

CITY COUNCIL AGENDA

**Tuesday, January 2, 2024
City Council Meeting 6:00 PM**

Hall of Waters Council Chambers, 201 E Broadway, ESMO



NOTICE OF OPEN MEETING

Public Notice is hereby given that the City Council of the City of Excelsior Springs will conduct a **Council Meeting at 6:00 PM, January 2, 2024** to consider and act upon the matters on the following agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at the time.

Hall of Waters Council Chambers, 201 E Broadway, ESMO

The tentative agenda of this meeting is as follows.

City Council
City of Excelsior Springs

A G E N D A

City Council Meeting, 6:00 PM

Tuesday, January 2, 2024

Hall of Waters Council Chambers, 201 E Broadway, ESMO

Call to Order

Opening

Pledge of Allegiance

Roll Call

Visitors

Minutes of the Special City Council Meeting of December 15, 2023

Minutes of the Regular City Council Meeting of December 18, 2023

Consideration of Agenda

1. Consideration of Honorary Street Designation of Coach John Shepherd Way - Resolution No. 1488
2. Consideration of USBR 51 Bike Trail Designation - Resolution No. 1489
3. Consideration of Purchase 4 Zero Turn Mowers for Parks Division - Resolution No. 1490
4. Consideration of Western Star X47 Truck Purchase - Resolution No. 1491
5. Consideration of Wastewater Treatment Plant Clarifier Scraper Blade Purchase - Resolution No. 1492
6. Consideration of Lease Renewal with DEP for Use of 220 Dunbar - Ordinance No. 24-01-01
7. Consideration of Amendment to Chapter 400.230 Zoning Regulation for Special Use Permits - Ordinance No. 24-01-02
8. Consideration of Special Use Permit for 812 Saint Louis Ave. - Ordinance No. 24-01-03
9. Consideration of Quik Trip Final Plat - Ordinance No. 24-01-04
10. Consideration of Quik Trip Site Plan - Ordinance No. 24-01-05
11. Remarks - City Manager
12. Remarks - City Council
13. Remarks - Mayor
14. Adjourn

Representatives of the news media may obtain copies of this notice by contacting the City Manager's office, 201 East Broadway. Phone (816) 630-0752.

If any accommodations are required in order to attend this meeting (i.e. qualified interpreter, large print, reader, hearing assistance), please notify the City Manager's office no later than 48 hours prior to the beginning of the meeting.

Date and Time of Posting: Thursday, December 28, 2023 at 9:20am

SPECIAL COUNCIL MEETING
CITY OF EXCELSIOR SPRINGS
EXCELSIOR SPRINGS, MISSOURI
December 15, 2023

The City Council of the City of Excelsior Springs, Missouri met in a Special City Council Meeting at 8:30 am on Friday, December 15, 2023 in the Hall of Waters Conference Room. The meeting was called to order by Mayor Spohn.

The opening began with Mayor Spohn asking for Roll Call.

Roll Call of Members: Present: Mayor Mark Spohn, Mayor Pro-Tem Stephen Spear, Councilman Gary Renne, and Councilman Reggie St. John.

Absent: Councilwoman Sonya Morgan.

VISITORS: None.

MOTION TO CLOSE THE MEETING PURSUANT TO SECTION 610.021.1, RSMO.:

Councilman St. John made a motion to go into Closed Session Pursuant to Section 610.021.1, RSMo. Motion was seconded by Councilman Renne.

Roll Call of Votes: Ayes: St. John, Renne, Spear, Spohn

 Nays: None, motion carried.

The Special City Council Meeting of December 15, 2023 adjourned at 8:31 am.

MARK D. SPOHN, MAYOR

ATTEST:

SHANNON STROUD, CITY CLERK

REGULAR CITY COUNCIL MEETING
CITY OF EXCELSIOR SPRINGS
EXCELSIOR SPRINGS, MISSOURI
December 18, 2023

The City Council of the City of Excelsior Springs, Missouri met in a Regular City Council Meeting at 6:00 pm on Monday, December 18, 2023 in the Council Chambers of the Hall of Waters Building. The meeting was also available virtually. The meeting was called to order by Mayor Spohn.

The opening was led by Pastor Shannon Greene of the First United Methodist Church.

The Pledge of Allegiance was led by Mayor Spohn.

Roll Call of Members: Present: Mayor Mark Spohn, Mayor Pro-Tem Stephen Spear, Councilwoman Sonya Morgan, Councilman Gary Renne, and Councilman Reggie St. John.

Absent: None.

VISITORS: None.

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF DECEMBER 4, 2023:

Councilman Renne made a motion to approve the minutes of the Regular City Council Meeting of December 4, 2023. Motion was seconded by Mayor Pro-Tem Spear. All in favor; motion carried.

Minutes of the Regular City Council Meeting of December 4, 2023 passed and approved December 18, 2023.

CONSIDERATION OF AGENDA:

Mayor Pro-Tem Spear made a motion to approve the agenda as written. Motion was seconded by Councilman St. John.

Roll Call of Votes: Ayes: Renne, St. John, Morgan, Spear, Spohn

Nays: None, motion carried.

The agenda as presented passed and approved December 18, 2023.

PRESENTATION – 2021 FISCAL YEAR AUDIT PRESENTATION:

Vonda Floyd, Finance Director introduced Jacob Holman of Forvis who gave the audit presentation on the 2021 fiscal year. Mr. Holman explained the scope of work and commented on the two audit reports: the financial statement audit and the compliance-based audit. A clean audit was given.

RESOLUTION NO. 1486, CONSIDERATION OF FIRE DEPARTMENT TRAINING FACILITY PROJECT:

Mayor Spohn read by title Resolution No. 1486.

Joe Maddick, Fire Chief briefed the Council of the Resolution.

Councilman St. John made a motion to approve Resolution No. 1486 approving the construction of a Fire Department Training Facility at a cost not to exceed \$200,000.00. Motion was seconded by Councilwoman Morgan.

Roll Call of Votes: Ayes: St. John, Renne, Morgan, Spear, Spohn

Nays: None, motion carried.

Resolution No. 1486 passed and approved December 18, 2023.

RESOLUTION NO. 1487, CONSIDERATION OF ENGINEERING CONTRACT WITH LAMP RYNEARSON FOR 2024 STREETScape MAINTENANCE PROJECT:

Mayor Spohn read by title Resolution No. 1487.

Chad Birdsong, Director of Public Works briefed the Council of the Resolution.

Mayor Pro-Tem Spear made a motion to approve Resolution No. 1487 approving a task order for Lamp Rynearson Inc. related to the 2024 Streetscape Maintenance Project. Motion was seconded by Councilman Renne.

Roll Call of Votes: Ayes: Renne, Morgan, St. John, Spear, Spohn

Nays: None, motion carried.

Resolution No. 1487 passed and approved December 18, 2023.

NOVEMBER REVENUE REPORT AND FINANCIALS FOR REVIEW:

Mayor Spohn read by title the consideration.

Vonda Floyd, Finance Director briefed the Council of the consideration.

The expenditure lists and payroll from November of 2023 and the November revenue report are available for review. No questions were asked and no comments were made from City Council Members.

REMARKS – CITY MANAGER AND CITY COUNCIL:

City Manager, Molly McGovern:

1. Your transmittals include the November court report, as well as a housing incentive article that staff helped compose.

Councilman Renne:

1. Nothing this evening.

Councilwoman Morgan:

1. Nothing this evening.

Councilman St. John:

1. On a personal note, several of us have lost loved ones recently; be kind and make contact with them.

Mayor Pro-Tem Spear:

1. I echo that.

Mayor Spohn:

1. I echo those remarks.
2. I lead the pastoral prayer at church and keep in mind that the holidays are not so happy for some.

MOTION TO CLOSE THE MEETING PURSUANT TO SECTIONS 610.021.1, 610.021.2, 610.021.3, & 610.021.13, RSMO.

With no further business at hand, Councilwoman Morgan motioned to close the Regular City Council Meeting of December 18, 2023 and go into CLOSED SESSION Immediately Following Pursuant to Sections 610.021.1, 610.021.2, 610.021.3, and 610.021.13, RSMo. Mayor Pro-Tem Spear seconded.

Roll Call of Votes: Ayes: Morgan, St. John, Renne, Spear, Spohn

Nays: None, motion carried.

The Regular City Council Meeting of December 18, 2023 adjourned at 6:28 pm.

MARK D. SPOHN, MAYOR

ATTEST:

SHANNON STROUD, CITY CLERK



City Manager
Council Meeting 1/2/2024

To: Mayor and City Council
From: Molly McGovern, City Manager
Date: 12/27/2023
RE: Consideration of Honorary Street Designation of Coach John Shepherd Way - Resolution No. 1488

The City has been working with Sam Brown to recognize the Excelsior Springs School District coaching staff of Vic Bonuchi and John Shepherd. Representative Doug Richey and MoDOT have approved signage on US 69 between Crown Hill Road and Tracy as Vic Bonuchi Way. The City Council in conjunction with the State of Missouri will designate Leavenworth Street in front of the Lewis Elementary School as Honorary Coach John Shepherd Way. Congratulations to the coaching staff that led winning teams and mentored many young men to succeed in their lives. Their contributions to Excelsior Springs will be memorialized.

Molly McGovern, City Manager

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution Letter	12/27/2023
Map - Leavenworth Ave has honorary designation	Backup Material	12/27/2023

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE HONORARY DESIGNATION OF
LEAVENWORTH AVENUE FROM VETERANS MEMORIAL DRIVE TO
S. KANSAS CITY AVENUE AS COACH JOHN SHEPHERD WAY.**

Be it Resolved by the City Council of the City of Excelsior Springs, Missouri, as follows:

Section 1. The City Council finds that there is good cause to approve the honorary designation of Coach John Shepherd Way on Leavenworth Avenue from Veterans Memorial Drive to South Kansas City Avenue.

Section 2. That the honorary designation does not change the designated name or number of said street for addressing purposes.

Section 3. That the City Manager, City Clerk, and such other officials of the City may act as is necessary, incidental, or expedient to carry out the intent of this Resolution and the authority granted herein.

Section 4. That this Resolution shall be in full force and effect from and after the date of its passage and approval.

THIS RESOLUTION PASSED AND APPROVED THIS ____ DAY OF _____, 2024.

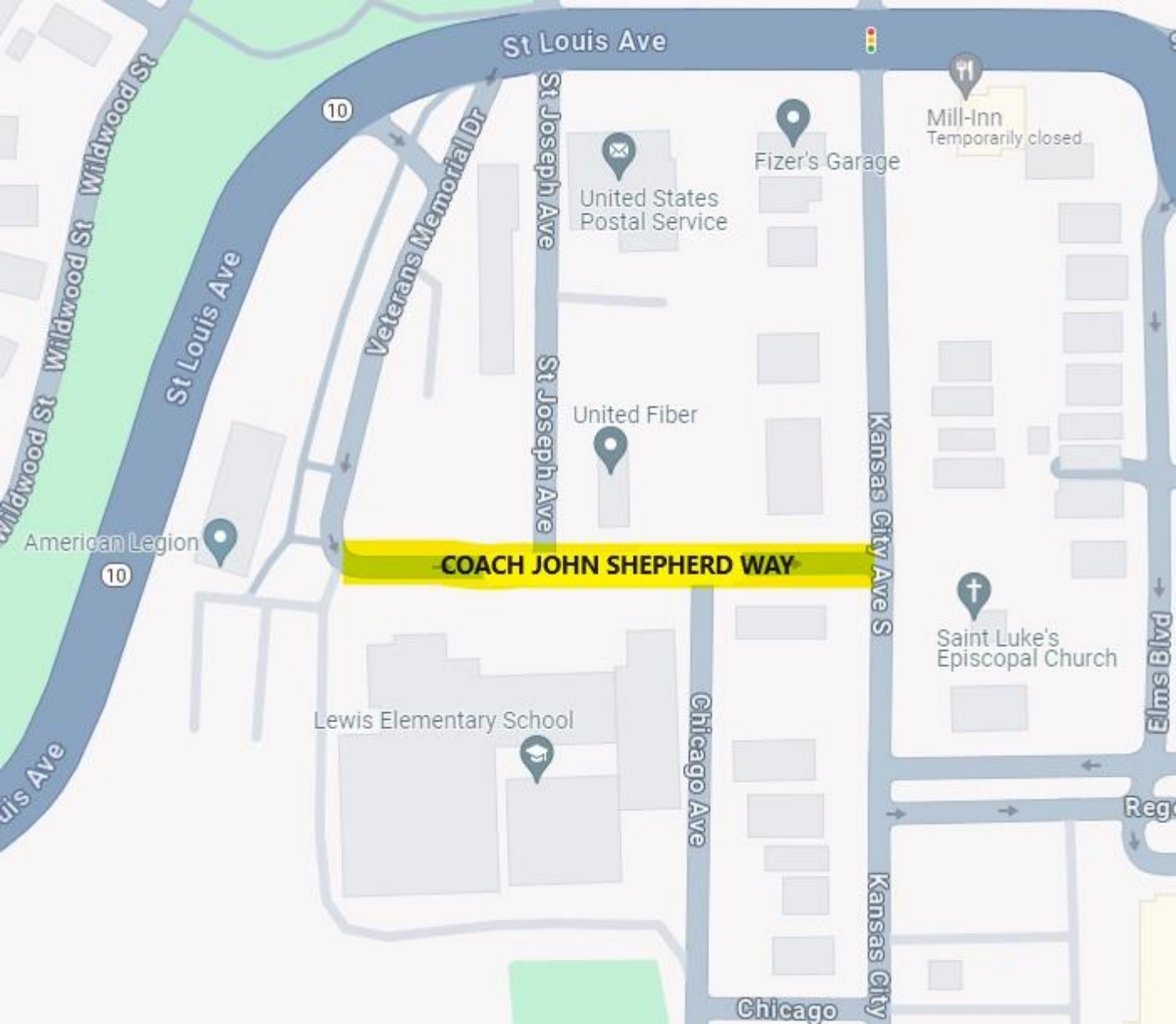
Mark D. Spohn, Mayor

ATTEST:

Shannon Stroud, City Clerk

REVIEWED BY:

Molly McGovern, City Manager



St Louis Ave

10

St Joseph Ave

United States
Postal Service

Fizer's Garage

Mill-Inn
Temporarily closed

Veterans Memorial Dr

St Joseph Ave

United Fiber

Kansas City Ave S

St Louis Ave

American Legion

10

COACH JOHN SHEPHERD WAY

Saint Luke's
Episcopal Church

Lewis Elementary School

Chicago Ave

Kansas City

Chicago

Elms Blvd

Reg



**Parks and Recreation
Council Meeting 1/2/2024**

To: Mayor and City Council
From: Nate Williams, Director of Parks, Recreation, & Community Center
Date: 12/21/2023
RE: Consideration of USBR 51 Bike Trail Designation - Resolution No. 1489

Nate Williams, Director of Parks, Recreation, & Community Center

ATTACHMENTS:

Description	Type	Upload Date
Resolution - Bike Trail Designation	Resolution Letter	12/21/2023

RESOLUTION NO. _____

A RESOLUTION APPROVING A DESIGNATION OF THE BIKE TRAIL, USBR 51 TO
TRAVEL THROUGH EXCELSIOR SPRINGS

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EXCELSIOR SPRINGS,
MISSOURI, AS FOLLOWS:

Whereas bicycle tourism is a growing industry in North America, contributing \$75 billion a year to the economies of communities that provide facilities for such tourists; and

Whereas the American Association of State Highway and Transportation Officials (AASHTO) has designated a corridor crossing Missouri to be developed as United States Bicycle Route 51 (USBR 51); and

Whereas the Missouri Bike Federation and the Adventure Cycling Association in participation with MoDOT, have proposed specific route to be designated as USBR 51; and

Whereas the proposed route for USBR 51 comes through and can therefore provide benefits to our city; and

Whereas we have investigated the proposed route and found it to be a suitable route, and desire that the route be designated so that it can be mapped and signed, thereby promoting bicycle tourism in our area.

Therefore, be it resolved that Excelsior Springs hereby expresses its approval and support for the development of USBR 51, and requests that MoDOT get the route officially designated by AASHTO as soon as this can be achieved, and authorizes the posting of signs within Excelsior Springs right-of-way identifying the route through the city once the official designation has been made.

THIS RESOLUTION PASSED AND APPROVED THIS ____ DAY OF _____, 2024.

Mark D. Spohn, Mayor

ATTEST:

REVIEWED BY:

Shannon Stroud, City Clerk

Molly McGovern, City Manager



**Parks and Recreation
Council Meeting 1/2/2024**

To: Mayor and City Council
From: Nate Williams, Director of Parks, Recreation, & Community Center
Date: 12/21/2023
RE: Consideration of Purchase 4 Zero Turn Mowers for Parks Division - Resolution No. 1490

Nate Williams, Director of Parks, Recreation, & Community Center

ATTACHMENTS:

Description	Type	Upload Date
Cover Letter	Cover Memo	12/21/2023
Resolution	Resolution Letter	12/27/2023
Bid Tab Sheet	Backup Material	12/21/2023
Mower Bid Request	Backup Material	12/27/2023



EXCELSIOR SPRINGS

PARKS • RECREATION • COMMUNITY CENTER • WELLNESS

Parks, Recreation, & Community Center Department
500 Tiger Drive
Excelsior Springs, MO 64024

(816) 656-2500

www.es-prcc.com

Tuesday, December 26, 2023

To: Mayor and City Council

From: Nate Williams, Director of Parks, Recreation, & Community Center

Re: Consideration of 4 Zero Turn Mowers Purchase

The ES Parks Division has received bids for 4 new zero turn mowers. The Division is on a schedule to replace our zero turn mowers every 3 years. This year we are also trading in a larger area mower we bought in 2021, as it does not handle our many hills in the parks like it was intended to. With this we will be trading in two zero turn mowers (JD Z950's) and a large area mower (JD 1570). We are now asking City Council to approve the expense of \$15,850.00 for the pickup from Heritage Tractor in Smithville. The purchase has been approved by the Parks & Recreation Board on December 19th.

