

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, November 3, 2025** 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.

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
Monday, November 3, 2025
Hall of Waters Council Chambers, 201 E Broadway, Ex. Springs MO

CALL TO ORDER

Opening - Pastor Mike Boudreaux of the Crescent Lake Christian Center

Pledge of Allegiance

Roll Call

Visitors

This time is reserved for public comment addressed to the City Council. Each speaker is limited to 5 minutes. Any agenda item which has a Public Hearing should be reserved until the Public Hearing is opened and comments on such item will be taken at that time.

Minutes of the Regular City Council Meeting of October 20, 2025

CONSIDERATION OF AGENDA

1. Consideration of Purchase of Police Vehicles - Resolution No. 1618
2. Consideration of Services Agreement with ES Hospital for Home-Delivered Meal Preparation Services - Resolution No. 1619
3. Consideration of Supplemental Task Order with Lamp Rynearson for 2025 Streetscape Maintenance Project - Resolution No. 1620
4. Consideration of Intergovernmental Agreement with MARC for Regional Household Hazardous Waste Program - Ordinance No.. 25-11-01

5. Consideration of Amendment to Schedule of Fees Related to Golf Course Fees - Ordinance No. 25-11-02

6. Consideration of Zoning Map Amendment from R-1 to C-2 for Portion of Property at NE Corner of Crown Hill Road and Hwy 69 - Ordinance No. 25-11-03

7. Consideration of Zoning Map Amendment from R-1 to R-2 for Properties at 932 & 934 Dunbar Avenue - Ordinance No. 25-11-04

8. Consideration of a Development Plan for Woodland Meadows and Zoning Map Amendment for 2200 Wornall Road- Ordinance No. 25-11-05

Remarks - City Manager

Remarks - City Council

Remarks - Mayor

Motion to Close the Meeting Pursuant to Section 610.021.1, RSMo.

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: AMENDED Friday, October 31, 2025 at 2:30pm

CITY COUNCIL MEETING
CITY OF EXCELSIOR SPRINGS
EXCELSIOR SPRINGS, MISSOURI
October 20, 2025

The City Council of the City of Excelsior Springs, Missouri met in a Regular City Council Meeting at 6:00 PM, on Monday, October 20, 2025 in the Council Chambers of the Hall of Waters Building.

The opening was led by Pastor James Wesley of the Main Street Baptist Church.

The Pledge of Allegiance was led by Mayor Spohn.

The meeting was called to order by Mayor Spohn.

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

Absent: None.

VISITORS: Jonathan Minner of 720 Divide Street addressed the Council. Area municipalities like Kansas City, Overland Park, Shawnee Mission, and Gladstone have no application for the Summer Sewer Usage Program. Excelsior Springs and Richmond do use the application process. It makes it inaccessible for a lot of people that forget about the application process or miss the deadline to apply. I would like for you to consider removing the application process and automatically adjusting for summer sewer usage rates.

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF OCTOBER 6, 2025:

Councilman St. John made a motion to approve the minutes of the Regular City Council Meeting of October 6, 2025. Motion was seconded by Councilman McGovern. All in favor; motion carried.

Minutes of the Regular City Council Meeting of October 6, 2025 passed and approved October 20, 2025.

CONSIDERATION OF AGENDA:

Councilman McGovern made a motion to approve the agenda as presented. Motion was seconded by Councilman Spear.

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

Nays: None, motion carried.

The agenda passed and approved October 20, 2025.

PROCLAMATION – BUSINESS WOMEN OF MISSOURI WEEK:

Mayor Spohn read aloud the proclamation for the Business Women of Missouri Week and presented it to members of the Excelsior Springs Business Women of Missouri proclaiming October 19th through 25th, 2025 as Business Women of Missouri Week. The proclamation was presented to Local President Courtney Cole, Treasurer Sonya Morgan, Member Shannon Morgan, and Secretary and past State President Sheila Miller.

PROCLAMATION – WORLD POLIO DAY:

Mayor Spohn read aloud and presented the proclamation for World Polio Day to members of the Excelsior Springs Rotary Club that included President Rick Yoder, Treasurer Mike Edwards, as well as local member Courtney Cole. The proclamation declared October 24th, 2025 as World Polio Day in Excelsior Springs.

RESOLUTION NO. 1614, CONSIDERATION OF AGREEMENT WITH ESRI:

Mayor Spohn read by title Resolution No. 1614.

Mallory Brown, Community Development Director briefed the Council of the Resolution.

Councilman Spear made a motion to approve Resolution No. 1614 authorizing execution of an agreement with ESRI for cloud-based GIS services. Motion was seconded by Councilman Renne.

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

Nays: None, motion carried.

Resolution No. 1614 passed and approved October 20, 2025.

RESOLUTION NO. 1615, CONSIDERATION OF STREET SWEEPER PURCHASE FROM RED EQUIPMENT:

Mayor Spohn read by title Resolution No. 1615.

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

Councilman McGovern made a motion to approve Resolution No. 1615 approving the purchase of a street sweeper truck. Motion was seconded by Mayor Pro-Tem St. John.

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

Nays: None, motion carried.

Resolution No. 1615 passed and approved October 20, 2025.

RESOLUTION NO. 1616, CONSIDERATION OF AWARDED BID FOR CROWN HILL COLUMBARIUM PROJECT:

Mayor Spohn read by title Resolution No. 1616.

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

Councilman Renne made a motion to approve Resolution No. 1616 awarding the bid for the columbarium project at Crown Hill Cemetery to Johnson Granite Supply, Inc., in the amount of \$76,856.00 and authorizing the public works department site improvements in the amount of \$62,111.00. Motion was seconded by Councilman Spear.

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

Nays: None, motion carried.

Resolution No. 1616 passed and approved October 20, 2025.

RESOLUTION NO. 1617, CONSIDERATION OF CONTRACT WITH BLAST MONKEY:

Mayor Spohn read by title Resolution No. 1617.

Nate Williams, Parks, Recreation, and Community Center Director briefed the Council of the Resolution.

Councilman McGovern made a motion to approve Resolution No. 1617 approving an estimate from Blast Monkey of KC LLC for ductwork blasting services at the Excelsior Springs Community Center. Motion was seconded by Mayor Pro-Tem St. John.

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

Nays: None, motion carried.

Resolution No. 1617 passed and approved October 20, 2025.

SEPTEMBER 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 for September 2025 and the September revenue report were made available for review.

REMARKS – CITY MANAGER AND CITY COUNCIL:

City Manager, Molly McGovern:

1. I noticed this week in Laura Mize's work with the University Extension, that Excelsior Springs and neighboring go together pretty well. We had businesses, a local citizen, and the community at large that won awards this year; there were only three awards. Pretty nice!

Councilman Renne:

1. I have nothing for this evening.

Councilman McGovern:

1. I had the opportunity to attend the Communities of Excellence Conference last week. It was amazing because there was talk of the CEC conference we hosted the first of this month and how exceptionally good it was. Also at this conference, Laura Mize was a presenter and she did an excellent job, as she always does.

Councilman Spear:

1. Nothing else this evening.

Mayor Pro-Tem St. John:

1. I saw where Kimberly Herring has been here 32 years, and Brian Kennedy has been here 28 years. Again, I appreciate people that make their careers here.
2. Since we recognized business women, one of the things that I noticed in my career as I got closer to the end, was there were more construction businesses owned by women than there had been at the first of my career. I thought that was a significant change over the years.

Mayor Spohn:

1. This weekend was busy in downtown Excelsior Springs. There were three weddings; one at the Elms, one at the Montgomery, and one at Flanders. The streets were full and there were groups of people with lanyards that looked like they were on a scavenger hunt. I saw police and all kinds of incredible activity downtown. It is refreshing to see the streets full. It was a great weekend for Excelsior Springs.

MOTION TO CLOSE THE MEETING PURSUANT TO SECTIONS 610.021.1 and 610.021.2, RSMO.:

With no further business at hand, Councilman McGovern made a motion to close the Regular City Council Meeting of October 20, 2025 and go into CLOSED SESSION immediately following pursuant to Sections 610.021.1 and 610.021.2, RSMo. Councilman Spear seconded. No discussion was held by City Council Members.

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

Nays: None, motion carried.

The Regular City Council meeting of October 20, 2025 adjourned at 6:33 pm.

ATTEST:

MARK D. SPOHN, MAYOR

SHANNON STROUD, CITY CLERK



GREGORY A. DULL
CHIEF OF POLICE

POLICE DEPARTMENT
301 SOUTH MAIN STREET
EXCELSIOR SPRINGS, MISSOURI 64024

816.630.2000
Fax: 816.630.4104
www.espolice.com

October 28, 2025

TO: Mayor and City Counsel

FROM: Gregory Dull, Chief of Police

SUBJECT: Request to Purchase Two Police Vehicles

The police department is seeking approval to purchase two new vehicles, one SUV and one sedan, which will replace two aging vehicles in our fleet. Ford has discontinued the Taurus and Dodge has discontinued the Charger; other agencies have had success with equipping a Ford Mustang for police use. The main advantage to the Mustang is that it is approximately \$4,000 less expensive than the Explorer or Durango. In compliance with the city's purchasing policy, we obtained three bids for each vehicle. The vehicles and bid information are as follows:

1. **2026 Ford Police Interceptor Utility AWD.**
 - a. Chuck Anderson Ford, Excelsior Springs, MO - \$45,134.
 - b. Gary Crossley Ford, Kansas City, MO - \$45,138.
 - c. Olathe Ford, Olathe, KS - \$48,238.
2. **2026 Ford Mustang EcoBoost.**
 - a. Bob Sight Ford, Lee's Summit, MO - \$41,200.
 - b. Chuck Anderson Ford, Excelsior Springs, MO - \$42,224.
 - c. Van Horn Ford, Oconomowoc, MI - \$42,769.

If approved, these purchases would be funded using monies from the Public Safety Sales Tax (PSST) Fund. The PSST Oversight Committee has reviewed and approved this purchase, confirming it aligns with the established usage guidelines for these funds.

I respectfully request approval for this purchase.

Gregory Dull
Chief of Police

RESOLUTION NO. 1618

A RESOLUTION APPROVING THE PURCHASE OF A 2026 FORD MUSTANG FROM BOB SIGHT FORD IN THE AMOUNT OF \$41,200.00, AND A 2026 FORD INTERCEPTOR UTILITY AWD FROM CHUCK ANDERSON FORD IN THE AMOUNT OF \$45,133.98.

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 2026 Ford Mustang from Bob Sight Ford, at a cost of \$41,200.00 in accordance with the attached bid.

Section 2. The City Council hereby approves and authorizes the purchase of a 2026 Ford Interceptor Utility AWD from Chuck Anderson Ford, at a cost of \$45,133.98 in accordance with the attached bid.

Section 3. 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 4. This Resolution shall be in full force and effect from and after its passage and approval.

THIS RESOLUTION PASSED AND APPROVED THIS 3rd DAY OF November, 2025.

Mark D. Spohn, Mayor

ATTEST:

Shannon Stroud, City Clerk

REVIEWED BY:

Molly McGovern, City Manager



Excelsior

Preview Order 8888 - K8A - Police Inter Utility AWD: Order Summary Time of Preview: 08/27/2025 13:30:04 Receipt: 8/25/2025

Dealership Name: Chuck Anderson Ford, Inc.

Sales Code : F53405

Dealer Rep.	NICHOLAS ANDERSON	Type	Fleet	Vehicle Line	Explorer	Order Code	8888
Customer Name	City of Excel	Priority Code	K3	Model Year	2026	Price Level	615

DESCRIPTION	MSRP	DESCRIPTION	MSRP
K8A0 POLICE INTER UTILITY AWD	\$48550	50 STATE EMISSIONS	\$0
.119 INCH WHEELBASE	\$0	DRIVER SIDE LED SPOT LAMP	\$400
TOTAL BASE VEHICLE	\$48550	NOISE SUPPRESSION BOND STRAPS	\$100
AGATE BLACK METALLIC	\$0	DEFLECTOR PLATE	\$340
CLOTH BUCKETS/VINYL REAR SEATS	\$0	FRONT LICENSE PLATE BRACKET	\$0
ONYX INTERIOR	\$0	SPECIAL FLEET ACCOUNT CREDIT	\$0
EQUIPMENT GROUP 500A	\$0	FUEL CHARGE	\$0
.FM STEREO	\$0	PRICED DORA	\$0
3.3L TI-VCT V6 ENGINE	\$0	ADVERTISING ASSESSMENT	\$0
10-SPEED AUTO TRANSMISSION	\$0	DESTINATION & DELIVERY	\$1695
GLOBAL LOCK/UNLOCK	\$0		
			MSRP
TOTAL BASE AND OPTIONS			\$51085
DISCOUNTS			NA
TOTAL			\$51085

NA 45,133.98

ORDERING FIN: QN247 END USER FIN: QN247

SHIP TO : F53405

1910 W Jesse James, Excelsior Springs, MO, 64024-1898

Customer Name:
Customer Address:

Customer Email:
Customer Phone:

Customer Signature

Date

This order has not been submitted to the order bank.

This is not an invoice.



Preview Order P00E - K8A - Police Inter Utility AWD : Order Summary Time of Preview: 09/12/2025
09:35:12 Receipt: 9/3/2025

Dealership Name : Gary Crossley Ford, LLC

Sales Code : F53014

Dealer Rep.	Phil Englander	Type	Fleet	Vehicle Line	Explorer	Order Code	P00E
Customer Name	Excelsior Spr	Priority Code	L3	Model Year	2026	Price Level	615

DESCRIPTION	MSRP	INVOICE	DESCRIPTION	MSRP	INVOICE
K8A0 POLICE INTER UTILITY AWD	\$48550	\$47094	DRIVER SIDE LED SPOT LAMP	\$400	\$376
.119 INCH WHEELBASE	\$0	\$0	NOISE SUPPRESSION BOND STRAPS	\$100	\$94
TOTAL BASE VEHICLE	\$48550	\$45736	DEFLECTOR PLATE	\$340	\$320
AGATE BLACK METALLIC	\$0	\$0	PRICE CONCESSION INDICATOR	\$0	\$0
CLOTH BUCKETS/VINYL REAR SEATS	\$0	\$0	REMARKS TRAILER	\$0	\$0
ONYX INTERIOR	\$0	\$0	FRONT LICENSE PLATE BRACKET	\$0	\$0
EQUIPMENT GROUP 500A	\$0	\$0	SPECIAL DEALER ACCOUNT ADJUSTM	\$0	\$-988
.FM STEREO	\$0	\$0	SPECIAL FLEET ACCOUNT CREDIT	\$0	\$-1358
3.3L TI-VCT V6 ENGINE	\$0	\$0	FUEL CHARGE	\$0	\$13
10-SPEED AUTO TRANSMISSION	\$0	\$0	NET INVOICE FLEET OPTION (B4A)	\$0	\$7
FORD FLEET SPECIAL ADJUSTMENT	\$0	\$-515	PRICED DORA	\$0	\$0
GLOBAL LOCK/UNLOCK	\$0	\$0	ADVERTISING ASSESSMENT	\$0	\$0
50 STATE EMISSIONS	\$0	\$0	DESTINATION & DELIVERY	\$1695	\$1695
				MSRP	INVOICE
TOTAL BASE AND OPTIONS				\$51085	\$46738
DISCOUNTS				NA	NA
TOTAL				\$51085	\$46738

ORDERING FIN: QN247 END USER FIN: QN247 PO NUMBER: undefined

INCENTIVES:

Acc. Code ID: 10 Contract/Ref #: 14-544T Concession Amount: \$-3100.00 BID DATE: 06/24/25 STATE: MO

This order has not been submitted to the order bank.

This is not an invoice.

QUOTE

GARY CROSSLEY FORD, INC.

8050 N. Church Road
Kansas City, MO 64158
(816) 781-4844

www.garycrossleyford.com



Date: 9/12/2025

Stock# 3226F---

Deal#

PO#

Purchaser: Excelsior Springs Police Department

Phone #: 816-602-2904/Ryan Dowdy

Email Address: rdowdy@espolicy.com

Address 301 S Main St Excelsior Springs, MO 64024

Key #:

New/Used: NEW

Make/Model: 2026 Police Interceptor

Mileage: TBD

Color: Agate Black

INT Black Cloth

VIN:

Key #:

RD Key #:

Factory Order	MSRP	\$ 51,085.00
		\$ -
	Fleet Dept Discount	\$ (5,947.00)
	Selling Price =	\$ 45,138.00
		\$ -
		\$ -
	Registration	\$ -
	Dealer Processing Fee	\$ -
	Deposit	\$ -
	LESS TRADE-IN ALLOWANCE	\$ -
	NET TRADE DIFFERENCE	
	BALANCE OWED ON TRADE-IN	\$ -
	Down Payment (remaining)	\$ -
Customer Signature:	TOTAL CASH DUE ON SALE	
	BALANCE DUE	\$ 45,138.00
Customer Name:	Trade-In Info	
	VIN:	N/A
Authorized Dealer Signature: Phil Englnader	Year/Make/Model:	
	Color/Body:	
Authorized Dealer Name: Gary Crossley Ford LLC	Balance Owed To:	

Purchase Order / Quote

OLATHE FORD
SANDRA GONZALEZ
GOVERNMENT FLEET SOLUTIONS TEAM
DIRECT - 505-850-5504

Date	9/4/25
Valid Until	10/4/25
Contract	IFB 2024-068 Metro Vehicle Bid
PO	
Lead Time	IN STOCK

Customer:
EXCELSIOR SPRINGS

Invoice Address:
Same

Delivery Address:

Description			Line Total
POLICE INTERCEPTOR SG C76697 2025 UTILITY AWD EXTERIOR 119" WHEELBASE AGATE BLACK METALLIC 3.3L TI-VCT V6 ENGINE INTERIOR 10-SPEED AUTO TRANSMISSION EBONY CLOTH FRT/VINYL REAR			\$48,238.00
EXTERIOR ┐ 18" H.D. STEEL WHEELS ┐ 255/60R18 A/S BSW POLICE TIRES ┐ CLASS III HITCH RECEIVER ┐ DUAL EXHAUST SYSTEM ┐ DUAL POWER MIRRORS ┐ FULL SIZE 18" SPARE W/TPMS ┐ HEADLAMPS - AUTO, LED LOW/HIGH INCLUDES FRONT HOUSING (W/ LED WIG-WAG) ┐ KEY LOCKS (DR/PASS/LFTGT) ┐ PRIVACY GLASS 2ND/3RD ROW	INTERIOR ┐ 35/30/35 SPLIT VINYL REAR ┐ A/C W/AUTOMATIC CLIMATE CONTROL, DUAL ZONE ┐ BLACK VINYL FLOOR COVERING ┐ CERTIFIED SPEEDOMETER ┐ CLOTH BUCKET FRONT SEATS ┐ CONSOLE MOUNTING PLATE ┐ ENGINE HOUR / IDLE METER ┐ HTD SANITIZATION SOLUTION ┐ RED/WHITE TASK LIGHTING ┐ PWR DR/PASS SEAT W/LUMBAR ┐ SEATBACK INTRUSION PLATES ┐ TILT/TELESCOPING STEERING WHL W/ 4 CONFIGURABLE LATCHING SWITCHES	UNIVERSAL TOP TRAY FUNCTIONAL ┐ AM/FM/MP3/BLUETOOTH & USB ┐ COLUMN MOUNTED SHIFTER ┐ ENGINE OIL COOLER ┐ FULL-TIME ALL WHEEL DRIVE SYSTEM ┐ HEAVY DUTY SUSPENSION ┐ HEAVY-DUTY 80-AMP BATTERY ┐ INTERIOR TRUNK/LIFTGATE RELEASE ┐ POLICE BRAKES: 4 WHL DISC W/ ABS & TRACTION CONTROL ┐ POWER STEERING W/EPAS ┐ REAR VIEW CAMERA ┐ TRANSMISSION OIL COOLER	TRANSMISSION-10-SPEED AUTO SAFETY/SECURITY ┐ 75 MPH REAR-CRASH TESTED ┐ ADVANCETRAC™ WITH RSC® ┐ AIRBAGS - FRONT AND SIDE ┐ AIRBAGS - SAFETY CANOPY ┐ SOS POST CRASH ALERT SYS ┐ TIRE PRESSURE MONITOR SYS WARRANTY ┐ 3 YR/36K MILE BUMPER-TO-BUMPER WARRANTY ┐ 5 YR/100K MILE POWERTRAIN CARE EXTENDED SERVICE PLAN (ZERO)
EQUIPMENT GROUP 500A OPTIONAL EQUIPMENT/OTHER .FM STEREO 3.3L TI-VCT V6 ENGINE - 2,330.00 10-SPEED AUTO TRANSMISSION NO CHARGE HID PLUNG W/R HNDL INOPERABLE 160.00 GLOBAL LOCK/UNLOCK NO CHARGE 50 STATE EMISSIONS NO CHARGE SPOT LAMP LED - WHELEN 670.00 KEYED ALIKE -KEY CODE E 50.00 NOISE SUPPRESSION BOND STRAPS 100.00 REAR DR HNDL AND LOCKS INOPR NO CHARGE DEFLECTOR PLATE 340.00 4-WAY MANUAL PASSENGER SEAT - 125.00 ¼ SIZE PICTURE IN PICTURE NO CHARGE FRONT LICENSE PLATE BRACKET NO CHARGE			UNIT IS INBOUND

Special Notes and Instructions MSO/ODO STATEMENT. CUST RESPONSIBLE FOR REGISTRATION, TAXES AND TITLING QUOTES ARE ONLY VALID UNTIL CURRENT MODEL YEAR ORDER BANK CLOSES. OLATHE FORD RESERVES THE RIGHT TO CHARGE CUSTOMER FOR FLOORPLAN IF UPFITTING TAKES AN EXCESSIVE AMOUNT OF TIME. MSO AND TITLING PAPERWORK WILL BE PROVIDED AFTER PAYMENT IS RECEIVED FOR VEHICLE
--

Above information is not an invoice and only an estimate of services/goods described above. Quote subject to change.

