

City of Archie, Missouri 2018 Plan of Intent

I. Introduction

On February 13th, 2018, the Board of Aldermen adopted Resolution No. 01-18 (attached as **Exhibit A**), which established:

The City hereby declares its intent to annex the unincorporated areas highlighted in yellow on Exhibit A (hereinafter “Annexation Area”), which is attached hereto and made a part of this Resolution, to the corporate limits of the City.

This **Plan of Intent** provides an analysis of a proposed annexation area, the legal descriptions of which is attached hereto as **Exhibit B** and is incorporated by reference as though set out in full herein.

II. Summary of Proposed Annexation Area

The proposed annexation area, consisting of nine individual plats, is approximately 221 square miles and has an estimated population of zero people. A map of the proposed annexation area is provided in Figure 1, below. This area, under the jurisdiction of Cass County, is zoned primarily as agricultural land.

Figure 1.



III. Major Services Provided by the City of Archie, Missouri, and Schedule of Providing Services

The City of Archie currently provides a range of services to citizens residing within the present corporate limits. The City of Archie plans to provide all of the following municipal services to the residents of the proposed annexation area as of the effective date of annexation, unless otherwise noted below.

A. Police Department

The Archie Police Department has six police officers. The Department utilizes 3 marked patrol vehicles.

Police services:

- Police protection of persons and property
- Routine patrols
- Alcohol and drug enforcement
- Crime detection and prevention
- Investigative services
- Traffic and crowd control
- Parking enforcement
- Code enforcement support services
- Emergency contact service

Police protection and services will be effective on the date of annexation.

B. Fire Department

Fire protection services within the City are currently provided by the Central Cass County Fire Protection District. Emergency service are delivered from a fire station located in the City. Ambulance services are currently provided within the City's existing limits by the Central Cass County Fire Protection District as well. Fire protection and emergency services will be provided in full, as of the effective date of the annexation.

C. Public Works Department

1. Water Distribution

The City owns its own water distribution system. Water is collected from the South Grand River.

Water distribution services:

- Maintenance of water distribution system
- Construction of new facilities consistent with approved capital improvements program
- Repair and reconstruction of existing system consistent with adopted capital improvements program.
- Coordination of water district service within city limits.

Water services in the proposed annexation area are currently provided by the City of Archie.

The Water Production Plant routinely monitors the City's drinking water for any potential contaminants.

Water Production Plant services:

- Sample water
- Obtain results of water sampling
- Conduct any additional nonregulatory and process-control analysis

2. Sanitary Sewage Collection and Treatment

The City's wastewater collection system consists of gravity sewers and lift stations. The City's treatment lagoons are located on the Eastside of the City across Interstate 49. As the City continues to grow, the City may construct facilities to ease any future burden on the existing sewer treatment plant.

Sanitary sewer services:

- Operation of treatment facilities and lift stations
- Cleaning and maintenance of public sewage collection systems
- Construction of new facilities consistent with approved capital improvements program
- Administration of pre-treatment ordinance
- Coordination of residential and other independent sewage treatment facility permitting and inspection in cooperation with the Cass County Health Department.

Sewer services are provided through private on-site systems, permitted through the Cass County Health Department and the Missouri Department of Natural Resources. This arrangement will continue. The City of Archie will coordinate all inspections and permitting through arrangements with the County.

3. Maintenance of Public Streets

Maintenance of public streets:

- Maintenance, repair, and resurfacing of public streets
- Major improvements will be considered consistent with approved capital improvements program
- Snow and ice removal
- Traffic signal maintenance
- Street sign installation, maintenance, and repair on public streets

Streets in the proposed annexation area will be maintained to the standard to which they exist at the effective date of annexation. These standards and conditions will be inventoried and catalogued within one year.

Future street improvements to the area will be considered as part of the City's capital planning program or will be extended as development occurs. New private development will be required to construct the necessary street system in accordance with the requirements set forth in the City's subdivision and zoning ordinances and consistent with the City's technical specifications and design criteria and other approved policies.