Cost of (4) John Deere Z950M mowers

\$52,600.00

Trade-In Value of (2) John Deere Z950R mowers and (1) John Deere 1570 mower

\$36,750.00

Total Cost of (4) Mowers

\$15,850.00

Respectfully submitted for Mayor and City Council approval.

Nate Williams, CPRP, AFO

Director of Parks, Recreation, and Community Center

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PURCHASE OF FOUR JOHN DEERE MOWERS
FROM HERITAGE TRACTOR IN THE AMOUNT OF \$15,850.00.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EXCELSIOR SPRINGS,
MISSOURI, AS FOLLOWS:

Section 1. The City Council hereby approves the purchase of four John Deere Z950M mowers from Heritage Tractor in accordance with its bid (attached) in the total amount of \$15,850.00 after trade-in of two John Deere Z950R mowers and one John Deere 1570 mower.

Section 2. The City shall, and the officials, agents, and employees of the City are hereby authorized and directed to, take such further action, and execute such documents, certificates, and instruments as may be necessary to carry out and comply with the intent of this Resolution.

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

THIS RESOLUTION PASSED AND APPROVED THIS ____ DAY OF _____, 2024.

ATTEST:

Mark D. Spohn, Mayor

Shannon Stroud, City Clerk

REVIEWED BY:

Molly McGovern, City Manager

EXCELSIOR SPRINGS PARKS AND RECREATION DEPARTMENT

BID TABULATION SHEET

MOWER BID 2023

DATE: December 11, 2023

TABULATED BY: Chad Clevenger

SHEET # 1 OF 1

BID SPECS ARE ATTACHED

NAME OF VENDOR/CONTRACTOR
ADDRESS OF VENDOR/CONTRACTOR
PHONE NUMBER

FRIES AG & TURF
100 N PLATTE CLAY WAY
KEARNEY, MO 64060
816-759-0499

HERITAGE TRACTOR
1300 S 169 HWY
SMITHVILLE, MO 64089
816-873-3385

AG POWER, INC.
RICHMOND, MO 64085
816-776-2261

DESCRIPTION	QUANTITY	UNIT COST	COST OF	TRADE IN	TOTAL COST
HUSTLER X-ONE 72' DECK	4	\$11,138.00	\$44,552.00	\$26,000.00	\$18,552.00
JOHN DEERE Z950M 72" DECK	4	\$13,150.00	\$52,600.00	\$36,750.00	\$15,850.00
JOHN DEERE Z950R 72" DECK	4	\$15,177.28	\$60,709.11	\$29,000.00	\$31,709.11



EXCELSIOR SPRINGS

Parks · Recreation · Community Center

Excelsior Springs

Parks – Recreation – Community Center

500 Tiger Dr.

Excelsior Springs, MO 64024

816-630-1040 (pr)

816-656-2500 (cc)

BID REQUEST

November 29, 2023

To: Area Supplier

RE: Request for four 2024 zero turn lawn mowers with 72" decks

It is the intent of the City of Excelsior Springs, MO to purchase four new 2024 zero turn lawn mowers with 72" decks.

In the following pages are lists of minimum specifications for the complete units. Any deviations, alterations or modifications of these specifications shall be noted on your return bid. Anything listed as standard equipment in the manufacturer's literature or is essential to the proper and safe operation of these lawnmowers shall be considered as part of these specifications.

It is the purpose of these specifications to describe commercial grade lawn mowers to be used by the Excelsior Springs Parks and Recreation Department.

1. Engine: minimum 27 horsepower electronic fuel injection (gas or diesel) with hour meter

2. Deck:

- A) 72" deck
- B) Adjustable mower deck height minimum of 1" to 5"
- C) Full Floating
- D) Side discharge
- E) Constructed of 7 gauge steel

3. Drive: Hydrostatic

4. Rear Drive Wheel 24x12-12 x Tweek Turf

5. Seat: Deluxe comfort seat with isolation package

6. Commercial Grade

7. Zero Turn

8. Warranty: 36 Months

The units bid shall be the manufacturer's current production model that meets or exceeds the following minimum specifications. Only standard production models can be bid on these specifications and a supplier will not be allowed to modify his standard production unit in order to meet these specifications. Each bidder will be allowed to bid multiple lawnmowers, those meeting specifications that could be delivered within 90 days and those exceeding specifications that could be delivered immediately. Bidders are suggested to use the Sourcewell Contract where applicable.

The City reserves the right to reject any and all proposals, to waive any formality and to select the bid which the City, in its sole discretion, considers to be in the best interest of the City.

The City further reserves the right, without limitation, to: a) amend, modify, or withdraw this Request for Bids; b) require supplemental information from any responding provider; c) allow any responding provider to correct or amend insufficient responses; and/or d) cancel, in whole or part, this Request for Bids and negotiate with one or more providers if the City, in its sole discretion, deems it in the City's best interest to do so.

The City may exercise any of the foregoing at any time without notice to any person and without liability to any responding provider or any other person for its costs or expenses incurred in connection with this Request for Bids or otherwise. Submittals and responses to this Request for Bids will be prepared at the sole cost and expense of the responding providers.

Returned bids shall include the following:

1. Manufacturer's warranty, parts availability and service facilities,
2. Manufacturer's literature pertaining to the machine, and
3. Availability and cost of additional warranties.

Any questions or comments about these specifications shall be directed to Chad Clevenger, Superintendent, Excelsior Springs Parks and Recreation Department, at 816-630-1520.

BID SHEET

All line items shall be completed and specified and any deviations noted.

cost of in stock mowers (4) as specified \$ _____

cost of mowers (4) delivered within 90 days \$ _____

Trade In: Two 2021 John Deere Z950R Zero Turn Mowers with 72" decks.
722.0 hours and 692.7 hours.

One 2022 John Deere 1570 Terrain Cut Commercial Mower with 72" deck.
291.8 hours

trade in mowers value \$ _____

cost of mowers minus trade in value \$ _____

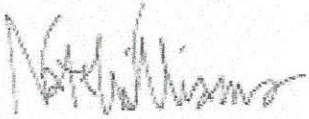
The City reserves the right to reject any and/or all bids.

Submitted by _____
Representing authorized dealership _____

Date _____

Bids shall be returned to the City of Excelsior Springs, Parks and Recreation Department Office, 500 Tiger Drive, Excelsior Springs, MO 64024, no later than Friday, December 8, 2023 at 10:00 a.m. with orders to be placed within thirty (30) days.

Sincerely,

A handwritten signature in dark ink, appearing to read "Nate Williams", written in a cursive style.

Nate Williams, Director
Excelsior Springs Parks and Recreation Department



Public Works
Council Meeting 1/2/2024

To: Mayor and City Council
From: Chad Birdsong, Director of Public Works
Date: 12/21/2023
RE: Consideration of Western Star X47 Truck Purchase - Resolution No. 1491

Public Works has budgeted in the Road and Bridge fund to purchase one Dump truck for the budget year of 2024. We worked with Midway Sterling Truck Center and the MoDot State Bid program to specify a truck that fits our needs. The truck is equivalent to what MoDot uses to maintain their highway system, a Western Star 47X. The 2025 truck list at \$288,686.00 but with the state bid program, it is reduced to \$192,571.00 which also include a 7 year/100,000 mile engine warranty. A proposal is attached that lists all of the specifications and provides a detailed breakdown of the cost. We have already eliminated one small dump truck last year and will be eliminating an additional dump truck from our fleet this year, while utilizing those proceeds to apply to the cost of this truck with the Road and Bridge funds covering the balance.

The Road and Bridge District met on December 20th, discussed and approved a not to exceed amount of \$195,000.00 for this purchase. The asset will be placed in Construction Services, but used by all departments in Public Works.

At this time, Public Works is recommending purchasing this truck for the 2024 budget year out of the Road and Bridge Fund from Midway Sterling Truck Center with an expected delivery date of mid to late summer.

A resolution has been prepared and is attached for your consideration and approval of this purchase.

Please feel free to call me if you have any questions regarding this item.

Chad Birdsong, Director of Public Works

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution Letter	12/27/2023
Proposal from Midway Sterling Truck Center	Backup Material	12/21/2023

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PURCHASE OF A DUMP TRUCK FROM MIDWAY
STERLING TRUCK CENTER IN THE AMOUNT NOT TO EXCEED \$195,000.00.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EXCELSIOR SPRINGS,
MISSOURI, AS FOLLOWS:

Section 1. The City Council hereby approves and authorizes the purchase of a dump truck from Midway Sterling Truck Center in accordance with its bid (attached) in an amount not to exceed \$195,000.00.

Section 2. The City shall, and the officials, agents, and employees of the City are hereby authorized and directed to, take such further action, and execute such documents, certificates, and instruments as may be necessary to carry out and comply with the intent of this Resolution.

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

THIS RESOLUTION PASSED AND APPROVED THIS ____ DAY OF _____, 2024.

ATTEST:

Mark D. Spohn, Mayor

Shannon Stroud, City Clerk

REVIEWED BY:

Molly McGovern, City Manager

Prepared for:
CHAD BIRDSONG
EXCELSIOR SPRINGS CITY OF
103 E WATER STREET
EXCELSIOR SPRINGS, MO
64024
Phone: (816)630-0755

Prepared by:
Paul Goebel
MIDWAY STERLING TRUCK
CENTER
7601 N.E. 38TH STREET
KANSAS CITY, MO 64161
Phone: 816-455-3000

A proposal for
EXCELSIOR SPRINGS CITY OF

Prepared by
MIDWAY STERLING TRUCK CENTER
Paul Goebel

Dec 19, 2023

Western Star 47X



Components shown may not reflect all spec'd options and are not to scale

Prepared for:
 CHAD BIRDSONG
 EXCELSIOR SPRINGS CITY OF
 103 E WATER STREET
 EXCELSIOR SPRINGS, MO
 64024
 Phone: (816)630-0755

Prepared by:
 Paul Goebel
 MIDWAY STERLING TRUCK
 CENTER
 7601 N.E. 38TH STREET
 KANSAS CITY, MO 64161
 Phone: 816-455-3000

Q U O T A T I O N

WESTERN STAR 47X

SET BACK AXLE - TRUCK
 DETROIT DD13 GEN 5 12.8L 410 HP @ 1625 RPM, 1900
 GOV RPM, 1650 LB-FT @ 975 RPM
 ALLISON 4500 RDS AUTOMATIC TRANSMISSION WITH
 PTO PROVISION
 RT-46-160 46,000# R-SERIES TANDEM REAR AXLE
 TUFTRAC GEN2 46,000# REAR SPRING SUSPENSION

DETROIT DA-F-20.0-5 20,000# FL1 71.0 KPI/3.74 DROP
 SINGLE FRONT AXLE
 20,000# TAPERLEAF FRONT SUSPENSION
 111.6 INCH BBC CONVENTIONAL ALUMINUM CAB
 5675MM (223 INCH) WHEELBASE
 15.0MM X 89.0MM X 315.0MM STEEL FRAME
 (0.59X3.5X12.4 INCH) 120 KSI
 1575MM (62 INCH) REAR FRAME OVERHANG

			PER UNIT		TOTAL
VEHICLE PRICE	TOTAL # OF UNITS (1)	\$	148,489	\$	148,489
EXTENDED WARRANTY		\$	4,345	\$	4,345
DEALER INSTALLED OPTIONS		\$	39,737	\$	39,737
CUSTOMER PRICE BEFORE TAX		\$	192,571	\$	192,571

TAXES AND FEES

TAXES AND FEES	\$	0	\$	0
OTHER CHARGES	\$	0	\$	0

TRADE-IN

TRADE-IN ALLOWANCE	\$	(0)	\$	(0)
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BALANCE DUE	(LOCAL CURRENCY)	\$	192,571	\$	192,571
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COMMENTS:

Projected delivery on ___ / ___ / ___ provided the order is received before ___ / ___ / ___.

APPROVAL:

Please indicate your acceptance of this quotation by signing below:

Customer: X_____ Date: ___ / ___ / ___.

Daimler Truck Financial

Financing that works for you.

See your local dealer for a competitive quote from Daimler Truck Financial, or contact us at Information@dtfoffers.com.

Daimler Truck Financial offers a variety of finance, lease and insurance solutions to fit your business needs. For more information about our products and services, visit our website at www.daimler-truckfinancial.com.

Prepared for:
CHAD BIRDSOING
EXCELSIOR SPRINGS CITY OF
103 E WATER STREET
EXCELSIOR SPRINGS, MO
64024
Phone: (816)630-0755

Prepared by:
Paul Goebel
MIDWAY STERLING TRUCK
CENTER
7601 N.E. 38TH STREET
KANSAS CITY, MO 64161
Phone: 816-455-3000

S P E C I F I C A T I O N P R O P O S A L

Data Code	Description	Weight Front	Weight Rear	Retail Price
Price Level				
PRL-28X	WST 47X/49X PRL-28X (EFF:MY25 ORDERS)			STD
Data Version				
DRL-023	SPECPRO21 DATA RELEASE VER 023			N/C
Vehicle Configuration				
001-470	WESTERN STAR 47X	9,050	6,525	\$224,378.00
004-225	2025 MODEL YEAR SPECIFIED			STD
002-004	SET BACK AXLE - TRUCK			STD
019-006	TRAILER TOWING PROVISION AT END OF FRAME WITH SAE J560	10	10	N/C
003-001	LH PRIMARY STEERING LOCATION			STD
General Service				
AA1-003	TRUCK/TRAILER CONFIGURATION			N/C
AA6-001	DOMICILED, USA 50 STATES (INCLUDING CALIFORNIA AND CARB OPT-IN STATES)			STD
99D-019	CARB EMISSIONS CERTIFICATION NOT FOR INITIAL REGISTRATION IN CALIFORNIA AND CARB OPT-IN STATES -CARB CLEAN IDLE (6X4 INCH LABELS ON LOWER FORWARD DRIVER DOOR)			\$112.00
AF2-998	NO STATE/PROVINCE INITIAL REGISTRATION SELECTED			N/C
A85-011	CONSTRUCTION SERVICE			STD
A84-1CO	CONSTRUCTION BUSINESS SEGMENT			STD
AA4-010	DIRT/SAND/ROCK COMMODITY			STD
AA5-002	TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN TRANSIT, IS SPENT ON PAVED ROADS			STD
AB1-008	MAXIMUM 8% EXPECTED GRADE			STD
AB5-001	SMOOTH CONCRETE OR ASPHALT PAVEMENT - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE			STD
995-1A5	WESTERN STAR VOCATIONAL WARRANTY			STD

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 64024
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 MIDWAY STERLING TRUCK
 CENTER
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	Data Code	Description	Weight Front	Weight Rear	Retail Price
	A66-99D	EXPECTED FRONT AXLE(S) LOAD : 20000.0 lbs			
	A68-99D	EXPECTED REAR DRIVE AXLE(S) LOAD : 46000.0 lbs			
	A63-99D	EXPECTED GROSS VEHICLE WEIGHT CAPACITY : 66000.0 lbs			
	A70-99D	EXPECTED GROSS COMBINATION WEIGHT : 80000.0 lbs			
Truck Service					
	AA3-004	END DUMP BODY			STD
	AF3-202	KRANZ AUTOMOTIVE BODY CO.			N/C
Tractor Service					
	AA2-005	FLATBED TRAILER			N/C
	AH6-001	SINGLE (1) TRAILER			N/C
Engine					
	101-3FG	DETROIT DD13 GEN 5 12.8L 410 HP @ 1625 RPM, 1900 GOV RPM, 1650 LB-FT @ 975 RPM			\$200.00
Electronic Parameters					
	79A-075	75 MPH ROAD SPEED LIMIT			STD
	79F-013	FLEET MANAGEMENT - DAILY ENGINE USAGE ENABLED			N/C
	79G-006	5 MINUTES IDLE SHUTDOWN WITH CLUTCH AND SERVICE BRAKE OVERRIDE			N/C
	79K-009	PTO MODE ENGINE RPM LIMIT - 1200 RPM			N/C
	79P-032	PTO RPM CONTROL WITH STEERING WHEEL SWITCHES			N/C
	79T-001	PTO MODE RPM INCREMENT - 25 RPM			N/C
	79U-002	PTO GOVERNOR RAMP RATE - 50 RPM PER SECOND			N/C
	79W-011	THREE CLUSTER MENU PTO SPEEDS			N/C
N	79X-005	PTO SPEED 1 SETTING - 900 RPM			N/C
	79Y-020	PTO SPEED 2 SETTING - 600 RPM			N/C
	79Z-017	PTO SPEED 3 SETTING - 600 RPM			N/C
	80A-009	ALTERNATE ROAD SPEED LIMIT - 15 MPH WITH PTO ENGAGED			N/C
N	80G-014	PTO MINIMUM RPM - 650			N/C
	80L-001	ENABLE AUTO ENGINE RPM ELEVATE FOR EXTENDED IDLE			N/C
	80S-003	PTO 1, DASH SWITCH, ENGAGE BEFORE DRIVING			N/C
Engine Equipment					

