



**City Council Agenda
Monday, August 10, 2020
7:00 P.M.
200 S. Holden
Warrensburg, MO 64093**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87359761433?pwd=blpnYXZORzhYNDhZRkhYb05PRDlCdz09>

Passcode: 313738

Or iPhone one-tap :

US: +13126266799,,87359761433#,,,,,0#,,313738# or
+16465588656,,87359761433#,,,,,0#,,313738#

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1. 7:00 P.M. Call To Order Regular City Council Meeting

2. Roll Call

3. Approval Of City Council Minutes

3.I. City Council Minutes 7/13/2020, And 7/15/2020

Documents:

[CITY.COUNCIL.MINUTES.7.13.2020.7.15.2020.PDF](#)

4. Adoption Of Agenda

5. Presentation

5.I. Fiscal Year 2021 Sewer Rate Presentation
Presented by Amanda Bagwell, HDR

Documents:

[WARRENSBURG - AUGUST 10 2020 PRESENTATION - R1.PDF](#)

6. Public Hearing

6.I. Public Hearing On CUP For At 812 E. Young Street

A Public Hearing on an Ordinance Approving a Conditional Use Permit for Land Use 9.400 Motor Vehicle-Related Sales and Service Operation Motor Vehicle Painting and Body Work in a GB: General Business District Located at 812 E. Young Street in the City of Warrensburg, Missouri

Presented By: Barbara Carroll AICP, Director of Community Development

Documents:

[812 E YOUNG ST CUP CC DOCUMENTS.PDF](#)

7. 1st Reading Only Ordinance

7.I. Energy And Sustainability Task Force Recommendation

First reading of an ordinance authorizing the City Manager and City Clerk to execute an agreement with Kansas City Power & Light Company to participate in the Renewables Direct Program.

Presented by Scott Holmberg, Council Member and Task Force Member

Documents:

[RENEWABLESDIRECTCOUNCILLETTER.DOCX](#)
[RENEWABLESDIRECTORDINANCE.DOCX](#)
[RENEWABLESDIRECTAGREEMENT.PDF](#)

8. 1st/2nd Reading Ordinance

8.I. Ordinance Approving A CUP At 812 E. Young Street

An Ordinance Approving a Conditional Use Permit for Land Use 9.400 Motor Vehicle-Related Sales and Service Operation Motor Vehicle Painting and Body Work in a GB: General Business District Located at 812 E. Young Street in the City of Warrensburg, Missouri

Presented By: Barbara Carroll AICP, Director of Community Development

Documents:

[812 E YOUNG ST CUP ORDINANCE.PDF](#)

8.II. Ordinance Approving The Minor Plat Of Stella Rae Addition - Lots 1 Thru 3

An Ordinance Approving and Accepting the Minor Plat of Stella Rae Addition – Lots 1 Thru 3 a Subdivision in the City of Warrensburg, Missouri, Located at 630 & 632 Allison Avenue and 715 Spring Ridge Road

Presented By: Barbara Carroll AICP, Director of Community Development

Documents:

[STELLA RAE PLAT CC DOCUMENTS.PDF](#)

8.III. Ordinance Approving An Agreement With The Railroad Regarding The Amtrak Station

An ordinance authorizing execution of a letter agreement with National Railroad Passenger Corporation regarding the lease between the parties.

Presented by Harold Stewart, City Manager

Documents:

[ORDINANCE AUTHORIZING CITY MANAGER TO SIGN LETTER AGREEMENT.PDF](#)
[EXHIBIT A RAILROAD AGREEMENT LETTER 8-5-2020.PDF](#)

- 8.IV. Ordinance Re-Adopting Section 2-1 To Establish Potential Conflicts Of Interest
An ordinance re-adopting Section 2-1 to establish a procedure to disclose potential conflicts of interest and substantial interests of certain municipal officials.

Presented by Cindy Gabel, City Clerk

Documents:

[2020_08_06_12_24_44.CONFLICT.INTEREST.2020.PDF](#)

9. Other Business

- 9.I. Addendum To Midwest Pool Management Contract 2020

Presented by Danielle Fesler, Parks Director

Documents:

[ADDENDUM TO MPM CONTRACT 2020-7-10-20 \(002\).PDF](#)
[MIDWEST POOL MANAGEMENT CONTRACT ADDENDUM - COVID.PDF](#)
[REVISED MANAGEMENT FEE AND SALARY BUDGET JUNE 16 2020 \(002\).PDF](#)

- 9.II. Preliminary Plat Of The Pines At Hale Lake

Preliminary Plat of The Pines at Hale Lake

Presented By: Barbara Carroll AICP, Director of Community Development

Documents:

[THE PINES AT HALE LAKE PLAT CC DOCUMENTS.PDF](#)

- 9.III. Discussion Of City Commissions And Boards Residency Requirements

- 9.IV. Fiscal Year 2020-2021 Proposed Budget

A Power Point Presentation will be provided at the Council Meeting

Presented by Marcella McCoy, Finance Director

10. Appearances To The Council Not Listed On The Agenda

11. Mayoral Appointment/S

12. Miscellaneous Matters From The Mayor And/Or City Council

13. City Manager Report

Documents:

[CM REPORT BY CM AUG 7, 2020.PDF](#)
[JULY 2020 CD ACTIVITY REPORT.PDF](#)

14. Director Of Finance Report

Documents:

[DOF REPORT 08-10-20.PDF](#)

15. Closed Session After Regular Session

The City Council will meet in the Community Development Conference Room, downstairs at 102A South Holden, Warrensburg, for Executive Session

Vote to close part of this meeting pursuant to Section 610.021 of the Revised Statutes of Missouri, relating to:

- (1) Legal actions, causes of action or litigation involving the City and any confidential or privileged communication between the City and its representatives and its attorneys.**
- (2) Leasing, purchase or sale of real estate where public knowledge might adversely affect the amount paid in the transaction.**
- (3) Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.**
- (12) Documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected.**
- (13) Individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment**

CITY COUNCIL MEETING OF JULY 13, 2020

A meeting of the Warrensburg City Council was held on July 13, 2020, at 200 S. Holden and via Zoom, with Mayor Bryan Jacobs presiding. Roll was called as follows, Present were: Brooks, Holmberg, Lund, Kushner, Jacobs. Absent: none.

The minutes of the June 22, 2020, City Council meeting were considered. Holmberg moved to approve the minutes of the June 22, 2020, City Council meeting. Yes: Brooks, Holmberg, Lund, Kushner, Jacobs. No: none.

The adoption of the agenda was considered. Lund moved to amend the agenda (for social distancing purposes) and move the item concerning the Parks Department to proceed the two Public Hearings. Yes: Brooks, Holmberg, Lund, Kushner, Jacobs. No: none.

Mayor Jacobs read a Resolution of the Council of the City of Warrensburg Declaring an Intention to Withdraw from the Joint Resolution Number 2116 with the Warrensburg Park and Recreation Board. City Manager Harold Stewart said there has been an approved Resolution with the Parks Department in the past concerning services provided by the City of Warrensburg to the department. He said this includes Human Resources services, financial services, IT consulting, and project management services for Public Works projects. Stewart said the City has had issues and concerns and would like to give a one-year notice that after that time the City will no longer provide these services.

Council member Lund said the City does believe in the Parks Department and its mission and realizes how important it is to the community. He said with the City's financial commitment to the Parks, the City would like the department to follow the City's policies and not get the City in any legal trouble.

Barbara Rhodes of the Parks and Recreation Board said they were unaware the problems had risen to this level of concern until the meeting on July 1, 2020. She said City Manager Harold Stewart met with the Parks and Recreation Director, Danielle Fesler, and the former Parks Board President, Marcy Bryant. Rhodes said the Parks and Recreation Board held an emergency closed session at which time they discussed having a meeting with the Mayor and City Council members. She said since some City Council members were out of town, the meeting was delayed. Rhodes said the board shared their concerns in writing with a letter to the Mayor and City Council members.

Erica Collins, President of the Parks and Recreation Board, read the letter submitted by the Parks and Recreation Board members to the Mayor and City Council members on July 7, 2020. Collins said the board would like to request a joint meeting to discuss the City's concerns. She said they are hoping for a clear and positive solution by both parties.

Rhodes said she believes both the Parks and Recreation Board and Mayor and City Council would like to serve the community in the best possible way. She said the board would like to know what the City is trying to accomplish and would like to ask the following questions:

1. What does the City Council hope to accomplish with this Resolution?

2. What benefits are there to the City and its population by ending this cooperative agreement?
3. Where do we go from here?

Council member Lund said there have been prior discussions, but it was not clear which board members were present. Council member Lund said it is disturbing that the Parks Board is not aware of these complaints. After further discussion, Parks Board President Erica Collins said she looks forward to continuing this conversation with the City Council.

A joint meeting of the City Council and Parks and Recreation Board will be held on Wednesday, July 15, 2020, at 6:00 p.m. at the Warrensburg Community Center. Lund moved to approve the Resolution. Yes: Brooks, Lund, Kushner, Jacobs. No: Holmberg. Absent: None. Motion carried.

Mayor Jacobs opened a Public Hearing on an Ordinance Enlarging an R4: Medium-Density Multi-Family Residence District by Rezoning Land Located at 1610 E. Hale Lake Road from GB: General Business District to R4: Medium-Density Multi-Family Residence District. Community Development Director Barbara Carroll said the applicant is MFM Capital, LLC, represented by member Rachel and Jeff Terry. She said the intent is to add a road and develop twelve lots in the area that would be townhomes and four-plex's. Carroll said the applicants would like to request the zoning be changed from GB: General Business District to R4: Medium Density Multi-Family Residence District. Carroll said this request was approved by the Planning & Zoning Commission. She said there were several concerns expressed about noise that would be created, but those concerns have been resolved. As there was no further comment, the Public Hearing was closed.

Mayor Jacobs opened a Public Hearing on an Ordinance Amending Chapter 27 of the Code of City Ordinances of the City of Warrensburg, Missouri, Regarding Shooting Ranges. Carroll said there was a recent request of where privately-owned shooting ranges could be in Warrensburg. She said after checking with other communities, City staff proposed an ordinance creating a Land Use category for shooting ranges and parking requirements for the new use. Carroll said these ordinances address both firearm and archery type ranges and creates two new Land Use categories, Land Use 6.150 for indoor ranges, and 6.270 for a shooting range with an outdoor element. She said the indoor ranges would be allowed by right in GB: General Business and LI: Light Industrial Districts and as a Conditional Use Permit in the CB: Central Business District Outdoor ranges would be allowed only by Conditional Use Permit in the GB: General Business and LI: Light Industrial Districts. Carroll said the parking requirements are the same for both indoor and outdoor ranges. She said the Planning and Zoning Commission considered this at the last meeting, and recommended approval.

Mayor Jacobs said Steve Andrew from Quarry City Saving and Loan had called about his concerns about the location, and Stewart said he spoke with Steve about his concerns. As there was no further discussion, the Public Hearing was closed.

Bill No. 7-1-20 being for an Ordinance Authorizing the City Manager and City Clerk to Execute a Memorandum of Understanding with the Warrensburg R-VI School District for the School Resource Officer Program for the 2020-2021 School Year was read for the first time by title. Police Chief Rich Lockhart said this is the renewal of the annual school SRO Program. Lockhart said there is an increase in the reimbursement amount. He said it is a great program for the students and officers. Lund moved said bill be passed to second reading by title. Carried

unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: Brooks, Holmberg, Lund, Kushner, Jacobs. No: none. Said bill was declared duly adopted and given Ordinance No. 5586

Bill No. 7-2-20 being for an Ordinance Enlarging an R4: Medium-Density Multi-Family Residence District by Rezoning Land Located at 1610 E. Hale Lake Road from GB: General Business District to R4: Medium-Density Multi-Family Residence District was read for the first time by title. Holmberg moved said bill be passed to second reading by title. Carried unanimously. Said bill was read second time. Roll was called for the adoption or rejection of said bill as follows: Yes: Brooks, Holmberg, Lund, Kushner, Jacobs. No: none. Said bill was declared duly adopted and given Ordinance No. 5587.

Bill No. 7-3-20 being for an Ordinance Amending Chapter 27 of the Code of City Ordinances of the City of Warrensburg, Missouri, Regarding Shooting Ranges was read for the first time by title. Lund moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: Brooks, Holmberg, Lund, Kushner, Jacobs. No: none. Said bill was declared duly adopted and given Ordinance No. 5588.

Bill No. 7-4-20 being for an Ordinance Amending Section 14-119, Discharge of Firearms and Projectile Weapons Prohibited, of the Code of Ordinances of the City of Warrensburg, Missouri, was read for the first time by title. Stewart said this ordinance clarifies where a weapon can be discharged. He said the firearm must be inside a licensed area. Kushner moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: Brooks, Jacobs, Holmberg, Kushner, Lund. No: none. Said bill was declared duly adopted and given Ordinance No. 5589.

Bill No. 7-5-20 being for an Ordinance Enacting Section 22-80, Additional Requirements, Shooting and Archery Ranges of the Code of Ordinances of the City of Warrensburg, Missouri, was read for the first time by title. Stewart said this is for the business licensing portion. He said safety issues were considered including the design that would need to be certified by City staff. He said noise was also considered to ensure there would be no noise problems. Holmberg moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: Brooks, Holmberg, Lund, Kushner, Jacobs. No: none. Said bill was declared duly adopted and given Ordinance No. 5590.

Bill No. 7-6-20 being for an Ordinance Authorizing the City Manager to Enter Into a Sewer Extension Reimbursement Agreement with 906 Property, LLC (Culver's—906 North Simpson Drive) in the City of Warrensburg, Missouri, was read for the first time by title. Assistant City Manager Danielle Dulin said in October of 2019, the City Council approved an ordinance allowing for sewer extension reimbursement agreements. She said these agreements provide a mechanism for developers to recover a portion of their costs to extend the sewer main by subsequent developers utilizing the improvement. Dulin said 906 Property, LLC, extended an 8-inch sewer main over 1000 feet to connect the Culver's building at 906 North Simpson Drive to the sanitary sewer system. She said the cost for this agreement was \$181,986. Dulin said the developer would like to participate in the reimbursement program to recuperate costs from future subsequent developers making connections to the new main. Dulin said the reimbursement would be approximately \$135,000. She said this fee is in addition to other connection fees. Dulin said the City will retain a 10 percent administrative fee. Lund moved said

bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: Brooks, Holmberg, Lund, Kushner, Jacobs. No: none. Said will was declared duly adopted and given Ordinance No. 5591.

Bill No. 7-7-20 being for an Ordinance Changing the Name of Rhiannon Street to Allison Avenue in the City of Warrensburg, Missouri, was read for the first time by title. Dulin said the City received an application to subdivide the property currently addressed as 715 Spring Ridge Road into three single-family lots. She said the property is located at the Southeast corner of Rhiannon Street and Spring Ridge Road. Dulin said in addition, the property owner asked to change the name of the street from Rhiannon Street to Allison Avenue. Dulin said there is currently no formal process for changing the name of a street. She said there have been several instances where the City had changed street names. Dulin said the Police, Fire, and Community Development departments have reviewed this information and no one has any concerns about the proposed street name change. Lund moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: Brooks, Holmberg, Lund, Kushner, Jacobs. No: none. Said bill was declared duly adopted and given Ordinance No. 5592.

Bill No. 7-8-20 being for an Ordinance of the City of Warrensburg Modifying the Declaration of Emergency of the City Manager Dated May 29, 2020, Modifying Regulations Adopted Thereunder was read for the first time by title. Finance Director Marcella McCoy said because of COVID, businesses were allowed an additional 60 days after the expiration date of the Emergency Order. She said the Emergency Order has been extended to December 30, 2020. McCoy said the City would like to recognize this revenue during this fiscal year, and therefore, are requesting the date be changed to the end of September. She said a follow-up letter will be sent to those businesses that have not renewed. Kushner moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: Brooks, Holmberg, Lund, Kushner, Jacobs. No: none. Said bill was declared duly adopted and given Ordinance No. 5593.

In Other Business was Council discussion of the Budget. Council member Lund said this is a continuation of discussions after the City Council Retreat. He said the annual contractual agreements total \$169,245. Council member Lund said at the retreat it was agreed to cut a minimum of 25 percent of these agreement amounts requested. He said after discussions with Chairman Pro Tem Scott Holmberg, they were able to find \$45,000 in savings. Holmberg said additionally, \$4,000 from the Historic Preservation Commission will be removed and included under the City Council's budget. Finance Director Marcella McCoy noted that the Historic Preservation Commission's request will be reorganized like other boards and commission funding requests. She further explained the other boards and commissions will be under the City Council budget expenditures.

Council member Lund and Chairman Pro Tem Holmberg would like to recommend the following cuts:

Big Brothers Big Sisters	\$ 5,000
Burg Fest	\$ 5,000 (FY20-21-not included in total)
Depot Renovation	\$ 5,000
J.C.E.D.C.	\$18,000
Main Street	<u>\$13,000</u>
Total	\$41,000

Council member Lund noted that the community partners were notified of possible funding cuts.

Stewart said the CARES Act Funding was approved for the amount the City requested. He said there will be two more phases of the money available. Stewart said he is hoping some of the money can be carried over until next year. He said in the future some tough decisions are going to need to be made to balance the budget.

There was discussion of contributions and important investments in the community. Council member Kushner expressed the need to look at needed improvements in other areas in Warrensburg. Council member Kushner pointed to improving the appearance and retail businesses in the southern section of the City. He said possibly Main Street could help with new ideas from prior expenses.

In Other Business was Discussion of Mayoral Appointments, and Mayor Jacobs said he would like to make the following recommendations:

Jim Kushner, City Council Representative; Traffic Commission
Sarah Chamberlain; Arts Commission
Suzy Latare, Reappointment; Diversity and Inclusion Commission
Beth Rutt, Reappointment; Energy and Sustainability Task Force

Lund moved to approve. Yes: Brooks, Holmberg, Lund, Kushner, Jacobs. No: none. Carried unanimously. Additional appointments will be discussed at a future meeting.

In the City Manager's Report, Stewart said there will not be a City Council meeting on July 27, 2020, because he will be out of the office. He said for the City to receive the funding from the CARES Act, the City Council will need to approve an ordinance for the funding. Stewart said he will have this information available at the Joint meeting with the City Council and Parks Board on Wednesday, July 15, 2020.

Lund moved to close pursuant to Section 610.021 of the Revised Statutes of Missouri, relating to:

- (1) Legal actions, causes of action or litigation involving the City and any confidential or privileged communication between the City and its representatives and its attorneys.
- (2) Leasing, purchase or sale of real estate where public knowledge might adversely affect the amount paid in the transaction.
- (3) Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.
- (12) Documents or any documents relate to a negotiated contract until a contract is executed, or all proposals are rejected.
- (13) Individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment.

Yes: Brooks, Jacobs, Holmberg, Kushner, Lund. No: none. Carried unanimously.

As there was no further business, the meeting was adjourned to the closed session.

Bryan Jacobs, Mayor

Attest:

Cindy Gabel, City Clerk

SPECIAL CITY COUNCIL MEETING OF JULY 15, 2020

A special meeting of the Warrensburg City Council and was held on July 15, 2020, at the Community Recreation Center, at 445 E. Gay, in Multipurpose Rooms A, B, and C with Mayor Bryan Jacobs presiding. Roll was called as follows, Present were: Brooks, Holmberg, Lund, Kushner, Jacobs. Absent: none.

The adoption of the agenda was considered. Holmberg moved to approve the agenda. Yes: Brooks, Holmberg, Lund, Kushner, Jacobs. No: None. Carried unanimously.

Bill No. 7-9-20 being for an Ordinance Authorizing the City Manager and City Clerk to Execute a Contract with the County of Johnson for CARES Act Funding was read for the first time by title. City Manager Harold Stewart said the City has applied for reimbursements from Johnson County through the CARES ACT because of the COVID Pandemic. He said to receive the funding, there must be an agreement between the City and the County. Stewart said the City is recommending approval of this request to receive funding. Lund moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: Brooks, Holmberg, Lund, Kushner, Jacobs. No: none. Said bill was declared duly adopted and given Ordinance No. 5594.

Jacobs moved to close part of this meeting pursuant to Section 610.021 of the Revised Statutes of Missouri, relating to:

- (1) Legal actions, causes of action or litigation involving the City and any confidential or privileged communication between the City and its representatives and its attorneys.
- (3) Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.
- (12) Documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected.
- (13) Individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment.

Yes: Brooks, Holmberg, Lund, Kushner, Jacobs. No: None.

As there was no further business, the meeting was adjourned to the closed session.

Bryan Jacobs, Mayor

Attest:

Cindy Gabel, City Clerk



City of Warrensburg, Missouri

2021 Sewer Rate Review

August 10, 2020



Summary

- 2016 Recommended Sewer Rate Schedule
- FY 2021 Recommendation



2019 Proposed Rate Schedule

Sources of Funds	2017	2018	2019	2020	2021
Residential					
Fixed Charge	\$9.00	\$11.50	\$13.00	\$13.00	\$13.00
Volume Charge					
0 – 2 CCF	\$2.70	\$2.70	\$2.70	\$2.72	\$2.72
> 2 CCF	\$5.11	\$5.11	\$5.11	\$5.60	\$6.03
Commercial					
Fixed Charge					
Water Meters < 1"	\$9.00	\$11.50	\$13.00	\$13.00	\$13.00
Water Meters 1" – 4"	\$45.00	\$57.50	\$65.00	\$65.00	\$65.00
Water Meters > 4"	\$108.00	\$138.00	\$156.00	\$156.00	\$156.00
Volume Charge	\$4.56	\$4.56	\$4.56	\$4.88	\$5.29
Proposed Rate Adjustment	5%	5%	5%	5%	5%

2016 Recommendations

- Consider working towards a full funding of depreciation instead of fully funding it this year
- Fund capital improvements through depreciation
- Begin building reserves for future capital projects
 - WWTP Capacity Expansion
 - Improvements to meet future Nutrient Limit Regulations



2021 Recommendation

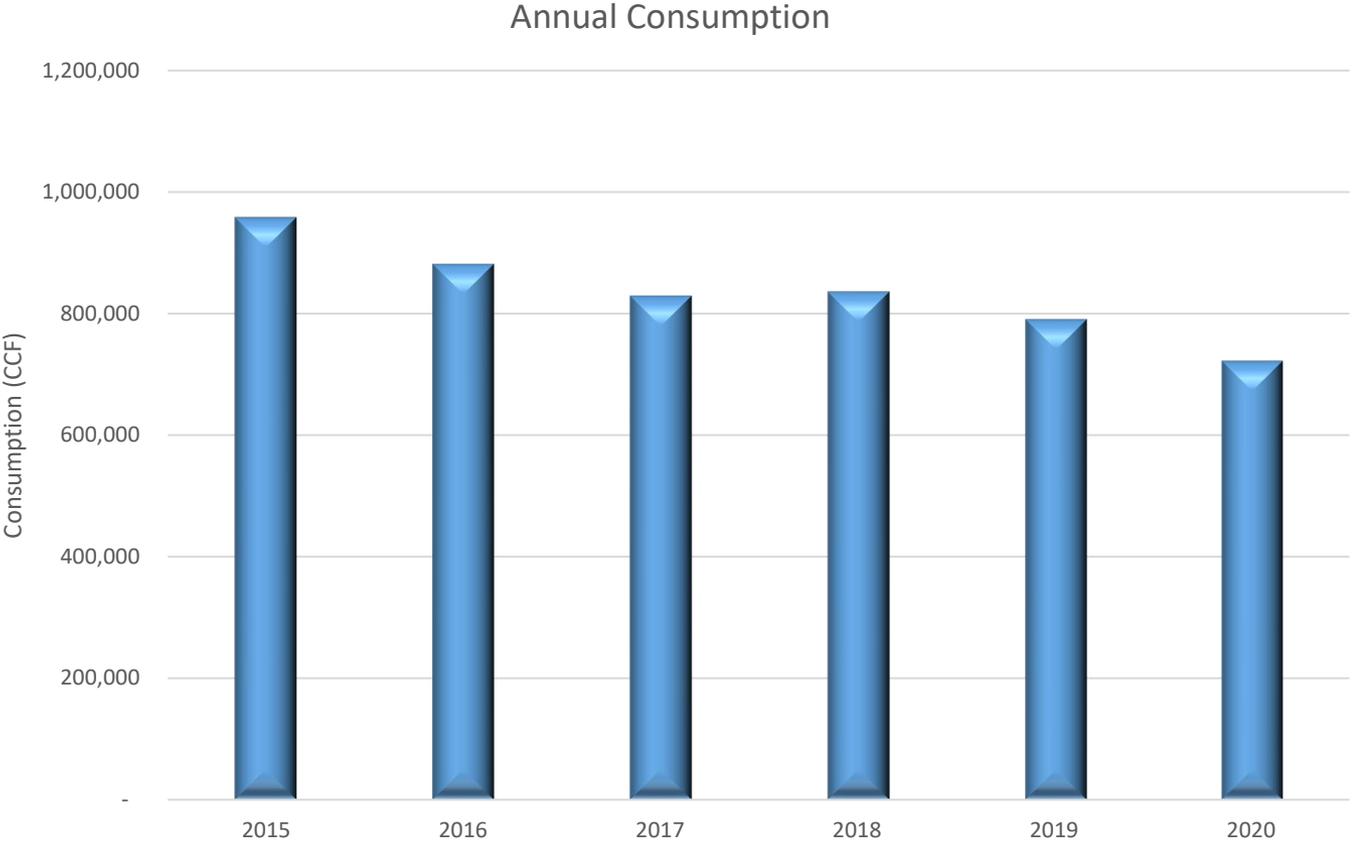


FY 2020 Sewer Rate Revenue Comparison

Sources of Funds	FY 2020 Rate Design	FY 2020 Actual*
Monthly Number of Bills	7,350	7,345
Consumption		
Average Monthly Consumption	64,000	60,000
Annual Consumption (ccf)	770,000	721,600
Revenue from Sewer Rates	\$4,670,000	\$4,510,500
*Data collected through June, projected through the remainder of Fiscal Year		

\$159,500 Less Than Projected

Historical Consumption



Revenue Comparison

Sources of Funds	FY 2020 Amended Budget	FY 2021 Proposed Budget
Revenues		
Sewer Rates	\$4,510,500*	\$4,670,000
Non-rate Revenue		
Connections	\$18,000	\$18,000
Disconnections	\$19,000	\$19,000
Penalties	\$70,100	\$70,100
Rentals	\$7,000	\$7,000
Permits/Services Non-categorized	\$1,000	\$1,000
Interest Credit (SRF)	\$287,500	\$264,200
Total Expenditures**	\$4,913,100	\$5,049,300
*Utilized Projected Actual Revenues		
**Rounded to the nearest \$100		

Expenditure Comparison

Sources of Funds	FY 2020 Amended Budget	FY 2021 Proposed Budget
Expenses		
O&M Expenses		
General Administration	\$1,551,314	\$1,509,073
Finance	\$88,118	\$88,406
Wastewater Treatment	\$1,244,734	\$1,321,842
Collections	\$398,147	\$461,836
Total O&M Expenses*	\$3,282,300	\$3,381,200
Capital Improvements	\$1,366,100	\$1,255,000
Debt Service Principal	\$1,245,000	\$1,268,000
Total Expenditures*	\$5,893,400	\$5,904,200
Depreciation	\$1,450,000	\$1,450,000
Total Expenditures and Funding Depreciation*	\$7,343,400	\$7,354,200
*Rounded to the nearest \$100		

Revenue Requirement Analysis

		2020	2021
<u>Sources of Funds</u>			
Rate Revenue		\$4,510,500*	\$4,670,000
Non-rate Revenue		\$402,600	\$379,300
Total Revenue		\$4,913,100	\$5,049,300
<u>Application of Funds</u>			
O&M Expenses		\$3,282,300	\$3,381,200
Capital Improvements		\$1,366,100	\$1,255,000
Debt Service Principal		\$1,245,000	\$1,268,000
Total Revenue Requirement		\$5,893,400	\$5,904,200
Annual Balance/(Deficiency)		(\$980,300)	(\$854,900)
Cumulative Balance/(Deficiency)	\$2,175,000**	\$1,194,700	\$339,800
Depreciation		\$1,450,000	\$1,450,000
Annual Balance/(Deficiency)		(\$2,430,300)	(\$2,304,900)
Cumulative Balance/(Deficiency)		(\$255,300)	(\$2,560,200)
*Utilized Projected Actual Revenues			
**Cash fund balance as of August 1, 2020			

2021 Recommended Rate Increase

Sources of Funds	2021
Residential	
Fixed Charge	\$13.00
Volume Charge	
0 – 2 CCF	\$2.72
> 2 CCF	\$6.03
Commercial	
Fixed Charge	
Water Meters < 1"	\$13.00
Water Meters 1" – 4"	\$65.00
Water Meters > 4"	\$156.00
Volume Charge	\$5.29

2021 Alternative Rate Increase Comparison

	Alternative 1 – Scheduled Rate Increase	Alternative 2	Alternative 3	Alternative 4
Residential Rates				
Fixed Charge	\$13.00	\$14.00	\$14.50	\$17.00
Volume Charge				
0-2 CCF	\$2.72	\$2.72	\$2.80	\$2.80
>2 CCF	\$6.03	\$6.03	\$6.10	\$7.00
Commercial Rates				
Fixed Charge				
Water Meters < 1”	\$13.00	\$14.00	\$14.50	\$17.00
Water Meters 1” – 4”	\$65.00	\$70.00	\$72.50	\$85.00
Water Meters > 4”	\$156.00	\$168.00	\$174.00	\$204.00
Volume Charge	\$5.29	\$5.29	\$5.50	\$6.00
Proposed Rate Adjustment	5%	7%	10%	22%
Total Revenues	\$5,049,300	\$5,146,100	\$5,300,500	\$5,858,300
Total Revenue Requirement	\$5,904,200	\$5,904,200	\$5,904,200	\$5,904,200
Balance/(Deficiency) of Funds	(\$854,900)	(\$758,100)	(\$603,700)	(\$45,857)
Net Balance*	\$339,800	\$436,600	\$591,000	\$1,148,800

*Cash fund balance as of August 1, 2020 of \$2,175,000

Average Residential User's Monthly Bill Comparison

	Current	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Rates					
Fixed Charge	\$13.00	\$13.00	\$14.00	\$14.50	\$17.00
Volume Charge					
0-2 CCF	\$2.72	\$2.72	\$2.72	\$2.80	\$2.80
>2 CCF	\$5.60	\$6.03	\$6.03	\$6.10	\$7.00
Monthly Bill					
1 CCF Residential	\$15.72	\$15.72	\$16.72	\$17.30	\$19.80
Average Residential (6.68 CCF)	\$44.65	\$46.66	\$47.64	\$48.65	\$55.36
Proposed Rate Adjustment		4.5%	6.7%	9.0%	24%

Recommendations

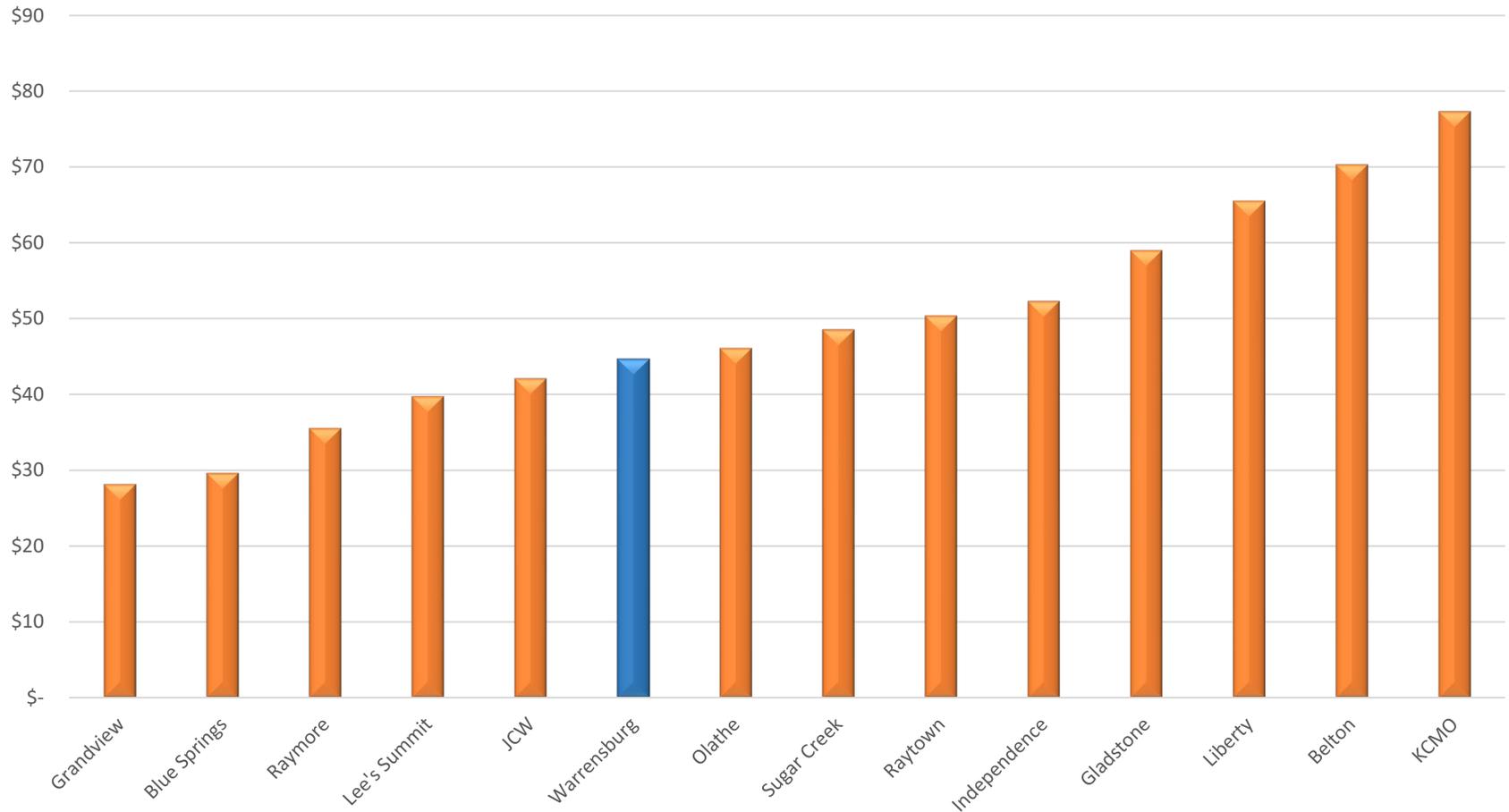
- Continue to implement five-year planned increase
- Monitor consumption
- Fund depreciation
 - WWTP Capacity Expansion



Questions?

HDR

Monthly Sewer Bill for the Average Residential User based on 5,000 gallons consumption and FY 2019/2020 Rates



CITY OF WARRENSBURG
COMMUNITY DEVELOPMENT

August 4, 2020

Honorable Mayor and
Members of the City Council
City of Warrensburg, Missouri

Dear Mayor and Council Members:

SUBJECT: A Public Hearing on an Ordinance Approving a Conditional Use Permit for Land Use 9.400 Motor Vehicle-Related Sales and Service Operation Motor Vehicle Painting and Body Work in a GB: General Business District Located at 812 E. Young Street in the City of Warrensburg, Missouri

BACKGROUND:

The applicant, NDS Investments, LLC, is requesting a Conditional Use Permit (CUP) to be allowed to operate a motor vehicle painting and body work facility in a GB: General Business District. Section 27-200 of the Code of City Ordinances requires a Conditional Use Permit for Land Use 9.400 motor vehicle painting and body work in a General Business District. NDS Investments, LLC plans to use the existing building including rear outbuildings for overflow parking and storage.

Adjacent Zoning

The property is surrounded by GB: General Business District. The property to the north is E. Young St. with the ramp leading to U.S. Highway 50. The property to the east is Elks Lodge 673. The properties to the west and south are United Rentals and undeveloped land.

Site Plan

Conditional use permits require preliminary and final site plans be prepared and submitted to the Planning & Zoning Commission for review and approval. Attached is a site plan that serves as the site plan. Staff does not anticipate any additional changes will be necessary to the site plan, but is requesting authority to approve the final site plan in case new items are identified in the permitting process. The Planning and Zoning Commission also requested the site plan be red-lined to eliminate the west driveway as there is no intention to build that driveway.

Public Comments Received

As a land use issue that can have an impact on surrounding property owners, CUP's are required to receive input from adjacent property owners. The attached list of property owners within 300 feet of the site were notified of the meeting before the City Council on August 10, 2020. At the time of this writing, no public comment has been received.

Criteria for Considering a Conditional Use Permit

Section 27-300 (c) (2) outlines the criteria to be considered by the City Council when making considering a Conditional Use Permit.

- a. The statement of intent for the GB district, Sec. 27-118(b), states "The GB district is designed to allow general trades and commercial services on major thoroughfares outside of central or neighborhood business districts. To promote in-fill and sustain the mix of

residential development within the community, certain residential uses are allowed in the GB district subject to conditions.”

b. The 2017 Comprehensive City Plan Update shows the property as industrial.

Planning and Zoning Commission Action

The Planning and Zoning Commission discussed the request at their meeting on August 3, 2020, and voted to recommend approval of approval of the request for a CUP for Land Use 9.400 Motor Vehicle Painting and Body Work in a GB: General Business District Located at 812 E. Young Street with the following conditions:

1. Staff is granted the authority to approve the final site plan as part of the building permit process.
2. The site plan be red-lined to eliminate the west driveway onto Young Street.

ISSUE:

To approve an ordinance approving a CUP for Land Use 9.400 Motor Vehicle Painting and Body Work in a GB: General Business District.

STRATEGIC PLAN:

N/A

FISCAL IMPACT:

N/A

ECONOMIC BENEFITS/IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the ordinance.