4. Stormwater Management

Existing public storm sewers and public drainage ways will be cleaned and maintained. Future stormwater management improvements to the area will be considered as part of the City's capital planning program or will be constructed as development occurs. New private development will be required to construct the necessary stormwater management systems in accordance with the requirements set forth in the City's subdivision and zoning ordinances and consistent with the City's technical specifications and design criteria and other approved policies.

5. Refuse Collection

Refuse collection services:

- Solid waste disposal services provided by private contractors who work directly with City residents
- Recycling services provided by private contractors who work directly with City residents
- Annual city-wide clean-up event

D. Animal Control

Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.

E. Parks and Recreation Department

The City of Archie Parks Department oversees park land including two city parks, youth soccer fields, youth football fields and a semi-professional football team.

All of the Parks Department services will be effective immediately upon annexation. Resident rates will be available to participants in all Parks Department programs and activities as of the effective date of annexation.

1. Park Operations

- Maintenance of City-owned parkland
- Maintenance, repair and construction of recreation facilities including, but not limited to, picnic tables, play structures, shelters, ball fields, restroom facilities, and trail system.

2. Recreation Services

- Planning and organization or coordination of recreation programs of community interest on a seasonal basis including, but not limited to soccer and football.

F. Planning and Zoning Department

1. Planning and Zoning Services

Planning and zoning services:

- Prepare planning-related documents
- Coordinate review of development proposals
- Work with property owners on land-use related issues
- Administer development ordinances
- Maintain City's maps, plats and plans

The Comprehensive Plan for the City of Archie will be amended within three years to include the proposed annexation area.

On the effective date of annexation, the zoning jurisdiction of the City shall be extended to include the annexed area, and the use of all property therein shall be grandfathered in; and shall be temporarily zoned "District A - Agricultural" with the intent to rezone the subject property upon request of the landowner or staff. The Planning & Zoning Commission and the Board of Aldermen will consider rezoning the subject property at future times in response to requests submitted by the landowner(s) or authorized city staff.

2. Building Permitting and Inspection Services

Building permitting and inspection services:

- Administration of building codes through the plan review of all new major construction activity

- Inspections of all newly permitted construction to ensure compliance with applicable building and fire codes

3. Code Enforcement Services

Code enforcement services:

- Administration of the City's nuisance ordinance

G. Economic Development

The City Administrator and Board of Aldermen are responsible for economic development efforts in the City of Archie.

Economic development services:

- Provide services for business placement, retention, expansion and recruitment

H. Finance Services

Finance services:

- Oversee and coordinate development of the annual capital and operating budgets
- Property tax administration
- Oversee the City's investment
- Oversee the annual external audit
- Utility (water and sewer) billing and collection

I. City Licensing

City licensing services:

- Administration and processing of licenses required by the City related to conducting business in the City including, but not limited to, business licenses and liquor licenses.

J. Capital Planning

Capital planning services:

- Provide coordination of Capital Improvements Plan in accordance with identified needs and funding plans
- Evaluate infrastructure improvements on an annual basis according to available capital resources

As the annexation area is currently agricultural farm land, the City shall provide capital improvements by and of the methods by which it extends the services to any other area of the City. This will be dependent on landowner(s) development plans. Any such construction of capital improvements shall be accomplished in a continuous process and shall be completed as soon as reasonably possible, consistent with the requirements set forth in the City's subdivision and zoning ordinances and consistent with the City's technical specifications and design criteria and other approved policies.

IV. Assessment and Taxation

A. Real Property Taxes

The City of Archie's current property tax levy rate is 0.0070191. The total property tax levy rate currently assessed on properties in the unincorporated Cass County is 0.0582101. The additional City of Archie annual property taxes for a property with a taxable value of \$100,000 is \$7.02. This assumes that property tax rates in both Archie and Cass County remain unchanged. (**Attached 2017 Taxes on each parcel**)*

Proposed Zoning

Upon annexation, the current zoning designations put in place by Cass County will remain in effect. According to state law, a city cannot simply declare that newly annexed property is zoned to a particular designation. Any new zoning must be pursuant to the notice and public hearing requirements included in the State of Missouri Zoning Enabling Act. All property included in the proposed annexation area will be rezoned by the City of Archie within three years from the date the annexation becomes effective.