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99C-124	EPA 2010 GHG 2024/CARB 2024 ULTRALOW NOX CONFIGURATION			N/C
13E-001	STANDARD OIL PAN			N/C
105-001	ENGINE MOUNTED OIL CHECK AND FILL			STD
104-002	FUMOTO DRAIN VALVE(S) ON OIL PAN			\$68.00
014-116	SIDE OF HOOD AIR INTAKE WITH ENGINE MOUNTED AIR CLEANER			STD
124-105	LN 12V 170 AMP AVI 160 PAD MOUNT ALTERNATOR			STD
292-222	(3) DTNA GENUINE, HIGH TEMP AGM STARTING AND CYCLING, MIN 2775CCA, 570RC, THREADED STUD BATTERIES			STD
290-1AC	PASSENGER SEAT BATTERY BOX VENTED TO OUTSIDE OF CAB			STD
282-013	BATTERY BOX MOUNTED UNDER PASSENGER SEAT			STD
291-017	WIRE GROUND RETURN FOR BATTERY CABLES WITH ADDITIONAL FRAME GROUND RETURN			STD
289-006	PLASTIC BATTERY BOX COVER			STD
293-058	POSITIVE LOAD DISCONNECT WITH CAB MOUNTED CONTROL SWITCH MOUNTED OUTBOARD DRIVER SEAT	2		\$261.00
107-046	BW MODEL FE-921 19.0 CFM SINGLE CYLINDER AIR COMPRESSOR WITH SAFETY VALVE			STD
152-041	ELECTRONIC ENGINE INTEGRAL SHUTDOWN PROTECTION SYSTEM			STD
128-002	JACOBS COMPRESSION BRAKE			STD
016-1C2	RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B-PILLAR MOUNTED VERTICAL TAILPIPE			STD
28F-015	ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER THE ROAD ACTIVE REGENERATION AND VIRTUAL REGENERATION REQUEST SWITCH IN CLUSTER AND DASH MOUNTED INHIBIT SWITCH			STD
239-003	90 DEG STACK AND B-PILLAR PIPE WITH MINIMUM STACK PROTRUSION ABOVE CAB			\$12.00
237-1CR	RH CURVED VERTICAL TAILPIPE B-PILLAR MOUNTED ROUTED FROM STEP			STD
23U-002	13 GALLON DIESEL EXHAUST FLUID TANK	9	3	(\$187.00)
23Z-005	UNPOLISHED ALUMINUM WST DIESEL EXHAUST FLUID TANK COVER			STD
43X-001	LH HEAVY DUTY STANDARD DIESEL EXHAUST FLUID TANK LOCATION			STD

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43Y-001	STANDARD DIESEL EXHAUST FLUID TANK CAP			STD
242-001	STAINLESS STEEL AFTERTREATMENT DEVICE/MUFFLER/TAILOPIPE SHIELD			STD
273-059	ELECTRONICALLY CONTROLLED VARIABLE SPEED VISCOUS FAN DRIVE			STD
276-002	AUTOMATIC FAN CONTROL WITH DASH SWITCH AND INDICATOR LIGHT, NON ENGINE MOUNTED			\$10.00
122-1H2	DETROIT FUEL/WATER SEPARATOR WITH BYPASS AND 12 VOLT PREHEATER	10		\$441.00
110-068	DDC SUPPLIED ENGINE MOUNTED FUEL FILTER/FUEL WATER SEPARATOR WITH WATER-IN-FUEL INDICATOR			STD
118-001	FULL FLOW OIL FILTER			STD
266-107	1400 SQUARE INCH VOCATIONAL RADIATOR			STD
103-039	ANTIFREEZE TO -34F, OAT (NITRITE AND SILICATE FREE) EXTENDED LIFE COOLANT			STD
171-007	GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT			STD
261-001	STANDARD CHARGE AIR COOLER PLUMBING			STD
270-023	HDEP FIXED RATIO COOLANT PUMP AND RADIATOR DRAIN VALVE			STD
168-002	LOWER RADIATOR GUARD			STD
138-005	PHILLIPS-TEMRO 1500 WATT/115 VOLT BLOCK HEATER	4		\$30.00
140-022	CHROME ENGINE HEATER RECEPTACLE MOUNTED UNDER LH DOOR			\$80.00
155-076	DELCO 12V MOD 3.175-39MT+ STARTER WITH ENGINE ECU SOFTWARE PROTECTION AND INTEGRATED MAGNETIC SWITCH	-45		N/C

Transmission

342-1M3	ALLISON 4500 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION	STD
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Transmission Equipment

343-339	ALLISON VOCATIONAL PACKAGE 223 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODELS RDS, HS, MH AND TRV	STD
84B-012	ALLISON VOCATIONAL RATING FOR ON/OFF HIGHWAY APPLICATIONS AVAILABLE WITH ALL PRODUCT FAMILIES	STD
84C-023	PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY	STD

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84D-023	SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY			STD
84E-000	PRIMARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84F-000	SECONDARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84G-000	PRIMARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84H-000	SECONDARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
85E-007	MAXIMUM ENGINE SPEED FOR PTO ENGAGEMENT 800 RPM			N/C
353-076	QUICKFIT BODY LIGHTING CONNECTOR AT END OF FRAME, WITH BLUNTCUTS			\$200.00
34C-011	ELECTRONIC TRANSMISSION WIRING TO CUSTOMER INTERFACE CONNECTOR			\$84.00
362-823	CUSTOMER INSTALLED CHELSEA 280 SERIES PTO			STD
363-001	PTO MOUNTING, LH SIDE OF MAIN TRANSMISSION ALLISON			STD
341-018	MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN			STD
345-003	PUSH BUTTON ELECTRONIC SHIFT CONTROL, DASH MOUNTED			\$289.00
370-006	WATER TO OIL TRANSMISSION COOLER			STD
346-003	TRANSMISSION OIL CHECK AND FILL WITH ELECTRONIC OIL LEVEL CHECK			STD
35T-001	SYNTHETIC TRANSMISSION FLUID (TES-295 COMPLIANT)			STD

Front Axle and Equipment

400-1BB	DETROIT DA-F-20.0-5 20,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE	190		\$1,732.00
418-058	CONMET PRESET PLUS PREMIUM ALUMINUM FRONT HUBS			(\$620.00)
402-030	MERITOR 16.5X6 Q+ CAST SPIDER CAM FRONT BRAKES, DOUBLE ANCHOR, FABRICATED SHOES	10		(\$278.00)
403-002	NON-ASBESTOS FRONT BRAKE LINING			STD
419-023	CONMET CAST IRON FRONT BRAKE DRUMS			\$336.00

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Data Code	Description	Weight Front	Weight Rear	Retail Price
427-001	FRONT BRAKE DUST SHIELDS	5		(\$3.00)
409-006	FRONT OIL SEALS			STD
408-001	VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL			STD
405-003	HALDEX AUTOMATIC FRONT SLACK ADJUSTERS			\$172.00
536-104	DUAL POWER STEERING GEARS, BENDIX 16- 20K	80		\$1,542.00
534-003	4 QUART POWER STEERING RESERVOIR	5		N/C
533-001	OIL/AIR POWER STEERING COOLER	5		N/C
40T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 FRONT AXLE LUBE			STD

Front Suspension

620-025	20,000# TAPERLEAF FRONT SUSPENSION	145		\$748.00
619-005	MAINTENANCE FREE RUBBER BUSHINGS - FRONT SUSPENSION			STD
410-001	FRONT SHOCK ABSORBERS			STD

Rear Axle and Equipment

420-103	RT-46-160 46,000# R-SERIES TANDEM REAR AXLE		470	\$3,061.00
450-058	CONMET PRESET PLUS PREMIUM ALUMINUM REAR HUBS			(\$1,339.00)
421-430	4.30 REAR AXLE RATIO			STD
424-001	IRON REAR AXLE CARRIER WITH STANDARD AXLE HOUSING			STD
386-075	MXL 18T MERITOR EXTENDED LUBE MAIN DRIVELINE WITH HALF ROUND YOKES			STD
388-073	MXL 17T MERITOR EXTENDED LUBE INTERAXLE DRIVELINE WITH HALF ROUND YOKES			STD
452-006	DRIVER CONTROLLED TRACTION DIFFERENTIAL - BOTH TANDEM REAR AXLES		30	\$1,317.00
878-022	(1) INTERAXLE LOCK VALVE, (1) DRIVER CONTROLLED DIFFERENTIAL LOCK FORWARD- REAR AXLE VALVE AND (1) REAR-REAR AXLE VALVE			\$46.00
87A-005	INDICATOR LIGHT FOR EACH INTERAXLE LOCKOUT SWITCH			N/C
87B-009	INDICATOR LIGHT AND BUZZER FOR EACH DIFFERENTIAL LOCKOUT SWITCH			N/C
423-020	MERITOR 16.5X7 Q+ CAST SPIDER CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES			(\$937.00)
433-002	NON-ASBESTOS REAR BRAKE LINING			STD

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434-011	BRAKE CAMS AND CHAMBERS ON FORWARD SIDE OF DRIVE AXLE(S)			N/C
451-023	CONMET CAST IRON REAR BRAKE DRUMS			\$646.00
425-002	REAR BRAKE DUST SHIELDS		10	(\$25.00)
440-006	REAR OIL SEALS			STD
426-101	WABCO TRISTOP D LONGSTROKE 2-DRIVE AXLE SPRING PARKING CHAMBERS			(\$128.00)
428-003	HALDEX AUTOMATIC REAR SLACK ADJUSTERS			\$344.00
41T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 REAR AXLE LUBE			N/C
42T-001	STANDARD REAR AXLE BREATHER(S)			STD
Rear Suspension				
622-298	TUFTRAC GEN2 46,000# REAR SPRING SUSPENSION		560	\$3,230.00
621-108	9.5 INCH NOMINAL RIDE HEIGHT (460MM GLOBAL REFERENCE HEIGHT)			N/C
431-003	AXLE CLAMPING GROUP			N/C
624-025	55 INCH AXLE SPACING			STD
623-006	FORE/AFT AND TRANSVERSE CONTROL RODS			N/C
439-002	REAR SHOCK ABSORBERS - TWO AXLES (TANDEM)		40	\$194.00
Pusher / Tag Equipment				
429-998	NO PUSHER/TAG BRAKE DUST SHIELDS			STD
Brake System				
490-1AV	WABCO 6S/6M ABS WITH TRACTION CONTROL WITH ATC SHUT OFF SWITCH			STD
871-001	REINFORCED NYLON, FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES			STD
432-003	RELAY VALVE WITH 5-8 PSI CRACK PRESSURE, NO REAR PROPORTIONING VALVE			STD
480-040	WABCO SYSTEM SAVER 1200 HEATED AIR DRYER WITH PRESSURE CONTROL VALVE			STD
483-004	WABCO OIL COALESCING FILTER FOR AIR DRYER			STD
479-012	AIR DRYER MOUNTED UNDER HOOD			STD
460-001	STEEL AIR BRAKE RESERVOIRS			STD
477-019	BW DV-2 AUTO DRAIN VALVE WITH HEATER TO WET TANK; DRAIN VALVE CABLES ON ALL OTHER TANKS			\$141.00
485-037	CAB BLOW OUT KIT WITH AIR HOSE AND NOZZLE INSIDE LH CAB ENTRY DOOR	2		\$125.00

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Data Code	Description	Weight Front	Weight Rear	Retail Price
Trailer Connections				
914-001	AIR CONNECTIONS TO END OF FRAME WITH GLAD HANDS FOR TRUCK AND NO DUST COVERS	5	5	\$70.00
919-062	(2) ADDITIONAL SWITCHES FOR ELEC/AIR SOLENOIDS W/STATE RETENTION PLUMBED TO END OF FRAME			\$157.00
296-010	PRIMARY CONNECTOR/RECEPTACLE WIRED FOR SEPARATE STOP/TURN, ABS CENTER PIN POWERED THROUGH IGNITION			\$40.00
303-025	SAE J560 7-WAY PRIMARY TRAILER CABLE RECEPTACLE MOUNTED END OF FRAME			\$130.00
Wheelbase & Frame				
545-567	5675MM (223 INCH) WHEELBASE			N/C
546-107	15.0MM X 89.0MM X 315.0MM STEEL FRAME (0.59X3.5X12.4 INCH) 120 KSI	590	500	\$1,703.00
552-029	1575MM (62 INCH) REAR FRAME OVERHANG			N/C
55W-006	FRAME OVERHANG RANGE: 61 INCH TO 70 INCH	-40	110	N/C
AC8-99D	CALC'D BACK OF CAB TO REAR SUSP C/L (CA) : 158.27 in			
AE4-99D	CALC'D FRAME LENGTH - OVERALL : 331.43 in			
ZF1-99D	FRAME HEIGHT TOP FRONT UNLADEN : 45.22 in			
ZF2-99D	FRAME HEIGHT TOP FRONT LADEN : 41.86 in			
ZF3-99D	FRAME HEIGHT TOP REAR UNLADEN : 43.37 in			
ZF4-99D	FRAME HEIGHT TOP REAR LADEN : 40.96 in			
553-001	SQUARE END OF FRAME			STD
559-001	STANDARD WEIGHT ENGINE CROSSMEMBER			STD
561-015	STANDARD CAST ALUMINUM CROSSMEMBER BACK OF TRANSMISSION			STD
562-063	STANDARD CAST ALUMINUM MIDSHIP			STD
572-082	STANDARD CAST ALUMINUM REARMOST CROSSMEMBER			STD
565-001	STANDARD SUSPENSION CROSSMEMBER		20	N/C
568-015	HEAVY DUTY REAR SUSPENSION CROSSMEMBER		30	\$420.00
Chassis Equipment				
025-001	UNPOLISHED ALUMINUM WST EQUIPMENT COVERS			STD
556-127	BRIGHT STEEL 1/8 INCH VOCATIONAL BUMPER			STD

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558-066	REMOVABLE PROUD CENTERED FRONT TOW PIN	50		\$410.00
574-001	BUMPER MOUNTING FOR SINGLE LICENSE PLATE			STD
551-034	CLASS 10.9 THREADED METRIC FASTENERS			STD
44Z-002	EXTERIOR HARNESSSES WRAPPED IN ABRASION TAPE			STD
924-007	LEFT HAND SIDE HEAVY DUTY BRACKETS REQUIRED			\$21.00
928-007	RIGHT HAND SIDE HEAVY DUTY BRACKETS REQUIRED			\$21.00
Fuel Tanks				
204-154	80 GALLON/302 LITER ALUMINUM FUEL TANK - LH	10		\$86.00
218-006	25 INCH DIAMETER FUEL TANK(S)			STD
215-005	PLAIN ALUMINUM/PAINTED STEEL FUEL/HYDRAULIC TANK(S) WITH PAINTED BANDS			STD
212-007	FUEL TANK(S) FORWARD			STD
664-001	PLAIN STEP FINISH			STD
205-001	FUEL TANK CAP(S)			STD
216-020	EQUIFLO INBOARD FUEL SYSTEM			STD
202-016	HIGH TEMPERATURE REINFORCED NYLON FUEL LINE			STD
Tires				
093-0TB	MICHELIN XZY-3 425/65R22.5 20 PLY RADIAL FRONT TIRES	196		\$1,000.00
094-17X	MICHELIN X MULTI D+ 11R22.5 16 PLY RADIAL REAR TIRES		120	(\$80.00)
Wheels				
502-1H5	ALCOA LVL ONE 82462X 22.5X12.25 10-HUB PILOT 4.68 INSET 10-HAND ALUMINUM DISC FRONT WHEELS	-8		\$390.00
505-1BH	ACCURIDE 29169 22.5X8.25 10-HUB PILOT 5- HAND HD STEEL DISC REAR WHEELS		88	(\$864.00)
496-011	FRONT WHEEL MOUNTING NUTS			STD
497-011	REAR WHEEL MOUNTING NUTS			STD
Cab Exterior				
829-053	111.6 INCH BBC CONVENTIONAL ALUMINUM CAB			STD
82A-028	STAINLESS STEEL CAB ACCENT MOLDING			STD