Please confirm your acceptance of this quote by signing this document, and returning your PO.	Signature
	Print Name
	Date

If you have any questions concerning this quote, contact Sandra Gonzalez

Thank you for your business!

BOB SIGHT



Lees Summit

Proposal Prepared For

Excelsior Springs Police Department
201 E Broadway Ave
Excelsior Springs MO 64024
rdowdy@espolice.com
(816) 602-2904

Your Deal Breakdown

MSRP / Market Value	\$44,730.00
Bob Sight Discount	-\$2,630.00
Selling Price	\$42,100.00
Rebates	-\$1,500.00
Sales Sub Total	\$40,600.00
State Taxes And Fees	\$0.00
Administrative Fee	\$600.00
Final Price	\$41,200.00

Guest Signature

Manager Signature



Excelsior

Preview Order 1234 - P8T EcoBoost Fastback: Order Summary Time of Preview: 08/25/2025 13:27:17 Receipt: NA

Dealership Name: Chuck Anderson Ford, Inc.

Sales Code : F53405

Dealer Rep.	NICHOLAS ANDERSON	Type	Retail	Vehicle Line	Mustang	Order Code	1234
Customer Name	X XXXXX	Priority Code	19	Model Year	2026	Price Level	615

DESCRIPTION	MSRP	DESCRIPTION	MSRP
MUSTANG ECOBOOST COUPE PREMIUM	\$36345	PERIMETER ALARM	\$0
SHADOW BLACK	\$0	CONN PKG:1YR INCL W/FORD APP	\$0
LEATHER-TRIMMED SEATS	\$0	MUSTANG NITE PONY PACKAGE	\$1760
BLACK ONYX	\$0	.19X8.5 EBONY BLACK-PAINTED AL	\$0
EQUIPMENT GROUP 201A	\$3000	SPOILER DELETE	\$0
.3.15 RATIO LIMITED SLIP AXLE	\$0	FLR MATS FRT-CARPETED BLACK	\$75
.FORD CO-PILOT360® ASSIST+	\$0	FRONT LICENSE PLATE BRACKET	\$0
.PREMIER TRIM W/COLOR ACCENT	\$0	CV LOT MANAGEMENT	\$0
.2.3L ECOBOOST	\$0	FUEL CHARGE	\$0
.10-SPD AUTO TRANSMISSION	\$0	PRICED DORA	\$0
255/40R19 W-RATED TIRE	\$0	DESTINATION & DELIVERY	\$1995
		\$42,244.36	
TOTAL BASE AND OPTIONS		\$42,244.36	MSRP \$43175
DISCOUNTS			NA
TOTAL			\$43175

Customer Name:
Customer Address:

Customer Email:
Customer Phone:

Customer Signature Date

This order has not been submitted to the order bank.
This is not an invoice.



Michigan

Date/Time: Sep 16, 2025 06:03 PM

Buyer: Ryan Dowdy

Salesperson: Billy O'Dwyer

Phone: C: (816) 602-2904

Phone:

Address: 301 S Main St

Excelsior Springs, MO 64024

2025 Ford Mustang, Body Type: 2dr Car #1254134

Color: Shadow Black, 10 Miles VIN: 1FA6P8TH1S5123727

Purchase	72 Months
\$ Down	Est. \$/Monthly
\$0	\$850 - \$860
\$2,500	\$804 - \$814
\$5,000	\$759 - \$769

MSRP/Retail	\$45,955.00
Selling Price	\$41,495.00
Rebate	\$500.00
Total Savings + Rebate	\$4,960.00
Government Fee	\$600.00
Proc/Doc Fee	\$449.00
Rebate	\$725.00
Total Taxes	\$4,206.36
Amount Financed	\$46,975.36

X

Customer Signature

Date

X

Manager Signature

Date

This is an offer to purchase this vehicle today, not a finance contract. You certify that the above information is correct and accurate, and authorize the release of credit history for the purpose of vehicle sales. Payments on this worksheet are estimates and are subject to lender approval



TO: Excelsior Springs City Council

FROM: Nate Williams, Director — Excelsior Springs Parks, Recreation & Community Center

DATE: October 21, 2025

SUBJECT: Recommendation on 2026 Meal Provider for ES-PRCC "Meals & a Visit Program" (MVP)

PURPOSE

To recommend award of the 2026 meal preparation contract for the ES-PRCC MVP weekday service program.

BACKGROUND

Two sealed bids were received for the 2026 service year:

Bidder	Price per Meal	Pickup Conditions
Excelsior Springs Hospital	\$5.50	Meals picked up by MVP volunteers within city limits
Liberty Hospital	\$5.00	ES-PRCC staff required to drive to Liberty Hospital (24-mile roundtrip) each service day

MVP meals are served on all weekdays except federal holidays. Current expected volume for 2026 is approximately 10 meals per day.

COST IMPACT OF LIBERTY BID

Although Liberty's per-meal price is \$0.50 lower, that savings is materially outweighed by transportation and staff costs required to retrieve meals.

Assumptions used (conservative and explicit):

- 10 meals/day
- IRS mileage proxy: $\$0.70/\text{mile} \times 24 \text{ miles} = \$16.80/\text{day}$ vehicle cost
- Staff time for pickup/loading/unloading: $0.6 \text{ hours/day} \times \$16/\text{hour} = \$9.60/\text{day}$
- Per-meal savings: $10 \times \$0.50 = \$5.00/\text{day}$

Net daily effect of choosing Liberty over Excelsior Springs Hospital:

$$\$5.00 - (\$16.80 + \$9.60) = -\$21.40 \text{ per service day}$$

Using ~250 weekdays/year (excluding federal holidays):

$$-\$21.40 \times 250 \approx -\$5,350 \text{ per year}$$

FINDING

At the expected volume of 10 meals/day, selecting Liberty Hospital would increase the total cost to the ES-PRCC by approximately \$5,350 annually once transportation and staff costs are accounted for.

RECOMMENDATION

Award the 2026 MVP meal preparation contract to Excelsior Springs Hospital.

NEXT STEPS (if Council concurs)

- Issue formal Notice of Award to Excelsior Springs Hospital.
- Begin execution of 2026 service agreement.
- Coordinate delivery protocols with MVP volunteer team.

Respectfully submitted,

RESOLUTION NO. 1619

A RESOLUTION AUTHORIZING EXECUTION OF A SERVICES AGREEMENT WITH
EXCELSIOR SPRINGS HOSPITAL FOR HOME-DELIVERED MEAL PREPARATION
SERVICES FOR THE 2025–2026 PROGRAM YEAR

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 execution by the Mayor of the Services Agreement between the City of Excelsior Springs and Excelsior Springs Hospital for Home-Delivered Meal Preparation Services, in substantially the form attached hereto, for the term through June 30, 2026, at a rate of \$5.50 per meal.

Section 2. That the City Manager and such other officials of the City may take action as is necessary, incidental or expedient to carry out the intent of this Resolution and the authority granted herein.

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

THIS RESOLUTION PASSED AND APPROVED THIS 3rd DAY OF November, 2025.

Mark D. Spohn, Mayor

ATTEST:

Shannon Stroud, City Clerk

REVIEWED BY:

Molly McGovern, City Manager

SERVICES AGREEMENT

This Services Agreement (“Agreement”) is entered into as of the date last signed by the parties, between the City of Excelsior Springs, Missouri (“City”) and Excelsior Springs Hospital, a municipally owned community hospital (“Contractor” or “Hospital”).

1. Purpose. The purpose of this Agreement is to establish the terms and conditions under which Excelsior Springs Hospital will provide meal preparation services for the City’s Home-Delivered Meals Program, known as the “Meals & a Visit Program” (“MVP”).

2. Term. This Agreement shall continue through June 30, 2026, unless earlier terminated as provided herein. The parties may mutually agree in writing to renew the Agreement for additional one-year terms subject to appropriation of funds and satisfactory performance.

3. Scope of Services. The Hospital shall:

a. Prepare nutritious meals meeting the standards established by the Missouri Department of Health & Senior Services, the Older Americans Act Nutrition Program, and the Mid-America Regional Council.

b. Provide meals that contain approximately 600–750 calories, at least one-third of the Recommended Dietary Allowance (RDA) for older adults, and meet sodium, fat, and protein guidelines.

c. Prepare and package meals Monday through Friday, excluding recognized federal holidays.

d. Ensure all meals are ready for pickup by City MVP volunteers at the Hospital’s designated loading area within the agreed time window each weekday.

e. e. Maintain a Registered Dietitian on staff to review menus and nutritional compliance.

f. Provide suitable dietary accommodations for clients requiring diabetic-friendly, low-sodium, dairy-free, or gluten-free meals.

g. Ensure all packaging is sealed, labeled, and maintained at proper hot or cold holding temperatures until pickup.

4. Compensation. The City shall pay the Hospital \$5.50 per meal, which includes all costs for preparation, packaging, and storage until pickup. Payment shall be made monthly upon submission of a verified invoice stating the number of meals prepared. Any proposed price adjustment shall require 30 days’ advance written notice and City Manager approval.

5. Compliance and Standards. The Hospital shall maintain compliance with all applicable federal, state, and local health, safety, and sanitation laws; ensure that all staff engaged in meal

preparation hold current Safe Food Handler certifications; and operate under its Clay County Public Health Center food service permit.

6. Independent Contractor Relationship. The Hospital is an independent contractor and not an employee or agent of the City. The Hospital shall have exclusive control over its personnel and operations in performing this Agreement.

7. Termination. Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. Upon termination, the Hospital shall be paid for all meals prepared and delivered up to the effective termination date.

8. Entire Agreement. This Agreement constitutes the entire understanding between the parties and supersedes all prior proposals or communications related to the subject matter herein.

EXCELSIOR SPRINGS CITY HOSPITAL D/B/A EXCELSIOR SPRINGS HOSPITAL	CITY OF EXCELSIOR SPRINGS, MISSOURI
By: _____ _____, Chair of the Board	By: _____ Mark D. Spohn, Mayor
Dated: _____	Dated: _____
ATTEST:	ATTEST:
_____ Kristen DeHart, CEO	_____ Shannon Stroud, City Clerk

City of Excelsior Springs, Missouri
Request for Proposal (RFP)
Home-Delivered Meal Services
Date Issued: June 9, 2025

1. Introduction

The City of Excelsior Springs is soliciting proposals from qualified providers for the preparation and delivery of home-delivered meals to eligible residents within the city limits. This RFP is intended for services to be provided by **XXXXXXX** for the period of **July 16, 2025 through June 30, 2026**.

2. Scope of Services

- Provide **home-delivered meals** Monday through Friday, excluding all recognized federal holidays.
 - Meal count will vary daily, with an **estimated range of 1 to 25 meals per weekday**.
 - Each meal must meet nutritional guidelines appropriate for older adults and/or individuals with dietary restrictions as specified by the Mid America Regional Council/Meals on Wheels.
-

3. Proposal Requirements

Please include the following in your proposal:

- **Preparation and Delivery Plan:** Description of kitchen facilities, food safety protocols, and meals will be picked up by City of Excelsior Springs.
 - **Cost Proposal:** Cost per meal, any additional charges (e.g., packaging, administrative).
 - **Proof of Insurance and Licensure:** Include relevant health department permits and insurance documentation.
-

4. Timeline

- **Proposal Due Date:** June 23, 2025]
 - **Review and Selection:** June 23–27, 2025]
 - **Contract Start Date:** July 15, 2025
 - **Service Period:** July 15, 2025 – July 14, 2026
-

6. Submission Instructions

Proposals may be submitted electronically or in hard copy to:

City of Excelsior Springs

Attn: Jesse Hall
500 Tiger Drive
Excelsior Springs, MO 64024
816.826.6056
Jesse hall@es-prcc.com

7. Contact for Questions

For questions or further information, please contact:

Jesse Hall
Special Projects
City of Excelsior Springs
816.826.6056
Jesse hall@es-prcc.com

We look forward to your proposal and the opportunity to partner in delivering nutritious meals to our community.

Sincerely,

Jesse Hall
Special Projects
City of Excelsior Springs
816.826.6056

HOSPITAL LICENSE

**MISSOURI DEPARTMENT OF
HEALTH AND SENIOR SERVICES**

Excelsior Springs City Hospital

Excelsior Springs Hospital

**1700 Rainbow Boulevard
Excelsior Springs MO 64024**

**IS GRANTED THIS LICENSE PURSUANT TO SECTION 197.040, RSMo TO OPERATE AS A
General Acute Care Hospital**

Issue Date: **January 1, 2025**

Expiration Date: **December 31, 2025**



Bureau Administrator
Bureau of Hospital Standards



LICENSE NO. 286-47 Total Beds Licensed: 20

DHSS Complaint Number: 1-800-392-0210



CERTIFICATE OF LIABILITY INSURANCE

10/1/2026

DATE (MM/DD/YYYY)
09/30/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 444 W. 47th St., Ste. 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE INSURER A: Federal Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
INSURED EXCELSIOR SPRINGS HOSPITAL 1319729 1700 RAINBOW BLVD. EXCELSIOR SPRINGS MO 64024	NAIC # 20281	

COVERAGES**CERTIFICATE NUMBER:** 10700084**REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC ☐ OTHER:			NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX DAMAGE TO RENTED PREMISES (Ea occurrence) \$ XXXXXXXX MED EXP (Any one person) \$ XXXXXXXX PERSONAL & ADV INJURY \$ XXXXXXXX GENERAL AGGREGATE \$ XXXXXXXX PRODUCTS - COMP/OP AGG \$ XXXXXXXX \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident) \$ XXXXXXXX BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$			NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX AGGREGATE \$ XXXXXXXX \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N ☐ N/A			NOT APPLICABLE			PER STATUTE ☐ OTHER ☐ E.L. EACH ACCIDENT \$ XXXXXXXX E.L. DISEASE - EA EMPLOYEE \$ XXXXXXXX E.L. DISEASE - POLICY LIMIT \$ XXXXXXXX
A	BLDG & BUS PERS PROP	N	N	3528-56-90	10/01/2025	10/01/2026	\$61,530,187 BLANKET LIMIT, \$50,000 DEDUCTIBLE AOP

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
CERTIFICATE HOLDER IS NAMED ON THE POLICY AS AN ADDITIONAL INSURED AS THEIR INTEREST MAY APPEAR.

CERTIFICATE HOLDER**CANCELLATION****10700084**NATIONAL CITY COMMERCIAL CAPITAL COMPANY, LLC
IT'S SUCCESSORS AND/OR ALL ASSIGNS
995 DALTON AVE.
CINCINNATI OH 45203

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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City of Excelsior Springs
201 East Broadway Ave.
Excelsior Springs, MO 64024
Phone: (816) 630-0763
Fax: (816) 630-4424

OCCUPATIONAL LICENSE

Business Name:
Location Address:
License Number:
License Class:
Issue Date:
Expiration Date:

EXCELSIOR SPRINGS HOSPITAL
1700 RAINBOW BLVD
26-00006923
HOSPITAL : HEALTH & SERVICES
March 07, 2025
February 28, 2026

Please post license in plain view of customers.

