval by the Planning and Zoning Commission by a vote of 4-0 at the May 12, 2025 Planning and Zoning Commission Meeting.

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

Section 1: The Final Plat of Reed Manor, within the corporate limits of the City of Strafford, Missouri, as shown by the said plat, is hereby approved and accepted by the Board of Aldermen of the City of Strafford, Missouri.

Section 2. The legal description of the property to be subdivided is as follows:

RANGE 20, GREENE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID; THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER, A DISTANCE OF 498.96 FEET TO A SURVEY MONUMENT (LC 62D) ON THE EAST RIGHT-OF-WAY LINE OF AIRPORT ROAD; THENCE NOT27'42"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 237.15 FEET TO A SURVEY MONUMENT (PLS 2153) FOR A POINT OF BEGINNING; THENCE N01T9'35"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 588.87 FEET TO A SURVEY MONUMENT (LS 1126) AT THE SOUTHWEST CORNER OF LOT 42, VERMILLION ESTATES, A SUBDIVISION IN THE CITY OF STRAFFORD, GREENE COUNTY, MISSOURI; THENCE S85*46'51"E, ALONG THE SOUTH LINE OF SAID LOT 42, A DISTANCE OF 82.65 FEET TO A SURVEY MONUMENT (LC 62D); THENCE S88'55'38"E, ALONG THE SOUTH LINE OF SAID LOT 42, A DISTANCE OF 50.05 FEET TO

A SURVEY MONUMENT (LC 62D) ON THE WESTERLY LINE OF SAID VERMILLION ESTATES; THENCE S01 27'53"W, ALONG SAID WESTERLY LINE, A DISTANCE OF 584.86 FEET TO A SURVEY MONUMENT AT THE SOUTHWEST CORNER OF LOT 35, SAID VERMILLION ESTATES, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SALLY LANE; THENCE N88'41'54"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 131.19 FEET TO THE POINT OF BEGINNING, CONTAINING 1.8 ACRES. SUBJECT TO ANY EASEMENTS OF RECORD, AND ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

Section 3. City staff are hereby authorized and directed to endorse acceptance of said plat hereon and to certify the approval of said plat.

Section 4: This Ordinance will be in effect immediately upon passage and approval.

PASSED AND APPROVED BY THE STRAFFORD BOARD OF ALDERMEN THIS ___DAY OF ___, 2025.

_____
Sandy Strecker, Mayor

ATTEST:

_____
DeAnn Reynolds, City Clerk

Strafford MO
Gateway to Opportunity

Planning and Development Application

P.O. Box 66, Strafford, Missouri 65757
(417) 736-2154 / Fax (417) 736-2390

Application Type: *Check all that apply.*

___ Annexation	___ Rezoning	___ Replat (Combo/Split/Line Adjustmt)
___ Preliminary Plat	X Final Plat	___ Minor Subdivision
___ Vacation of Street	___ Vacation of Easement	___ Vacation of Right-of-Way
___ PUD Sketch	___ PUD Preliminary Plat	___ PUD Final Plat
___ Conditional Use	___ Appeals (Variance)	___ Other: _____

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

Location of Property: Address: Airport Rd Strafford MO

Legal Description (or provide separately): 237 Ft N & E Cor SW ¼ NE ¼ N 589.54 Ft 132.69 S 584.9 Ft W 1326 Ft to beg

Property/Land Details:

Size of Property: Square Feet 78,000 Acreage 1.78

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

Proposed Use: ___ Residential Subdivision ___ Commercial Subdivision ___ Other ___ N/A

Additional details for your request:

Legal Owner Information:

Name: Reed Enterprises

Address: 1660 E Kearny City: Springfield State: MO Zip: 65803

Email: JCReed818@gmail.com Phone Number:

Owner Representative Information:

Name & Company: Reed Rental Relation to Owner: _____

Address: 1660E Kearny City: Springfield State: MO Zip: 65803

Email: ~~Sabrina@g~~ Sabrinareedenterprises@gmail Phone Number:

*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.

Owner's Signature — Date: May 16, 2025

Josh Reed
Printed Name

Owner's Signature — Date

Printed Name

Applicant's Signature — Date

Printed Name

STATE OF MISSOURI)
)
COUNTY OF GREENE)

On this 16th day of May, 2025, before me personally appeared Josh Reed and _____ 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, Missouri, the day and year first above written.

My commission expires: August 29, 2026

NOTARY PUBLIC

Brenda J. Porterfield

Print Name: Brenda J. Porterfield

BRENDA J. PORTERFIELD
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES AUGUST 29, 2026
GREENE COUNTY
COMMISSION #18085045

FINAL PLAT OF
REED MANOR
A SUBDIVISION IN THE CITY OF STRAFFORD, GREENE COUNTY, MISSOURI



LOCATION MAP
SECTION 34
TOWNSHIP 30N RANGE 20W
APPROX. SCALE: 1"=2000'

LANDSCAPING/PLANTING REQUIREMENTS

BUFFERYARD TYPE I
15 FT MINIMUM WIDTH

PLANTINGS PER 100 LINEAR FEET OR FRACTION THEREOF

1	CANOPY TREE
1	UNDERSTORY TREE
1	EVERGREEN TREE
6	SHRUBS

TOTAL 472.03 LINEAR FEET

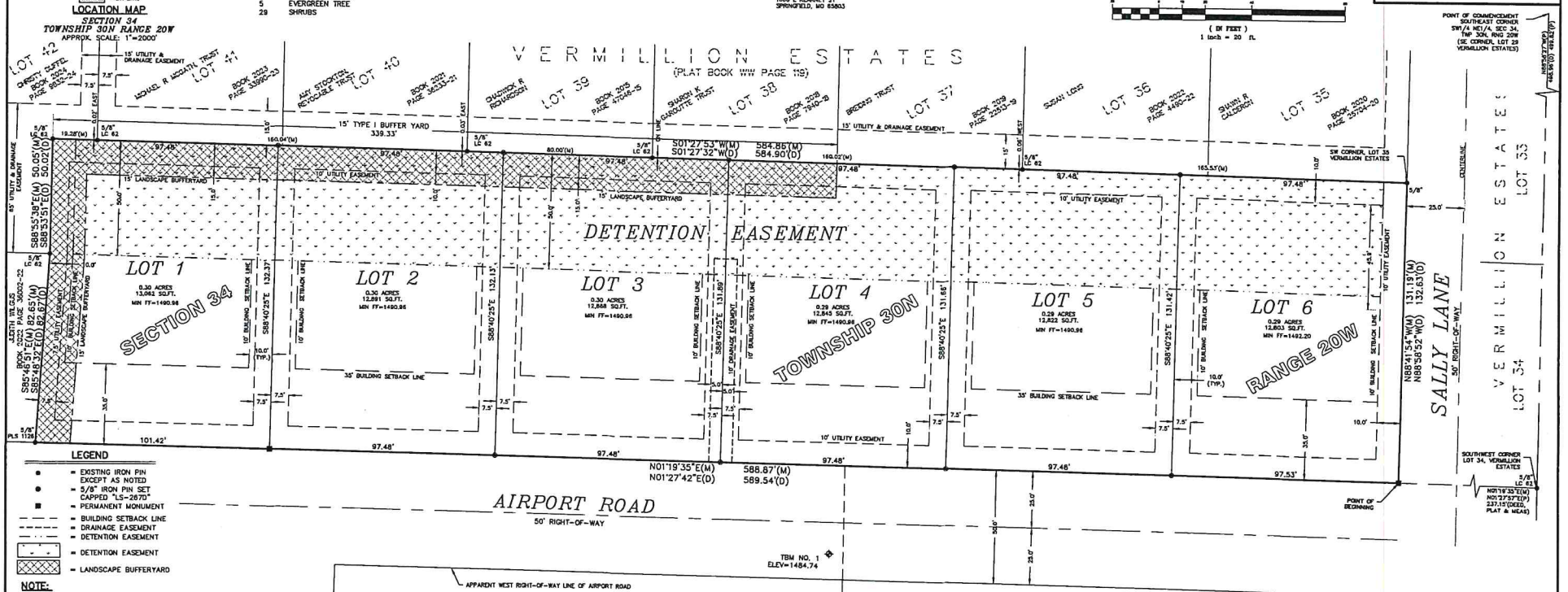
PLANTINGS PROVIDED ON APPROVED PLANS

5	CANOPY TREE
5	UNDERSTORY TREE
5	EVERGREEN TREE
29	SHRUBS

OWNER/DEVELOPER
REED ENTERPRISES LLC
1660 E KEARNEY ST
SPRINGFIELD, MO 65803

GRID NORTH
MISSOURI STATE PLANE
CENTRAL ZONE
NAD83
VERTICAL DATUM NAVD88

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



LEGEND

- = EXISTING IRON PIN EXCEPT AS NOTED
- = 5/8" IRON PIN SET CAPPED "LS-2670"
- = PERMANENT MONUMENT
- = BUILDING SETBACK LINE
- = DRAINAGE EASEMENT
- = DETENTION EASEMENT
- = DETENTION EASEMENT
- = LANDSCAPE BUFFERYARD

NOTE:
MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE EASEMENT OR DRAINAGE DETENTION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

NO BUILDINGS, FENCES OR OTHER STRUCTURES SHALL BE PLACED OR MAINTAINED WITHIN THE DETENTION EASEMENT.

DRIVEWAY ACCESS FROM LOT 6 ONTO SALLY LANE IS NOT ALLOWED.
THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS OF MISSOURI STANDARDS FOR URBAN CLASS PROPERTY.

THE PROPERTY SHOWN HEREON LIES IN A FLOOD ZONE X ACCORDING TO FLOOD INSURANCE MAP 29077C0263E, EFFECTIVE DECEMBER 17, 2010.

DEVELOPMENT NOTES

Total Area	77,292 sq.ft. (1.8 acres)
Total No. of Lots	6
Density	3.4 LOTS/ACRE
Current Zoning	R-2 (URBAN RESIDENTIAL)
Proposed Land Use	DUPLEX HOUSING
Smallest Lot	Lot 6 12,803 sq.ft. (0.3 acres)
Largest Lot	Lot 1 13,062 sq.ft. (0.3 acres)
Average Lot Size	12,882 sq.ft. (0.3 acres)
Source of Title	Book 2020 Page 53740-20

OFFER OF DEDICATION

REED ENTERPRISES LLC IS THE OWNER OF THE REAL ESTATE DESCRIBED HEREON AND AS OWNER, CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AS REPRESENTED ON THE PLAT, SAID SUBDIVISION SHALL BE KNOWN AS REED MANOR AND ALL STREETS, ALLEYS, EASEMENTS, AND ACCESS LIMITATIONS SHOWN HEREON ARE DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF JOSH REED HAS CAUSED THIS PLAT TO BE SIGNED THIS _____DAY OF _____, 2025.

JOSH REED, REED ENTERPRISES LLC

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS.
COUNTY OF GREENE)

ON THIS _____DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOSH REED OF REED ENTERPRISES LLC, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN PLAT OF REED MANOR IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

SIGNATURE: _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF TAXES PAID (CITY OF STRAFFORD)

THERE ARE NO UNPAID TAXES DUE AND PAYABLE AT THE TIME OF PLAT APPROVAL AND NO UNPAID SPECIAL ASSESSMENTS, WHETHER OR NOT DUE AND PAYABLE AT THE TIME OF APPROVAL, ON ANY OF THE LANDS INCLUDED IN THE PLAT, AND ALL OUTSTANDING TAXES AND SPECIAL ASSESSMENTS HAVE BEEN PAID ON ALL PROPERTY DEDICATED TO THE PUBLIC USE. ON THIS THE _____DAY OF _____, 2025.

DEANN REYNOLDS
CITY CLERK

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISION

APPROVED THE _____DAY OF _____, 2025 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF STRAFFORD, MISSOURI.

PLANNING AND ZONING BOARD

CERTIFICATE OF APPROVAL BY THE CITY ADMINISTRATOR

I, MARTHA E. SMARTT, CITY ADMINISTRATOR OF THE CITY OF STRAFFORD, MISSOURI, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO APPLICABLE CITY REQUIREMENTS AND SPECIFICATIONS ON THIS THE _____DAY OF _____, 2025.

MARTHA E. SMARTT
CITY ADMINISTRATOR

PROPERTY DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 30 NORTH, RANGE 20 WEST, GREENE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE N88°58'27"W ALONG SAID SOUTH LINE, A DISTANCE OF 498.96 FEET TO A SURVEY MONUMENT (LC 620) ON THE EAST RIGHT-OF-WAY LINE OF AIRPORT ROAD; THENCE N01°27'57"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 237.15 FEET TO A SURVEY MONUMENT (PLS 2153) FOR A POINT OF BEGINNING; THENCE N01°19'35"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 588.87 FEET TO A SURVEY MONUMENT (LS 1126); THENCE S85°46'51"E, ALONG THE SOUTH LINE OF SAID LOT 42, A DISTANCE OF 82.65 FEET TO A SURVEY MONUMENT (LC 620); THENCE S88°35'38"E, ALONG THE SOUTH LINE OF SAID LOT 42, A DISTANCE OF 50.05 FEET TO A SURVEY MONUMENT (LC 620) ON THE WESTERLY LINE OF SAID VERMILLION CSTATES; THENCE S01°27'53"W, ALONG SAID WESTERLY LINE, A DISTANCE OF 584.86 FEET TO A SURVEY MONUMENT AT THE SOUTHWEST CORNER OF LOT 35, SAID VERMILLION ESTATES, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SALLY LANE; THENCE N88°41'54"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 131.19 FEET TO THE POINT OF BEGINNING, CONTAINING 1.8 ACRES.