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Data Code	Description	Weight Front	Weight Rear	Retail Price
667-001	FRONT FENDERS			STD
754-017	BOLT-ON MOLDED FLEXIBLE FENDER EXTENSIONS	10		\$115.00
678-066	INTERIOR GRAB HANDLES WITH ADDED LOWER LH AND RH A PILLAR GRAB HANDLES AND LH AND RH EXTERIOR NON-SLIP GRAB HANDLES			STD
65X-010	BRIGHT HOOD MOUNTED AIR INTAKE GRILLE, BLACK SCREEN, WITH LED ACCENT LIGHTS			STD
640-016	X-SERIES STEEL REINFORCED ALUMINUM CAB			STD
644-048	X-SERIES VOCATIONAL HOOD			STD
67U-001	HOOD OPENING ASSIST WITH LOCKING STRUT			STD
652-016	WESTERN STAR NAMEPLATES			STD
727-012	DUAL HADLEY SD-978 26 INCH RECTANGULAR AIR HORNS			STD
726-001	SINGLE ELECTRIC HORN			STD
575-001	REAR LICENSE PLATE MOUNT END OF FRAME			STD
312-095	DUAL STAGE INTELLIGENT LED HEADLIGHTS WITH HEATED LENS SYSTEM			STD
302-072	ROOF MOUNTED LED MARKER LIGHTS			STD
311-001	DAYTIME RUNNING LIGHTS			STD
294-1AU	INDIVIDUAL LED STOP/TURN/BACKUP LIGHTS GROMMET MOUNTED BELOW RAIL			(\$27.00)
300-043	LED SIDE TURN SIGNAL			STD
744-106	C-BAR MIRROR SYSTEM WITH DUAL HEATED MIRRORS WITH INTEGRAL HEATED CONVEX, DUAL REMOTE, STAINLESS STEEL BACK COVER, AND BLACK C-BAR			STD
796-001	102 INCH EQUIPMENT WIDTH			STD
743-209	LH AND RH CONVEX MIRRORS INTEGRAL WITH PRIMARY MIRRORS			STD
74A-001	RH DOWN VIEW MIRROR			STD
74B-112	RH HEATED BLACK HOOD/FENDER MOUNTED SIDE VIEW MIRROR WITH BLACK MOUNTING ARM	4		\$143.00
64A-998	NO HOOD MOUNTED BUG DEFLECTOR			STD
729-001	STANDARD SIDE/REAR REFLECTORS			STD
677-098	UNPOLISHED ALUMINUM WST AFTERTREATMENT SYSTEM COVER			STD
768-064	SINGLE SOLAR TINTED REAR WINDOW, (1) 31 INCH X 20 INCH			STD
663-019	1-PIECE ROPED-IN SOLAR GREEN GLASS WINDSHIELD			STD

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659-006	8 LITER (2 GAL) WINDSHIELD WASHER RESERVOIR, CAB MOUNTED, WITH FLUID LEVEL INDICATOR			STD
Cab Interior				
055-015	X-SERIES BASE INTERIOR TRIM LEVEL PACKAGE			STD
707-1C3	CHARCOAL BLACK VINYL BASE LEVEL INTERIOR			STD
70K-016	CARBON WITH BASE BLACK ACCENT			STD
772-035	BLACK MATS WITH ADDED FLOOR HEAT AND NOISE INSULATION			\$126.00
785-014	(2) DASH MOUNTED POWER OUTLETS AND COIN TRAY			STD
691-001	FORWARD ROOF MOUNTED CONSOLE			STD
693-019	LH AND RH DOOR STORAGE POCKETS INTEGRATED INTO MOLDED DOOR PANELS			STD
741-015	(2) COAT HOOKS ON BACKWALL OF CAB			STD
738-021	DIGITAL ALARM CLOCK IN DRIVER DISPLAY			STD
720-035	2-1/2 LB. FIRE EXTINGUISHER MOUNTED INBOARD OF DRIVER SEAT	5		\$35.00
170-015	STANDARD HEATER PLUMBING			STD
698-001	RADIATOR MOUNTED AIR CONDITIONER CONDENSER			STD
739-034	PREMIUM INSULATION			\$83.00
324-1B2	PREMIUM LED CAB LIGHTING			\$130.00
787-004	REMOTE KEYLESS ENTRY AND 2 TRANSMITTERS			STD
657-001	DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME			STD
78G-003	KEY QUANTITY OF 3			\$9.00
655-028	LH AND RH ELECTRIC DOOR LOCKS WITH AUTO UNLOCK FEATURE WHEN DOOR IS SET FROM OPEN TO CLOSED POSITION			STD
64C-003	BLACK DOOR HANDLES			STD
722-002	TRIANGULAR REFLECTORS WITHOUT FLARES	10		\$31.00
756-1J6	PREMIUM 2.0 HIGH BACK AIR SUSPENSION DRIVER SEAT WITH 2 AIR LUMBAR, INTEGRATED CUSHION EXTENSION, TILT AND ADJUSTABLE SHOCK	20		\$23.00
760-294	BATTERY BOX MID BACK NON SUSPENSION PASSENGER SEAT			STD
759-009	INBOARD DRIVER SEAT ARMREST, NO PASSENGER SEAT ARMREST	2		(\$32.00)

Prepared for:
 CHAD BIRDSOING
 EXCELSIOR SPRINGS CITY OF
 103 E WATER STREET
 EXCELSIOR SPRINGS, MO
 64024
 Phone: (816)630-0755

Prepared by:
 Paul Goebel
 MIDWAY STERLING TRUCK
 CENTER
 7601 N.E. 38TH STREET
 KANSAS CITY, MO 64161
 Phone: 816-455-3000

Data Code	Description	Weight Front	Weight Rear	Retail Price
758-135	BLACK MORDURA CLOTH DRIVER SEAT COVER WITH EMBROIDERED LOGO			STD
761-138	BLACK MORDURA CLOTH PASSENGER SEAT COVER WITH NO LOGO			STD
763-1AA	3 POINT ADJUSTABLE D-RING RETRACTOR DRIVER AND FIXED D-RING RETRACTOR PASSENGER SEAT BELTS			STD
532-002	ADJUSTABLE TILT AND TELESCOPING STEERING COLUMN			STD
540-044	4-SPOKE 18 INCH (450MM) BLACK STEERING WHEEL WITH SWITCHES			STD
765-002	DRIVER AND PASSENGER INTERIOR SUN VISORS			STD
Instruments & Controls				
185-004	STANDARD FOOT PEDAL SYSTEM			STD
106-002	ELECTRONIC ACCELERATOR CONTROL			STD
870-001	BLACK GAUGE BEZELS			STD
734-018	STANDARD CENTER INSTRUMENT PANEL			STD
838-001	(1) PNEUMATIC SINGLE BRAKE APPLICATION AIR GAUGE			\$114.00
840-001	DUAL NEEDLE PRIMARY AND SECONDARY AIR PRESSURE GAUGE			STD
198-025	INTAKE MOUNTED AIR RESTRICTION INDICATOR WITHOUT GRADUATIONS			STD
721-021	87 DB TO 112 DB SELF-ADJUSTING BACKUP ALARM		3	\$59.00
149-015	ELECTRONIC CRUISE CONTROL WITH CONTROLS ON STEERING WHEEL SPOKES			STD
156-007	KEY OPERATED IGNITION SWITCH AND INTEGRAL START POSITION; 4 POSITION OFF/RUN/START/ACCESSORY			STD
811-044	PREMIUM INSTRUMENT CLUSTER WITH 5.0 INCH TFT COLOR DISPLAY			STD
81B-003	DIGITAL PANEL LAMP DIMMER SWITCH IN DRIVER DISPLAY			STD
160-045	HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE CONNECTOR WITH DUST CAP LOCATED BELOW LH DASH			STD
844-001	2 INCH ELECTRIC FUEL GAUGE			STD
148-072	ENGINE REMOTE INTERFACE WITH ONE OR MORE SET SPEEDS			\$134.00
866-019	DIGITAL DUAL REAR AXLE TEMPERATURE IN DRIVER DISPLAY WITH SENSOR SHIELDS			\$90.00

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Data Code	Description	Weight Front	Weight Rear	Retail Price
856-001	ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE			STD
854-001	ENGINE OIL TEMPERATURE GAUGE			STD
852-002	ELECTRIC ENGINE OIL PRESSURE GAUGE			STD
864-022	DIGITAL TRANSMISSION OIL TEMPERATURE IN DRIVER DISPLAY			(\$47.00)
867-004	ELECTRONIC OUTSIDE TEMPERATURE SENSOR DISPLAY IN DRIVER MESSAGE CENTER			STD
830-017	ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN DRIVER DISPLAY			STD
372-123	PTO CONTROLS FOR ENHANCED VEHICLE ELECTRIC/ELECTRONIC ARCHITECTURE			STD
080-105	PTO PKG 05, END DUMP, FEEDLOT, SWEEPER, RECYCLER, SAND SPREADER			N/C
736-998	NO OBSTACLE DETECTION SYSTEM			(\$4,324.00)
73K-998	NO SIDE OBJECT DETECTION SYSTEM			STD
72J-998	NO DR ASSIST SYSTEM			(\$32.00)
49B-004	ELECTRONIC STABILITY CONTROL			STD
73B-998	NO LANE DEPARTURE WARNING SYSTEM			(\$1,080.00)
35M-010	QUICKFIT PROGRAMMABLE INTERFACE MODULE	10		\$154.00
6TS-008	(2) TMC RP1226 ACCESSORY CONNECTORS: (1) LOCATED BEHIND PASSENGER SIDE REMOVABLE DASH PANEL (1) CENTER OF OVERHEAD CONSOLE			\$30.00
1U1-002	TOP OF DASH RAM MOUNT WITHOUT POWER OR GROUND, FOR CUSTOMER FURNISHED DEVICE			\$32.00
746-137	AM/FM/WB WORLD TUNER RADIO WITH BLUETOOTH, USB AND AUXILIARY INPUTS, J1939			STD
747-001	DASH MOUNTED RADIO			STD
750-041	STANDARD SPEAKER SYSTEM			STD
753-007	AM/FM ANTENNA MOUNTED ON RH SIDE MIRROR			STD
748-044	UNIDEN PC78LTX FACTORY INSTALLED CB RADIO WITH SWR METER	5		\$184.00
749-001	ROOF/OVERHEAD CONSOLE CB RADIO PROVISION			STD
751-001	SINGLE REMOTE SPEAKER WITH LEAD FOR 2-WAY RADIO			STD
752-004	SINGLE FIBERGLASS LH MIRROR MOUNTED CB ANTENNA WITH BRACKET AND LEAD			STD

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Data Code	Description	Weight Front	Weight Rear	Retail Price
810-027	ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER			STD
812-032	ELECTRONIC 2500 RPM TACHOMETER			STD
813-1C8	DETROIT CONNECT PLATFORM HARDWARE			STD
8D1-205	5 YEARS DETROIT CONNECT BASE PACKAGE (FEATURES VARY BY MODEL) DETROIT CONNECT PLATFORM			STD
162-002	IGNITION SWITCH CONTROLLED ENGINE STOP			STD
81Y-005	PRE-TRIP INSPECTION FEATURE FOR EXTERIOR LAMPS ONLY			STD
482-001	BW TRACTOR PROTECTION VALVE			\$120.00
883-001	TRAILER HAND CONTROL BRAKE VALVE	2		\$35.00
842-006	DIGITAL TURBO AIR PRESSURE IN DRIVER DISPLAY			(\$23.00)
836-015	DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY			STD
304-030	ROTARY HEADLAMP SWITCH, MARKER LIGHTS/HEADLIGHTS SWITCH WITH PULL OUT FOR OPTIONAL FOG/ROAD LAMPS			N/C
882-021	TWO VALVE PARKING BRAKE SYSTEM WITH DASH VALVE CONTROL AUTONEUTRAL AND WARNING INDICATOR			\$60.00
299-020	SELF CANCELING TURN SIGNAL SWITCH WITH DIMMER, HEADLAMP FLASH, WASH/WIPE/INTERMITTENT			STD
48H-003	QUICKFIT POWERTRAIN INTERFACE CONNECTOR UNDER CAB WITH CAPS			\$79.00
4CH-008	8 EXTRA PROGRAMMABLE SWITCHES/INDICATORS			\$174.00
48C-003	QUICKFIT PROGRAMMABLE INTERFACE CONNECTOR(S) UNDER CAB WITH CAP			\$6.00
87G-005	OPTIONAL AIR SWITCH 1 WITH NO INTLK			N/C
87T-002	OPTIONAL AIR SWITCH 2 WITH IGN ON			\$52.00
Design				
065-000	PAINT: ONE SOLID COLOR			STD
Color				
980-5AM	CAB COLOR A: L0235EY CANDY APPLE RED ELITE EY			N/C
986-020	BLACK, HIGH SOLIDS POLYURETHANE CHASSIS PAINT			STD
966-972	POWDER WHITE (N0006EA) REAR WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)			N/C

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Data Code	Description	Weight Front	Weight Rear	Retail Price
Certification / Compliance				
996-001	U.S. FMVSS CERTIFICATION, EXCEPT SALES CABS AND GLIDER KITS			STD

Sales Programs

NO SALES PROGRAMS HAVE BEEN SELECTED

TOTAL VEHICLE SUMMARY

Adjusted List Price

Adjusted List Price ** \$236,239.00

Weight Summary

	Weight Front	Weight Rear	Total Weight
Factory Weight ⁺	10353 lbs	8524 lbs	18877 lbs
Dealer Installed Options	0 lbs	0 lbs	0 lbs
Total Weight ⁺	10353 lbs	8524 lbs	18877 lbs

ITEMS NOT INCLUDED IN ADJUSTED LIST PRICE

Other Factory Charges

PNZ-003	CARB-COMPLIANT BASE WARRANTY DD13 / X12	\$1,590.00
RAU-025	MY25 ESCALATOR	\$2,750.00
RD1-205	5 YRS DETROIT CONNECT BASE PKG (FEATURES VARY BY MODEL) DETROIT CONNECT PLATFORM	STD
RFY-022	FRONT TIRE SURCHARGE	\$130.00
RFU-022	REAR TIRE SURCHARGE	\$520.00
P73-2WS	STANDARD DESTINATION CHARGE	\$3,375.00

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Extended Warranty

WAI-6VV	EW4: DD13 CARB COMPLIANT VOC 7 YEARS/100,000 MILES/161,000 KM. EXTENDED ENGINE COVERAGE. FEX APPLIES	\$4,345.00
Currency Exchange Rate		1.0000
Total Extended Warranty (Local Currency)		\$4,345.00

Dealer Installed Options

		Weight Front	Weight Rear	Price
BODY	KRANZ FURNISHED AND SUPPLIED 16' DUMP BODY WITH TARP, PINTLE PLATE AND BRAKE CONTROLLER	0	0	\$39,737.00
Total Dealer Installed Options		0 lbs	0 lbs	\$39,737.00

(+) Weights shown are estimates only.

If weight is critical, contact Customer Application Engineering.

(**) Prices shown do not include taxes, fees, etc... "Net Equipment Selling Price" is located on the Quotation Details Proposal Report.

(***) All cost increases for major components (Engines, Transmissions, Axles, Front and Rear Tires) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to factory invoices.



Public Works
Council Meeting 1/2/2024

To: Mayor and City Council
From: Chad Birdsong, Director of Public Works
Date: 12/21/2023
RE: Consideration of Wastewater Treatment Plant Clarifier Scraper Blade Purchase - Resolution No. 1492

The two clarifiers at the WWTP are in need of having the scraper blades replaced. These are a wear item as they scrape the bottom of the two clarifiers continually since operation began at the plant startup. Parkson has provided a quote for this work to replace and install 5 of the scrapers at a cost of \$55,650.00. This would be a sole source vendor as the original equipment manufacturer is no longer in business, and Parkson bought them out. A resolution has been prepared and is attached for your consideration and approval of this repair to the clarifiers.

If you have any questions regarding this matter, please don't hesitate to call me.

Chad Birdsong, Director of Public Works

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution Letter	12/27/2023
Parkson Quote for Scraper Blades	Backup Material	12/21/2023

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PURCHASE OF WASTEWATER TREATMENT PLANT CLARIFIER SCRAPER BLADE ASSEMBLIES FROM PARKSON IN AN AMOUNT NOT TO EXCEED \$55,650.00 AND WAIVING THE BIDDING PROCEDURES FOR THIS PURCHASE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Section 1. The City Council hereby approves and authorizes the purchase of Wastewater Treatment Plant Clarifier Scraper Blade Assemblies from Parkson in an amount not to exceed \$55,650.00. The City Council hereby determines that such purchase is in the best interest of the City due to the original equipment manufacturer is no longer business, and Parkson now services the manufacturing line, and therefore waives the bidding procedures for this purchase pursuant to City Code Section 165.140.C.

Section 2. The City shall, and the officials, agents, and employees of the City are hereby authorized and directed to, take such further action, and execute such documents, certificates, and instruments as may be necessary to carry out and comply with the intent of this Resolution.

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

THIS RESOLUTION PASSED AND APPROVED THIS ____ DAY OF _____, 2024.

ATTEST:

Mark D. Spohn, Mayor

Shannon Stroud, City Clerk

REVIEWED BY:

Molly McGovern, City Manager



Aftermarket

Date Issued: 2023-12-07

Quote Number 00036508

Expiration Date: 2024-01-08

Eric Clevenger
Excelsior Springs, MO
Phone: (816) 372-0156
Email: wwplant@excelsiorsprings.gov

Thank you for your inquiry for Parkson Aftermarket parts. Below is the quote for the items requested. You may accept this quotation as your order by completing the fields below and submitting. You may also download as a PDF for processing through your purchasing team. If this is your first order in a while, please provide the billing and shipping info below. Please consider this email plus the link below to our Terms & Conditions to be the complete quotation.

Project Number 978

Please verify this project (serial) number is accurate for this order.

Item Number	Product	Quantity	Price	Total Price
Custom	Customized1 Clarifier scraper blades complete (NO T-Arms)	5	\$6,968.00	\$34,840.00
0900001-	x- Field Service Service call to install scraper blades 3 men for 5.5 days.	1	\$20,810.00	\$20,810.00

Please include a copy of your Tax-Exempt Certificate if the order is Not Taxable.