EXCELSIOR SPRINGS HOSPITAL
1700 RAINBOW BLVD

EXCELSIOR SPRINGS MO 64024



WC 00 00 01 A (05/17)

Policy Number: MEM 2006323-12

Workers Compensation and Employers Liability Insurance Policy
Insurer: Missouri Employers Mutual Insurance Company - Carrier #33413

INFORMATION PAGE

1.	INSURED: Excelsior Springs Hospital 1700 RAINBOW BLVD EXCELSIOR SPRINGS, MO 64024-1182		PRODUCER: 426-1 Kansas City Series of Lockton Companies, LLC - C/O Commerce Bank PO Box 802707 Kansas City, MO 64180-2707																
	FEDERAL ID NO.: 43-1080811		OTHER NAMED INSURED:																
	RISK ID NO.: 240153416		OTHER LOCATIONS: See WC 99 06 04																
	INSURED'S LEGAL STATUS: Non or not for profit corp																		
2.	The policy period is from: 12/31/2024 to 12/31/2025 12:01 A.M. standard time at the insured mailing address.																		
3a.	Workers Compensation Insurance: Part One of the policy applies to the Workers Compensation Law of the states listed here: MO																		
3b.	Employers Liability Insurance: Part Two of the policy applies to work in each state listed in item 3a. The limits of our liability under Part Two are: <table border="0" style="width:100%; margin-top:10px;"><tr><td style="width:40%;">Bodily Injury by Accident</td><td style="width:20%;">\$1,000,000</td><td style="width:40%;">each accident</td></tr><tr><td>Bodily Injury by Disease</td><td>\$1,000,000</td><td>policy limit</td></tr><tr><td>Bodily Injury by Disease</td><td>\$1,000,000</td><td>each employee</td></tr></table>				Bodily Injury by Accident	\$1,000,000	each accident	Bodily Injury by Disease	\$1,000,000	policy limit	Bodily Injury by Disease	\$1,000,000	each employee						
Bodily Injury by Accident	\$1,000,000	each accident																	
Bodily Injury by Disease	\$1,000,000	policy limit																	
Bodily Injury by Disease	\$1,000,000	each employee																	
3c.	Other States Insured: Part Three of the policy applies to the states, if any, listed here: None																		
3d.	This policy includes these endorsements and schedules: See WC 99 06 02																		
4.	<i>The premium for this policy will be determined by our Manuals of Rules, Classifications, Rates and Rating Plans. All information required below is subject to verification and change by audit.</i> <table border="0" style="width:100%; margin-top:10px;"><tr><td style="width:40%;">See Classification Schedule</td><td style="width:30%;">Total Estimated Premium:</td><td style="width:30%; text-align:right;">\$165,059.00</td></tr><tr><td></td><td>Estimated Second Injury Fund Surcharge</td><td style="text-align:right;">\$4,952.00</td></tr></table> <table border="0" style="width:100%; margin-top:10px;"><tr><td colspan="2">Expense Constant: \$240.00</td><td></td></tr><tr><td>Minimum Premium: \$1,000.00</td><td>Total Estimated Premium and Surcharges:</td><td style="text-align:right;">\$170,011.00</td></tr><tr><td colspan="3">Billing Payment Mode: Twelve installment</td></tr></table>				See Classification Schedule	Total Estimated Premium:	\$165,059.00		Estimated Second Injury Fund Surcharge	\$4,952.00	Expense Constant: \$240.00			Minimum Premium: \$1,000.00	Total Estimated Premium and Surcharges:	\$170,011.00	Billing Payment Mode: Twelve installment		
See Classification Schedule	Total Estimated Premium:	\$165,059.00																	
	Estimated Second Injury Fund Surcharge	\$4,952.00																	
Expense Constant: \$240.00																			
Minimum Premium: \$1,000.00	Total Estimated Premium and Surcharges:	\$170,011.00																	
Billing Payment Mode: Twelve installment																			

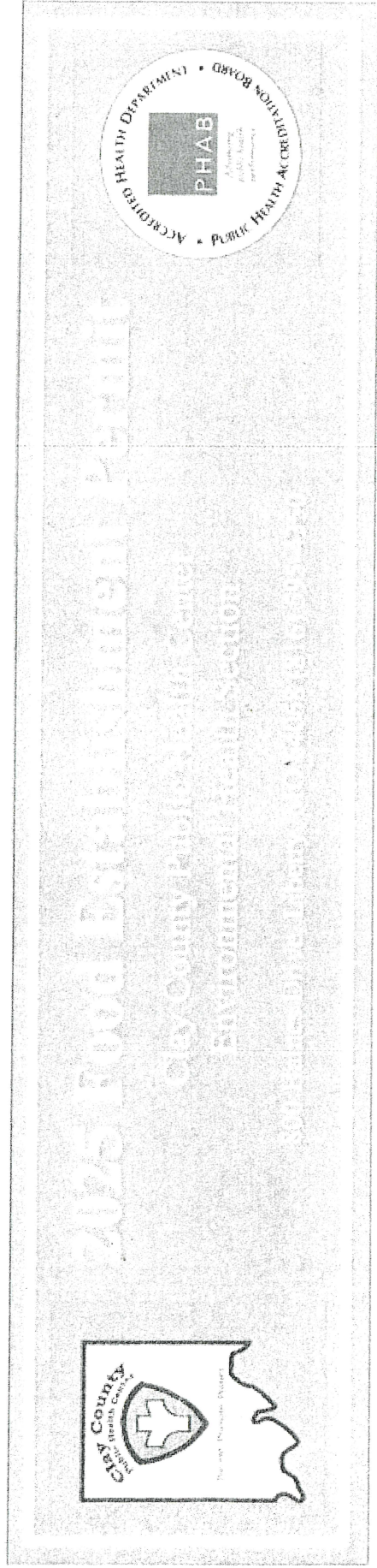
ISSUING OFFICE:

101 N. Keene St.
Columbia, MO 65201

Countersigned By:

ISSUE DATE: 12/30/2024

Copyright 2015 National Council on Compensation Insurance



Based upon a finding of substantial compliance with the requirements of Clay County G.O. 89-113 and the Clay County, Missouri Food Code adopted by the Clay County Public Health Center Board of Trustees on October 24, 2019, a food establishment permit is hereby granted to:

EXCELSIOR SPRINGS CITY HOSPITAL

For the operation of:

EXCELSIOR SPRINGS MEDICAL CENTER
1700 RAINBOW BLVD
EXCELSIOR SPRINGS MO 64024



Establishment Type: Food Service - High
Permit Number: 06-0123
Issue Date: 01/01/2025

Darrell Meinke, Director of Public Health

This permit is valid unless suspended or revoked, is not transferable and must be posted in public view.

This permit expires **12/31/2025**



Excelsior Springs Hospital Proposal for Home-Delivered Meals Preparation Services

For the Period of July 16, 2025 – June 30, 2026

1. Statement of Understanding

Excelsior Springs Hospital is pleased to submit this proposal in response to the City of Excelsior Springs' Request for Proposals for the preparation and delivery of Home-Delivered meals.

As a municipally owned, community-based hospital with a fully licensed commercial kitchen, we are deeply committed to supporting the health and well-being of Excelsior Springs residents — including older adults and homebound individuals who benefit from a meal service delivered to the home.

We understand the City's intent to partner with a qualified, reliable provider to ensure nutritious, safe, and high-quality meals for eligible residents within the city limits. Excelsior Springs Hospital is uniquely positioned to fulfill this mission, combining healthcare-level food safety and nutritional oversight with the compassion and reliability expected of a trusted community partner.

2. Scope of Services

Excelsior Springs Hospital acknowledges and agrees to provide meal preparation services in accordance with the Scope of Services outlined in the RFP.

Meals will be prepared and packaged by the Hospital's Dietary Department and made available for pickup by the City of Excelsior Springs Home-Delivered Meal team Monday through Friday, excluding all recognized federal holidays.

The Hospital understands that meal counts will vary daily, with an estimated range of 1 to 25 meals per weekday and will adjust production accordingly to ensure freshness and quality.



Each meal will meet or exceed the nutritional guidelines established by the Mid-America Regional Council, designed to support the dietary needs of older adults and individuals with medical or dietary restrictions. The hospital's Registered Dietitian and Food Service Director will review menus regularly to ensure alignment with both nutritional standards and food safety regulations.

3. Nutritional Standards & Special Diets Compliance

All meals provided under this program will adhere to the nutritional standards established by the Missouri Department of Health & Senior Services and the Older Americans Act Nutrition Program.

Each meal will provide approximately 600–750 calories and at least one-third of the Recommended Dietary Allowance (RDA) for older adults, including 18–33 grams of protein, no more than 30% of calories from fat, and limited sodium content (target $\leq 1,200$ mg per meal; ideally closer to 800 mg where feasible). Meals will include one protein entrée, two servings of vegetables, one serving of fruit, one serving of whole grain, and one serving of dairy or a calcium-rich equivalent.

Menus will rotate on a 4–5-week cycle to ensure variety, incorporate seasonal ingredients, and reflect regional food preferences. All meals will be clearly labeled and accompanied by ingredient lists identifying major allergens per FDA standards (milk, eggs, fish, shellfish, tree nuts, peanuts, wheat, soy, sesame).

Excelsior Springs Hospital will maintain safe food preparation practices to minimize allergen cross-contact and will provide suitable alternative options for clients requiring diabetic-friendly, low-sodium, no concentrated sweets, dairy-free, or gluten-free meals. All allergy-sensitive meals will include the standard disclaimer:

“Meals are prepared in facilities that also process allergens and cannot guarantee allergen-free products.”



4. Preparation and Delivery Plan

Kitchen Facilities:

Excelsior Springs Hospital operates a full-service, licensed commercial kitchen that provides three meals daily for patients, staff, and community programs. The kitchen meets all federal, state, and local health and safety standards and is designed for large-scale production with commercial-grade cooking, refrigeration, and holding equipment.

The facility is inspected quarterly by the Clay County Public Health Center and subject to CMS regulatory surveys, ensuring ongoing compliance with sanitation, temperature control, and food safety standards required for healthcare environments.

Food Safety Protocols:

All dietary staff maintain current Safe Food Handler certifications as required by Clay County. The department follows policies aligned with FDA Food Code, ServSafe, and hospital infection-prevention protocols. Daily temperature logs, sanitation schedules, and hazard analysis procedures are maintained, documented, and reviewed by the Food Service Director.

Our procedures emphasize safety, quality, and consistency — from ingredient sourcing and storage through preparation, packaging, and delivery — to protect the health of every meal recipient.

Pickup Logistics:

Prepared meals will be securely packaged in temperature-controlled containers and clearly labeled for route identification. A designated pickup area near the hospital's loading dock allows easy access for the City of Excelsior Springs Home-Delivered Meals team. Meals will be held at proper hot or cold temperatures until pickup, and our staff will coordinate with City representatives to ensure smooth, on-time handoffs.

5. Cost Proposal

Proposed Cost per Meal:

- Standard meal (as described in Section 3): **\$5.50 per meal**
- Packaging and disposables: **Included**
- Administrative and coordination fees: **Included**



All costs are inclusive of food preparation, packaging, and storage until pickup. Pricing may be adjusted annually based on food cost fluctuations or program changes, with a 60-day advance notice to the City.

6. Proof of Insurance and Licensure

Excelsior Springs Hospital maintains all current licenses, health department permits, and liability coverage necessary to operate a commercial food service facility and provide meals to the community.

Documentation includes:

- CMS Certification (Hospital License)
- Certificate of Liability Insurance (General and Product Liability)
- Occupational License – City of Excelsior Springs
- Workers' Compensation and Employer's Liability Coverage
- Clay County Public Health Center Food Service Permit (current year)

Copies of these documents have been included as attachments to this proposal submission.



Director of Public Works
201 E Broadway
Excelsior Springs, MO 64024

Phone: (816) 630-0755
Fax: (816) 630-9528

To: Mayor and City Council
From: Chad Birdsong, Director of Public Works
Re: Engineering contract with Lamp Rynearson for 2025 Streetscape Maintenance Project – Supplemental Task Order 2024-01.01 for Engineering Services
Date: November 3rd, 2025

The 2025 Streetscape Project is complete however we do have a request for additional funds for the construction administration and observation from Lamp Rynearson for the base repair project with All Pro Asphalt in the amount of \$17,214.00 as described in the included Supplemental Task Order Number 2024-1.01 for Engineering Services. The original scope anticipated 15 days of active construction requiring observation with a contract completion date of June 27th, 2025. After bids came in lower than estimated, additional streets, curbs and base repairs were added to the project. In addition, All Pro's inefficiencies along with CPKC's work to raise their tracks on Italian Way, contributed to extending their construction through September where we finally had to reduce their scope to get the project complete. Lamp Rynearson continued to work with us and the contractor during the added scope and extended time frame to ensure the project was completed in accordance to our city standards.

A project cost sheet is also included identifying the total cost incurred from the three construction projects, which included the base repair and overlay, chip seal, and UBASS, and the engineering for each of them along with the material testing, totaling \$1,372,238.00. There are Transportation Trust funds that were allocated left to cover this request.

The Transportation Trust Authority met on November 12, 2024, discussed and approved the funding for this project to include \$100,000.00 for engineering design, construction administration and construction inspection and \$1,400,000.00 for construction.

A resolution has been prepared for your consideration and approval for the request of additional funds through this supplemental task order with Lamp Rynearson for this project.

Sincerely,
Chad Birdsong

RESOLUTION NO. 1620

**A RESOLUTION APPROVING A TASK ORDER FOR LAMP
RYNEARSON INC. RELATED TO THE 2025 STREETScape MAINTENANCE
PROJECT**

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

Section 1. That the Task Order for Lamp Rynearson Inc. in the amount of \$17,214.00 related to the 2025 Streetscape Maintenance Project, a copy of which is attached hereto in its substantial form and incorporated herein, is approved.

Section 2. That the Mayor or his designee is authorized to execute the Task Order for and on behalf of the City of Excelsior Springs, Missouri.

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 3rd DAY OF November, 2025.

Mark D. Spohn, Mayor

ATTEST:

Shannon Stroud, City Clerk

REVIEWED BY:

Molly McGovern, City Manager

ATTACHMENT

Task Order

Supplemental Task Order Number 2024-1.01 For Engineering Services

This Task Order is entered into as the date last signed by the parties and is between Lamp Rynearson, (the “Consultant”) and the City of Excelsior Springs, Missouri (the “City”).

WHEREAS, the City has engaged Consultant to provide engineering services pursuant to an Agreement for Engineering Services, pursuant to which the City may task the Consultant to provide additional professional engineering services on a project-specific basis by acknowledging a separate Task Order.

NOW, THEREFORE, in consideration of the promises and mutual covenants between the parties and for other good and valuable consideration the receipt of which is acknowledged by the parties, they agree as follows:

1. **Incorporation of Base Agreement.** This Task Order is subject to all terms and conditions contained in the Agreement for Engineering Services, that are not inconsistent with the specific terms contained herein, and the Agreement for Engineering Services between the parties is incorporated herein as if set forth in full by this reference.
2. **Scope of Services.** The Scope of Services pursuant to this Task Order are as contained in Exhibit A and B.
3. **Term.** Consultant has completed the specified work in this supplemental agreement.
4. **Compensation.** Unless compensation is set forth in this Task Order, compensation shall be as provided in the Agreement for Engineering Services between the parties.
5. **Project Schedule.** Consultant has completed the specified work in this supplemental agreement
6. **Additional Terms and Conditions.** If any, attach to this Task Order as Exhibit B. The original agreement is attached in Exhibit B.

IN WITNESS WHEREOF, the Consultant and the City have executed this Agreement as of the Effective Date.

Lamp Rynearson, Inc. _____:

City of Excelsior Springs, Missouri:

By: Greg VanPatten _____

By: _____

Name: Greg Van Patten, PE _____

Name: _____

Title: Project Manager _____

Title: _____

Dated: 10/15/2025 _____

Dated: _____

Project: Excelsior Springs 2025 Street Maintenance Projects

Base Repair, UBAS and Chip Seal

Date: 10/23/2025

Item Description	Project Cost	Notes
1 Final Construction Cost		
Base Repair Project	\$ 687,896.35	Pay App 4 - Final
UBAS Project	\$ 253,945.95	Pay App 1 - Final
Chip Seal Project	\$ 303,896.30	Project Final (Pay App 1 \$300,769.18)
2 Engineering		
Base Repair	\$ 23,600.00	Task Order 241118
UBAS	\$ 10,700.00	Task Order 241119
Chip Seal	\$ 11,400.00	Task Order 241120
3 Construction Administration and Observation		
Base Repair	\$ 25,700.00	Task Order 241118
UBAS	\$ 9,800.00	Task Order 241119
Chip Seal	\$ 17,700.00	Task Order 241120
Supplemental Construction Administration and		
4 Observation Task Order (Base Repair Project)	\$ 17,214.00	Submitted Task Order 2024-1.01
5 Material Testing (1.5%)	\$ 9,385.00	Contract with Kaw Valley
6 Project Administration	\$ -	Assumes no City Costs
7 Legal fees, Publications	\$ 1,000	Easement filing, other
8 R/W and Easement Acquisition	\$ -	Contingency cost if needed
9 Utility Relocations	\$ -	Assumes no cost
10 Financing and Bonding	\$ -	Not included for now
Total Project Cost	\$ 1,372,238	

Exhibit A to Task Order

Scope of Services

Base Repair Project

We are requesting an additional **\$17,214.00** to cover extended construction administration and observation services for the base repair project with All Pro Asphalt. The original scope anticipated approximately 15 days of active construction requiring observation, with a contract completion date of June 27, 2025. After bids came in lower than estimated, additional streets were added to the project. In addition, All Pro Asphalt's inefficiencies contributed to extending construction through September 2025. Lamp Rynearson continued to work with the City and the contractor during the added scope and extended timeframe to ensure the project was completed in accordance with City standards.



Director of Public Works
201 E Broadway
Excelsior Springs, MO 64024

Phone: (816) 630-0755
Fax: (816) 630-9528

November 3, 2025

To: Mayor and City Council
From: Chad Birdsong, Public Works Director
Re: 2026 Regional Household Hazardous Waste Collection Program

Attached, please find the Intergovernmental Agreement between the MARC Solid Waste Management District and Excelsior Springs, relating to the Regional Household Hazardous Waste Collection Program.

This is a yearly contract for services that we have participated in for a number of years. By participating, residents in our community have the option of disposing of their hazardous waste through regional drop off events as well as permanent facilities in Kansas City and Lee's Summit. This agreement is for one year and is a budgeted expenditure in Refuse.

The total for this contract is \$12,013.32 for 2026. This amount was based on information received from the U.S. Census Bureau 2024 population estimates for Excelsior Springs which was 10,538 at a \$1.14 per capita rate.

This year, we partnered with Lawson and Richmond with a mobile event in Richmond. on October 18.

An ordinance has been prepared for your consideration and approval. If you have any questions or concerns, please do not hesitate to call me at 630 0755 ext. 4423. I will be available at the Council meeting if you have any questions or concerns.

Sincerely,

Chad Birdsong

ORDINANCE NO. 25-11-01

**AN ORDINANCE AUTHORIZING THE CITY TO ENTER INTO AN
INTERGOVERNMENTAL AGREEMENT WITH THE MARC SOLID WASTE
MANAGEMENT DISTRICT RELATING TO THE REGIONAL HOUSEHOLD
HAZARDOUS WASTE COLLECTION PROGRAM**

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

Section 1. The City of Excelsior Springs shall enter into an Intergovernmental Agreement pursuant to Missouri Revised Statutes Section 70.210 et seq., between the MARC Solid Waste Management District and Excelsior Springs, Missouri relating to the Regional Household Hazardous Waste Collection Program to be substantially in the form attached hereto as Exhibit A, and shall expend funds in the total amount of \$12,013.32 pursuant to the terms of the Intergovernmental Agreement.

Section 2. The execution and delivery of the Intergovernmental Agreement by the City Manager is approved, the City Manager is authorized to execute the Intergovernmental Agreement, and the City Manager and City staff are authorized to take such other actions reasonably necessary to carry out the intent of this Ordinance on behalf of the City, the execution of the Intergovernmental Agreement being conclusive evidence of such approval.

Section 3. This Ordinance shall be in full force and effect from and after the date of its passage.

INTRODUCED IN WRITING, read by title two times, passed and approved this 3rd day of November, 2025.

Mark D. Spohn, Mayor

ATTEST:

Shannon Stroud, City Clerk

REVIEWED BY:

Molly McGovern, City Manager

Exhibit A

Intergovernmental Agreement



October 7, 2025

**MARC Solid Waste
Management District**

Serving local governments in
Cass, Clay, Jackson, Platte and
Ray Counties and working
cooperatively with Johnson,
Leavenworth, Miami and
Wyandotte Counties

Executive Board

Appointed:

Louis Cummings
City of Kansas City

Bob Huston
Cass County

Donna Koontz
Clay County

Kourie Hunter (interim)
Jackson County

Daniel Erickson
Platte County

Ken Keller
Ray County

Elected:

David Pavlich
City of Kearney

Doug Wylie, Chair
City of Parkville

Zan McKinney
City of Independence

Chris Bussen
City of Lee's Summit

Mike Larson, Vice Chair
City of Sugar Creek

Trent Salsbury
City of Raymore

Mike Mallon
City of Blue Springs

Lauran Kurtz
City of Lake Lotawana

Ex Officio:

Dianna Bryant
Secretary/Treasurer

Re: 2026 Regional Household Hazardous Waste (HHW) Program

Got old paint? Unsure how to properly dispose of pesticides? Since 1997 the Regional Household Hazardous Waste Collection Program has offered residents the opportunity to safely dispose of household hazardous products that shouldn't be thrown away in the trash.