V. Effective Date of Annexation

The annexation shall be effective immediately following approval by the qualified voters and the City obtaining a declaratory judgment approving annexation.

EXHIBIT A

Resolution No. 01-18

RESOLUTION NO. 0118

**A RESOLUTION ESTABLISHING THE INTENT OF THE CITY OF ARCHIE,
MISSOURI, TO ADJUST THE CORPORATE CITY LIMITS OF THE CITY BY
ANNEXING CERTAIN UNINCORPORATED AREAS ADJACENT TO THE CITY**

WHEREAS, the City of Archie, Missouri (hereinafter "City"), desires to adjust its corporate limits so as to annex certain unincorporated areas into the City; and

WHEREAS, the unincorporated areas proposed for annexation to the City, as shown on Exhibit A to this Resolution, are adjacent to the present corporate limits and contiguous to the present corporate limits of the City; and

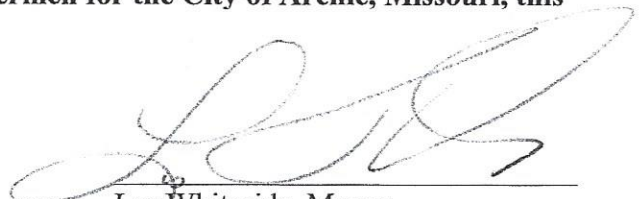
WHEREAS, the length of the contiguous boundary common to the existing City corporate limits and the areas proposed to be annexed, as shown on Exhibit B to this Resolution, is at least fifteen percent (15%) of the length of the perimeter of the area proposed for annexation, as shown on Exhibit C to this Resolution; and

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

SECTION 1. The City hereby declares its intent to annex the unincorporated areas highlighted in yellow on Exhibit A (hereinafter "Annexation Area"), which is attached hereto and made a part of this Resolution, to the corporate limits of the City.

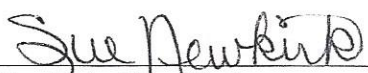
SECTION 2. This Resolution shall be in full force and effect from and after its passage by the Board of Aldermen.

PASSED AND ADOPTED by the Board of Aldermen for the City of Archie, Missouri, this 13th day of February, 2018.



Les Whiteside, Mayor

ATTEST:



Sue Newkirk, City Clerk

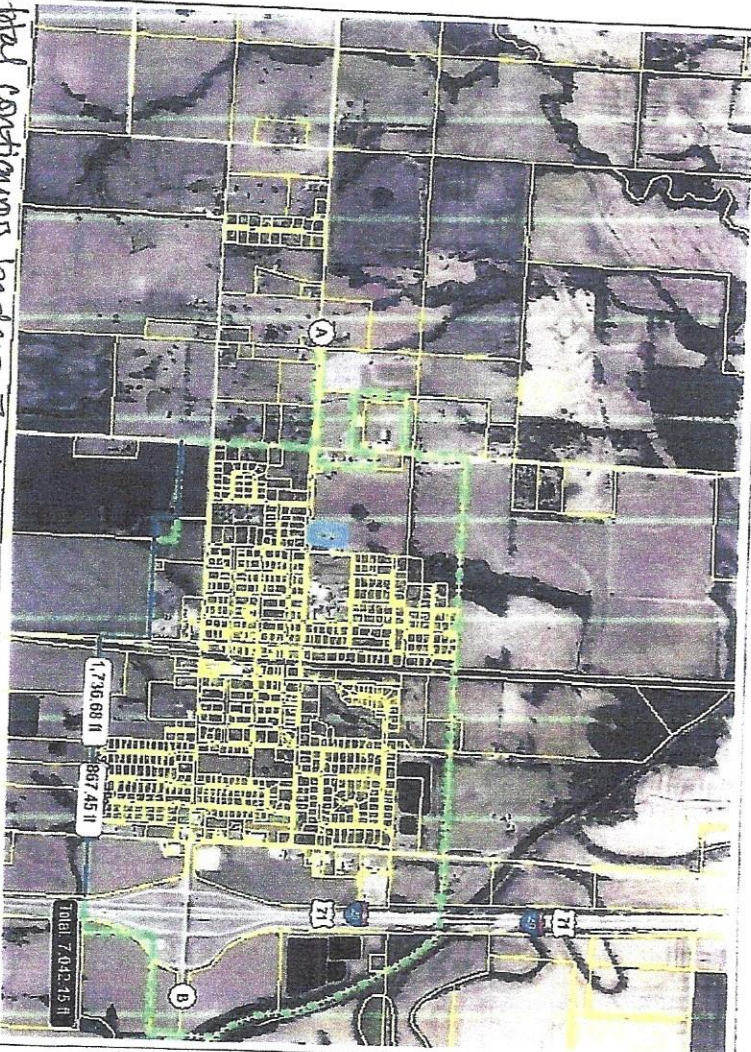
EXHIBIT A



EXHIBIT B

*Measurement with correction

Cass County Assessor, Bob Huston



total contiguous border: 7,042.15 ft.

1 in. = 1632ft.

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and should not be used for conveyance or the establishment of property boundaries. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

- Johnston
- Jackson
- Madison
- Edinburg
- Lake Worth design
- Region of Research Hill
- Prescoter
- Stevenson Johnson
- Clarendon
- Harrisburgville Gunn City
- Montgomery
- Gardner City
- Henry

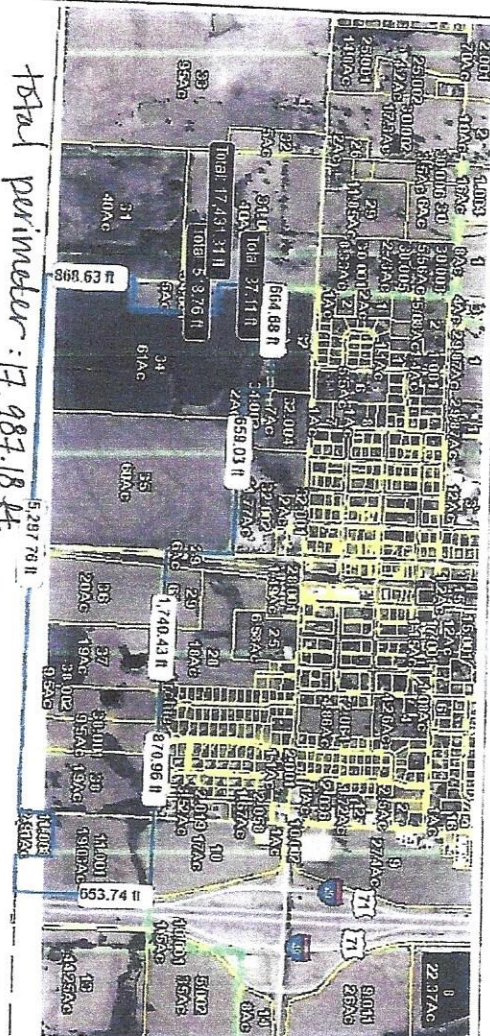
- Legend**
- Road
 - Intersect
 - State Route
 - Parcel
 - Parcel Number/Across
 - Corporate Limit Line
 - County Boundary

Notes

EXHIBIT C

* Measurement with correction

Cass County Assessor, Bob Huston



total perimeter: 17,987.18 ft.

contiguous requirement: (39.15%)

Bales

2433.3

0 1216.67 2433.3 Feet

1 in. = 1217 ft.