Total \$55,650.00

NOTE REGARDING CA PREVAILING WAGES: Parkson, as the original equipment manufacturer, will be servicing/reconditioning its own proprietary equipment, which service may contain our proprietary trade secrets and knowhow. No craft or trade would be appropriate for apprentices related to this work. If the awarding body requires apprenticeship coverage, then Parkson would need to amend its quoted pricing and completion time.

Schedule and Shipping

The above items have a lead-time of **10 - 12 Weeks..** Field Service is not scheduled until parts are on site and could be a week or two after delivery. Our freight terms are **Prepay and Add**. The FOB Point for this order is **Shipping Point**.

Please advise of your shipping preference:

Thank you for the opportunity to present our quotation.

We look forward to working with you.

Meet our team: Parkson-MRI-Schreiber Parts Team

Customer Readiness

- Unit must be removed from service, cleaned, and ready for work. Non-readiness may result in additional charges.
 - Upon disassembly on-site, if any unforeseen parts or structural repairs are discovered, Parkson will notify the customer prior to commencement of any repairs which will be beyond the originally quoted scope. The costs for these items and any time extension will be added to the scope of work.
 - Personnel Safety is of utmost importance. Provide a safe work area around the equipment.
 - Whenever possible, unit should be staged away a safe distance from any currently utilized equipment and/or work areas.
 - Provide proper ventilation inside the building.
 - Care and storage of components upon receipt at customer's site.
 - Loading, unloading, uncrating, and re-crating (if necessary) of replacement parts.
-
- Delivered material needs to be stored at the same elevation and within 10 feet of the unit.
 - Redirected incoming flow.
 - Provide clean, dry work area.
 - Old parts weighing 50 lbs or more should be loaded on a customer supplied forklift (or equal) to place them in a customer supplied dumpster.

Customer May Need to Provide

- At a minimum, a forklift, and possibly a crane / hoist.
- Manlift, ladders.
- Dumpster for all old parts.
- Hydraulic puller to remove gear assembly.
- Any other specialty tool which may be required.

Acceptance

Purchase Orders can be accepted directly from this quote by accepting this offer below. If your company issues formal Purchase Orders, those should be made out to Parkson Corp. and emailed to your sales representative's email listed below. You can use the More Actions button or three vertical dots in the upper right corner to print or download this quote.

This Quotation governed by and subject to Parkson's Standard Conditions of Sales, which are incorporated by reference and accessible at: [Aftermarket Domestic Terms & Conditions](#).

Your issuance of a purchase order or other request to proceed shall be deemed your acceptance of our quoted terms. No terms, provisions, or conditions of any subsequent purchase order will have any effect on Parkson nor otherwise modify these accepted terms, even if such terms state otherwise. You may reject our quoted terms by providing us with a

**With Over 60 Years of
Customer Care, Parkson's
Brands Include:**

SCHREIBER

MRI

F1 FilterONE USA

HYCOR
LIQUID/SOLID SEPARATION

American
PUMP COMPANY INC.

**GREAT LAKES
ENVIRONMENTAL
LANCO**

ENVIRONMENTAL

WATERLINK

redline or other objections to our terms for mutual negotiation prior to any issuance of a purchase order.

Select your Payment Preference:

*Your sales team member will contact you to collect the card information. Credit card orders will not be charged packaging and handling. We accept MasterCard, Visa, and American Express. A 3.0% processing fee will be added to all invoices over \$10,000 paid by credit card.

**All Orders are subject to the approval of Parkson's credit department. If this is a first-time order, and you are requesting net payment terms, please include a copy of your credit/trade references. The above Packaging and Handling fee of \$25 is applicable on all orders under \$2,000 unless paying by credit card. Our remit to address is Parkson Corporation, PO BOX 737090, Dallas, Texas 75373-7090.

***ACH/Wire: PARKSON CORPORATION Master Account, JPMorgan Chase, New York, NY 10017
Account: 885093598, RTN/ABA: 021000021, Wire Swift Code BIC: CHASUS33

If Customer is arranging pick up: Once we notify you that your order is ready, please make payment within 5 working days per the below instruction. Items must be picked up by your carrier within 10 days. Orders left without communication from you beyond the timing outlined above, will be returned to our stock and considered cancelled.

Parkson has a \$50 min. order policy. There are no cancellations or returns on Electrical or Custom Parts. A 35% restocking fee applies to any other returns.

Individual item prices are based on a complete order for all parts listed on the quote. Any changes to quantity or expedited delivery time may result in a change to the prices quoted.

Quote Number 00036508

<p>Name: _____</p> <p>Title: _____</p> <p>Phone: _____</p> <p>Parkson will Email a PDF Invoice. Who shall this go to:</p> <p>_____</p> <p>PO# _____</p>	<p><input type="checkbox"/> Taxable or <input type="checkbox"/> Tax Exempt</p> <p><input type="checkbox"/> First Time Order? Please provide the following:</p> <p>Billing: _____</p> <p>_____</p> <p>_____</p> <p>Shipping: _____</p> <p>_____</p> <p>_____</p>
---	---

Sender: **Bradley Draper** Parkson - **Field Service Manager**
Phone: 205-655-7466 Email: bdraper@parkson.com Fax: 205-655-7669

Your Local Rep Enviro-Line Company

How are we doing? Please use the link to provide us with your Aftermarket Feedback.

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parkson.com/aftermarket





City Manager
Council Meeting 1/2/2024

To: Mayor and City Council
From: Molly McGovern, City Manager
Date: 12/27/2023
RE: Consideration of Lease Renewal with DEP for Use of 220 Dunbar - Ordinance No. 24-01-01

The old Firehouse located at Dunbar & St. Louis Ave. has been in use for the past 5 years as storage for Christmas Decorations and Parks & Recreation equipment. The arrangement has worked well as one central location for volunteer to access the equipment necessary to carry out their voluntary assignments in the community as coaches or decorators. This is a request to renew the existing arrangement. There is no monetary rent, the value of the lease is in exchange for the value of dressing the community up for Christmas for the community's enjoyment.

Molly McGovern, City Manager

ATTACHMENTS:

Description	Type	Upload Date
Ordinance	Ordinance	12/28/2023
Renewal of Property Lease Agreement	Backup Material	12/27/2023

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO RENEW A LEASE AGREEMENT WITH THE DOWNTOWN EXCELSIOR PARTNERSHIP FOR A PORTION OF THE BUILDING LOCATED AT 220 DUNBAR AVENUE.

WHEREAS, the City of Excelsior Springs is a City of the third class and a political subdivision of the State of Missouri, organized and existing under the Constitution and laws of the state; and

WHEREAS, the City Council understands that the community residents enjoy holiday decorations that are maintained by the Downtown Excelsior Partnership's Christmas Committee; and

WHEREAS, the City Council understands that the Downtown Excelsior Partnership's Christmas Committee needs a place to store such holiday decorations; and

WHEREAS, the City Council understands that the City owned building located at 220 Dunbar Avenue, Excelsior Springs, Missouri, has adequate vacant space to allow for storage of these holiday decorations; and

WHEREAS, the City Council finds that the value of the services provided by the Downtown Excelsior Partnership to the residents of the City equals or exceeds the reasonable rental rate of similar property in the City.

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Excelsior Springs, Missouri, that the City Manager shall be empowered to renew a lease with the Downtown Excelsior Partnership for part of the building located at 220 Dunbar Avenue, Excelsior Springs, Missouri

INTRODUCED IN WRITING, read by title two times, passed and approved on the _____ day of _____, 2024.

ATTEST:

Mark D. Spohn, Mayor

Shannon Stroud, City Clerk

REVIEWED BY:

Molly McGovern, City Manager

PROPERTY LEASE AGREEMENT

THIS LEASE is made as of _____, 2024, between the City of Excelsior Springs, Missouri, a municipal corporation hereinafter designated as "Lessor" and the Downtown Excelsior Partnership "Lessee", with an address of 201 E. Broadway, Excelsior Springs, Missouri, who hereby agree as follows:

1. **PREMISES.** Subject to the covenants and conditions of this Lease, Lessor leases to Lessee, and Lessee leases from Lessor, the premises (the "Premises") commonly known as 220 Dunbar Avenue in the City of Excelsior Springs, County of Clay, State of Missouri. This space shall be shared with the Excelsior Springs Parks and Recreation Department who will be storing sporting equipment in the building. The Parks and Recreation Department will need an area of approximately 25 feet by 30 feet and will need access for coaches and staff to distribute sporting equipment.

2. **USE OF PREMISES.** The Premises shall be used only for the storage and maintenance of holiday decorations ("Permitted Use").

3. **TERM.** This agreement shall run for a five-year period and can be renewed for additional periods upon agreement of both parties. This lease does not automatically renew, but requires action by both parties for such renewal to occur. In addition, either party can cancel this lease in writing by giving the other party 90 days' notice.

4. **LEASE PRICE.** In exchange for use of the property, the Lessee agrees to decorate the City for the holidays. Such decorations shall include pole-mounted street decorations, decorations in the Lane of Lights, and other decorations as the Lessee and Lessor agree is appropriate.

5. **PROPERTY INSURANCE.** Lessee shall maintain, at all times during the Term, adequate insurance to cover its personal property used, stored or kept in the Premises, provided, however, that Lessee shall not be obligated to obtain insurance in excess of the current level of coverage. Lessee shall have no obligation to repair or replace any improvements made by Lessee on the Premises damaged or destroyed by casualty event during the term of this Lease.

6. **INDEMNITY AND LIABILITY INSURANCE.** Lessee shall at all times indemnify, defend and hold Lessor harmless from all loss, liability, costs, damages and expenses that may occur or be claimed with respect to any person or persons, or property on or about the Premises or to the Premises resulting from any act done or omission by or through Lessee, its agents, employees, invitees or any person on the Premises by reason of Lessee's use or occupancy or resulting from lessee's non-use or possession of said property and any and all loss, cost, liability or expense resulting therefrom. Lessee shall maintain, at all times during the Term, comprehensive general liability insurance in a responsible insurance company, licensed to do business in the state in which the Premises are located.

7. **ASSIGNMENT AND SUBLETTING.** Lessee shall not assign, transfer or encumber this Lease and shall not sublease the Premises or any part thereof.

8. **SIGNS AND ADVERTISEMENTS.** Lessee shall not place upon nor permit to be placed any part of the Premises, any signs, billboards or advertisements whatsoever, without the prior written consent of Lessor. All permitted signage shall be at Lessee's sole expense.

9. **CONDITION OF PREMISES.** Lessee accepts the Premises in its present condition. By its execution of this Lease, Lessee acknowledges that Lessor has made no warranties, representations or statements whatsoever concerning any condition or matter relating to the Premises. Lessee is hereby leasing the Premises "AS IS" and "WITH ALL FAULTS", including all environmental conditions and agrees that it relies upon no warranties, representations or statements by Lessor or any other persons for Lessor in entering into this Lease. On or before the end of the Term, the Lessee may, at its option, remove all of Lessee's personal property, trade fixtures, equipment and mechanical apparatus, and other related property from the Premises.

10. **MAINTENANCE AND REPAIR BY LESSOR.** Lessor shall maintain the Premises and keep the Premises in reasonable order, repair and condition at Lessor's sole cost and expense during the Term; except that notwithstanding anything else stated herein, the Lessor shall have no obligation to repair or replace the improvements made by Lessee on the Premises. Lessee shall police and keep the Premises clean, orderly, sightly, and unobstructed.

11. **LESSOR'S RIGHT OF ENTRY.** Lessor or Lessor's agent may enter the Premises and do anything Lessor may be required to do hereunder or which Lessor may deem necessary for the good of the Premises or any buildings of which they are a part.

12. **DAMAGE BY CASUALTY.** (a) If, during the Term or previous thereto, the Premises shall be destroyed or so damaged as to become untenable, then in such event, at the option of Lessee, this Lease shall terminate from the date of such damage or destruction. Lessee shall exercise this option to so terminate this Lease by notice in writing delivered to Lessor within thirty (30) days after such damage or destruction. Upon such notice, Lessee shall immediately surrender the Premises and all interest therein to Lessor, and Lessee shall pay rent only to the time of such damage or destruction. (b) If the Premises shall be slightly damaged, so as not to render the same untenable, then Lessee shall expeditiously repair the same and in that case the rent shall not abate. Except for rent abatement as herein provided, no compensation or claim shall be made by or allowed to Lessee by reason of any inconvenience arising from the necessity of repairing any portion of the building or the Premises.

13. **PERSONAL PROPERTY.** Lessor shall not be liable for any loss or damage to any fixtures, improvements or personal property of Lessee in or about the Premises as a result of any casualty.

14. **ALTERATIONS.** Lessee may make alterations to the Property consistent with the Permitted Use. Lessee shall not make any other alterations or additions in or to the Premises without the prior written consent of Lessor.

15. **UTILITIES AND SERVICES.** Lessor shall furnish and pay for all electricity, gas, water, fuel, trash removal, and any services or utilities used in or assessed against the Premises, unless otherwise provided.

16. **LEGAL REQUIREMENTS.** Lessee shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Premises or the use thereof, and Lessee shall indemnify, defend and hold Lessor harmless from expense or damage resulting from failure to do so.

17. **FIXTURES.** Except for Lessee's personal property, fixtures, equipment, and other related property, all alterations and additions installed or erected on the Premises, whether by or at the expense of Lessor or Lessee, shall belong to Lessor and shall remain and be surrendered with the Premises at the expiration of this Lease.

18. **WAIVER OF SUBROGATION.** As part of the consideration for this Lease, each of the parties hereby releases the other party from all liability for damage due to any act or neglect of the other party occasioned to property owned by said parties which is or might be incident to or the result of a fire or other casualty against loss for which either of the parties is now carrying or hereafter may carry insurance; provided, however, that the releases herein contained shall not apply to any loss or damage occasioned by intentional acts of either of the parties, and the parties further covenant that any insurance they obtain on their respective properties shall contain an appropriate provision whereby the insurance company, or companies, consent to the mutual release of liability contained in this paragraph.

19. **DEFAULT AND REMEDIES.** If: (a) Lessee fails to comply with any term, provision, condition, or covenant of this Lease and, after written notice to Lessee of the alleged default and the opportunity for Lessee to cure such default within a reasonable period following receipt of such notice, fails to cure such default; (b) Lessee deserts the Premises; (c) any petition is filed by or against Lessee under any section of the chapter of the Federal Bankruptcy Act, as amended, or under any similar law or statute of the United States or any state thereof; (d) Lessee becomes insolvent or makes a transfer in fraud of creditors; (e) Lessee makes an assignment for benefit of creditors; or (f) a receiver is appointed for Lessee or any of the assets of Lessee, then in any of such events, Lessee shall be in default and Lessor shall have the option to take any of the following actions but only to enter upon the Premises with process of law, and to expel, remove and put out Lessee or any other persons thereon, together with all personal property; and, Lessor may terminate this Lease or it may from time to time, without terminating this Lease, alter and change or demolish said Premises. No such re-entry or taking possession of the Premises shall be construed as an election on Lessor's part to terminate this Lease unless a written notice of such intention is given to Lessee. Lessor shall have the right and remedy to seek redress in the courts at any time to correct or remedy any default of Lessee by injunction or otherwise, without such resulting or being deemed a termination of this Lease, and Lessor, whether this Lease has been or is terminated or not, shall have the absolute right by court action or otherwise to collect any and all amounts of unpaid rent or unpaid additional rent or any other sums due from Lessee to Lessor under this Lease which were or are unpaid at the date of termination. If it is necessary for Lessor to bring any action under this Lease, to consult with an attorney concerning or for the enforcement of any of Lessor's rights, then Lessee agrees in each and any such case to pay to Lessor, Lessor's reasonable attorney's fees.

20. **WAIVER.** The rights and remedies of Lessor under this Lease, as well as those provided by law, shall be cumulative, and none shall be exclusive of any other rights or remedies. A waiver by Lessor of any breach or default of Lessee shall not be deemed or construed to be a continuing waiver of such breach or default nor as a waiver of such breach or default nor as a waiver of or permission, expressed or implied, for any subsequent breach or default. It is agreed that the acceptance by Lessor of any installment of rent subsequent to the date the same should have been paid shall not alter the covenant and obligation of Lessee to pay subsequent

installments of rent promptly upon the due date. Receipt by Lessor of partial payment after Lessee's default shall not be construed to be or constitute a cure of any such default. No receipt of money by Lessor before or after the termination of this Lease shall in any way reinstate, continued or extend the term above demised.

21. TOXIC OR HAZARDOUS MATERIALS. Lessee shall not store, use or dispose of any toxic or hazardous materials in, on or about the Premises without the prior written consent of Lessor. Lessee, at its sole cost, shall comply with all laws relating to Lessee's storage, use and disposal of hazardous or toxic materials. Lessee shall be solely responsible for and shall defend, indemnify and hold Lessor, its agents and employees, harmless from and against all claims, costs and liabilities, including attorney's fees and costs, arising out of or in connection with the storage, use or disposal of any toxic or hazardous materials in, on or about the Premises during the Term of the Lease, including, but not limited to, removal, clean-up and restoration work and materials necessary to return the Premises, and any other property of whatever nature located on the Premises, to their condition existing prior to the appearance of toxic or hazardous materials on the Premises.