Membership in the program provides residents year-round access to collection facilities in Kansas City and Lee's Summit, and to multiple collection events.

Materials accepted for safe disposal include paint and paint-related products, automotive fluids, batteries, lawn and garden chemicals, housecleaners, fluorescent bulbs, and other items such as nail polish, bug spray and oven cleaners.

The 2026 program fee is \$1.14 per capita and is applied to 2024 population estimates. The cost for your community is included with the agreement attached. The MARC Solid Waste Management District also supports the program with Plan Implementation funds. The district collaborates with the cities of Kansas City, Mo and Lee's Summit to make this program possible.

If you are interested in providing this service to your residents in 2026, please sign and return the agreement by **Friday, December 12, 2025**. After both parties have signed the agreement, you will receive an invoice.

District staff are available to answer any questions and can attend a city council or county commissioner's meeting to provide more information. Please contact Nadja Karpilow at (816) 701-8226 or karpilow@marc.org.

We look forward to serving your community.

Sincerely,

A handwritten signature in dark ink, appearing to read "Doug Wylie".

Doug Wylie
Chair, MARC Solid Waste Management District



2026

Intergovernmental Agreement between the MARC Solid Waste Management District and Excelsior Springs, Missouri relating to the Regional Household Hazardous Waste Collection Program

This Agreement is entered into pursuant to Missouri Revised Statutes Section 70.210 *et seq.*

Whereas, Cass, Clay, Jackson, Platte, and Ray Counties and the City of Kansas City have formed the MARC Solid Waste Management District (SWMD) pursuant to Sections 260.300 through 260.345 of the Revised Statutes of Missouri (1986 & Cum. Supp. 1990) and the members of the SWMD include most cities within the member counties; and

Whereas the City of Kansas City, Missouri (Kansas City) operates a permanent Household Hazardous Waste facility located at 4707 Deramus, Kansas City, Missouri, and operates outreach sites for collection of Household Hazardous Waste (HHW) at various locations and on various dates; and

Whereas, the City of Lee's Summit, Missouri operates a permanent Household Hazardous Waste Facility located at 2101 SE Hamblen Road, Lee's Summit; and

Whereas, Kansas City and Lee's Summit have made these HHW collection facilities available for use by members of the SWMD and the SWMD, Kansas City and Lee's Summit have agreed to create a regional household hazardous waste program for the benefit of all members of the SWMD; and

Whereas Excelsior Springs, Missouri (sometimes referred to in this Agreement as the "Participating Member") intends to participate in the Regional HHW Collection Program;

Therefore, the SWMD and the Participating Member agree that participation in the Regional HHW Collection Program shall be on the following terms and conditions:

I *Definitions*

Household Hazardous Waste (HHW) shall mean waste that would be classified as hazardous waste by 40 CFR 261.20 through 261.35 but that is exempt under 40 CFR 261.4 (b) (1) (made applicable in Missouri by 10 CSR 25-4.261) because it is generated by households. Examples include paint products, household cleaners, automotive fluids, pesticides, batteries, and similar materials. A determination of whether any material meets this definition shall be made by Kansas City.

II *Effective Date*

Excelsior Springs, Missouri agrees to participate in the Regional HHW Collection Program for a one-year period beginning on **January 1, 2026**.

III *Termination*

A. Budget Limitations. This Agreement and all obligations of the Participating Member and the SWMD arising therefrom shall be subject to any limitation imposed by budget law. The parties represent that they have within their respective budgets sufficient funds to discharge the obligations and duties assumed and sufficient funds for the purpose of maintaining this Agreement. This Agreement shall be deemed to terminate by operation of law on the date of expiration of funding.

B. Termination of regional program. If the regional household hazardous waste program is terminated prior to the expiration of this Agreement, the SWMD shall refund the amount paid by the participating member, less the cost of services provided prior to termination of the regional program. The cost of services shall be assessed at seventy-five dollars (\$75.00) for each vehicle belonging to a resident of the participating

member that has been served prior to the termination of the program, not to exceed the amount paid by the participating member.

C. Each participating member will be required to notify the SWMD, Kansas City and Lee's Summit in writing of its intention to renew the annual agreement for the following year no later than December 15. In the event that notification is not provided in advance or the final decision is made to not rejoin the program for the upcoming year, the participating member is responsible for any costs incurred by Kansas City and/or Lee's Summit to serve residents after December 31. Kansas City and SWMD reserve the right to invoice the member city or county for any waste disposal costs incurred as a result of late notification.

IV Duties of Participating Member

- A. **Fees.** **Excelsior Springs, Missouri** agrees to pay the sum of **\$12,013.32** to participate in the 2026 Regional HHW Collection Program for the period from January 1 to December 31. The program participation fee is based on a per capita rate of \$1.14 applied to 2024 Population Estimate figures as shown in Attachment One. At least one-half of this amount shall be paid within thirty (30) days upon receiving the district invoice. Payment of any remaining balance shall be paid within the following six months.
- B. **Payment.** The Participating Member shall be obligated for payment of the amount shown in Paragraph IV(A) irrespective of the participation of its citizens, or of any actual expenses incurred by the SWMD, Kansas City, or Lee's Summit attributable to the Participating Member, except in the event of termination of the regional program, as reflected in III(B) above. Payment by the Participating Member of the agreed upon amount shall not be contingent upon renewal of this Agreement or renewal of the Agreement between the SWMD and Kansas City or Lee's Summit.

Annual Renewal. The agreement between the SWMD and the Participating Member will be subject to renewal each year. To assure community information is included in the printed promotional material, agreements will be due no later than February 1, 2026. No pro ration of fees is applicable under this agreement.

- C. **Contact Person.** The Participating Member agrees to notify the SWMD and Kansas City, on or before the date of this Agreement, of the name of an individual who will serve as its contact person with respect to the Regional HHW Collection Program.

V Services Provided by the SWMD

A. **Permanent Collection Facilities.** HHW collection services shall be provided by Kansas City and Lee's Summit pursuant to agreements entered into between the SWMD and Kansas City, and the SWMD and Lee's Summit. Pursuant to those agreements, residents of the Participating Member may deliver HHW, by appointment, if required, and during normal hours of operation, to the Kansas City permanent HHW facility and to the Lee's Summit permanent HHW facility.

B. **Outreach Collections.** Pursuant to the agreement between the SWMD and Kansas City, Kansas City has also agreed to provide contractor services for the collection of HHW at outreach collection sites throughout the SWMD area. Residents of the Participating Member will be able to deliver HHW to outreach collection sites, the dates and locations of which will be negotiated by the SWMD and Kansas City. If, at the request of a Participating Member, an outreach collection is held within its boundaries, the Participating Member agrees that Kansas City or the contractor shall have overall control of the collection activities but the Participating Member shall provide the following:

- adequate and safe sites with unobstructed public access;
- access to restroom facilities and drinking water
- adequate publicity of the date and location of the mobile collection;

- a means for the collection, removal and disposal of any wastes that do not meet the definition of hazardous waste;
- volunteers or workers to conduct traffic control, survey participating residents, stack latex paint and automotive batteries, and assist with non-hazardous waste removal and bulking of motor oil;
- means of limiting the vehicles to a number negotiated by Kansas City and the SWMD (estimated to be either 200, 300, or 400 vehicles per outreach collection);
- a forklift and forklift operator available at the opening and closing of the event; and
- access to residents of any city or county that is also a participating member.

VI *Reports*

The SWMD will provide to the Participating Member quarterly reports on the operations of the Kansas City and Lee's Summit permanent facilities and on the operations of the outreach collections, based on information provided to the SWMD by Kansas City and Lee's Summit. The quarterly reports shall include the following information:

- Total number vehicles using each facility (permanent or mobile) on a quarterly basis;
- Number of vehicles from each participating member using the facility;
- An end-of-the-year summary report including waste composition and disposition.
- Each program year the district will provide brochures which include facility hours of operation, mobile event schedule, and contact information

VII *Insurance*

A. Insurance. The SWMD agrees that, pursuant to the terms of its Agreement with Kansas City, Kansas City shall maintain liability insurance related to the outreach collection sites under which the community where the site is located shall be named as an additional insured.

VIII *Legal Jurisdiction*

Nothing in this Agreement shall be construed as either limiting or extending the legal jurisdiction of the parties.

MARC Solid Waste Management District:

Participating Member:

_____ Date: _____

_____ Date: _____

Doug Wylie, Chair

Print Name

Print Title

2026 Regional HHW Collection Program	2024 Population Estimates	2026 Rate \$1.14 per capita
Community		
Archie	1,279	\$ 1,458.06
Belton	25,861	\$ 29,481.54
Blue Springs	61,246	\$ 69,820.44
Buckner	2,893	\$ 3,298.02
Claycomo Village	1,370	\$ 1,561.80
Cleveland	643	\$ 733.02
Dearborn	506	\$ 576.84
Drexel	821	\$ 935.94
Edgerton	609	\$ 694.26
Excelsior Springs	10,538	\$ 12,013.32
Ferrelview	653	\$ 744.42
Garden City	1,599	\$ 1,822.86
Gladstone	27,579	\$ 31,440.06
Glenaire	536	\$ 611.04
Grain Valley	16,859	\$ 19,219.26
Grandview	26,630	\$ 30,358.20
Greenwood	6,235	\$ 7,107.90
Hardin	554	\$ 631.56
Harrisonville	9,980	\$ 11,377.20
Independence	121,629	\$ 138,657.06
Kearney	11,215	\$ 12,785.10
Lake Lotawana	2,648	\$ 3,018.72
Lake Tapawingo	781	\$ 890.34
Lake Waukomis	941	\$ 1,072.74
Lake Winnebago	1,780	\$ 2,029.20
Lawson	2523	\$ 2,876.22
Liberty	31,245	\$ 35,619.30
Loch Lloyd	1,030	\$ 1,174.20
Lone Jack	1,820	\$ 2,074.80
North Kansas City	5,630	\$ 6,418.20
Oak Grove	9,013	\$ 10,274.82
Orrick	740	\$ 843.60
Parkville	8,980	\$ 10,237.20
Peculiar	6,226	\$ 7,097.64
Platte City	4,867	\$ 5,548.38
Pleasant Hill	8,864	\$ 10,104.96
Pleasant Valley	2,750	\$ 3,135.00
Raymore	25,962	\$ 29,596.68
Raytown	29,244	\$ 33,338.16
Richmond	5,939	\$ 6,770.46
Riverside	4,498	\$ 5,127.72
Smithville	10,971	\$ 12,506.94
Sugar Creek	3,223	\$ 3,674.22
Weatherby Lake	2,125	\$ 2,422.50
Weston	1,837	\$ 2,094.18
Wood Heights	746	\$ 850.44
Unincorporated Cass County	24,927	\$ 28,416.78
Unincorporated Clay County	15,906	\$ 18,132.84
Unincorporated Jackson Co.	23,969	\$ 27,324.66
Unincorporated Platte County	30,603	\$ 34,887.42
Unincorporated Ray County	11,245	\$ 12,819.30

Population Source:

<https://www.census.gov/programs-surveys/popest/data/data-sets.html>

EXCELSIOR SPRINGS GOLF CLUB



1201 E. GOLF HILL DRIVE

"FAMOUS 18 HOLE COURSE"

EXCELSIOR SPRINGS, MISSOURI 64024



TELEPHONE 816/637-3731

November 3, 2025

TO: Mayor and City Council

RE: Approval of 2026 Golf Course Green Fee & Membership Rates

We performed a market analysis, comparing ESGC Green Fee & Membership Rates to several area golf courses.

We have provided the following information for your review and approval.

Rate increases will be in line with area competition. Green Fee Rates increased \$1.00 across the board, with a couple of exceptions. Those being "Senior", "Twilight" & "Junior" walking rates.

Membership Rates increased \$100 across the board, except our "Junior" membership, which increased \$40'

The proposed rates for 2026 are attached.

All rates if approved will begin January 1, 2026

Respectfully Submitted,

**Austin Hardison PGA
Golf Professional**

ESGC & KCMO Parks and Recreation - Golf Services
Daily Rates & Membership Rates 2026

	Shoal Creek		Minor Park		Hodge Park		Excelsior Springs	
	2025	2026	2025	2026	2025	2026	2025	2026/walk
Weekend /Holiday (Fri-Sun)	\$82	\$85	\$36	\$39	\$37	\$38	\$36	\$37
Weekday Mon-Thu)	\$69	\$72	\$29	\$30	\$33	\$33	\$30	\$31
Senior Rate (Mon-Fri)	\$56	\$58	\$26	\$27	\$26	\$27	\$24	\$27
Junior Rate/Disc out	\$40	\$40	\$17	\$17	\$18	\$18	\$14	\$17
Twilight	\$50	\$50	\$26	\$26	\$27	\$27	\$24	\$26
Weekend Twilight	\$57	\$60	\$31	\$34	\$30	\$30	\$26.00	\$29.00
9-Hole (Fri-Sun)	\$45	\$45	\$19	\$20	\$22	\$23	\$28	\$28
9-Hole (Mon-Thu)	\$39	\$45	\$19	\$20	\$19	\$20	\$20	\$20
Golf Cart 9 holes	n/a		\$10	\$11	\$10	\$11	\$11	\$11
Golf Cart 18 holes	n/a		\$16	\$17	\$16	\$17	\$18	\$18
Range Balls Small	\$7	\$7	\$7	\$7	\$7	\$7	\$5	\$7
Medium	\$11	\$11	\$11	\$11	\$11	\$11	N/A	
Large	\$16	\$16	\$16	\$16	\$16	\$16	\$10	\$12
Range Card 30 small buckets	\$149	\$149	\$149	\$149	\$149	\$149	\$139	\$139

Membership Rates

****All KCMO P&R courses will no longer be offering Annual Pass Memberships****

Persimmon	n/a	n/a	n/a	n/a	n/a	\$400	\$500
Hickory	n/a	n/a	n/a	n/a	n/a	\$1,100.00	\$1,200.00
Log Cabin	n/a	n/a	n/a	n/a	n/a	\$2,050.00	\$2,150.00
Junior	n/a	n/a	n/a	n/a	n/a	\$180.00	\$220.00

ORDINANCE NO. 25-11-02

AN ORDINANCE AMENDING THE SCHEDULE OF FEES, TITLE 1, APPENDIX A, OF
THE MUNICIPAL CODE RELATED TO GOLF COURSE FEES

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

Section 1. Excelsior Springs Municipal Code Schedule of Fees, Title 1, Appendix A, Golf Course, Table A-12 is hereby added to read as follows:

Table A-12 Golf Course [Effective January 1, 2026]		
Fee Schedule	Fees	Code Reference
Daily Rates		
18 holes Weekday (Mon – Thur)	\$49	
18 holes Friday, Sat. Sun. & Holiday	\$55	
Twilight Weekday	\$44	
Twilight Weekend & Holiday	\$47	
Senior Weekday	\$45	
9 holes Weekday/Weekend	\$31/39	
Cart (non-member) 18/9 holes	\$18/\$11	
Memberships		
Log Cabin Club	\$2,150	
Hickory	\$1,200	
Persimmon (Limited)	\$500	
Junior	\$220	
Cart Fee (Hickory) 18/9 holes	\$16/\$10	
Cart Fee (Persimmon) 18/9 holes	\$25	

Section 2. 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 this 3rd day of November, 2025.

Mark D. Spohn, Mayor

ATTEST:

Shannon Stroud, City Clerk

REVIEWED BY:

Molly McGovern, City Manager

City Council Cover Letter

Planning and Zoning Case: RZ-25-001



TO: City Council
FROM: Joshua Garrett, MPA, City Planner
DATE: October 28, 2025
RE: Planning and Zoning Case RZ-25-001

The Planning and Zoning Commission held its regularly scheduled meeting on October 27, 2025. At this meeting the Commission held a public hearing and considered two cases together: Case Numbers RZ-25-001 and PP-25-004, a zoning map amendment and a preliminary plat for the property generally located at the NE corner of Crownhill Road and US 69 highway. The application for the zoning map amendment is to rezone the property from R-1 (Single-Family Residential) to C-2 (General Commercial).

As required by code the public notice for this case published in the Excelsior Springs Standard on October 17, 2025 in addition to being posted on the doors of the Hall of Waters. Further, notice was mailed to all property owners within 185 feet of the subject property notifying them of the Planning and Zoning and City Council public hearings.

Planning and Zoning Meeting – Item Summary

Mr. Garrett presented the staff report recommending approval of the proposed zoning map amendment and the preliminary plat. Commissioner Marker asked about the access of the proposed structure. Mr. Garrett explained that application is for rezoning and the proposed site access will be addressed by staff in the site plan review process.

Following Mr. Garrett's presentation, the applicant, Jim Rice, representing Clay Lodge #207 explained the proposed future use of the property and addressed several concerns about traffic along Crownhill. The Masonic Lodge group will meet only a few times a month in the evening with a maximum of 20 members. Additional traffic on Crownhill will be kept to a minimum. Mr. Rice went on to explain an additional use of the property could be used for families gathering for a funeral at the adjacent Masonic Cemetery.

During the period for public comments, Debbie Elliot, who lives across Crownhill Road from the subject property, spoke and raised concerns about traffic. She also had concerns about how the applicant intends to access the sewer main that is along the rear property line of her property. Staff explained that the sewer main is in a utility easement and thus accessible for future extensions.

Recommendation

Commissioner Kelley made a motion to pass the resolution to recommend approval of case RZ-25-001, a Planned Development Zoning Map Amendment for 2200 Wornall Road.

A second to the motion was made by Commissioner Bissell. The Planning and Zoning Commission voted as follows:

Bissell	Yes	Marker	Yes
Borchert	Absent	Sparks	Absent
Gehrt	Yes	Vincent	Absent
Kelley	Yes		

The motion was passed and the resolution recommending approval was adopted. The application is now being forwarded to the City Council for its consideration.

In a separate motion, the commission also approved the preliminary plat application.

Staff recommends approval of the zoning map amendment.