Sincerely,



Barbara Carroll, AICP
Director of Community Development

CC: City Manager

- Attachments:
1. Ordinance
 2. Planning & Zoning Commission Findings & Recommendation Form
 3. Aerial photograph of site
 4. Zoning information
 5. Future Land Use Map from 2017 Comprehensive Plan Update
 6. Section 27-300 (c) (2) of the Code of City Ordinances
 7. List of property owners within 300 ft
 8. Letter to property owners within 300 ft.
 9. Application
 10. Preliminary site plan and floor plan

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR LAND USE 9.400 MOTOR VEHICLE-RELATED SALES AND SERVICE OPERATION MOTOR VEHICLE PAINTING AND BODY WORK IN A GB: GENERAL BUSINESS DISTRICT LOCATED AT 812 E. YOUNG STREET IN THE CITY OF WARRENSBURG, MISSOURI

WHEREAS, NDS Investments, LLC filed a request for a Conditional Use Permit for Land Use 9.400 Motor Vehicle Painting and Body Work to operate in a General Business District at 812 E. Young Street. The property is legally described as follows:

Part of the West Half of the Northeast Quarter of Section 19, Township 46 North, Range 25 West of the 5th Principal Meridian, city of Warrensburg, Johnson County, Missouri, being more particularly described as follows: Commencing at a 3/4" iron rebar at the North Quarter corner of said Section 19 (Mo Document No. 600-91700), thence S89°21'40"E, along the North line of said Section 19, a distance of 149.70 feet; thence leaving said North line, S00°17'20"W, a distance of 293.36 feet, to a 1/2" iron bar with plastic stamped cap on the Southerly line of U.S. Highway Business Route No. 50; thence N73°20'28"E, along the Southerly line of U.S. Highway Business Route No. 50, a distance of 51.59 feet, to a 1/2" iron bar with plastic stamped cap, at the Northwest corner of a tract of land described in Johnson County Deed Book 1831, Page 98, and the point of beginning; thence N73°20'28"E, along the Southerly line of U.S. Highway Business Route No. 50, a distance of 262.08 feet, to a 1/2" iron bar with plastic stamped cap, at the Northeast corner of said tract; thence leaving said Southerly line, S00°20'04"W, along East line of said tract, a distance of 909.63 feet; thence leaving said East line, N89°36'34"W, a distance of 250.44 feet, to the West line of a tract of land described in Johnson County Deed Book 1831, Page 98; thence N00°29'04"E, along the West line of said tract, a distance of 832.79 feet, to the point of beginning.

WHEREAS, public notice of the Planning and Zoning Commission's open public meeting to consider the request was given by letter to property owners within 300 feet of the subject tract on July 17, 2020 and

WHEREAS, the Planning and Zoning Commission, at its meeting on August 3, 2020, recommended the approval of the Conditional Use Permit with two conditions; and

WHEREAS, public notice of the City Council's public hearing to consider the request for a Conditional Use Permit was given by publication in the Daily Star Journal on July 24, 2020; and

WHEREAS, the public hearing was held on August 10, 2020 by the City Council.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WARRENSBURG AS FOLLOWS:

Section 1. Following the consideration of the public comments received on the proposed Conditional Use Permit and upon careful consideration of the evidence before the City Council, it is found and determined that the Conditional Use Permit requested would promote the health, safety, and general welfare of the citizens of the City.

Section 2. That a Conditional Use Permit for Land Use 9.400 Motor Vehicle Painting and Body Work to operate in a General Business District at 812 E. Young Street, described above, is hereby granted with the following conditions:

- A. Staff is granted the authority to approve the final site plan as part of the building permit process.
- B. The site plan be red-lined to eliminate the west driveway onto Young Street.

Section 3: This ordinance shall be in full force and effect after passage by the City Council.

Read two times and passed by the City Council for the City of Warrensburg, Missouri, this ____ day of August, 2020

Attest:

Bryan Jacobs, Mayor

Cindy Gabel, City Clerk

**PLANNING AND ZONING COMMISSION
REZONING FINDINGS AND RECOMMENDATION**

Property owned by: NDS Investments, LLC

Request for Conditional Use Permit for Land Use 9.400 Motor Vehicle Painting and Body Work in a GB: General Business District for property located at 812 E. Young St., also legally described as follows:

Part of the West Half of the Northeast Quarter of Section 19, Township 46 North, Range 25 West of the 5th Principal Meridian, city of Warrensburg, Johnson County, Missouri, being more particularly described as follows: Commencing at a 3/4" iron rebar at the North Quarter corner of said Section 19 (Mo Document No. 600-91700), thence S89°21'40"E, along the North line of said Section 19, a distance of 149.70 feet; thence leaving said North line, S00°17'20"W, a distance of 293.36 feet, to a 1/2" iron bar with plastic stamped cap on the Southerly line of U.S. Highway Business Route No. 50; thence N73°20'28"E, along the Southerly line of U.S. Highway Business Route No. 50, a distance of 51.59 feet, to a 1/2" iron bar with plastic stamped cap, at the Northwest corner of a tract of land described in Johnson County Deed Book 1831, Page 98, and the point of beginning; thence N73°20'28"E, along the Southerly line of U.S. Highway Business Route No. 50, a distance of 262.08 feet, to a 1/2" iron bar with plastic stamped cap, at the Northeast corner of said tract; thence leaving said Southerly line, S00°20'04"W, along East line of said tract, a distance of 909.63 feet; thence leaving said East line, N89°36'34"W, a distance of 250.44 feet, to the West line of a tract of land described in Johnson County Deed Book 1831, Page 98; thence N00°29'04"E, along the West line of said tract, a distance of 832.79 feet, to the point of beginning.

The Planning and Zoning Commission has considered the request for a conditional use permit at an open public meeting on August 3, 2020 and makes the following findings and recommendations based upon the evidence presented with respect to these matters:

1. The site plan required to be submitted by Section 27-350 (e) is

Not waived _____

Waived because the use will not affect existing drainage, circulation, relationship of buildings to each other, landscaping, buffering, lighting, and other conditions of site plan approval, and the existing facilities do not require upgraded or additional site improvements.

2. The proposed conditional use permit is consistent with the goals of the City's Comprehensive Plan Update and will or _____ will not further the applicable objectives of the plan.

3. The effect of the conditional use permit upon the existing uses of land within the general area could be minimal, _____ major.

4. The impact the change would have on the character of the neighborhood should be minimal, _____ major.

5. Public health and safety _____ will will not be jeopardized if the permit is granted.

6. Additional Comments: None

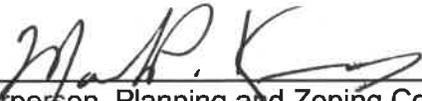
The Planning and Zoning Commission

Recommends Approval of the Conditional Use Permit for Land Use 9.400 Motor Vehicle Painting and Body Work in a GB: General Business District for property located at 812 E. Young St., as legally described above.

Final Site Plan Approved by Staff & Red Line Addition

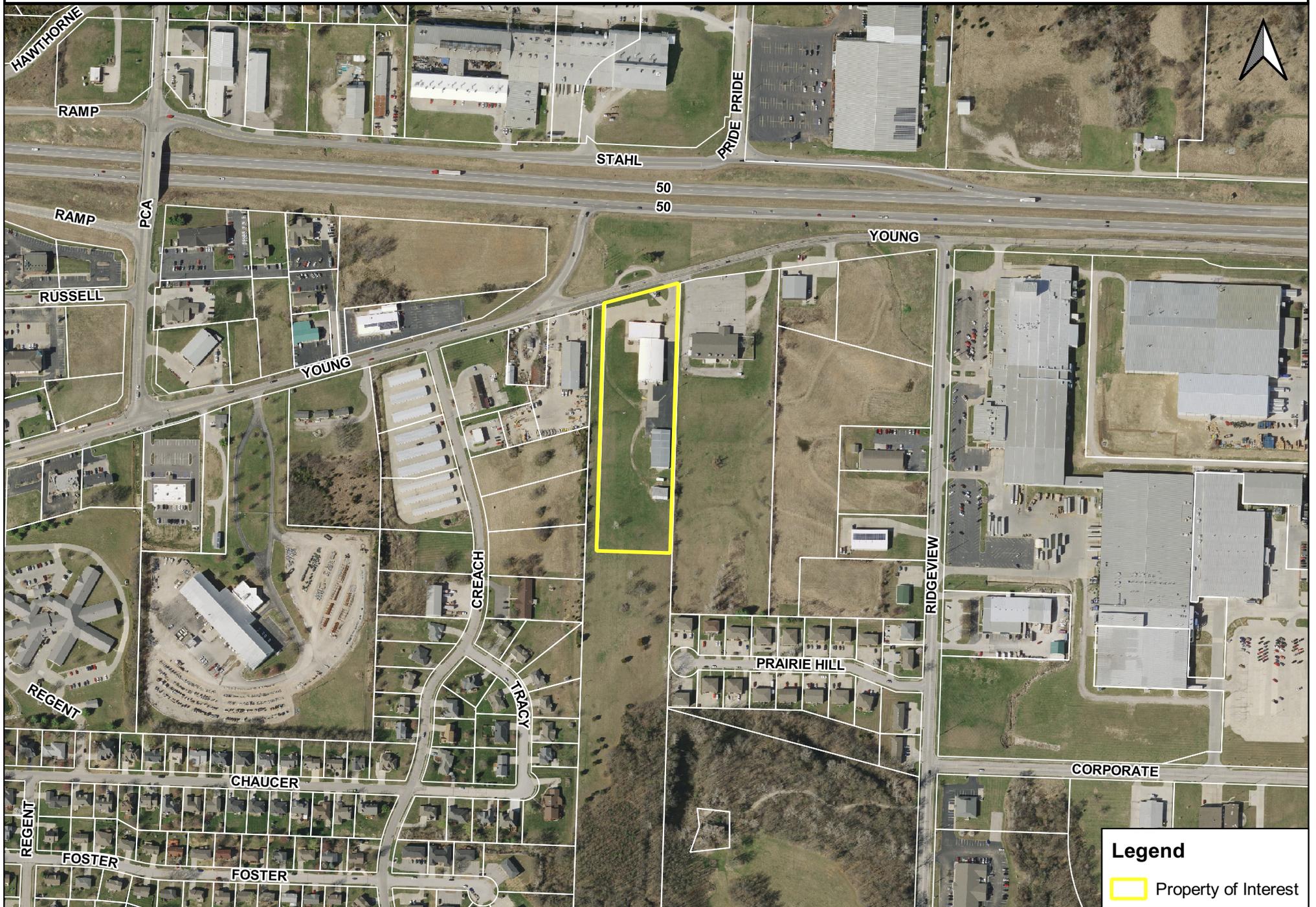
Does Not Recommend Approval of the Conditional Use Permit for Land Use 9.400 Motor Vehicle Painting and Body Work in a GB: General Business District for property located at 812 E. Young St., as legally described above.

Accepted this 3rd day of August, 2020.



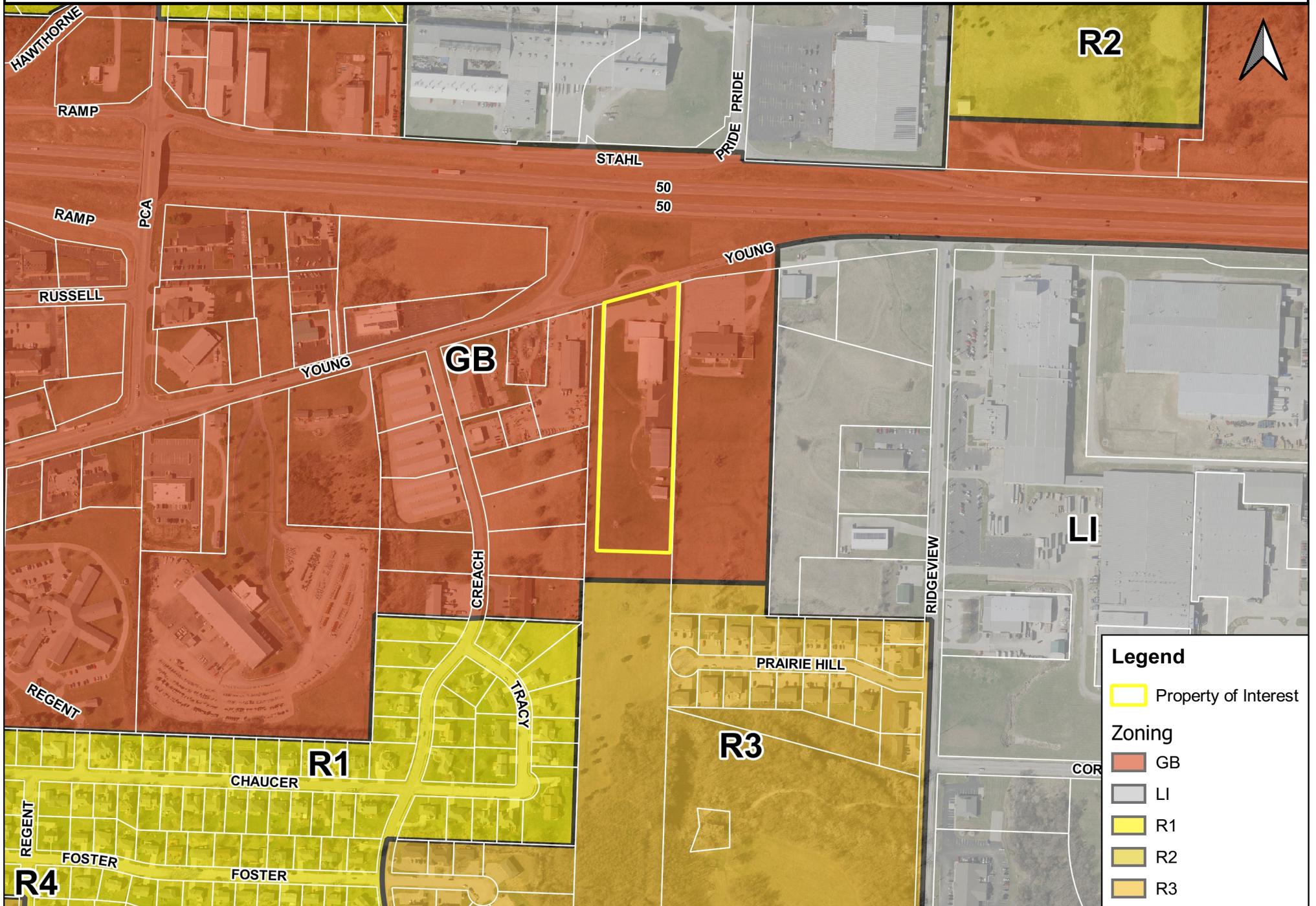
Chairperson, Planning and Zoning Commission

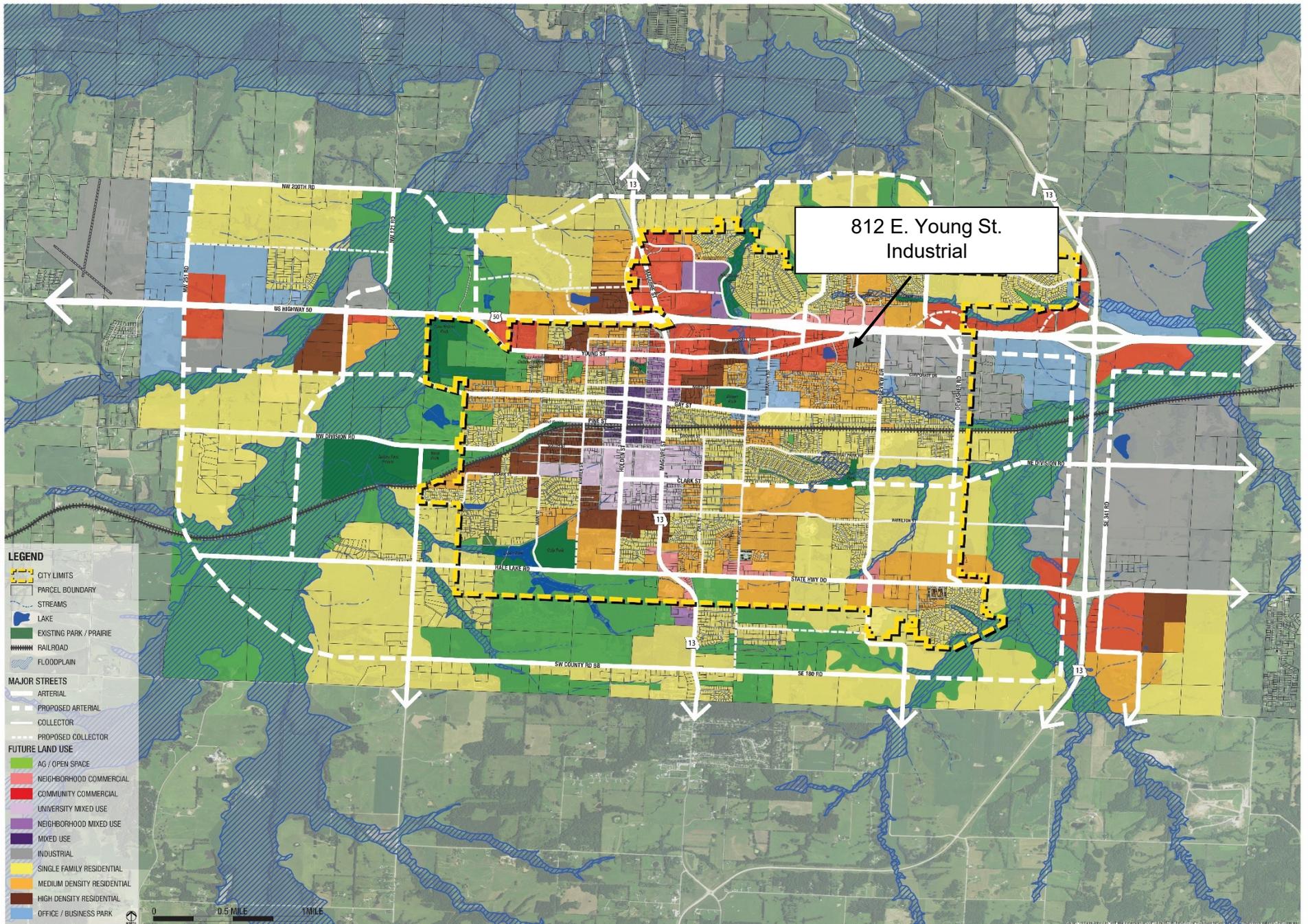
812 E YOUNG ST AERIAL MAP



Legend
Property of Interest

812 E YOUNG ST CURRENT ZONING DESIGNATION





- (c) Accessory structures shall not intrude into any public right-of-way and all portions of the structure and supports shall be at least five (5) feet from any front, side, or rear lot line.
- (d) The accessory structures shall meet the sight triangle requirements of section 27-231.
- (e) Accessory structures shall not serve or enhance a commercial purpose.
- (f) Only one (1) de minimis accessory structure within the setback shall be permitted for each lot.

Accessory structures that do not meet the above requirements are allowed per the requirements of the underlying zoning district. (Ord. No. 4977, § 1, 7-14-14)

Sec. 27-245. Pet daycare centers.

Pet daycare centers, as defined in section 27-6 shall meet the following performance standards in order to operate within the City of Warrensburg:

- (a) Maximum occupancy shall be one (1) domestic animal per seventy-five (75) square feet of indoor pet dedicated space.
- (b) The pet daycare shall provide at minimum one (1) staff person per twenty (20) pets or fraction thereof.
- (c) If a notice of violation is issued for animal noise or general nuisance, the zoning official may require measures to be taken by the provider to mitigate adverse impacts.
- (d) Outdoor areas shall be located in the rear yard behind a solid barrier constructed to a minimum height of six (6) feet.
- (e) Pet daycare centers shall conform to the provisions of Chapter 5, Article III when dogs are kept on the premises.
- (f) All remaining requirements of the underlying zoning district shall apply.

(Ord. No. 5171, § 3, 9-28-15)

Secs. 27-246—27-299. Reserved.

ARTICLE VI. CONDITIONAL USE PERMIT

Sec. 27-300. Conditional use permit procedure (CUP).

(a) *Scope of provisions.* This section contains the regulations of the conditional use permit procedure. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this chapter which are incorporated as part of this section by reference.

(b) *Statement of intent.* It is hereby declared that certain land uses and developments present unique problems with respect to their proper location and relationship to other land uses. Therefore, analysis and judgment of the consequences of each development and use is necessary to preserve and to promote the public health, safety, and general welfare. Such land uses and developments are identified in the table of permissible uses (section 27-200) by the notation "C."

(c) *Procedure.* The granting of a conditional use permit may be initiated by a verified application of one (1) or more of the owners of record of a lot or tract of land, or their authorized representatives, or by a resolution by the planning commission or the city council. Procedures for application, review and approval of a conditional use permit shall be as follows:

- (1) *Application.* Application for a conditional use permit for a specific tract of land shall be filed in the office of zoning official. The application shall be filed on forms prescribed for that purpose by the zoning official and be accompanied by the following:
 - a. Filing fee.
 - b. The correct legal description of the property.
 - c. The present zoning district for the property.

- d. The typewritten names, addresses and telephone numbers of all owners and their attorney and their designated representative, if any.
- e. The signatures of all owners, their attorney or their designated representative.
- f. The designated representative shall present proper power of attorney signed by all owners and notarized showing authorization to act on behalf of all owners.
- g. Attached to the application shall be a plat showing the real estate for which a conditional use permit is desired. The plat shall be drawn to scale and shall show the dimensions of the property along with sufficient neighborhood information to readily identify the property's boundary lines.
- h. Names and addresses of adjacent property owners within three hundred (300) feet of the subject property.
- i. Preliminary development plan, including, but not limited to the following:
 - i. Proposed uses. Approximate location and designated uses of buildings and other structures as well as parking and open areas shall be indicated.
 - ii. Proposed ingress and egress to the site, including adjacent streets.
 - iii. Preliminary plan for provisions of utilities.
 - iv. Proposed landscaping and screening.
- j. The application for a conditional use permit shall be filed with the zoning official. After checking the application for accuracy, the zoning official shall file one (1) copy of the application with the city clerk and

place the matter on the agenda of the planning and zoning commission for their review and recommendation. To be considered by the commission at their next regular meeting an application shall be received by the dates and times established by the commission.

(2) *Review by planning commission.* Before making a recommendation to the city council, the planning and zoning commission shall review and consider the application for a conditional use permit in an open public meeting. At such meeting, both those in favor of and those opposed to the conditional use permit will be given reasonable opportunity to be heard. The commission shall transmit its recommendations to the city council in writing.

The criteria to be considered by the planning commission shall include, but not be limited to the following:

- a. If the proposed conditional use complies with all applicable provisions of chapter 27 and will conform to the general intent and purpose of chapter 27 and the zoning district in which the proposed conditional use will be located;
- b. If the proposed conditional use is in accordance with the intent of, and furthers and promotes the goals of the City's Land Use Plan;
- c. If the proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public;
- d. If the proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located;
- e. If the location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it

arc such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will dominate the immediate neighborhood, consideration shall be given to:

1. The location, nature and height of buildings, structures, walls, and fences on the site; and
2. The nature and extent of proposed landscaping and buffering on the site.

f. If adequate utility, drainage, and other such necessary facilities have been or will be provided; and

g. If adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.

- (3) *Public hearing.* A public hearing on the application shall be held by the city council in accordance with the provisions of section 27-29, Procedure for amending the zoning ordinance, except that the public notices (published and posted) shall indicate that the public hearing is for conditional use permit. The public hearing shall be held within sixty (60) days of verification by the zoning official that the petition meets the minimum application.

(Ord. No. 2748, § 2, 6-22-92; Ord. No. 3792, § 1, 6-9-03; Ord. No. 4465, § 2, 6-8-09)

Secs. 27-301—27-349. Reserved.

ARTICLE VII. SITE PLAN REQUIREMENTS

Sec. 27-350. Site plan review.

(a) *Purpose.* For the purpose of assuring good arrangement, appearance, function, harmony with surrounding and adjacent uses and the objec-

tives of the comprehensive plan, and compliance with the requirements of these regulations, site plans shall be submitted and reviewed in accordance with the requirements and procedures of this section.

(b) *Application.* A site plan shall be submitted in each of the following instances:

- (1) With every building permit application received by the city under Chapter 6 of this Code.
- (2) Redevelopment of existing nonresidential uses.
- (3) The conversion of a single-family or two-family use to another use.
- (4) The demolition or removal of any structure or building.
- (5) The addition of dwelling units to an existing dwelling unit.
- (6) To change a building location or size.
- (7) New construction of residential and nonresidential uses, structures, and buildings.
- (8) Addition of accessory uses, structures and buildings to lots.
- (9) Addition or reconfiguration of parking lots.
- (10) Addition or change in location or configuration of freestanding or ground mounted signs on lots.

(c) *Reviewing authority.*

- (1) *Administrative site plans.* Administrative site plans may be reviewed by the city's plan review team. The approving authority for compliance with Chapters 21 and 27 of this Code for administrative site plans shall be the city planner or his or her designee. Decisions of the public works director may be appealed before the board of adjustment in the manner outlined in sections 27-56 through 27-63.
- (2) *Major site plans.* Conditional use permits and planned unit developments shall be reviewed by the city's plan review team,

Request for Conditional Use Permit: Land use 9.400 Motor Vehicle Painting and Body Work
812 E. Young St.

The following property owners own land within 300 ft. of the property in question.

AMERICAN LEGION BUILDING
CORPORATION
733 E YOUNG ST
WARRENSBURG MO 64093

BOURLAND PROPERTIES LLC
605 SHADOW HILL DR
CLINTON MO 64735

BRISTOL CARE INC
DBA BRISTOL MANOR OF
WBG
501 S OHIO ST STE 200
SEDALIA MO 65301

ELKS LODGE 673
822 E YOUNG ST
WARRENSBURG MO

ELVIN L MALONEY TRUST
PO BOX 431
WARRENSBURG MO 64093

G & G INVESTMENT
COMPANY LLC
C/O JASON & AMY WILSON
548 SE COUNTY ROAD Y
WARRENSBURG MO 64093

J C MYERS CONSTRUCTION INC
1111 S MITCHELL ST
WARRENSBURG MO 64093-2813

JOHN W & THEODORE &
FRED E MANLEY
C/O THEODORE MANLEY
906 E 5TH ST
LEES SUMMIT MO 64063

L & C LLC
484 NE 251ST RD
WARRENSBURG MO 64093

MEYER PARK DEVELOPMENT
LLC
PO BOX L
WARRENSBURG MO 64093

NDS INVESTMENTS LLC
229 NW 31ST RD
WARRENSBURG MO 64093

RAYMOND M & CYNTHIA J
URBANSKI
62 NW 575TH RD
WARRENSBURG MO 64093

RILEY & ELIZABETH YUNG
509 TRACY LN
WARRENSBURG MO 64093

TROY D & LEOLANDA A SNIPES
511 TRACY LN
WARRENSBURG MO 64093

WILLIAM A III & SHARI ANN
DOUTT
1103 NW 50TH RD
HOLDEN MO 64040



CITY OF WARRENSBURG, MISSOURI
www.warrensburg-mo.gov

NOTICE TO PROPERTY OWNERS WITHIN 300 FEET

July 17, 2020

«OWNER»
«IN_CARE_OF_»
«ADDRESS»
«CITY_STATE_ZIP_CODE»

Dear Property Owner(s):

The City of Warrensburg has received an application from NDS Investments, LLC for a Conditional Use Permit to operate a motor vehicle painting and body work facility (Land Use 9.400) in a GB: General Business District. The property is located at 812 E. Young St. The property in question is legally described on the back of this letter.

The Planning and Zoning Commission will consider the zoning request at an open public meeting on **Monday, August 3, 2020, at 5:30 p.m.** at the Warrensburg Municipal Center, 200 S. Holden Street, Warrensburg, Missouri. The meeting will be a virtual meeting conducted via the electronic Zoom platform. Commission members, City staff, applicants and the public will all attend electronically. Information on how to join the meeting will be stated on the meeting agenda when it is posted on the City's website on Thursday, July 30, 2020. At the meeting and after receiving public comments, the Planning & Zoning Commission will vote to make a recommendation to the City Council.

The City Council will consider the zoning request at a public hearing on **Monday, August 10, 2020, at 7:00 p.m.** at the Warrensburg Municipal Center, 200 S. Holden Street, Warrensburg, Missouri.

At one or both of these meetings, you may submit your views in person, by writing, or by representative. For further information, please contact Barbara Carroll, Community Development Director at 660-747-9135.

Sincerely,

CITY OF WARRENSBURG

BY:Kristin Dyer
City Planner

NOTE: The property in questions is legally described as:

Part of the West Half of the Northeast Quarter of Section 19, Township 46 North, Range 25 West of the 5th Principal Meridian, city of Warrensburg, Johnson County, Missouri, being more particularly described as follows: Commencing at a 3/4" iron rebar at the North Quarter corner of said Section 19 (Mo Document No. 600-91700), thence S89°21'40"E, along the North line of said Section 19, a distance of 149.70 feet; thence leaving said North line, S00°17'20"W, a distance of 293.36 feet, to a 1/2" iron bar with plastic stamped cap on the Southerly line of U.S. Highway Business Route No. 50; thence N73°20'28"E, along the Southerly line of U.S. Highway Business Route No. 50, a distance of 51.59 feet, to a 1/2" iron bar with plastic stamped cap, at the Northwest corner of a tract of land described in Johnson County Deed Book 1831, Page 98, and the point of beginning; thence N73°20'28"E, along the Southerly line of U.S. Highway Business Route No. 50, a distance of 262.08 feet, to a 1/2" iron bar with plastic stamped cap, at the Northeast corner of said tract; thence leaving said Southerly line, S00°20'04"W, along East line of said tract, a distance of 909.63 feet; thence leaving said East line, N89°36'34"W, a distance of 250.44 feet, to the West line of a tract of land described in Johnson County Deed Book 1831, Page 98; thence N00°29'04"E, along the West line of said tract, a distance of 832.79 feet, to the point of beginning.

**CONDITIONAL USE PERMIT APPLICATION
PLANNING & ZONING COMMISSION**

Date: 7/7/2020

To the Honorable Mayor and City Council
City of Warrensburg, Missouri

The undersigned hereby state that they are the owners of the following described real estate:

(Legal description of real estate and location map may be attached as exhibits)

The undersigned hereby petition the City Council of the City of Warrensburg, Missouri, for a Conditional Use Permit for the above described real estate for the following purpose:

Auto Body Repair and Paint

Included with this application are the following attachments:

1. The names and addresses of **ALL** property owners within 300 feet of the above described real estate determined by lines drawn parallel to and three hundred (300) feet distant from the property lines of the property in question.

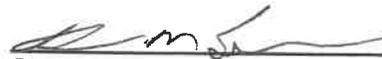
It is the applicant's responsibility to provide the ownership information for property owners within 300' of the subject property. If the applicant chooses to have the City access the ownership information from the Johnson County GIS and real estate systems, the City cannot guarantee the accuracy of the information for purposes of providing legal notice. The applicant acknowledges that it is the applicant's responsibility to provide accurate information, which can impact the legality of the CUP process, and assumes all responsibility for information which the City might obtain via the County's databases.

NS (initial here to have the City access the information)

2. A development site plan.
3. Filing fee as follows:
 - a. General Conditional Use Permit = \$200 per application
 - b. Conditional Use Permit for a Telecommunications Tower = \$500
 - c. Conditional Use Permit for an Adult Use = \$500
 - d. Planned Unit Development Conditional Use Permit = \$300 base fee + \$15/lot

OWNER (S) OF REAL ESTATE: (Attach additional sheets if necessary.)

Bryan M Sams
Name (type or print)


Signature

Natalie D. Sams
Name (type or print)


Signature

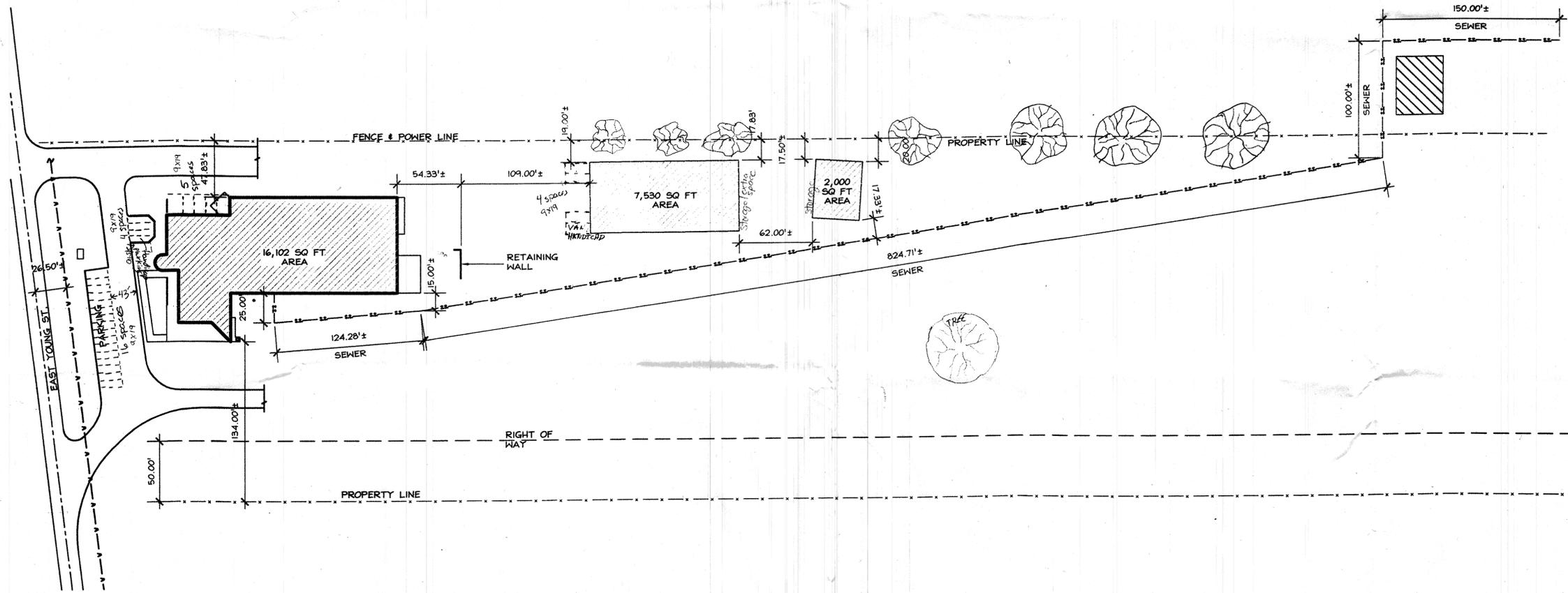
812 E. Young Ave. Warrensburg
Address
MO. 64093

660-429-1142
Phone No.

For Office Use Only: Submit completed application to Planner

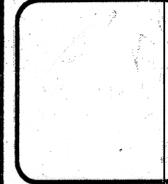
Case Number: CUP 48-2020

Date Paid: 7-7-2020



NOTE: SITE INFORMATION IS SCHEMATIC AND FOR REFERENCE ONLY. IF ADDITIONAL OR MORE ACCURATE INFORMATION IS DESIRABLE THE SERVICES OF A REGISTERED LAND SURVEYOR SHOULD BE RETAINED. THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE SITE PLAN & INFORMATION.