22. NOTICES. Any notice hereunder shall be sufficient if sent by certified mail, addressed as follows:

to Lessor: City of Excelsior Springs, Missouri
 Attention: City Manager
 201 E. Broadway
 Excelsior Springs, MO 64024

to Lessee: Downtown Excelsior Partnership
 Attention: Executive Director
 201 E. Broadway
 Excelsior Springs, Missouri 64024

23. SUCCESSORS. The provisions, covenants and conditions of this Lease shall bind and inure to the benefit of the legal representatives, heirs, successors and assigns of each of the parties hereto, except that no assignment of subletting by Lessee shall vest any rights in the assignee or sublessee of Lessee.

24. QUIET POSSESSION. Lessor agrees, so long as Lessee fully complies with all of the terms, covenants and conditions herein contained on Lessee's part to be kept and performed, Lessee shall and may peaceably and quietly have, hold and enjoy the Premises for the Term aforesaid, it being expressly understood and agreed that the aforesaid covenant of quiet enjoyment shall be binding upon Lessor, its heirs, successors or assigns, but only during such party's ownership of the Premises. Lessor and Lessee further covenant and represent that each has full right, title, power and authority to make, execute and deliver this Lease.

25. BANKRUPTCY. Neither this Lease nor any interest herein nor any estate hereby created shall pass to any trustee or receiver in bankruptcy or to any other receiver or assignee for the benefit of creditors by operation of law or otherwise during the Term of any renewal thereof.

26. **ENTIRE AGREEMENT.** This Lease contains the entire agreement between the parties, and no modification of this Lease shall be binding upon the parties unless evidenced by an agreement in writing signed by Lessor and Lessee after the date hereof.

IN WITNESS WHEREOF, said parties hereunto subscribed their names. Executed in ____ originals.

LESSEE

DOWNTOWN EXCELSIOR PARTNERSHIP, INC.

By: _____

Date: _____

LESSOR

CITY OF EXCELSIOR SPRINGS, MISSOURI

By: _____

Date: _____



Community Development Council Meeting 1/2/2024

To: Mayor and City Council
From: Doug Hermes, Planning Consultant
Date: 12/20/2023
RE: Consideration of Amendment to Chapter 400.230 Zoning Regulation for Special Use Permits - Ordinance No. 24-01-02

Re: Staff Report for Case No. ZTA-23-002 – An application by the City of Excelsior Springs to amend Chapter 400.240 Accessory Uses in the Zoning Regulations, pertaining to Short Term Rental Properties, of the Excelsior Springs City Code as part of the City's Code Review Process. *(Public Hearing was held at the 12/19/23 P&Z Meeting)*

Applicant: City of Excelsior Springs

Background:

The Planning and Zoning Commission has conducted multiple study sessions regarding short-term rentals (STR). The Commission requested to hold these policy discussions on STRs to explore whether a more formal land use regulatory framework might be appropriate moving forward.

Currently, the City classifies STRs as rental businesses and has permitted them in residential units, in any zoning district, upon issuance of a SUP. Per standard City practice, all approved SUPs are issued for an initial 2-year period with the ability of the applicant to return at the end of the period and apply for an extension with no time period.

Following discussion of the various STR regulatory options that have been used in the surrounding region and nationwide, the Commission requested City staff offer approaches around the following principles:

1. Streamline review, approval and licensing process.
2. Offer more lenient standards in the key tourist location downtown.
3. Establish site and operation standards to mitigate potential impacts.

Following an initial consideration of the proposed ZTA application in October 2023, the Commission continued the application and requested further discussion regarding clarification on the standards for potential revocation of a STR business license or SUP and regarding potential density standards.

Staff Analysis:

To meet community expectations and the above noted principles, the proposed zoning text amendment encompasses the following:

- A. Short-Term Rentals (*def*) - A permanent residential dwelling unit or any portion of such dwelling unit, or a Mixed Residential and Non-Residential Use within the Central Business District, rented for occupancy for a period of less than 30 consecutive calendar days, regardless of whether a permanent resident is also present during the period of occupancy.
- B. STRs are permitted in any legally conforming single-family, two-family, three-family or four-family residential structure, or Mixed Residential and Non-Residential Use within the Central Business District, regardless of zoning district.
 - i. Within the Downtown Tourist Area – permitted outright
 - ii. Outside of the Downtown Tourist Area – Special Use Permit consideration
- C. All STRs shall obtain a City business license – issued upon compliance with all zoning and site standards, as applicable.
- D. Formal STR site standards:
 - i. Sufficient off-street parking shall be provided – a minimum of two onsite off-street parking spaces (covered or uncovered) for STRs with up to three bedrooms. An additional onsite off-street parking space is required for each bedroom over three.
 - ii. Occupancy – a maximum of two adult guests per bedroom.
 - iii. Inspection – City rental inspections are required every two (2) years.
 - iv. A STR City business license and/or SUP is subject to revocation upon three (3) or more City Code property maintenance and/or disturbance citations or charges thereby constituting a Chronic Nuisance, **within the one-year period of City business license issuance or renewal.**
- 5. STRs located in a Mixed Residential and Non-Residential Use within the Central Business District according to the standards of Section 400.180 Par. F are not subject to the off-street parking site standards.
- 6. Proposed STRs located in the Downtown Tourist Area unable to meet the off-street parking site standards may be considered through Special Use Permit application.
- 7. Only the property owner of record may obtain a City business license and/or apply for a Special Use Permit for a STR.

Based on Commission direction at the last Planning and Zoning Commission Study Session, the current proposed zoning text amendment does include clarification that the potential revocation of a STR business license and/or SUP could occur upon three (3) or more City Code citations within a defined one-year period, but does not include any density or separation requirements for STRs.

Staff Recommendation/Action Requested:

The Planning and Zoning Commission held three policy discussions regarding short-term rentals and developed a framework that satisfies the community goal of promoting additional options for visitors to the City while protecting neighborhood character. The proposed zoning text amendment should satisfy these expectations.

Staff recommends approval of the application.

Respectfully submitted,

Doug Hermes, Planning Consultant

ATTACHMENTS:

Description	Type	Upload Date
Ordinance	Ordinance	12/28/2023
P&Z Meeting Summary Excerpt	Backup Material	12/28/2023
Downtown Tourist Area Map	Backup Material	12/29/2023

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE IV, CHAPTER 400 ZONING REGULATIONS, SECTION 400.030 DEFINITIONS AND SECTION 400.240 ACCESSORY USES OF THE MUNICIPAL CODE BY ADOPTING A DEFINITION AND STANDARDS FOR SHORT TERM RENTALS

WHEREAS, at its meeting on December 19, 2023, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri (the "Commission") conducted a public hearing wherein it considered and reviewed an application by the City of Excelsior Springs (the "Applicant") for an amendment to the Zoning Regulations of the City by adopting a definition and standards for short term rentals, as recommended by the Director of Planning and Zoning; and

WHEREAS, the Commission recommended approval of the amendment to the City Council; and

WHEREAS, the proposed amendment will promote the development, rehabilitation, restoration, and preservation of property in the City and the educational, cultural, economic, health, safety and general welfare of the City; and

WHEREAS, Chapter 400, Section 400.030 Definitions of the Excelsior Springs Municipal Code provides definitions for certain words and terms in The Excelsior Springs Zoning Ordinance and Section 400.240 Accessory Uses provides for certain land uses, buildings and structures which are clearly incidental to and customarily and commonly associated with the main permitted use of the premises; and

WHEREAS, the City Council of the City of Excelsior Springs, Missouri has determined that the Municipal Code of the City should be revised as set forth herein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Excelsior Springs, Missouri, as follows:

Section 1. Chapter 400: Zoning Regulations, Section 400.030 Definitions and Section 400.240 Accessory Uses, of the Municipal Code is hereby amended by adopting a definition and standards for short term rentals, said amendment attached hereto and made a part hereof.

Section 2. Should any provision hereof for any reason be deemed or ruled illegal, invalid or unconstitutional by any court of competent jurisdiction, no other provision of this Ordinance shall be affected; and this Ordinance shall then be construed and enforced as if such illegal or invalid or unconstitutional provision had not been contained herein.

Section 3. The Mayor, the City Manager, the City Clerk and other appropriate City officials are hereby authorized to take any and all actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments, agreements and other documents, as may be necessary or convenient to perform all matters herein authorized.

Section 4. This Ordinance overrides any conflicting provision or regulation with the Municipal Code of the City of Excelsior Springs, Missouri.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval.

INTRODUCED IN WRITING, read by title two times, passed and approved on the ____ day of _____, 2024.

Mark D. Spohn, Mayor

ATTEST:

Shannon Stroud, City Clerk

REVIEWED BY:

Molly McGovern, City Manager

ATTACHMENT A

Section 400.030 Definitions

SHORT TERM RENTAL

A permanent residential dwelling unit or any portion of such dwelling unit, or a Mixed Residential and Non-Residential Use within the Central Business District, rented for occupancy for a period of less than 27 consecutive calendar days, regardless of whether a permanent resident is also present during the period of occupancy.

Section 400.240 Accessory Uses

Par. M Short Term Rental

1. Short Term Rentals are permitted in any legally conforming single-family, two-family, three-family or four-family residential structure, or Mixed Residential and Non-Residential Use within the Central Business District, regardless of zoning district.
 - a. Within the Downtown Tourist Area – Short Term Rentals are permitted outright.
 - b. Outside of the Downtown Tourist Area – Short Term Rentals are permitted with a Special Use Permit.
2. All Short Term Rentals shall obtain a City business license – issued upon compliance with all zoning and site standards, as applicable.
3. All Short Term Rentals shall comply with the following site standards:
 - a. Sufficient off-street parking shall be provided – a minimum of two onsite off-street parking spaces (covered or uncovered) for Short Term Rentals with up to three bedrooms. An additional onsite off-street parking space is required for each bedroom over three.
 - b. Occupancy – a maximum of two adult guests per bedroom.
 - c. Inspection – City rental inspections are required every two (2) years.
 - d. Short Term Rental City business license and/or Special Use Permit is subject to revocation upon three (3) or more City Code property maintenance and/or disturbance citations or charges thereby constituting a Chronic Nuisance, within the one-year period of City business license issuance or renewal.
4. Short Term Rentals located in a Mixed Residential and Non-Residential Use within the Central Business District according to the standards of Section 400.180 Par. F are not subject to the off-street parking site standards.
5. Proposed Short Term Rentals located in the Downtown Tourist Area unable to meet the off-street parking site standards may be considered through Special Use Permit application.
6. Only the property owner of record may obtain a City business license and/or apply for a Special Use Permit for a Short Term Rentals.

7. Boundaries of Downtown Tourist Area: The Elms Historic District, the Boarding House Historic District, and the Hall of Waters Historic District as established as Historic Preservation Districts and designated as such by the Official Zoning Map of the City of Excelsior Springs; AND Point of beginning: Intersection of Isley Boulevard and Saratoga Avenue; thence east along the centerline of Isley Boulevard to the southeast corner of Calhoun Street; thence south and southwesterly along the east side of Calhoun Street to the intersection of Lover's Lane/Isley Park Wood Trail; thence westerly along the centerline of Lover's Lane/Isley Park Wood Trail to the intersection of Isley Boulevard; thence east along the centerline of Isley Boulevard to the Point of the Beginning.

PLANNING AND ZONING COMMISSION

MEETING SUMMARY EXCERPT

December 19, 2023

1. **ZTA-23-002 – An application by the City of Excelsior Springs to amend Chapter 400.230 Special Use Permits in the Zoning Regulations, pertaining to Short Term Rental Properties, of the Excelsior Springs City Code as part of the City’s Code Review Process. (Public Hearing)**

Chairman Simmons asked for the staff report.

Mr. Hermes presented the information in the staff report.

Chairman Simmons asked the commission if they had any questions.

Chairman Simmons referenced the map of the Downtown Tourist Area and asked if City staff could explain the colors on the map so the public would know what they represent. Ms. Mehaffy explained how the different colors presented on the map represented the existing local historic districts and the historic survey area of the Isley neighborhood. Also outlined on the map was the Central Business District.

Hearing no further questions Chairman Simmons opened the public hearing at 6:11 p.m.

Chairman Simmons asked if anyone would like to address the commission for this case to step to the podium and provide their name and address.

Reggie St John, 160 Rockbridge Parkway, said he has been at the commission meetings several times regarding short term rentals. One of the things he has been lobbying for is a change in the current code for short term rentals. Until you have experienced it firsthand you don’t really know what can happen especially when one is operating illegally in your neighborhood. He stated that they can affect the entire neighborhood, and he would hate for any other neighborhood to go through what his neighborhood is currently going through. Mr. St. John said knows this matter will come before the City Council and he will oppose the application unless it contained language regarding some density requirements. Then, he said, it would be more palatable to him.

Chairman Simmons asked if anyone else would like to speak. No one else approached the podium. The public hearing was closed at 6:14 p.m.

Chairman Simmons asked if Commissioners had any additional questions or discussion.

Commissioner Gerdes said he thought the application was well put together.

Chairman Simmons said this will allow a three-strike policy for short term rentals to help with issues that could possibly arise. So, there will be a level of regulation. He noted that the City already has short term rentals that are well managed and are successful and we are not getting complaints about.

Commissioner Goldstein asked how is the city handling the current short-term rentals that are not compliant.

Ms. Mehaffey said two special use permit applications came before the commission and City Council earlier for short term rentals on two properties in the same neighborhood. They were operating without licenses and special use permits. The applications were ultimately denied and the next day the property owners were sent notice to wind down the short term rentals in 45 days. The property owners failed to do so, and the City reached out to Air BNB on multiple occasions to remove the property from their website. Ms. Mehaffy noted that has happened.

Ms. Mehaffy said that if this application is approved, another letter will be sent to the owners advising them to cease functioning as a short term rental or a citation would be issued. At that time, they can explain to the judge why they have not severed their business.

Commissioner Gerdes made the motion to approve case No. ZTA-23-002.

Commissioner Griffey seconded the motion.

Motion carried.

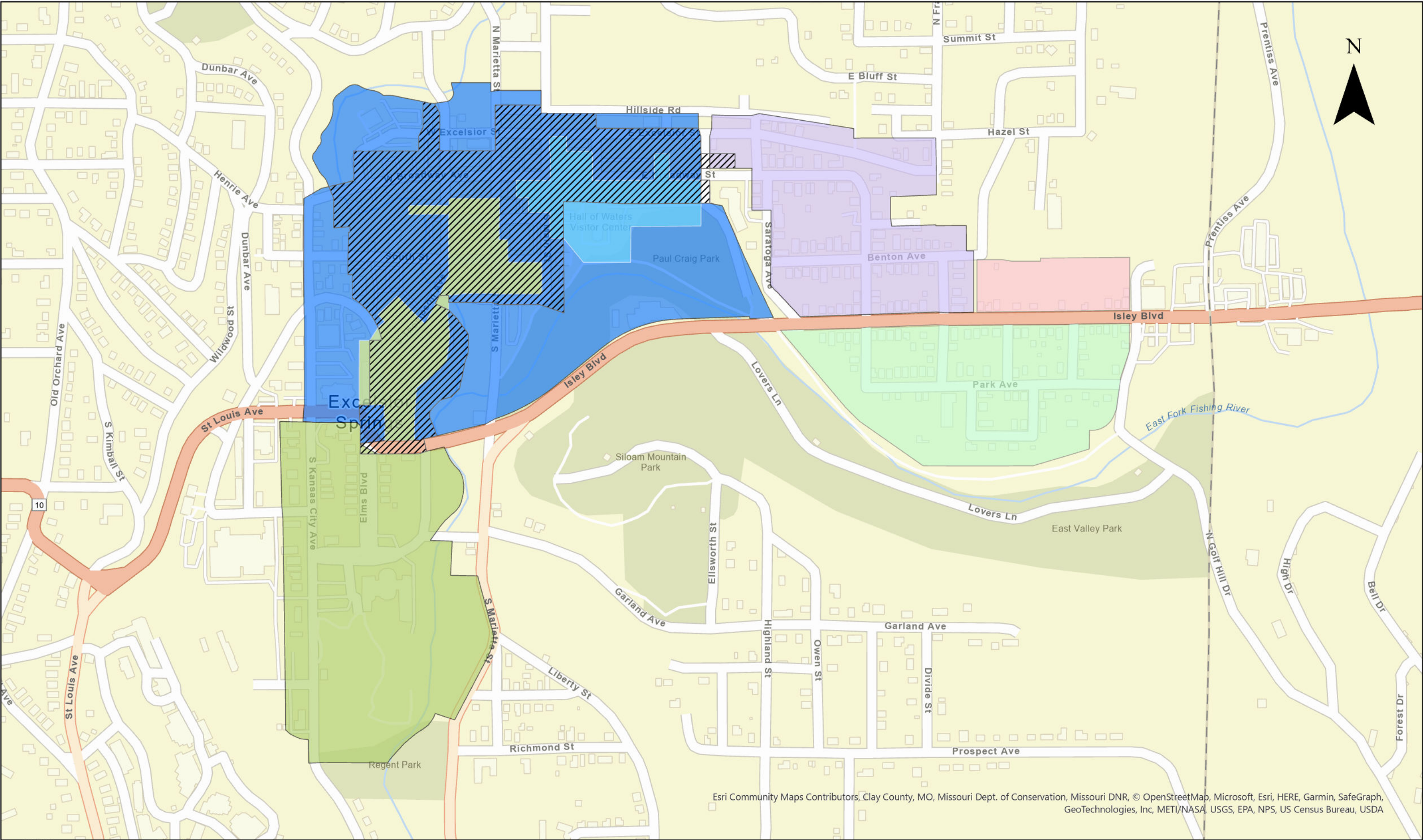
Vote: Motion passed 3-1-0

Yes: Commissioners Simmons, Gerdes and Griffey.