Respectfully,



Joshua Garrett, MPA

City Planner, Community Development

Attachments

1. Staff Report
2. Current Zoning Map
3. Proposed Zoning Map
4. Resolution
5. Draft Ordinance

ORDINANCE NO. 25-11-03

AN ORDINANCE OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AUTHORIZING AND ADOPTING A ZONING MAP AMENDMENT FOR CERTAIN PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF CROWNHILL ROAD AND US HIGHWAY 69, REZONING A PORTION THEREOF FROM DISTRICT "R-1" (SINGLE-FAMILY RESIDENTIAL) TO DISTRICT C-2 (GENERAL COMMERCIAL)

WHEREAS, in accordance with the process outlined in Chapter 404 of the City's Code of Ordinances, Jim Rice on behalf of Clay Lodge #207 submitted to the Community Development Department an application to amend the zoning map for the property generally located at the northeast corner of Crownhill Road and US Highway 69, rezoning a portion of the subject property from "R-1" (Single-Family Residential) to "C-2" (General Commercial); and

WHEREAS, City staff completed a review of the application and found the proposed commercial rezoning aligns with the long-term planning goals for the US Highway 69 corridor as outlined in the City's Comprehensive Plan and has recommended approval of the application; and

WHEREAS, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, after due public notice, held a public hearing on October 27, 2025, to consider the proposed zoning map amendment; and

WHEREAS, the Planning and Zoning Commission, following said public hearing, recommended approval of the proposed amendment to the City Council by a vote of 4-0; and

WHEREAS, the City Council of the City of Excelsior Springs, Missouri, after due public notice, held a public hearing on November 3, 2025 to consider the proposed zoning map amendment and the recommendation of the Planning and Zoning Commission; and

WHEREAS, the City Council finds that the proposed zoning map amendment is consistent with the vision for the "Corridors" policy district as established in the City's Comprehensive Plan, which encourages the development of infill sites and the redevelopment of underutilized areas to strengthen major transportation corridors.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Section 1. Zoning Map Amendment. The Official Zoning Map of the City of Excelsior Springs, Missouri, is hereby amended by changing the zoning classification of the property generally located at the northeast corner of Crownhill Road and US Highway 69, and more specifically described as follows:

All that part of the Southwest Quarter of Section 2, Township 52, Range 30, in the City of Excelsior Springs, Clay County, Missouri, described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 2; thence North 00 degrees 16 minutes 36 seconds East along the West line of said Southwest Quarter, a distance of 967.10 feet to the Point of Beginning of the Tract of land herein to be described; thence North 00 degrees 16 minutes 36 seconds East, along said West line a distance of 328.80 feet; thence South 89 degrees 43 minutes 24 seconds East, a distance of 437.66 feet to the West line of Clevenger Addition, a subdivision of land in Excelsior Springs, Missouri; thence South 00 degrees 12 minutes 55 seconds West along the West line of said Clevenger Addition, a distance of 40.73 feet to the Northerly Right-of-Way of US 69 Highway; thence Southwesterly along a curve to the right having an initial tangent bearing of South 51 degrees 32 minutes 14 seconds West; thence continuing along a curve to the right having a radius of 2789.79, and an arc length of 524.77 feet to the West Line of said Southwest Quarter also being the Point of Beginning.

Section 2. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Errors. That correction of any scrivener's errors identified within these articles is hereby authorized by this ordinance.

Section 4. Effective Date. This ordinance shall be in full force and effect from and after its passage and approval by the City Council.

PASSED AND APPROVED by the City Council of the City of Excelsior Springs, Missouri, this 3rd day of November, 2025.

Mark D. Spohn, Mayor

ATTEST:

REVIEWED BY:

Shannon Stroud, City Clerk

Molly McGovern, City Manager

Planning and Zoning Commission

Staff Report



Meeting Date: October 27, 2025

Staff: Joshua Garrett, City Planner

Case Number: RZ-25-001 7 PP-25-004

Application Type: Zoning Map Amendment and Preliminary Plat

Proposal Summary: A request by Clay Lodge #207 (Masonic Lodge) to rezone a portion of the property located the NE corner of Crownhill Road and US Highway 69 from R-1 (Single-Family Residential) to C-2 (General Commercial) and submit a preliminary plat showing a proposed subdivision to accommodate the development of the property.

PROJECT INFORMATION

Project Name: Clay Lodge #207 – New Lodge

Subject Property Address: NE Corner of Crownhill Road and US Highway 69

Applicant: Jim Rice, Clay Lodge #207

Property Owner: Clay Lodge #207

Project Description: Clay Lodge #207 is seeking approval to subdivide and rezone its property for the purpose of constructing a new Masonic Lodge facility.

PUBLIC NOTICE AND APPLICATION PROCEDURE

Public Notice: Legal notice was published in the Excelsior Standard on September 12, 2025. Notices were mailed to property owners within 185 feet on October 10, 2025.

Previous Action: These applications were continued from the September 29, 2025, Planning and Zoning Commission meeting.

Current Request: The Commission is asked to make a final determination on the Preliminary Plat at the October 27, 2025, hearing.

Next Steps: Following a recommendation on the rezoning, the application will be forwarded to the City Council for a final public hearing and decision on November 3, 2025.

BACKGROUND INFORMATION

Current Zoning: R-1 (Single-Family Res.)

Current Land Use: Cemetery/Vacant

Proposed Zoning: C-2 (General-Commercial)

Proposed Land Use: Masonic Lodge

Property History

The Masons have owned this property for several decades, dedicating the majority of it to their cemetery. The southern frontage along US Highway 69, however, has remained a vacant and underutilized portion of the land. For years, Clay Lodge #207 has envisioned constructing a new Masonic Lodge on this specific site to better serve its members.

Physical Characteristics of the Property

The 8.25-acre subject property is located at the northeast corner of Crownhill Road and US Highway 69. Topographically, the site slopes gently downward to the south, toward the highway. Vehicle access to the property is provided by two driveways from Crownhill Road, which run through the northern portion of the property and serve the established cemetery. The southern portion of the site, which is proposed to be subdivided as Lot 2 for the construction of the new Masonic Lodge, is currently an open field.

Characteristics of the Area

The subject property is bordered by a variety of uses. To the north, it is abutted by the long-established Crown Hill Cemetery. To the east is the City of Excelsior Springs' Century Park Dog Park. Single-family residential uses in the Reed Manor Subdivision are located to the west. To the south, across US Highway 69, are the Allen Heights Neighborhood and a commercial corridor that includes tenants such as Tractor Supply and Ace Hardware.

ANALYSIS

Comprehensive Plan

The subject property is located within the "Corridors" policy district of the Comprehensive Plan. The proposed development is consistent with the Plan's policy to strengthen the US Highway 69 corridor by "developing infill sites and encouraging redevelopment of underutilized areas." The request to rezone the property to C-2 General Commercial directly supports this vision by activating a vacant portion of the site, thereby strengthening the corridor without impacting the existing residential neighborhood to the west.

Historic Sites, Landmarks, or Districts

The subject property does not contain any historic sites or landmarks, nor is it within a designated historic district.

Flood Hazards

The subject property is not within the Floodway or Floodway Fringe Overlay Districts, and thus not subject to the development regulations outlined in Chapter 401 of the City's Code of Ordinances.

Stormwater

While the preliminary plat identifies the need for stormwater detention and BMPs, the specific

design and engineering will be finalized during the Site Plan review process with the Public Works Department. All stormwater infrastructure must comply with City standards. Final approval of the Site Plan by Public Works is a required condition prior to any approval of the Final Plat.

Public Utilities

While public water service is available via a main on Crownhill Road, the property lacks access to public sewer. To serve the proposed development, the applicant must design and construct a sewer main extension. This extension is anticipated to cross Crownhill Road and traverse several rear residential lots. The engineering plans for this extension, currently under development by the applicant's engineer, are subject to full review by the Public Works Department and must receive approval as part of the Site Plan process to ensure compliance with all City standards.

Public Improvements and Access

Standard condition would require the applicant to complete half-street improvements along the Crownhill Road frontage. However, as the City has planned and budgeted for a full reconstruction of Crownhill Road, this requirement is recommended to be waived to avoid redundant public infrastructure.

In place of the street improvements, the applicant has proposed dedicating an additional 10-foot strip of right-of-way along the property's Crownhill Road frontage. This dedication will facilitate the City's planned multi-use trail, creating a critical pedestrian and bicycle connection between the US Highway 69 commercial corridor and schools and community center north of Wornall.

STAFF RECOMMENDATION

Staff recommends **approval** of the proposed zoning map amendment (rezoning).

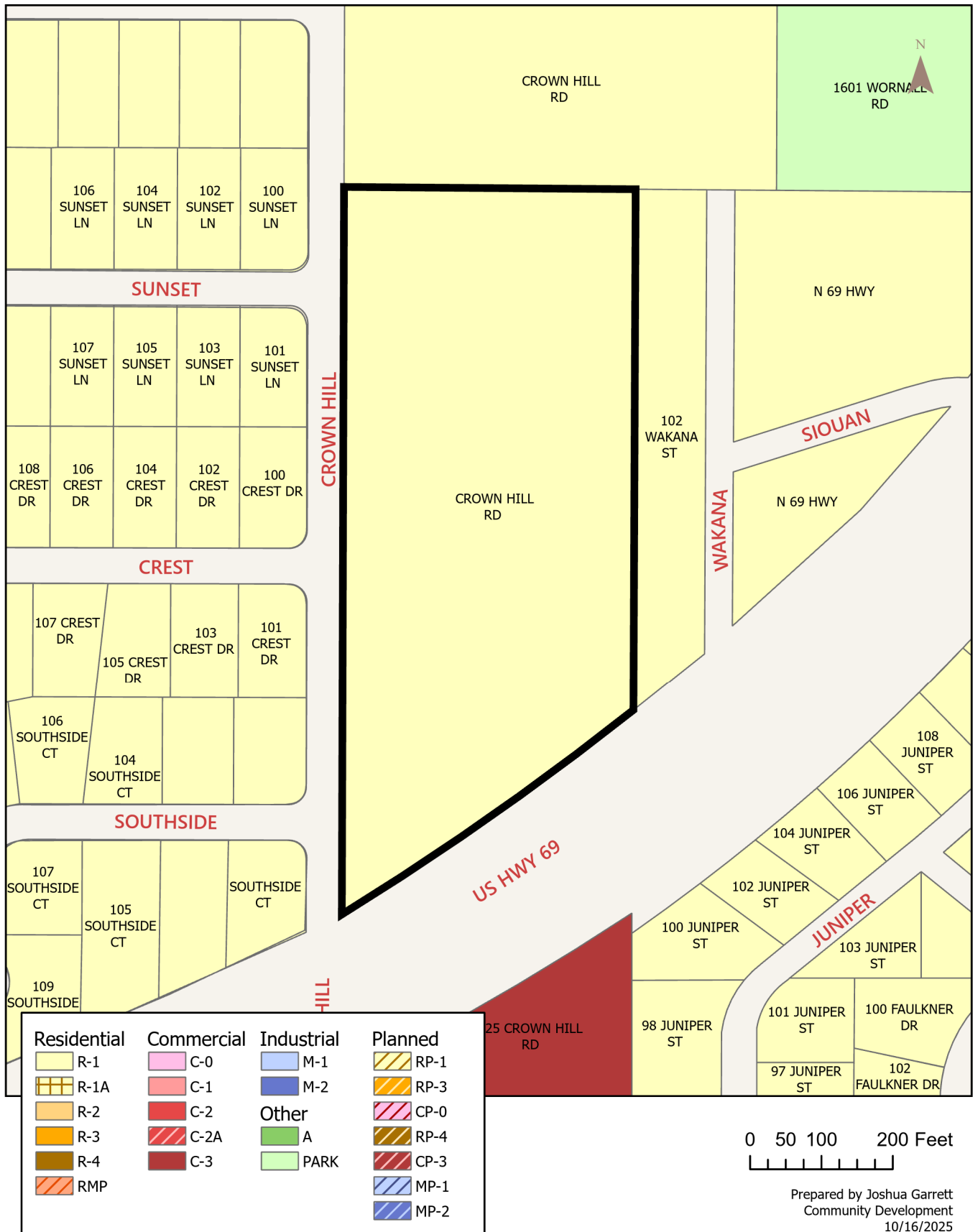
Staff recommends **approval** of the proposed preliminary plat.

EXHIBITS

- A. Application
- B. Area Notice Map
- C. Preliminary Plat
- D. Proposed Zoning Map
- E. Current Zoning Map
- F. Resolutions

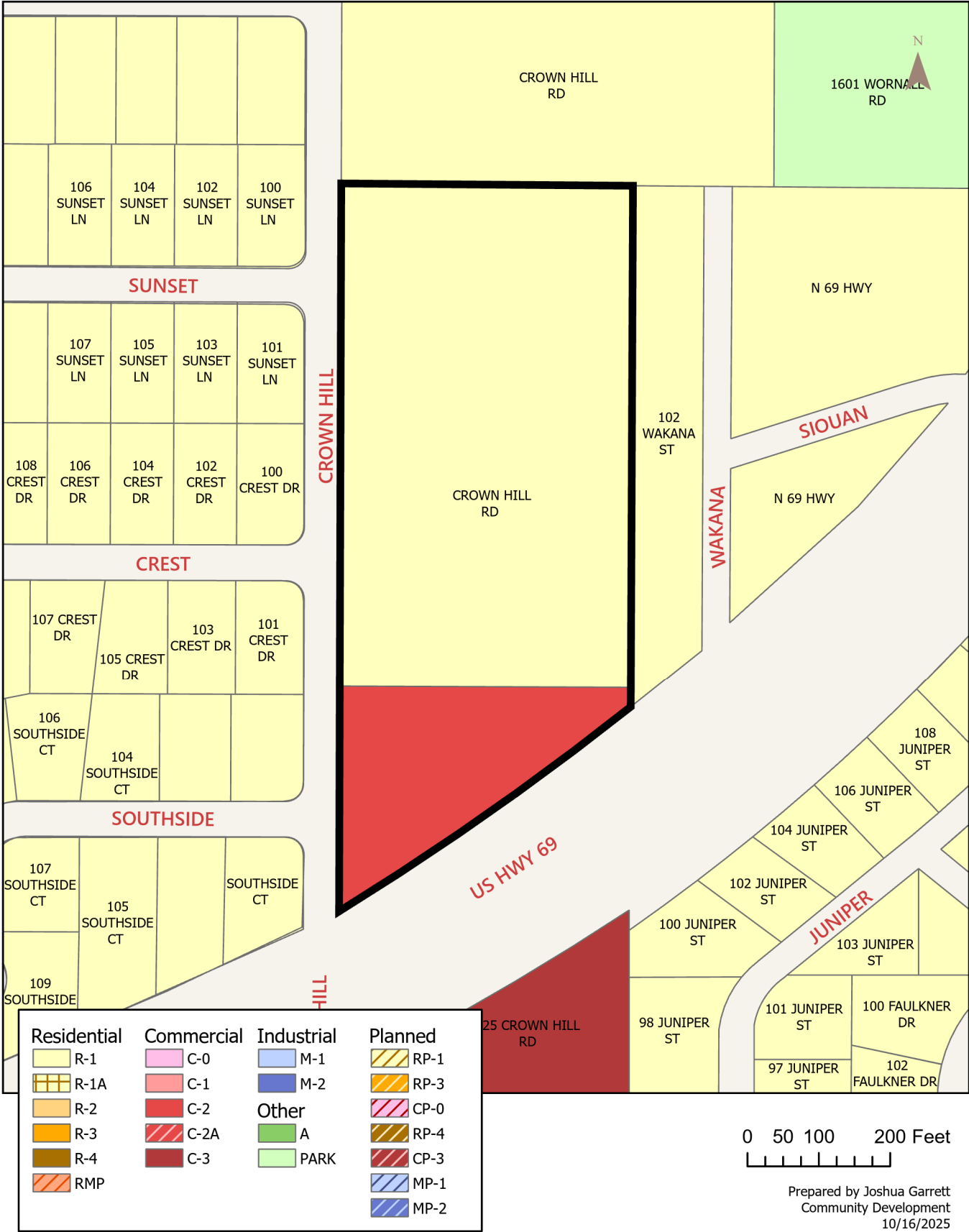
Current Zoning Map for Subject Property Area

NE Corner of Crownhill Road and US Highway 69 Case: RZ-25-001



Proposed Zoning Map for Subject Property Area

NE Corner of Crownhill Road and US Highway 69 Case: RZ-25-001



RESOLUTION NO. PZC-25-009

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, RECOMMENDING THE CITY COUNCIL APPROVE A ZONING MAP AMENDMENT FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO C-2 (GENERAL COMMERCIAL) FOR A PORTION OF THE PROPERTY AT THE NE CORNER OF CROWNHILL ROAD AND US HIGHWAY 69, CASE NO. RZ-25-001

WHEREAS, the City of Excelsior Springs Code of Ordinances outlines the procedures for the consideration of amendments to the Zoning District Map; and

WHEREAS, Jim Rice, on behalf of Clay Lodge #207, submitted an application to rezone a portion of the property at the NE corner of Crownhill Road and US Highway 69 from R-1 (Single-Family Residential) to C-2 (General Commercial) to facilitate the construction of a new Masonic Lodge facility; and

WHEREAS, City staff has reviewed and processed the application, assigning it case number RZ-25-001, and prepared a staff report for the Planning and Zoning Commission's consideration; and

WHEREAS, after due public notice, the Planning and Zoning Commission initially held a public hearing on September 29, 2025, and subsequently continued the public hearing and consideration of this application to October 27, 2025; and

WHEREAS, the Planning and Zoning Commission has considered the staff report, testimony, and evidence presented, and finds that the proposed C-2 zoning is consistent with the "Corridors" policy district of the City's Comprehensive Plan, which encourages the development of infill sites and redevelopment of underutilized areas to strengthen the US Highway 69 corridor; and

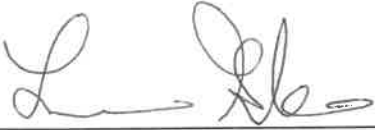
WHEREAS, the Planning and Zoning Commission finds that the proposed rezoning is appropriate for the subject property and will not adversely affect the public health, safety, or welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Section 1. Recommendation. The Planning and Zoning Commission hereby recommends that the City Council **APPROVE** the application for a Zoning Map Amendment, assigned case number RZ-25-001, for a portion of the property at the NE corner of Crownhill Road and US Highway 69, to change the zoning from R-1 (Single-Family Residential) to C-2 (General Commercial).

Section 2. Forwarding to City Council. This recommendation, along with the application and associated documents, shall be forwarded to the City Council for its final public hearing and decision.

PASSED AND APPROVED by the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, this 27th day of October, 2025.

A handwritten signature in black ink, appearing to read 'L. Gehrt', written over a horizontal line.

Laurie Gehrt,
Planning and Zoning Commission Chairman

A handwritten signature in black ink, appearing to read 'Mallory Brown', written over a horizontal line.

Mallory Brown,
Community Development Director

City Council Cover Letter

Planning and Zoning Case: RZ-25-002



TO: City Council
FROM: Joshua Garrett, MPA, City Planner
DATE: October 28, 2025
RE: Planning and Zoning Case RZ-25-002

The Planning and Zoning Commission held its regularly scheduled meeting on October 27, 2025. At this meeting the Commission held a public hearing and considered Case Number RZ-25-002, a zoning map amendment from R-1 (Single-Family Residential) to R-3(Cluster, Townhouse, and Garden Apartments) for the properties at 932 and 934 Dunbar Avenue.

As required by code the public notice for this case published in the Excelsior Springs Standard on October 17, 2025 in addition to being posted on the doors of the Hall of Waters. Further, notice was mailed to all property owners within 185 feet of the subject property notifying them of the Planning and Zoning and City Council public hearings.

Planning and Zoning Meeting – Item Summary

Mr. Garrett presented the staff report recommending approval of the proposed zoning map amendment. Mr. Garrett explained that staff is recommending that the Commission Recommend, and the City Council approve the application for R-2, rather than the proposed R-3. Mr. Garrett addressed questions regarding the application to the applicant. The applicant, Drake Seigel with DS Properties, LLC, briefly addressed the Commission and explained that he plans to build duplexes on the property that fit the design and style of the existing neighborhood. Following the Applicant's remarks, Mike Weaver, a nearby property owner, asked questions regarding the timeline of the project. The applicant laid out the timeline of at minimum of four or five months.