SUBJECT TO ANY EASEMENTS OF RECORD, AND ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

BENCHMARKS

BENCHMARK MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT, WE-29 (NAVD88)
NE QUADRANT OF EVERGREEN STREET
@ DEWDROP LANE
ELEV. 1468.21

TEMPORARY BENCHMARK NO. 1
"SQUARE CUT" ON TOP OF 15" RCP PIPE
WEST SIDE OF AIRPORT ROAD
ELEV. 1484.74

SURVEYORS DECLARATION

KNOW ALL MEN BY THESE PRESENTS:
THAT I, RICK WILSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY WILSON SURVEYING CO., INC. DATED FEBRUARY 4, 2021 AND SIGNED BY MARK C. YOUNG P.L.S. NO. 1811 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF RICK WILSON P.L.S. NO. 1970 IN ACCORDANCE WITH MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS PROMULGATED FOR THE STATE OF MISSOURI BY THE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE.

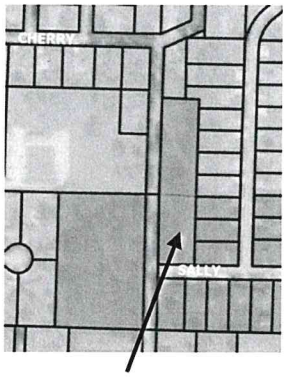
SIGNATURE _____
WILSON SURVEYING CO., INC. L.S. 2670
BY RICK WILSON, PLS 1970

PREPARED BY
WILSON SURVEYING CO., INC.
SURVEYING/ENGINEERING/LAND PLANNING
(417)-522-7870
2003 S. STEWART AVENUE, SUITE 112
Springfield, Missouri 65804
Email: Rick.Wilson@wilsonsurveying.com
DRAWING NO.: WD-105-839
JOB NO.: 2021-002PP
DRAWN BY: JV
DATE: MAY 08, 2025

RICK WILSON MISSOURI L.S. LICENSE NUMBER 1970
STATE OF MISSOURI RICK WILSON NUMBER PLS-1970 PROFESSIONAL LAND SURVEYOR

Planning Commission Staff Report
Final Plat of Reed Manor
May 12, 2025

Development name:	Final Plat of Reed Manor
Location:	Northeast corner of the Intersection of Sally Lane and Airport Road.
Property owner:	Reed Enterprises, LLC
Zoning:	R-2 (Urban Residential District).
Property Size:	1.8 Acres
Existing Conditions:	The 1.8-acre parcel is vacant and undeveloped but has been cleared for pending development following the approval of this plat. A 50' detention easement runs the full length of the east side of the property.
Utilities and Services:	The City of Strafford will provide sanitary sewer, water, and public safety services. Fire protection services are provided by the Strafford Fire Protection District. Electric utilities are provided by Liberty Energy.
Access/ Right-of-Way:	The lots will have frontage on Airport Road, including Lot 6- the corner lot on the corner of Airport Road and Sally Lane. Driveway access from Sally Lane is not permitted. Sidewalks currently span the west side of the property along Airport Road.
Floodplain:	The Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) Community Panel No. 29077C0261E , Effective Date December 17, 2010 shows this property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.)
Comprehensive Plan:	The 2022 Future Land Use map below shows the subject property's location. The map indicates that the property is to be Mixed Residential, and the adjacent parcels are also to be Single Family Residential and Mixed Residential.



Subject Tract (from 2022 Future Land Use Map)

Staff Discussion

The applicant is requesting approval of the final plat to create six new residential lots intended for the development of duplex homes. The proposed plat is consistent with the preliminary plat previously approved by the Planning Commission and conforms to applicable zoning and subdivision regulations. A 50-foot-wide detention easement is located along the eastern boundary of the property; no structures are permitted within this easement, and it has been appropriately noted on the plat.

The plat also shows a 15-foot wide landscape bufferyard, provided for screening purposes as required by the Landscape ordinance between adjacent multi-family and single-family zoned developments.

Staff has reviewed the submittal and finds it consistent with applicable subdivision and zoning requirements.

Staff Recommendation

Staff recommends approval of the final plat as submitted. The request meets all applicable subdivision and zoning requirements.

CITY OF STRAFFORD

BILL 25-25 **ORDINANCE 1096**

AN ORDINANCE ANNEXING REAL PROPERTY OWNED BY JOHN DEERE SHARED SERVICES, LLC INTO THE CITY OF STRAFFORD

WHEREAS, on May 19th, 2025 a properly and duly posted public hearing was held by the Board of Aldermen to act upon a voluntary annexation petition signed by John Deere Shared Services, LLC, the property owner of approximately five (5) acres of land addressed as 3621 N. State Highway and located on the southwest corner of the intersection of State Highway 125 and Lillian Drive; 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 RESOLVED 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:

BEGINNING AT THE SOUTHEAST CORNER OF LOT FIVE (5) OF THE NORTHEAST FRACTIONAL QUARTER (NE¼) OF SECTION FIVE (5), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY (20) WEST; THENCE NORTH 331 FEET; THENCE WEST 658 FEET; THENCE SOUTH 331 FEET; THENCE EAST 658 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE EAST ONE HALF (E½) OF LOT FIVE (5) OF THE NORTHEAST FRACTIONAL QUARTER (NE¼) OF SECTION FIVE (5), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY (20) WEST, IN GREENE COUNTY, MISSOURI, EXCEPT THAT PART TAKEN FOR RIGHT-OF-WAY PURPOSES FOR STATE HIGHWAY NUMBER 125.

SECTION 2. 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 ___DAY OF ___, 2025.

_____
Sandra Strecker, Mayor

ATTEST:

_____
DeAnn Reynolds, City Clerk

Strafford MO
Gateway to Opportunity

Planning and Development Application

P.O. Box 66, Strafford, Missouri 65757
(417) 736-2154 / Fax (417) 736-2390

Application Type: *Check all that apply.*

X Annexation	X Rezoning	___ Replat (Combo/Split/Line Adjustmt)
___ Preliminary Plat	___ Final Plat	X Minor Subdivision
___ Vacation of Street	___ Vacation of Easement	___ Vacation of Right-of-Way
___ PUD Sketch	___ PUD Preliminary Plat	___ PUD Final Plat
___ Conditional Use	___ Appeals (Variance)	___ Other: _____

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

Location of Property: Address: 601 S. State HWY 125, Strafford, MO 65757 & 3621 N. State HWY 125, Strafford, MO 65757

Legal Description (or provide separately): _____

Property/Land Details:

Size of Property: Square Feet _____ Acreage 80.19ac & 5ac

Existing Use(s): Remon Facility & Vacant Existing Zoning: A-1 Requested Zoning: M-2

Proposed Use: ___ Residential Subdivision ___ Commercial Subdivision X Other ___ N/A

Additional details for your request:

Legal Owner Information:

Name: Kevin Schrag (John Deere Shared Services, LLC)

Address: 601 S. State Hwy 125 City: Strafford State: MO Zip: 65757

Email: schragkevinb@johndeere.com Phone Number: _

Owner Representative Information:

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

Address: 550 St. Louis St. City: Springfield State: MO Zip: 65806

Email: rhaase@olsson.com Phone Number: _

*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.

Kevin B Schrag — Owner's Signature — Feb 14, 2025 — Date

Kevin B. Schrag — Printed Name

Owner's Signature — Date

Printed Name

Ricky Haase — Applicant's Signature — 2/14/2025 — Date

Ricky Haase — Printed Name

STATE OF MISSOURI)
)
COUNTY OF GREENE)

On this 14th day of February, 2025, before me personally appeared Kevin Schrag and _____ 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 Springfield, MO, the day and year first above written.

My commission expires: June 6, 2025

NOTARY PUBLIC
Kristy R Sweitzer
Kristy R. Sweitzer
Print Name:

KRISTY R. SWEITZER NOTARY PUBLIC, STATE OF MISSOURI CHRISTIAN COUNTY NOTARY SEAL COMM# 15637160 MY COMMISSION EXPIRES JUNE 6, 2025

Electronically Recorded

032622-24 16 Oct 2024 01:28:01 PM

Book: 2024
Page: 032622-24
2 pages

lcunningham

REAL ESTATE DOCUMENT
GREENE COUNTY, MISSOURI
RECORDERS CERTIFICATION

Cheryl Dawson-Spaulding
Recorder of Deeds

General Warranty Deed

THIS DEED, Made and entered into this 15 day of October, 2024, by and between

Grantor: **ANDREY REZNIK**, A SINGLE PERSON

of the County of GREENE, State of MISSOURI, party or parties of the first part, and

Grantee: **JOHN DEERE SHARED SERVICES LLC, AN IOWA LIMITED LIABILITY COMPANY**

of the County of ROCK ISLAND, ILLINOIS, party or parties of the second part,

Grantee's mailing address: **1 John Deere Place, Moline, IL 61265**

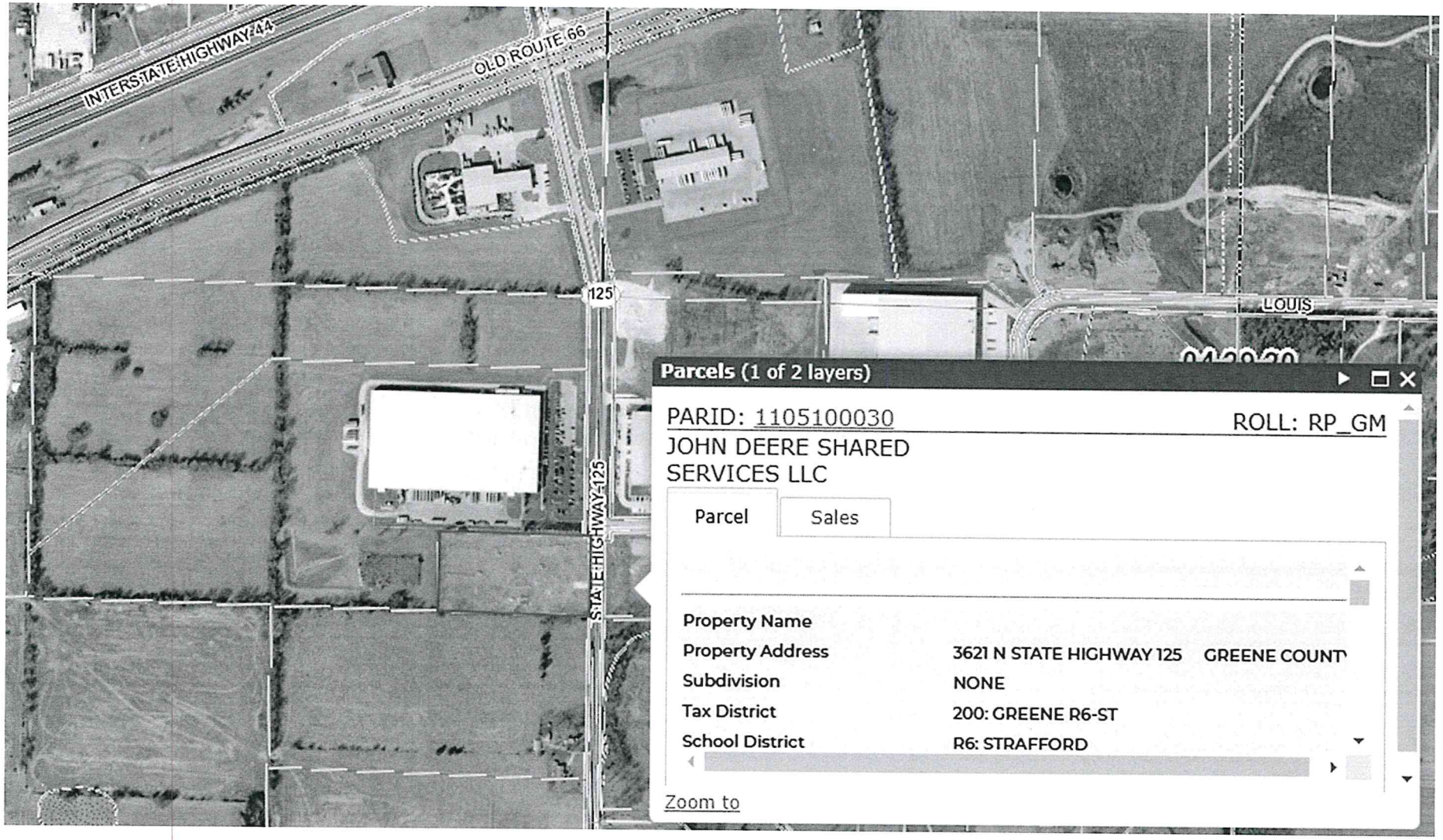
WITNESSETH, that the said party or parties of the first part,for and in consideration of the sum of Ten Dollars and other good and valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SROCK ISLAND D CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the County of GREENE and State of Missouri, to-wit:

BEGINNING AT THE SOUTHEAST CORNER OF LOT FIVE (5) OF THE NORTHEAST FRACTIONAL QUARTER (NE¼) OF SECTION FIVE (5), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY (20) WEST; THENCE NORTH 331 FEET; THENCE WEST 658 FEET; THENCE SOUTH 331 FEET; THENCE EAST 658 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE EAST ONE HALF (E½) OF LOT FIVE (5) OF THE NORTHEAST FRACTIONAL QUARTER (NE¼) OF SECTION FIVE (5), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY (20) WEST, IN GREENE COUNTY, MISSOURI, EXCEPT THAT PART TAKEN FOR RIGHT-OF-WAY PURPOSES FOR STATE HIGHWAY NUMBER 125.

SUBJECT TO EASEMENTS, 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.

IN WITNESS WHEREOF, the said party of parties of the first part has or have hereunto set their hand or hands the day and year first above written.