NO.	DATE	REVISIONS



SEPTAGON DESIGN GROUP
113 East Third Street
Sedalia, MO 65301
Office: (660) 827-2115
Fax: (660) 826-8058
www.septagon.com



SEPTAGON CONSTRUCTION, INC.
117 East Third Street
Sedalia, MO 65301
Office: (660) 995-5955
FAX: (660) 826-8058
Committed to Building Service



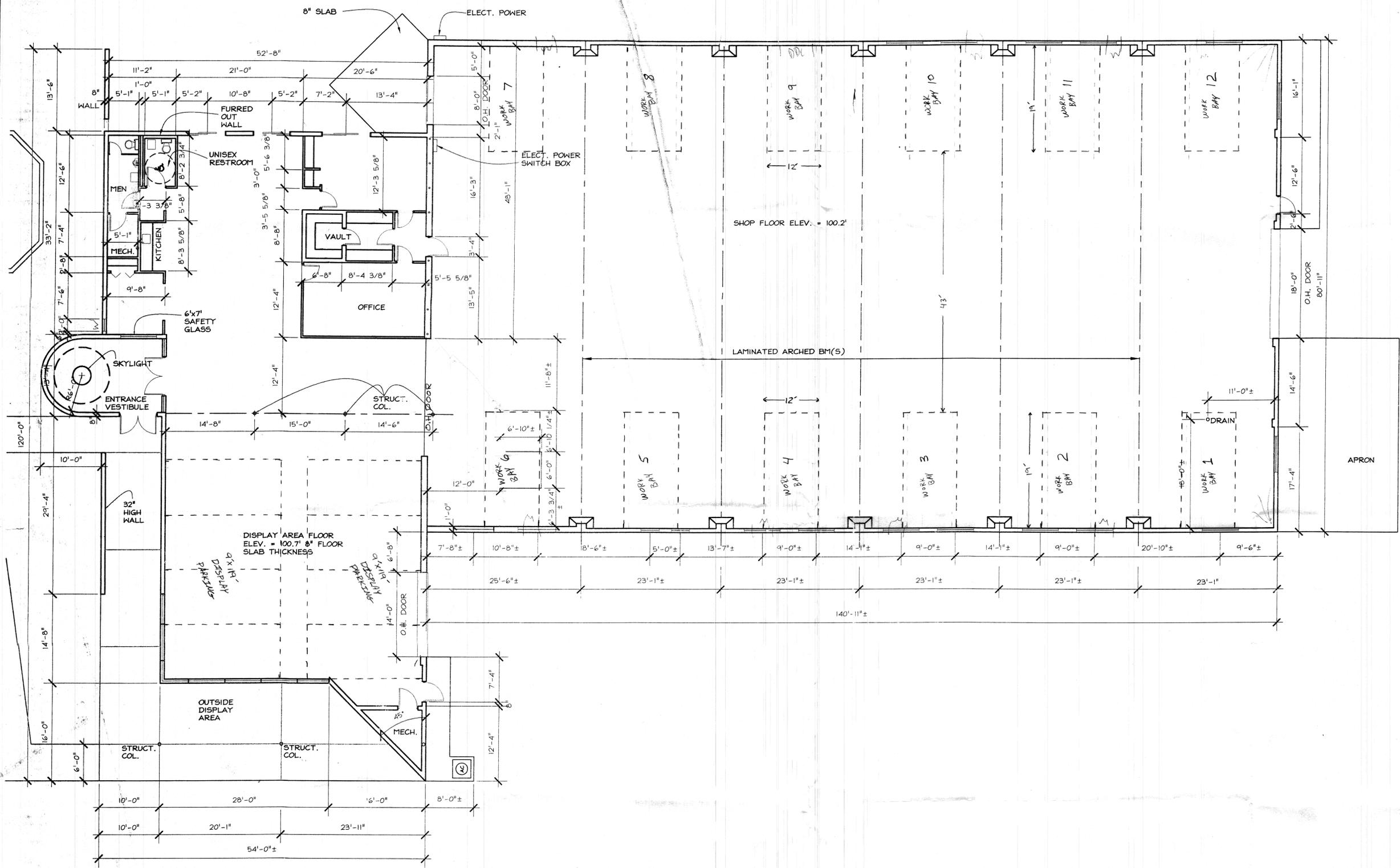
PROJECT NAME
STREET ADDRESS
CITY, STATE

812 E Young

SDD PROJ. 2000-000
SCC PROJ. 1-00-000
DATE: 00/00/00
DRAWN BY: _____
REVIEWED BY: _____

PRELIMINARY
NOT FOR CONSTRUCTION

C1.1
of



FLOOR PLAN
1/8" = 1'-0"

Sq Ft
Shop 11,399
Front 4,703

PRELIMINARY
NOT FOR CONSTRUCTION

NO:	DATE:	REVISIONS:

SEPTAGON
DESIGN GROUP
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SEPTAGON
CONSTRUCTION CO., INC.
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PROJECT NAME
STREET ADDRESS
CITY, STATE

SDD PROJ. 2001-025
SCC PROJ. 1-00-000
DATE: 21/03/01
DRAWN BY: CLC
REVIEWED BY: _____

A1.1
of



Council Letter No. 20-

August 10, 2020

Honorable Mayor and
Members of the City Council
City of Warrensburg, Missouri

Dear Mayor & City Council,

Subject: Consideration of an Ordinance Authorizing the City Manager to Enter into an Agreement with Kansas City Power and Light Company for participation in Renewables Direct

BACKGROUND:

The city has been approached by a representative from Evergy to participate in the Renewables Direct program. The Renewables Direct program allows commercial and industrial customers to offset some or all of their energy usage through a renewable resource. Customers subscribe to a certain amount of megawatt hours up to 100% of their annual energy usage and pay a fixed dollar per megawatt hour rate (\$/mwh) for the term of the agreement. The purpose of this program is to provide an opportunity for companies to cost-effectively reach their sustainability goals.

The subscription rate includes the cost of energy and transmission related to the procured renewable resource plus \$0.10/mwh for a 20-year term or \$0.30/mwh administration fee for all other terms. Consumers are still responsible for their standard bill based on metered usage each month. However, depending on the difference between the subscription charge and the wholesale market price, a renewable adjustment will be reflected on the total bill as an additional charge or credit.

ISSUES:

The renewable resource identified for the city is a wind farm in western Kansas that will come online this winter. The city can enter into an agreement for a 5, 10, 15 or 20-year term subscribing for up to 1.5 megawatts. The subscription rate for the city is \$17.00/mwh. Subscribing to 1.5 megawatts entitles the city to declare itself 100% renewable. Enrolling in the Renewables Direct program allows the city to contribute to the green grid and use renewable resources without the initial cost and ongoing maintenance costs associated with renewable energy infrastructure.

Enrolling in the program does not affect the price the city pays for electricity. If the wholesale market price for renewable energy is above \$17.00/mwh, the city will receive a credit to its monthly standard bill. If the wholesale market price is below \$17.00/mwh, the city will have an additional charge on its monthly standard bill. Historically, the wholesale market price has been above \$17.00/mwh, but there have been months recently where the wholesale market price dropped below \$17.00/mwh, particularly the first half of 2020. Ranging from \$33.50/MWh to \$14.28/MWh the average monthly wholesale market price from January 2016 to July 2020 is

\$22.29/MWh. The wholesale market price was below \$17.00/MWh only 8 of the 54 months of data available to the city. Four of those months were February, March, April and May of 2020.

The decrease in commercial electricity demand is attributed to the economic slowdown resulting from COVID-19 mitigation efforts. The U.S. Energy Information Administration expects the wholesale electricity prices to be lower in 2020 than in 2019 due to the decrease in demand. However, over the next several years it projects overall demand for electricity to grow modestly with renewable energy being the fastest-growing generation source due to decreasing capital costs and financial and tax incentives. As renewable energy becomes more competitive with other energy sources along with policy targets for renewable energy, demand for renewable energy is also expected to increase.

STRATEGIC PLAN:

Focus I: Investment in Infrastructure

FISCAL IMPACT:

The city has the option to subscribe up to 1.5 MW. Based on the city’s historical usage numbers, the potential liability to the city could be \$109,313 annually if the wholesale market price is \$0/MWh. This is an unlikely scenario. However, using the average price of \$22.29/MWh, the city could see a potential credit of \$34,015 annually. Below are estimates of the credit or charge the city could experience at the different annual offset percentages.

wholesale market price	annual offset		
	50%	75%	100%
\$22.29/MWh (average)	\$17,007	\$25,511	\$34,015
\$14.28/MWh (low)	(\$8,745)	(\$13,117.00)	(\$17,490.11)
\$0.00/MWh	(\$54,656)	(\$81,984.00)	(\$109,313.00)

In addition to the subscription rate, there is a \$0.30/MWh administration fee if the term of the agreement is 5, 10, or 15. This is estimated at \$1,929 annually for 100% annual offset. There is a \$0.20/MWh discount in the administration fee for entering in the 20-year contract. However, at the end of the five years, the city could have the opportunity to re-enter into another 5-, 10-, or 15-year agreement for at the same subscription rate and offset percentage. If capacity is available, the city would also be eligible to increase its subscription amount.

The Energy & Sustainability Task Force recognizes the financial challenge the city is experiencing for the 2021 fiscal year; however, it also recognizes the opportunity to achieve the city’s sustainability goals by offsetting its energy usage with renewable energy and potentially seeing a credit on its energy bill.

RECOMMENDATION:

The Energy & Sustainability Task Force recommends enrolling in the Renewables Direct program and entering into an agreement for a 5-year term for a 50% annual offset.

Sincerely,

Energy & Sustainability Task Force

Cc: City Manager

Attachments: Ordinance
Renewables Direct agreement

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CITY MANAGER AND CITY CLERK TO EXECUTE AN AGREEMENT WITH KANSAS CITY POWER & LIGHT COMPANY TO PARTICIPATE IN THE RENEWABLES DIRECT PROGRAM

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WARRENSBURG, MISSOURI, AS FOLLOWS:

Section 1. That the City Manager and City Clerk are hereby authorized to execute an agreement with Kansas City Power & Light Company to participate in the Renewables Direct Program.

Section 2. That this ordinance shall be in full force and effect after its passage by the City Council.

First reading only in open session this 10th day of August 2020.

Mayor

ATTEST:

Cindy Gabel, City Clerk

Kansas City Power and Light Company

Renewables Direct Participation Agreement for Missouri Customers

This Renewables Direct Participation Agreement (the "Agreement") is entered into on this _____ day of _____, 20____ between Kansas City Power and Light Company (the "Company") and _____ (the "Customer") for electric energy to be purchased from the first renewable energy resource ("Resource 1") under the Company's Renewable Energy Rider Tariff (the "RER Tariff").

Recitals

WHEREAS, the Customer desires to purchase, and the Company desires to provide, electric energy that is generated by Resource 1; and

WHEREAS, the Customer expects that the Customer will, during the term of this Agreement, have either (a) an annual average monthly peak demand greater than 200 kW or (b) an aggregated annual average monthly peak demand of 2.5 MW with an average per account of 200 kW; and

WHEREAS, the Customer acknowledges and understands that participation in this Agreement is a voluntary choice by the Customer and is governed by the RER Tariff as approved by, and as may be changed from time to time by, the Missouri Public Service Commission (the "MPSC").

Agreement

The Customer and the Company agree:

1. RER Tariff Subscription

- a. The Customer agrees to offset its traditional electric energy usage by the Customer's Subscription Share ("SS") from Resource 1 which the Customer agrees shall be based upon the Customer's Subscription Increment ("SI") of _____% (1-100% of annual qualifying usage) and a corresponding Subscription Level ("SL") of _____ MW as outlined in the RER Tariff.
- b. Subject to the terms and conditions set forth in this Agreement and the RER Tariff, the Company hereby grants the Customer a subscription to the electric energy output proportionate to the above MW share for the applicable term identified herein.
- c. The Customer agrees to the following payment terms:
 - i. Customer will receive a Renewable Adjustment ("RA"), as defined in the RER Tariff, in the form of an additional charge or credit to their standard bill based upon the sale of the metered output of Resource 1 into the wholesale market and the Customer's agreement to the Subscription Charge (the "SC") set forth below. The RA may be applied to the Customer's bill up to 60 days later than the wholesale market transactions to allow for settlement and data processing.
 - ii. Customer will agree to a SC, which is the delivered price per MWh of the Resource plus the Company Administration Charge of \$0.10/MWh for twenty-year Participation Agreements. For all other Participation Agreements, the Company Administration Charge will be \$0.30/MWh. The SC shall not exceed \$18.10/MWh

(for twenty-year Participation Agreements) or \$18.30/MWh (for all other Participation Agreements) for the term of this Agreement unless ordered otherwise by the MPSC. If the MPSC increases the SC, the Company will notify the Customer in writing as soon as reasonably possible. In the event the MPSC increases the SC, the Customer shall be permitted to terminate this Agreement without penalty or cost to the Customer by providing written notice of such termination to the Company no later than 30 days after notification of such increase. The Customer will also be billed the RA, as described in paragraph 1.c.i. of this Agreement.

- iii. As a result of any resettlement in the wholesale marketplace and the corresponding revenue change associated with Resource 1, the Company may adjust future Customer RAs to reflect additional credits or costs associated with marketplace resettlement.
 - iv. All charges, adjustments and surcharges, except the RA, will be billed at the standard rates applicable to the Customer's rate class.
 - v. Should the Customer choose to aggregate accounts, information pertaining to all accounts will be provided in Appendix A.
 - 1. The Company may elect to bill the accounts listed in Appendix A starting with the account that has the highest energy usage and working through the account with the lowest energy usage.
 - 2. Alternatively, the Company may elect to process the RA under this Agreement separately from the Customer's standard billing associated with their service.
 - d. The Company will not be held responsible for unforeseen or force majeure events that impact Resource 1's electric energy generation.
2. The term of this agreement shall be selected from either paragraph 2.a. or 2.b. below:
- a. The agreed-upon term is (select only one):
 - i. Five (5) years _____
 - ii. Ten (10) years _____
 - iii. Fifteen (15) years _____
 - iv. Twenty (20) years _____
 - b. The agreed-upon term of _____, which is the term remaining on the power purchase agreement (the "PPA") through which the Company obtained Resource 1.
3. Additional Terms and Conditions
- a. Service hereunder is subject to the Company's RER Tariff and Rules and Regulations as approved, and as may be changed from time to time, by the MPSC.
 - b. The Customer understands that if the minimum program enrollment level is not met, as outlined in the RER Tariff, then Resource 1 will not be procured, and this Agreement will be void.
 - c. The Customer shall have the option to terminate this Agreement should the final SC be higher than stated in Section 1.c.ii by providing written notice within 90 days of being notified of the finalized SC.
 - d. The Customer also understands that the SC under this Agreement is based upon the procurement of Resource 1 and may be different than other SC established for future resources.

- e. The Customer being served or having been served under this Agreement waives all rights to any billing adjustments arising from a claim that the Customer's service would be or would have been at a lower cost had it not participated in the Agreement.
- f. The Customer may maintain participation in this program when relocating facilities or service within the Company's Missouri service territory as described within the RER Tariff.
- g. At the Customer's request and cost, the Company will transfer the Renewable Energy Credits (the "RECs") associated with the Customer's subscription on an annual basis. Should the Customer not make a request for transfer, the Company will retire the associated RECs on the Customer's behalf annually to a nationally recognized renewable energy tracking system and provide a statement to the Customer stating the volume of RECs retired on Customer's behalf at no additional cost to Customer.
- h. If the Customer ceases all operations within the Company's Missouri service territory during the term of this Agreement, this Agreement will terminate upon final billing.
- i. If the Customer requests termination of this Agreement, or defaults on the Agreement, before the expiration of the term of the Agreement, the Customer shall pay the Company any associated costs and administration associated with termination as provided in the RER Tariff.
- j. If the Customer is a municipality subject to Article 26 of the Missouri Constitution, then any financial obligation imposed on the Customer by this Agreement shall be subject to the appropriation of funds by the governing body of such municipality for such purposes. In the event that sufficient funds are not appropriated by the governing body of such municipality, then this Agreement shall terminate.

Customer: _____

Representative/Title: _____

Signed: _____

Date: _____

Kansas City Power and Light Company

Representative/Title: _____

Signed: _____

Date: _____

Appendix A

[TO BE INSERTED BY COMPANY]

KCP&L GREATER MISSOURI OPERATIONS COMPANY

P.S.C. MO. No. 1

Original Sheet No. 139

Canceling P.S.C. MO. No. _____

Sheet No. _____

For Missouri Retail Service Area

**RENEWABLE ENERGY RIDER
Schedule RER**

PURPOSE:

This Program is designed to provide non-Residential Customers a voluntary opportunity to purchase Renewable Energy, in addition to service provided through a generally available rate, from Renewable Energy sources that the Company contracts.

Following Commission approval of this Rider, the Company will endeavor to procure the Renewable Energy sources necessary to fulfill Customer requests for service under this Program. Pricing and related terms will be updated to reflect these sources.

AVAILABILITY:

Customer accounts receiving Unmetered, Lighting, Net Metering, or Time-of-Use Service are ineligible for this Program while participating in those service agreements. This Program is not available for resale, standby, breakdown, auxiliary, parallel generation, or supplemental service.

Service under this Program is available on a limited and voluntary basis, at the Company's option, to non-residential customers currently receiving permanent electric service from the Company through its Small General Service, Large General Service, and Large Power Service rate schedules, with an annual average monthly peak demand greater than 200 kW. At the Company's sole approval, Customers that have an aggregate electric load of at least 2.5 MW based upon peak annual demand and an average of 200 kW per account, or Governmental/Municipal Customers as established by Section 46.040, RSMo, or pursuant to Article VI, Section 15 of the Missouri Constitution and applicable enabling statutes enacted by the General Assembly thereunder, may combine separate accounts to participate in this Program.

For the initial offering of each resource tranche, customers will be enrolled and subscribed on a first-come, first-served basis until customer interest exceeds a PPA limit. If customer interest exceeds a PPA limit, participation will be allocated to each customer proportional to their expressed interest and customers may opt to be placed on the waiting list in the amount of the remainder of the full subscription request. After the initial enrollment of a tranche, customers applying but not allowed to subscribe due to Renewable Energy resource unavailability will be placed on a waiting list and may be offered the opportunity to subscribe if subscription cancellations or forfeitures occur. Customers approved for aggregation of accounts may choose to participate in part or remain on the list as a consolidated group, depending on resource availability. Separate waiting lists will be used for this Rider in each company. Participants may cancel their subscription at any time subject to any net cost of the remaining Renewable Energy for the term. Service hereunder is provided to one end-use Customer and may not be redistributed or resold.

Within any limits prescribed by the individual tariffs, the Company will combine the subscription requirements for both KCP&L Missouri and KCP&L Greater Missouri Operation Company jurisdictions in executing the power purchase agreement(s) for the Renewable Energy resource. The Renewable Energy resource will be initially limited to a minimum total load of 100 MW and a maximum total load of 200 MW. Once obtained, the PPA will be split equally between the Company jurisdictions based on the same ratio as the expected Customer subscriptions. Once the PPA split is established, that amount will be fixed for the duration of the PPA. Any subsequent PPA established under this tariff will also be split between the jurisdictions based on the same ratio as the expected Customer subscription and similarly fixed for the duration of that PPA. The limit will be re-evaluated if or when the 200 MW limit is reached and additional subscriptions resulting from a subsequent PPA will be made available at the sole discretion of the Company. The Company must demonstrate 90% subscription at the initial PPA level for a minimum of two years before additional renewable subscriptions are offered.

KCP&L GREATER MISSOURI OPERATIONS COMPANY

P.S.C. MO. No. 1 Original Sheet No. 139.2

Canceling P.S.C. MO. No. _____ Sheet No. _____

For Missouri Retail Service Area

RENEWABLE ENERGY RIDER Schedule RER
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DEFINITIONS: (Continued)

9. Subscription Share (SS) – The proportion of the renewable resource, adjusted for the Renewable Resource Capacity Factor, allocated to the Customer to achieve the desired Subscription Increment amount. The Subscription Share is determined at enrollment and is calculated using the following formula:

$$SS = \frac{SL_{MW}}{RRC_{MW}}$$

Where,

$$SL_{MW} = \frac{AU_{MWh} \cdot SI}{8,760_{\text{hours per year}} \cdot RRC_{\text{factor}}}$$

AU = Annual Usage; the Customer’s actual metered energy usage over the previous 12 monthly billing periods, if available, or Customer’s expected metered energy usage over 12 monthly billing period as determined by Company.

RRC = Renewable Resource Capacity; the average annual capacity of the renewable resource(s) as established by the Company.

RRC_{factor} = Renewable Resource Capacity Factor; the average annual capacity factor of the renewable resource(s) as established by Company.

ENROLLMENT:

1. The Customer must submit a completed Participant Agreement to the Company for service under this Program. In the Participant Agreement, the Customer must specify the Subscription Increment to be subscribed.
2. Customers applying for service under this Program must have an account that is not delinquent or in default at the beginning of the Resource Procurement Period and must have completed the required Participant Agreement.
3. Enrollment requests may be submitted to the Company at any time.
4. The Company will review the Participant Agreement and determine if the Customer will be enrolled into the Program.
5. In each Resource Procurement Period the Company will match as accurately as possible the combined Renewable Subscription Level of all Participants with a renewable resource, subject to availability. The minimum renewable resource to be acquired will have a capacity of 100 MW and the maximum of 200 MW. The renewable resource obtained for each Subscriber group may be made up of capacity from multiple renewable resources.

KCP&L GREATER MISSOURI OPERATIONS COMPANY

P.S.C. MO. No. 1 Original Sheet No. 139.3

Canceling P.S.C. MO. No. _____ Sheet No. _____

For Missouri Retail Service Area

RENEWABLE ENERGY RIDER Schedule RER

CHARGES AND BILLING:

All charges provided for under, and other terms and conditions of, the Customer's applicable standard service classification(s) tariff shall continue to apply and will continue to be based on actual metered energy use during the Customer's normal billing cycle.

Under this Schedule, Customers will receive a Renewable Adjustment (RA), in the form of an additional charge or credit to their standard bill based upon the sale of the metered output of the renewable resource(s) into the wholesale market. The Renewable Adjustment will be calculated as follows:

$$RA = [RMO_{MWh} \cdot SS] \cdot [SC_{\$ \text{ per MWh}} - FMP_{\$ \text{ per MWh}}]$$

Where,

RMO = Metered output from the renewable resource at the market node.

SC = Subscription Charge; the delivered price per MWh of the renewable resource plus the Company Administration Charge of \$0.10 per MWh (RMO) for twenty-year term Participant Agreements. For all other Participant Agreements, the Company Administration Charge will be \$0.30 per MWh (RMO).

FMP = Final Market Price; the accumulation of all applicable market revenues and charges arising from or related to injection of the energy output of the renewable resource into the wholesale energy market in that calendar month at the nearest market node, divided by the actual metered hourly energy production, using the best available data from the regional transmission operator, who facilitates the wholesale marketplace, for the calendar month as of the date the Customer's Renewable Adjustment is being prepared. Alternatively, and at the Company's discretion if determined to be economic, the Company may seek to obtain the necessary transmission to deliver the energy output of the renewable resource to a local, Company market node. If this occurs, the Final Market Price will be calculated based on the accumulation of all applicable market revenues and charges inclusive of this delivery. The energy produced under this alternative will be subject to curtailment by the regional transmission operator. The Final Market Price will be rounded to the nearest cent.

The Renewable Adjustment may be applied up to 60 days later than the market transactions to allow for settlement and data processing.

Subscribers will be responsible for all costs recognized in the respective month regardless if they are directly associated with service received under this Rider for that month. Market revenues and charges may be adjusted to reflect net costs or revenues associated with service under the Program in prior months, for which more recent wholesale market settlement data supersedes the data that was used to calculate initial charges or credits that were assessed to participating Customers.

The Renewable Subscription Charge and the Subscription Share are to be determined at the time the Company obtains the renewable resource to satisfy the Participation Agreement.

Billing and settlement of charges under this Schedule may occur separately from the billing associated with service provided to a Customer's under the Standard Rate Schedules. The Company reserves the right to consolidate account data and process charges collectively to facilitate Customers electing to aggregate subscriptions under this Schedule.

KCP&L GREATER MISSOURI OPERATIONS COMPANY

P.S.C. MO. No. 1 _____

Original Sheet No. 139.4

Canceling P.S.C. MO. No. _____

Sheet No. _____

For Missouri Retail Service Area

RENEWABLE ENERGY RIDER Schedule RER
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TERM:

Agreements under this Program are available for enrollment for five-year, ten-year, fifteen-year, and twenty-year terms. Customers will select the term at time of enrollment and will not be allow to change the term once the renewable resource serving the Customer has been obtained. Customers subscribing to more than 20% of the renewable resource will be required to commit to a minimum term of ten years.

At the end of a given Participation Agreement, Subscribers will be offered an option to renew their participation prior to offering available capacity to new customers.

RENEWABLE RESOURCE ENERGY CREDITS:

Renewable Energy Credits (RECs) produced by Renewable resources associated with this program will be tracked by the Company, consistent with the Customer subscriptions. RECs associated with energy obtained through this Program will be transferred to the Customer annually or at any time upon Customer request. Alternatively, and if requested, the Company will retire the credits on behalf of the Customer with all costs associated with the registration and retirement borne by the requesting Customer.

TRANSFER OR TERMINATION:

Participants who move to another location within the Company's Greater Missouri Operations service territory may request transfer of their subscription, provided the total kWh of the subscribed amount is less than the new location's average annual historical usage (actual or Company estimated). If the existing subscription level exceeds the allowed usage amount at the new location, the subscription will be adjusted down accordingly.

Participants who request termination of the Participation Agreement, or default on the Participation Agreement before the expiration of the term of the Participation Agreement, shall pay to the Company any associated costs and administration associated with termination of the subscribed renewable resource. Such termination charge may be adjusted if and to the extent another Customer requests service under this Schedule and fully assumes the obligation for the purchase of the renewable energy prior to the effective date of the contract amendment or termination; provided, however, Company will not change utilization of its assets and positions to minimize Customer's costs due to such early termination. The Participant must notify the Company in writing of their request to terminate.

If, prior to the end of the term of a given subscription, a Customer provides written notification of its election to terminate the Participation Agreement for an account covered by another Participation Agreement:

1. The Customer without penalty may transfer service to another account that is within the Company's service territory and is either (i) currently not covered by an Participation Agreement, or (ii) is covered by a Participation Agreement for only a part of its eligible usage, in either case only to the extent the consumption at the new account under (i) or the eligible unsubscribed usage at an account that had already been receiving service under (ii) is sufficient to accommodate the transfer; or
2. At Customer's written request, Company will attempt to find another interested Customer that meets Company's eligibility requirements and is willing to accept transfer of service (or that part which cannot be transferred to another Customer account) for the remainder of the term of the subscription at issue; or
3. If option (1) or (2) is not applicable as to some or all the Participation Agreement at issue, the Customer will continue to be obligated to pay for, or be eligible to receive, the Monthly Renewable Adjustment as to that part of the service that was not transferred; or

KCP&L GREATER MISSOURI OPERATIONS COMPANY

P.S.C. MO. No. 1 Original Sheet No. 139.5

Canceling P.S.C. MO. No. _____ Sheet No. _____

For Missouri Retail Service Area

RENEWABLE ENERGY RIDER
Schedule RER

TRANSFER OR TERMINATION: (Continued)

4. If option (1) or (2) is not applicable and in lieu of option iii), the Customer may terminate service for the account at issue upon payment of the Termination Fee, which is as follows: The average of the Customer's Monthly Renewable Adjustment for the preceding 12 months (or all preceding months, if less than twelve (12) times the number of months remaining in the term; if this value is less than or equal to zero (e.g., a credit to Customer), then the Termination Fee is zero, and in no event shall the Customer receive a net credit from Company for terminating service under this Rider.

PROGRAM PROVISIONS AND SPECIAL TERMS:

1. In procuring the Renewable Energy, the Company will ensure that Renewable Energy resources utilized under this Program are or have been placed in service after January 1, 2019.
2. Customers applying for service under this Program must have an account that is not delinquent or in default at the beginning of the Resource Procurement Period and must have completed the required Participant Agreement.
3. At enrollment, the Company will calculate the Customer's demand for the prior twelve-month period to determine eligibility. If twelve months of demand data is not available, the Company may estimate the annual demand to the nearest kW, using a method that includes, but is not limited to, usage by similarly sized properties or engineering estimates.
4. Participants may not combine loads across the jurisdictions for achieving participation limits, determination of subscription levels, or aggregated billing. Loads will not be combined across jurisdictions for the purpose of applying minimum term limits.
5. Customers that the Company, at its sole discretion, determines are ineligible will be notified promptly, after such Participant Agreement is denied.
6. Customer participation in this Program may be limited by the Company within the first come, first served structure, to balance Customer demand with available qualified Renewable Energy resources and any constraint with transmission facilities or capacity.
7. Customers who need to adjust in their commitments due to increases or decreases in electric demand may request such adjustment in writing from the Company. Efforts will be made to accommodate the requested adjustment. The Customer will be responsible for any additional cost incurred to facilitate the adjustment.
8. Any Customer being served or having been served on this Program waives all rights to any billing adjustments arising from a claim that the Customer's service would be or would have been at a lower cost had it not participated in the Program for any period of time.
9. The Company may file a request to discontinue this Program with the Commission at any time in the future. Prior to the termination, the Company will work with the participating Customer to transition them fully from the subscriptions in effect to a Standard Rate Schedule or to an alternate green power option that the Company may be providing at that time. Any Participant who cancels Program participation must wait twelve (12) months after the first billing cycle without a subscription to re-enroll in the Program.

KCP&L GREATER MISSOURI OPERATIONS COMPANY

P.S.C. MO. No. 1 _____

Original Sheet No. 139.7

Canceling P.S.C. MO. No. _____

Sheet No. _____

For Missouri Retail Service Area

<p>RENEWABLE ENERGY RIDER Schedule RER</p>

SUBSCRIPTION CHARGE PRICING & RESOURCE SPECIFICATION:

PPA Group	Resource Capacity (MW)	Admin Cost (\$/MWh)	Not-To-Exceed Resource Price (\$/MWh)	Resource	Resource Price (\$/MWh)	Risk Premium	State	RTO
A	--	\$--	\$--	--	\$--	\$--	--	--

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR LAND USE 9.400 MOTOR VEHICLE-RELATED SALES AND SERVICE OPERATION MOTOR VEHICLE PAINTING AND BODY WORK IN A GB: GENERAL BUSINESS DISTRICT LOCATED AT 812 E. YOUNG STREET IN THE CITY OF WARRENSBURG, MISSOURI

WHEREAS, NDS Investments, LLC filed a request for a Conditional Use Permit for Land Use 9.400 Motor Vehicle Painting and Body Work to operate in a General Business District at 812 E. Young Street. The property is legally described as follows:

Part of the West Half of the Northeast Quarter of Section 19, Township 46 North, Range 25 West of the 5th Principal Meridian, city of Warrensburg, Johnson County, Missouri, being more particularly described as follows: Commencing at a 3/4" iron rebar at the North Quarter corner of said Section 19 (Mo Document No. 600-91700), thence S89°21'40"E, along the North line of said Section 19, a distance of 149.70 feet; thence leaving said North line, S00°17'20"W, a distance of 293.36 feet, to a 1/2" iron bar with plastic stamped cap on the Southerly line of U.S. Highway Business Route No. 50; thence N73°20'28"E, along the Southerly line of U.S. Highway Business Route No. 50, a distance of 51.59 feet, to a 1/2" iron bar with plastic stamped cap, at the Northwest corner of a tract of land described in Johnson County Deed Book 1831, Page 98, and the point of beginning; thence N73°20'28"E, along the Southerly line of U.S. Highway Business Route No. 50, a distance of 262.08 feet, to a 1/2" iron bar with plastic stamped cap, at the Northeast corner of said tract; thence leaving said Southerly line, S00°20'04"W, along East line of said tract, a distance of 909.63 feet; thence leaving said East line, N89°36'34"W, a distance of 250.44 feet, to the West line of a tract of land described in Johnson County Deed Book 1831, Page 98; thence N00°29'04"E, along the West line of said tract, a distance of 832.79 feet, to the point of beginning.

WHEREAS, public notice of the Planning and Zoning Commission's open public meeting to consider the request was given by letter to property owners within 300 feet of the subject tract on July 17, 2020 and

WHEREAS, the Planning and Zoning Commission, at its meeting on August 3, 2020, recommended the approval of the Conditional Use Permit with two conditions; and

WHEREAS, public notice of the City Council's public hearing to consider the request for a Conditional Use Permit was given by publication in the Daily Star Journal on July 24, 2020; and

WHEREAS, the public hearing was held on August 10, 2020 by the City Council.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WARRENSBURG AS FOLLOWS:

Section 1. Following the consideration of the public comments received on the proposed Conditional Use Permit and upon careful consideration of the evidence before the City Council, it is found and determined that the Conditional Use Permit requested would promote the health, safety, and general welfare of the citizens of the City.

Section 2. That a Conditional Use Permit for Land Use 9.400 Motor Vehicle Painting and Body Work to operate in a General Business District at 812 E. Young Street, described above, is hereby granted with the following conditions:

- A. Staff is granted the authority to approve the final site plan as part of the building permit process.
- B. The site plan be red-lined to eliminate the west driveway onto Young Street.

Section 3: This ordinance shall be in full force and effect after passage by the City Council.

Read two times and passed by the City Council for the City of Warrensburg, Missouri, this ____ day of August, 2020

Attest:

Bryan Jacobs, Mayor

Cindy Gabel, City Clerk

CITY OF WARRENSBURG
COMMUNITY DEVELOPMENT DEPARTMENT

August 4, 2020

Honorable Mayor and
Members of the City Council
City of Warrensburg, Missouri

Dear Mayor and Council Members:

SUBJECT: An Ordinance Approving and Accepting the Minor Plat of Stella Rae Addition –
Lots 1 Thru 3 a Subdivision in the City of Warrensburg, Missouri, Located at 630
& 632 Allison Avenue and 715 Spring Ridge Road

BACKGROUND:

The applicant, Rich Homes & Electric, LLC, has submitted the proposed minor plat which covers 37,261 sq. ft. of land, and it is located on the southeast corner of Spring Ridge Rd. and Allison Ave (formerly Rhiannon St). The minor plat creates three buildable lots and no new streets. The property is located in a R1 District. The owner requested City Council change the name Rhiannon St. to Allison Ave. and the request was approved on July 14, 2020. The developer intends to develop the three new lots with single family houses.

The properties to the north, east, and west are single family residences in a R1 District. The property to the south is undeveloped in a R1 District. The 2017 Comprehensive City Plan Update shows the future land use of this lot as single family residential.

ISSUE:

To approve an ordinance approving the Minor Plat of Stella Rae Addition – Lots 1 Thru 3.

STRATEGIC PLAN:

This item is not addressed in the City's Strategic Plan.

FISCAL IMPACT:

There is no impact on the budget.

ECONOMIC BENEFITS/IMPACT:

N/A

RECOMMENDATION:

The Planning & Zoning Commission considered the plat at their August 3 2020 meeting. The Commission recommended approval of the plat with one condition. The findings and written recommendation is attached. Staff recommends approval of the ordinance.

Sincerely,



Barbara Carroll
Director of Community Development

cc: City Manager

- Attachments:
1. Ordinance
 2. Minor Plat Stella Rae Addition – Lots 1 Thru 3
 3. Findings and Recommendation Form
 4. Aerial photo of site
 5. Zoning information for the site
 6. Future Land Use Map from 2017 Comprehensive City Plan Update
 7. Application

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND ACCEPTING THE MINOR PLAT OF STELLA RAE ADDITION – LOTS 1 THRU 3 A SUBDIVISION IN THE CITY OF WARRENSBURG, MISSOURI, LOCATED AT 630 & 632 ALLISON AVENUE AND 715 SPRING RIDGE ROAD

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WARRENSBURG, MISSOURI, AS FOLLOWS:

Section 1. That the Minor Plat of Stella Rae Addition – Lots 1 Thru 3 in the City of Warrensburg, is hereby approved with the following condition:

1. Change the address of the neighboring property to the south to 725 Spring Ridge Rd.

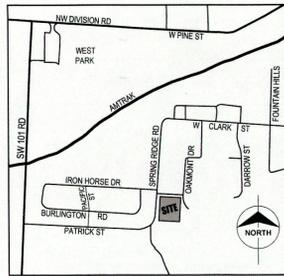
Section 2. This ordinance shall be in force and effect after passage by the City Council.

Read two times and passed by the City Council this _____ day of August, 2020.

Bryan Jacobs, Mayor

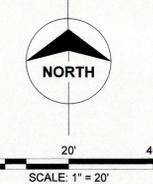
ATTEST:

Cindy Gabel, City Clerk



SITE LOCATION MAP
NOT TO SCALE

MINOR PLAT
STELLA RAE ADDITION - LOTS 1 THRU 3
PART OF SECTION 26, TOWNSHIP 46 NORTH, RANGE 26 WEST
WARRENSBURG, JOHNSON COUNTY, MISSOURI



REFERENCE BEARING:

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-90", 2003 ADJUSTMENT (N: 305121.519 METERS, E: 867342.086 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999023 WAS USED.

LEGEND:

- FOUND MONUMENT, AS NOTED
- SET 1/2" REBAR WITH ID CAP "POWELL CWM MO-123 KS-36"
- R RECORD DIMENSION
- M MEASURED DIMENSION
- R/W RIGHT-OF-WAY
- ℄ CENTERLINE
- B/L BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- S.D. STORM DRAINAGE EASEMENT
- CI CURB INLET

SURVEYORS NOTES:

- THE WORD "CERTIFY" OR "CERTIFICATION", AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM THE COMMITMENT FOR TITLE INSURANCE ISSUED BY AGENTS NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER J1704004, HAVING AN EFFECTIVE DATE OF MARCH 31, 2017.
- THE RECORD SOURCE OF THE SUBJECT PREMISES IS RECORDED AS BOOK 3625, PAGE 152 OF THE JOHNSON COUNTY, MISSOURI RECORDS.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PROPERTY.
- THE LOCATION AND / OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER SURVEYS.
- NOTHING IN THIS SECTION IS ADOPTED OR APPROVED BY THE CITY IN THE ACCEPTANCE OF THE PLAT.

GENERAL NOTES:

- FLOOD INFORMATION: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP NUMBER 29101C0220E, WHICH BEARS AN EFFECTIVE DATE OF JULY 04, 2011 AND IS IN JOHNSON COUNTY, MISSOURI.
- ZONING: R-1 SINGLE FAMILY RESIDENCE DISTRICT.

PLAT DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 46 NORTH, RANGE 26 WEST IN WARRENSBURG, JOHNSON COUNTY, MISSOURI, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ALLISON AVENUE, AS NOW ESTABLISHED; THENCE ALONG THE WEST LINE OF SAID OAKMONT, SOUTH 03°15'17" WEST, 208.75 FEET; THENCE LEAVING SAID WEST LINE, NORTH 86°46'59" WEST, 178.75 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SPRING RIDGE ROAD, AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 03°15'17" EAST, 208.15 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SAID ALLISON AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 86°58'33" EAST, 178.75 FEET TO THE POINT OF BEGINNING, CONTAINING 0.86 ACRES MORE OR LESS.

BEGINNING AT THE NORTHWEST CORNER OF LOT 26 OAKMONT, A SUBDIVISION IN WARRENSBURG, JOHNSON COUNTY, MISSOURI, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ALLISON AVENUE, AS NOW ESTABLISHED; THENCE ALONG THE WEST LINE OF SAID OAKMONT, SOUTH 03°15'17" WEST, 208.75 FEET; THENCE LEAVING SAID WEST LINE, NORTH 86°46'59" WEST, 178.75 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SPRING RIDGE ROAD, AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 03°15'17" EAST, 208.15 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SAID ALLISON AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 86°58'33" EAST, 178.75 FEET TO THE POINT OF BEGINNING, CONTAINING 0.86 ACRES MORE OR LESS.

DEDICATION:

THE UNDERSIGNED PROPRIETOR(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. THIS PLAT SHALL HEREAFTER BE KNOWN AS "STELLA RAE ADDITION - LOTS 1 THRU 3".

IT SHALL BE SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREON TO BE DESIGNATED BY THE NUMBER OF ALPHA CHARACTER WHICH APPEARS ON SAID LOT FOLLOWED BY THE WORDS "STELLA RAE ADDITION - LOTS 1 THRU 3".

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF WARRENSBURG, TO LOCATE, CONSTRUCT, AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, WATER, GAS AND SEWER PIPES, POLES, WIRES AND ANCHORS AND ALL OR ANY OF THEM UPON THOSE AREAS IN THIS SUBDIVISION OUTLINED ON THIS PLAT AND DEDICATED BY THE WORDS "STORM DRAINAGE & UTILITY EASEMENTS" (S.D. & U.E.).