Recommendation

Commissioner Marker made a motion to pass the resolution to recommend approval of case RZ-25-002, a Zoning Map Amendment to rezone the properties at 932 and 934 Dunbar Avenue from R-1 (Single-Family Residential) to R-2 (Two-Family Residential.)

A second to the motion was made by Commissioner Kelley. The Planning and Zoning Commission voted as follows:

Bissell	Yes	Marker	Yes
Borchert	Absent	Sparks	Absent
Gehrt	Yes	Vincent	Absent
Kelley	Yes		

The motion was passed and the resolution recommending approval was adopted. The application is now being forwarded to the City Council for its consideration.

Staff recommends approval of the zoning map amendment from R-1 (Single-Family Residential) to R-2 (Two-Family Residential).

Respectfully,



Joshua Garrett, MPA

City Planner, Community Development

Attachments

1. Staff Report
2. Current Zoning Map
3. Proposed Zoning Map
4. Resolution
5. Draft Ordinance

ORDINANCE NO. 25-11-04

AN ORDINANCE OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AUTHORIZING AND ADOPTING A ZONING MAP AMENDMENT FOR THE PROPERTIES AT 932 AND 934 DUNBAR AVENUE, REZONING THE PROPERTIES FROM DISTRICT R-1 (SINGLE-FAMILY RESIDENTIAL) TO DISTRICT R-2 (TWO-FAMILY RESIDENTIAL)

WHEREAS, in accordance with the process outlined in Chapter 404 of the City's Code of Ordinances, Drake Siegel with DS Property, LLC, submitted to the Community Development Department an application to amend the zoning map for the properties at 932 and 934 Dunbar Avenue, rezoning the subject properties from "R-1" (Single-Family Residential) to "R-3" (Cluster, Townhouse, and Garden Apartments); and

WHEREAS, the applicant's stated purpose for the rezoning is to facilitate the development of duplexes on the properties; and

WHEREAS, City staff completed a review of the application and, following a recent text amendment to the City Code that reduced development standards for the R-2 district, has recommended approval of a rezoning to the R-2 (Two-Family Residential) district as a less intensive alternative that accommodates the applicant's purpose while being more consistent with the neighborhood character; and

WHEREAS, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, after due public notice, held a public hearing on October 27, 2025, to consider the proposed zoning map amendment; and

WHEREAS, the Planning and Zoning Commission, following said public hearing, recommended approval of an amendment to rezone the properties to R-2 (Two-Family Residential) by a vote of 4-0; and

WHEREAS, the City Council of the City of Excelsior Springs, Missouri, after due public notice, held a public hearing on November 3, 2025 to consider the proposed zoning map amendment and the recommendation of the Planning and Zoning Commission; and

WHEREAS, Section 404.090(A)(9a) of the City's Code of Ordinances authorizes the City Council to approve a zoning district classification that is more restrictive than the district requested by the applicant; and

WHEREAS, the City Council finds that the requested R-3 district is not compatible with the character of the neighborhood, and that the R-2 district is a more suitable and appropriate classification, as it accommodates the applicant's stated purpose for developing duplexes while being consistent with the "Medium Density Residential" designation and infill development goals of the City's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Section 1. Zoning Map Amendment. The Official Zoning Map of the City of Excelsior Springs, Missouri, is hereby amended by changing the zoning classification of the properties located at 932 and 934 Dunbar Avenue, and more specifically described in Exhibit A attached hereto and incorporated herein by reference, from District "R-1" (Single-Family Residential) to District "R-2" (Two-Family Residential).

Section 2. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Errors. That correction of any scrivener's errors identified within these articles is hereby authorized by this ordinance.

Section 4. Effective Date. This ordinance shall be in full force and effect from and after its passage and approval by the City Council.

PASSED AND APPROVED by the City Council of the City of Excelsior Springs, Missouri, this 3rd day of November, 2025.

Mark D. Spohn, Mayor

ATTEST:

REVIEWED BY:

Shannon Stroud, City Clerk

Molly McGovern, City Manager

EXHIBIT A

Legal Descriptions

Lot 1 (932 Dunbar Avenue):

All that part of Tract B2 LOT SPLIT PLAT TRACT B, REPLAT OF SHMEN ACRES, being part of the Northeast Quarter (NE1/4) of Section Two (2), Township Fifty-two (52) North, Range Thirty (30) West, Excelsior Springs, Clay County, Missouri, per Missouri Department of Agriculture Document #Y0401317. More particularly described as follows:

Beginning at the Northeast (NE) Lot Corner of Tract B2 LOT SPLIT PLAT TRACT B, REPLAT OF ISHMEN ACRES, being part of the Northeast Quarter (NE1/4) of Section Two (2), Township Fifty-two (52) North, Range Thirty (30) West, Excelsior Springs, Clay County, Missouri; thence Southwest (SW) along the East (E) Line for said Tract B2; South 27 degrees 44 minutes 50 seconds West, a distance of 150.00 feet; thence departing the East (E) Line for said Tract B2 North 62 degrees 15 minutes 10 seconds West, a distance of 75.00 feet; thence North 27 degrees 44 minutes 50 seconds East, a distance of 150.87 feet to a point on the North (N) Line for said Tract B2; thence along a curve deflecting to the Left, having a radius of 340.00 feet, an Arc Length of 24.45 feet, a Chord Bearing of South 60 degrees minutes 46 seconds East, a Chord Distance of 24.45 feet; thence South 62 degrees 15 minutes 10 seconds East, a distance of 50.57 feet to the Point of Beginning. AS SHOWN ON LOT SPLIT TRACT A & B, REPLAT OF ISHMEN ACRES PART OF THE NE 1/4, S-2,T52N,R-30W, EXCELSIOR SPRINGS, CLAY COUNTY MISSOURI AND RECORDED 07/23/2020 AS DOCUMENT NO. 2020025304 IN BOOK D AT PAGE 248.4.

Lot 2 (934 Dunbar Avenue):

All that part of Tracts B1 and B2 LOT SPLIT PLAT TRACT B, REPLAT OF ISHMEN ACRES, being part of the Northeast Quarter (NE1/4) of Section Two (2), Township Fifty-two (52) North, Range Thirty (30) West, Excelsior Springs, Clay County, Missouri, per Missouri Department of Agriculture Document #Y0401317. More particularly described as follows:

Beginning at the Northwest (NW) Lot Corner for Tract B2 LOT SPLIT PLAT TRACT B, REPLAT OF ISHMEN ACRES, being part of the Northeast Quarter (NE 1/4) Section Two (2), Township Fifty-two (52) North, Range Thirty (30) West, Excelsior Springs, Clay County, Missouri; thence Southwest (SW) along the West (W) Line for Tract B1 and Tract B2 of said LOT SPLIT PLAT, South 27 degrees 44 minutes 50 seconds West, a distance of 245.65 feet; thence along a Curve deflecting to the Right, having a Radius of 1959.86 feet, an Arc Length of 130.73 feet, a Chord Bearing of South 29 degrees 39 minutes 29 seconds West, a Chord Distance of 130.71 feet; thence departing the West Line for Tract B1 of said LOT SPLIT PLAT, South 62 degrees 15 minutes 10 seconds East, a distance of 150.31 feet to a point on the East (E) Line for Tract B1 of

said LOT SPLIT PLAT; thence Northwest (NW) along the East (E) Line of Tract B1 and Tract B2 of said LOT SPLIT PLAT, along a Curve deflecting to the Left, having a radius of 2109.86 feet, an Arc Length of 130.72 feet, a Chord Bearing of North 29 degrees 29 minutes 41 seconds East, a Chord Distance of 128.70 feet; thence North 27 degrees 44 minutes 50 seconds East, a distance of 81.50 feet; thence departing the East (E) Line for Tract B2 of said LOT SPLIT PLAT, North 62 degrees 15 minutes 10 seconds West, a distance of 75.00 feet; thence North 27 degrees 44 minutes 50 seconds East, a distance of 150.87 feet to a point on the North (N) Line of Tract B2 of said LOT SPLIT PLAT; thence Northeast (NE) along the North (N) line for Tract B2 of said LOT SPLIT PLAT, along a Curve deflecting to the Right, having a Radius of 340.00 feet, an Arc Length of 54.81 feet, a Chord Bearing of North 53 degrees 31 minutes 03 seconds West, a Chord Distance of 54.76 feet; thence North 48 degrees 53 minutes 23 seconds West, a distance of 21.46 feet to the Point of Beginning. AS SHOWN ON LOT SPLIT TRACT A & B, REPLAT OF ISHMEN ACRES PART OF THE NE 1/4, S-2, T52N, R-30W, EXCELSIOR SPRINGS, CLAY COUNTY MISSOURI AND RECORDED 07/23/2020 AS DOCUMENT NO. 2020025304 IN BOOK D AT PAGE 248.4.

Planning and Zoning Commission

Staff Report



Meeting Date: October 27, 2025

Staff: Joshua Garrett, City Planner

Case Number: RZ-25-002

Application Type: Zoning Map Amendment

Proposal Summary: A request by Drake Siegel to rezone the properties located at 932 and 934 Dunbar Avenue from R-1 (Single-Family Residential) to R-3 (Cluster, Townhouse, and Garden Apartments).

PROJECT INFORMATION

Subject Property Address: 932 and 924 Dunbar Avenue

Applicant: Drake Siegel, DS Property, LLC

Property Owner: James Patrick Slusher Jr., TNG Property Investments, LLC and 10 Hwy Investments, LLC

Project Description: Mr. Siegel seeks to rezone the subject properties in order to build duplexes on each property.

PUBLIC NOTICE AND APPLICATION PROCEDURE

Public Notice: Legal notice was published in the Excelsior Standard on October 17, 2025. While this is less than the 15 days required by City Code, the same notice was published on the Excelsior Standard and Excelsior Citizen newspaper websites, in addition to being posted on the doors of the Hall of Waters on October 10, 2025. Notices were mailed to property owners within 185 feet on October 10, 2025.

Current Request: The Commission is asked to make a final determination on the Preliminary Plat at the October 27, 2025, hearing.

Next Steps: Following a recommendation on the rezoning, the application will be forwarded to the City Council for a final public hearing and decision on November 3, 2025.

BACKGROUND INFORMATION

Current Zoning: R-1 (Single-Family Res.)

Current Land Use: Vacant

Proposed Zoning: R-3 (Application)
R-2 (Staff Recommendation)

Proposed Land Use: Duplexes

Background

Prior to 2019, the subject properties were a single parcel zoned M-1 (Light-Industrial). The properties were subdivided and rezoned to R-1 (Single-Family Residential) in October of 19. The owner at the time expressed interest in building single-family homes on the property. For one reason or another, the properties were never developed.

The applicant, Drake Seigel, is in the process of purchasing the property, the sale of which is conditioned on the outcome of the application. The applicant's intention is to build a duplex on each property, which is not permitted with the current zoning designation. Mr. Siegel met with City staff to discuss the development process and review options. In this review, staff determined that the subject properties were not able to meet the lot development standards required for R-2 (Two-Family Residential) zoning. With this in mind, staff recommended that the applicant submit an application for R-3 (Cluster, Townhouse, or Garden Apartments), which would comply with the development standards and permit the construction of Duplexes.

In the time period between the submission of the Application and the October 27th, 2025 Planning and Zoning Commission, the City Council approved a text amendment that reduced the lot development standards for R-2 (Two Family Residential) zoning districts, such that the subject properties are now able to comply with the minimum lot standards.

Section 404.090(A)(9a) of the City's Code of Ordinances permits the City Council to approve map amendments that are less restrictive than what is requested by an application. With this in mind, City staff recommends that the City Council approve the application for R-2 (Two-Family Residential) instead of R-3 (Cluster, Townhouse, or Garden Apartments). This would not impact the applicant's intended use of the property, but would restrict the future use of the property and ensure that the character of the neighborhood is not altered.

Physical Characteristics of the Property

The subject properties consist of two vacant lots on Dunbar Avenue. The property at 932 Dunbar Avenue is a quarter-acre lot, consistent with the area's residential character. The larger, one-acre property at 934 Dunbar Avenue is configured as a flag lot, with its primary access from Dunbar and its bulk situated behind the smaller lot. This larger parcel fronts the railroad right-of-way to the northwest, where a remnant brick driveway crosses the property corner, forming a small island that partially sits in the public right-of-way.

Characteristics of the Area

The majority of the surrounding area is comprised of older single-family homes. However, directly across the street from the subject properties are several duplexes that line the northwest side of Persimmon Drive. Kibler Park is a small neighborhood park that services the area. The railroad serves as a barrier that separates the properties that lie on either side.

ANALYSIS

Comprehensive Plan

On the Comprehensive Plan's Future Land Use Map, this property is shown as "Medium Density Residential," which encourages "a mix of housing types, including single-family...and townhouse (duplexes) uses." This is consistent with the character of the neighborhood and will not alter its fundamental character.

Historic Sites, Landmarks, or Districts

The subject property does not contain any historic sites or landmarks, nor is it within a designated historic district.

Flood Hazards

The subject property is not within the Floodway or Floodway Fringe Overlay Districts, and thus not subject to the development regulations outlined in Chapter 401 of the City's Code of Ordinances.

Public Utilities

City water and sewer are available on the northside of the Dunbar, and can accommodate future development on these sites.

Public Improvements and Access

When the property at 934 Dunbar Avenue is developed, the existing brick drive and adjacent island will need to be removed and replaced with a curb is compliant with the current City standards.

STAFF RECOMMENDATION

Staff recommends that the City Council **approve** a zoning map amendment to R-2 (Two-Family Residential), a district more restrictive than the applicant's request, pursuant to Section 404.090(A)(9a) of the City's Code of Ordinances.

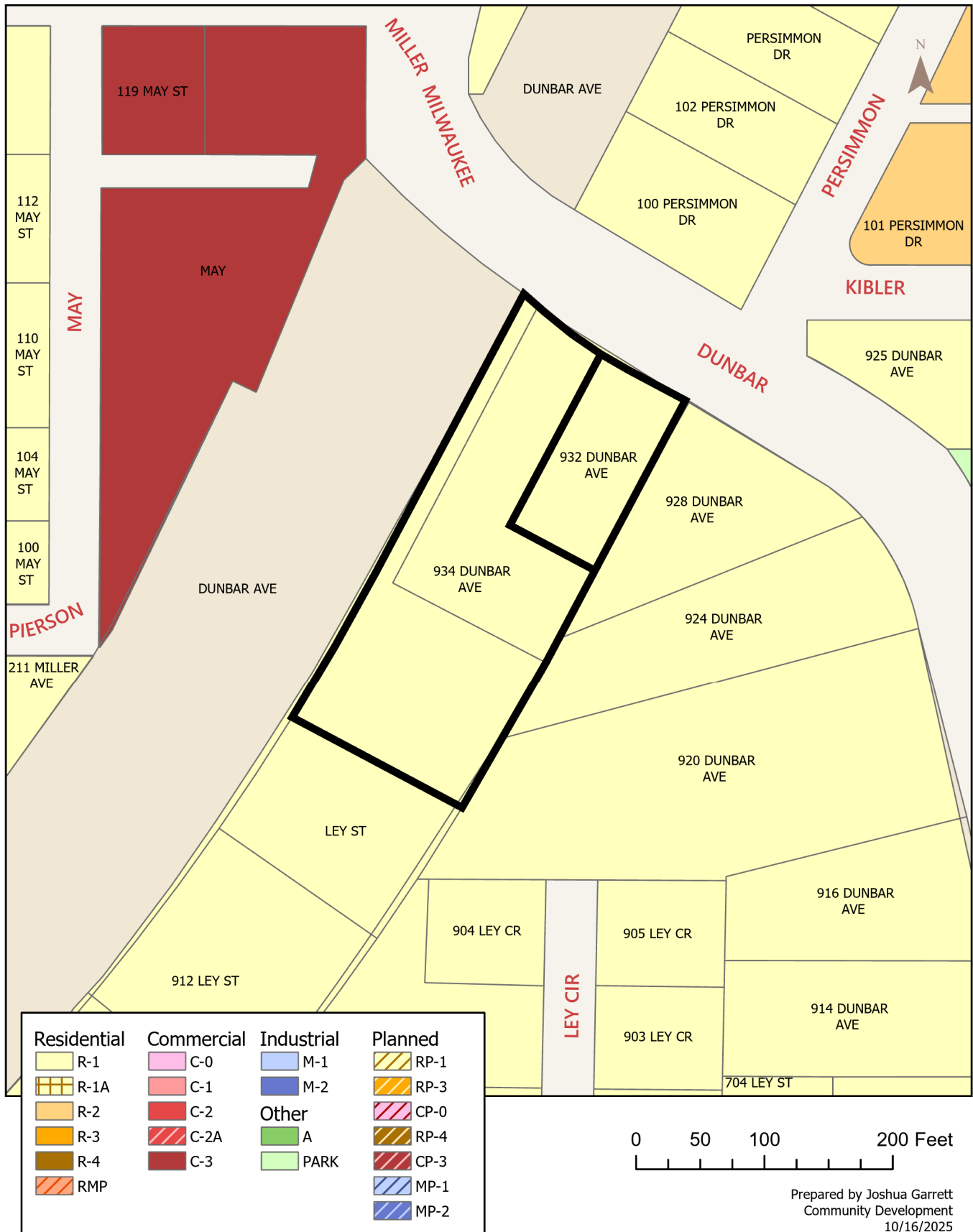
EXHIBITS

- A. Application
- B. Area Notice Map
- C. Narrative
- D. R-2 and R-3 Permitted Uses
- E. Zoning Map
- F. Resolution

Current Zoning Map for Subject Property Area

932 and 934 Dunbar Avenue

Case: RZ-25-002



RESOLUTION NO. PZC-25-006

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, RECOMMENDING THE CITY COUNCIL APPROVE A ZONING MAP AMENDMENT FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-2 (TWO-FAMILY RESIDENTIAL) FOR THE PROPERTIES AT 932 AND 934 DUNBAR AVENUE, CASE NO. RZ-25-002

WHEREAS, the City of Excelsior Springs Code of Ordinances outlines the procedures for the consideration of amendments to the Zoning District Map; and

WHEREAS, Drake Siegel, DS Property, LLC, submitted an application to rezone the properties at 932 and 934 Dunbar Avenue from R-1 (Single-Family Residential) to R-3 (Cluster, Townhouse, and Garden Apartments) to facilitate the development of duplexes; and

WHEREAS, City staff has reviewed and processed the application, assigning it case number RZ-25-002, and prepared a staff report for the Planning and Zoning Commission's consideration; and

WHEREAS, after due public notice, the Planning and Zoning Commission held a public hearing on October 27, 2025, to consider the proposed rezoning; and

WHEREAS, the Planning and Zoning Commission has considered the staff report, testimony, and evidence presented; and

WHEREAS, the Planning and Zoning Commission finds that the applicant's intended use of the property for duplexes is consistent with the "Medium Density Residential" designation of the City's Comprehensive Plan, which encourages a mix of housing types; and

WHEREAS, the Planning and Zoning Commission further finds that recommending a rezoning to R-2 (Two-Family Residential), a district more restrictive than the applicant's request, would permit the intended duplex use while ensuring the future use of the property is consistent with the character of the neighborhood, pursuant to Section 404.090(A)(9a) of the City's Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Section 1. Recommendation. The Planning and Zoning Commission hereby recommends that the City Council APPROVE the application for a Zoning Map Amendment, assigned case number RZ-25-002, for the properties at 932 and 934 Dunbar Avenue, to change the zoning from R-1 (Single-Family Residential) to R-2 (Two-Family Residential).