INTERSTATE HIGHWAY 44
OLD ROUTE 66
125
STATE HIGHWAY 125
LOUIS
Parcels (1 of 2 layers)
PARID: 1105100030
ROLL: RP_GM
JOHN DEERE SHARED SERVICES LLC
Parcel
Sales
Property Name
Property Address
3621 N STATE HIGHWAY 125
GREENE COUNT
Subdivision
NONE
Tax District
200: GREENE R6-ST
School District
R6: STRAFFORD
Zoom to

Electronically Recorded

032622-24 16 Oct 2024 01:28:01 PM

Book: 2024
Page: 032622-24
2 pages

lcunningham

REAL ESTATE DOCUMENT
GREENE COUNTY, MISSOURI
RECORDERS CERTIFICATION
Cheryl Dawson-Spaulding
Recorder of Deeds

General Warranty Deed

THIS DEED, Made and entered into this 15 day of October, 2024, by and between

Grantor: **ANDREY REZNIK**, A SINGLE PERSON

of the County of GREENE, State of MISSOURI, party or parties of the first part, and

Grantee: **JOHN DEERE SHARED SERVICES LLC, AN IOWA LIMITED LIABILITY COMPANY**

of the County of ROCK ISLAND, ILLINOIS, party or parties of the second part,

Grantee's mailing address: **1 John Deere Place, Moline, IL 61265**

WITNESSETH, that the said party or parties of the first part,for and in consideration of the sum of Ten Dollars and other good and valuable considerations 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 SROCK ISLAND D CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the County of GREENE and State of Missouri, to-wit:

BEGINNING AT THE SOUTHEAST CORNER OF LOT FIVE (5) OF THE NORTHEAST FRACTIONAL QUARTER (NE¼) OF SECTION FIVE (5), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY (20) WEST; THENCE NORTH 331 FEET; THENCE WEST 658 FEET; THENCE SOUTH 331 FEET; THENCE EAST 658 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE EAST ONE HALF (E½) OF LOT FIVE (5) OF THE NORTHEAST FRACTIONAL QUARTER (NE¼) OF SECTION FIVE (5), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY (20) WEST, IN GREENE COUNTY, MISSOURI, EXCEPT THAT PART TAKEN FOR RIGHT-OF-WAY PURPOSES FOR STATE HIGHWAY NUMBER 125.

SUBJECT TO EASEMENTS, 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.

IN WITNESS WHEREOF, the said party of parties of the first part has or have hereunto set their hand or hands the day and year first above written.

The said party or parties of the first part covenanting that said party or parties and the heirs, executors, administrators and assigns of such party or parties, 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 and assigns of such party or parties forever, against the lawful claims of all person 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 building set back lines of record if any, and zoning laws.

ANDREY REZNIK

STATE OF MISSOURI,)
) SS.
County of GREENE)

On this 15 day of October, 2024, before me personally appeared ANDREY REZNIK, A SINGLE PERSON, to me known to be the person(s) described in and who executed the forgoing instrument, and acknowledged that he\she\they executed the same as his\her\ their free act and deed. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in SPRINGFIELD, MO the day and year first above written.

2408246

Notary Public

H. FOSS
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Jan. 5, 2028
Commission #12450727

CITY OF STRAFFORD

BILL 25-26 **ORDINANCE 1098**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF STRAFFORD TO REZONE APPROXIMATELY 5 ACRES OF PROPERTY OWNED BY JOHN DEERE SHARED SERVICES, LLC AND LOCATED AT 3621 N. STATE HIGHWAY 125 FROM RESIDENTIAL SINGLE-FAMILY ZONING DISTRICT (R-1) TO GENERAL MANUFACTURING OR INDUSTRIAL ZONING DISTRICT (M-2) IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 400 OF THE STRAFFORD MUNICIPAL CODE (ZONING ORDINANCE)

WHEREAS, on March 10th, 2025 the Planning and Zoning Commission of the City of Strafford, Missouri unanimously (5-0) recommended approval of a petition that, upon annexation into the City of Strafford, the Board of Aldermen rezone approximately 5 acres of property owned by John Deere Shared Services, LLC from Single Family Residential district ("R-1 ") to General Manufacturing or Industrial District ("M-2"); and

WHEREAS, said property is currently addressed as 3621 N. State Highway and located on the southwest corner of the intersection of State Highway 125 and Lillian Drive; and

WHEREAS, this rezoning petition is contingent upon approval of the annexation petition by the City of Strafford Board of Aldermen; and

WHEREAS, the Board of Aldermen of the City of Strafford held a public hearing on May 19, 2025 to hear public comments on the proposed rezoning; 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 RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF STRAFFORD AS FOLLOWS:

SECTION 1. 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 Single Family Residential District (R-1) to General Manufacturing or Industrial District ("M-2").

Legal Description of Property

BEGINNING AT THE SOUTHEAST CORNER OF LOT FIVE (5) OF THE NORTHEAST FRACTIONAL QUARTER (NE¼) OF SECTION FIVE (5), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY (20) WEST; THENCE NORTH 331 FEET; THENCE WEST 658 FEET; THENCE SOUTH 331 FEET; THENCE EAST 658 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE EAST ONE HALF (E½) OF LOT FIVE (5) OF THE NORTHEAST FRACTIONAL QUARTER (NE¼) OF SECTION FIVE (5), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY (20) WEST, IN GREENE COUNTY, MISSOURI, EXCEPT THAT PART TAKEN FOR RIGHT-OF-WAY PURPOSES FOR STATE HIGHWAY NUMBER 125.

SECTION 2. 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 ___DAY OF ___, 2025.

_____
Sandra Strecker, Mayor

ATTEST:

_____
DeAnn Reynolds, City Clerk

Strafford MO
Gateway to Opportunity

Planning and Development Application

P.O. Box 66, Strafford, Missouri 65757
(417) 736-2154 / Fax (417) 736-2390

Application Type: *Check all that apply.*

___ Annexation	___ Rezoning	___ Replat (Combo/Split/Line Adjustmt)
_X_ Preliminary Plat	_X_ Final Plat	___ Minor Subdivision
___ Vacation of Street	___ Vacation of Easement	___ Vacation of Right-of-Way
___ PUD Sketch	___ PUD Preliminary Plat	___ PUD Final Plat
___ Conditional Use	___ Appeals (Variance)	___ 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

Property/Land Details:

Size of Property: Square Feet 3,701,163 Acreage 84.967

Existing Use(s): 601 State Highway 125 Existing Zoning: M-2 Requested Zoning: N/A

Proposed Use: ___ Residential Subdivision ___ Commercial Subdivision _X_ Other ___ N/A

Additional details for your request:

Legal Owner Information:

Name: John Deere Shared Services, LLC

Address: One John Deere Place City: Moline State: IL Zip: 61265

Email: _____ Phone Number: (309) 313-5434

Owner Representative Information:

Name & Company: Ricky Haase, Olsson Relation to Owner: Project Manager

Address: 550 St. Louis Street City: Springfield State: MO Zip: 65806

Email: rhaase@olsson.com Phone Number: (417) 890-8802

*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.

Kevin B Schrag — Feb 14, 2025

Owner's Signature — Date

Kevin B. Schrag

Printed Name

Owner's Signature — Date

Printed Name

Ricky Haase — 2/14/2025

Applicant's Signature — Date

Ricky Haase

Printed Name

STATE OF MISSOURI)
)
COUNTY OF GREENE)

On this 14th day of February, 2025, before me personally appeared Kevin Schrag and _____ 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 Springfield, MO, the day and year first above written.

My commission expires: June 6, 2025

NOTARY PUBLIC

Kristy R Sweitzer

Kristy R. Sweitzer

Print Name:

KRISTY R. SWEITZER NOTARY PUBLIC. STATE OF MISSOURI CHRISTIAN COUNTY NOTARY SEAL COMM# 15637160 MY COMMISSION EXPIRES JUNE 6, 2025

Office Use Only

Staff complete all that apply.

Date Application Received: _____

Fees Paid On: _____

Amount Paid: _____

Public Notice Sent to Paper: _____

Mailings Sent to Property Owners within 185' (if required): _____

*Goes before Planning and Zoning Commission: _____

*Goes before Board of Alderman (1st Hearing): _____

*Goes before Board of Alderman (2nd Hearing): _____

Ordinance Number: _____

*Dates are subject to change based on the motions made at the meetings.

CITY OF STRAFFORD, MISSOURI

BILL 25-27 **ORDINANCE 1099**

AN ORDINANCE ACCEPTING AND APPROVING THE PRELIMINARY PLAT OF JOHN DEERE SHARED SERVICES, OWNED BY JOHN DEERE SHARED SERVICES, LLC

WHEREAS, John Deere Shared Services, LLC, owner of approximately 85 acres of real estate located immediately west of the intersection of Missouri Highway 125 and Lillian Drive (601 S State Highway 125), has submitted to the Board of Aldermen a preliminary plat of known as John Deere Shared Services; and

WHEREAS, the preliminary plat has met the Subdivision Regulations in Chapter 405 of the City of Strafford, Missouri; and

WHEREAS, the preliminary plat will serve as a first step in combining with the larger parcel and dedicating necessary right-of-way along Missouri Highway 125 for an existing 5-acre parcel in the southeast portion of the subject property; and

WHEREAS, said preliminary plat was recommended for approval by the Planning and Zoning Commission by a vote of 4-0 at the May 13, 2025 Planning and Zoning Meeting.

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

Section 1: The preliminary plat of John Deere Shared Services Preliminary Plat, within the corporate limits of the City of Strafford, Missouri, as shown by the said plat is hereby approved and accepted by the Board of Aldermen of the City of Strafford, Missouri.

Section 2. The legal description of the property to be combined is as follows:

All of Lot 1 of the Replat of Maple Leaf Centre Minor Subdivision, recorded in Plat Book BBB at Page 78, being all of the tracts of land described in Book 2011 at Page 040618-11, Book 2012 at Page 048743-12, and in Book 2024 at Page 032622-24, in the Greene County, Missouri Recorder's Office, being a part of Lot 5 and Lot 6 of the Northeast Fractional Quarter (NE¼) of Section 5, Township 29 North, Range 20 West, in the City of Strafford, Greene County, Missouri, being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 5; thence N88°14'05"W (N88°15'10"W Deed), along the North line of said Lot 5, a distance of 58.65 feet, to a point on the West right-of-way line of State Highway 125 as described in the right-of-way deeds recorded in Book 2012 at Page 017183-12 and in Book 2012 at Page 017184-12, for a POINT OF BEGINNING; thence along said West right-of-way line, along a non-tangent curve to the right having a radius of 517.55 feet, an arc length of 58.26 feet, a central angle of 6°26'59" and a chord distance of 58.23 feet which bears S02°02'10"E; thence S01°09'15"W (S01°08'10"W Deed), continuing along said West right-of-way line, a distance of 945.78 feet (945.77' Deed) to a 1/2" iron bar (LC 366) being a point on the North line of said tract of land recorded in Book 2024 at Page 032622-24; thence S88°12'00"E, along said North line and continuing along said

West right-of-way line, a distance of 25.00 feet to a 5/8" iron bar; thence S01°12'06"W, continuing along said West right-of-way line, a distance of 331.00 feet, being a point on the South line of said Lot 5, and where a 5/8" iron bar lies North 0.40 feet; thence N88°09'24"W, leaving said West right-of-way line and along said South line of Lot 5 of the NE¼, a distance of 2,315.06 feet to a 1/2" iron bar (LC366); thence N01°26'41"E (N01°30'00"E Deed), leaving said South line of said Lot 5, a distance of 1307.68 feet to an existing 5/8" iron bar (PLS 2001011476) on the South right-of-way line of Burlington Northern Railroad, as it now exists; thence along said South right-of-way line, along a non-tangent curve to the right having a radius of 5,784.07 feet, an arc length of 860.76 feet (860.58' Deed), a central angle of 8°31'35" and a chord distance of 859.97 feet which bears N65°36'00"E to an existing 5/8" iron bar (PLS 2001011476); thence N69°21'34"E (N69°22'44"E Deed), continuing along said South right-of-way line, a distance of 555.58 feet (555.18' Deed) to an existing 5/8" iron bar (PLS 2001011476) at the Northwest corner of a tract of land recorded in Book 2016 at Page 050502-16; thence S32°26'41"E (S32°25'47"E Deed), leaving said South right-of-way line and along the West line of said tract, a distance of 216.71 feet (216.62' Deed) to an existing 5/8" iron bar (PLS 2001011476); thence S18°22'18"E (S18°22'55"E Deed), continuing along said West line, a distance of 216.48 feet (216.62' Deed) to an existing 2" aluminum monument (PLS 2001011476) at the Southwest corner of said tract; thence N82°00'05"E (N81°58'59"E Deed), along the South line of said tract, a distance of 734.28 feet to a 1/2" iron bar (LC 366), being a point on said West right-of-way line of said State Highway 125; thence S12°34'50"E (S12°35'55"E Deed), leaving said South line of tract, and along said West right-of-way line, a distance of 253.80 feet; thence continuing along said West right-of-way line, and along a tangent curve to the right having a radius of 517.55 feet, an arc length of 64.28 feet, a central angle of 7°06'57" and a chord distance of 64.24 feet which bears S08°49'08"E to the POINT OF BEGINNING. Containing 84.967 acres, more or less, and subject to any rights-of-way, easements, and restrictions of record.

Section 3. City staff are hereby authorized and directed to endorse acceptance of said plat hereon and to certify the approval of said plat.

Section 4: This Ordinance will be in effect immediately upon passage and approval.

PASSED AND APPROVED BY THE STRAFFORD BOARD OF ALDERMEN THIS ___DAY OF ___, 2025.