No: Commissioner: Goldstein

Abstain: None

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Excelsior Springs Downtown Tourist Area Map



Community Development Council Meeting 1/2/2024

To: Mayor and City Council
From: Shantele Frie, City Planner
Date: 12/20/2023
RE: Consideration of Special Use Permit for 812 Saint Louis Ave. - Ordinance No. 24-01-03

Re: Staff Report for Case Number SUP-23-006- Application by Sharps Property Management, LLC for a Special Use Permit for the use of a short-term rental in the R-1 single-family residential district at 812 St. Louis Avenue. (*Public Hearing*)

Applicant: Sharps Property Management LLC

The Planning & Zoning Commission met December 19, 2023

General Information:

Address: 812 St. Louis Avenue, Excelsior Springs
Current Zoning: R-1 Single-Family Residential District
Current Land Use: R-1 Single-Family Residential District (vacant)

Surrounding Zoning & Land Use: North – R-1; Single-Family Residential District
East – C-O; Non-Retail Business District
South – R-1; Single-Family Residential District
West – R-1; Single-Family Residential District

Background:

The applicant is requesting to operate this single-family residence as a short-term rental to allow the renting out for defined periods of time to visitors and vacationers, commonly known as an 'Airbnb' or 'VRBO.' There are two building structures at this location; the primary residence will be used for the Short-Term Rental at this address.

Staff Analysis:

The Zoning Regulations recognize that there are special land uses and circumstances which, because of their unique character, cannot be appropriately classified in any particular zoning district(s) without special consideration in each case of the impact of those uses upon the neighboring property. These cases can be reviewed individually for their appropriateness and authorized through a Special Use Permit.

Staff finds that the proposed special use permit can be compatible with the surrounding properties and can be operated in an appropriate manner so as not to cause concern for the public health and

safety and adjacent land uses. The residence is able to meet the parking criteria with its current on-site parking.

Being a new special use permit, staff would suggest an initial time limit to allow for appropriate review after it has been in operation for a couple of years.

Staff Recommendation/Action Requested:

City staff recommends approval of the Special Use Permit for a two (2) year time period.
Respectfully Submitted,

Shantele Frie, City Planner

ATTACHMENTS:

Description	Type	Upload Date
Ordinance	Ordinance	12/27/2023
P&Z Meeting Summary Excerpt SUP-23-006	Backup Material	12/27/2023
812 St. Louis Vicinity Map	Backup Material	12/27/2023

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR THE USE OF A
SHORT-TERM RENTAL IN THE R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT AT
812 ST. LOUIS AVENUE, EXCELSIOR SPRINGS, MISSOURI**

WHEREAS, the Planning and Zoning Commission of Excelsior Springs, Missouri (the “Commission”) considered the application by Sharps Property Management LLC (the “Applicant”) for a Special Use Permit for the use of a short-term rental in the R-1 Single-Family Residential District at 812 St. Louis Avenue, Excelsior Springs, Missouri; and

WHEREAS, the Commission held a public hearing and considered the application on December 19, 2023, and recommended approval to the City Council of the Special Use Permit issued for a two-year period; and

WHEREAS, proper public notice of the public hearing was published one (1) time in the official newspaper of the City.

NOW THEREFORE, be it ordained by the City Council of the City of Excelsior Springs, Missouri, as follows:

Section 1. Subject to the conditions and restrictions herein set forth, the applicant’s request for a Special Use Permit for the use of a short-term rental in the R-1 Single-Family Residential District at 812 St. Louis Avenue, Excelsior Springs, Missouri, is hereby approved.

Section 2. The Special Use Permit shall be granted for a period of two (2) years. Prior to expiration of the Special Use Permit, the applicant may apply for extension/renewal.

Section 3. The Applicant shall comply with all other Municipal Code requirements.

Section 4. The Mayor, the City Manager, the City Clerk and other appropriate City officials are hereby authorized to take any and all actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments, agreements and other documents, as may be necessary or convenient to perform all matters herein authorized.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval.

INTRODUCED IN WRITING, read by title two times, passed and approved the _____ day of _____, 2023.

ATTEST:

Shannon Stroud, City Clerk

Mark D. Spohn, Mayor

REVIEWED BY:

Molly McGovern, City Manager

PLANNING AND ZONING COMMISSION

MEETING SUMMARY EXCERPT

December 19, 2023

1. **SUP-23-006 – An application by Sharps Property Management, LLC. For a Special Use Permit for the use of a short-term rental in the R-1 Single Family residential district located at 812 St. Louis Avenue. (Public Hearing)**

Chairman Simmons asked for the staff report.

Ms. Frie presented the information in the staff report.

Chairman Simmons asked the commission if they had any questions of City staff.

Hearing no questions Chairman Simmons opened the public hearing at 6:25 p.m.

Chairman Simmons invited the applicant to the podium to talk about her business plan for the short-term rental.

Ms. Sharp, Sharps Property Management LLC, said the property belonged to her grandparents and back in the day they used it has a boarding house. And her great grandparents did the same thing with the property they owned on Elms Blvd. in Excelsior Springs. So, it is in her family history to do hospitality. This is a way for here to honor her grandparents, she said, and she would like to keep the property in the family and this is another way to do that. Ms. Sharp said she tries to be a good neighbor and was raised to be that way. She has not lived here for 30 years but owns two properties here in Excelsior Springs. She said she has been speaking with Mark Spohn about short term rentals and her brother also runs a short term rental so she has some resources to pull from.

Zadina Rhodus, 810 St Louis Avenue, said she lives right next door to this property. She said it is a gorgeous home and that she has no problem with short term rentals. The only concern, she said, is their side yard is large and hers is not and she would like to know if there is a quiet time where guests would be discouraged from having outdoor activities in the side yard next to her house. Ms. Rhodus added that there is some off-street parking in the neighborhood but not a lot and does not want guest cars parking in front of her house blocking her view. But the primary concern she said is that she is hoping they do not have too many outdoor activities or amenities to entice outdoor activities like a fire pit or horseshoes. Ms. Rhodus also suggested that the short term rental be only for registered guests so there are not large amounts of people staying there she does not know what the occupancy is at this property. Other than that, she is excited to see the property being used.

Commissioner Goldstein asked the applicant if there are two structures on the property? Ms. Sharp said yes, one is the main residence that is proposed as a short term rental and there is a small studio building being used for storage right now and not ready occupancy.

Chairman Simmons asked if there were any more members of the public wishing to comment on the application. Seeing none, he asked if City staff could answer the questions raised during the public hearing.

Ms. Mehaffy said the quiet hours in our community are 10:00 p.m. until 7:00 a.m. per City Code.

Ms. Frie said there is no City Code standard to regulate private outdoor recreational activities as described on private property. The location of a fire pit, she added, would be addressed by the Fire Department.

Chairman Simmons closed the public hearing at 6:34 p.m.

Commissioner Goldstein made the motion to approve case No. SUP-23-006 for a two-year period.

Commissioner Gerdes seconded the motion.
Motion carried.

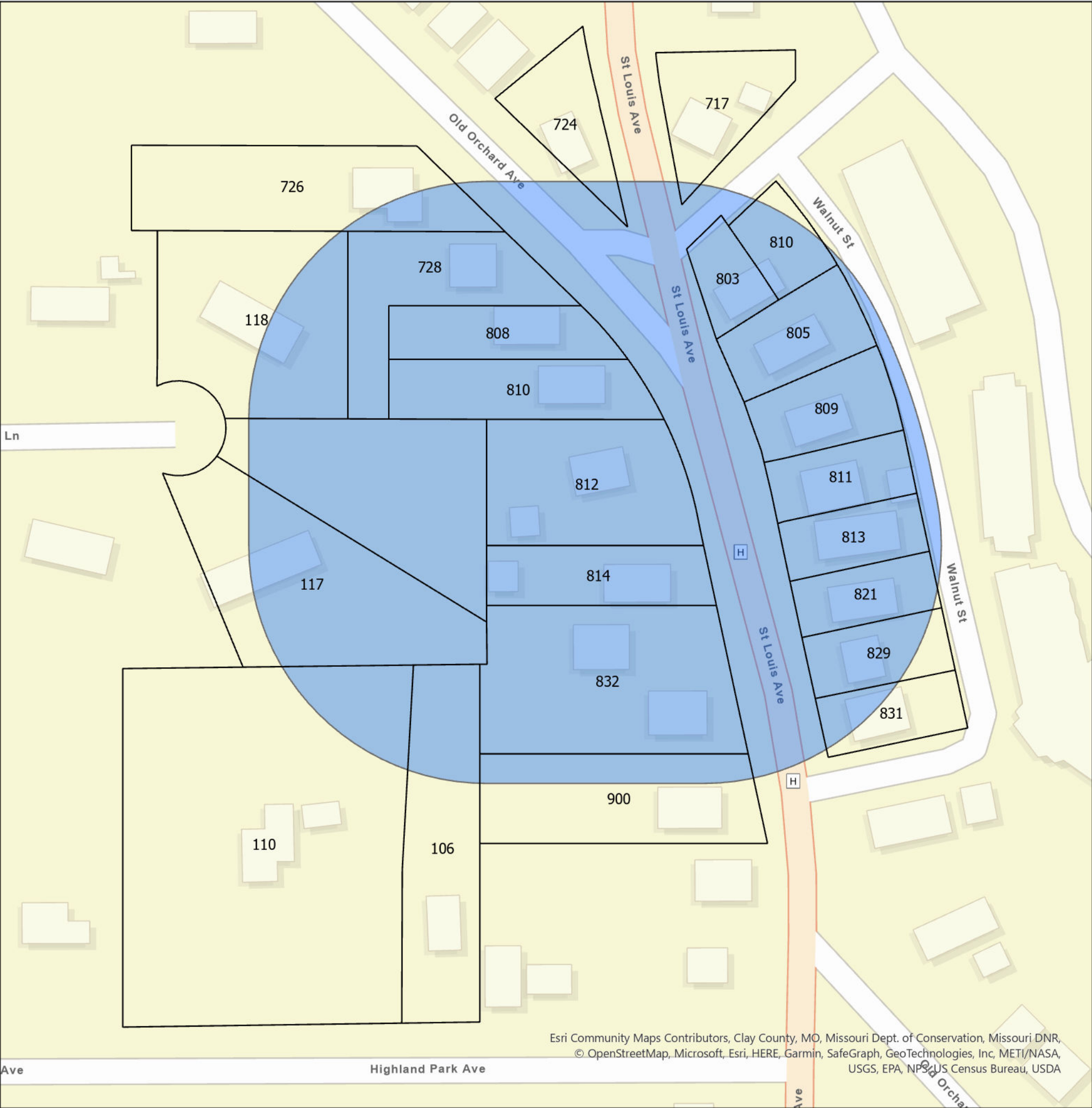
Vote: Motion passed 4-0-0

Yes: Commissioners Simmons, Gerdes, Griffey and Goldstein.

No: Commissioner: None

Abstain: None

o O o



situs_num	situs_st_n	situs_stre	current_ow	owner_addr	owner_city	owner_zip
110	HIGHLAND PARK AVE		WOOLRIDGE LORENZO EDWARD JR	110 Highland Park Ave	Excelsior Springs	64024
106	HIGHLAND PARK AVE		HOLMAN ERIC	106 HIGHLAND PARK AVE	EXCELSIOR SPRINGS	64024
724	ST LOUIS AVE		KEELE AMANDA	724 Saint Louis Ave	Excelsior Springs	64024
813	ST LOUIS AVE		LIBERTY HOME MANAGEMENT LLC	212 W MILL ST	LIBERTY	64068
814	ST LOUIS AVE		CAMPBELL DONALD E & LINDA D	814 ST LOUIS AVE	EXCELSIOR SPRINGS	64024
728	OLD ORCHARD AVE		VAN TILL JASON P & SARAH E	728 Old Orchard St	Excelsior Springs	64024
831	ST LOUIS AVE		COMMUNITY FIRST HOLDINGS LLC	465 S PARKER ST	OLATHE	66061
809	ST LOUIS AVE		TESAR LARRY J & HOLLY E	30410 NE 162ND TER	EXCELSIOR SPRINGS	64024
812	ST LOUIS AVE		SHARPS PROPERTY MANAGEMENT LLC	25585 Hardesty Ln	Weston	64098
803	ST LOUIS AVE		PRUITT MARGARET	803 SAINT LOUIS AVE	EXCELSIOR SPRINGS	64024
821	ST LOUIS AVE		LONG JEDIDIAH C	821 Saint Louis Ave	Excelsior Springs	64024
	FOREST LN		PEIN JEBBY (JEB) J & VICKIE LYNN	118 E Forrest Ln	Excelsior Springs	64024
805	ST LOUIS AVE		BWSD Properties LLC	2119 Prairie Creek Dr	Kearney	64060
117	FOREST LN		WOOLRIDGE LORENZO EDWARD JR	110 Highland Park Ave	Excelsior Springs	64024
810	WALNUT ST		BOSWELL JACKIE L	810 WALNUT ST	EXCELSIOR SPRINGS	64024
808	OLD ORCHARD AVE		SHARP GALEN R & MARTHA J	808 Old Orchard St	Excelsior Springs	64024
726	OLD ORCHARD AVE		COCHRAN JANET K	726 OLD ORCHARD ST	EXCELSIOR SPRINGS	64024
900	ST LOUIS AVE		FALCONER SCOTT E & CANDI	900 ST LOUIS AVE	EXCELSIOR SPRINGS	64024
829	ST LOUIS AVE		VERDUZCO AGUSTINA	1921 CRESTMONT DR	SAN JOSE	95124
810	ST LOUIS AVE		SMITHMIER ZEDENA	810 Saint Louis Ave	Excelsior Springs	64024
811	ST LOUIS AVE		ATLANTIS LOGISTICS LLC	30 N Gould St	Sheridan	82801
717	ST LOUIS AVE		AMOS ALLEN D & KERRIE JOHNSON	717 Saint Louis Ave	Excelsior Springs	64024
832	ST LOUIS AVE		JOHNSON KURT R & KAREN G	832 ST LOUIS AVE	EXCELSIOR SPRINGS	64024
118	FOREST LN		PEIN JEBBY (JEB) J & VICKIE LYNN	118 E Forrest Ln	Excelsior Springs	64024



**Community Development
Council Meeting 1/2/2024**

To: Mayor and City Council
From: Shantele Frie, City Planner
Date: 12/20/2023
RE: Consideration of Quik Trip Final Plat - Ordinance No. 24-01-04

Re: Staff Report for Case No. FP-23-002B - An application by QuikTrip Corporation for consideration of final plat approval of QuikTrip Store No. 0279 Final Plat located at the southeast corner of US 69 Highway and McCleary Road at 2021 W. Jesse James Road.

Applicant: QuikTrip Corporation

General Information:

Address: 2021 W. Jesse James Road
Current Zoning: C-3-Service Business District
Current Land Use: Vacant

Surrounding Zoning & Land Use: North – US 69 Hwy; Jesse James Road
East – C-3; auto dealership
South – C-3; EPI
West – CP-3; Bank

Background:

Last year, the subject property was part of an administrative Lot Split subdivision to combine tracts into one single parcel. This was acquired for development of a convenience store with gas pumps and a medical clinic building. The preliminary plat was approved January 30, 2023 before Planning and Zoning Commission.

The standards for review of a site plan application are limited to the current City design and development standards. The initial plan at this site was proposed as two lots with a secondary building for a medical urgent care. The medical urgent care clinic is no longer part of the site at this location.

The applicant is proposing a final plat that a parcel a land as a single lot, designated for a convenience store with gas pumps.

A new site plan, showcasing the revised layout of the property will be presented. This updated plan will highlight a single, unified lot dedicated exclusively to a convenience store and accompany gas pumps. The re-envisioned site plan represents a significant modification from earlier proposals, emphasizing a streamlined approach to land use.

Public Infrastructure:

Streets: The site is served by McCleary Road on the west and Jesse James Road on the north. A full access to the property is proposed from McCleary Road. A right-in/right-out access is proposed on Jesse James Road with the construction of a right-turn lane into the site. Certain improvements are proposed at the intersection of McCleary Road and US 69 Highway.

Public Water: The site is served by an existing eight-inch water main along McCleary Road and an existing eight-inch water main along Jesse James Road providing adequate water flow and pressure to support the development.

Sanitary Sewer: Sanitary sewer service shows is proposed through the off-site extension of a public sanitary sewer line approximately 1,100 feet from the southeast corner of the subject property to an existing public sanitary sewer main.

Stormwater Management: Stormwater management plans and proper mitigation practices will be required with the final public works plans for the development. The plans proposed an on-site detention basin.

Public Infrastructure: Public Works Plans for the sanitary sewer line extension and Stormwater Management Plans are in an approvable format and have been approved

Comprehensive Plan:

The Future Land Use Map identifies this property for future industrial development.

The Major Street Plan identifies US 69 Highway and Jesse James Road as major arterial streets, and McCleary Road as a collector street.

The Parks and Trails Concept Plan identifies a proposed future trail along the Jesse James Road right-of-way.

Staff Analysis:

The final plat shows a single unified lot dedicated exclusively to QuikTrip #0279. The design strategically focuses on optimizing the use of space for these specific commercial purposes, ensuring functional efficiency and aesthetic appeal.