THE STREETS OR ROADS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO THE PUBLIC, ARE HEREBY SO DEDICATED.

THE USE OF ALL LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO ANY AND ALL RESTRICTIONS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN JOHNSON COUNTY, MISSOURI.

OWNER'S CERTIFICATION:

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 THIS PLAT. IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR(S) HAVE HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____, 2020.

RICH HOMES AND ELECTRIC, L.L.C.

MICHAEL W. RICH, MEMBER
STATE OF MISSOURI)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL W. RICH, MEMBER OF RICH HOMES AND ELECTRIC, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY THE AUTHORITY OF ITS MEMBERS AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIES SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

CITY COUNCIL:

THIS CERTIFIES THAT THE WITHIN PLAT OF STELLA RAE ADDITION - LOTS 1 THRU 3 WAS SUBMITTED TO AND DULY APPROVED BY THE PLANNING AND ZONING COMMISSION AND THE CITY COUNCIL OF WARRENSBURG, MISSOURI. APPROVED BY ORDINANCE # _____ ON _____ DAY OF _____.

MAYOR
DATE _____

ATTEST
DATE _____

CITY CLERK
DATE _____

ASSESSOR'S STATEMENT:

I HEREBY CERTIFY THAT ALL TAXES ON THE PROPERTY DESCRIBED HEREIN HAVE BEEN PAID AS OF DECEMBER 31, 2019.

COUNTY COLLECTOR
DATE _____

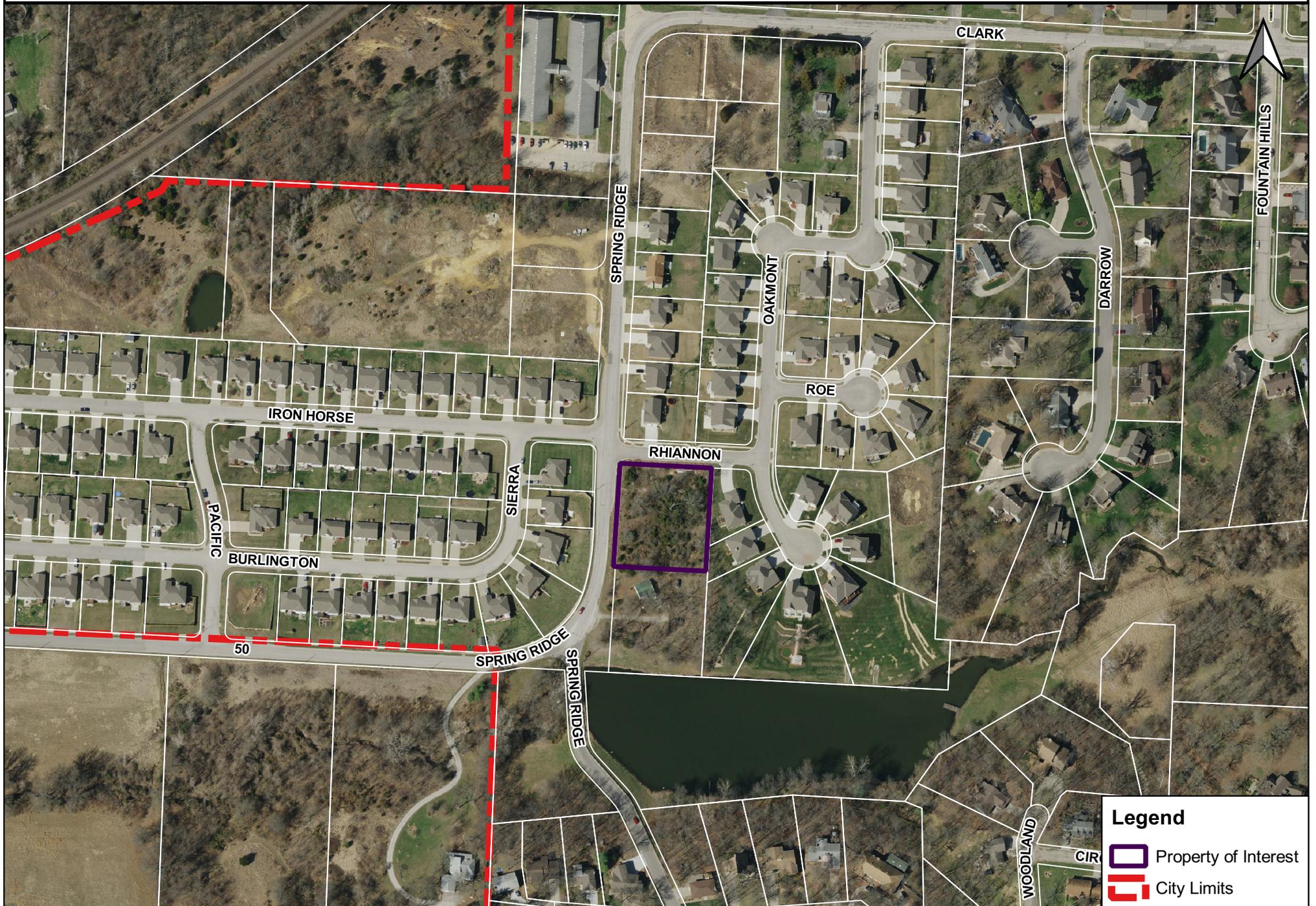
JOB NO: 3493-20-1720



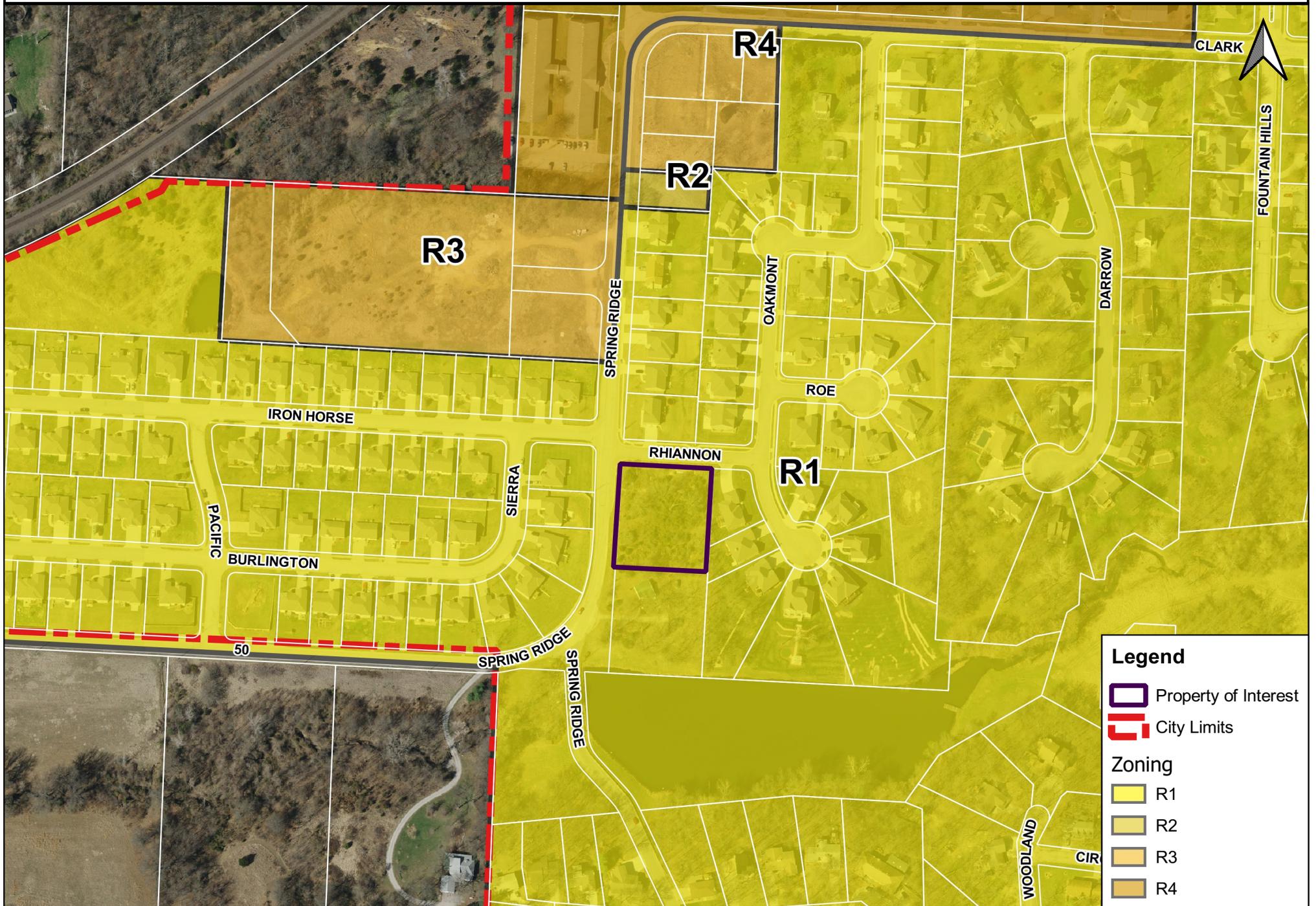
PREPARED FOR RICH HOMES & ELECTRIC, LLC P.O. BOX 441 WARRENSBURG, MO 64093 (660) 909-2227	MINOR PLAT STELLA RAE ADDITION - LOTS 1 THRU 3 PART OF SECTION 26, TOWNSHIP 46 NORTH, RANGE 26 WEST WARRENSBURG, JOHNSON COUNTY, MISSOURI				
	I HEREBY CERTIFY THAT THIS MINOR PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM OF THE STATE OF MISSOURI.				
JEREMY M. POWELL, PLS, CFeDS LS 2007000064	3200 S. State Route 291, Bldg. 1 Independence, MO 64057 816.373.4800 powellcwm.com Certificates of Authority: Architecture: MO 310 KS 73 Engineering: MO 411 KS 241 Land Surveying: MO 123 KS 34				
	DATE 07/21/2020	JOB NO. 3493-20-1720	FIELD BY WR/KH	DRAWN BY JAMB	CHECKED BY JMP
					SHEET NO. 1 OF 1

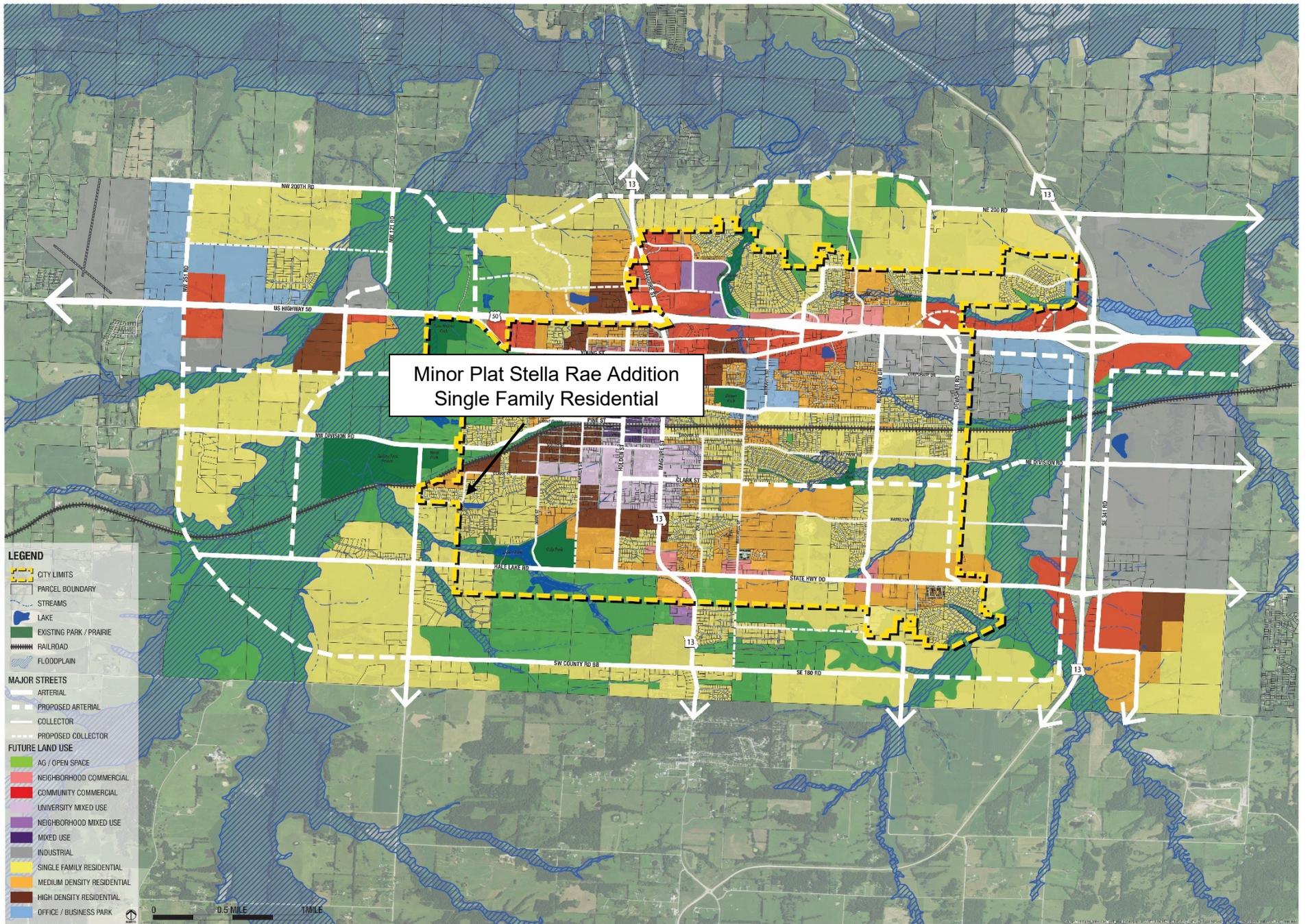
IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

STELLA RAE ADDITION AERIAL MAP



STELLA RAE ADDITION CURRENT ZONING DESIGNATION





Minor Plat Application

Plat Name: STELLA RAE ADDITION Date Plat Submitted: 05/12/2020

Location: Spring Ridge Road and Rhiannon Street

Attach current legal description of all the property included in the proposed plat

Developer: <u>Rich Homes & Electric, LLC</u>	Engineering Firm: <u>Powell CWM, Inc.</u>
Address: <u>P.O. Box 441</u>	Contact Person: <u>Jed Baughman, PLS</u> <i>Jeremy Powell</i>
<u>Warrensburg, MO 64093</u>	Address: <u>3200 S. State Rte. 291, Bldg. 1</u>
Phone #: <u>660.909.2227</u>	<u>Independence, MO 64057</u>
Fax #: _____	Phone #: <u>816.373.4800</u>
	Fax #: _____

Project Characteristics

Zoning: R1 Floodplain Zone: X

No. of Lots 3 Total Acres: 0.86

The undersigned person(s) hereby certify they are the owner (s) of record of the entire fee simple interest in the real estate included in the proposed plat.

Owner's Name: Rich Homes & Electric, LLC Signature: *Rich Homes + S. J. M. W. R.*
Address: P.O. Box 441
Warrensburg, MO 64093

Owner's Name: MIKE W. RICH Signature: *MWR*
Address: P.O. Box 441
WARRENSBURG, MO 64093

Please submit the following items with the completed application form:

1. 2 paper copies of the plat or 1 PDF copy of the plat
2. Digital file of lot lines to be incorporated into City's GIS system (.dwg, .dxf, .dgn, or .shp)
3. Receipts from each of the utility companies stating they received a copy of the same plat
4. Filing fee

For Office Use Only: Submit completed application to Planner

Filing Fee: \$250

Date Paid: paid 6-8-2020
sl

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING EXECUTION OF A LETTER AGREEMENT WITH NATIONAL RAILROAD PASSENGER CORPORATION REGARDING THE LEASE BETWEEN THE PARTIES

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WARRENSBURG, MISSOURI, AS FOLLOWS:

Section 1. The City Manager is authorized to execute a letter agreement under the terms of the City's lease with the National Railroad Passenger Corporation, a/k/a Amtrak, in the form attached hereto as Exhibit "A".

Section Two

This ordinance shall be in full force and effect from and after its passage.

Read two (2) times and passed by title this __day of _____, 2020.

Bryan Jacobs, Mayor

Attest:

Cindy Gabel, City Clerk



Via Email

brett@warrensburg-mo.com

July 29, 2020

Mr. Brett Penrose
Building Official/ADA Coordinator
City of Warrensburg
102 South Holden Street
Warrensburg, MO 64093
(660) 747-9135

**RE: Amtrak ADA Stations Program (“ADASP”)
Warrensburg, Missouri Rail Station (“Station”)**

Dear Mr. Penrose:

National Railroad Passenger Corporation (“Amtrak”) is committed to ensuring that rail stations it serves are fully compliant with the Americans with Disabilities Act of 1990 (“ADA”) and accessible to all passengers. At this point, Amtrak has conducted a property survey and an ADA assessment of all portions of the Station for which Amtrak has some degree of ADA responsibility and has designed the required ADA improvements to be constructed by Amtrak.

This letter has been revised from the consent letter sent to you on June 23, 2020. Thank you for meeting with members of the ADASP team over the last few months and for your input. The purpose of this letter is two-fold. First, it is to provide the City of Warrensburg (“City”) with design plans for the improvements being made as part of our ADA Stations Program (“Plans”). The Plans have progressed to the Issued for Bid level of design and are enclosed with this letter for your review, since the improvements impact land leased by the City and the station building owned by the City. The exact timing of the work is not yet known.

ADA improvements that impact property leased by the City, for which we are providing notification, include:

- Modifications to City’s leased parking area to accommodate the proposed platform, including new curbing, asphalt, pavement striping, sidewalks, railings, light poles, and Amtrak signage
- Modifications to existing sidewalks along S. Holden Street and South Washington Street for tie-in of proposed sidewalks (brick and concrete)
- Traffic signage
- Use of a portion of City leased parking for staging and lay-down area

ADA improvements that impact the station building owned by the City, for which we will need consent, include:

- Modifications to existing brick walkways surrounding station building to provide compliant surfaces and slopes
- Installation of a new lighting panel and connection of new platform lighting to existing electrical panel inside the station

The second purpose of this letter is to provide notice under the Lease Agreement between Amtrak and the City dated December 15, 1992 (“Lease Agreement”) of the planned ADA improvements and to request that the City: (i) consent to the making of the improvements to the City’s property substantially in accordance with the Plans as attached; (ii) agree to provide Amtrak and its contractors access to the City’s property at the time the improvements are to be made; (iii) agree that the City will timely sign any related documentation that may be required for Amtrak and its contractors to complete the project; (iv) agree that the improvements to the City’s property will be owned by the City after installation; (v) agree that the City will not remove or in any way alter the improvements for as long as Amtrak uses or intends to use the improvements in providing passenger rail services at the Station, without the prior written consent of Amtrak; and (vi) agree that the ongoing responsibility for the maintenance, repair and replacement of the improvements to the City’s property will be in accordance with the Lease Agreement.

Your signature below constitutes the City’s consent to the improvements substantially in accordance with the Plans and the City’s agreement to comply with all of Amtrak’s other requests described in the above paragraph. Amtrak will reimburse the City for the costs to affect snow removal on the proposed platform.

Please contact the following Amtrak representative if you have any questions or concerns regarding the planned improvements or the project:

Derrick L. James
Senior Manager, State Relations and Business Development
National Railroad Passenger Corporation
Chicago Union Station
500 W Jackson Blvd
Chicago, IL 60661
Phone. (312) 544-5118; E-mail: jamesde@amtrak.com

The schedule associated with Amtrak’s ADA Stations Design Program is an aggressive one. You can help us complete the approval phase of the Station project quickly by having the authorized representative of the City sign and date a copy of this letter and return via email to ellen.pannell@amtrak.com by August 12, 2020.

Thank you in advance for your cooperation. We look forward to working with you on this important initiative.

Sincerely,



Angelique D’Ippolito
Director, Real Estate,
Amtrak Real Estate Development

CONSENT OF OWNER

As the authorized representative of the City, I hereby: (i) consent to the making of the improvements to the City's property substantially in accordance with the Plans as attached; (ii) agree to provide Amtrak and its contractors access to the City's property at the time the improvements are to be made; (iii) agree that the City will timely sign any related documentation that may be required for Amtrak and its contractors to complete the project; (iv) confirm that the improvements to the City's property will be owned by the City after installation in accordance with the Lease; (v) agree that the City will not remove or in any way alter the improvements for as long as Amtrak uses or intends to use the improvements in providing passenger rail services at the Station, without the prior written consent of Amtrak; and (vi) agree that the ongoing responsibility for the maintenance, repair and replacement of the improvements to the City's property will be in accordance with the Lease Agreement.

By: _____

Name: _____

Title: _____

Date: _____

cc: D. James
C. Portner
L. Gatlin

Enclosures:

- Amtrak ADA Stations Program (ADASP), Warrensburg (WAR), Missouri, 100% (IFB) Submission dated 05/22/2020; 27 pages, PDF format.

CITY OF WARRENSBURG
CITY CLERK

August 6, 2020

Honorable Mayor and
Members of the City Council
City of Warrensburg, Missouri

Dear Mayor and Council Members:

SUBJECT: An Ordinance Re-Adopting Section 2-1 to Establish a Procedure
to Disclose Potential Conflicts of Interest and Substantial
Interests of Certain Municipal Officials.

The State of Missouri requires the City of Warrensburg to establish and file with the Missouri Ethics Commission a procedure to disclose potential conflicts of interest and substantial financial interest of Municipal officials every two years. The City's last ordinance was adopted in 2018.

Attached is the ordinance that outlines the conflict of interest procedures. This ordinance will establish conflict of interest procedures that should be followed, who should file, and when they should file.

If you have any questions, do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Cindy Gabel". The signature is written in a cursive style with a large initial "C".

Cindy Gabel
City Clerk

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE RE-ADOPTING SECTION 2-1 TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS OF CERTAIN MUNICIPAL OFFICIALS.

BE IT ORDAINED BY THE CITY COUNCIL AS FOLLOWS:

Section 1. Section 2-1 of the Code of Ordinances of the City of Warrensburg is hereby re-adopted to read as follows:

Sec. 2-1. Disclosure of conflicts of interest and substantial interests, procedure.

- a) **Declaration of Policy.** The proper operation of municipal government requires that public officials and employees be independent, impartial and responsible. That government decisions and policy be made in the proper channels of the government structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established a public policy requiring disclosure by certain officials and employees of private financial or other interests in matters affecting the City.
- b) **Conflicts of Interest.** The Mayor or any Member of the City Council who has a substantial personal or private interest, as defined by state law, in any bill, shall disclose on the records of the City Council, the nature of their interest and shall disqualify themselves from voting on any matters relating to this interest.
- c) **Disclosure Reports.** Each elected official, the City Manager and the general Counsel (if employed full-time) shall disclose the following information by May 1 if any such transaction were engaged in during the previous calendar year:
 1. For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of \$500 (five hundred dollars), if any, that such person had within the political subdivision, other than compensation received as an employee or payment of any tax, fee, or penalty due to the political subdivision, and other than transfers for no consideration to the political subdivision; and,
 2. The date and the identities of the parties of each transaction

known to the person with a total value in excess of \$500 (five hundred dollars), if any, that any business entity in which such person had a substantial interest, had with the political subdivision, other than payment of any tax, fee or penalty due the political subdivision or transaction involving payment for providing utility service to the political subdivision and other than transfers for no consideration to the political subdivision.

3. The City Manager also shall disclose by May 1 for the previous calendar the following information:
 - a. The name and address of each of the employers of such person from whom income of \$1,000 (one thousand dollars) or more was received during the year covered by the statement; and
 - b. The name and address of each proprietorship that he owned; the name, address and general nature of the business conducted of each general partnership and joint venture in which he was a partner or co-participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the Secretary of State; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned 10% (ten percent) or more of any class of the outstanding stock or limited partnership units; and the nature of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned 2% (two percent) or more of any class of outstanding stock, limited partnership units or other equity interests; and
 - c. The name and address of each corporation for which such person served in the capacity as a director, officer or receiver.
- d. **Filing of Reports.** The reports shall be filed with the City Clerk and with the Ethics Commission prior to January 1 each year. The reports shall be available for public inspection and copying during normal business hours.
- e. **When Filed.** The financial interest statements shall be filed at the following times, but no person is required to file more than one financial

interest statement in any calendar year:

1. Each person appointed to office shall file the statement within 30 (thirty) days of such appointment or employment;
2. Every other person required to file a financial interest statement shall file the statement annually not later than May 1 and the statement shall cover the calendar year ending the immediate preceding December 31; provided that any Member of the City Council may supplement the financial interest statement to report additional interests acquired after December 31 of the covered year until the date of the financial interest statement.

Section 2. It is intended that the provisions of this ordinance be incorporated into the Code of Ordinances.

Section 3. This ordinance shall be in full force and effect from and after its passage.

Section 4. Filing of Ordinance. The City Clerk is directed to send a certified copy of this Ordinance to the Ethics Commission within 10 (ten) days of its adoption.

Passed by the City Council in open session this ____ day of _____, 2020.

Bryan Jacobs, Mayor

ATTEST:

Cindy Gabel, City Clerk

ADDENDUM TO CONTRACT

This agreement is made this ____ day of July, 2020 between the City of Warrensburg, a municipal corporation of the State of Missouri ("City") and Midwest Pool Management, ("Company").

Whereas the parties entered into a certain Contract for Pool Management Services dated April 29, 2018, and

Whereas, the impact of the COVID-19 pandemic has drastically altered the City's operations, including its public pool facilities, and

Whereas, in order to avoid exercising its termination rights under the Contract, the City has proposed alterations to the terms of the Contract, to which Company has agreed.

NOW THEREFORE, be it agreed as follows for the mutual promises herein contained the terms of the Contract between the parties are hereby amended as follows:

1. Paragraph 1.3 and the terms of Company's proposal for compensation incorporated therein are modified such that City shall pay for services through the end of the contract the rates for services reflected in the attached compensation proposals. Salary reimbursement shall take place on a monthly reimbursement, in arrears, for the actual amount of salary expense incurred, pursuant to the most recent schedule approved by the parties. Each invoice for salaries shall include the position and hours worked.
2. City shall advise Company within 10 days of of any changes in planned pool hour operations, and the parties shall make equitable adjustments to Company's charges as agreed upon.
3. Midwest Pool Management shall indemnify and hold the City and its personnel harmless from and against any and all claims, damages, losses and expenses including reasonable attorney's fees and litigations costs, arising out of or resulting from the performance or non-performance of services provided that any such claim, damage, loss or expenses is caused in whole or in part by the negligent act, omission and or liability of Midwest Pool Management, its agents, employees or its subcontractors, provided, however that this hold harmless and indemnification shall not apply where such claims, liability or expense result from any omission, fault, negligence, or misconduct on the part of the City, its agents, servants, employees, contractors (except for Midwest Pool Management), or licensees. In addition, any and all claims against the City or employees, by any employee of Midwest Pool Management, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for Midwest Pool Management, or any Subcontractor under workman's compensation acts, disability benefit acts or other employee benefits act. Notwithstanding the foregoing Contractor's indemnity obligations

are limited solely to the extent directly caused by Midwest Pool Management's fault or negligence and any claim arising from any sickness, illness, or death connected to or arising from any infectious or contagious disease, unless caused by the fault or negligence of Midwest Pool Management, is specifically excluded from this indemnity and defense obligation.

4. In all other respects the prior agreement shall remain in full force and effect.

In witness whereof, the undersigned have placed their signatures as representatives of the parties hereto as of the day and year first above written.

CITY OF WARRENSBURG, MISSOURI
PARKS AND RECREATION

MIDWEST POOL MANAGEMENT
OF AMERICA, LTD

Danielle Fesler, Director

BY:
Its _____

ATTEST:

Cindy Gabel, City Clerk

CITY OF WARRENSBURG

August 5, 2020

Honorable Mayor and
Members of the City Council
City of Warrensburg, Missouri

Dear Mayor and Council Members:

SUBJECT: Midwest Pool Management Salary Increase Proposal

BACKGROUND:

The Parks and Recreation Department currently contracts out the pool management services to Midwest Pool Management (MPM). MPM manages both the indoor pool at the Community Center and the outdoor pool, Nassif Aquatic Center. MPM is responsible for the following: hiring, training, and supervising staff, conducting safety audits, managing the chemistry of the water, daily cleaning, and keeping the pool safe for all patrons. They have been managing the pool for the past 10 years.

With the current COVID-19 Pandemic, we've had to alter the operations of both the indoor and outdoor pools. Due to those changes, we needed to amend the contract for this fiscal year.

ISSUE:

Approve the contract addendum that will alter services through the end of Fiscal Year 2020.

STRATEGIC PLAN:

N/A

FISCAL IMPACT:

The community center was closed from March 17 – June 14, 2020. This resulted in significant savings in staffing and supplies. Nassif also had an abbreviated season, which should result in additional savings. We will not know the exact savings until we get to the end of the fiscal year.

ECONOMIC BENEFITS/IMPACT:

N/A

RECOMMENDATION:

Approve the contract addendum for the change in services.

Sincerely,
Danielle Fesler
Director of Parks and Recreation

cc: City Manager
Attachments: Revised Management Fee and Salary Budget
Addendum to MPM Contract



COMPENSATION—MANAGEMENT FEE

April 1, 2020 – March 31, 2021

Nassif Aquatic Center Management Fee: \$37,975

1. Recruiting and hiring, training and supervising the Aquatic Staff.
2. General Liability Insurance, the Excess Umbrella Liability Insurance and the Automobile Liability insurance as required by the Contract.
3. All necessary chemicals to keep WCC water balanced (to include but not limited to: pulsar briquettes, liquid chlorine, muriatic acid, sodium bicarbonate, calcium chloride flake, cyanuric acid, soda ash)
4. Specialty chemicals, such as clarifiers and products to reduce heavy metals, will be invoiced separately to the City
5. Safety equipment for safe handling of chemicals
6. Water testing kit and supplemental reagents
7. Consumable lifesaving equipment to include: first aid supplies, bloodborne pathogens kits, trauma bags, oxygen tank refills, bag valve mask, suction device, resuscitation masks, personal protective equipment for staff). The first aid kit will carry supplies for a minimum of 50 persons and at minimum include: adhesive bandages, sterile pads, gauge pads, eye pads, tape, dressings, elastic bandage, antiseptic, ammonia inhalants, scissors, tweezers, latex gloves, clean wipes, eye wash, elastic gauze, large bandage patch. First aid kit will include a pocket mask with a one-way valve, and a bodily fluid exposure kit. Midwest Pool Management shall provide first responder first aid kits, including rubber gloves and pocket mask with one-way valve, for all on duty personnel. This proposal does not include non-consumable equipment, such as backboard, oxygen tank, AED, or rescue tubes.
8. Minor maintenance supplies, tools, and office supplies
9. Costs for supervision from KC office staff including field supervisors, Director of Operations and Executive Division Manager
10. Midwest Pool Management's representative will meet with City's representative either weekly or biweekly as requested by City's Parks and Recreation Director or designated representative.
11. Overhead and profit

OFF-SEASON ACTIVITY: Midwest Pool Management responsible for the following scope:

- Clean and inspect all Stenner chemical feed pumps, replacing the tubes to be ready for summer.
- Perform regular winter checks of the Nassif Aquatic Center to bump the motors, walk the deck and filter rooms to see if anything appears out of the ordinary.
- Costs for labor and materials for seasonal opening and closing of Nassif Aquatic



Center. Any replacement parts will be invoiced to the City

- The City is responsible for the winterizing and de-winterizing of Nassif bathhouse and fresh water plumbing.

COMPENSATION—MANAGEMENT FEE

April 1, 2020 – March 31, 2021

Warrensburg Community Center Pools \$31,350

12. Recruiting and hiring, training and supervising the Aquatic Staff.
13. General Liability Insurance, the Excess Umbrella Liability Insurance and the Automobile Liability insurance as required by the Contract.
14. All necessary chemicals to keep WCC water balanced (to include but not limited to: pulsar briquettes, liquid chlorine, muriatic acid, sodium bicarbonate, calcium chloride flake, cyanuric acid, soda ash)
15. Specialty chemicals, such as clarifiers and products to reduce heavy metals, will be invoiced separately to the City
16. Safety equipment for safe handling of chemicals
17. Water testing kit and supplemental reagents
18. Consumable lifesaving equipment to include: first aid supplies, bloodborne pathogens kits, trauma bags, oxygen tank refills, bag valve mask, suction device, resuscitation masks, personal protective equipment for staff). The first aid kit will carry supplies for a minimum of 50 persons and at minimum include: adhesive bandages, sterile pads, gauge pads, eye pads, tape, dressings, elastic bandage, antiseptic, ammonia inhalants, scissors, tweezers, latex gloves, clean wipes, eye wash, elastic gauze, large bandage patch. First aid kit will include a pocket mask with a one-way valve, and a bodily fluid exposure kit. Midwest Pool Management shall provide first responder first aid kits, including rubber gloves and pocket mask with one-way valve, for all on duty personnel. This proposal does not include non-consumable equipment, such as backboard, oxygen tank, AED, or rescue tubes.
19. Minor maintenance supplies, tools, and office supplies
20. Costs for supervision from KC office staff including field supervisors, Director of Operations and Executive Division Manager
21. Midwest Pool Management's representative will meet with City's representative either weekly or biweekly as requested by City's Parks and Recreation Director or designated representative.
22. Overhead and profit

COMPENSATION—NOT TO EXCEED SALARY BUDGET FOR NASSIF

July 1, 2020 – August 26, 2021 (the first day of school per school district website)

Nassif Not to Exceed Salary Budget: \$97,990.00*

Midwest Pool Management will provide sufficient and competent personnel for the operation of a safe and sanitary pool always while the pool is in use. All lifeguards will hold a minimum qualification of an advance lifeguard certificate from either Red Cross, Ellis or Starguard. Such operations shall include, at a minimum, the following:

1. Enforce all rules and regulations stipulated by the City and suggest and advice regarding additional rules and regulations for the operation of the pool.
2. Maintain any records as reasonably required by the City.
3. Vacuum pools. Each pool will be vacuumed entirely a minimum of one time a week and spot vacuumed daily to maintain a clean appearance and be free of all debris. Pools will be vacuumed before the public enters the pool.
4. Work with the City in handling complaints users may have, reporting all complaints to the Parks and Recreation Director or designated representative.
5. Conduct in-service training as per guidelines of Starfish Aquatics, Ellis, Red Cross or equivalent.
6. Midwest Pool Management will retain a record of all problems brought to their attention. The City may review this log at weekly intervals. A daily log of communication will be kept in the manager's office for the managers and designated City personnel to review daily.
7. Keep detailed records of any pullouts where a lifeguard enters the water for a rescue, describing the circumstances surrounding the incident and denoting the specific location of the pull out.
8. Power wash or hose decks as required.
9. Maintain, and operate the filter equipment in accordance with manufacturers' requirements.
10. Perform safety checklist daily.
11. Clean the WCC guard and manager office areas, Cleaning to be completed prior to operational hours
12. Maintain tests and records as required by State of Missouri and City and meet all requirements for such.
13. Maintain and backwash filter system per manufacturer's recommendations.



14. Clean the hair and lint strainers on all pumps and associated filtering devices to avoid a reduction in flow daily.

*Note: The City will only pay actual hours worked.

COMPENSATION—NOT TO EXCEED SALARY BUDGET FOR WCC

April 1, 2020 – March 31, 2021

WCC Not to Exceed Salary Budget: \$135,880.00*

Midwest Pool Management will provide sufficient and competent personnel for the operation of a safe and sanitary pool always while the pool is in use. All lifeguards will hold a minimum qualification of an advance lifeguard certificate from either Red Cross, Ellis or Starguard. Such operations shall include, at a minimum, the following:

1. Enforce all rules and regulations stipulated by the City and suggest and advice regarding additional rules and regulations for the operation of the pool.
2. Maintain any records as reasonably required by the City.
3. Vacuum pools. Each pool will be vacuumed entirely a minimum of one time a week and spot vacuumed daily to maintain a clean appearance and be free of all debris. Pools will be vacuumed before the public enters the pool.
4. Work with the City in handling complaints users may have, reporting all complaints to the Parks and Recreation Director or designated representative.
5. Conduct in-service training as per guidelines of Starfish Aquatics, Ellis, Red Cross or equivalent.
6. Midwest Pool Management will retain a record of all problems brought to their attention. The City may review this log at weekly intervals. A daily log of communication will be kept in the manager's office for the managers and designated City personnel to review daily.
7. Keep detailed records of any pullouts where a lifeguard enters the water for a rescue, describing the circumstances surrounding the incident and denoting the specific location of the pull out.
8. Power wash or hose decks as required.
9. Maintain, and operate the filter equipment in accordance with manufacturers' requirements.
10. Perform safety checklist daily.
11. Clean the WCC guard and manager office areas, Cleaning to be completed prior to operational hours



12. Maintain tests and records as required by State of Missouri and City and meet all requirements for such.
13. Maintain and backwash filter system per manufacturer's recommendations.
14. Clean the hair and lint strainers on all pumps and associated filtering devices to avoid a reduction in flow daily.

*Note: The City will only pay actual hours worked. The above budget reflects the full Not-to-Exceed Salary Budget from the Contract. The schedule has been reduced for Phase I, and will likely change again, so the actual salaries that the City pays will be less than this budget amount.

CITY OF WARRENSBURG
COMMUNITY DEVELOPMENT DEPARTMENT

August 4, 2020

Honorable Mayor and
Members of the City Council
City of Warrensburg, Missouri

Dear Mayor and Council Members:

SUBJECT: Preliminary Plat of The Pines at Hale Lake

BACKGROUND:

The applicant, MFM Capital, LLC, has submitted the proposed subdivision which contains approximately 5.12 acres and is located west of the intersection of Hale Lake Road and Countryview Lane on the south side of Hale Lake Road. The preliminary plat proposes to create 12 multifamily lots, two tracts and one new street. The owner has indicated the lots will be developed with four-plexes. Tract A is to be used for a monument sign, and B is to be used for storm drainage detention. This property was rezoned from a GB District to a R4 District by City Council on July 13, 2020.