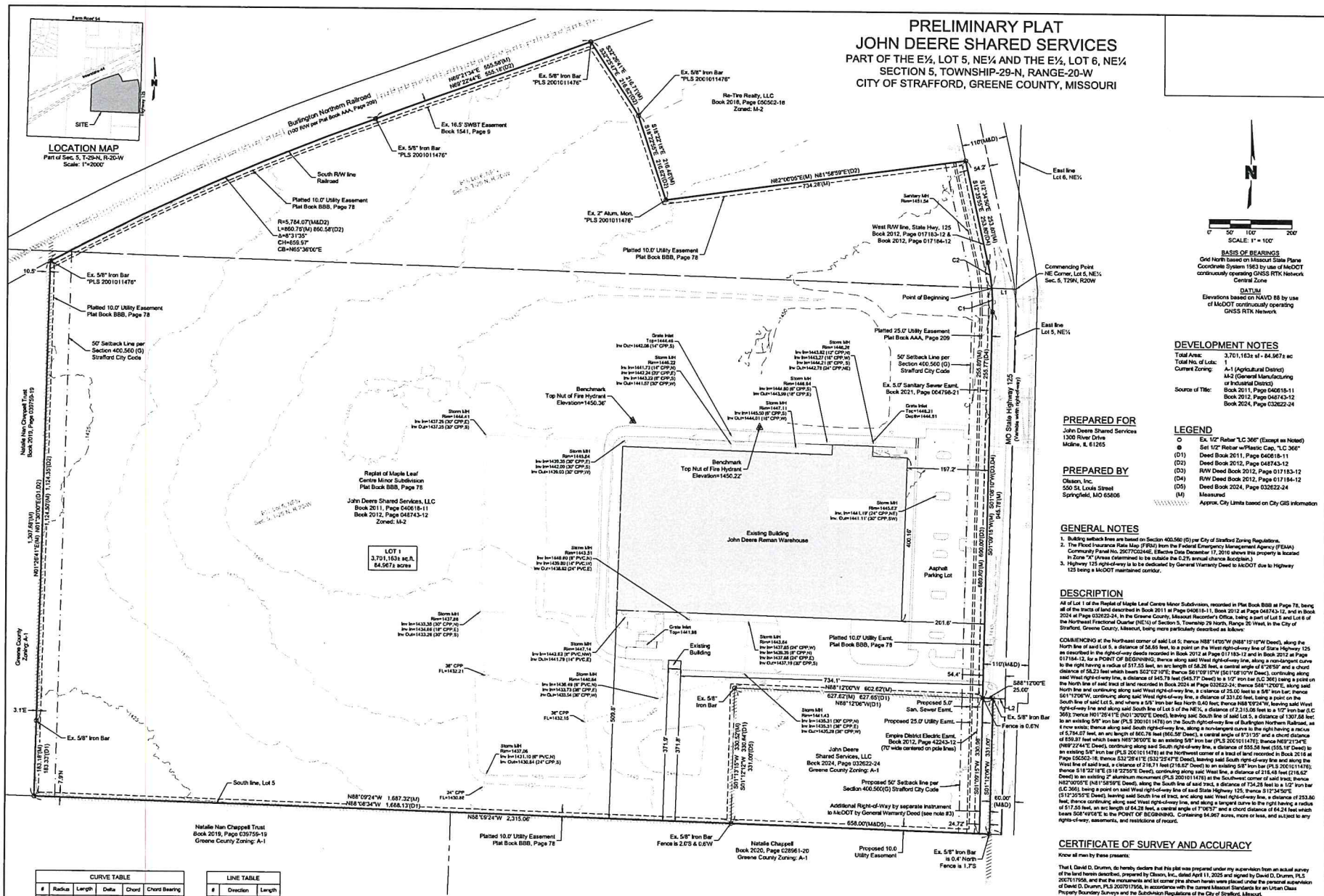
_____

Sandy Strecker, Mayor

ATTEST:

_____

DeAnn Reynolds, City Clerk


PRELIMINARY PLAT
JOHN DEERE SHARED SERVICES
PART OF THE E½, LOT 5, NE¼ AND THE E½, LOT 6, NE¼
SECTION 5, TOWNSHIP-29-N, RANGE-20-W
CITY OF STRAFFORD, GREENE COUNTY, MISSOURI
LOCATION MAP
Part of Sec. 5, T-29-N, R-20-W
Scale: 1"=2000'
SITE
Farm Road 54
Interstate 44
Highway 125
Burlington Northern Railroad
(100' R/W per Plat Book AAA, Page 209)
South R/W line Railroad
Platted 10.0' Utility Easement Plat Book BBB, Page 78
Ex. 16.5' SWBT Easement Book 1541, Page 9
Ex. 5/8" Iron Bar "PLS 2001011476"
Ex. 2" Alum. Mon. "PLS 2001011476"
Re-Tire Realty, LLC Book 2018, Page 036502-18 Zoned: M-2
R=5,784.07'(M&D2) L=860.75'(M) 860.58'(D2) Δ=8°31'35" CH=859.97' CB=N65°36'06"E
N82°06'05"E(M) N81°58'59"E(D2) 734.28'(M)
East line Lot 6, NE¼
Commencing Point NE Corner, Lot 5, NE¼ Sec. 5, T29N, R20W
Point of Beginning
East line Lot 5, NE¼
West R/W line, State Hwy. 125 Book 2012, Page 017184-12 & Book 2012, Page 017184-12
MO State Highway 125 (Variable width right-of-way)
Platted 25.0' Utility Easement Plat Book AAA, Page 209
50' Setback Line per Section 400.560 (G) Strafford City Code
Ex. 5.0' Sanitary Sewer Easmt. Book 2021, Page 004766-21
Benchmark Top Nut of Fire Hydrant Elevation=1450.36'
Benchmark Top Nut of Fire Hydrant Elevation=1450.22'
Natalie Nan Chappell Trust Book 2019, Page 035759-19
Replat of Maple Leaf Centre Minor Subdivision Plat Book BBB, Page 78
John Deere Shared Services, LLC Book 2011, Page 040618-11 Book 2012, Page 046743-12 Zoned: M-2
LOT 1 3,701,163± sq.ft. 84.967± acres
Existing Building John Deere Reman Warehouse
Asphalt Parking Lot
Existing Building
Platted 10.0' Utility Easmt. Plat Book BBB, Page 78
Proposed 5.0' San. Sewer Easmt.
Proposed 25.0' Utility Easmt.
Empire District Electric Easmt. Book 2012, Page 42243-12 (10' wide centered on pole lines)
John Deere Shared Services, LLC Book 2024, Page 032622-24 Greene County Zoning: A-1
Proposed 50' Setback line per Section 400.560(G) Strafford City Code
Additional Right-of-Way by separate instrument to MoDOT by General Warranty Deed (see note #3)
Proposed 10.0 Utility Easement
Natalie Chappell Book 2020, Page C28561-20 Greene County Zoning: A-1
Natalie Nan Chappell Trust Book 2019, Page 035759-19 Greene County Zoning: A-1
Platted 10.0' Utility Easement Plat Book BBB, Page 78
South line, Lot 5
Ex. 5/8" Iron Bar
Ex. 5/8" Iron Bar Fence is 2.0'S & 0.6'W
Ex. 5/8" Iron Bar is 0.4' North Fence is 1.7'S
Fence is 0.6'N
Greene County Zoning: A-1
N88°09'24"W 1,687.32'(M) N88°08'34"W 1,668.13'(D1)
N88°09'24"W 2,315.06'
S01°10'16"W(D3) 948.78'(M)
S01°08'10"W(D3&D4) 948.78'(M)
S01°10'16"W(D3) 660.00'(M&D3)
S01°12'57"W 330.52'(M) 330.60'(D5)
S01°12'57"W 331.00'(D5)
S01°12'57"W 330.98'
S01°12'57"W 331.00'
S88°12'00"E 25.00'
N88°12'00"W 602.62'(M) 627.62'(M) 627.65'(D1) N88°12'06"W(D1)
734.1'
110'(M&D)
54.4'
54.2'
197.2'
261.6'
400.16'
509.6'
371.8'
371.9'
3.1'E
7.9'N
10.5'
163.18'(M) 163.33'(D1)
Ex. 5/8" Iron Bar "PLS 2001011476"
Platted 10.0' Utility Easement Plat Book BBB, Page 78
50' Setback Line per Section 400.560 (G) Strafford City Coda
Natalie Nan Chappell Trust Book 2019, Page 035759-19
1,307.68'(M) N01°26'41"E(M) N01°29'00"E(D1,D2) 1,124.50'(M) 1,124.35'(D2)
Greene County Zoning: A-1
Storm MH Rim=1444.41 Inv In=1437.25 (30" CPP,E) Inv Out=1437.25 (30" CPP,S)
Storm MH Rim=1446.22 Inv In=1441.72 (18" CPP,N) Inv In=1442.24 (30" CPP,E) Inv In=1443.22 (8" CPP,S) Inv Out=1441.57 (30" CPP,W)
Storm MH Rim=1446.64 Inv In=1443.82 (12" CPP,N) Inv In=1443.27 (18" CPP,W) Inv In=1444.21 (8" CPP, S) Inv Out=1442.78 (24" CPP,NE)
Storm MH Rim=1446.64 Inv In=1444.80 (8" CPP,S) Inv Out=1443.39 (18" CPP,S)
Storm MH Rim=1447.11 Inv In=1445.50 (8" CPP,S) Inv Out=1444.81 (18" CPP,W)
Grate Inlet Top=1446.21 Dep=1444.81
Storm MH Rim=1444.64 Inv In=1444.11 (24" CPP,NE) Inv Out=1441.11 (30" CPP,SW)
Storm MH Rim=1443.31 Inv In=1440.69 (8" PVC,N) Inv In=1439.80 (18" PVC,W) Inv Out=1438.82 (24" PVC,E)
Storm MH Rim=1437.26 Inv In=1433.35 (30" CPP,N) Inv In=1434.66 (18" CPP,E) Inv Out=1433.26 (30" CPP,S)
Storm MH Rim=1447.14 Inv In=1443.83 (8" PVC,NW) Inv Out=1441.79 (18" PVC,E)
Storm MH Rim=1440.64 Inv In=1436.48 (8" PVC,N) Inv In=1433.73 (30" CPP,E) Inv Out=1433.54 (30" CPP,W)
Storm MH Rim=1437.26 Inv In=1431.10 (8" PVC,N) Inv Out=1430.84 (24" CPP,S)
Grate Inlet Top=1441.98
Storm MH Rim=1443.64 Inv In=1437.65 (24" CPP,W) Inv In=1438.35 (8" CPP,N) Inv In=1437.68 (24" CPP,E) Inv Out=1437.19 (30" CPP,S)
Storm MH Rim=1441.43 Inv In=1435.31 (30" CPP,N) Inv In=1435.31 (30" CPP,E) Inv Out=1435.26 (30" CPP,W)
36" CPP FL=1432.21
36" CPP FL=1432.15
34" CPP FL=1430.88
Ex. 5/8" Iron Bar "PLS 2001011476"
Ex. 5/8" Iron Bar "PLS 2001011476"
Ex. 16.5' SWBT Easement Book 1541, Page 9
Ex. 5/8" Iron Bar "PLS 2001011476"
S82°26'41"E 216.71'(M) S82°25'E 216.62'(D2)
S81°22'43"E 216.62'(M) S81°23'55"E 216.62'(D2)
N69°21'14"E 555.58'(M) N69°22'44"E 555.18'(D2)
Ex. 5/8" Iron Bar "PLS 2001011476"
Re-Tire Realty, LLC Book 2018, Page 036502-18 Zoned: M-2
Sanitary MH Rim=1451.54
Platted 10.0' Utility Easement Plat Book BBB, Page 78
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Platted 25.0' Utility Easement Plat Book AAA, Page 209
Ex. 5.0' Sanitary Sewer Easmt. Book 2021, Page 004766-21
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Existing Building
Existing Asphalt Parking Lot
Existing Building John Deere Reman Warehouse
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Replat of Maple Leaf Centre Minor Subdivision Plat Book BBB, Page 78
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South R/W line Railroad
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R=5,784.07'(M&D2) L=860.75'(M) 860.58'(D2) Δ=8°31'35" CH=859.97' CB=N65°36'06"E
N82°06'05"E(M) N81°58'59"E(D2) 734.28'(M)
S82°26'41"E 216.71'(M) S82°25'E 216.62'(D2)
S81°22'43"E 216.62'(M) S81°23'55"E 216.62'(D2)
N69°21'14"E 555.58'(M) N69°22'44"E 555.18'(D2)
Sanitary MH Rim=1451.54
West R/W line, State Hwy. 125 Book 2012, Page 017184-12 & Book 2012, Page 017184-12
Commencing Point NE Corner, Lot 5, NE¼ Sec. 5, T29N, R20W
Point of Beginning
East line Lot 6, NE¼
East line Lot 5, NE¼
MO State Highway 125 (Variable width right-of-way

Gateway to Opportunity

Planning and Development Application

P.O. Box 66, Strafford, Missouri 65757
(417) 736-2154 / Fax (417) 736-2390

Application Type: *Check all that apply.*

___ Annexation	___ Rezoning	___ Replat (Combo/Split/Line Adjustmt)
_X_ Preliminary Plat	_X_ Final Plat	___ Minor Subdivision
___ Vacation of Street	___ Vacation of Easement	___ Vacation of Right-of-Way
___ PUD Sketch	___ PUD Preliminary Plat	___ PUD Final Plat
___ Conditional Use	___ Appeals (Variance)	___ 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

Property/Land Details:

Size of Property: Square Feet 3,701,163 Acreage 84.967

Existing Use(s): 601 State Highway 125 Existing Zoning: M-2 Requested Zoning: N/A

Proposed Use: ___ Residential Subdivision ___ Commercial Subdivision _X_ Other ___ N/A

Additional details for your request:

Legal Owner Information:

Name: John Deere Shared Services, LLC

Address: One John Deere Place City: Moline State: IL Zip: 61265

Email: _____ Phone Number: (309) 313-5434

Owner Representative Information:

Name & Company: Ricky Haase, Olsson Relation to Owner: Project Manager

Address: 550 St. Louis Street City: Springfield State: MO Zip: 65806

Email: rhaase@olsson.com Phone Number: (417) 890-8802

*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.

Kevin B Schrag — Owner's Signature

Feb 14, 2025 — Date

Kevin B. Schrag — Printed Name

Owner's Signature — Date

Printed Name

Ricky Haase — Applicant's Signature

2/14/2025 — Date

Ricky Haase — Printed Name

STATE OF MISSOURI)
)
COUNTY OF GREENE)

On this 14th day of February, 2025, before me personally appeared Kevin Schrag and _____ 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 Springfield, MO, the day and year first above written.

My commission expires: June 6, 2025

NOTARY PUBLIC

Kristy R Sweitzer

Kristy R. Sweitzer

Print Name:

KRISTY R. SWEITZER NOTARY PUBLIC, STATE OF MISSOURI CHRISTIAN COUNTY NOTARY SEAL COMMISSION EXPIRES JUNE 6, 2025 COMMISSION # 15637160

Office Use Only

Staff complete all that apply.