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the property and shall not be used for conveyance or the establishment of property boundaries. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes

- Johnson Jackson
- Bellton Lake Village
- Belton Bryn Mawr Hill
- Peculiar Strassburg
- Chilcote Harrisonville
- Marion Farmington
- Grand City
- Dixie

- Legend**
- Road
 - State Highways
 - Interstate
 - State Road
 - Parcel
 - Parcel Number/Acres
 - Corporate Limit Line
 - County Boundary

EXHIBIT B

Legal Descriptions of Proposed Annexation Area

Parcel #1

Legal Description: That part of the North Half of the Southwest Quarter of Section 33, Township 43 North Range 31 West of the 5th Principal Meridian in Cass County, Missouri, described as follows: Commencing at the Northeast corner of said North Half, thence on a deed bearing of North 89 degrees 48 minutes 36 seconds West along the North line of said North Half, a distance of 1056.91 feet to the point of beginning of the land to be described; thence continuing on North 89 degrees 48 minutes 36 seconds West a distance of 563.74 feet, thence South 00 degrees 02 minutes 36 seconds West, a distance of 659.37 feet, thence South 89 degrees 48 minutes 36 seconds East, a distance of 565.63 feet, thence North 00 degrees 07 minutes 15 seconds West, a distance of 659.37 feet to the point of beginning.

Parcel #2

The West Half of the Southwest Quarter of Section 33, Township 43, Range 31, Cass County, Missouri, except a tract of land described as follows: Commencing at a point in the West line of said Section 33, said point being 978.3 feet South of the Northwest corner of said West Half for the point of beginning; thence South 0 degrees 12 minutes East 821.3 feet along said West line; thence East parallel with the North line of said West Half 265.1 feet; thence North 0 degrees 12 minutes West 821.3 feet; thence West 265.1 feet to the point of beginning, subject to that part thereof in road, and

The North Twenty (20) acres of the Northeast Quarter of the Southwest Quarter of Section 33, Township 43, Range 31, except the North 295.16 feet of the East 590.32 feet thereof.

Parcel #3

TRACT 4

The Southeast Quarter of the Southwest Quarter of Section 33, Township 43, Range 31 AND The South 20 acres of the Northeast Quarter of the Southwest Quarter of Section 33, Township 43, Range 31.

Parcel #4

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43, RANGE 31 IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE ON AN ASSUMED BEARING OF WEST ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 1883.30 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE NORTH 0 DEGREES 02 MINUTES 18 SECONDS EAST A DISTANCE OF 1653.06 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 27 SECONDS WEST A DISTANCE OF 776.90 FEET TO A POINT IN THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SECTION 33 TO THE TRUE POINT OF BEGINNING, EXCEPT THAT PART IN RAILROAD RIGHT-OF WAY AND FURTHER EXCEPT THAT PART IN PUBLIC ROADS.

Parcel #5

TRACT I: All of Lot 6, and the North half of Lot 7 in MEADOW VIEW SOUTH ADDITION to Archie, Missouri,

TRACT II: That part of the South half of the Southeast Quarter of Section 33, Township 43 North, Range 31 West of the 5th Principal Meridian in Cass County, Missouri, described as follows: Commencing at the Southeast corner of said Section 33; thence on an assumed bearing of West along the South line of said Section 33 a distance of 1255.53 feet to the Point of Beginning of the land to be described; thence continuing on West a distance of 627.77 feet; thence North 00 degrees 02 minutes 18 seconds East a distance of 1322.25 feet to a point in the North line of the Southwest Quarter of the Southeast Quarter of said Section 33; thence North 89 degrees 58 minutes 45 seconds East along the North line of last said Quarter Quarter Section a distance of 554.57 feet to the Northeast corner of last said Quarter Quarter Section; thence North 89 degrees 54 minutes 44 seconds East along the North line of the Southeast Quarter of the Southeast Quarter of said Section 33, a distance of 65.95 feet; thence South 00 degrees 16 minutes 33 seconds East a distance of 1322.61 feet to the Point of Beginning.

Parcel #6

TRACT II: That part of the Southeast Quarter of the Southeast Quarter of Section 33, Township 43 North, Range 31 West of the 5th Principal Meridian in Cass County, Missouri, described as follows: Commencing at the Southeast corner of said Section 33; thence on an assumed bearing of West along the South line of said Section 33 a distance of 941.65 feet to the Point of Beginning of the land to be described; thence continuing on west a distance of 313.88 feet; thence North 00 degrees 16 minutes 33 seconds West a distance of 1322.61 feet to a point in the North line of said Quarter Quarter Section; thence North 89 degrees 54 minutes 44 seconds East along said North line a distance of 313.23 feet; thence South 00 degrees 18 minutes 14 seconds East a distance of 1323.09 feet to the Point of Beginning.