The properties directly to the north are single-family residences in a R1 District. The property to the west is Alpine Boarding and Grooming in a GB district. The property to the east is the Johnson County Fire Protection District and a single family house in a R1 District. The property to the south is undeveloped land in a R4 District. The 2017 Comprehensive City Plan shows the future land use of this lot as medium density residential.

ISSUE:

To approve the Preliminary Plat of The Pines at Hale Lake.

STRATEGIC PLAN:

N/A

FISCAL IMPACT:

There is no impact on the budget.

ECONOMIC BENEFITS/IMPACT:

N/A

RECOMMENDATION:

The Planning & Zoning Commission considered the preliminary plat at their August 4, 2020, meeting and recommended approval of the preliminary plat as presented. Their findings and written recommendation is attached.

Sincerely,



Barbara Carroll
Director of Community Development

cc: City Manager

- Attachments:
1. The Pines at Hale Lake Preliminary Plat
 2. Findings and Recommendation
 3. Aerial photo of site
 4. Zoning information for the site
 5. Future Land Use Map from 2017 Comprehensive City Plan Update
 6. Application

THE PINES AT HALE LAKE

WARRENSBURG, JOHNSON COUNTY, MISSOURI

PRELIMINARY PLAT

SECTION 31, TOWNSHIP 46, RANGE 25

LEGAL DESCRIPTION:

All that part of the Northeast quarter of Section 31, Township 46, Range 25, in the City of Warrensburg, Johnson County, Missouri, more particularly described as:
 Commencing at the Northeast corner of said quarter section; thence South 02 degrees 07 minutes 13 seconds West, along the East line of said quarter section, a distance of 60.00 feet, to a point on the South Right-of-Way line of Highway DD as now established; thence South 02 degrees 07 minutes 13 seconds West, along the East line of said quarter section, a distance of 634.00 feet; thence North 87 degrees 58 minutes 28 seconds West, a distance of 355.56 feet, (Deed=344.00'), to the Southeast corner of Lot 2, Means Addition, a subdivision in said city; thence North 02 degrees 41 minutes 58 seconds East, along the East line of said Lot 2, a distance of 634.04 feet, (Deed=634.00'), to the Northeast corner of said Lot 2, said point also being on the South Right-of-Way line of said Highway DD; thence South 87 degrees 58 minutes 28 seconds East, along said South Right-of-Way line, a distance of 349.15 feet, (Deed=344.00'), to the Point of Beginning. Containing 5.12 acres.

DEDICATION

The undersigned proprietor of the real estate described herein have caused the same to be subdivided in the manner shown on this plat shall hereafter be known as "THE PINES AT HALE LAKE". It shall be sufficient description of each lot plotted hereon to be designated by the number or alpha character which appears on said lot followed by the words "THE PINES AT HALE LAKE".

The streets or roads shown on this plat and not heretofore dedicated to the public, are hereby so dedicated.

The use of all lots shown on this plat shall be subject to any and all restrictions recorded in the Office of the Recorder of Deeds in Johnson County, Missouri.

ASSESSORS

I hereby certify that all taxes on the property described hereon have been paid as of this

_____ day of _____, 20____

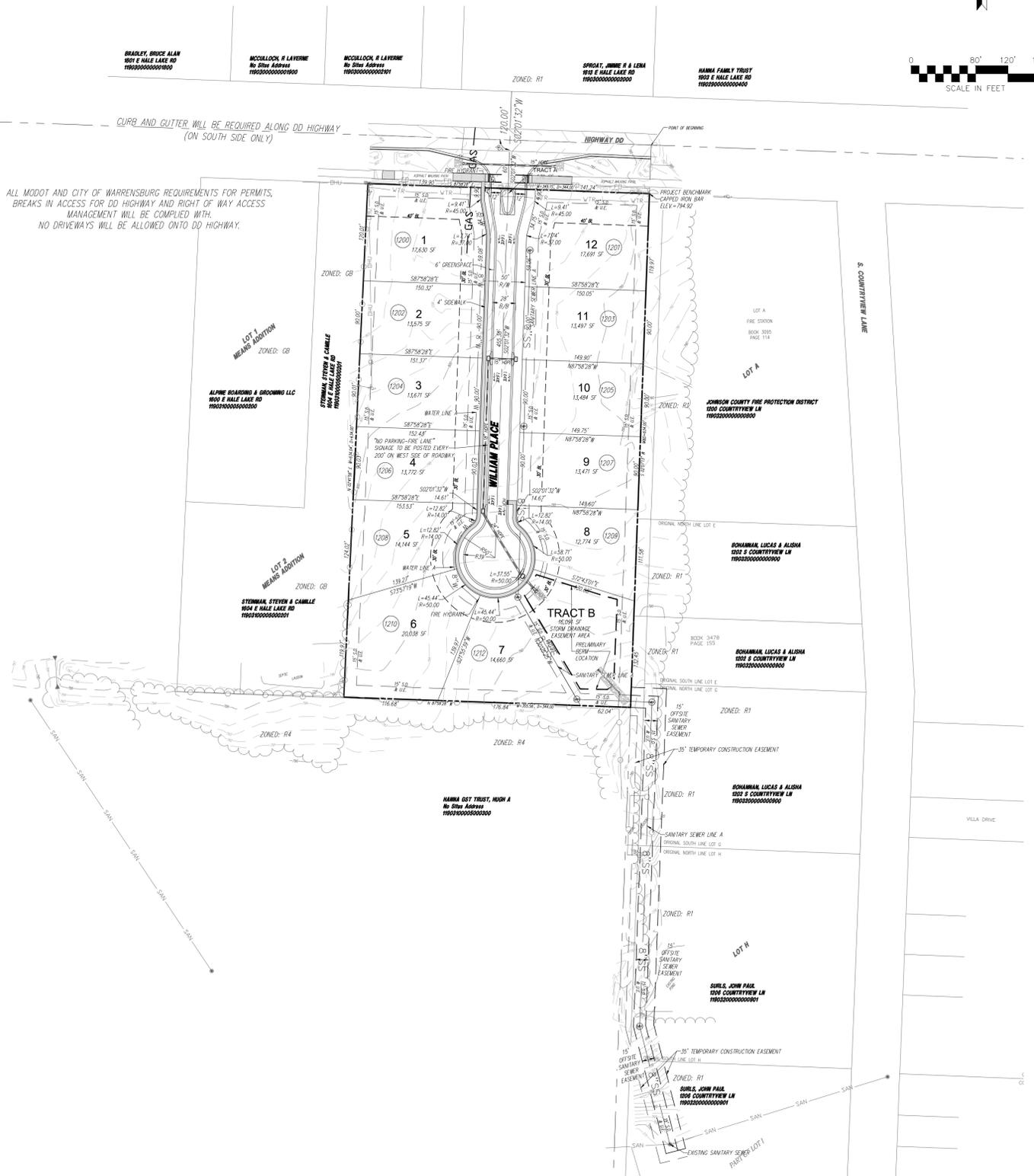
Date _____ County Collector _____

LEGEND

- Existing Section Line
- Existing Right-of-Way Line
- Existing Lot Line
- Existing Curb & Gutter
- Existing Storm Sewer
- Existing Storm Structure
- Existing Waterline
- Existing Gas Main
- Existing Sanitary Sewer
- Existing Sanitary Manhole
- Existing Contour Major
- Existing Contour Minor
- Proposed Lot Line
- Proposed Easement
- Proposed Curb & Gutter
- Proposed Sidewalk
- Proposed Storm Sewer
- Proposed Storm Structure
- Proposed Fire Hydrant
- Proposed Waterline
- Proposed Sanitary Sewer
- Proposed Sanitary Manhole
- Proposed Contour Major
- Proposed Contour Minor
- Address Assigned by Fire Department

PLANS PREPARED FOR
MFM CAPITAL, LLC
 1204 LIVE OAK LANE
 WARRENSBURG, MO 64093
 CONTACT - JEFF TERRY
 660-747-8194

PLANS PREPARED BY
HG CONSULT
 11010 HASKELL ST. #210,
 KANSAS CITY, KS 66109
 CONTACT: KEVIN STERRETT
 816-703-7098



NOTE:

- Property is zoned R4: Medium-Density Multi-Family Residence District.
- According to the F.E.M.A. FIRM Panel 405 of 575, Map No. 29101C0405E, dated July 4, 2011, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
- Tract A is intended for subdivision monument sign and open space and shall be owned and maintained by The Pines at Hale Lake Owners' Association, its successors and assigns. The City of Warrensburg shall not be responsible for maintenance of Tract A.
- Tract B is intended for storm water detention and shall be owned and maintained by The Pines at Hale Lake Owners' Association, its successors and assigns. The City of Warrensburg shall not be responsible for maintenance of Tract B.
- Sanitary and Storm Sewer shown will be installed. All storm and sanitary sewer improvements will be included in proposed construction plans to be submitted at a future date.
- Water lines will be built to Missouri American Water Company standards.
- Sanitary sewer will be built to accepted City Standards.
- Off-site easements will be required for sanitary sewer. Easements will be acquired and recorded prior to construction or recording of any Final Plats, whichever shall come first.
- All storm pipe sizes represented on this plat are preliminary. Pipe sizes will be modified, as necessary, in the final design.
- "No Parking-Fire Lane" provided on west side of William Place.

EASEMENT DEDICATION:

An easement is hereby granted to the City of Warrensburg, to locate, construct, and maintain or to authorize the location, construction and maintenance of conduits, water, gas and sewer pipes, poles, wires and anchors and all or any of them upon those areas in this subdivision outlined on this plat and dedicated by the words "STORM DRAINAGE & UTILITY EASEMENT" (S.D. & U.E.) OR "STORM DRAINAGE EASEMENT" (S.D.E.).

SURVEYORS CERTIFICATION

I hereby certify that the within preliminary plat of "THE PINES AT HALE LAKE" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources further certify that the Section and Sectional Subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that I have complied with all State and City of WARRENSBURG statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions to the best of my knowledge and belief.

R. Kevin Sterrett

R. Kevin Sterrett, LS-2469
 July 23, 2020

OWNER CERTIFICATION

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 this plat.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____, 20____

MFM Capital, LLC

Rachel L. Terry, Manager

STATE OF MISSOURI)) SS

COUNTY OF JOHNSON)

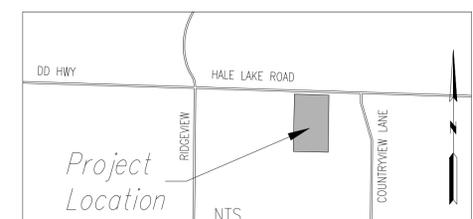
On this _____ day of _____ in the year _____ before me, _____, a Notary Public in and for said state, personally appeared _____ of (name of company), known to me to be the person who executed the within plat in behalf of said limited liability company and acknowledged to me that he (or she) executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

_____ My Appointment

Expires: _____
 Notary Public

VICINITY MAP



NO.	BY	DATE	REVISION



4/10/2020

Consult Inc
 engineers
 planners

8

R. Kevin Sterrett, MS-26440
 CORPORATE LICENSE NO. E2000005873

PRELIMINARY PLAT

THE PINES
 LOTS 1 THRU 12, TRACTS A and B
 WARRENSBURG - JOHNSON COUNTY - MISSOURI

X-REF NO. 20-100B	1
DRAWING NO. 20002	1
DATE JANUARY 21, 2020	1
JOB NO. 20002	1
SHEET OF	1

PLANNING AND ZONING COMMISSION
FINDINGS AND RECOMMENDATION

Property owned by: MFM Captial, LLC

Request to Consider: The Pines at Hale Lake Preliminary Plat

The Planning and Zoning Commission has considered the replat at an open public meeting on 3rd day of August, 2020 and makes the following findings and recommendations based upon the information presented with respect to these matters:

1. The plat complies with the purpose of Chapter 21 and promotes the orderly development of the community.
2. The plat satisfies the design requirements of Chapter 21, Subdivision Regulations, and Chapter 27, Zoning, except as noted.

N/A

3. The following special physical conditions affect the property: N/A

4. The relationship of the proposed replat to the goals and objectives of the Comprehensive City Plan is such that applicable objectives of the plan will be will not be furthered.

Regarding the proposed The Pines at Hale Lake Preliminary Plat, the Planning and Zoning Commission:

Recommends Approval

Recommends Approval with Conditions _____

Disapproves _____

Passed by the Planning & Zoning Commission this 3rd day of August, 2020.

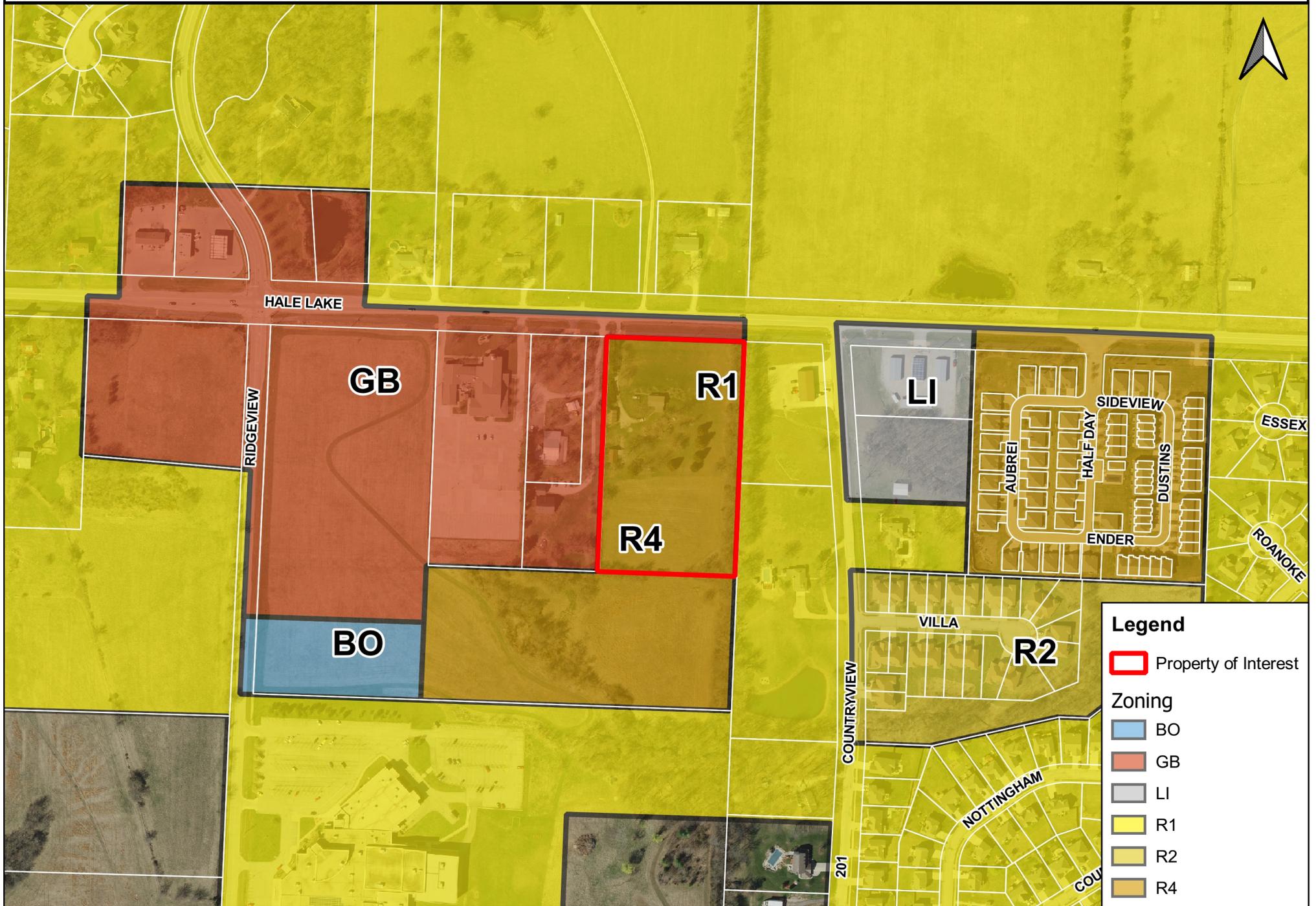
Chair M. P. King

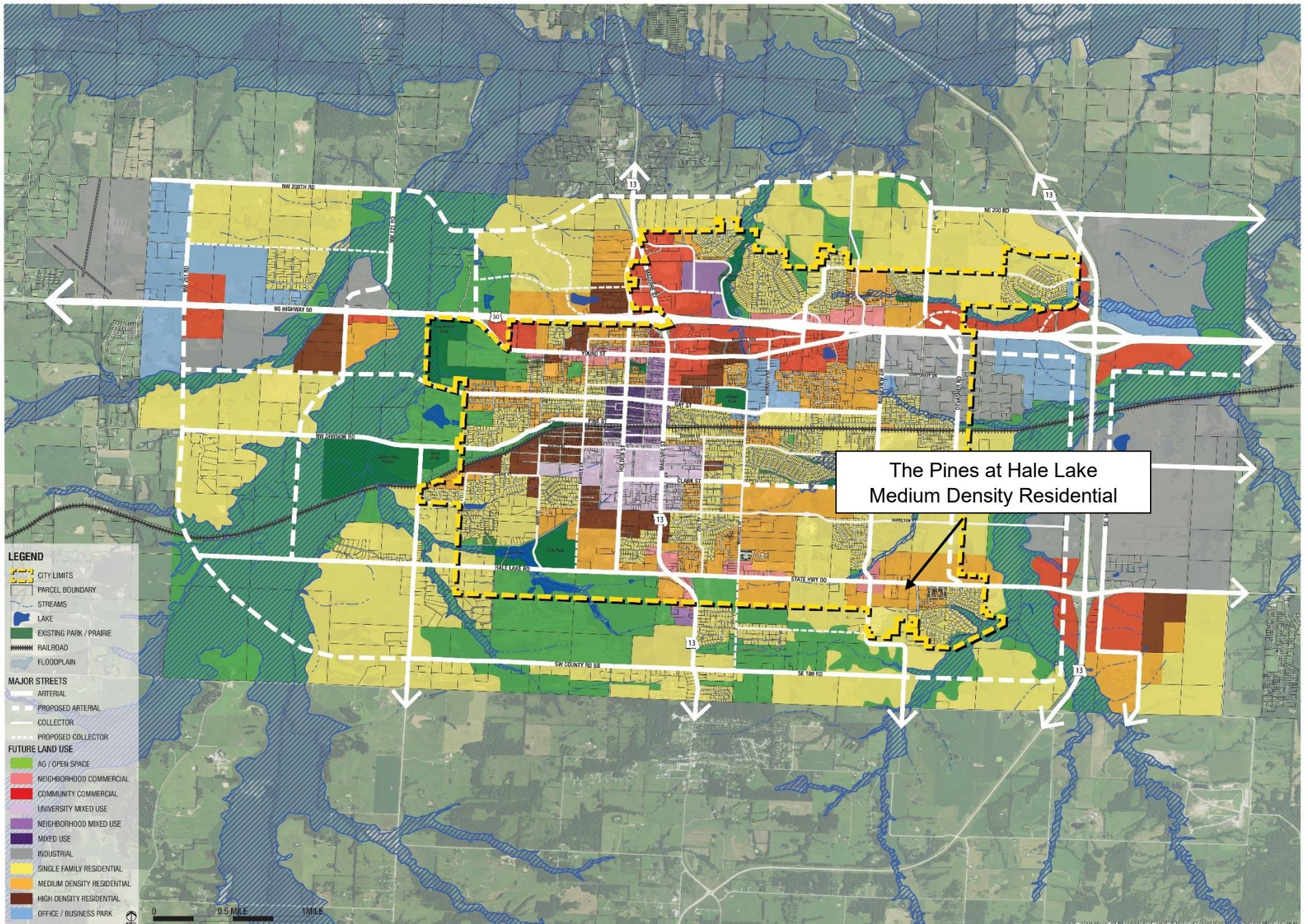
THE PINES AT HALE LAKE AERIAL MAP



Legend
[Red Outline] Property of Interest

THE PINES AT HALE LAKE CURRENT ZONING DESIGNATION







City of Warrensburg
102 S. Holden
Warrensburg, MO 64093
PH: 660.747.9135
FX: 660.747.2349

Preliminary Plat Application

Plat Name: The Pines at Hale Lake Date Plat Submitted: 6/16/2020

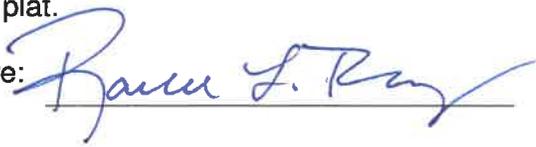
Location: 1610 East Hale Lake Rd, Warrensburg MO 64093

Attach current legal description of all the property included in the proposed plat

Developer: <u>MFM Capital LLC</u>	Engineering Firm: <u>HG Consult Inc.</u>
Address: <u>1204 Live Oak Lane</u> <u>Warrensburg MO 64093</u>	Contact Person: <u>Kevin Sterrett</u>
Phone #: <u>660-747-8194</u>	Address: <u>11010 Haskell St #210</u> <u>Kansas City KS 66109</u>
Fax #: <u>660-429-2164</u>	Phone #: <u>816-759-2285</u>
	Fax #: _____

Project Characteristics
Zoning: R4 Floodplain Zone: X
No. of Lots 12 Total Acres: 5.12

The undersigned person(s) hereby certify they are the owner (s) of record of the entire fee simple interest in the real estate included in the proposed plat.

Owner's Name: MFM Capital LLC Signature: 
Address: 1204 Live Oak Lane
Warrensburg MO 64093

Owner's Name: _____ Signature: _____
Address: _____

- Please submit the following items with the completed application form:
1. 2 paper copies of the plat
 2. Receipts from each of the utility companies stating they received a copy of the same plat
 3. Filing fee

For Office Use Only: Submit completed application to Planner

Filing Fee: \$250 Date Paid: 6-17-20 



CITY MANAGER REPORT

August 7, 2020

Honorable Mayor and Members of the City Council
City of Warrensburg, Missouri

Dear Mayor and Council Members:

City Manager:

Focus of the last several weeks has primarily been budget and furlough. I have fulfilled all three weeks of furlough for my position and will be in the office the remainder of the fiscal year. Budget will be discussed in greater lengths during the upcoming Council meetings. There are still some very difficult decisions to be made for both short-term and long-term financial sustainability of the City.

There have been some very positive conversations and progression of potential economic development projects in the future. I anticipate that Warrensburg will continue to have success in growth/development despite the current economic challenges and concerns.

City Council Meetings, Study Sessions, and Executive Sessions

Tentative future City Council agendas include the following items at this time:

1. INFRA Grant Application and Resolution of Support (Federal Funding potential for Maguire Bridge Project)
2. Rental Inspection Program Ordinance Recommendation-postponed indefinitely
3. Budget Hearings and Presentations

PUBLIC WORKS/INFORMATION TECHNOLOGY

Danielle Dulin, Assistant City Manager

No report this meeting.

COMMUNITY DEVELOPMENT

Director, Barbara Carroll

Community Development Monthly Activity Report

The Community Development report for July is attached. Please let me know if you have any questions.

New Hires

I am happy to report staff has completed the hiring processes for the Property Maintenance Code Inspector and Nuisance Code Enforcement Inspector positions. Joe Clifford has been hired as the Property Maintenance Code Inspector and Jane Heavin has been hired as the Nuisance Code Enforcement Inspector. Both employees will start with the City on August 10. Joe comes to us from the City of Lexington where he has previously served as Building Official and in wastewater operations. Jane has been the Assistant Director at the Police Academy here in town and has prior law enforcement experience with Overland Park Kansas. We are excited to have them on-board.

Clean the Burg

The 2nd annual community event called Clean the Burg will take place September 11th - 12th, 2020 and the Love What's Local Committee is encouraging local groups or individual residents to participate and help beautify Warrensburg! This two-day event is to encourage community volunteerism and to beautify our town. Volunteers are encouraged to identify their own projects and Love What's Local will promote and advertise these groups for their positive contribution to the community. It's never too early to start thinking about your service project.

Online Building Permit Portal

Sandi Anstine, Permit Clerk, has made significant progress in configuring the online portal for building permit applications. Several different permit types have been set up and rolled out to contractors over the summer. In the next several weeks a link to this portal will be placed on the building permit page on the City's website. We anticipate this will significantly increase traffic to the portal and start to phase out the use of the pdf applications on the City's website.

HUMAN RESOURCES **Director, Greg McCullough**

Human Resources Activities:

1. Positions
 - a. Water Pollution Control Operator I – This position was posted on April 1st and posting was extended until filled. A verbal offer has been extended to an applicant and if indications are positive a formal offer and acceptance letter will be extended.
 - b. WPC Operator I Collections – This position was posted on April 1st and posting was extended until filled. This position remains in the same status as of this report.
 - c. Property Maintenance Code Inspector – This position was posted on 5/21/2020 and closed on 6/12/2020. We received 6 applications. Interviews have been completed, an offer made and accepted. We are processing appropriate background checks with an anticipated start date in the very near future. This new employee is expected to start this position 8/10/2020.
 - d. Code Enforcement Inspector – This position was posted on 6/22/20 and closed on 7/6/2020. We have received 8 applications for this position. Applicants have been reviewed and Community Development is in the interview process with four candidates currently. An offer has been made and accepted and this new employee will be starting on 8/10/2020 as well.

- e. Part Time Soccer/Volleyball/Flag Football Officials – This position was posted on July 27th and will remain open until August 9th. We currently have a total of three applicants for this position.
- f. We have advertised the following Parks and Recreation positions beginning on 6/18 or 6/19 and all of them closed on 6/28: Community Center Attendant, Concessions Attendant, Part-Time Custodian, Part-Time Swim Instructor, Summer Day Camp Counselor. The Part-Time Custodian position remains open at this time until August 19th. We have completed hiring for all other positions in this category and have onboarded a total of 15 employees.

Other Activities:

- 1. Completed a total of 4 employment verifications for various purposes. In addition, we have completed one wage certifications with LAGERS due to retirements. We have received notification of one additional retirement since my last report.
- 2. Worked with Finance to process all EFMLA and EPSLA forms for payroll and recordkeeping purposes. Analysis of any continuing claims is done on an ongoing basis.
- 3. Processed LAGERS for the month of July and submitted through portal.
- 4. Kathy processed all I-9 submissions and social service registrations. These have increased due to much hiring recently. Primarily due to Parks and Rec Summer hiring.
- 5. This continues as an ongoing task for the near future. Kathy and I have been coordinating with Equifax our response to any and all unemployment claims as a result of this pandemic and closing due to the stay at home order. We really have two groups or types of unemployment claims. One group we can handle with Equifax by providing them a spreadsheet and they can complete processing for us. However, there is another group or type that either Kathy or I must get online and complete forms for the State. These take some time to complete. This process continues. We have now also submitted a second spreadsheet for all City employees required to furlough. We have also completed the analysis of our Equifax contract and paid all bills associated with the processing of the unemployment claims.
- 6. Processed the life insurance conversion forms for 4 employees who have either retired or left employment.
- 7. Processed all payroll reconciliations as normal which includes: VOYA, Surency HSA, Surency FSA, Delta Dental, Madison National and several checks to distribute to various entities as it relates to the payroll process.
- 8. Began the process to review and make changes to our Personnel Policy manual. At this point all past changes that were approved through council have been incorporated into the manual. Recent changes have been incorporated and we are working on a few additional modifications and once completed will bring to council for approval of entire manual. Several policies are under review at present with several more being rewritten. Mason Floyd will also be brought in on this project to experience how policy changes are made but also to get his assistance on posting to the intranet when finished.
- 9. Completed the development and revision of the General Office Safety Manual. This has been submitted to the Safety Committee for review and will be combined with the Safety Manuals from the other departments to form our City Safety Manual.
- 10. We continue to work on our wellness program. We have begun to look at what we can do to alter our previous program options due to the recent events associated with the

pandemic. We have worked on a program with UCM to provide us an intern over the Summer session to help us design, market and implement programs with our Wellness program. Lexi Overfield has begun her internship with us and has already completed and sent out a wellness survey to all employees. She will be utilizing the results along with our BCBSKC aggregate data to design programs for the next several months. We also met with Karen Doyle, Professor at UCM, to outline how her class can continue to help us with our Wellness program through the Fall and into next year. Meetings have been set up on August 5th and September 7th to continue to coordinate this program with the class.

11. Performed an internal audit of our life insurance forms. Kathy has been instrumental in this review and also obtaining any forms that have been found to be missing. This has been completed and we have ensured that we have all beneficiary forms needed for our life insurance programs.
12. Completed my 2021 budget meeting.
13. Working on a training program for Managers/Supervisors that provides the basics of the following: hiring and hiring processes, performance evaluations, documentation, FMLA, ADA and many other human resources responsibilities for their positions.
14. Additional time spent in our old records room in the Municipal Center, designing a plan to consolidate old personnel records to make room for adding additional records from our storage room within City Hall.
15. Continued to file all of our Personal Travel Reports as they relate to our Pandemic Virus Preparedness Plan.
16. Reported several incidents to our insurance carrier for either reporting purposes or for them to investigate using the appropriate guidelines of our policy. These are both property, casualty or possible workers compensation exposures.
17. Researched personnel ad ideas for both Fire and Police departments.
18. Continue to work on special projects as directed.
19. Finally, complete my 2nd week of furlough July 20th through July 24th.

Upcoming Activities:

1. Continue wellness program development and implementation until meets goals of City for this program. We keep moving this forward but will require continual review for the near future.
2. Complete additional revisions to our personnel manual, take to Council for approval and publish online to our intranet for all to have access. We will also provide a form and require everyone to review manual and sign form that they have reviewed the manual.
3. Continue updating and coordinating performance evaluation system to prepare for the Spring evaluation cycle.
4. Continue to catch up on documentation on several personnel issues.
5. Continue the cleaning and reorganizing of the Human Resources file room.
6. Continue participation in the monthly LMC meetings.
7. Continue to work on revision of the City Safety Manual.

CONVENTION AND VISITORS BUREAU
Director, Marcy Bryant

Visitor Center Update

The Center is open 1-4 p.m. Monday-Friday. As of the date of this report, we have had 20+ guests visit the Center. There is signage regarding social distancing and the mask requirement on the exterior doors and throughout the Center.

I have been able to keep up with the sanitizing and cleaning with a clean being done following each guest and a deep clean on Friday mornings.

UCM

Orientation: I presented at Orientation to incoming Mules and Jennies parents July 15-17 and July 30-31. This was an incredible opportunity UCM's Admission team provided the WCVB. We have discussed other opportunities we can work together including Discovery Day coming up this fall. Of course, this will depend on what is happening during that time!

Show Me Grant

The WCVB was notified by the Missouri Division of Tourism the organization is eligible to receive up to \$105,501 in funding from the Show Me Grant. This is a reimbursement grant. Applications are due no later than August 20. Reimbursement requests must be submitted by November 15. The WCVB Board will approve the submission at the August WCVB Board meeting.

Eligible expenses include payroll, marketing services and PPE for the Visitor Center. The grant allows for reimbursement for event PPE, but it stipulates if the event is NOT held the organization can NOT apply for reimbursement. The WCVB would have to absorb those costs. Unfortunately, the WCVB's budget does not allow us to do that currently. The WCVB Board will be presented a fiscally conservative proposal to assist nonprofits with events at the upcoming August WCVB Board meeting.

Budget

2019-2020

The revised 2019-2020 budget was approved by the WCVB Board in May. With the Show Me Grant impacting FY 19-20 and 20-21, the board will be reviewing and approving another revised 2019-2020 budget. The only revisions currently are in the revenue section and both revisions are positive! The lodging tax has come in higher than projected in May, so that account will be revised to reflect the increase.

2020-2021

The first draft of the 2020-2021 budget was presented for review to the board at the July meeting. This was prior to the notification regarding the Show Me Grant. The grant will require there to be minor revisions to the budget draft presented in July.

The budget will be presented for approval at the August board meeting.

WCVB 2020 Community Grant Program

Big Brothers Big Sisters Holiday Event-Home Tour & More: As of the report date, the event is still on the calendar.

Todd Hamann Memorial Golf Tournament-The event has been cancelled for 2020. They are fundraising online for the charities they work with.

Blaine Whitworth Go Big or Go Home 5K has been moved to October.

Burg Fest-The event is still on the calendar. If that changes, I will advise. It is my understanding a decision to hold/cancel will be made by Main Street the week of August 10.

Burg Fest

I participated in the Burg Fest meeting hosted by Warrensburg Main Street on Friday, July 24 via Zoom. Paint for a Cause is still planning on attending. Lodging has been reserved for them. I am hoping to get them to be able to attend the Veteran's Home earlier on Friday, September 25, but that may not be possible due to Covid-19.

Police Department Police Chief, Rich Lockhart

No report this meeting.

Fire Department Fire Chief, Robert Shaw

No report this meeting.

Parks Department Director, Danielle Fesler

- I applied for and received a scholarship to attend the National Green Infrastructure Certification Program. This training program is designed to advance the establishment of

sustainable communities by promoting green infrastructure (GI). Due to the pandemic, the in-person training has been cancelled and moved to entirely virtual learning. I have 16 hours of training to complete before the certification training in September. There were only 55 Parks and Recreation Professionals across the United States that were selected to participate in this program. I am excited to learn more about green infrastructure and how to implement it in our parks.

- Information covered in the course:
 - Introduction to stormwater management and green infrastructure
 - Materials and vegetation used in GI practices and systems
 - Safety, site management, and managing for long-term performance
 - Green Infrastructure Practices
 - Bioretention
 - Permeable/porous pavement
 - Rainwater Harvesting
 - Green/blue roofs
 - Dry wells
 - Constructed stormwater wetlands
- Green Infrastructure creates the following co-benefits to communities:
 - Green Jobs
 - Recreation
 - Economic Growth
 - Education
 - Relaxation
 - Water Quality
 - Community Resilience
 - Lower Urban Heat Island Effects
 - Manage Flood Risks
 - Wild Life Habitat
 - Air Quality
- On August 5th from 9am-10am we will be hosting Popsicles in the Park for Seniors 60+! Seniors just need to drive through the circle entrance at the Community Center and a free popsicle will be waiting for them! Hopefully this will be a bright spot in their summer and they will get to see some friends from afar. We sure do miss seeing the seniors in our building every day.
- I've been working on budget for both current 2020 and future 2021. The 2021 Budget is ready for approval. 2020 looks great and I am hopeful we will be able to finish some of the capital improvement projects this year, that we had planned for. Those include the remaining flat roofs and locker room floors.
- It's wonderful to hear the kids in the building during summer camp and our customers working out again. It was so quiet when we were closed and we welcome the noise and fun back into our building.

10 Punch Pass

	Adult	50 Plus	Youth	Childcare	Total	Percent Change
Jul-19	0	9	0	0	9	50%
Aug-19	0	7	3	0	10	11%
Sep-19	0	6	9	0	15	50%
Oct-19	1	18	7	0	26	73%
Nov-19	0	7	4	0	11	-58%
Dec-19	0	8	7	0	15	36%
Jan-20	12	11	6	0	29	93%
Feb-20	5	9	7	0	21	-28%
Mar-20	0	3	6	0	9	-57%
Apr-20	0	0	0	0	0	-100%
May-20	0	0	0	0	0	#DIV/0!
Jun-20	1	1	1	0	3	#DIV/0!
Jul-20	1	4	4	0	9	200%

Annual Membership

	Adult	50 Plus	Youth	Childcare	Total	Percent Change
Jul-19	12	40	6	0	58	12%
Aug-19	15	45	6	0	66	14%
Sep-19	19	49	6	0	74	12%
Oct-19	18	42	3	0	63	-15%
Nov-19	18	50	6	0	74	17%
Dec-19	16	53	6	0	75	1%
Jan-20	15	57	6		78	4%
Feb-20	17	58	7	0	82	5%
Mar-20	18	60	7	0	85	4%
Apr-20	18	60	7	0	85	0%
May-20	18	60	7	0	85	0%
Jun-20	18	60	7	0	85	0%
Jul-20	16	59	7	0	82	-4%

Monthly

	Adult	50 Plus	Youth	Childcare	Total	Percent Change
Jul-19	272	194	22	22	510	-4%
Aug-19	273	207	19	20	519	2%
Sep-19	273	209	16	19	517	0%
Oct-19	268	214	17	21	520	1%
Nov-19	266	218	17	21	522	0%

Dec-19	260	222	21	20	523	0%
Jan-20	259	225	23	15	522	0%
Feb-20	287	244	25	16	572	10%
Mar-20	297	233	21	19	570	0%
Apr-20	297	233	21	19	570	0%
May-20	297	233	21	19	570	0%
Jun-20	279	231	26	13	549	-4%
Jul-20	261	202	29	1	493	-10%

Complimentary Memberships

	WPR Adult	WPR 50 plus	WPR Youth	Silver Sneakers	Total	Percent Change
Jul-19	35	0	9	4	48	-38%
Aug-19	34	7	12	4	57	19%
Sep-19	24	5	8	3	40	-30%
Oct-19	21	6	14	4	45	13%
Nov-19	36	7	26	4	73	62%
Dec-19	26	1	15	5	47	-36%
Jan-20	49	3	28	17	97	106%
Feb-20	33	8	24	5	70	-28%
Mar-20	18	3	11	2	34	-51%
Apr-20	0	0	0	0	0	-100%
May-20	0	0	0	0	0	0%
Jun-20	18	0	7	1	26	0%
Jul-20	75	4	39	2	120	100%

Membership Visits

	Adult Annual	50 Plus Annual	Youth Annual	Childcare Annual	Adult Monthly	50 Plus Monthly	Youth Monthly	Childcare Monthly	Adult WPR	50 plus WPR	Youth WPR	Silver Sneakers	Total	Percent Change
Jul-19	31	228	0	0	1095	950	72	129	1007	21	221	400	4154	24%
Aug-19	24	231	1	0	855	840	37	121	819	29	160	307	3424	-18%
Sep-19	40	217	4	0	708	722	19	78	552	16	109	252	2717	-21%
Oct-19	38	266	1	0	795	797	36	144	625	12	142	313	3169	17%
Nov-19	54	287	4	0	955	927	42	151	889	15	256	363	3943	24%
Dec-19	20	244	6	0	693	638	46	80	783	7	210	270	2997	-24%

Jan-20	45	273	6	0	839	829	54	68	947	20	269	371	3721	24%
Feb-20	44	166	5	0	565	513	21	35	481	23	171	257	2281	-39%
Mar-20	39	190	1	0	641	638	23	38	419	14	223	267	2493	9%
Apr-20	0	0	0	0	0	0	0	0	0	0	0	0	0	-100%
May-20	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!
Jun-20	11	152	7	0	244	121	27	0	211	2	123	37	935	#DIV/0!
Jul-20	13	227	3	0	388	276	59	0	516	15	290	142	1929	106%

Day Passes						
	Adult	50 Plus	Youth	Childcare	Total	Percent Change
Jul-19	175	80	82	34	371	13%
Aug-19	188	81	142	34	445	20%
Sep-19	160	80	208	12	460	3%
Oct-19	127	59	137	17	340	-26%
Nov-19	207	89	241	20	557	64%
Dec-19	249	90	295	13	647	16%
Jan-20	231	64	312	13	620	-4%
Feb-20	198	51	294	4	547	-12%
Mar-20	191	42	324	5	562	3%
Apr-20	0	0	0	0	0	-100%
May-20	0	0	0	0	0	#DIV/0!
Jun-20	28	10	98	0	136	#DIV/0!
Jul-20	113	35	155	0	303	123%

WCC Maintenance

1. Chris and his staff have been busy cleaning and monitoring the roof top units this past month with all the cotton wood seed in the air the units clog up quickly. The filters are monitored weekly and changed when needed.
2. The WCC spa had an issue this past week. We were able to replace the GFI breaker and contactor ourselves to cut cost and get the spa back into working order.
3. We received a new piece of equipment for the custodial staff this past month. The new chemical fogger helps us sanitize restrooms and objects as needed. We are still learning about it and will use it more and more as we live in a different environment now.
4. We have been pleased to see the customers coming back to the building and the sound of summer day camp is great to have back.