Date Application Received: _____

Fees Paid On: _____

Amount Paid: _____

Public Notice Sent to Paper: _____

Mailings Sent to Property Owners within 185' (if required): _____

*Goes before Planning and Zoning Commission: _____

*Goes before Board of Alderman (1st Hearing): _____

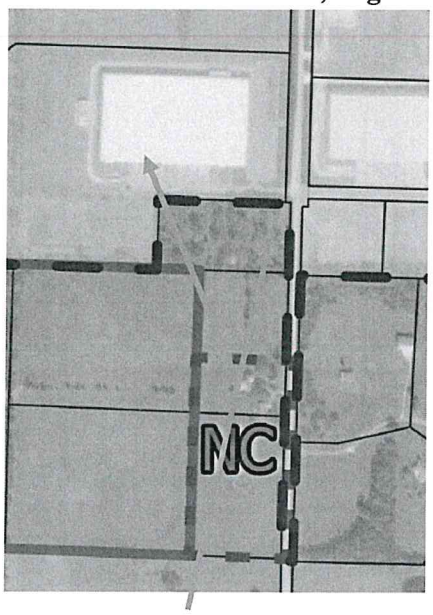
*Goes before Board of Alderman (2nd Hearing): _____

Ordinance Number: _____

*Dates are subject to change based on the motions made at the meetings.

Planning Commission Staff Report
Preliminary and Final Plat of John Deere Shared Services
May 12, 2025

Development name:	John Deere Shared Services
Location:	SW corner of the Intersection of Highway 125 and Lillian Drive (3621 N STATE HIGHWAY 125)
Property owner:	John Deere Shared Services, LLC
Zoning:	M-2 (General Manufacturing or Industrial District).
Property Size:	84.97 Acres
Existing Conditions:	The existing 5-acre parcel in the southeastern portion of the property is currently vacant/undeveloped. The remaining approximately 80 acres is comprised of a combination of vacant/undeveloped land and an existing manufacturing/warehouse facility.
Utilities and Services:	The City of Strafford will provide sanitary sewer, water, and public safety services. Fire protection services are provided by the Strafford Fire Protection District. Electric utilities are provided by Liberty Energy.
Access:	The lot will have frontage on Highway 125. As this is a MoDot owned and maintained corridor, any additional driveway locations with be subject to MoDot review and approval.
Right-of-Way:	To meet current City standards and ensure adequate public access and infrastructure alignment, there will be an approximately 25-foot wide right-of-way dedication to meet the City's minimum right-of-way requirements for this roadway classification.
Floodplain:	The Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) Community Panel No. 29077C0244E , Effective Date December 17, 2010 shows this property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.)
Comprehensive Plan:	The 2022 Future Land Use map below shows the subject property's location. Its closest adjacent city parcels are designated as "Industrial/Manufacturing" to the north, east, and west. The future land use map indicates the property is to be residential, but since it is to be an appendix to an existing Industrial and Manufacturing lot, it poses no negative impacts on the growth along 125 HWY.



Subject Tract (from 2022 Future Land Use Map)

Staff Discussion

The applicant is requesting approval of a combined preliminary and final plat to consolidate two parcels into a single lot. While one parcel is already platted, the other remains unplatted and must be formally subdivided in accordance with City regulations. The plat also includes dedication of the required right-of-way along Hwy 125 to bring the property into compliance with current development standards. As this additional ROW will be within a MoDot-maintained corridor, the plat shows that this 25-foot wide strip will be dedicated via separate instrument to MoDot following approval of the Final Plat

The preliminary and final plats for this property are proceeding simultaneously. This is because no additional public improvements are associated with the platting of these parcels.

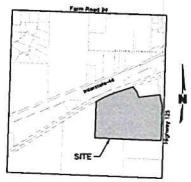
Staff has reviewed the preliminary and final plats finds they are consistent with applicable subdivision and zoning requirements.

Staff Recommendation

Staff recommends approval of the preliminary plat and final plat as submitted. The request meets all applicable subdivision and zoning requirements and facilitates the appropriate consolidation and formal platting of the subject parcels, including the dedication of right-of-way in accordance with City standards.

Note that several adjustments to these plats were determined necessary following a final plat review by City staff as the P&Z information was being assembled. These adjustments are very minor and were viewed as not significant enough to merit holding these plats until the June 2025 P&Z meeting. While the plats provided in the Planning and Zoning Commission's packets do not reflect these minor changes, a corrected copy will be provided to P&Z members at their seats at the May 13, 2025 meeting.

FINAL PLAT
JOHN DEERE SHARED SERVICES
PART OF THE E½, LOT 5, NE¼ AND THE E½, LOT 6, NE¼
SECTION 5, TOWNSHIP-29-N, RANGE-20-W
CITY OF STRAFFORD, GREENE COUNTY, MISSOURI



LOCATION MAP
Part of Sec. 5, T-29-N, R-20-W
Scale: 1"=2000'

GENERAL NOTES

1. Building setback lines are based on Section 430.560 (G) per City of Strafford Zoning Regulations.
2. The Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) Community Panel No. 29077C0344E, Effective Date December 17, 2010 shows this property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.)
3. Highway 125 right-of-way is a MoDOT maintained corridor.

DESCRIPTION

All of Lot 1 of the Replat of Maple Leaf Centre Minor Subdivision, recorded in Plat Book BBB at Page 78, being all of the tracts of land described in Book 2011 at Page 040618-11, Book 2012 at Page 048743-12, and in Book 2024 at Page 032622-24, in the Greene County, Missouri Recorder's Office, being a part of Lot 5 and Lot 6 of the Northeast Fractional Quarter (NE¼) of Section 5, Township 29 North, Range 20 West, in the City of Strafford, Greene County, Missouri, being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 5; thence N88°14'05"W (N88°15'10"W Deed), along the North line of said Lot 5, a distance of 58.65 feet, to a point on the West right-of-way line of State Highway 125 as described in the right-of-way deeds recorded in Book 2012 at Page 017183-12 and in Book 2012 at Page 017184-12, for a POINT OF BEGINNING; thence along said West right-of-way line, along a non-tangent curve to the right having a radius of 517.55 feet, an arc length of 58.26 feet, a central angle of 6°26'59" and a chord distance of 58.23 feet which bears S02°02'10"E; thence S01°09'15"W (S01°06'10"W Deed), continuing along said West right-of-way line, a distance of 945.78 feet (945.77' Deed) to a 1/2" iron bar (LC 366) being a point on the North line of said tract of land recorded in Book 2024 at Page 032622-24; thence S88°12'00"E, along said North line and continuing along said West right-of-way line, a distance of 25.00 feet to a 5/8" iron bar; thence S01°12'06"W, continuing along said West right-of-way line, a distance of 331.00 feet, being a point on the South line of said Lot 5, and where a 5/8" iron bar lies North 0.40 feet; thence N88°09'24"W, leaving said West right-of-way line and along said South line of Lot 5 of the NE¼, a distance of 2,315.06 feet to a 1/2" iron bar (LC 366); thence N01°25'41"E (N01°30'00"E Deed), leaving said South line of said Lot 5, a distance of 1307.58 feet to an existing 5/8" iron bar (PLS 2001011476) on the South right-of-way line of Burlington Northern Railroad, as it now exists; thence along said South right-of-way line, along a non-tangent curve to the right having a radius of 5,794.07 feet, an arc length of 860.78 feet (860.58' Deed), a central angle of 8°31'35" and a chord distance of 859.97 feet which bears N65°36'00"E to an existing 5/8" iron bar (PLS 2001011476); thence N69°21'34"E (N69°22'44"E Deed), continuing along said South right-of-way line, a distance of 555.58 feet (555.18' Deed) to an existing 5/8" iron bar (PLS 2001011476) at the Northwest corner of a tract of land recorded in Book 2016 at Page 050502-16; thence S32°26'41"E (S32°25'47"E Deed), leaving said South right-of-way line and along the West line of said tract, a distance of 216.71 feet (216.62' Deed) to an existing 5/8" iron bar (PLS 2001011476); thence S18°22'18"E (S18°22'55"E Deed), continuing along said West line, a distance of 216.48 feet (216.82' Deed) to an existing 2" aluminum monument (PLS 2001011476) at the Southwest corner of said tract; thence N82°00'05"E (N81°58'59"E Deed), along the South line of said tract, a distance of 734.28 feet to a 1/2" iron bar (LC 366), being a point on said West right-of-way line of said State Highway 125; thence S12°34'50"E (S12°35'55"E Deed), leaving said South line of tract, and along said West right-of-way line, a distance of 253.80 feet; thence continuing along said West right-of-way line, and along a tangent curve to the right having a radius of 517.55 feet, an arc length of 84.28 feet, a central angle of 7°06'57" and a chord distance of 64.24 feet which bears S08°49'08"E to the POINT OF BEGINNING.

Containing 84.967 acres, more or less, and subject to any rights-of-way, easements, and restrictions of record.

CERTIFICATE OF SURVEY AND ACCURACY

Know all men by these presents:

That I, David D. Drumm, do hereby declare that this plat was prepared under my supervision from an actual survey of the land herein described, prepared by Olsson, Inc., dated April 11, 2025 and signed by David D. Drumm, PLS 2007017958, and that the monuments and lot corner pins shown herein were placed under the personal supervision of David D. Drumm, PLS 2007017958, in accordance with the current Missouri Standards for an Urban Class Property Boundary Surveys and the Subdivision Regulations of the City of Strafford, Missouri.

David D. Drumm, MO PLS 2007017958 — Date: 05/12/2025
Olsson, Inc., MO LC366
ddrumm@olsson.com

OWNER'S CERTIFICATE

As owner I hereby certify that I have caused the land described on this plat to be surveyed, divided, mapped, dedicated and access rights reserved as represented on the plat.

John Deere Shared Services, LLC — Date

ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF GREENE SS.

On this _____ day of _____, 2025, before me, a Notary Public in and for said state, personally appeared _____ of John Deere Shared Services, LLC, a Corporation of the State of Missouri, and that said document was signed in behalf of said Corporation by authority of its _____ and said _____ acknowledged said document to be the free act and deed of said Corporation and acknowledged to me that he/she executed the same for the purposes therein stated.

In testimony whereof, I have hereunto set my hand and affixed my official seal, at my office in _____ the day and year first above written.

Notary Public: _____

Print Name: _____

My commission expires: _____

PLANNING AND ZONING COMMISSION CERTIFICATE OF APPROVAL

Approved the _____ day of _____, 2025, by the Planning and Zoning Commission of Strafford, Missouri.

Josh Erisman, Planning and Zoning Commission Chairman — Date

CITY ADMINISTRATOR

This plat conforms to all applicable City requirements and specifications of the City of Strafford.

Martha E. Smart, City Administrator — Date

CERTIFICATE OF TAXES PAID

There are no unpaid taxes due and payable at the time of plat approval and no unpaid special assessments, whether or not due and payable at the time of plat approval, on any of the lands included in the plat, and that all outstanding taxes and special assessments have been paid on all property dedicated to public use.

Sandy Strecker, City Clerk — Date

PREPARED FOR

John Deere Shared Services
1300 River Drive
Moline, IL 61265

PREPARED BY

Olsson, Inc.
550 St. Louis Street
Springfield, MO 65806

BENCHMARKS

BM #1 - Top nut of fire hydrant
Elevation: 1450.36

BM #2 - Top nut of fire hydrant
Elevation: 1450.22

DEVELOPMENT NOTES

Total Area:	3,701,163± sf - 84.967± ac
Total No. of Lots:	1
Current Zoning:	A-1 (Agricultural District) M-2 (General Manufacturing or Industrial District)
Source of Title:	Book 2011, Page 040618-11 Book 2012, Page 048743-12 Book 2024, Page 032622-24

LEGEND

○	Ex. 1/2" Rebar "LC 366" (Except as Noted)
⊕	Set 1/2" Rebar w/Plastic Cap, "LC 366"
(D1)	Deed Book 2011, Page 040618-11
(D2)	Deed Book 2012, Page 048743-12
(D3)	R/W Deed Book 2012, Page 017183-12
(D4)	R/W Deed Book 2012, Page 017184-12
(D5)	Deed Book 2024, Page 032622-24
(M)	Measured



SCALE: 1" = 100'

BASIS OF BEARINGS
Grid North based on Missouri State Plane Coordinate System 1983 by use of MoDOT continuously operating GNSS RTK Network Central Zone

olsson
Olsson, Inc. - Survey Missouri Certificate of Authority #LC366
550 St. Louis Street
Springfield, MO 65806
TEL 417.890.8402
www.olsson.com

STATE OF MISSOURI
DAVID D. DRUMM
NUMBER PLS-2007017958
05-12-2025
SURVEYOR
Digitally signed by David D. Drumm
Date: 2025.05.12 11:15:05 -10'00'

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	05.09.2025	Revised per City Comments	CSA