Section 2. Forwarding to City Council. This recommendation, along with the application and associated documents, shall be forwarded to the City Council for its final public hearing and decision.

PASSED AND APPROVED by the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, this 27th day of October, 2025.



Laurie Gehrt,
Planning and Zoning Commission Chairman

Mallory Brown,
Community Development Director

City Council Cover Letter

Planning and Zoning Case: PRZ-25-001



TO: City Council
FROM: Joshua Garrett, MPA, City Planner
DATE: October 28, 2025
RE: Planning and Zoning Case PRZ-25-001

The Planning and Zoning Commission held its regularly scheduled meeting on October 27, 2025. At this meeting the Commission held a public hearing and considered two cases together: Case Numbers PRZ-25-001 and PP-25-005, a planned development zoning map amendment and a preliminary plat, for the property at 2200 Wornall Road. The proposed planned development map amendment is to rezone the property from A (Agriculture) to RP-1 (Planned Single-Family Residential) and RP-3 (Planned Cluster, Townhouse, and Garden Apartments).

As required by code the public notice for this case published in the Excelsior Springs Standard on October 17, 2025 in addition to being posted on the doors of the Hall of Waters. Further, notice was mailed to all property owners within 185 feet of the subject property notifying them of the Planning and Zoning and City Council public hearings.

Planning and Zoning Meeting – Item Summary

Mr. Garrett presented the staff report recommending approval of the proposed planned development and the preliminary plat. The commission asked several clarifying questions answered by Mr. Garrett. Commissioner Marker had questions about the design of the proposed multiplex structures. Mr. Garrett passed out elevation drawing provided by the applicant.

Following Mr. Garrett's presentation, the applicant, Steve Warger of Warger Associates, LLC provided further clarification regarding the proposal. The applicant also addressed concerns regarding traffic on Wornall and McCleary Roads, utilities, and construction timeline.

During the period for public comments, Kyle Mansell, a nearby property owner, asked several clarifying questions of the applicant concerning traffic along Wornall and the density and size of the proposed multiplex units. Following Mr. Mansell, Debbie Elliot spoke and raised concerns about traffic that may impact the schools along Wornall. She also had concerns about storm shelters in the units. The applicant addressed the

concerns of the public and explained how the City had worked with the subject property owners throughout the process.

Recommendation

Commissioner Kelley made a motion to pass the resolution to recommend approval of case PRZ-25-001, a Planned Development Zoning Map Amendment for 2200 Wornall Road.

A second to the motion was made by Commissioner Marker. The Planning and Zoning Commission voted as follows:

Bissell	Yes	Marker	Yes
Borchert	Absent	Sparks	Absent
Gehrt	Yes	Vincent	Absent
Kelley	Yes		

The motion was passed and the resolution recommending approval was adopted. The application is now being forwarded to the City Council for its consideration.

In a separate motion, the commission also approved the preliminary plat application.

Staff recommends approval of the planned development zoning map amendment.

Respectfully,



Joshua Garrett, MPA

City Planner, Community Development

Attachments

1. Staff Report
2. Current Zoning Map
3. Proposed Zoning Map
4. Preliminary Plat
5. Resolution
6. Draft Ordinance

ORDINANCE NO. 25-11-05

AN ORDINANCE OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AUTHORIZING AND ADOPTING A ZONING MAP AMENDMENT FOR CERTAIN PROPERTY GENERALLY LOCATED AT 2200 WORNALL ROAD, REZONING A PORTION THEREOF FROM DISTRICT “A” (AGRICULTURE) TO PLANNED DISTRICT RP-1 (SINGLE-FAMILY RESIDENTIAL), AND REZONING THE REMAINING PORTION THEREOF FROM DISTRICT “A” (AGRICULTURE) TO PLANNED DISTRICT RP-3 (CLUSTER, TOWNHOUSE, AND GARDEN APARTMENTS)

WHEREAS, in accordance with the process outlined in Chapter 404 of the City’s code of Ordinances, Steve Warger with Warger Associates, LLC submitted to the Community Development Department an application to amend the zoning map for the property generally located at 2200 Wornall Road in the City of Excelsior Springs, rezoning portions of the subject property from “A” (Agriculture) District to RP-1 (Single-Family Residential) Planned District and RP-3 (Cluster, Townhouse, and Garden Apartments) Planned District, respectively; and

WHEREAS, for each proposed planned district, the applicant proposes several deviations from the standard development requirements outlined Chapter 400 of the Code of Ordinances; and

WHEREAS, City staff completed a review of the application and found the proposed development aligns with the long-term planning goals outlined in the City’s Comprehensive Plan and has recommended approval of the application; and

WHEREAS, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, after due public notice, held a public hearing on October 27, 2025, to consider the proposed zoning map amendment; and

WHEREAS, the Planning and Zoning Commission, following said public hearing, recommended approval of the proposed amendment to the City Council by a vote of 4-0; and

WHEREAS, the City Council of the City of Excelsior Springs, Missouri, after due public notice, held a public hearing on November 3, 2025 to consider the proposed zoning map amendment and the recommendation of the Planning and Zoning Commission; and

WHEREAS, the City Council finds that the proposed zoning map amendment is consistent with the vision for future residential growth and land use policies as established in the City’s Comprehensive Plan, and that the planned residential development districts (RP-1 and RP-3) will facilitate a desirable and orderly expansion of housing opportunities within the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Section 1. Zoning Map Amendment. The Official Zoning Map of the City of Excelsior Springs, Missouri, is hereby amended by changing the zoning classification of the property generally located at 2200 Wornall Road, and more specifically described in Exhibit A attached hereto and incorporated herein by reference, as follows:

- A. The portion of the property designated as “Tract 1” and legally described in Exhibit B is rezoned from District "A" (Agriculture) to Planned District RP-1 (Single-Family Residential).
- B. The portion of the property designated as “Tract 2” and legally described in Exhibit B is rezoned from District "A" (Agriculture) to Planned District RP-3 (Cluster, Townhouse, and Garden Apartments).

Section 2. Approval of Preliminary Development Plan & Deviations. The Development Plan for the property, entitled "Woodland Meadows" and substantially depicted in Exhibit A, is hereby approved. This approval authorizes the deviations from the standard development requirements of Chapter 400 of the City Code as specifically listed and granted in Exhibit C, attached hereto and incorporated herein by reference.

Section 3. Requirements for Public Improvements and Compliance. The development of the property shall be subject to the following:

- A. All necessary public infrastructure improvements shall be designed and constructed to City standards, and all applicable fees shall be paid prior to the issuance of any building permits or public infrastructure permits.
- B. The development shall comply with all other applicable City codes and ordinances not specifically deviated from in Exhibit C.

Section 4. Subsequent Approvals. The applicant shall submit all necessary documents, including, but not limited to, final engineering plans and construction drawings, to the Community Development Department for administrative review and approval. This administrative approval is required prior to both:

- A. the acceptance and processing of a final plat application for consideration by the City Council; and
- B. the issuance of any building or public infrastructure permits

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent

jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 6. Errors. That correction of any scrivener’s errors identified within these articles is hereby authorized by this ordinance.

Section 7. Effective Date. This ordinance shall be in full force and effect from and after its passage and approval by the City Council.

PASSED AND APPROVED by the City Council of the City of Excelsior Springs, Missouri, this 3rd day of November, 2025.

Mark D. Spohn, Mayor

ATTEST:

REVIEWED BY:

Shannon Stroud, City Clerk

Molly McGovern, City Manager

EXHIBIT A

See attached preliminary plat titled "Woodland Meadows."

EXHIBIT B

Legal Description of Tract 1:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 52 NORTH, RANGE 30 WEST IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE N00°21'15"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 471.98 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE N00°21'15"E, CONTINUING ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 659.64 FEET; THENCE S89°30'47"E, A DISTANCE OF 1272.44 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MCCLEARY ROAD; THENCE S00°31'25"W, ALONG THE WEST RIGHT OF WAY LINE OF SAID MCCLEARY ROAD, A DISTANCE OF 470.91 FEET; THENCE N89°28'35"W, A DISTANCE OF 653.23 FEET; THENCE S28°31'01"W, A DISTANCE OF 219.24 FEET; THENCE N89°01'32"W, A DISTANCE OF 514.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 706,979 SQUARE FEET OR 16.23 ACRES

Legal Description of Tract 2:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 52 NORTH, RANGE 30 WEST IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE N00°21'15"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 471.98 FEET; THENCE S89°01'32"E, A DISTANCE OF 514.37 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE N28°31'01"E, A DISTANCE OF 219.24 FEET; THENCE S89°28'35"E, A DISTANCE OF 653.23 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MCCLEARY ROAD; THENCE S00°31'25"W, ALONG THE WEST RIGHT OF WAY LINE OF SAID MCCLEARY ROAD, A DISTANCE OF 641.50 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WORNALL ROAD; THENCE N89°01'32"W, ALONG THE NORTH RIGHT OF WAY LINE OF SAID WORNALL ROAD, A DISTANCE OF 665.14 FEET; THENCE N11°05'38"W, A DISTANCE OF 451.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 452,588 SQUARE FEET OR 10.39 ACRES

EXHIBIT C

The following table outlines the specific deviations from the standard development requirements of Chapter 400 of the Excelsior Springs City Code that are authorized by this ordinance for the Woodland Meadows Planned Development. All standards and requirements of the City Code not explicitly modified herein shall remain in full force and effect.

Planned District RP-1 Single-Family Residential		
Development Standards	Standard Zoning	Approved
Min. Lot Width	70 feet	50 feet
Min. Lot Area	7,500 square feet	5,500 square feet
Min. Front Yard Setback	25 feet	20 feet
Min. Side Yard Setback	7 feet	5 feet
Planned District RP-3 Cluster, Townhouse, and Garden Apartments		
Development Standards	Standard Zoning	Approved
Min. Side Yard Setback - Corner Lots Only	20 feet	10 feet
Min. Rear Yard Setback	20 feet	15 feet

Planning and Zoning Commission

Staff Report



Meeting Date: October 27, 2025

Staff: Joshua Garrett, City Planner

Case Number: PRZ-25-001 7 PP-25-005

Application Type: Planned District Rezone
and Preliminary Plat

Proposal Summary: A request by Warger Associates, LLC to rezone the property at 2200 Wornall Road to a planned R-1 (Single-Family Residential) district and planned R-3 (Cluster, Townhouse, and Garden Apartments) district and submit a preliminary plat showing the proposed subdivision to accommodate the development of the property.

PROJECT INFORMATION

Project Name: Woodland Meadows

Subject Property Address: 2200 Wornall Road

Applicant: Steve Warger, Warger Associates, LLC.

Property Owner: Steve Warger, TMSP, LLC.

Project Description: Woodland Meadows is a proposed two phased planned development that seeks to construct senior living townhomes in phase one and single-family homes in phase two. This application to rezone the property is accompanied by a preliminary plat outlining the proposed development.

PUBLIC NOTICE AND APPLICATION PROCEDURE

Public Notice: Legal notice was published in the Excelsior Standard on October 17, 2025. While this is less than the 15 days required by City Code, the same notice was published on the Excelsior Standard and Excelsior Citizen newspaper websites, in addition to being posted on the doors of the Hall of Waters on October 10, 2025. Notices were mailed to property owners within 185 feet on October 10, 2025.

Current Request: The Commission is asked to make a final determination on the Preliminary Plat at the October 27, 2025, hearing.

Next Steps: Following a recommendation on the rezoning, the application will be forwarded to the City Council for a final public hearing and decision on November 3, 2025.

BACKGROUND INFORMATION

Current Zoning: A (Agriculture)

Current Land Use: Vacant (Old Driving Range)

Proposed Zoning: Planned R-1 (SR Res.)
Planned R-3 (MF Res.)

Proposed Land Use: Single-Family Homes
Senior Townhomes

Property History

The subject property had been used for agriculture for many years. In 1998, the City Council granted the property owner a Special Use Permit to operate a golf driving range. The Special Use Permit was valid for a period of one-year, but was not renewed. The driving range only operated on the property for a short time. Since the late-1990s, the property has been sold several times. The property now sits vacant, as it has for several decades. Mr. Warger and TMSP, LLC purchased the property in February of 2025.

Physical Characteristics of the Property

The subject property is a roughly 27-acre tract of land that sits at the northwest corner of Wornall and McCleary Roads and abuts the city limits on its west side. The topography generally slopes downward towards the northwest. A large pond lies in the center of the property and will serve as the stormwater detention basis for the proposed development. At one point in time, the property was mostly cleared, however vegetation has grown up significantly in recent years; only the southeast corner of the property is regularly mowed. Also in the southeast corner is a small paved area that once served as the parking lot for the driving range. A small brick building sits on the north side of the paved area and is the only existing permanent structure on the property.

Characteristics of the Area

The Madison Park and Cherry Hill neighborhoods lie to the south and southeast, respectively. The remaining area surrounding the property is primarily single-family homes on large parcels of land or agricultural in use. Directly north of the subject property is an Ameren substation.

PROPOSED PLANNED DEVELOPMENT

R-1 Single-Family Residential		
Area: 9.05 acres	Total Lots: 37	Density: 4.09 per acre
Development Standards	Standard Zoning	Proposed
Min. Lot Width	70 feet	50 feet
Min. Lot Depth	100 feet	110 feet
Min. Lot Area	7,500 square feet	5,500 square feet
Min. Front Yard Setback	25 feet	20 feet

Min. Side Yard Setback	7 feet	5 feet
R-3 Cluster, Townhouse, and Garden Apartments		
Area: 10.59 acres	Total Units: 61	Density: 5.88 per acre
Common Area: 7.18 Acres		
Development Standards	Standard Zoning	Proposed
Min. Side Yard Setback (CL)	20 feet	10 feet
Min. Rear Yard Setback	20 feet	15 feet
Total Density		
Total Area: 26.62 acres	Total Units: 98	Net Density: 3.68

ANALYSIS

Comprehensive Plan

On the Comprehensive Plan's Future Land Use Map, this property is shown as "Urban Reserve," which is considered to be suitable for future residential development, but is generally outside of the planning period of the Comprehensive Plan. Given that the City is now at the end of the existing plan's lifecycle, and we've seen significantly development in the area since the adoption of the current plan in 2009, this area of the City is now suitable for residential development such as what is being proposed in this application.

Historic Sites, Landmarks, or Districts

The subject property does not contain any historic sites or landmarks, nor is it within a designated historic district.

Flood Hazards

The subject property is not within the Floodway or Floodway Fringe Overlay Districts, and thus not subject to the development regulations outlined in Chapter 401 of the City's Code of Ordinances.

Stormwater

The developer intends to use the existing pond on the property as the stormwater detention basin for the development. An engineer stamped drainage study was submitted with the application that states "the project will not negatively affect the downstream system" and recommends the project move forward. City staff reviewed the drainage report and preliminary plat. The applicant has been in direct contact with the Public Works Director regarding a few additional stormwater items, such as easements and maintenance agreements. These will need to be in place prior to the approval of the final plat.

Public Utilities

Water is available on the property from line running along the north side of the Wornall Road. Sewer is not currently available to the property and will require a main extension across Wornall

Road for the development to access the sewer main. This will be reviewed and approved by Public Works prior to the issuance of building permits. The applicant was put in contact with a representative from Ameren regarding electrical service.

Public Improvements and Access

The proposed streets will be public streets in dedicated right-of-way. The project proposes two access points from McCleary road. The proposed fire access off Wornall Road will be gated and only accessible for emergency vehicles. The development also proposes two roads that end at the property line but accommodate potential future development. Throughout the project and in both phases, four-foot sidewalks are proposed on each side of the street, which complies with the sidewalk requirement in the City Code.

Half-street improvements will be required for Wornall and McCleary Roads. However, given that both roads are included in planned future improvements by the City, staff is willing to work with the developer to put the estimated cost of improvements into an escrow account to be used for the planned future improvements.

STAFF RECOMMENDATION

Staff recommends **approval** of the proposed planned development map amendment (rezoning).

Staff recommends **approval** of the proposed preliminary plat.

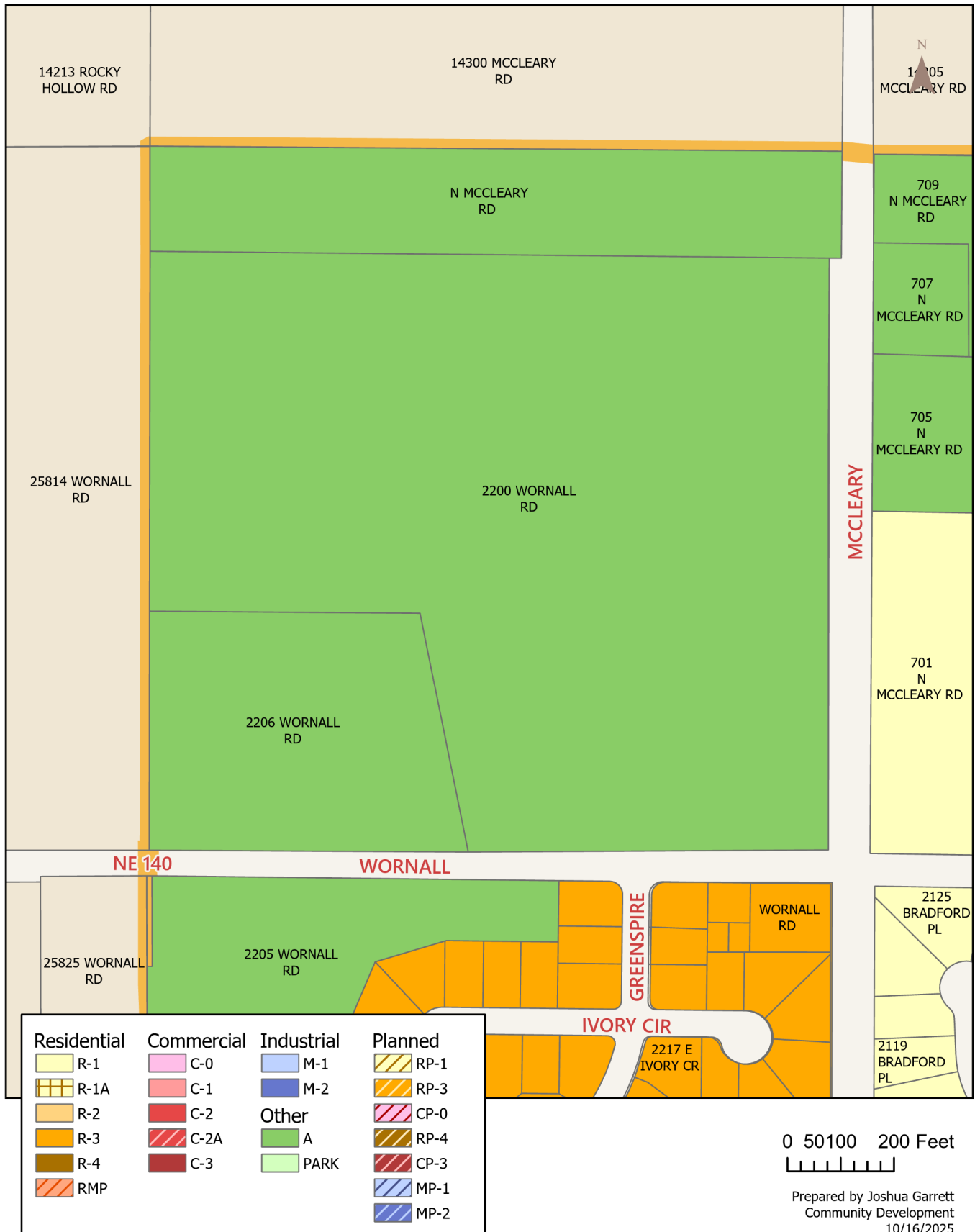
EXHIBITS

- A. Application
- B. Area Notice Map
- C. Narrative
- D. Preliminary Plat
- E. Current Zoning Map
- F. Proposed Zoning Map
- G. Resolutions