Park Maintenance

1. We have been working on irrigation problems at Cave Hollow and West Park. The crew has all the issues resolved and working again to combat the hot temperatures we are experiencing.
2. We have had a lot of vandalism in the parks, Blind Boone, Hawthorne Park, and Grover have had spray paint vandalism. The crew worked on removing as much as we could, but some signage will have to be replaced because of process removing the vandalism removes the letters on the signs.
3. The fountain at Lions Lake had an issue with the electrical control box, we believe that lightening may have struck the lake causing the issue. We have not way of confirming this but luckily the parts were under warranty and we were able to get the fountain up and running again.
4. The crew has been removing fallen trees across trails in the park system caused by storm winds this past month.
5. We have been working on repair projects for both indoor and outdoor pools. We have several items that have come up and always try to keep up with the repairs along with MPM.

Operations

- Business has been steady at the Community Center, although it seems like a lot of activity with Summer Day Camp Monday-Friday. Some folks have told us they are still hesitant to come back due to COVID-19, and we have had some cancel their memberships, while at the same time have had new membership applications. We are still getting a lot of folks saying they're just happy we're back open.
- We have hired 5 new front desk/Nassif Attendants, and awaiting paperwork on 2 more, since we reopened in June. We've been busy with training and orientation.
- We have posted jobs for Part-Time Custodian, Summer Day Camp Counselors, Swim Instructors, and Concession Attendants.
- We are still having trouble with the outdoor digital sign, hoping for closure(fixed) soon.

Marketing

- 15 press releases have been sent out concerning COVID-19, as well as information and reopening plans distributed via social media, website, and information hotline
- Been very busy with graphic design, as well as website maintenance
- Social Media - We continue to follow a regular schedule for Facebook Posts, Twitter Tweets, and Email Blasters. Statistics are as follows:
 - 2-3 Facebook Posts daily; Statistics for the last 28 days include:
 - Currently 6,826 Followers; Demographics: 81% Female, 18% Male, largest age group 25-34, 2nd largest 35-44; those 2 age groups make up 69% of our Followers
 - The majority of our fans are from Warrensburg, followed by Sedalia, Knob Noster, Kansas City and WAFB

- We have reached 23,903 people in the last 28 days, with 17,962 Post Engagements, 1,929 Page Views and 298 Video Views
 - 2-3 Twitter Tweets daily, with 2,465 Tweet Impressions in the last 28 days; # of Followers increased to 265
 - We continue with our Friday FUNMail Email Newsletter. We have 4,751 Contacts on our current email list; with an Opening Rate consistently higher than the industry standard.
- Been very busy making rack-card size flyers due to many activities and sports
- We continue advertising on 1450 KOKO-AM & 98.5 The Bar-FM which includes ads, daily on-air mentions and a monthly live interview on the Johnson County Today morning show on KOKO, 1st Monday of every month at 9:10am

Programs

- Working with Swim Manager on how to proceed with fall group swim lessons while following COVID restrictions – lots of interest in group lessons from the community.
- Currently have 20 active private swim lesson clients.
- Hired and trained 5 new Summer Day Camp employees and 5 new concessions employees. Concessions team is all new this year and they are doing so great!
- Opened Nassif concession stand.
 - Springfield Grocer Company and Coca-Cola orders placed, products stocked, facility up to Johnson County Community Health Services cleaning standards.
 - Employees received food handler training and certification through Johnson County Community Health Services.
 - \$4,800 in sales for first two weeks.
- Currently in the third week of Summer Day Camp
 - Averaging 40-50 campers per week.
 - \$26,560 in registration revenue.
- Currently, hiring for Swim Instructors for group lessons and private lessons.
- Doggie Dive will be held on August 24th.
- Working on a Popsicles in the Park event for Seniors, will be partnering with Care Connections.

Sports

- Sports Camp- This program went well and we had a lot of positive feedback from parents. The kids enjoyed learning new sports and were able to glean new skills from the camp.
- Youth Soccer- This program will start August 17, games will be held on Saturday mornings. The registration deadline will be on August 2nd.
- Youth Volleyball- This program will start August 24, games will be held on Monday and Wednesday evenings. The registration deadline will be on August 9th.

- NFL Flag Football- This program will start of August 2, games will be held on Tuesday and Thursday evenings. The registration deadline will be on August 9th.
- Super Kickers Soccer League- This program will start September 14, games will be on Wednesday evenings. The registration deadline will be on August 16th.
- Little Kickers Soccer League- This fantastic League is for the younger kids (3-4 years old) to have a chance to develop their skills. The dates of this program will be held on September 14- October 12.

Health and Wellness

Fitness Area Use				
	Group Exercise	Fitness Floor	Gym	Total
December 2019	796	1701	1434	3931
January 2020	1,413	3,330	4,285	9,028
February 2020	1,491	2,943	4,547	8,981
March 2020	806	1488		2,294
June 2020	0	189	61	250
July 2020	172	832	1,566	2,570

*Closed March 16-June 14, 2020 due to Covid-19

- Fitness Center is slowly growing back to steady numbers. Classes are slowly picking back up.
- We have limited our class sizes to 10 including the instructor upstairs in the group exercise room, and 11 including the instructor in the pool.
- July 4 we turned the Freedom Fest 5K into a Virtual event and had 15 that ran the race on their own. They received a participation medal, as well as a T-shirt.

2020 COMMUNITY DEVELOPMENT DEPARTMENT

Activity during the Month of July

	<u>Jul-20</u>	<u>YTD 2020</u>	<u>Jul-19</u>	<u>YTD 2019</u>
BUILDING PERMITS				
New One & Two Family permits	7	14	1	12
Single Family Additions/Alterations permits	16	97	11	74
New Commercial, Industrial, Multi Family permits	0	3	1	16
Commercial & Industrial Additions/Alterations permits	4	22	3	31
Other Permits Issued	3	44	5	45
TOTAL BUILDING PERMITS	30	180	21	178
Plan Reviews	25	118	15	128
Building Inspections	135	885	115	1020
Construction Valuation	\$1,907,986	\$8,709,480	\$1,344,456	\$13,766,376
PLANNING & ZONING				
Plats	0	2	2	7
Planning & Zoning items (Conditional Use Permits Rezoning, Ordinance Amendments & Annexations)	2	5	1	4
Board of Adjustment items	0	0	0	1
CODE ENFORCEMENT				
Garbage and Trash	5	15	1	5
Parking	0	0	0	1
Vegetation	1	30	9	44
Nuisance	0	27	11	56
Signs	0	0	0	0
TOTAL CASES	6	72	21	106
Active Cases in Community Development	2			
Active Cases in Court	1			
Closed Cases	70			
PROPERTY MAINTENANCE				
<i>Violations Opened (Not Cases)</i>				
Accessory Structures	1	13	0	1
Mold/Pests	1	5	0	6
Roofs (Roof Assemblies)	0	17	0	9
Other Outdoor	2	30	7	14
Indoor	0	7	3	34
TOTAL CASES	4	72	10	71
Active Cases in Community Development	38			
Active Cases in Court	8			
Closed Cases in July	1			
Unfounded in July	0			
Closed Cases YTD	17			
Unfounded Cases YTD	0			



Director of Finance Report

August 10, 2020

Honorable Mayor and
Members of the City Council
City of Warrensburg, Missouri

Dear Mayor and Council Members:

The Director of Finance respectfully submits this report to augment your review of the financial information provided. It includes an update of processes Finance is working to complete and outlines the data included in the attached documents.

Business Licenses, Dog Licenses, Billing:

Utility billing and Collections staff continue processing applications for business licenses and dog licenses daily. The recommendation is to complete business license renewals by September 1 to provide a more accurate account of license revenue for Fiscal Year 2020. Licenses are considered delinquent October 1, 2020. Notices will be mailed out late September requiring double the original application fee for renewal delivered or postmarked after October 1, 2020. Quadruple late penalties apply after December 1, 2020.

Delinquent Utility Bills:

On Tuesday, July 28, 2020, Missouri American Water provided notice to begin disconnection for non-pay accounts August 17th. The process will be the same as in the past working with staff on the number of shut offs and dates mutually acceptable. The first set of tags were hung last week with a sticker notice that water will be shut off for non-payment. The first round of disconnects will take place on August 18th, 2020. Currently there are ninety-eight customers scheduled to receive notice tags before the August 18 disconnect. Last shut offs were in March, 2020.

Budget Fiscal Year 2021:

Budget development for Fiscal Year 2021 continues based on the discussion at the June 22nd meeting and the Budget Retreat. First reading for Fiscal Year 2021 budget is anticipated at the August 24th Council meeting along with setting the 2020 tax levy and revising the sewer rate charges.

Council heard recommendation on the Community funding requests at the July 13th meeting from the Council Members selected to review those requests. The Tree Board and Historic Preservation expenses have been moved into the City Council division budget as they are a function of the City. The remaining items in the Community Funding are to outside organizations the City partners with for economic growth opportunities. Council agreed to cut Community funding to \$118,900. The Fiscal Year 2021 Community funding is proposed as follows:



Fiscal Year 2021 Contract Funding Levels

Organization	Request ed Amount
Base Community Council	3,000
Big Brothers Big Sisters	600
Burg Fest	5,000
Johnson County Economic Development Corporation	57,000
Oats-Old Drum Transportation	15,000
Pioneer Trails Regional Planning Commission	6,800
Warrensburg Depot Renovation Corporation	500
Warrensburg Main Street	28,000
Whiteman Area Leadership Council	3,000
Total	<u>118,900</u>

The sales tax revenue continues to meet the Fiscal Year 2020 budget. However, the August receipts were slightly down compared to last year’s receipts. So, there is still no revenue decrease recognized at this point. Recall, the Fiscal Year 2021 projections will reflect a five percent (5%) decrease from 2020 budget. Surrounding communities are seeing a decrease in sales tax revenue even though Warrensburg has not. I still think this is unusual and remain thankful. July fuel tax receipts were down eighteen and sixteen hundredths percent (-18.16%), vehicle sales tax went back up by fourteen and fifty-nine hundredths percent (14.59%) and vehicle fees were up forty-eight and thirty-four hundredths percent (48.34%) compared to last year. Year-to-date comparison for these taxes combined is down about six percent (-6%) compared to last year.

Budget for Fiscal Year 2021 is strictly a maintenance budget at best. It does not include an increase in salary or include any capital items. Any project or capital item included is dependent upon receipt of grant funding.

Fiscal Year 2020 Revenue Recap

New Chart for Sales Tax Comparison

The last few months, Council has received revised revenue reports that include a chart comparing sales tax collections to budget in a column line chart for each of the sales tax collections for the Fiscal Year. Information was included back in April as to how the new chart is created. Each Sales Tax collected is reported showing the following:

“Ten Year Comparison Table” – this table is located at the top of each of the monthly sales tax reports provided. It is the actual collections by month and compares last year collections to this year, defines the amount difference and percentage difference in the last two columns.

“Actual to Budget Column Line Chart” – this is the new chart that reflects the actual collections to budget amounts and the monthly difference and cumulative difference amounts. The line in the chart shows the cumulative percentage change for each month. In this example the percentages fluctuate up and down with each month’s collections compared to budget. The difference and cumulative difference columns show the monthly and cumulative changes as

positive and negative amounts.

“Column Chart of Actual Collections for the past 10 years” – this chart shows the actual collections each month for the past ten years. The slight variations in the collections are reflected in the size of the color blocks for each month. Overall, the chart shows sales taxes on a basic increase since 2012. The comparison of 2019 to 2020 show overall 2020 collections greater than 2019 through July.

The sales tax revenue received in July is for actual sales from May and earlier. There are several businesses that pay sales taxes at different periods throughout the year. Some pay monthly, quarterly, semi-annually, or even annually. This variation of when business pays explains some of the differences in the monthly amounts of sales tax collected compared to prior years.

The collection of sales taxes for the fiscal year through July 2020 is greater than that collected through July 2019 by over six percent (6.24%). July continues to reflect a significant increase in the use tax collections compared to July 2019. Year to date use taxes are now over thirteen percent (13.73%) greater than year to date 2019. Collections compared to 2020 Budget is now over ten percent (10.21%) over budget collected through July 2019.

Revenue Comparisons:

July 2020 revenue comparisons are attached for your review. Included is the monthly comparison to July 2019, a year to date comparison for Fiscal Year 2020 compared to year to date Fiscal Year 2019, and a year to date Fiscal Year 2020 compared to Fiscal Year 2020 Budget. The year to date comparison to budget is a recap of revenue provided in the Detail vs. Budget Report from the financial system.

Combined Franchise taxes continue to reflect a decrease across the board for July 2020 compared to July 2019. This month, telephone franchise reflects the largest decrease compared to July 2019 at 20.56%. Fiscal year to date combined numbers reflect a decrease of nearly 2.4% compared to Fiscal year to date 2019. Fiscal year to date compared to budget reflects total revenue collection below budget projections by nearly 9%.

July actual compared to annual budget shows revenue collections meeting budget at 16.76% of budget remaining. The total Sales and Use tax reflect 14.17% budget remaining. Nearly right at budget as shown on the total line in the 2020 Actual to Budget chart.

Fiscal Year 2020 Budget projected an increase of 3% over 2019 budget. Because sales tax collections are received a couple of months after the sales take place, the current revenue does not reflect any decrease in revenue because of the current COVID-19 conditions. I am still certain there will be an impact to sales tax revenue because of COVID-19. However, with the August collections received, it still has not yet appeared. The August collections are the first to show a slight decline in receipts compared to 2019 collections.

Prior-Year Comparative Income Statement

Attached for your review is a summary comparative income statement showing variances between July 2020 activity to July 2019. Additionally, it shows variances between Fiscal Year-to-Date (YTD) activities. General Fund year-to-date revenue through July 2020 reflects a decrease of 1.85% compared to year-to-date July 2019. Year-to-date expenditures reflect an increase of 2.5% compared to this time frame in 2019.

Property tax collection is up slightly this year compared to last year along with sales tax. Franchise Taxes continue to be down compared to last year. The Lodging Tax continues to reflect an increase over last year by nearly 50%. The last three months reflects nearly 25% less collected

per month compared to 2019 collections. Like sales tax, the hotel tax is collected after the hotel stay has taken place. The revenue collected is from June lodging.

Total year-to-date of all funds still reflects revenue exceeding expenditures or expense. There are several Funds that reflect expenditures or expense exceeding revenue collected. General Fund, Vehicle and Equipment Replacement, Neighborhood Improvement, Tax Increment Financing, Children's Memorial, and Arts Commission funds all currently reflect year-to-date expenditures exceeding revenue. Capital Improvement Transportation, Capital Improvement ½ Sales tax. General Obligation Bond along with Water Pollution Control funds' revenue are currently exceeding expenditures for this period.

Please keep in mind this is just a snapshot in time and a comparison to the events that were taking place this time last year. This report continues to reflect the City in a good position with COVID-19 continuing. I am still anticipating a decline in sales tax revenue, although I have been surprised the last couple of months. Fiscal Year 2021 budget development will anticipate a decline in sales tax revenue. Just not as much as originally presented at the June 22nd meeting.

Budget Fiscal Year 2020:

Staff continues to take necessary steps to cut expenditures where possible with the anticipation of drop in revenue. Furloughs continue through the end of September. Should revenue come in as projected for Fiscal Year 2020, then the savings provided will be available for Fiscal Year 2021. Additionally, Fiscal Year 2020 Budget anticipated reducing fund balance, so with the cuts implemented, this reduction will not be as large as originally planned. Anticipation is to present a budget amendment for Fiscal Year 2020 at a September Council meeting.

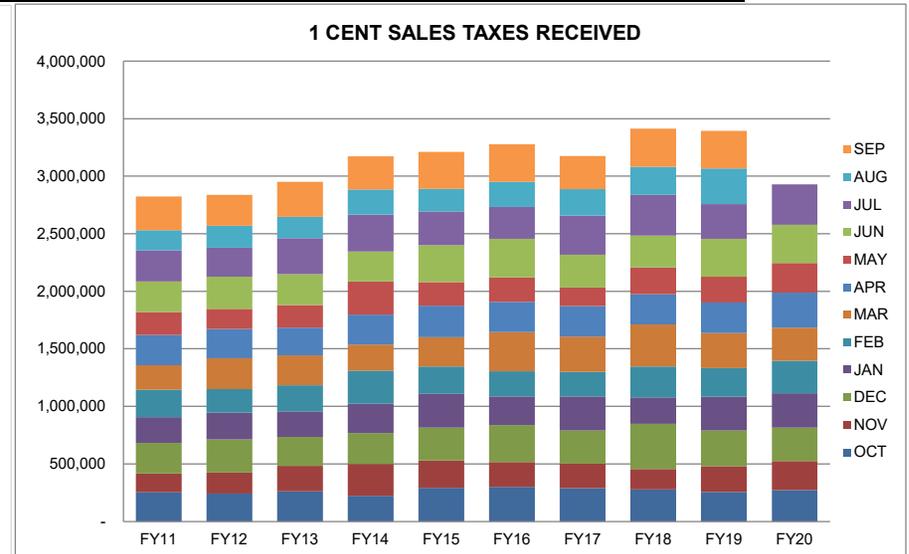
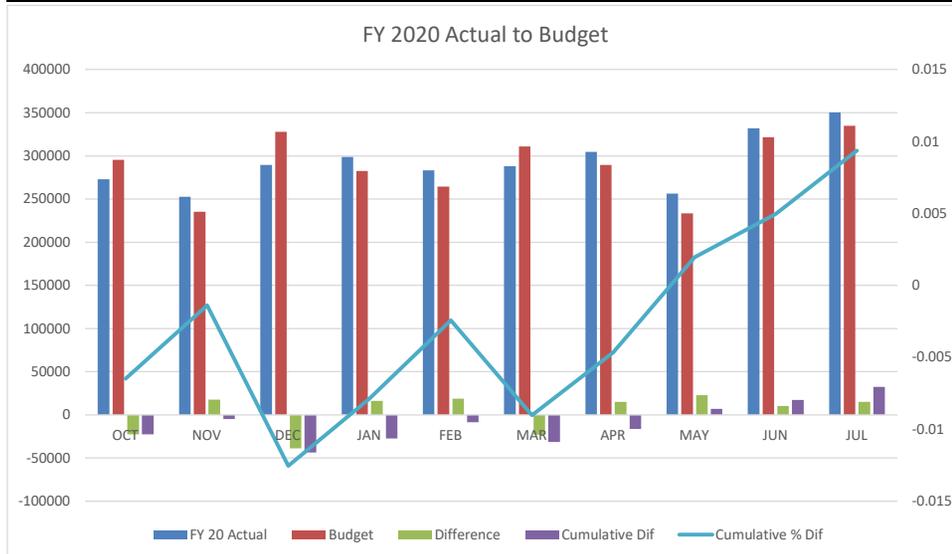
Attachments:

- Sales Tax Comparisons
- Revenue Comparisons
- Prior-Year Comparative Income Statement

CITY OF WARRENSBURG *1 CENT SALES TEN YEAR COMPARISON



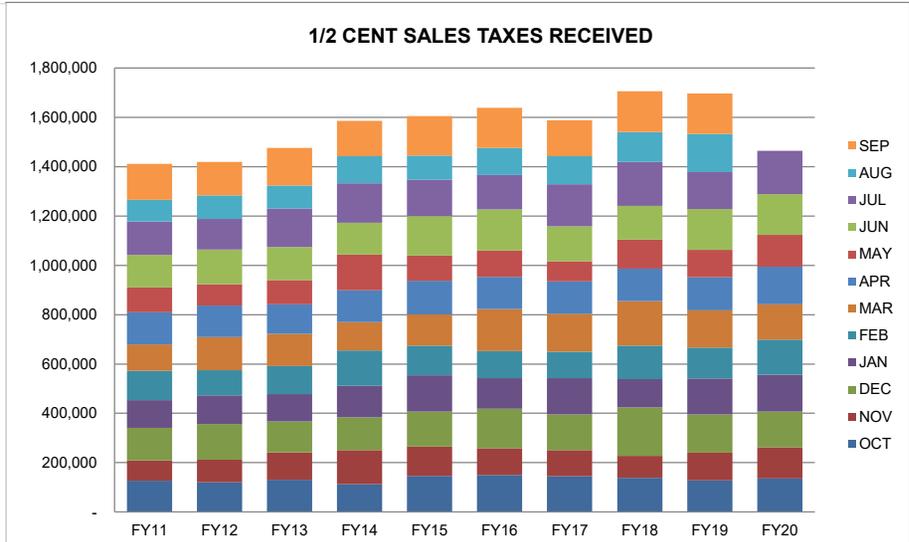
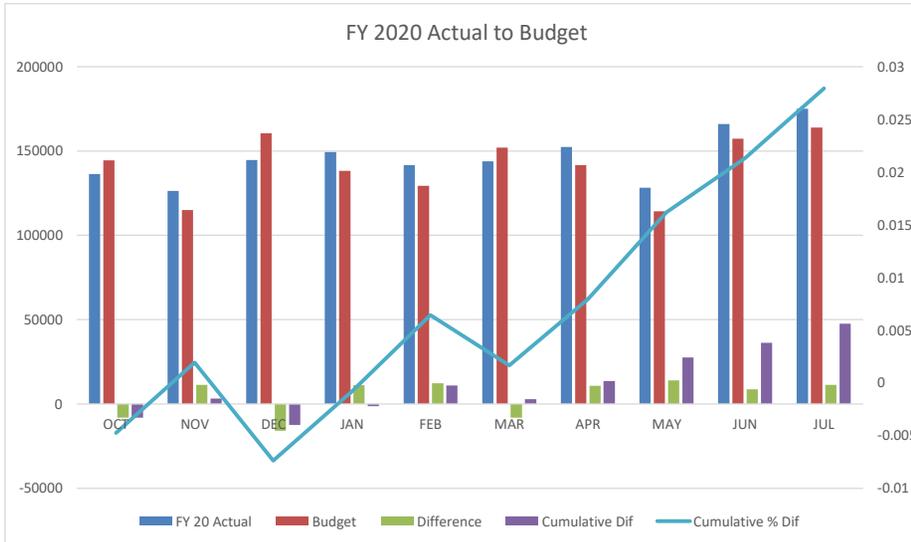
	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	CHANGE	%	
OCT	\$ 254,148.70	\$ 241,663.14	\$ 262,395.96	\$ 223,965.81	\$ 291,309.52	\$ 300,352.02	\$ 290,432.91	\$ 277,035.30	\$ 255,230.99	\$ 272,805.07	\$ 17,574.08	6.89%	OCT
NOV	\$ 163,749.90	\$ 182,051.90	\$ 220,033.60	\$ 276,423.19	\$ 238,145.41	\$ 216,601.32	\$ 211,424.44	\$ 177,540.63	\$ 224,863.87	\$ 252,813.76	\$ 27,949.89	12.43%	NOV
DEC	\$ 264,186.78	\$ 289,597.56	\$ 252,544.84	\$ 267,827.30	\$ 285,374.94	\$ 319,019.14	\$ 288,310.36	\$ 394,139.78	\$ 310,872.00	\$ 289,360.40	\$ (21,511.60)	-6.92%	DEC
JAN	\$ 224,848.38	\$ 233,058.35	\$ 220,025.84	\$ 255,013.31	\$ 294,539.60	\$ 250,241.32	\$ 296,111.08	\$ 229,462.01	\$ 292,370.18	\$ 298,640.41	\$ 6,270.23	2.14%	JAN
FEB	\$ 237,079.09	\$ 203,878.27	\$ 229,347.32	\$ 285,929.58	\$ 238,250.72	\$ 219,096.17	\$ 213,215.16	\$ 269,203.71	\$ 250,206.62	\$ 283,194.65	\$ 32,988.03	13.18%	FEB
MAR	\$ 214,440.24	\$ 267,574.99	\$ 258,746.18	\$ 229,349.91	\$ 253,219.95	\$ 339,600.73	\$ 307,664.21	\$ 363,836.04	\$ 301,978.15	\$ 287,995.37	\$ (13,982.78)	-4.63%	MAR
APR	\$ 260,881.61	\$ 254,868.76	\$ 241,309.70	\$ 259,439.94	\$ 273,340.61	\$ 261,812.55	\$ 264,157.95	\$ 263,457.37	\$ 266,940.73	\$ 304,660.70	\$ 37,719.97	14.13%	APR
MAY	\$ 201,427.79	\$ 174,935.23	\$ 196,492.75	\$ 288,104.51	\$ 205,450.09	\$ 214,086.04	\$ 161,834.43	\$ 233,179.18	\$ 223,472.98	\$ 256,519.11	\$ 33,046.13	14.79%	MAY
JUN	\$ 263,698.84	\$ 279,936.42	\$ 267,505.55	\$ 258,915.52	\$ 319,728.73	\$ 334,068.59	\$ 283,382.60	\$ 275,050.27	\$ 330,656.99	\$ 332,114.88	\$ 1,457.89	0.44%	JUN
JUL	\$ 270,375.74	\$ 249,964.18	\$ 312,893.75	\$ 321,626.49	\$ 294,159.03	\$ 278,860.86	\$ 341,411.81	\$ 354,778.37	\$ 299,913.52	\$ 350,318.42	\$ 50,404.90	16.81%	JUL
AUG	\$ 175,320.92	\$ 190,637.98	\$ 186,223.91	\$ 218,005.63	\$ 195,901.22	\$ 217,673.85	\$ 228,583.89	\$ 243,192.76	\$ 309,680.96				AUG
SEP	\$ 294,001.64	\$ 269,733.79	\$ 303,619.30	\$ 286,494.71	\$ 320,967.17	\$ 325,860.80	\$ 289,997.56	\$ 331,796.69	\$ 327,373.20				SEP
TOTAL	\$ 2,824,159.63	\$ 2,837,900.57	\$ 2,951,138.70	\$ 3,171,095.90	\$ 3,210,386.99	\$ 3,277,273.39	\$ 3,176,526.40	\$ 3,412,672.11	\$ 3,393,560.19	\$ 2,928,422.77	\$ 171,916.74	6.24%	TOTAL



CITY OF WARRENSBURG *1/2 CENT SALES TEN YEAR COMPARISON



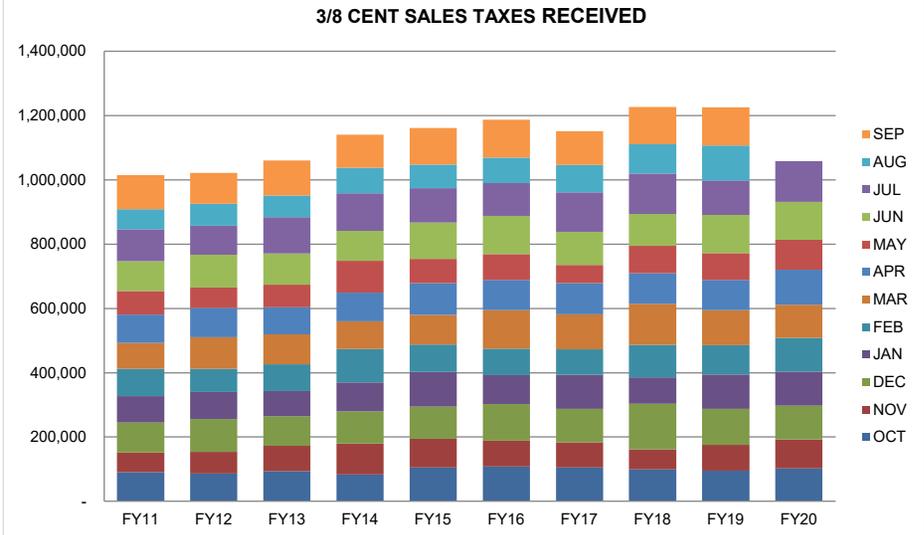
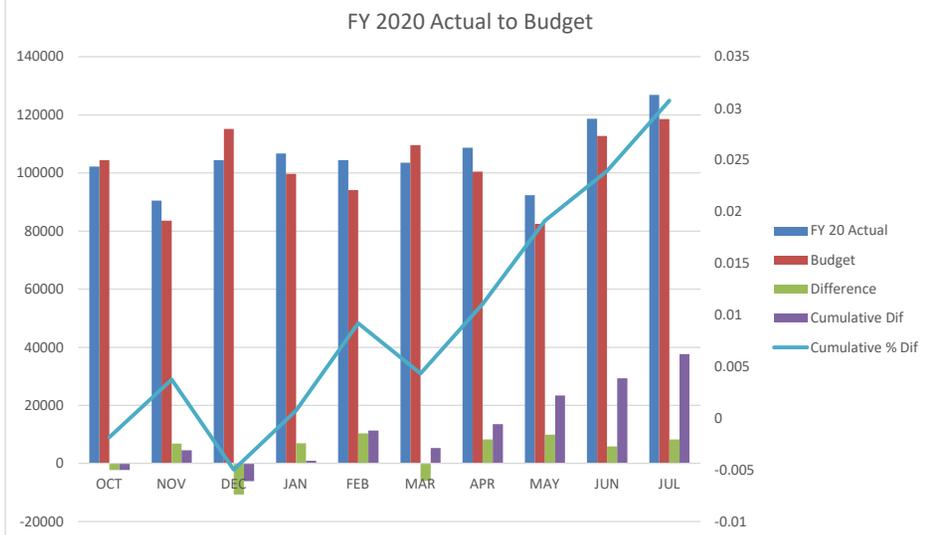
	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	CHANGE	%	
OCT	\$ 127,074.32	\$ 120,831.68	\$ 131,197.84	\$ 111,983.09	\$ 145,654.68	\$ 150,176.28	\$ 145,216.65	\$ 138,517.76	\$ 127,615.00	\$ 136,402.77	\$ 8,787.77	6.89%	OCT
NOV	\$ 81,875.07	\$ 91,025.98	\$ 110,016.80	\$ 138,211.48	\$ 119,072.69	\$ 108,300.84	\$ 105,712.23	\$ 88,769.99	\$ 112,432.06	\$ 126,406.61	\$ 13,974.55	12.43%	NOV
DEC	\$ 132,093.33	\$ 144,798.86	\$ 126,272.31	\$ 133,913.51	\$ 142,687.52	\$ 159,509.74	\$ 144,155.35	\$ 197,069.71	\$ 155,435.62	\$ 144,680.41	\$ (10,755.21)	-6.92%	DEC
JAN	\$ 112,424.01	\$ 116,528.87	\$ 110,013.12	\$ 127,506.60	\$ 147,270.08	\$ 125,120.62	\$ 148,055.79	\$ 114,731.10	\$ 146,185.47	\$ 149,320.16	\$ 3,134.69	2.14%	JAN
FEB	\$ 118,539.57	\$ 101,939.20	\$ 114,673.58	\$ 142,964.83	\$ 119,125.33	\$ 109,548.28	\$ 106,607.60	\$ 134,601.87	\$ 125,103.08	\$ 141,597.20	\$ 16,494.12	13.18%	FEB
MAR	\$ 107,220.13	\$ 133,791.41	\$ 129,373.00	\$ 114,669.70	\$ 126,605.69	\$ 169,800.49	\$ 153,829.54	\$ 181,918.09	\$ 150,989.42	\$ 143,997.60	\$ (6,991.82)	-4.63%	MAR
APR	\$ 130,434.75	\$ 127,424.88	\$ 120,648.44	\$ 129,717.13	\$ 136,670.24	\$ 130,906.51	\$ 132,079.16	\$ 131,728.51	\$ 133,470.43	\$ 152,330.50	\$ 18,860.07	14.13%	APR
MAY	\$ 100,714.08	\$ 87,466.47	\$ 98,246.54	\$ 144,052.54	\$ 102,725.05	\$ 107,034.41	\$ 80,917.38	\$ 116,589.61	\$ 111,736.23	\$ 128,259.80	\$ 16,523.57	14.79%	MAY
JUN	\$ 131,831.01	\$ 139,953.69	\$ 133,753.04	\$ 129,451.06	\$ 159,864.25	\$ 167,028.61	\$ 141,291.28	\$ 137,525.10	\$ 165,328.46	\$ 166,057.35	\$ 728.89	0.44%	JUN
JUL	\$ 135,187.91	\$ 124,982.01	\$ 156,445.40	\$ 160,813.34	\$ 147,079.69	\$ 139,430.42	\$ 170,695.02	\$ 177,389.18	\$ 149,956.62	\$ 175,159.33	\$ 25,202.71	16.81%	JUL
AUG	\$ 87,660.41	\$ 95,319.04	\$ 93,111.83	\$ 109,002.66	\$ 97,950.67	\$ 108,836.84	\$ 114,281.02	\$ 121,596.73	\$ 154,840.48				AUG
SEP	\$ 147,000.95	\$ 134,867.11	\$ 151,804.17	\$ 143,247.57	\$ 160,483.47	\$ 162,930.65	\$ 144,998.94	\$ 165,898.45	\$ 163,687.09				SEP
TOTAL	\$ 1,412,055.54	\$ 1,418,929.20	\$ 1,475,556.07	\$ 1,585,533.51	\$ 1,605,189.36	\$ 1,638,623.69	\$ 1,587,839.96	\$ 1,706,336.10	\$ 1,696,779.96	\$ 1,464,211.73	\$ 85,959.34	6.24%	TOTAL