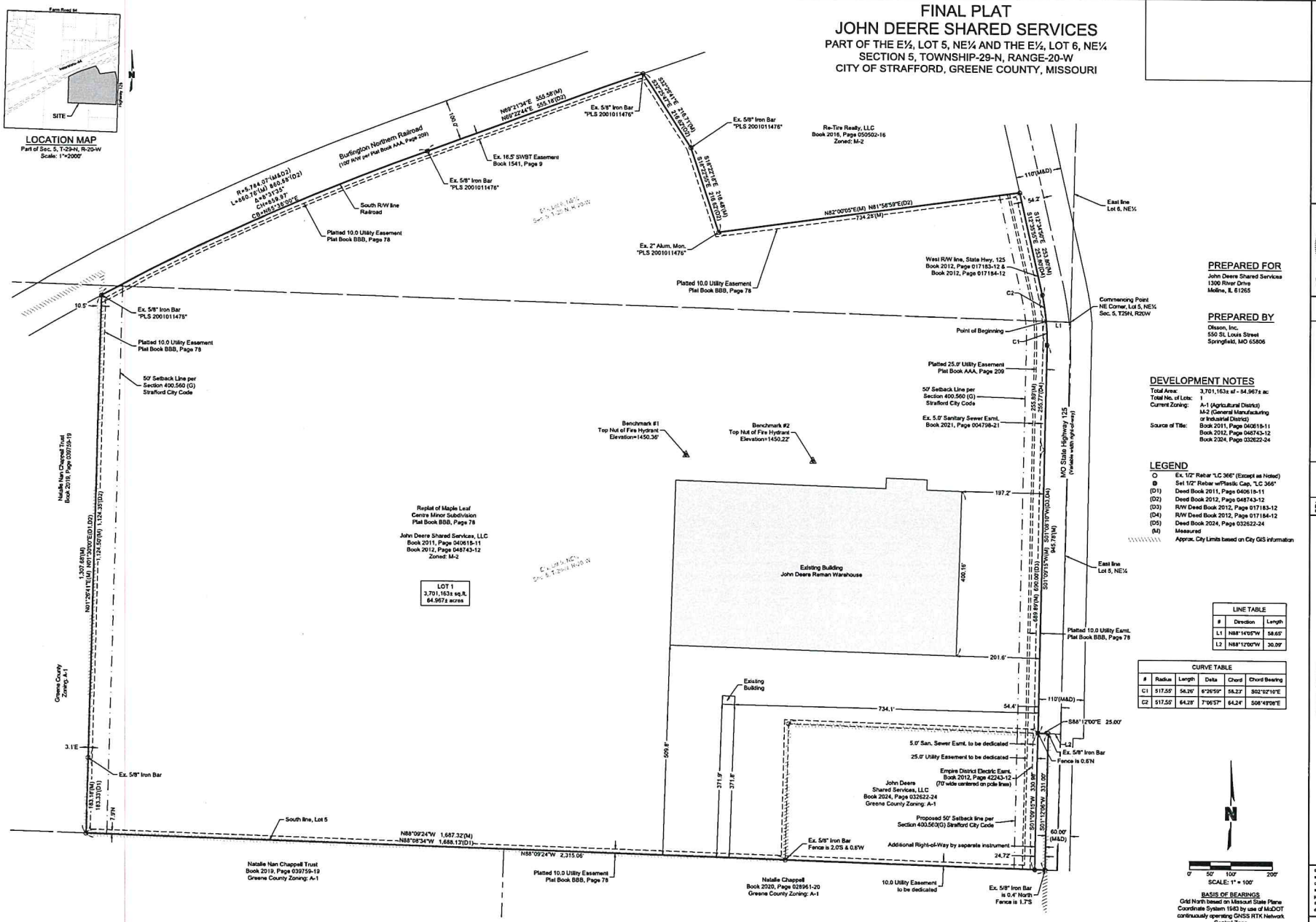
REVISIONS

FINAL PLAT
JOHN DEERE SHARED SERVICES
PART OF E½, LOT 5, NE¼ & E½, LOT 6, NE¼, SECTION 5, T-29-N, R-20-W
STRAFFORD, GREENE COUNTY, MISSOURI
2025

drawn by:	CSA
surveyed by:	JSH
checked by:	DDD
approved by:	DDD
project no.:	A18-3213
drawing no.:	V_FPLT_A183213
date:	04.11.2025

SHEET
1 of 2

FINAL PLAT
JOHN DEERE SHARED SERVICES
PART OF THE E½, LOT 5, NE¼ AND THE E½, LOT 6, NE¼
SECTION 5, TOWNSHIP-29-N, RANGE-20-W
CITY OF STRAFFORD, GREENE COUNTY, MISSOURI



LOCATION MAP
Part of Sec. 5, T-29-N, R-20-W
Scale: 1"=2000'

PREPARED FOR
John Deere Shared Services
1300 River Drive
Moline, IL 61265

PREPARED BY
Olsson, Inc.
550 St. Louis Street
Springfield, MO 65806

DEVELOPMENT NOTES
Total Area: 3,701,163± sf - 84.967± ac
Total No. of Lots: 1
Current Zoning: A-1 (Agricultural District) M-2 (General Manufacturing or Industrial District)
Source of Title: Book 2011, Page 040618-11 Book 2012, Page 048743-12 Book 2024, Page 032622-24

LEGEND
- O Ex. 1/2" Rebar "LC 366" (Except as Noted)
- ⊕ Set 1/2" Rebar w/Plastic Cap, "LC 366"
- (D1) Deed Book 2011, Page 040618-11
- (D2) Deed Book 2012, Page 048743-12
- (D3) R/W Deed Book 2012, Page 017183-12
- (D4) R/W Deed Book 2012, Page 017184-12
- (D5) Deed Book 2024, Page 032622-24
- (M) Measured
- Approx. City Limits based on City GIS information

LINE TABLE		
#	Direction	Length
L1	N88°14'05"W	58.65'
L2	N88°12'00"W	30.09'

CURVE TABLE					
#	Radius	Length	Delta	Chord	Chord Bearing
C1	517.55'	56.26'	6°13'59"	56.23'	S02°02'10"E
C2	517.55'	64.28'	7°06'57"	64.24'	S06°49'08"E

BASIS OF BEARINGS
Grid North based on Missouri State Plane Coordinate System 1983 by use of MoDOT continuously operating GNSS RTK Network Central Zone

olsson
Olsson, Inc. | Survey Missouri Certificate of Authority #E-2006
550 St. Louis Street, Springfield, MO 65806
TEL: 417.890.8052 www.olsson.com

STATE OF MISSOURI
DAVID D. DRUMM
NUMBER LS-2007017758
SURVEYOR
Digitally signed by David D. Drumm
Date: 2025.05.13 15:05:34-05'00'

NO.	DATE	REVISIONS DESCRIPTION	BY
1	05.09.2025	Revised per City Comments	CDA

REVISIONS

FINAL PLAT
JOHN DEERE SHARED SERVICES
PART OF E½, LOT 5, NE¼ & E½, LOT 6, NE¼, SECTION 5, T-29-N, R-20-W
STRAFFORD, GREENE COUNTY, MISSOURI
2025

drawn by: CDA
surveyed by: JSH/JM
checked by: DDD
approved by: DDD
project no.: A15-7213
drawing no.: V FPLT A157213
date: 04.11.2025

SHEET 2 of 2

CITY OF STRAFFORD, MISSOURI

BILL 25-28 **ORDINANCE 1100**

AN ORDINANCE ACCEPTING AND APPROVING THE FINAL PLAT OF JOHN DEERE SHARED SERVICES, OWNED BY JOHN DEERE SHARED SERVICES, LLC

WHEREAS, John Deere Shared Services, LLC, owner of approximately 85 acres of real estate located immediately west of the intersection of Missouri Highway 125 and Lillian Drive (3261 N State Highway 125), has submitted to the Board of Aldermen a final plat of known as John Deere Shared Services; and

WHEREAS, the final plat has met the Subdivision Regulations in Chapter 405 of the City of Strafford, Missouri; and

WHEREAS, the final plat is the last step in combining a larger, approximately 80-acre parcel with an existing 5-acre parcel located in the southeast portion of the subject property and dedicating necessary right-of-way along Missouri Highway 125 for; and

WHEREAS, said final plat was recommended for approval by the Planning and Zoning Commission by a vote of 4-0 at the May 13, 2025 Planning and Zoning Commission Meeting.

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

Section 1: The Final Plat of John Deere Shared Services, within the corporate limits of the City of Strafford, Missouri, as shown by the said plat is hereby approved and accepted by the Board of Aldermen of the City of Strafford, Missouri.

Section 2. The legal description of the property as combined is as follows:

All of Lot 1 of the Replat of Maple Leaf Centre Minor Subdivision, recorded in Plat Book BBB at Page 78, being all of the tracts of land described in Book 2011 at Page 040618-11, Book 2012 at Page 048743-12, and in Book 2024 at Page 032622-24, in the Greene County, Missouri Recorder's Office, being a part of Lot 5 and Lot 6 of the Northeast Fractional Quarter (NE¼) of Section 5, Township 29 North, Range 20 West, in the City of Strafford, Greene County, Missouri, being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 5; thence N88°14'05"W (N88°15'10"W Deed), along the North line of said Lot 5, a distance of 58.65 feet, to a point on the West right-of-way line of State Highway 125 as described in the right-of-way deeds recorded in Book 2012 at Page 017183-12 and in Book 2012 at Page 017184-12, for a POINT OF BEGINNING; thence along said West right-of-way line, along a non-tangent curve to the right having a radius of 517.55 feet, an arc length of 58.26 feet, a central angle of 6°26'59" and a chord distance of 58.23 feet which bears S02°02'10"E; thence S01°09'15"W (S01°08'10"W Deed), continuing along said West right-of-way line, a distance of 945.78 feet (945.77' Deed) to a 1/2" iron bar (LC 366) being a point on the North line of said tract of land recorded in Book

2024 at Page 032622-24; thence S88°12'00"E, along said North line and continuing along said West right-of-way line, a distance of 25.00 feet to a 5/8" iron bar; thence S01°12'06"W, continuing along said West right-of-way line, a distance of 331.00 feet, being a point on the South line of said Lot 5, and where a 5/8" iron bar lies North 0.40 feet; thence N88°09'24"W, leaving said West right-of-way line and along said South line of Lot 5 of the NE¼, a distance of 2,315.06 feet to a 1/2" iron bar (LC366); thence N01°26'41"E (N01°30'00"E Deed), leaving said South line of said Lot 5, a distance of 1307.68 feet to an existing 5/8" iron bar (PLS 2001011476) on the South right-of-way line of Burlington Northern Railroad, as it now exists; thence along said South right-of-way line, along a non-tangent curve to the right having a radius of 5,784.07 feet, an arc length of 860.76 feet (860.58' Deed), a central angle of 8°31'35" and a chord distance of 859.97 feet which bears N65°36'00"E to an existing 5/8" iron bar (PLS 2001011476); thence N69°21'34"E (N69°22'44"E Deed), continuing along said South right-of-way line, a distance of 555.58 feet (555.18' Deed) to an existing 5/8" iron bar (PLS 2001011476) at the Northwest corner of a tract of land recorded in Book 2016 at Page 050502-16; thence S32°26'41"E (S32°25'47"E Deed), leaving said South right-of-way line and along the West line of said tract, a distance of 216.71 feet (216.62' Deed) to an existing 5/8" iron bar (PLS 2001011476); thence S18°22'18"E (S18°22'55"E Deed), continuing along said West line, a distance of 216.48 feet (216.62' Deed) to an existing 2" aluminum monument (PLS 2001011476) at the Southwest corner of said tract; thence N82°00'05"E (N81°58'59"E Deed), along the South line of said tract, a distance of 734.28 feet to a 1/2" iron bar (LC 366), being a point on said West right-of-way line of said State Highway 125; thence S12°34'50"E (S12°35'55"E Deed), leaving said South line of tract, and along said West right-of-way line, a distance of 253.80 feet; thence continuing along said West right-of-way line, and along a tangent curve to the right having a radius of 517.55 feet, an arc length of 64.28 feet, a central angle of 7°06'57" and a chord distance of 64.24 feet which bears S08°49'08"E to the POINT OF BEGINNING. Containing 84.967 acres, more or less, and subject to any rights-of-way, easements, and restrictions of record.

Section 3. City staff are hereby authorized and directed to endorse acceptance of said plat hereon and to certify the approval of said plat.

Section 4: This Ordinance will be in effect immediately upon passage and approval.

PASSED AND APPROVED BY THE STRAFFORD BOARD OF ALDERMEN THIS ___DAY OF ___, 2025.

_____
Sandy Strecker, Mayor

ATTEST:

_____
DeAnn Reynolds, City Clerk

Strafford MO
Gateway to Opportunity

Planning and Development Application

P.O. Box 66, Strafford, Missouri 65757
(417) 736-2154 / Fax (417) 736-2390

Application Type: *Check all that apply.*

X Annexation	X Rezoning	___ Replat (Combo/Split/Line Adjustmt)
___ Preliminary Plat	___ Final Plat	X Minor Subdivision
___ Vacation of Street	___ Vacation of Easement	___ Vacation of Right-of-Way
___ PUD Sketch	___ PUD Preliminary Plat	___ PUD Final Plat
___ Conditional Use	___ Appeals (Variance)	___ Other: _____

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

Location of Property: Address: 601 S. State HWY 125, Strafford, MO 65757 & 3621 N. State HWY 125, Strafford, MO 65757

Legal Description (or provide separately): _____

Property/Land Details:

Size of Property: Square Feet _____ Acreage 80.19ac & 5ac

Existing Use(s): Repair Facility & Vacant Existing Zoning: A-1 Requested Zoning: M-2

Proposed Use: ___ Residential Subdivision ___ Commercial Subdivision X Other ___ N/A

Additional details for your request:

Legal Owner Information:

Name: Kevin Schrag (John Deere Shared Services, LLC)

Address: 601 S. State Hwy 125 City: Strafford State: MO Zip: 65757

Email: schragkevinb@johndeere.com Phone Number: _

Owner Representative Information:

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

Address: 550 St. Louis St. City: Springfield State: MO Zip: 65806

Email: rhaase@olsson.com Phone Number: _

*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.

Kevin B Schrag — Owner's Signature

Feb 14, 2025 — Date

Kevin B. Schrag — Printed Name

Owner's Signature — Date

Printed Name

Ricky Haase — Applicant's Signature

2/14/2025 — Date

Ricky Haase — Printed Name

STATE OF MISSOURI)
)
COUNTY OF GREENE)

On this 14th day of February, 2025, before me personally appeared Kevin Schrag and _____ 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 Springfield, MO, the day and year first above written.