Parcel #7

TRACT I: An undivided one-half (1/2) interest in all of Lot 2 and the North Half of Lot 3 in MEADOW VIEW SOUTH ADDITION to Archie, Missouri, and the West 15 feet of the Northeast Quarter of the Southeast Quarter of Section 33, Township 43 North, Range 31 West of the 5th Principal Meridian in Cass County, Missouri, lying East of and adjoining said Lot 2 and the North Half of Lot 3 in MEADOW VIEW SOUTH ADDITION to Archie, Missouri.

TRACT II: That part of the Southeast Quarter of the Southeast Quarter of Section 33, Township 43 North, Range 31 West of the 5th Principal Meridian in Cass County, Missouri, described as follows: Commencing at the Southeast corner of said Section 33, thence on an assumed bearing of West along the South line of said Section 33 a distance of 627.77 feet to the Point of Beginning of the land to be described; thence continuing on West a distance of 313.88 feet; thence North 00 degrees 18 minutes 14 seconds West a distance of 1323.09 feet to a point in the North line of said Quarter Quarter Section; thence North 89 degrees 54 minutes 44 seconds East along said North line a distance of 313.23 feet; thence South 00 degrees 19 minutes 55 seconds East a distance of 1323.57 feet to the Point of Beginning.

Parcel #8

TRACT II: That part of the Southeast Quarter of Section 33, Township 43, North, Range 31 West of the 5th Principal Meridian in Cass County, Missouri, described as follows: Commencing at the Southeast corner of said Section 33 for Point of Beginning of the land to be described; thence on an assumed bearing of West along the South line of said Section 33 a distance of 627.77 feet; thence North 00 degrees 19 minutes 55 seconds West a distance of 1323.57 feet to a point in the North line of said Quarter Quarter Section; thence North 89 degrees 54 minutes 44 seconds East along said North line a distance of 626.46 feet to the Northeast corner of said Quarter Quarter Section; thence South 00 degrees 23 minutes 18 seconds East along the East line of said Section 33 a distance of 1324.54 feet to the Point of Beginning.

Parcel #9

AN UNDIVIDED ONE-THIRD INTEREST IN AND TO THE FOLLOWING:

LOTS 1 THRU 7, SOUTHERN CASS ESTATES, a subdivision of land in Cass County, Missouri, according to the recorded plat thereof, filed in Plat Book 12, at Page 21.

And all of Grantor's right, title and interest in and to the private road, as designated on the recorded plat above referenced, running in an east-west direction between Lots 4 and 5, and the private road, as designated on the recorded plat above referenced, running in a North-South direction between Lots 3, 6 and 7 and Lots 1, 4, 5 and 8.

*(2017 Taxes on each parcel) + Archie Levy

	PIN	Acres	Assd Value	2017 Taxes	Archie	2017 + Archie
#1	18-08-33-000-000-032.004	7				
#2	18-08-33-000-000-034.000	61	\$ 1,570	91.39	11.02	\$ 102.41
#3	18-08-33-000-000-035.000	60	\$ 2,600	151.36	18.25	\$ 169.61
#4	18-08-33-000-000-036.000	17	\$ 600	34.92	4.21	\$ 39.13
#5	18-08-33-000-000-037.000	19	\$ 470	27.35	3.30	\$ 30.65
#6	18-08-33-000-000-038.002	9.5	\$ 260	15.15	1.83	\$ 16.98
#7	18-08-33-000-000-038.001	9.5	\$ 260	15.15	1.83	\$ 16.98
#8	18-08-33-000-000-038.000	19	\$ 610	35.52	4.28	\$ 39.80
#9	18-08-34-000-000-011.001	19	\$ 600	34.92	4.21	\$ 39.13