The proposed public infrastructure improvements include the extension of a sanitary sewer line from the southeast to provide sanitary service to QuikTrip #0279. The applicant has indicated a working arrangement with the adjacent property owner to acquire the required off-street easements for this improvement. Water service and fire protection connections can be made to existing public water mains adjacent to the property. The public system has adequate capacity to support the proposed development.

A traffic impact study indicated the need for certain public roadway improvements to create adequate capacity for traffic volume and flow related to the final plat. The Missouri Department of Transportation has reviewed the applicant's traffic impact study. Following several discussions with the applicant and city staff, with certain study revisions, MoDOT has accepted the recommendations of the study and approved the proposed access drives and roadway

improvements.

The improvements at the intersection of US 69 Highway and McCleary Road include the elimination of the eastbound merge lane onto Jesse James Road. The northbound traffic in the right lane of McCleary Road will have the option of turning east on Jesse James or continuing north on US 69 Highway. The northbound traffic in the left lane of McCleary Road will proceed north across US 69 Highway. A deceleration lane will be added on the south side of Jesse James Road for traffic wanting to make the right turn entrance into the site.

A sidewalk/trail along the south side of Jesse James Road across the frontage of the site, with pedestrian access to the site, and through the intersection of US 69 Highway and McCleary Road, consistent with plans under development for a complete trail in this area.

Staff Recommendation/Action Requested:

City staff believes the public works elements, including improvements to the adjacent road network, will provide adequate capacity to serve QuikTrip #0279. Staff finds the Final Plat is consistent with the Comprehensive Plan and future growth of the city. The final plat complies with the City's design standards and technical specification. Public Works Plans have been approved.

City staff recommends approval of the final plat application.

Respectfully submitted,

Shantele Frie, City Planner

ATTACHMENTS:

Description	Type	Upload Date
Ordinance	Ordinance	12/27/2023
P&Z Meeting Summary Excerpt	Backup Material	12/27/2023
QT Final Plat	Backup Material	12/27/2023

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A FINAL PLAT FOR QUIKTRIP STORE #0279, A
SUBDIVISION IN THE CITY OF EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI**

WHEREAS, the Planning and Zoning Commission of Excelsior Springs, Missouri (the “Commission”) considered the application by QuikTrip Corporation (the “Applicant”) for a Final Plat for QuikTrip Store #0279 Final Plat, a Subdivision in Excelsior Springs, Clay County, Missouri; and

WHEREAS, the Commission held a public meeting and considered the application on December 19, 2023, and approved the final plat and recommended approval of the final plat to the City Council; and

WHEREAS, the City Council of the City of Excelsior Springs, Missouri, considered and reviewed the final plat at its meeting of January 2, 2024, and determined adoption and approval to be in the City’s best interests and to promote the public health, safety and welfare.

NOW THEREFORE, be it ordained by the City Council of the City of Excelsior Springs, Missouri, as follows:

Section 1. Subject to the conditions and restrictions herein set forth, the Final Plat of QuikTrip Store #0279 Final Plat, a Subdivision in Excelsior Springs, Clay County, Missouri, attached hereto and made a part hereof, is hereby approved, recording thereof to take place only upon full compliance with the requirements of the Municipal Code.

Section 2. The Applicant shall comply with all other Municipal Code requirements.

Section 3. The Mayor, the City Manager, the City Clerk and other appropriate City officials are hereby authorized to take any and all actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments, agreements and other documents, as may be necessary or convenient to perform all matters herein authorized.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval.

INTRODUCED IN WRITING, read by title two times, passed and approved the _____ day of _____, 2024.

ATTEST:

Shannon Stroud, City Clerk

Mark D. Spohn, Mayor

REVIEWED BY:

Molly McGovern, City Manager

PLANNING AND ZONING COMMISSION

MEETING SUMMARY EXCERPT

December 19, 2023

1. **FP-23-002B – An application by Quik Trip Corporation for consideration of Final Plat approval of Quik Trip Store No. 0279 Final Plat located at the southeast corner of US 69 Highway and McCleary Road at 2021 W Jesse James Road.**

Chairman Simmons asked for the staff report.

Ms. Frie presented the information in the staff report.

Chairman Simmons asked the commission if they had any questions of City staff. There were none.

Commissioner Goldstein made the motion to approve case No. FP-23-002B.

Commissioner Gerdes seconded the motion.

Motion carried.

Vote: Motion passed 4-0-0

Yes: Commissioners Simmons, Gerdes, Griffey and Goldstein.

No: Commissioner: None

Abstain: None

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Community Development Council Meeting 1/2/2024

To: Mayor and City Council
From: Shantele Frie, City Planner
Date: 12/21/2023
RE: Consideration of Quik Trip Site Plan - Ordinance No. 24-01-05

Re: Staff Report for Case No. SP-23-001B – An application by QuikTrip Corporation for consideration of Site Plan approval for a QuikTrip Store No. 0279 located at the southeast corner of US 69 Highway and McCleary Road at 2021 W. Jesse James Road.

Applicant: QuikTrip Corporation

General Information:

Address: 2021 W. Jesse James Road
Current Zoning: C-3 – Service Business District
Current Land Use: Vacant

Surrounding Zoning & Land Use: North – US 69 Hwy; Jesse James Road
East – C-3; auto dealership
South – C-3; EPI
West – CP-3; bank

Background:

As part of the City's Code Review process of 2022, the City established a Site Plan Review process for all non-single-family and non-two-family building activity. The Site Plan Review process is the way to coordinate building and development activity and ensure new projects comply with the development and design standards of this Code and section.

As this proposed site plan development required a technical traffic impact study that will impact public infrastructure beyond the subject site, the application is being considered as a Major Site Plan subject to Planning Commission and City Council consideration.

The standards for review of a site plan application are limited to the current City design and development standards. The initial plan at this site was proposed as two lots with a secondary building for a medical urgent care. The medical urgent care clinic is no longer part of the site at this location.

The subject property is currently being proposed as a single lot development, with plans for constructing a building that includes necessary parking and drive improvements. Envisioned for this lot is an approximately 5,300 square foot, one-story structure, designed for

convenience store. Additionally, the proposal includes a covered area that will host eight fuel pumps, strategically integrated to complement the convenience store. This development aims to provide a seamless blend of functionality and accessibility, ensuring that the convenience store and fueling station operate efficiently within proposed single lot layout.

Public Infrastructure:

Streets: The site is served by McCleary Road on the west and Jesse James Road on the north. A full access to the property is proposed from McCleary Road. A right-in/right-out access is proposed on Jesse James Road with construction of a right-turn lane into the site. Certain improvements are proposed at the intersection of McCleary Road and US 69 Highway.

Public Water: The site is served by an existing eight-inch watermain along McCleary Road and an existing eight-inch watermain along Jesse James Road providing adequate water flow and pressure to support the development.

Sanitary Sewer: Sanitary sewer service is proposed through the off-site extension of a public sanitary sewer line approximately 1,100 feet from the southeast corner of the subject property to an existing public sanitary sewer main.

Stormwater Management: Stormwater management plans and proper mitigation practices will be required with the final public works plans for this development.

Public Infrastructure: Public Works Plans for the sanitary sewer line extension and Stormwater Management Plans are in an approvable format and have been approved.

Comprehensive Plan:

The Future Land Use Map identifies this property for future industrial development.

The Major Street Plan identifies US 69 Highway and Jesse James Road as major arterial streets, and McCleary Road as a collector street.

The Parks and Trails Concept Plan identifies a proposed future trail along the Jesse James Road right-of-way.

Staff Analysis:

The proposed site plan shows the latest design layout and aesthetic for QuikTrip Store No. 0279, a modern convenience store accompanied by fuel pumps. This QuikTrip location will construct a building that blends brick with stucco exterior, creating a cohesive and visually appealing structure. The design's color schemes have been carefully harmonized with the architectural lines, presenting a unified and sophisticated appearance. Additionally, the signage for Store No. 0279 has been meticulously designed to align with the overall aesthetic, ensuring consistency in every aspect of the store's presentation. The Board of Zoning Adjustment approved a variation for the pole sign height at this location. This attention to detail in the design elements underscores QuikTrip's commitment to creating a store that is visually attractive and in harmony with its surroundings.

The shared parking and drive areas are accessed from both McCleary Road and Jesse James Road. The McCleary Road access will remove an existing private parking lot entrance to the Excelsior Plastic Industries site, where much of the EPI parking was provided. The site plan proposes to establish this new entrance as a shared parking lot drive into EPI and the construction of a new parking area on EPI property. An access easement has been executed and recorded.

The parking and drive areas plans indicate how the required parking spaces, minimum design dimensions, illumination, and landscaping standards will be satisfied.

The proposed approach for stormwater management at the site involves implementing on-site detention measures. The comprehensive stormwater management plan, inclusive of necessary easements and agreements, will be comprehensively addressed during the submission of the final plat application for this development.

A sidewalk/trail along the south side of Jesse James Road across the frontage of the site, with pedestrian access to the site, and through the intersection of US 69 Highway and McCleary Road, consistent with plans under development for a complete trail in this area.

Staff Recommendation/Action Requested:

City staff believes the proposed site plan will conform with the City's development standards, is consistent with City plans and standards applicable to the area, and will meet the intent and design objectives of the City. The proposed site plan will also satisfy the minimum building and site design criteria of the Site Plan Review standards.

City staff recommends approval of the site plan application.

Respectfully submitted,

Shantele Frie, City Planner

ATTACHMENTS:

Description	Type	Upload Date
Ordinance	Ordinance	12/27/2023
P&Z Meeting Summary Excerpt	Backup Material	12/27/2023
QT Site Plan	Backup Material	12/27/2023

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A SITE PLAN FOR QUIKTRIP STORE #279,
LOCATED AT 2021 W JESSE JAMES ROAD IN THE CITY OF EXCELSIOR SPRINGS,
CLAY COUNTY, MISSOURI**

WHEREAS, the Planning and Zoning Commission of Excelsior Springs, Missouri (the “Commission”) considered the application by QuikTrip Corporation (the “Applicant”) for a Site Plan for QuikTrip #0279, located at 2021 W Jesse James Road, in Excelsior Springs, Clay County, Missouri; and

WHEREAS, the Commission held a public meeting and considered the application on December 19, 2023, and recommended approval of the site plan to the City Council; and

WHEREAS, the City Council of the City of Excelsior Springs, Missouri, considered and reviewed the site plan at its regular schedule meeting of January 02, 2023, and determined adoption and approval to be in the City’s best interests and to promote the public health, safety and welfare.

NOW THEREFORE, be it ordained by the City Council of the City of Excelsior Springs, Missouri, as follows:

Section 1. Subject to the conditions and restrictions herein set forth, the Site Plan QuikTrip Store #0279, located at 2021 W. Jesse James Road in Excelsior Springs, Clay County, Missouri, attached hereto and made a part hereof, is hereby approved.

Section 2. The Applicant shall comply with all other Municipal Code requirements.

Section 3. The Mayor, the City Manager, the City Clerk and other appropriate City officials are hereby authorized to take any and all actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments, agreements and other documents, as may be necessary or convenient to perform all matters herein authorized.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval.

INTRODUCED IN WRITING, read by title two times, passed and approved the _____ day of _____, 2024.

Mark D. Spohn, Mayor

ATTEST:

Shannon Stroud, City Clerk

REVIEWED BY:

Molly McGovern, City Manager

PLANNING AND ZONING COMMISSION

MEETING SUMMARY EXCERPT

December 19, 2023

1. **SP-23-001B – An application by Quik Trip Corporation for consideration of Site Plan approval for Quik Trip Store No. 0279 located at the southeast corner of US 69 Highway and McCleary Road at 2021 W Jesse James Road.**

Chairman Simmons asked for the staff report.

Ms. Frie presented the information in the staff report.

Chairman Simmons asked the commission if they had any questions of City staff.

Commissioner Gerdes asked City staff to point out the locations of the entrance and exits to the site. Ms. Frie pointed to them on the site plan displayed on the screen. She also showed where the pole sign location is proposed.

Caitlynn Helsper, Quik Trip Corporation, addressed the commission saying this would be the last time she would be appearing before them. She wanted to thank the city staff and the commission for their support with this project. She said working with Shantele Frie and Melinda Mehaffy has been fantastic. Ms. Helsper said the original proposal submittal included an urgent care facility but in the end it made more economic sense to remove it to accommodate the storm water detention facilities necessary on the site. Ms. Helsper said depending upon the weather Quik Trip is hoping to start the project in March.

Chairman Simmons asked that applicant that at some point in the future would Quik Trip reconsider locating an urgent care clinic in the city. Ms. Helsper said that is a possibility but Quik Trip is actively pursuing it at this time.

Chairman Simmons asked if there were any additional questions for the applicant or any discussion the application, There was none.

Commissioner Griffey made the motion to approve case No. SP-23-001B.

Commissioner Goldstein seconded the motion.

Motion carried.

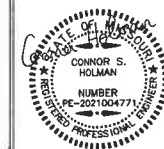
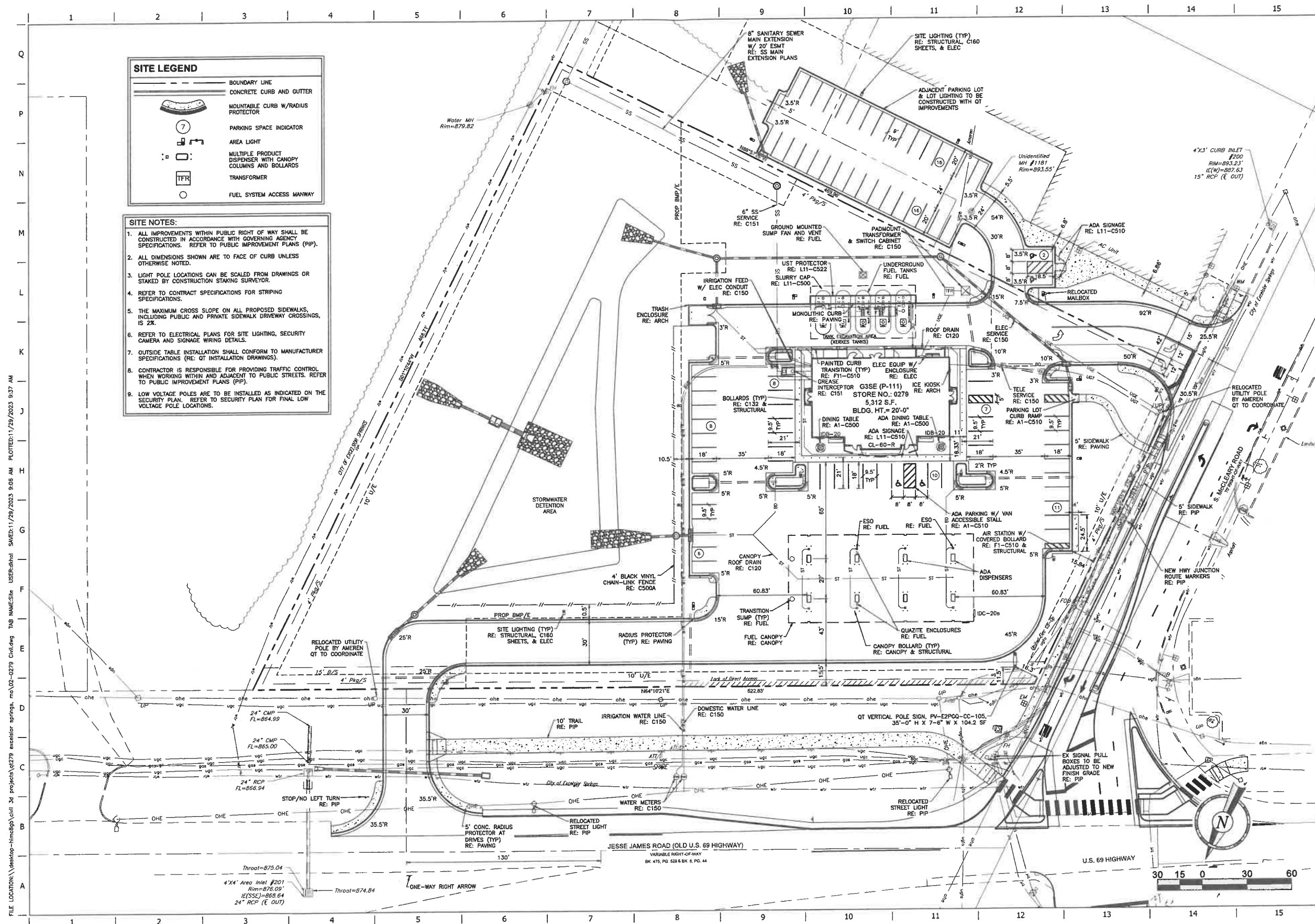
Vote: Motion passed 4-0-0

Yes: Commissioners Simmons, Gerdes, Griffey and Goldstein.

No: Commissioner: None

Abstain: None

o O o



PO Box 860015
Shawnee, KS 66286-0015
P 913.248.9385

QuikTrip No. 0279

2021 WEST JESSE JAMES ROAD
EXCELSIOR SPRINGS, CLAY COUNTY, MO 64024



PROTOTYPE: P-111
DIVISION: 89
VERSION: 001
DESIGNED BY: DKH
DRAWN BY: CSH
REVIEWED BY: AMG

[illegible]

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C100