My commission expires: June 6, 2025

NOTARY PUBLIC
Kristy R Sweitzer
Kristy R. Sweitzer
Print Name:

KRISTY R. SWEITZER
MY COMMISSION EXPIRES
JUNE 6, 2025
NOTARY SEAL
COMM#
15637160
CHRISTIAN COUNTY
NOTARY PUBLIC, STATE OF MISSOURI

Electronically Recorded

032622-24 16 Oct 2024 01:28:01 PM

Book: 2024
Page: 032622-24
2 pages

lcunningham

REAL ESTATE DOCUMENT
GREENE COUNTY, MISSOURI
RECORDERS CERTIFICATION
Cheryl Dawson-Spaulding
Recorder of Deeds

General Warranty Deed

THIS DEED, Made and entered into this 15 day of October, 2024, by and between

Grantor: **ANDREY REZNIK**, A SINGLE PERSON

of the County of GREENE, State of MISSOURI, party or parties of the first part, and

Grantee: **JOHN DEERE SHARED SERVICES LLC, AN IOWA LIMITED LIABILITY COMPANY**

of the County of ROCK ISLAND, ILLINOIS, party or parties of the second part,

Grantee's mailing address: **1 John Deere Place, Moline, IL 61265**

WITNESSETH, that the said party or parties of the first part,for and in consideration of the sum of Ten Dollars and other good and valuable considerations 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 SROCK ISLAND D CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the County of GREENE and State of Missouri, to-wit:

BEGINNING AT THE SOUTHEAST CORNER OF LOT FIVE (5) OF THE NORTHEAST FRACTIONAL QUARTER (NE¼) OF SECTION FIVE (5), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY (20) WEST; THENCE NORTH 331 FEET; THENCE WEST 658 FEET; THENCE SOUTH 331 FEET; THENCE EAST 658 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE EAST ONE HALF (E½) OF LOT FIVE (5) OF THE NORTHEAST FRACTIONAL QUARTER (NE¼) OF SECTION FIVE (5), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY (20) WEST, IN GREENE COUNTY, MISSOURI, EXCEPT THAT PART TAKEN FOR RIGHT-OF-WAY PURPOSES FOR STATE HIGHWAY NUMBER 125.

SUBJECT TO EASEMENTS, 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.

IN WITNESS WHEREOF, the said party of parties of the first part has or have hereunto set their hand or hands the day and year first above written.

Conceptual Project Workshop

|

Proposed PUD for R-1 Single Family Development

5/30/2025

EXHIBIT #1

Requirements and Standards Applicable to
Planned Use District No. _____

Prepared by:
Olsson Inc, Ricky Haase, PE

A. INTENT

The intent of the Planned Use District (PUD) is to create a single-family development. The proposed development plan meets the PUD requirements outlined in Article XIV of Chapter 400 of the City's Zoning Regulations.

Requirement 1: A preliminary plan consisting of the following elements:

1. A legal description of the proposed development with the total acreage and the acreage of each type of land use as seen in Appendix B (i.e., single-family residential, common area, etc.).

2. A report describing the development with the following elements.
    a. Total acreage, acreage by land use type, percentage of each land use type within the development.

        Total Acreage = 74.49 Acres
        Single Family Lots = 43.755 Acres
        236 lots
        Common Area/Open Space = 1.685 Acres
        Floodway/Drainage Easement = 14.802 Acres
        Internal Strafford public right-of-way = 11.89 Acres
        Dedicated MODOT & Greene Co. Right of Way = 2.362 Acres

        i. The minimum lot size of the single-family residential lots on this project will be 55 feet by 110 feet (6,050 SF). Multiple builders have reached out to the developer specifically requesting this lot size.
        ii. In an attempt to keep housing affordable in the Strafford community, the developer's best opportunity is a reduction of lot cost by increasing the number of lots. The current floor plans accommodate the width of the lots while accounting for the setbacks. With these floor plans, there is an opportunity to have a smaller width lot without sacrificing great curb appeal. The reduction in lot width also allows us to have additional green space for the community while maintaining appropriate densities to make the project financially viable. The developer's market research shows that community space is favored over large side yards. Today's buyer enjoys a sense of community that can be shared in common areas. Most developers are purely concerned with maximum density, while this project development group prefers to use some of the width savings for the enjoyment of the community, something not offered by the

competitors in other current new construction entry level communities. This developer believes what we are proposing is the type of communities that most Strafford homeowners desire.

b. The approximate number of dwelling units proposed by type of structure and approximate number of bedrooms for multi-family units.
    i. See item "a" above.
c. Area dedicated to non-residential use.
    i. These amenities for the single-family areas will include a swimming pool with bathhouse and restrooms, open park space, and play areas as seen in the attached exhibit central to the development.
d. The gross and net residential density within the project and within each component of the district. Flood area and open space ratios, and other data relating to intensity of development.
    i. See item "a" above.
e. The proposed number of off-street parking and loading spaces for each use.
    i. Minimum of 20 amenity space parking stalls.
    ii. Off-Street Parking shall comply with the City of Strafford Zoning Ordinance Section 400.761 in effect at the time of development.
f. A generalized description of water service, sanitary sewerage, utilities, management of storm water runoff, maintenance of common areas and other essential services.
    i. Public utilities, roads and stormwater shall be designed in accordance with the City of Strafford Design Standards. Water will be connected to the existing public system along Hwy 125 and to the existing subdivision to the south. Electric will be provided by the local utility provider. Sanitary Sewer will connect to the existing public main on the western side of the development. There is an existing lift station that has capacity for approximately 50 single family-lots currently. Upgrades to the lift station will be required in future phases. The existing force-main will need to be analyzed and confirm that the current size can handle future development. Stormwater infrastructure requirements will follow current standards set forth by the City of Strafford and Greene County.
    ii. To ensure a clean, safe, and vibrant neighborhood, Covenants, Conditions, and Restrictions (CCRs) will be developed and recorded. These CCRs will not only establish a Neighborhood Association. They will also layout requirements for building standards the new homes must adhere to.
    iii. The maintenance of common areas and facilities within the District shall remain the responsibility of the developer(s) or shall be assumed by a duly constituted property owners association meeting all legal requirements prescribed by the City Attorney.

3. Included in Appendix A is a PUD site plan that includes the following:
    a. A land use plan showing the type, location, and nature of each land use allocation within the development.
    b. A circulation plan, which illustrates both external and internal traffic ways, including proposed and existing rights-of-way, pedestrian travel ways, and other transportation improvements.
    c. A landscape plan including buffer yards, perimeter treatments, and

berming/screening of adjacent properties.

i. Landscaping and screening shall comply with the City of Strafford Article XVI Section 400.685 and all of Part 2 of Article XVI in effect at the time of development.
ii. No buffer will be required between the proposed development and the existing residential development at the south boundary of the proposed development.
iii. No buffer will be required between this proposed development and the existing nor agriculture-residence (A-R) Greene County parcels adjacent to this development to the east.

d. A plan that shows the size, location, and illumination of any signage or monumentation within the development.

4. Included in Appendix A is a PUD improvement plan including proposed solutions to:
   a. Wastewater disposal
   b. Stormwater management
   c. Water supply
   d. Electrical supply and supplier
   e. Soils & Geological conditions
   f. Topography

Development shall adhere to the following standards.

B. USES PERMITTED

1. The entire development shall adhere to Single-Family Residential District as defined throughout this PUD.

C. BULK, AREA AND HEIGHT REQUIREMENTS

Development shall adhere to the following standards.

Area A (Single Family Residential):

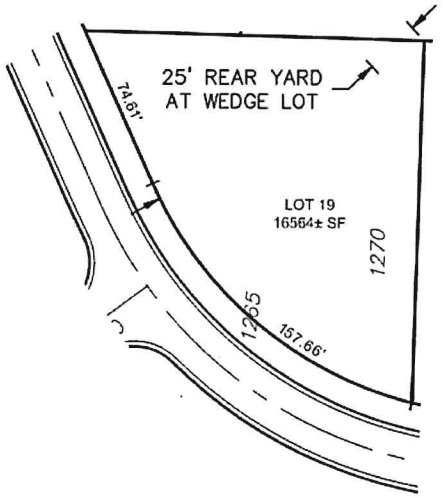
1. Minimum lot size = 55' W x 110' L
   a. 6,050 square feet or approximately 7.20 dwelling units per acre.
   b. Actual density will be approximately 237 lots over 74.49 acres which equates to 3.2 dwelling units per acre.

2. On cul-de-sacs, the minimum lot frontage shall be 40' along the right-of-way as shown below.

3. Minimum Yard Requirements
   a. Front Yard = 20-ft
   b. Rear Yard = 25-ft
   c. Side Street Setback = 15-ft
   d. Interior Side Yard Setback = 5-ft

4. On a curve or cul-de-sac, the lot width shall be measured along the cord at the front yard setback.

5. On wedge shaped lots Rear Yards shall be measured from the rear point of the lot as shown below.



D. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system shall conform to the requirements of the traffic study approved by City of Strafford and MoDOT completed by CJW. Internal public streets shall be designed in accordance with the City of Strafford design standards and will have 50-foot dedicated right of way widths. Current city standards specify 30' roadway widths from back of curb to back of curb. Since on-street parking will not be allowed in the development and will be prohibited, we propose that roadway width for the development be 27' from back of curb to back of curb.

E. SIGNS

Signage shall comply with the City of Strafford Zoning Ordinance Article XIX in effect at the time of development.

F. PHASING

Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult. Refer to the Development Plan for Phasing limits. Proposed approximate phasing of lots within the PUD is as follows:

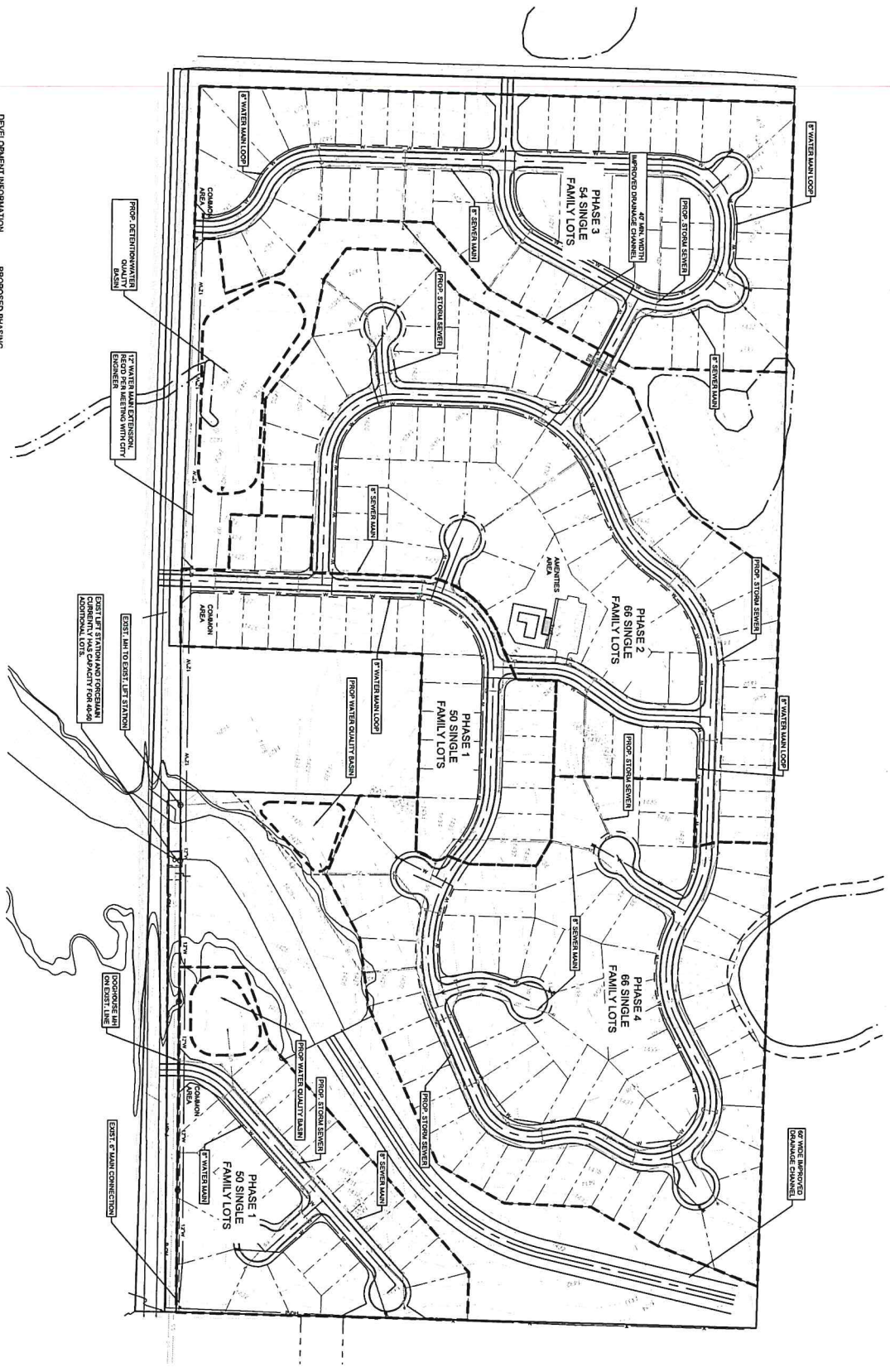
Phase 1: 50 Single Family Lots
Phase 2: 66 Single Family Lots
Phase 3: 54 Single Family Lots
Phase 4: 66 Single Family Lots

Phases 2 through 4 may occur in any order

The construction and final platting of the first phase shall be completed within two (2) years of the date of approval of the development plan. If the first phase has been constructed and a final plat issued, subsequent phases may be submitted covering portions of the approved development plan; provided, however, that all phases of the development plan and final platting must be completed within eight (8) years of the date of approval of the development plan. If the development plan and final platting have not been completed within the timeline set in this Section, then the development plan shall be resubmitted to the City for extension and approval in accordance with city requirements. If an extension and approval is not granted, the original development plan approval shall be null and void.

APPENDIX A
PUD SITE AND IMPROVEMENT PLAN

F:\2025\03001-03500\025-03083\40-Design\Exhibits\C_PPLAT02_02503083.dwg
DATE: May 30, 2025 10:11am USER: smckiernan



DEVELOPMENT INFORMATION

TOTAL LOTS = 236
MIN DIMENSIONS - 55' X 110'
FRONT YARD SETBACK = 20'
REAR YARD = 25'
SIDE YARD SETBACK = 5'
STREET SIDE YARD = 15'
MIN AREA = 6000 S.F.