CITY OF WARRENSBURG *3/8 CENT SALES TEN YEAR COMPARISON



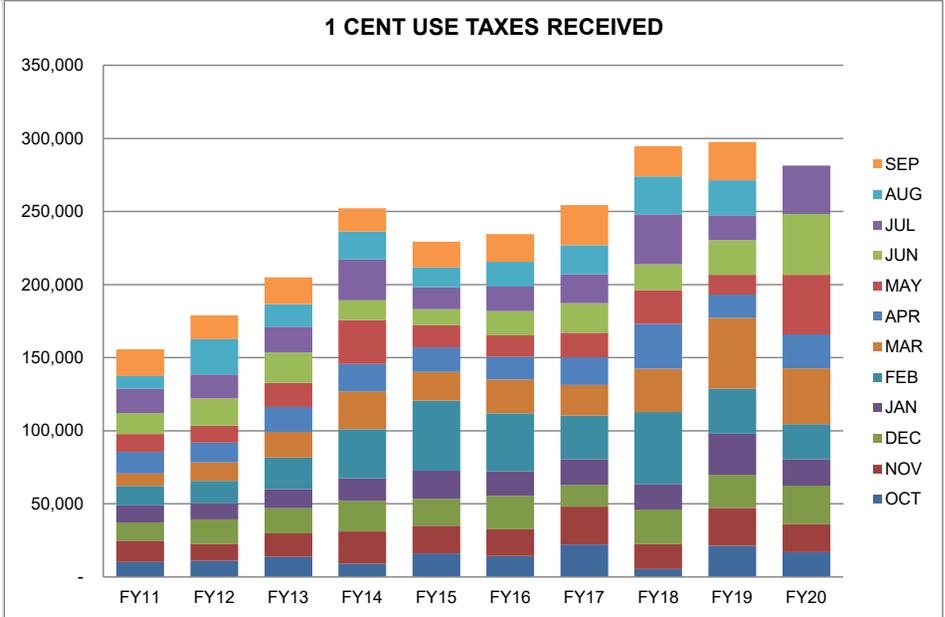
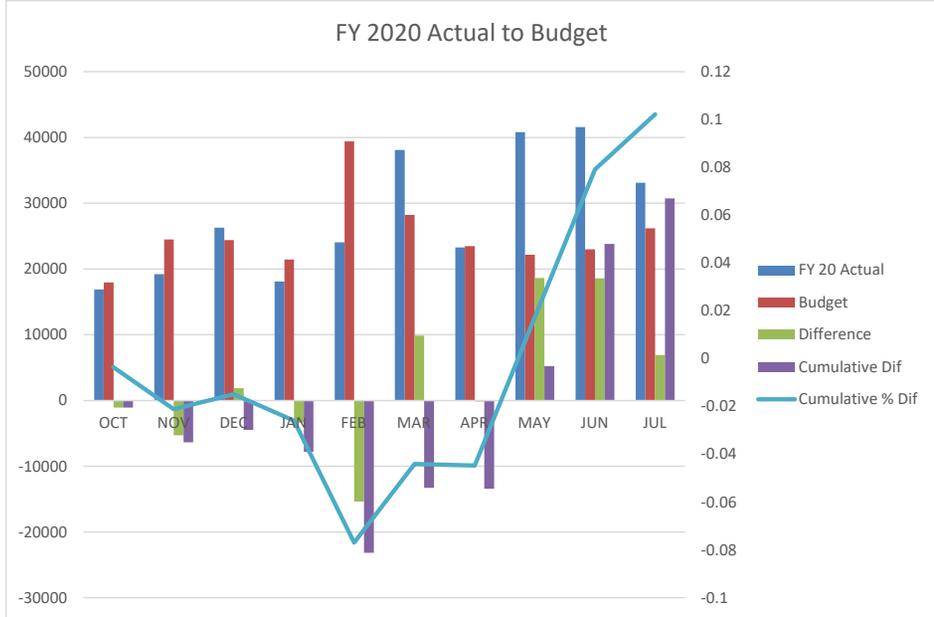
	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	CHANGE	%	
OCT	\$ 90,814.07	\$ 86,189.33	\$ 93,465.69	\$ 83,936.23	\$ 105,422.83	\$ 107,993.82	\$ 105,377.24	\$ 99,242.10	\$ 95,187.99	\$ 102,214.37	\$ 7,026.38	7.38%	OCT
NOV	\$ 61,217.93	\$ 67,637.85	\$ 78,992.03	\$ 95,992.27	\$ 88,737.16	\$ 80,964.79	\$ 78,354.36	\$ 62,317.52	\$ 80,365.11	\$ 90,462.83	\$ 10,097.72	12.56%	NOV
DEC	\$ 93,118.23	\$ 102,057.84	\$ 91,997.57	\$ 100,103.74	\$ 100,560.75	\$ 113,408.87	\$ 104,098.29	\$ 141,643.09	\$ 112,288.75	\$ 104,462.03	\$ (7,826.72)	-6.97%	DEC
JAN	\$ 82,384.34	\$ 84,469.04	\$ 78,689.20	\$ 90,220.18	\$ 107,726.80	\$ 90,666.80	\$ 105,762.86	\$ 82,643.20	\$ 106,763.75	\$ 106,744.46	\$ (19.29)	-0.02%	JAN
FEB	\$ 84,465.41	\$ 72,484.04	\$ 83,486.85	\$ 103,219.69	\$ 85,148.34	\$ 82,150.10	\$ 79,204.48	\$ 100,682.66	\$ 91,262.55	\$ 104,477.05	\$ 13,214.50	14.48%	FEB
MAR	\$ 80,414.64	\$ 97,609.07	\$ 92,583.73	\$ 85,991.73	\$ 91,879.55	\$ 119,713.66	\$ 108,704.25	\$ 127,429.96	\$ 108,917.98	\$ 103,563.12	\$ (5,354.86)	-4.92%	MAR
APR	\$ 87,948.83	\$ 91,179.39	\$ 84,330.44	\$ 89,923.49	\$ 99,288.84	\$ 93,822.27	\$ 97,331.52	\$ 95,571.47	\$ 93,935.98	\$ 108,681.88	\$ 14,745.90	15.70%	APR
MAY	\$ 73,916.39	\$ 63,071.14	\$ 70,707.30	\$ 98,496.17	\$ 74,867.23	\$ 80,275.00	\$ 56,525.77	\$ 84,712.82	\$ 83,571.09	\$ 92,402.04	\$ 8,830.95	10.57%	MAY
JUN	\$ 93,178.89	\$ 102,100.92	\$ 96,244.12	\$ 93,367.55	\$ 113,081.19	\$ 118,727.93	\$ 102,978.01	\$ 98,968.83	\$ 118,436.96	\$ 118,673.74	\$ 236.78	0.20%	JUN
JUL	\$ 98,612.33	\$ 90,305.51	\$ 113,223.39	\$ 116,755.95	\$ 107,530.80	\$ 102,127.07	\$ 123,032.59	\$ 126,639.46	\$ 107,033.56	\$ 126,859.66	\$ 19,826.10	18.52%	JUL
AUG	\$ 62,578.40	\$ 68,553.90	\$ 67,134.73	\$ 79,002.18	\$ 72,948.55	\$ 79,230.19	\$ 84,598.76	\$ 90,330.78	\$ 108,381.89				AUG
SEP	\$ 106,112.31	\$ 96,171.11	\$ 109,587.86	\$ 103,401.28	\$ 113,775.48	\$ 117,872.86	\$ 105,337.95	\$ 115,936.67	\$ 118,895.27				SEP
TOTAL	\$ 1,014,761.77	\$ 1,021,829.14	\$ 1,060,442.91	\$ 1,140,410.46	\$ 1,160,967.52	\$ 1,186,953.36	\$ 1,151,306.08	\$ 1,226,118.56	\$ 1,225,040.88	\$ 1,058,541.18	\$ 60,777.46	6.09%	TOTAL



CITY OF WARRENSBURG 1 CENT USE TEN YEAR COMPARISON



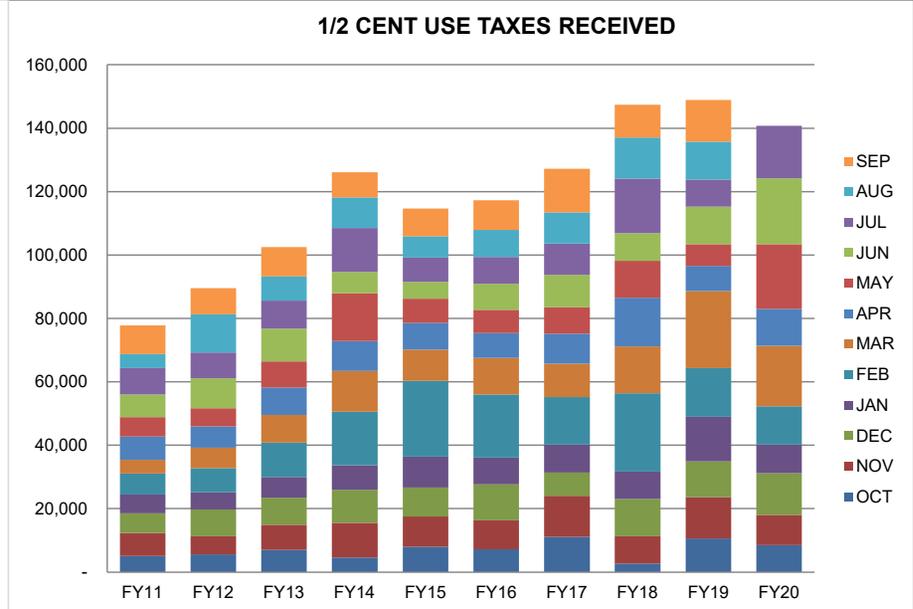
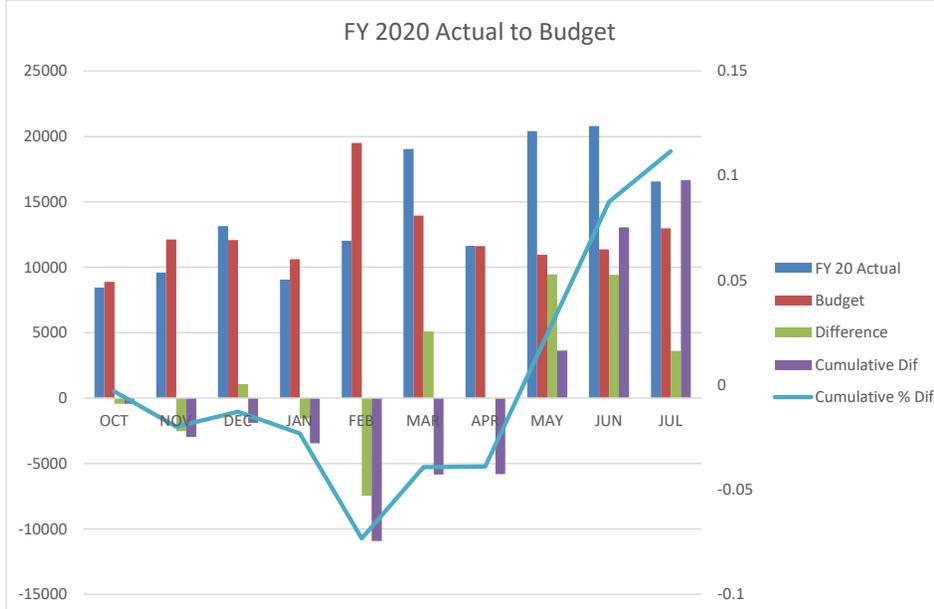
	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	CHANGE	%	
OCT	\$ 10,074.41	\$ 11,056.06	\$ 13,900.06	\$ 9,143.52	\$ 15,961.68	\$ 14,297.21	\$ 22,204.92	\$ 5,257.26	\$ 21,217.49	\$ 16,912.14	\$ (4,305.35)	-20.29%	OCT
NOV	\$ 14,619.51	\$ 11,525.73	\$ 15,955.74	\$ 21,934.11	\$ 19,083.78	\$ 18,292.66	\$ 25,830.18	\$ 17,327.71	\$ 25,983.82	\$ 19,195.17	\$ (6,788.65)	-26.13%	NOV
DEC	\$ 12,375.09	\$ 16,808.54	\$ 17,075.51	\$ 20,893.01	\$ 18,277.23	\$ 22,768.53	\$ 14,826.63	\$ 23,477.96	\$ 22,575.35	\$ 26,302.28	\$ 3,726.93	16.51%	DEC
JAN	\$ 11,830.11	\$ 10,964.18	\$ 13,072.57	\$ 15,384.22	\$ 19,412.67	\$ 16,908.80	\$ 17,578.20	\$ 17,230.49	\$ 28,100.11	\$ 18,103.13	\$ (9,996.98)	-35.58%	JAN
FEB	\$ 13,341.86	\$ 15,326.27	\$ 21,592.46	\$ 33,738.68	\$ 47,815.98	\$ 39,738.90	\$ 29,977.33	\$ 49,539.04	\$ 30,780.41	\$ 24,052.68	\$ (6,727.73)	-21.86%	FEB
MAR	\$ 8,503.10	\$ 12,687.35	\$ 17,579.43	\$ 25,803.07	\$ 19,731.46	\$ 23,052.54	\$ 20,953.42	\$ 29,507.54	\$ 48,533.97	\$ 38,085.61	\$ (10,448.36)	-21.53%	MAR
APR	\$ 14,813.61	\$ 13,464.09	\$ 17,199.63	\$ 18,897.80	\$ 16,811.78	\$ 15,592.06	\$ 18,874.61	\$ 30,779.50	\$ 15,976.62	\$ 23,279.45	\$ 7,302.83	45.71%	APR
MAY	\$ 12,252.52	\$ 11,539.63	\$ 16,520.19	\$ 30,031.20	\$ 15,257.19	\$ 14,694.11	\$ 16,758.71	\$ 23,208.09	\$ 13,624.85	\$ 40,807.72	\$ 27,182.87	199.51%	MAY
JUN	\$ 14,223.58	\$ 18,872.40	\$ 20,623.89	\$ 13,515.76	\$ 10,750.07	\$ 16,553.81	\$ 20,400.29	\$ 17,490.23	\$ 23,647.66	\$ 41,580.86	\$ 17,933.20	75.83%	JUN
JUL	\$ 16,727.42	\$ 16,234.34	\$ 17,766.36	\$ 27,751.05	\$ 15,201.88	\$ 16,793.68	\$ 19,675.12	\$ 34,222.43	\$ 17,019.56	\$ 33,127.28	\$ 16,107.72	94.64%	JUL
AUG	\$ 8,667.13	\$ 24,256.14	\$ 15,313.50	\$ 19,162.04	\$ 13,467.18	\$ 17,022.58	\$ 19,792.30	\$ 26,103.60	\$ 23,925.48				AUG
SEP	\$ 18,239.91	\$ 16,342.89	\$ 18,390.66	\$ 15,902.92	\$ 17,496.69	\$ 18,779.33	\$ 27,510.52	\$ 20,514.14	\$ 26,288.22				SEP
TOTAL	\$155,668.25	\$179,077.62	\$204,990.00	\$252,157.38	\$229,267.59	\$234,494.21	\$254,382.23	\$294,657.99	\$297,673.54	\$281,446.32	\$ 33,986.48	13.73%	TOTAL



CITY OF WARRENSBURG 1/2 CENT USE TEN YEAR COMPARISON



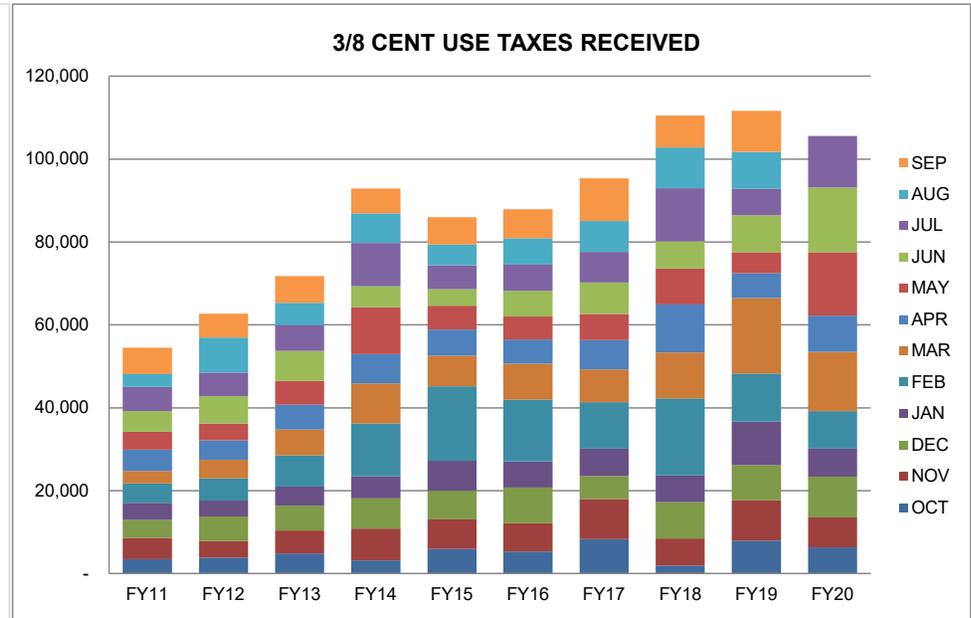
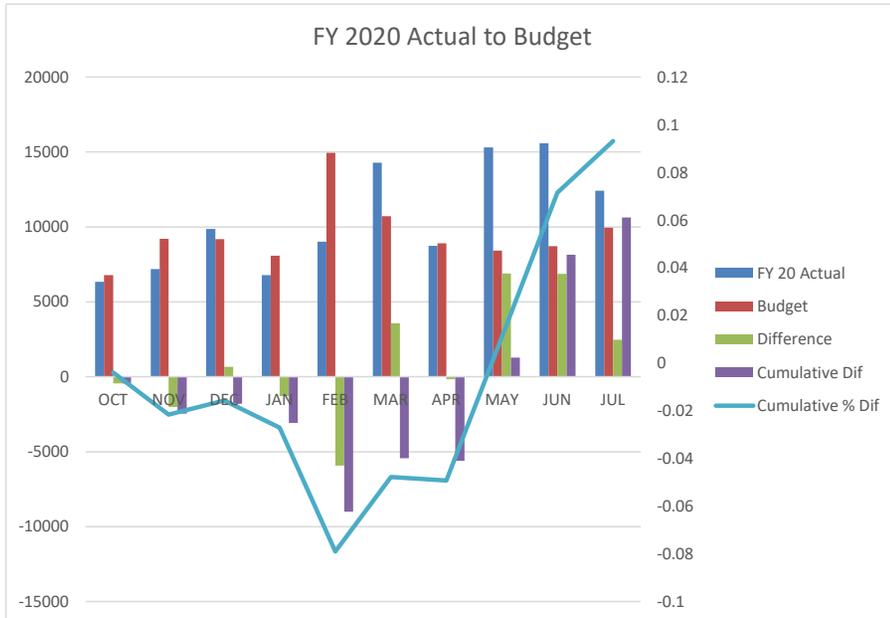
	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	CHANGE	%	
OCT	\$ 5,036.27	\$ 5,527.00	\$ 6,948.75	\$ 4,570.92	\$ 7,982.34	\$ 7,149.94	\$ 11,104.54	\$ 2,629.12	\$ 10,610.74	\$ 8,457.66	\$ (2,153.08)	-20.29%	OCT
NOV	\$ 7,308.41	\$ 5,761.80	\$ 7,976.39	\$ 10,965.03	\$ 9,543.68	\$ 9,148.04	\$ 12,917.51	\$ 8,665.48	\$ 12,994.35	\$ 9,599.39	\$ (3,394.96)	-26.13%	NOV
DEC	\$ 6,186.40	\$ 8,402.72	\$ 8,536.18	\$ 10,444.57	\$ 9,140.33	\$ 11,386.40	\$ 7,414.70	\$ 11,741.19	\$ 11,289.79	\$ 13,153.60	\$ 1,863.81	16.51%	DEC
JAN	\$ 5,913.96	\$ 5,481.08	\$ 6,535.08	\$ 7,690.69	\$ 9,708.15	\$ 8,455.98	\$ 8,790.75	\$ 8,616.86	\$ 14,052.69	\$ 9,053.27	\$ (4,999.42)	-35.58%	JAN
FEB	\$ 6,669.70	\$ 7,661.71	\$ 10,794.23	\$ 16,872.50	\$ 23,912.47	\$ 19,873.18	\$ 14,991.48	\$ 24,774.16	\$ 15,393.09	\$ 12,028.59	\$ (3,364.50)	-21.86%	FEB
MAR	\$ 4,250.77	\$ 6,342.50	\$ 8,788.09	\$ 12,903.96	\$ 9,867.58	\$ 11,528.43	\$ 10,478.67	\$ 14,756.54	\$ 24,271.54	\$ 19,046.38	\$ (5,225.16)	-21.53%	MAR
APR	\$ 7,405.44	\$ 6,730.80	\$ 8,598.23	\$ 9,450.67	\$ 8,407.47	\$ 7,797.49	\$ 9,439.07	\$ 15,392.63	\$ 7,989.81	\$ 11,641.90	\$ 3,652.09	45.71%	APR
MAY	\$ 6,125.13	\$ 5,768.75	\$ 8,258.57	\$ 15,018.42	\$ 7,630.03	\$ 7,348.43	\$ 8,380.93	\$ 11,606.22	\$ 6,813.70	\$ 20,407.69	\$ 13,593.99	199.51%	MAY
JUN	\$ 7,110.47	\$ 9,434.45	\$ 10,310.04	\$ 6,759.15	\$ 5,376.05	\$ 8,278.46	\$ 10,202.06	\$ 8,746.75	\$ 11,826.04	\$ 20,794.33	\$ 8,968.29	75.84%	JUN
JUL	\$ 8,362.16	\$ 8,115.67	\$ 8,881.54	\$ 13,878.12	\$ 7,602.37	\$ 8,398.42	\$ 9,839.40	\$ 17,114.42	\$ 8,511.38	\$ 16,566.74	\$ 8,055.36	94.64%	JUL
AUG	\$ 4,332.77	\$ 12,125.82	\$ 7,655.33	\$ 9,582.82	\$ 6,734.85	\$ 8,512.89	\$ 9,898.00	\$ 13,054.25	\$ 11,964.98				AUG
SEP	\$ 9,118.27	\$ 8,169.93	\$ 9,193.63	\$ 7,952.95	\$ 8,749.98	\$ 9,391.42	\$ 13,757.84	\$ 10,259.00	\$ 13,146.57				SEP
TOTAL	\$ 77,819.75	\$ 89,522.23	\$102,476.06	\$126,089.80	\$114,655.30	\$117,269.08	\$127,214.95	\$147,356.62	\$148,864.68	\$140,749.55	\$ 16,996.42	13.73%	TOTAL



CITY OF WARRENSBURG 3/8 CENT USE TEN YEAR COMPARISON



	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	CHANGE	%	
OCT	\$ 3,528.37	\$ 3,872.18	\$ 4,868.24	\$ 3,202.35	\$ 5,986.01	\$ 5,361.79	\$ 8,327.37	\$ 1,971.59	\$ 7,957.06	\$ 6,342.45	\$ (1,614.61)	-20.29%	OCT
NOV	\$ 5,120.21	\$ 4,036.67	\$ 5,588.20	\$ 7,682.01	\$ 7,156.86	\$ 6,860.18	\$ 9,686.92	\$ 6,498.29	\$ 9,744.54	\$ 7,198.64	\$ (2,545.90)	-26.13%	NOV
DEC	\$ 4,334.14	\$ 5,886.88	\$ 5,980.38	\$ 7,317.38	\$ 6,854.39	\$ 8,538.73	\$ 5,560.33	\$ 8,804.79	\$ 8,466.29	\$ 9,863.97	\$ 1,397.68	16.51%	DEC
JAN	\$ 4,143.27	\$ 3,840.00	\$ 4,578.42	\$ 5,388.03	\$ 7,280.21	\$ 6,341.20	\$ 6,592.23	\$ 6,461.84	\$ 10,538.20	\$ 6,789.10	\$ (3,749.10)	-35.58%	JAN
FEB	\$ 4,672.74	\$ 5,367.74	\$ 7,562.35	\$ 12,652.80	\$ 17,932.11	\$ 14,903.02	\$ 11,242.20	\$ 18,578.30	\$ 11,543.38	\$ 9,020.32	\$ (2,523.06)	-21.86%	FEB
MAR	\$ 2,978.05	\$ 4,443.51	\$ 6,156.87	\$ 9,676.76	\$ 7,399.76	\$ 8,645.24	\$ 7,858.02	\$ 11,066.02	\$ 18,201.38	\$ 14,283.00	\$ (3,918.38)	-21.53%	MAR
APR	\$ 5,188.19	\$ 4,715.55	\$ 6,023.85	\$ 7,087.12	\$ 6,304.81	\$ 5,847.39	\$ 7,078.42	\$ 11,543.03	\$ 5,991.60	\$ 8,730.34	\$ 2,738.74	45.71%	APR
MAY	\$ 4,291.21	\$ 4,041.54	\$ 5,785.89	\$ 11,262.41	\$ 5,721.80	\$ 5,510.63	\$ 6,284.91	\$ 8,703.58	\$ 5,109.64	\$ 15,303.85	\$ 10,194.21	199.51%	MAY
JUN	\$ 4,981.54	\$ 6,609.71	\$ 7,223.13	\$ 5,068.72	\$ 4,031.53	\$ 6,208.07	\$ 7,650.59	\$ 6,559.25	\$ 8,868.43	\$ 15,593.79	\$ 6,725.36	75.83%	JUN
JUL	\$ 5,858.47	\$ 5,685.78	\$ 6,222.33	\$ 10,407.29	\$ 5,701.06	\$ 6,298.02	\$ 7,378.63	\$ 12,834.21	\$ 6,382.74	\$ 12,423.51	\$ 6,040.77	94.64%	JUL
AUG	\$ 3,035.50	\$ 8,495.26	\$ 5,363.27	\$ 7,186.22	\$ 5,050.51	\$ 6,383.87	\$ 7,422.58	\$ 9,789.46	\$ 8,972.62				AUG
SEP	\$ 6,388.19	\$ 5,723.79	\$ 6,440.98	\$ 5,963.97	\$ 6,561.67	\$ 7,042.69	\$ 10,317.09	\$ 7,693.28	\$ 9,858.70				SEP
TOTAL	\$54,519.88	\$62,718.61	\$71,793.91	\$92,895.06	\$ 85,980.72	\$ 87,940.83	\$ 95,399.29	\$110,503.64	\$111,634.58	\$105,548.97	\$ 12,745.71	13.73%	TOTAL



CITY OF WARRENSBURG LAW ENFORCEMENT TEN YEAR COMPARISON

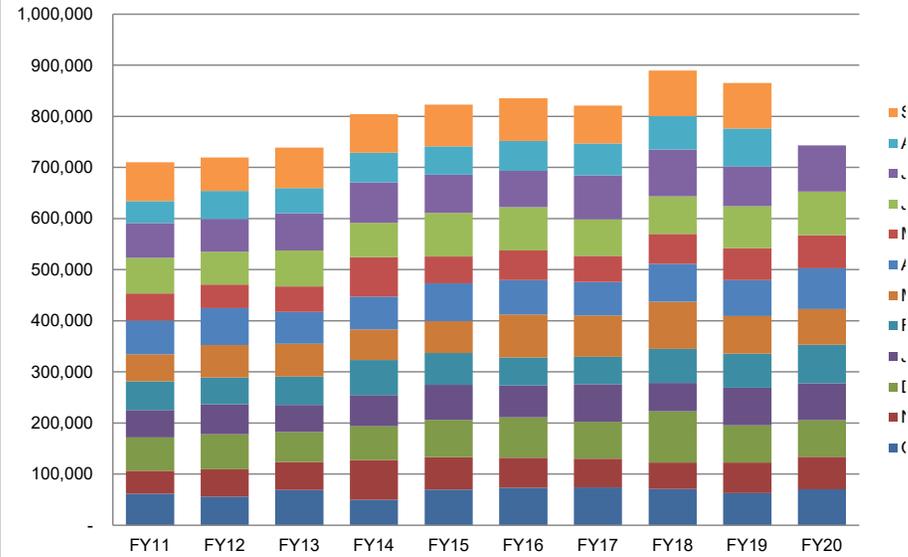


	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	CHANGE	%	
OCT	\$ 61,672.18	\$ 55,646.53	\$ 68,648.72	\$ 49,734.02	\$ 69,740.56	\$ 73,177.08	\$ 74,169.96	\$ 70,492.57	\$ 62,332.51	\$ 70,043.58	\$ 7,711.07	12.37%	OCT
NOV	\$ 44,374.74	\$ 53,633.60	\$ 55,212.92	\$ 77,887.02	\$ 63,532.50	\$ 58,894.22	\$ 55,595.27	\$ 52,280.94	\$ 59,911.16	\$ 63,444.87	\$ 3,533.71	5.90%	NOV
DEC	\$ 65,879.76	\$ 68,590.40	\$ 58,370.64	\$ 65,709.45	\$ 72,535.63	\$ 79,184.98	\$ 72,791.45	\$ 100,119.52	\$ 73,344.67	\$ 71,772.51	\$ (1,572.16)	-2.14%	DEC
JAN	\$ 53,637.12	\$ 58,621.47	\$ 53,269.01	\$ 61,204.89	\$ 68,952.60	\$ 62,138.58	\$ 73,293.44	\$ 55,325.38	\$ 73,118.12	\$ 72,310.87	\$ (807.25)	-1.10%	JAN
FEB	\$ 56,141.64	\$ 52,660.81	\$ 55,330.96	\$ 68,707.24	\$ 61,982.30	\$ 54,930.81	\$ 53,749.36	\$ 66,673.84	\$ 66,817.69	\$ 75,654.69	\$ 8,837.00	13.23%	FEB
MAR	\$ 52,714.05	\$ 63,526.08	\$ 64,281.82	\$ 59,850.51	\$ 62,673.10	\$ 83,803.95	\$ 80,502.75	\$ 92,142.87	\$ 73,811.27	\$ 69,821.52	\$ (3,989.75)	-5.41%	MAR
APR	\$ 65,714.41	\$ 72,355.32	\$ 62,409.29	\$ 64,069.15	\$ 73,651.81	\$ 67,565.62	\$ 65,452.50	\$ 74,151.28	\$ 70,352.26	\$ 79,816.54	\$ 9,464.28	13.45%	APR
MAY	\$ 53,515.81	\$ 45,732.81	\$ 49,808.18	\$ 77,051.67	\$ 52,566.73	\$ 57,599.71	\$ 51,343.45	\$ 58,958.71	\$ 61,991.69	\$ 64,713.00	\$ 2,721.31	4.39%	MAY
JUN	\$ 69,490.44	\$ 64,469.03	\$ 70,162.15	\$ 67,583.98	\$ 85,528.20	\$ 84,711.15	\$ 71,905.69	\$ 73,249.53	\$ 82,790.48	\$ 85,248.59	\$ 2,458.11	2.97%	JUN
JUL	\$ 68,118.27	\$ 63,953.45	\$ 73,007.64	\$ 78,859.70	\$ 74,596.87	\$ 71,509.19	\$ 85,628.15	\$ 91,680.94	\$ 77,897.41	\$ 90,174.20	\$ 12,276.79	15.76%	JUL
AUG	\$ 42,789.13	\$ 55,074.31	\$ 48,900.29	\$ 58,419.92	\$ 55,602.98	\$ 58,375.82	\$ 62,219.29	\$ 65,662.95	\$ 73,962.21				AUG
SEP	\$ 76,405.13	\$ 65,179.62	\$ 79,282.17	\$ 75,385.36	\$ 81,916.16	\$ 83,389.29	\$ 74,742.70	\$ 89,108.85	\$ 89,310.51				SEP
TOTAL	\$710,452.68	\$719,443.43	\$738,683.79	\$804,462.91	\$823,279.44	\$835,280.40	\$821,394.01	\$889,847.38	\$865,639.98	\$ 743,000.37	\$ 40,633.11	5.79%	TOTAL

FY 2020 Actual to Budget



LAW ENFORCEMENT SALES TAXES RECEIVED

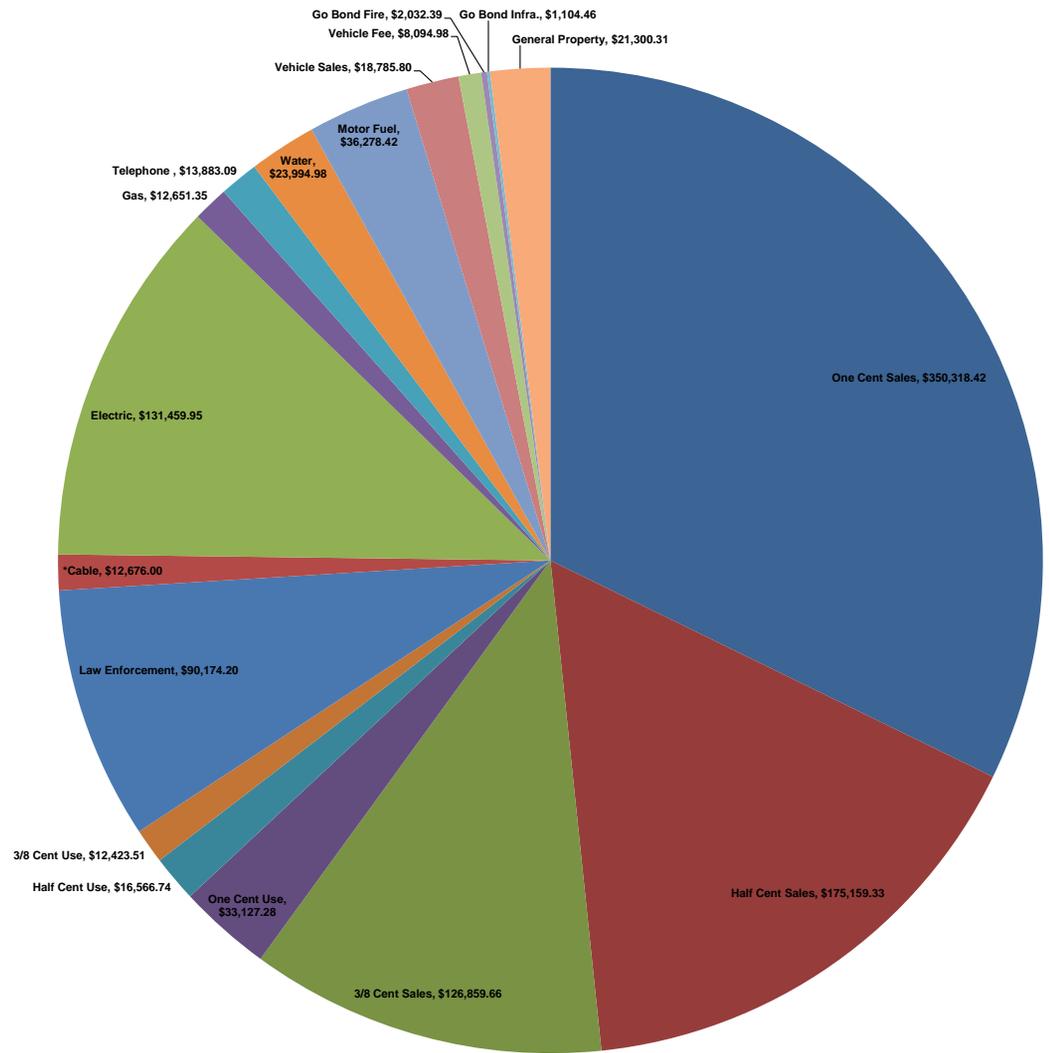




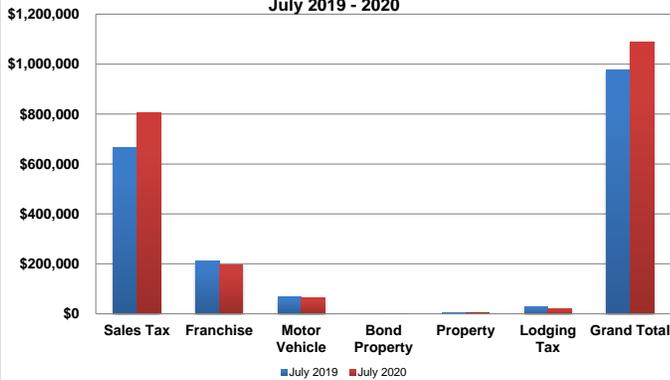
CITY OF WARRENSBURG MONTHLY REVENUE COMPARISON as of 08/06/2020

	July 2019	July 2020	Difference	%
Sales Tax				
One Cent Sales	\$299,913.52	\$350,318.42	\$50,404.90	16.81%
Half Cent Sales	\$149,956.62	\$175,159.33	\$25,202.71	16.81%
3/8 Cent Sales	\$107,033.56	\$126,859.66	\$19,826.10	18.52%
One Cent Use	\$17,019.56	\$33,127.28	\$16,107.72	94.64%
Half Cent Use	\$8,511.38	\$16,566.74	\$8,055.36	94.64%
3/8 Cent Use	\$6,382.74	\$12,423.51	\$6,040.77	94.64%
Law Enforcement	\$77,897.41	\$90,174.20	\$12,276.79	15.76%
Total	\$666,714.79	\$804,629.14	\$137,914.35	20.69%
Franchise				
*Cable	\$12,979.26	\$12,676.00	(\$303.26)	-2.34%
Electric	\$145,662.05	\$131,459.95	(\$14,202.10)	-9.75%
Gas	\$12,517.71	\$12,651.35	\$133.64	1.07%
Telephone	\$17,476.70	\$13,883.09	(\$3,593.61)	-20.56%
Water	\$22,559.35	\$23,994.98	\$1,435.63	6.36%
Total	\$211,195.07	\$194,665.37	(\$16,529.70)	-7.83%
Motor Vehicle				
Motor Fuel	\$44,327.23	\$36,278.42	(\$8,048.81)	-18.16%
Vehicle Sales	\$16,393.35	\$18,785.80	\$2,392.45	14.59%
Vehicle Fee	\$5,456.89	\$8,094.98	\$2,638.09	48.34%
Total	\$66,177.47	\$63,159.20	(\$3,018.27)	-4.56%
Bond Property				
Go Bond Fire	\$344.40	\$285.94	(\$58.46)	-16.97%
Go Bond Infra.	\$1,106.99	\$919.11	(\$187.88)	-16.97%
Total	\$1,451.39	\$1,205.05	(\$246.34)	-16.97%
Property				
General Property	\$1,850.36	\$2,032.39	\$182.03	9.84%
Parks Property	\$1,005.19	\$1,104.46	\$99.27	9.88%
Total	\$2,855.55	\$3,136.85	\$281.30	9.85%
Lodging Tax	\$28,344.47	\$21,300.31	(\$7,044.16)	-24.85%
Grand Total	\$975,287.35	\$1,086,890.87	\$111,603.52	11.44%
*Estimated				