Current Zoning Map for Subject Property Area

2200 Wornall Road

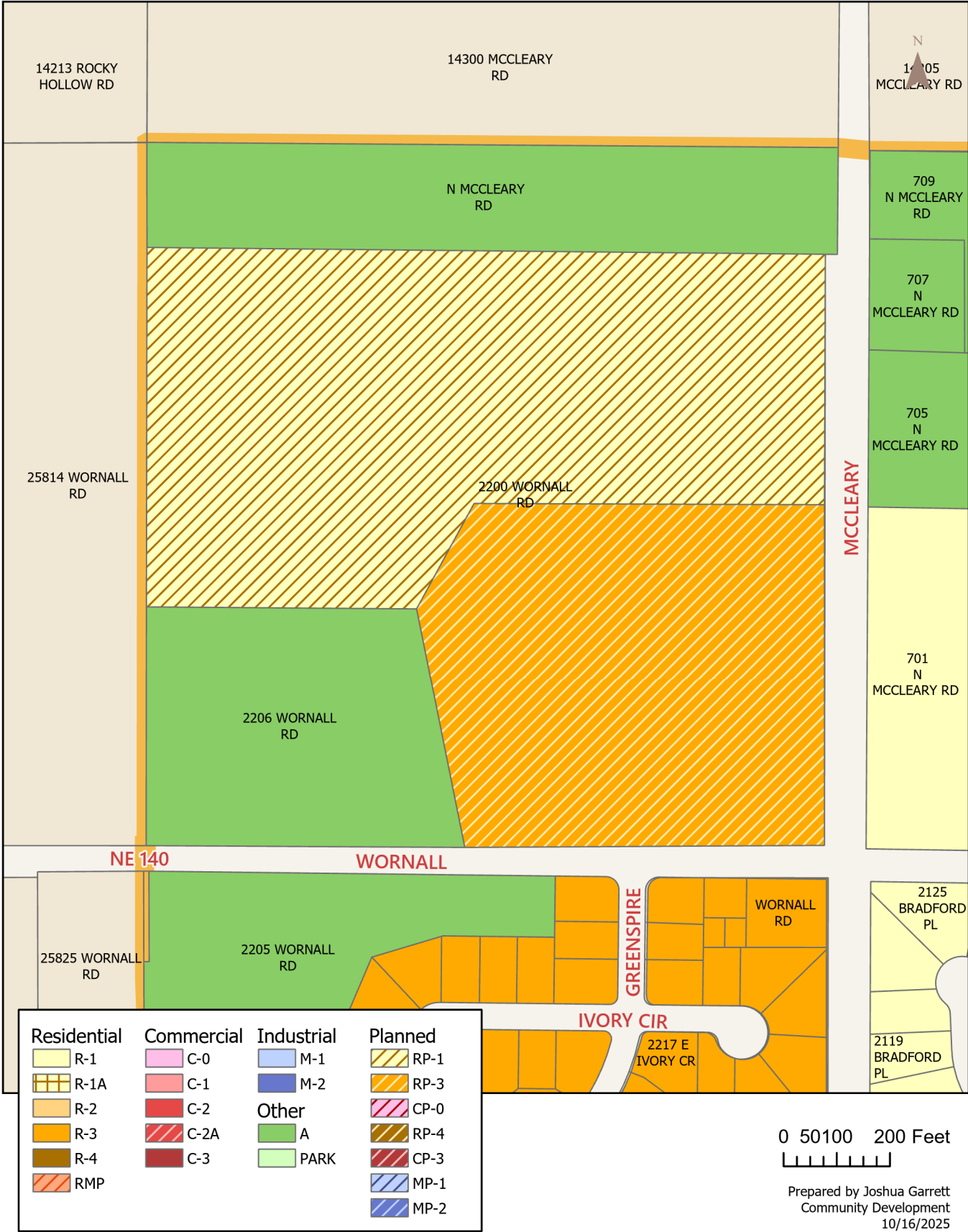
Case: PRZ-25-001

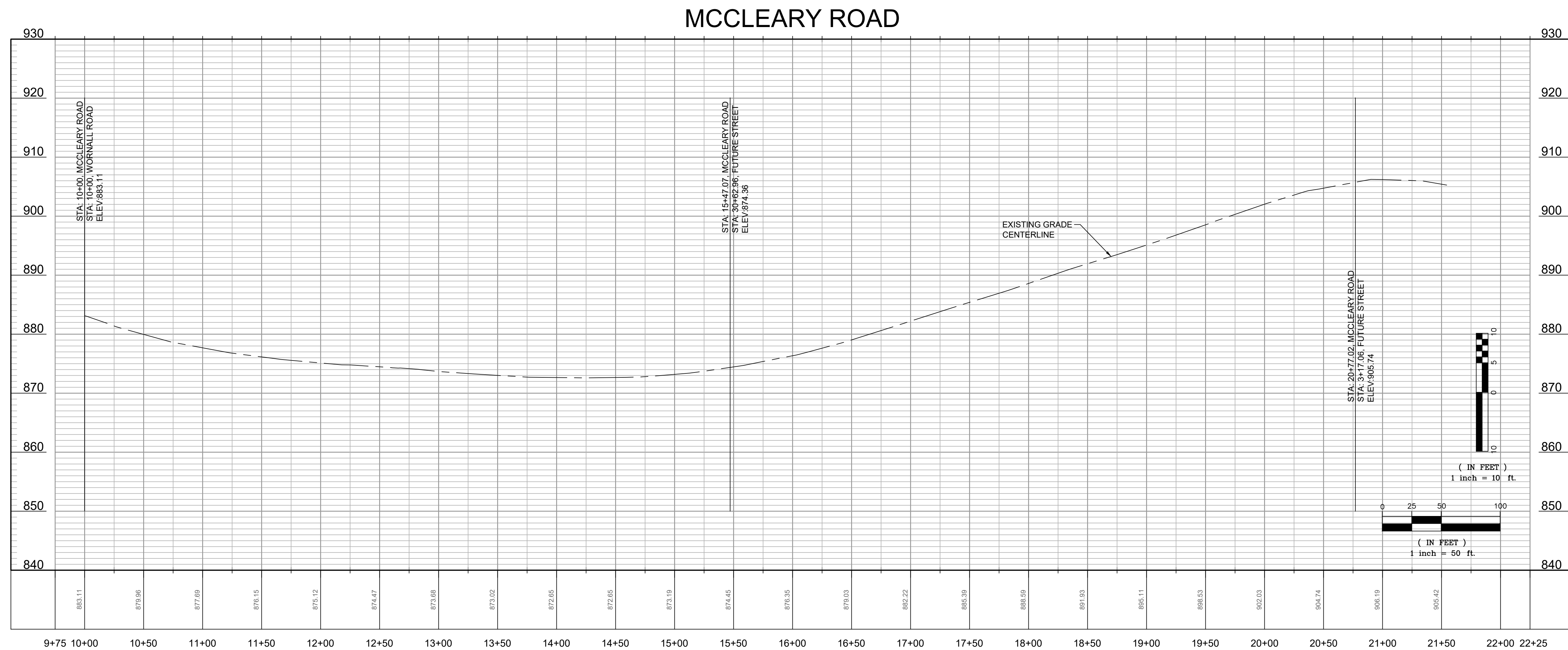
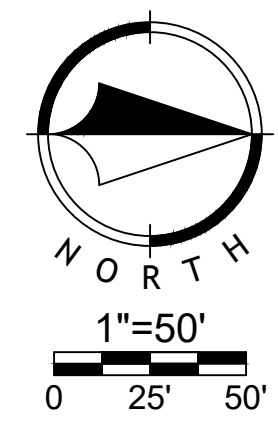
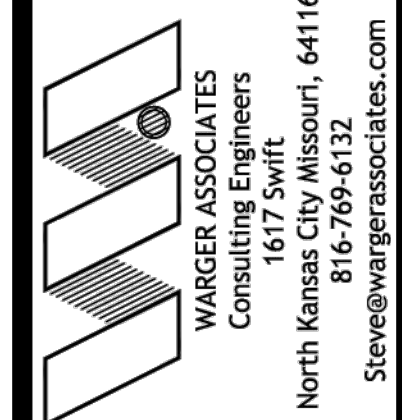


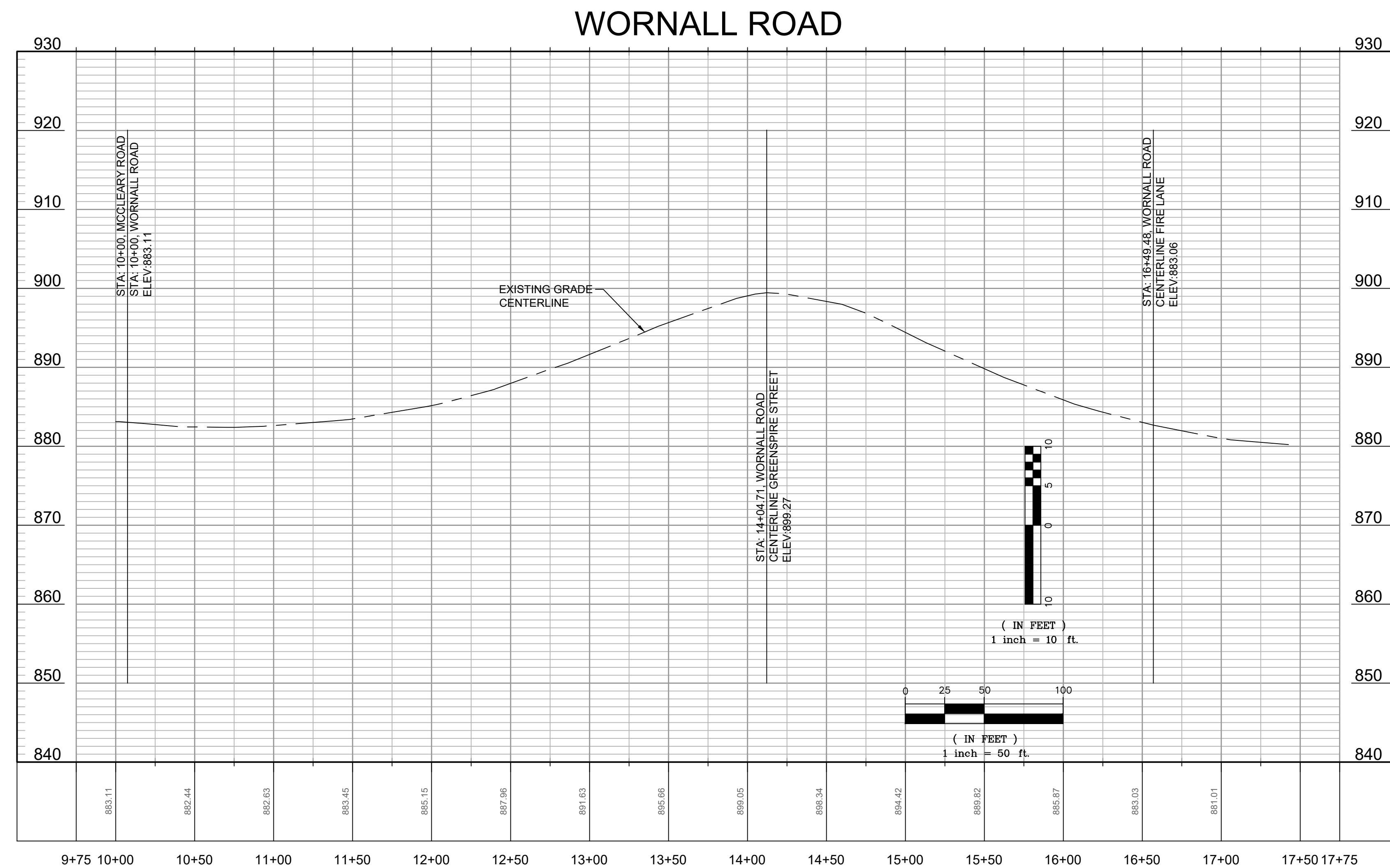
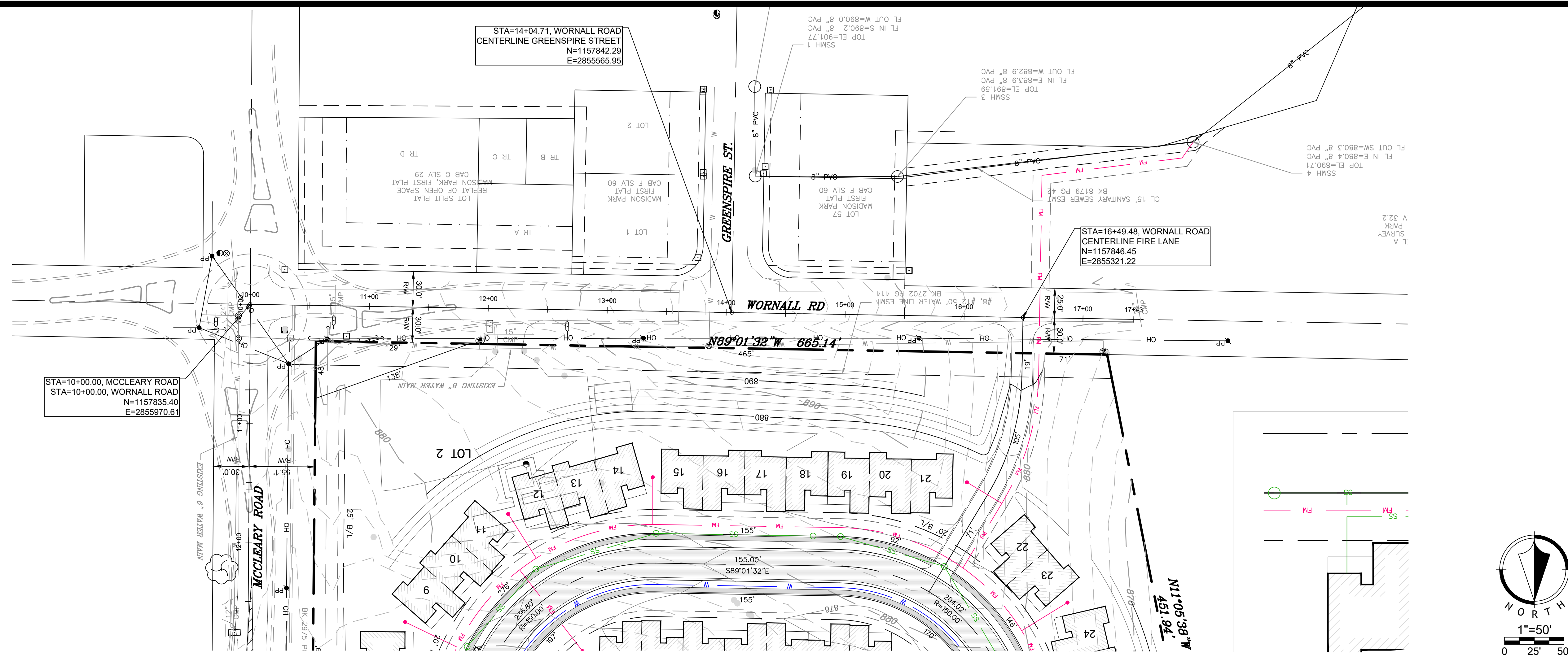
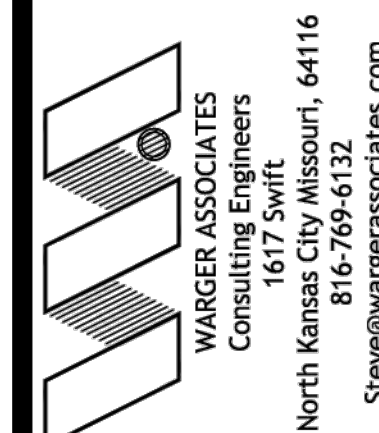
Proposed Zoning Map for Subject Property Area

2200 Wornall Road

Case: PRZ-25-001



[illegible]

[illegible]

RESOLUTION NO. PZC-25-008

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, APPROVING THE PRELIMINARY PLAT FOR WOODLAND MEADOWS, CASE NO. PP-25-005

WHEREAS, Section 406.050 of Title IV, Chapter 406 of the City's Code of Ordinances outlines the application process for the submission of plats to subdivide property within the City Limits of Excelsior Springs; and

WHEREAS, Steve Warger, Warger Associates, LLC, submitted an application for a Preliminary Plat for the "Woodland Meadows" development on the property at 2200 Wornall Road; and

WHEREAS, City staff have reviewed and processed the application, assigning it case number PP-25-005, and prepared a staff report for the Planning and Zoning Commission's consideration; and

WHEREAS, City staff has found the proposed preliminary plat to be in substantial compliance with the City's Comprehensive Plan and has determined that the plat will not adversely affect neighborhood character, flood hazards, or public utilities; and

WHEREAS, the developer has submitted an engineer-stamped drainage study and is coordinating with the Public Works Director on stormwater management, easements, and maintenance agreements; and

WHEREAS, City staff recommends approval of the proposed preliminary plat; and

WHEREAS, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, after due public notice, held a hearing on October 27, 2025, to consider the proposed preliminary plat; and

WHEREAS, the Planning and Zoning Commission finds that the proposed lot sizes and configurations are acceptable contingent upon the City Council's approval of the associated Planned District Rezoning (Case No. PRZ-25-001), which permits the development standards upon which this plat is based; and

WHEREAS, the Planning and Zoning Commission finds it appropriate to approve the proposed preliminary plat, contingent upon the applicant meeting the conditions outlined in the staff report and this resolution prior to the submission of the final plat.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Section 1. Approval. The Planning and Zoning Commission hereby APPROVES the Preliminary Plat for Woodland Meadows, assigned case number PP-25-005, subject to the following conditions being met to the satisfaction of the Community Development Director and Public Works Director prior to the approval of the final plat:

- a. The execution of all necessary stormwater detention basin easements and maintenance agreements.
- b. The coordination and approval of the sanitary sewer main extension across Wornall Road by the Public Works Department.
- c. The establishment of an escrow agreement for required half-street improvements for Wornall and McCleary Roads.
- d. The successful approval of the Planned District Rezoning (Case No. PRZ-25-001) by the City Council.

Section 2. Authorization. The applicant is authorized to proceed with the preparation of the final plat based on this preliminary approval.

PASSED AND APPROVED by the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, this 27th day of October, 2025.



Laurie Gehrt,
Planning and Zoning Commission Chairman



Mallory Brown,
Community Development Director