PROPOSED PHASING

PHASE 1 - 50 LOTS
PHASE 2 - 66 LOTS
PHASE 3 - 54 LOTS
PHASE 4 - 66 LOTS

SHEET EXHIBIT A	PRELIMINARY SITE PLAN	REV. NO.	DATE	DESCRIPTION	550 East St. Louis Street Springfield, MO 65806 olsson.com TEL 417.890.8802 FAX 417.890.8805 Missouri COA #001592
	STRAFFORD DEVELOPMENT - PLANNED USE DISTRICT -				olsson
	STRAFFORD, MISSOURI 2025			REVISIONS	

APPENDIX B
LEGAL DESCRIPTION

EXHIBIT B

A PART OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 26, TOWNSHIP 30 NORTH, RANGE 20 WEST OF THE 5th P.M., IN THE CITY OF STRAFFORD, GREENE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTHWEST CORNER OF SAID SECTION 26, THENCE S88°40'27"E, ALONG THE SOUTH LINE OF SAID SECTION 26, 62.97 FEET TO THE POINT OF BEGINNING; THENCE S88°40'27"E, ALONG THE SOUTH LINE OF SAID SECTION 26, 1267.26 FEET TO THE SOUTHEAST CORNER OF SAID W1/2 OF THE SW1/4; THENCE N01°18'25"E, ALONG THE EAST LINE OF SAID W1/2 OF THE SW1/4, 2637.92 FEET TO THE NORTHEAST CORNER OF SAID W1/2 OF THE SW1/4; THENCE N88°39'55"W, ALONG THE NORTH LINE OF SAID W1/2 OF THE SW1/4, 1298.08 FEET TO THE EAST LINE OF HIGHWAY 125; THENCE S01°41'01"W, 1021.99 FEET ALONG SAID THE EAST LINE OF HIGHWAY 125; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 201.06 FEET, WITH A RADIUS OF 5698.66 FEET, AND A CHORD BEARING OF S00°40'22"W; THENCE LEAVING SAID EAST LINE OF HIGHWAY 125, S88°26'22"E, 540.84 FEET TO AN IRON PIN; THENCE S01°16'02"W, 305.55 FEET TO AN IRON PIN; THENCE N88°29'04"W, 531.94 FEET TO THE EAST LINE OF HIGHWAY 125; THENCE S00°23'59"E, ALONG SAID EAST LINE OF HIGHWAY 125, 129.61 FEET; THENCE S00°00'01"W, 979.07 FEET; THENCE S01°23'01"W, 0.75 FEET TO THE POINT OF BEGINNING. BEARINGS ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

Note: Legal Description was provided by O&M Surveying (PLS-2007017965)

CITY OF STRAFFORD RESOLUTION

BILL 25-30 **RESOLUTION 25-08**

A RESOLUTION TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO A SUPPLEMENTAL AGREEMENT WITH CRAWFORD, MURPHY, AND TILLY (CMT) FOR PARKS PLANNING PROPOSAL

WHEREAS, the City of Strafford's 2020 Comprehensive Plan, prepared based on input from the citizens and community, includes in its Goals and Objectives to ensure equitable access to park amenities across the entire community; and

WHEREAS, the City of Strafford owns 5 residential parcels on North Lincoln Street between Croxdale and Cherry; and

WHEREAS, the City's Fiscal Year 2025 Annual Budget includes funding for Park Planning for this north side Park land; and

WHEREAS, the City is in contract with CMT Engineering for Planning Services related to community planning; and

WHEREAS, CMT planning consultants have prior experience with community park planning and parks master planning; and

WHEREAS, the proposed contract is not to exceed $15,000

NOW, THEREFORE, BE IT RESOLVED, by the Board of Aldermen of the City of Strafford, Missouri, as follows:

The City of Strafford Board of Aldermen does hereby authorize the City Administrator to enter into a supplemental agreement with Crawford, Murphy, and Tilly (CMT) for parks planning proposal

PASSED AND APPROVED BY THE STRAFFORD BOARD OF ALDERMEN THIS 16th DAY OF June , 2025.

_____
Sandy Strecker, Mayor

ATTEST:

_____
DeAnn Reynolds, City Clerk

GENERAL PROJECT INFORMATION

The scope of services has been prepared at the request of the City of Strafford for the purpose of preparing a park plan for City-owned property that has frontage on North Lincoln Street.

Specifically, CMT Engineers and Consultants will prepare a park plan based on public input gathered a planned series of community input events to identify the most-sought amenities for this future park site.

The results of the public input will assist City leaders in determining what amenities should be planned for this park site. The park plan will also include goals and objectives for the development of this property and a list of amenities most desired by nearby residents and most feasible for this site based on shape and layout.

The north side park plan will include a list of known grant opportunities that the City could pursue to help cover the costs of physical infrastructure and park amenities.

The text narrative will also provide a range of cost estimates for park amenities for the new park site to aid in the budgeting for the development of this park.

Preliminary Estimated Project Cost:	Based on text in this Scope, $13,650 is the preliminary cost estimate. Opportunities to obtain public input on amenities from children who attend a nearby elementary school is as example of alternative that has not be included in this cost estimate (but could be).
Project Funding:	The project is anticipated to utilize local funds from the City of Strafford.
Project Schedule:	The project schedule has been discussed with the City with a target completion date of January 2026.

TASK 01 – ADMINISTRATION & PROJECT MANAGEMENT

The estimated scope for performing administrative and project management has been estimated for the duration of this project.

A. Project Set-Up & Kick-Off Meeting with City officials.
B. Provide Monthly Progress Reports.
C. Plan and hold internal project team meetings as needed.
D. Coordination and meetings with Strafford staff and elected and appointed officials.

TASK 02 – COMMUNITY ENGAGEMENT & COMMUNICATION PLAN

The public involvement activities for a potential future park site on North Lincoln Street will focus on meeting the future parks and recreation needs of the Strafford community, especially those within ½ mile of the property.

CMT will seek direct citizen input as to how this 2-acre park site could be developed and what features/amenities it should include to serve the neighborhood and community as a whole.

The CMT team will work together with City officials to plan for two (2) public engagement efforts.

Meeting #1: The first meeting will gather input from the public on park concepts/needs for this 2-acre park site. Anticipated activities at this public meeting will include:

1) Park sketch planning activity for adults and older children (those over 10 years)
2) Park sketch planning for young park users (those 10 years and under)

3) Park development and recreational amenity concepts/inspirations intended to encourage thoughtful and creative public input about this park.
4) Park naming ideas area for park site.

The first public engagement event will either occur on the future 2-acre park site (weather permitting) or at least alert nearby residents that a park planning initiative is occurring to maximize opportunities for those most likely to use the park to come and be heard about their most desired amenities.

The second public meeting will summarize the most popular ideas/ concepts from meeting #1. A comprehensive list of all the ideas from Meeting #1 will be provided so that new ideas from Meeting #1 can be fully considered. Intent is to verify with community members / participants what park features are most sought by the Strafford community at this future park site.

Meeting #2: At Meeting #2, a basic sketch plan of the park will allow participants to better understand potential land allocation to preferred uses. A general estimated cost will be shown for each proposed park feature so that the public can voice an opinion and potentially make decisions based on these projected costs.

This meeting will also set parameters around the proposed improvements / facilities so as to best position Strafford to meet grant requirements of other funding opportunities. See Task 3 for more details.

General Public Input Details:

A. The public involvement plan will make a focused effort to encourage residents in the immediate vicinity (1/2 mile distance / 8-10 minute walk) of the park to attend Meetings #1 and #2. Postcards with meeting event details and a QR code that leads to additional information will be sent to property owners within this circumference. CMT and City staff will work together on this as well as identify how those who may rent their homes will also be informed

B. In addition, CMT will coordinate with City staff to residents City-wide, members of the Board of Aldermen, the Planning Commission, and the general public to maximize public awareness of this park planning initiative.

C. Use of on-line surveys to further maximize public engagement to obtain input will take place. Use of social media (Facebook, etc.) and the City's webpage will be additional public engagement tools. City staff will be requested to assist with website updates and links from QR code information as needed.

D. CMT will prepare exhibits, interactive park-planning activities, fact sheets, handouts, and presentations for Community Engagement Events. CMT will provide supplies needed for park sketch planning activities as described above including maps, drawing utensils, and sketch planning tools for children (legos, blocks, etc.). The City will be responsible for printing costs and costs associated with mailing post cards, newsletters, and/or fliers for both public input meetings.

E. Public Engagement / Consensus Building
- CMT will plan, facilitate, and attend Community Meetings. (2 Meetings)
- CMT will facilitate and attend a public meeting at the Strafford Planning Commission. (1 Meeting)
- CMT will attend a Board of Aldermen meeting to present on the results of the park plan for the site.

TASK 03 – Parks and Recreation Comprehensive Plan Update

Following the Public Input portion described in Task 2, CMT will prepare a report detailing findings about the park site.

Results of all public input received will be summarized with text and graphics. In addition,

1) Illustrations, maps and text details about 2-acre park will include:
   a) How the park site will be accessible to pedestrians, bicycles, and vehicles;
   b) Recommendations as to how and where sufficient parking will be located; and
   c) A park site plan that demonstrates factors such as creativity, sensitivity to environmental factors, and the diversity of recreation opportunity.

2) The park recommendations will endeavor to include diverse recreational elements that are different /distinct from facilities available at Howard Smith Community Park and Croxdale Community Park.

3) As the intent of this park planning process is to allow for ideas related to park amenities to emerge from the surrounding neighborhood and Strafford community, specific ideas as to what could be included are not called out in this Scope. However, general categories CMT will seek ideas on will include:

Picnic and playground facilities.

Outdoor nature interpretive facilities.

Potential for play fields or courts for organized sports or "open areas" for unstructured recreation.

Exercise and fitness needs

Park support and logistics which as need for parking areas, fencing/screening, utilities, restrooms pavilions, lighting, and erosion control structures.

Once text for the Parks Plan is prepared, CMT staff will present this to the Planning Commission and the Board of Aldermen for approval. CMT staff will coordinate with City staff to appropriately advertise public meeting.

TASK 04 – IMPLEMENTATION PLAN

A. The north side park plan on North Lincoln Street will include an implementation plan that provides a recommended timeline for developing the future park site on Lincoln Street. The Implementation Plan will also include a timeline or priority list for improvements at all Strafford parks.

CITY OF STRAFFORD

BILL 25-29 **ORDINANCE 1101**

AN ORDINANCE AMENDING THE ANNUAL BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025 APPROPRIATING FUNDS PURSUANT THERETO (FY25 Budget Amendment to Appropriate Fund Balance for Premium Increase for Property and Liability Insurance)

WHEREAS, the Budget Officer has presented to the Board of Aldermen an annual budget for the fiscal year beginning October 01, 2024 and ending on September 30, 2025; and

WHEREAS, an amendment is necessary to increase budgetary funding relevant to actual revenues and expenditures expected.

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

Section 1. The annual budget for the City of Strafford, Missouri for the fiscal year ending September 30, 2025, is hereby amended as recommended per the attached.

Section 2. Funds are hereby appointed for the objects and purposes of expenditures set forth in said budget amendment.

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 16th DAY OF June, 2025.

_____
Sandy Strecker, Mayor

ATTEST:

_____
DeAnn Reynolds, City Clerk

EXPLANATION SHEET

Purpose: To approve a FY25 Budget Amendment to appropriate budget savings of various expense lines to cover the increased premium cost of Property and Liability Insurance for the coverage period July 2025-June 2026.

Background: The City of Strafford was notified by our insurance carrier that rates for the upcoming premium will increase significantly over what was anticipated in the FY2025 annual budget. The City's insurance broker solicited quotes from numerous other insurance carriers; however our existing insurance carrier offered the lowest premium.

Significant factors affecting this annual premium pertain to inflation in general; increased cost of replacing damaged or destroyed assets today versus several years ago; weather claims across the insurance industry; and insurance carriers managing their loss ratios and ensuring losses are recovered through premium increases. Strafford has a couple claims from the past 4 years which impact our claims history and this premium.

Current year budget savings will be used to absorb this additional expense.

City of Strafford, Missouri
Budget Amendment
Fiscal Year 2025

BA 25-011

REVENUE

Account	Account Name	Original Budget	Bud Adjustment	Amended Budget	Comments
200-270-99010-0000	Transfer from General Fund	$ 201,644	**$ 14,400**	$ 216,044	Increase FY25 Budget to reflect add'l revenue and to budget a fund transfer
300-300-47010-0000	Interest Income	7,000	**1,000**	8,000	
		$ 208,644	**$ 15,400**	$ 224,044	

EXPENDITURE

Account	Account Name	Current Budget	Bud Adjustment	Amended Budget	
100-110-62080-0000	Insurance, Property & Liability	$ 8,300	**$ 3,200**	$ 11,500	Adjust misc budget line items in order to absorb annual Property/Liability Insurance increase for 2025-2026 and budget a fund transfer
100-120-62080-0000	Insurance, Property & Liability	-	**2,000**	2,000	
100-140-62080-0000	Insurance, Property & Liability	1,600	**450**	2,050	
100-170-62080-0000	Insurance, Property & Liability	5,100	**1,800**	6,900	
100-190-62080-0000	Insurance, Property & Liability	500	**(500)**	-	
100-120-66340-0000	Property Maintenance Enforcemen	$ 15,000	**(10,000)**	5,000	
100-180-62025-0000	Contracted Services	15,000	**(5,450)**	9,550	
100-170-65055-0000	Repairs & Maintenance, Street Pav	75,000	**(5,000)**	70,000	
100-170-81240-0000	Capital, Other Equipment	3,250	**(900)**	2,350	
100-110-99070-0000	Transfer to Law Enf Sales Tax Fund	201,644	**14,400**	216,044	
200-270-62080-0000	Insurance, Property & Liability	22,000	**14,400**	36,400	
300-300-62080-0000	Insurance, Property & Liability	4,300	**1,900**	6,200	
300-300-81240-0000	Capital, Other Equipment	3,250	**(900)**	2,350	
800-810-62080-0000	Insurance, Property & Liability	17,000	**10,300**	27,300	
800-850-62080-0000	Insurance, Property & Liability	17,000	**7,500**	24,500	
800-810-81010-0000	Capital, Project Engineering	30,000	**(17,800)**	12,200	
		$ 418,944	**$ 15,400**	$ 434,344	

Balance **$** -