Monthly Percentage Revenue Comparison July 2019 - 2020



Monthly Total Revenue Comparison July 2019 - 2020

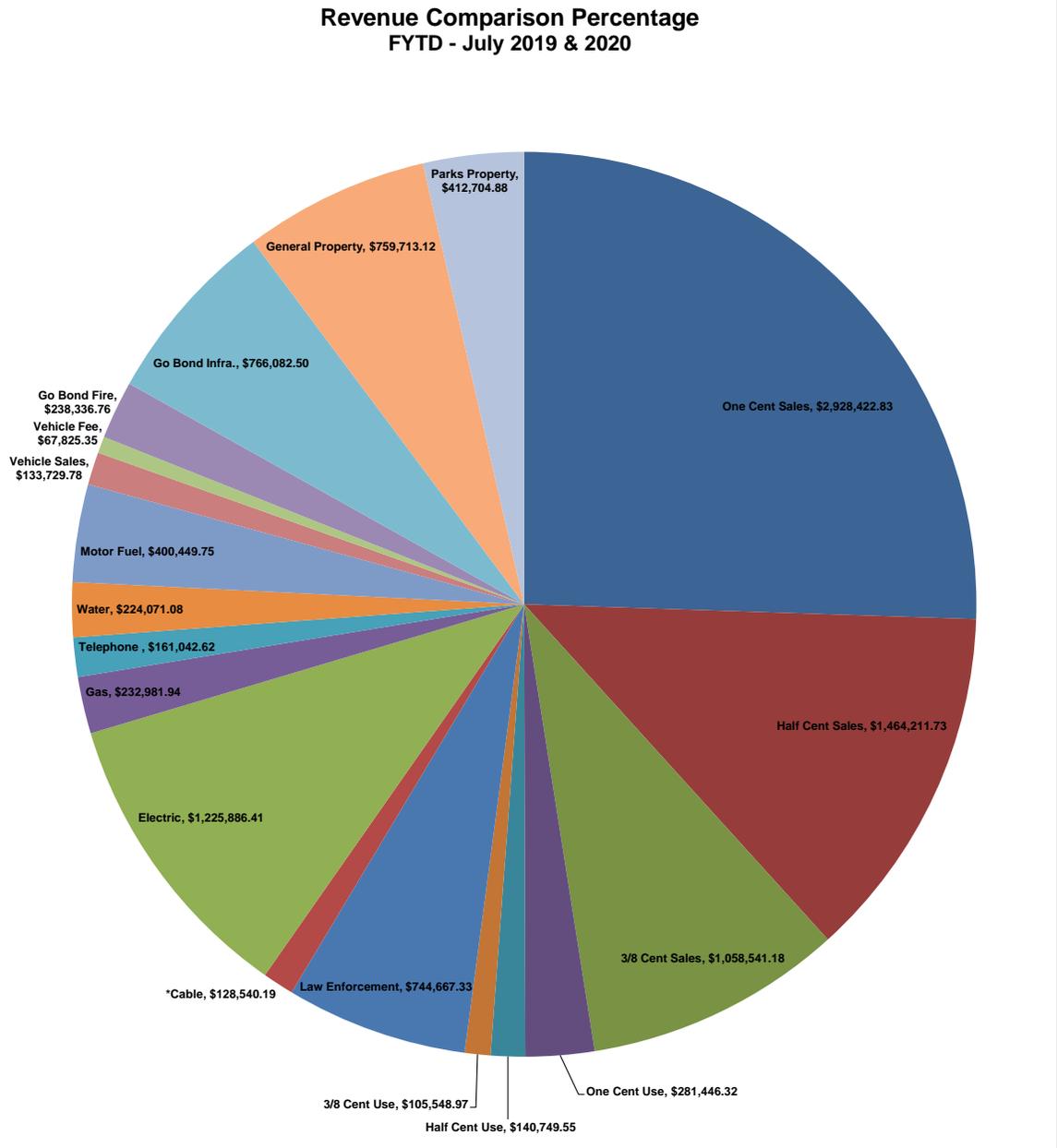
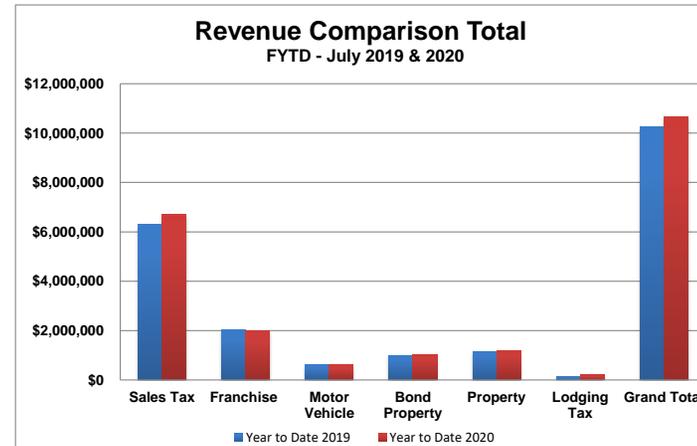




CITY OF WARRENSBURG MONTHLY REVENUE COMPARISON as of 08/06/2020

	Year to Date 2019	Year to Date 2020	Difference	%
Sales Tax				
One Cent Sales	\$2,756,506.03	\$2,928,422.83	\$171,916.80	6.24%
Half Cent Sales	\$1,378,252.39	\$1,464,211.73	\$85,959.34	6.24%
3/8 Cent Sales	\$997,763.72	\$1,058,541.18	\$60,777.46	6.09%
One Cent Use	\$247,459.84	\$281,446.32	\$33,986.48	13.73%
Half Cent Use	\$123,753.13	\$140,749.55	\$16,996.42	13.73%
3/8 Cent Use	\$92,803.26	\$105,548.97	\$12,745.71	13.73%
Law Enforcement	\$702,367.26	\$744,667.33	\$42,300.07	6.02%
Total	\$6,298,905.63	\$6,723,587.91	\$424,682.28	6.74%
2020 Adj. Feb.				
Franchise				
*Cable	\$131,985.19	\$128,540.19	(\$3,445.00)	-2.61%
Electric	\$1,194,471.02	\$1,225,886.41	\$31,415.39	2.63%
Gas	\$271,260.91	\$232,981.94	(\$38,278.97)	-14.11%
Telephone	\$192,348.78	\$161,042.62	(\$31,306.16)	-16.28%
Water	\$230,739.86	\$224,071.08	(\$6,668.78)	-2.89%
Total	\$2,020,805.76	\$1,972,522.24	(\$48,283.52)	-2.39%
Electric Adj Jan. 2019				
Motor Vehicle				
Motor Fuel	\$421,597.54	\$400,449.75	(\$21,147.79)	-5.02%
Vehicle Sales	\$133,300.83	\$133,729.78	\$428.95	0.32%
Vehicle Fee	\$69,147.46	\$67,825.35	(\$1,322.11)	-1.91%
Total	\$624,045.83	\$602,004.88	(\$22,040.95)	-3.53%
Bond Property				
Go Bond Fire	\$235,955.72	\$238,336.76	\$2,381.04	1.01%
Go Bond Infra.	\$758,429.08	\$766,082.50	\$7,653.42	1.01%
Total	\$994,384.80	\$1,004,419.26	\$10,034.46	1.01%
Property				
General Property	\$754,519.72	\$759,713.12	\$5,193.40	0.69%
Parks Property	\$409,883.24	\$412,704.88	\$2,821.64	0.69%
Total	\$1,164,402.96	\$1,172,418.00	\$8,015.04	0.69%
Lodging Tax	\$134,776.83	\$201,106.86	\$66,330.03	49.21%
Grand Total	\$10,242,937.01	\$10,671,639.89	\$428,702.88	4.19%

*Estimated

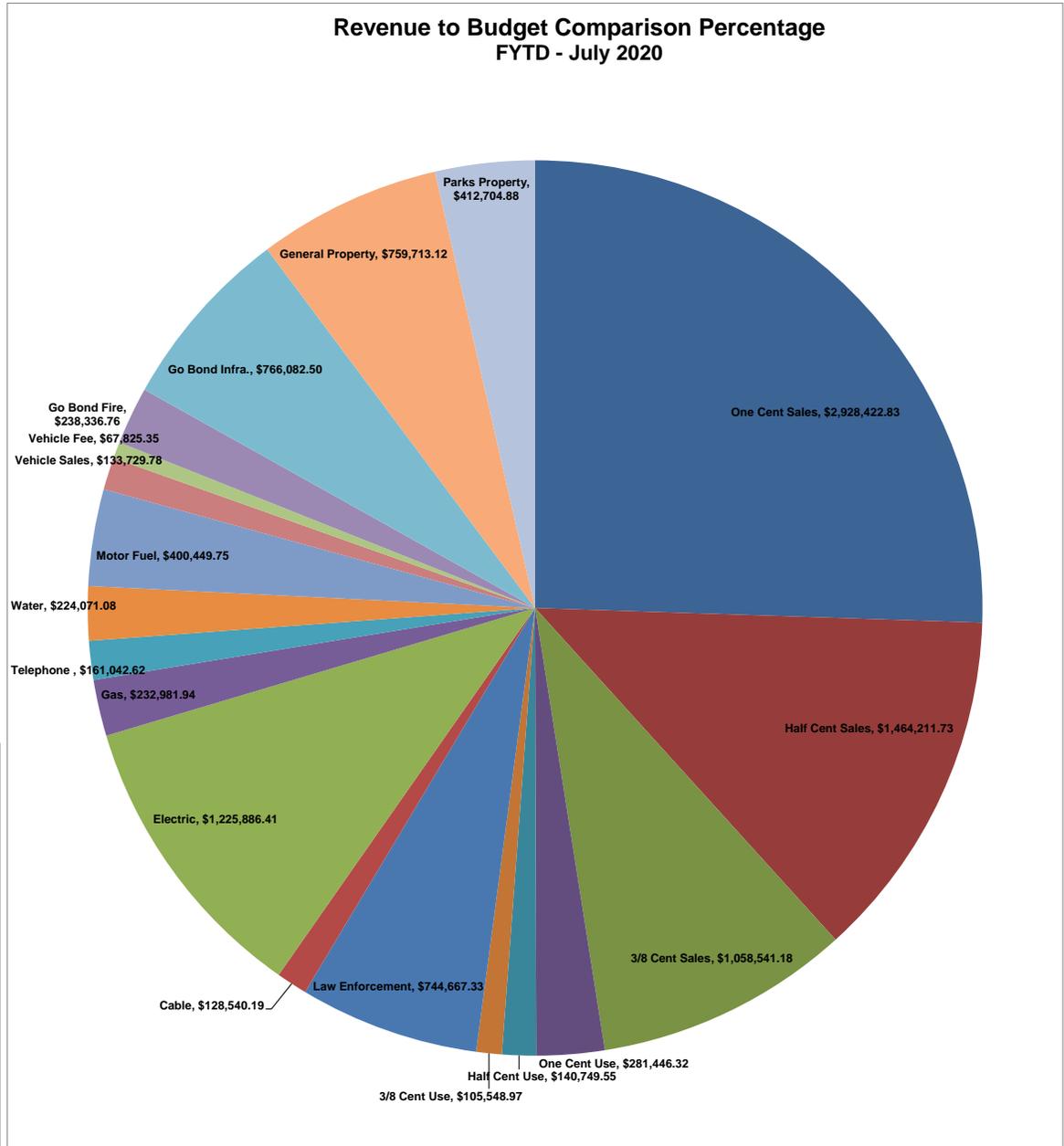
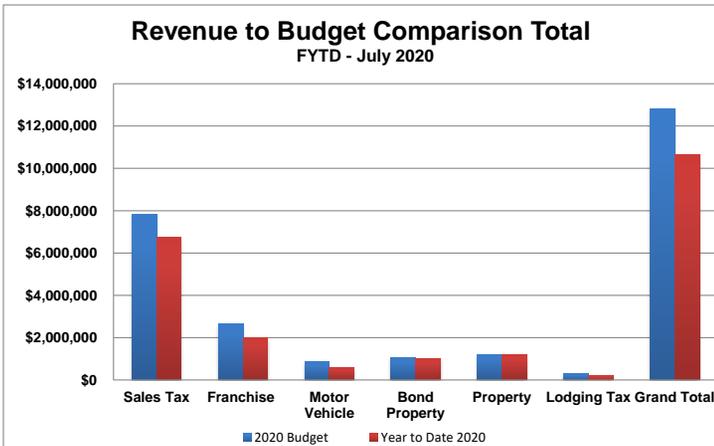




CITY OF WARRENSBURG MONTHLY REVENUE COMPARISON as of 08/06/2020

	2020 Budget	Year to Date 2020	Difference	% Remaining
Sales Tax				
One Cent Sales	\$3,475,000.00	\$2,928,422.83	(\$546,577.17)	15.73%
Half Cent Sales	\$1,700,000.00	\$1,464,211.73	(\$235,788.27)	13.87%
3/8 Cent Sales	\$1,225,000.00	\$1,058,541.18	(\$166,458.82)	13.59%
One Cent Use	\$301,000.00	\$281,446.32	(\$19,553.68)	6.50%
Half Cent Use	\$149,000.00	\$140,749.55	(\$8,250.45)	5.54%
3/8 Cent Use	\$114,000.00	\$105,548.97	(\$8,451.03)	7.41%
Law Enforcement	\$870,000.00	\$744,667.33	(\$125,332.67)	14.41%
Total	\$7,834,000.00	\$6,723,587.91	(\$1,110,412.09)	14.17%
2020 Adj. Feb.				
Franchise				
Cable	\$163,000.00	\$128,540.19	(\$34,459.81)	21.14%
Electric	\$1,671,000.00	\$1,225,886.41	(\$445,113.59)	26.64%
Gas	\$267,000.00	\$232,981.94	(\$34,018.06)	12.74%
Telephone	\$276,000.00	\$161,042.62	(\$114,957.38)	41.65%
Water	\$276,000.00	\$224,071.08	(\$51,928.92)	18.81%
Total	\$2,653,000.00	\$1,972,522.24	(\$680,477.76)	25.65%
Electric Adj Jan. 2019				
Motor Vehicle				
Motor Fuel	\$580,000.00	\$400,449.75	(\$179,550.25)	30.96%
Vehicle Sales	\$180,000.00	\$133,729.78	(\$46,270.22)	25.71%
Vehicle Fee	\$86,000.00	\$67,825.35	(\$18,174.65)	21.13%
Total	\$846,000.00	\$602,004.88	(\$243,995.12)	28.84%
Bond Property				
Go Bond Fire	\$252,000.00	\$238,336.76	(\$13,663.24)	5.42%
Go Bond Infra.	\$798,000.00	\$766,082.50	(\$31,917.50)	4.00%
Total	\$1,050,000.00	\$1,004,419.26	(\$45,580.74)	4.34%
Property				
General Property	\$775,000.00	\$759,713.12	(\$15,286.88)	1.97%
Parks Property	\$425,000.00	\$412,704.88	(\$12,295.12)	2.89%
Total	\$1,200,000.00	\$1,172,418.00	(\$27,582.00)	2.30%
Lodging Tax				
	\$288,000.00	\$201,106.86	(\$86,893.14)	30.17%
Grand Total	\$12,821,000.00	\$10,671,639.89	(\$2,149,360.11)	16.76%

*Estimated





Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 07/31/2020

Department...	2018-2019 July Activity	2019-2020 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2018-2019 YTD Activity	2019-2020 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 110 - GENERAL								
Revenue								
	721,710.57	787,045.83	65,335.26	9.05%	8,546,270.22	8,388,349.14	-157,921.08	-1.85%
Revenue Total:	721,710.57	787,045.83	65,335.26	9.05%	8,546,270.22	8,388,349.14	-157,921.08	-1.85%
Expense								
601 - LEGISLATIVE	2,530.14	584.79	1,945.35	76.89%	74,670.18	86,887.68	-12,217.50	-16.36%
602 - CITY CLERK	7,617.10	6,371.00	1,246.10	16.36%	63,706.09	59,958.30	3,747.79	5.88%
603 - CITY MANAGER	20,461.98	25,422.28	-4,960.30	-24.24%	164,510.48	181,991.28	-17,480.80	-10.63%
604 - MUNICIPAL COURT	10,134.06	15,380.21	-5,246.15	-51.77%	126,128.63	125,051.53	1,077.10	0.85%
605 - LEGAL	0.00	0.00	0.00	0.00%	6,673.36	5,112.50	1,560.86	23.39%
610 - HUMAN RESOURCES	17,368.51	17,005.14	363.37	2.09%	119,471.51	152,065.21	-32,593.70	-27.28%
611 - GENERAL	30,693.17	27,291.49	3,401.68	11.08%	416,639.70	402,657.35	13,982.35	3.36%
612 - FINANCE	54,102.27	48,880.13	5,222.14	9.65%	419,064.16	410,703.64	8,360.52	2.00%
613 - INFORMATION TECHNOLOGY	92,478.74	19,493.95	72,984.79	78.92%	512,957.50	481,171.01	31,786.49	6.20%
614 - BUILDINGS & GROUNDS	37,353.71	21,800.89	15,552.82	41.64%	161,396.16	152,003.73	9,392.43	5.82%
620 - EMERGENCY MANAGEMENT	0.00	0.00	0.00	0.00%	12,943.52	16,897.45	-3,953.93	-30.55%
621 - FIRE PROTECTION	235,016.91	204,266.09	30,750.82	13.08%	1,848,578.23	1,714,969.22	133,609.01	7.23%
622 - LAW ENFORCEMENT	273,559.82	266,638.78	6,921.04	2.53%	2,409,290.89	2,278,951.74	130,339.15	5.41%
623 - ANIMAL CONTROL	27,653.96	27,128.06	525.90	1.90%	239,995.57	218,514.64	21,480.93	8.95%
624 - ANIMAL CONTROL DONATION	6,175.00	0.00	6,175.00	100.00%	33,752.14	0.00	33,752.14	100.00%
640 - GRAPHIC INFORMATION SYSTEMS	0.00	15,017.02	-15,017.02	0.00%	0.00	56,899.82	-56,899.82	0.00%
641 - COMMUNITY DEVELOPMENT	52,385.91	45,465.21	6,920.70	13.21%	399,840.37	369,874.01	29,966.36	7.49%
642 - ECONOMIC DEVELOPMENT	20,704.31	18,332.26	2,372.05	11.46%	196,288.79	172,435.83	23,852.96	12.15%
643 - STREET MAINTENANCE	137,044.00	107,452.59	29,591.41	21.59%	1,582,716.12	1,109,399.86	473,316.26	29.91%
644 - CEMETERY	11,703.59	13,095.06	-1,391.47	-11.89%	77,350.83	75,213.64	2,137.19	2.76%
810 - NON-DEPARTMENTAL	0.00	0.00	0.00	0.00%	64,298.48	636,033.07	-571,734.59	-889.19%
Expense Total:	1,036,983.18	879,624.95	157,358.23	15.17%	8,930,272.71	8,706,791.51	223,481.20	2.50%
Fund 110 Surplus (Deficit):	-315,272.61	-92,579.12	222,693.49	70.64%	-384,002.49	-318,442.37	65,560.12	17.07%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2020

Department...	2018-2019 July Activity	2019-2020 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2018-2019 YTD Activity	2019-2020 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 210 - CAPITAL IMPROVEMENT TRAN								
Revenue								
	68,018.94	63,159.20	-4,859.74	-7.14%	976,411.95	607,825.16	-368,586.79	-37.75%
Revenue Total:	68,018.94	63,159.20	-4,859.74	-7.14%	976,411.95	607,825.16	-368,586.79	-37.75%
Expense								
611 - GENERAL	119.06	0.00	119.06	100.00%	638.90	684.43	-45.53	-7.13%
680 - CAPITAL IMPROVEMENT	470,537.35	57,939.60	412,597.75	87.69%	795,862.30	132,715.70	663,146.60	83.32%
Expense Total:	470,656.41	57,939.60	412,716.81	87.69%	796,501.20	133,400.13	663,101.07	83.25%
Fund 210 Surplus (Deficit):	-402,637.47	5,219.60	407,857.07	101.30%	179,910.75	474,425.03	294,514.28	163.70%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2020

Department...	2018-2019 July Activity	2019-2020 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2018-2019 YTD Activity	2019-2020 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 215 - CAPITAL IMPROVEMENT 1/2 C								
Revenue								
	160,935.80	191,726.07	30,790.27	19.13%	1,514,910.62	1,610,457.17	95,546.55	6.31%
Revenue Total:	160,935.80	191,726.07	30,790.27	19.13%	1,514,910.62	1,610,457.17	95,546.55	6.31%
Expense								
611 - GENERAL	179.51	0.00	179.51	100.00%	162,359.44	677.50	161,681.94	99.58%
680 - CAPITAL IMPROVEMENT	1,272.60	0.00	1,272.60	100.00%	28,805.81	457,203.54	-428,397.73	-1,487.19%
810 - NON-DEPARTMENTAL	0.00	0.00	0.00	0.00%	601,925.06	614,932.94	-13,007.88	-2.16%
Expense Total:	1,452.11	0.00	1,452.11	100.00%	793,090.31	1,072,813.98	-279,723.67	-35.27%
Fund 215 Surplus (Deficit):	159,483.69	191,726.07	32,242.38	20.22%	721,820.31	537,643.19	-184,177.12	-25.52%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2020

Department...	2018-2019 July Activity	2019-2020 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2018-2019 YTD Activity	2019-2020 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 225 - GENERAL OBLIGATION BONDS								
Revenue								
	3,264.29	2,398.36	-865.93	-26.53%	1,065,451.09	1,052,257.42	-13,193.67	-1.24%
Revenue Total:	3,264.29	2,398.36	-865.93	-26.53%	1,065,451.09	1,052,257.42	-13,193.67	-1.24%
Expense								
680 - CAPITAL IMPROVEMENT	848.00	6,984.00	-6,136.00	-723.58%	908,555.96	11,703.18	896,852.78	98.71%
810 - NON-DEPARTMENTAL	0.00	0.00	0.00	0.00%	919,725.00	948,850.00	-29,125.00	-3.17%
Expense Total:	848.00	6,984.00	-6,136.00	-723.58%	1,828,280.96	960,553.18	867,727.78	47.46%
Fund 225 Surplus (Deficit):	2,416.29	-4,585.64	-7,001.93	-289.78%	-762,829.87	91,704.24	854,534.11	112.02%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2020

Department...	2018-2019 July Activity	2019-2020 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2018-2019 YTD Activity	2019-2020 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 250 - VEHICLE AND EQUIPMENT REPLACEMENT								
Revenue								
	36,456.33	0.00	-36,456.33	-100.00%	63,847.12	2,655.27	-61,191.85	-95.84%
Revenue Total:	36,456.33	0.00	-36,456.33	-100.00%	63,847.12	2,655.27	-61,191.85	-95.84%
Expense								
611 - GENERAL	4.55	0.00	4.55	100.00%	34.21	62.00	-27.79	-81.23%
622 - LAW ENFORCEMENT	0.00	0.00	0.00	0.00%	0.00	75,653.55	-75,653.55	0.00%
643 - STREET MAINTENANCE	0.00	44.99	-44.99	0.00%	0.00	74,028.65	-74,028.65	0.00%
Expense Total:	4.55	44.99	-40.44	-888.79%	34.21	149,744.20	-149,709.99	-437,620.55%
Fund 250 Surplus (Deficit):	36,451.78	-44.99	-36,496.77	-100.12%	63,812.91	-147,088.93	-210,901.84	-330.50%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2020

Department...	2018-2019 July Activity	2019-2020 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2018-2019 YTD Activity	2019-2020 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 310 - DEBT SERVICE								
Revenue								
	0.00	0.00	0.00	0.00%	1,669,076.92	1,759,708.13	90,631.21	5.43%
Revenue Total:	0.00	0.00	0.00	0.00%	1,669,076.92	1,759,708.13	90,631.21	5.43%
Expense								
611 - GENERAL	0.00	0.00	0.00	0.00%	1,669,076.92	1,759,708.13	-90,631.21	-5.43%
Expense Total:	0.00	0.00	0.00	0.00%	1,669,076.92	1,759,708.13	-90,631.21	-5.43%
Fund 310 Surplus (Deficit):	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2020

Department...	2018-2019 July Activity	2019-2020 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2018-2019 YTD Activity	2019-2020 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 410 - NEIGHBORHOOD IMPROVEMENT								
Revenue								
	0.00	0.00	0.00	0.00%	508,446.52	583,282.80	74,836.28	14.72%
Revenue Total:	0.00	0.00	0.00	0.00%	508,446.52	583,282.80	74,836.28	14.72%
Expense								
691 - RUSSELL AVENUE	0.00	0.00	0.00	0.00%	7,964.88	8,768.00	-803.12	-10.08%
692 - HAWTHORNE DEVELOPMENT	0.00	0.00	0.00	0.00%	205,843.75	911,970.46	-706,126.71	-343.04%
Expense Total:	0.00	0.00	0.00	0.00%	213,808.63	920,738.46	-706,929.83	-330.64%
Fund 410 Surplus (Deficit):	0.00	0.00	0.00	0.00%	294,637.89	-337,455.66	-632,093.55	-214.53%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2020

Department...	2018-2019 July Activity	2019-2020 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2018-2019 YTD Activity	2019-2020 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 430 - PARK & RECREATION								
Revenue								
	254,918.98	207,501.73	-47,417.25	-18.60%	2,456,099.13	1,961,812.90	-494,286.23	-20.12%
Revenue Total:	254,918.98	207,501.73	-47,417.25	-18.60%	2,456,099.13	1,961,812.90	-494,286.23	-20.12%
Expense								
611 - GENERAL	46,707.75	38,692.74	8,015.01	17.16%	626,305.56	361,870.86	264,434.70	42.22%
631 - MAINTENANCE	39,901.70	27,576.85	12,324.85	30.89%	341,751.24	295,857.98	45,893.26	13.43%
632 - RECREATION PROGRAMS	109,129.46	43,029.90	66,099.56	60.57%	715,274.10	354,553.31	360,720.79	50.43%
633 - COMMUNITY CENTER	37,725.59	27,836.70	9,888.89	26.21%	323,959.59	254,961.00	68,998.59	21.30%
810 - NON-DEPARTMENTAL	0.00	0.00	0.00	0.00%	82,610.09	79,450.84	3,159.25	3.82%
Expense Total:	233,464.50	137,136.19	96,328.31	41.26%	2,089,900.58	1,346,693.99	743,206.59	35.56%
Fund 430 Surplus (Deficit):	21,454.48	70,365.54	48,911.06	227.98%	366,198.55	615,118.91	248,920.36	67.97%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2020

Department...	2018-2019 July Activity	2019-2020 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2018-2019 YTD Activity	2019-2020 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 440 - TAX INCREMENTAL FINANCING								
Revenue								
	2,221.55	0.00	-2,221.55	-100.00%	149,408.69	150,136.18	727.49	0.49%
Revenue Total:	2,221.55	0.00	-2,221.55	-100.00%	149,408.69	150,136.18	727.49	0.49%
Expense								
693 - KEYSTONE TIF	2,221.55	3,840.59	-1,619.04	-72.88%	145,077.21	154,467.66	-9,390.45	-6.47%
Expense Total:	2,221.55	3,840.59	-1,619.04	-72.88%	145,077.21	154,467.66	-9,390.45	-6.47%
Fund 440 Surplus (Deficit):	0.00	-3,840.59	-3,840.59	0.00%	4,331.48	-4,331.48	-8,662.96	-200.00%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2020

Department...	2018-2019 July Activity	2019-2020 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2018-2019 YTD Activity	2019-2020 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 610 - WATER POLLUTION CONTROL								
Revenue								
	329,070.48	406,660.34	77,589.86	23.58%	4,039,566.39	4,066,905.77	27,339.38	0.68%
Revenue Total:	329,070.48	406,660.34	77,589.86	23.58%	4,039,566.39	4,066,905.77	27,339.38	0.68%
Expense								
611 - GENERAL	46,616.21	49,865.03	-3,248.82	-6.97%	1,046,221.13	1,173,339.35	-127,118.22	-12.15%
612 - FINANCE	4,159.56	23,622.06	-19,462.50	-467.90%	46,131.92	79,145.05	-33,013.13	-71.56%
671 - PLANTS	108,608.25	70,277.92	38,330.33	35.29%	944,334.20	792,135.98	152,198.22	16.12%
672 - COLLECTIONS	38,182.39	26,959.92	11,222.47	29.39%	268,740.89	291,324.18	-22,583.29	-8.40%
680 - CAPITAL IMPROVEMENT	35,291.38	5,207.40	30,083.98	85.24%	250,102.36	753,393.67	-503,291.31	-201.23%
Expense Total:	232,857.79	175,932.33	56,925.46	24.45%	2,555,530.50	3,089,338.23	-533,807.73	-20.89%
Fund 610 Surplus (Deficit):	96,212.69	230,728.01	134,515.32	139.81%	1,484,035.89	977,567.54	-506,468.35	-34.13%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2020

Department...	2018-2019 July Activity	2019-2020 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2018-2019 YTD Activity	2019-2020 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 710 - STEVENSON								
Revenue								
	253.16	3,187.50	2,934.34	1,159.09%	2,892.85	4,613.99	1,721.14	59.50%
Revenue Total:	253.16	3,187.50	2,934.34	1,159.09%	2,892.85	4,613.99	1,721.14	59.50%
Expense								
611 - GENERAL	0.00	0.00	0.00	0.00%	42,600.00	1,600.00	41,000.00	96.24%
Expense Total:	0.00	0.00	0.00	0.00%	42,600.00	1,600.00	41,000.00	96.24%
Fund 710 Surplus (Deficit):	253.16	3,187.50	2,934.34	1,159.09%	-39,707.15	3,013.99	42,721.14	107.59%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2020

Department...	2018-2019 July Activity	2019-2020 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2018-2019 YTD Activity	2019-2020 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 720 - BROWN Revenue	69.13	0.00	-69.13	-100.00%	629.13	382.13	-247.00	-39.26%
Revenue Total:	69.13	0.00	-69.13	-100.00%	629.13	382.13	-247.00	-39.26%
Fund 720 Total:	69.13	0.00	-69.13	-100.00%	629.13	382.13	-247.00	-39.26%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2020

Department...	2018-2019 July Activity	2019-2020 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2018-2019 YTD Activity	2019-2020 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 730 - ANDERSON								
Revenue								
	50.36	0.00	-50.36	-100.00%	458.31	277.52	-180.79	-39.45%
Revenue Total:	50.36	0.00	-50.36	-100.00%	458.31	277.52	-180.79	-39.45%
Expense								
611 - GENERAL	0.00	0.00	0.00	0.00%	1,000.00	0.00	1,000.00	100.00%
Expense Total:	0.00	0.00	0.00	0.00%	1,000.00	0.00	1,000.00	100.00%
Fund 730 Surplus (Deficit):	50.36	0.00	-50.36	-100.00%	-541.69	277.52	819.21	151.23%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2020

Department...	July Variance				YTD Variance			
	2018-2019 July Activity	2019-2020 July Activity	Favorable / (Unfavorable)	Variance %	2018-2019 YTD Activity	2019-2020 YTD Activity	Favorable / (Unfavorable)	Variance %
Fund: 740 - CRISSEY Revenue	57.64	0.00	-57.64	-100.00%	524.49	318.44	-206.05	-39.29%
Revenue Total:	57.64	0.00	-57.64	-100.00%	524.49	318.44	-206.05	-39.29%
Fund 740 Total:	57.64	0.00	-57.64	-100.00%	524.49	318.44	-206.05	-39.29%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2020

Department...	2018-2019 July Activity	2019-2020 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2018-2019 YTD Activity	2019-2020 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 750 - TRICENTENNIAL Revenue								
	38.87	0.00	-38.87	-100.00%	353.67	214.69	-138.98	-39.30%
Revenue Total:	38.87	0.00	-38.87	-100.00%	353.67	214.69	-138.98	-39.30%
Fund 750 Total:	38.87	0.00	-38.87	-100.00%	353.67	214.69	-138.98	-39.30%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2020

Department...	2018-2019 July Activity	2019-2020 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2018-2019 YTD Activity	2019-2020 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 810 - CHILDREN'S MEMORIAL								
Revenue								
	118.94	0.00	-118.94	-100.00%	15,679.20	1,242.63	-14,436.57	-92.07%
Revenue Total:	118.94	0.00	-118.94	-100.00%	15,679.20	1,242.63	-14,436.57	-92.07%
Expense								
611 - GENERAL	10.27	0.00	10.27	100.00%	2,205.37	7,606.22	-5,400.85	-244.90%
Expense Total:	10.27	0.00	10.27	100.00%	2,205.37	7,606.22	-5,400.85	-244.90%
Fund 810 Surplus (Deficit):	108.67	0.00	-108.67	-100.00%	13,473.83	-6,363.59	-19,837.42	-147.23%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2020

Department...	2018-2019 July Activity	2019-2020 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2018-2019 YTD Activity	2019-2020 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 820 - ARTS COMMISSION								
Revenue								
	72.62	0.00	-72.62	-100.00%	2,009.26	261.26	-1,748.00	-87.00%
Revenue Total:	72.62	0.00	-72.62	-100.00%	2,009.26	261.26	-1,748.00	-87.00%
Expense								
611 - GENERAL	5.34	0.00	5.34	100.00%	6,540.96	476.80	6,064.16	92.71%
Expense Total:	5.34	0.00	5.34	100.00%	6,540.96	476.80	6,064.16	92.71%
Fund 820 Surplus (Deficit):	67.28	0.00	-67.28	-100.00%	-4,531.70	-215.54	4,316.16	95.24%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2020

Department...	2018-2019 July Activity	2019-2020 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2018-2019 YTD Activity	2019-2020 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 825 - PUBLIC ARTS FUND								
Revenue								
	1.90	0.00	-1.90	-100.00%	17.23	10.44	-6.79	-39.41%
Revenue Total:	1.90	0.00	-1.90	-100.00%	17.23	10.44	-6.79	-39.41%
Expense								
611 - GENERAL	0.15	0.00	0.15	100.00%	1.46	1.43	0.03	2.05%
Expense Total:	0.15	0.00	0.15	100.00%	1.46	1.43	0.03	2.05%
Fund 825 Surplus (Deficit):	1.75	0.00	-1.75	-100.00%	15.77	9.01	-6.76	-42.87%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2020

Department...	2018-2019 July Activity	2019-2020 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2018-2019 YTD Activity	2019-2020 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 830 - WCVB TOURISM BUREAU								
Revenue								
	20,255.73	13,301.89	-6,953.84	-34.33%	135,706.67	248,157.37	112,450.70	82.86%
Revenue Total:	20,255.73	13,301.89	-6,953.84	-34.33%	135,706.67	248,157.37	112,450.70	82.86%
Expense								
611 - GENERAL	21,949.80	7,586.07	14,363.73	65.44%	129,077.73	134,562.60	-5,484.87	-4.25%
Expense Total:	21,949.80	7,586.07	14,363.73	65.44%	129,077.73	134,562.60	-5,484.87	-4.25%
Fund 830 Surplus (Deficit):	-1,694.07	5,715.82	7,409.89	437.40%	6,628.94	113,594.77	106,965.83	1,613.62%

Prior-Year Comparative Income Statement

For the Period Ending 07/31/2020

Department...	2018-2019 July Activity	2019-2020 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2018-2019 YTD Activity	2019-2020 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Fund: 900 - SELF INSURED								
Revenue								
	136,026.62	96,804.77	-39,221.85	-28.83%	944,827.94	1,022,477.88	77,649.94	8.22%
Revenue Total:	136,026.62	96,804.77	-39,221.85	-28.83%	944,827.94	1,022,477.88	77,649.94	8.22%
Expense								
611 - GENERAL	8,598.04	2,880.00	5,718.04	66.50%	33,627.19	37,991.24	-4,364.05	-12.98%
699 - SELF INSURANCE PREMIUM	153,640.17	0.00	153,640.17	100.00%	805,769.85	811,907.56	-6,137.71	-0.76%
Expense Total:	162,238.21	2,880.00	159,358.21	98.22%	839,397.04	849,898.80	-10,501.76	-1.25%
Fund 900 Surplus (Deficit):	-26,211.59	93,924.77	120,136.36	458.33%	105,430.90	172,579.08	67,148.18	63.69%
Total Surplus (Deficit):	-429,149.95	499,816.97	928,966.92	216.47%	2,050,191.61	2,172,950.97	122,759.36	5.99%

Fund Summary

Fund	2018-2019		July Variance		2018-2019		YTD Variance	
	July Activity	2019-2020 July Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	2019-2020 YTD Activity	Favorable / (Unfavorable)	Variance %
110 - GENERAL	-315,272.61	-92,579.12	222,693.49	70.64%	-384,002.49	-318,442.37	65,560.12	17.07%
210 - CAPITAL IMPROVEMENT ...	-402,637.47	5,219.60	407,857.07	101.30%	179,910.75	474,425.03	294,514.28	163.70%
215 - CAPITAL IMPROVEMENT ...	159,483.69	191,726.07	32,242.38	20.22%	721,820.31	537,643.19	-184,177.12	-25.52%
225 - GENERAL OBLIGATION B...	2,416.29	-4,585.64	-7,001.93	-289.78%	-762,829.87	91,704.24	854,534.11	112.02%
250 - VEHICLE AND EQUIPME...	36,451.78	-44.99	-36,496.77	-100.12%	63,812.91	-147,088.93	-210,901.84	-330.50%
310 - DEBT SERVICE	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
410 - NEIGHBORHOOD IMPRO...	0.00	0.00	0.00	0.00%	294,637.89	-337,455.66	-632,093.55	-214.53%
430 - PARK & RECREATION	21,454.48	70,365.54	48,911.06	227.98%	366,198.55	615,118.91	248,920.36	67.97%
440 - TAX INCREMENTAL FINA...	0.00	-3,840.59	-3,840.59	0.00%	4,331.48	-4,331.48	-8,662.96	-200.00%
610 - WATER POLLUTION CON...	96,212.69	230,728.01	134,515.32	139.81%	1,484,035.89	977,567.54	-506,468.35	-34.13%
710 - STEVENSON	253.16	3,187.50	2,934.34	1,159.09%	-39,707.15	3,013.99	42,721.14	107.59%
720 - BROWN	69.13	0.00	-69.13	-100.00%	629.13	382.13	-247.00	-39.26%
730 - ANDERSON	50.36	0.00	-50.36	-100.00%	-541.69	277.52	819.21	151.23%
740 - CRISSEY	57.64	0.00	-57.64	-100.00%	524.49	318.44	-206.05	-39.29%
750 - TRICENTENNIAL	38.87	0.00	-38.87	-100.00%	353.67	214.69	-138.98	-39.30%
810 - CHILDREN'S MEMORIAL	108.67	0.00	-108.67	-100.00%	13,473.83	-6,363.59	-19,837.42	-147.23%
820 - ARTS COMMISSION	67.28	0.00	-67.28	-100.00%	-4,531.70	-215.54	4,316.16	95.24%
825 - PUBLIC ARTS FUND	1.75	0.00	-1.75	-100.00%	15.77	9.01	-6.76	-42.87%
830 - WCVB TOURISM BUREAU	-1,694.07	5,715.82	7,409.89	437.40%	6,628.94	113,594.77	106,965.83	1,613.62%
900 - SELF INSURED	-26,211.59	93,924.77	120,136.36	458.33%	105,430.90	172,579.08	67,148.18	63.69%
Total Surplus (Deficit):	-429,149.95	499,816.97	928,966.92	216.47%	2,050,191.61	2,172,950.97	122,759.36	5.99%