



PO Box 128 • 125 S Second • Odessa, MO 64076  
 Phone: (816) 230-5577 • Fax: (816) 633-4985 • cityofodessamo.com

**NOTICE OF OPEN MEETINGS**

**NOTICE** is hereby given to all citizens and parties in interest that the Odessa Board of Aldermen will meet in Regular Session Monday, February 22, 2016, at 7:00 pm at Dyer Park Community Building, 601 West Main Street, Odessa, Missouri 64076.

• Call to Order	• Mayor Adam Couch
• Pledge of Allegiance	• Chief Scott Newhouse
• Roll Call	• City Clerk Peggy Eoff
• Welcome to Visitors	• Mayor Adam Couch
• Consent Agenda	• Approval of Minutes BOA o February 8, 2016
• Public Comments	
• Mayor's Report/Comments	• Miscellaneous Swearing-in of Reserve Officer Lincoln J Pruitt
• Aldermen Reports	• Miscellaneous
• Department Manager's/Staff Reports	• EMS Monthly Report (Info Only)
• Old Business	
• Discussion	• EMS/Police Building Task Group
• Approval	• Backup Transformer at the Northwest Plant
• New Business	
• Approval	• Propose Street Closure – Downtown Odessa “Eat in the Street”
• Approval	• Jose Herrera – Extended hours at the Community Building
• Approval	• I Love Odessa – Community Building
• Resolution 2016-04	• Resolution Issuing an Extension on the Moratorium on Construction of Multi-Family Residential Units.
• City Administrator Report	• Miscellaneous
• Adjourn to Closed Session	• In compliance with RSMO 610.021

(1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys;

- (2) Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration;

- **Adjourn**

**Upcoming Schedule:**

- **February 22, 2016 – Board of Aldermen Regular Session – 7:00 pm Community Building**
- **February 23, 2016 – Park Board Meeting – 7:00 pm Community Building**
- **March 7, 2016 – Board of Aldermen Regular Session – 7:00 pm Community Building**
- **March 14, 2016 – Economic Development Council Regular Session – 6:15 pm**
- **March 17, 2016 – Planning and Zoning Commission Regular Session – 7:00 pm Community Building**
- **March 21, 2016 – Board of Aldermen Regular Session – 7:00 pm Community Building**

**ELECTED OFFICIALS**

	<b>Mayor Adam Couch</b>	<a href="mailto:acouch@cityofodessamo.com">acouch@cityofodessamo.com</a>	<b>(816) 661-4837</b>
Ward 1	Alderman John Carmody	<a href="mailto:jcarmody@cityofodessamo.com">jcarmody@cityofodessamo.com</a>	(816) 263-0656
Ward 1	Alderman Steve Lockhart	<a href="mailto:slockhart@cityofodessamo.com">slockhart@cityofodessamo.com</a>	(816) 263-3939
Ward 2	Alderman Brian Henning	<a href="mailto:bhenning@cityofodessamo.com">bhenning@cityofodessamo.com</a>	(816) 651-1771
Ward 2	Alderman Steve Wright	<a href="mailto:swright@cityofodessamo.com">swright@cityofodessamo.com</a>	(816) 918-6634
Ward 3	Alderman Mark Bellington	<a href="mailto:mbellington@cityofodessamo.com">mbellington@cityofodessamo.com</a>	(816) 661-7771
Ward 3	Alderman Mike Stevens	<a href="mailto:mstevens@cityofodessamo.com">mstevens@cityofodessamo.com</a>	(816) 674-6222

Posted: February 19, 2016  
 Peggy Eoff, City Clerk

Copies of this agenda may be obtained by contacting:  
 City Hall (816) 230-5577 Phone | (816) 633-4985 Fax  
 or at [www.cityofodessamo.com](http://www.cityofodessamo.com)

**The Board of Aldermen Chambers  
Odessa Community Building  
601 W. Main Street Regular Meeting  
February 8, 2016  
Meeting Minutes**

1. **CALL TO ORDER** – Mayor Adam Couch called the meeting to order at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE** – Police Chief Scott Newhouse led the Pledge of Allegiance.
3. **ROLL CALL** – City Clerk Peggy Eoff called the roll.

Alderman Mark Bellington	Present	Alderman Steve Wright	Present
Alderman John Carmody	Present	Alderman Mike Stevens	Present
Alderman Brian Henning	Present	Alderman Steve Lockhart	Present

City Staff attending: City Administrator Mickey Ary, Paul Conway Public Works Director, Sid Rustman Finance Director, Police Sergeant Chris Bodenhamer and Officer Archie Strutton Odessa Police Department, EMS Director Ruth Ann Dillon, and Attorney Bob Schneiders.

Others present were: Matt Griffith KMZU, Hannah and Betty Spaar - The Odessan.

4. **WELCOME TO VISITORS** – Mayor Couch welcomed visitors.
5. **MOTION TO AMEND AGENDA** - Authorize the Mayor to Accept the Missouri Communications Assistance Program Grant ~ A motion was made to amend the agenda by Alderman Henning and seconded by Alderman Stevens. Vote was 6-0. Motion carries.
6. **APPROVAL OF CONSENT AGENDA** –
  - Finance Committee Report ~ Alderman Bellington ~ Committee recommends approval.
  - Purchasing Card Report
  - Income Statement/Balance Sheet
  - A/P Monthly Check Registers
  - Approval of Minutes BOA
    - o January 25, 2016 Regular Session
    - o January 25, 2016 Work Session

On a motion by Alderman Carmody, seconded by Alderman Henning, the consent agenda was approved 6-0.

6. **PUBLIC COMMENTS** –
  - There were no comments from the public.

7. **MAYOR'S REPORTS/COMMENTS** –

- Reported the himself, Sid Rustman, Mickey Ary and Peggy Eoff attended the January Round Table Discussion in Higginsville.
- Attended the Chamber of Commerce Ribbon Cutting Ceremony.
- Congratulated the OHS Winter Guard for placing 3<sup>rd</sup> at competition in Ozark, MO.
- Congratulated the OHS Cheerleaders for placing 10<sup>th</sup> in the Nation at competition in Florida.

#### **8. ALDERMEN REPORTS –**

- Alderman Lockhart ~ He noted that the flags at the Community Building need to be replaced.
- Alderman Wright ~ He noted that the VFW will dispose of them.

#### **9. DEPARTMENT MANAGER'S REPORT –**

- Public Works Monthly Report ~ Information Only
- Community Planning & Development ~ Information Only

#### **10. OLD BUSINESS –** No Old Business

#### **11. NEW BUSINESS –**

- Authorize the Mayor to Accept the Missouri Communications Assistance Grant ~ A motion to approve authorization was made by Alderman Bellington and seconded by Alderman Stevens. Motion carried 6-0.
- Approval – 2013 Dodge Charger for Police Department ~ A motion to approve purchase was made by Alderman Henning and seconded by Alderman Stevens. Motion carried 6-0.

Resolution Number 2016-03 – FOP Contract ~ A motion to approve Resolution Number 2016-03 was made by Alderman Wright and seconded by Alderman Bellington. Motion carried 6-0.

#### **12. CITY ADMINISTRATOR'S REPORT -**

- Attended the Odessa Chamber Ribbon Cutting Ceremony.
  - Attended the Legislative Round Table Discussion in Higginsville with Senator Pierce and representative Kolkmeier.
  - Met with Fire Chief Kevin Campbell regarding the lease agreement between the City and the Fire District.
  - Gave update of the Johnson Drive CDBG Road/Water project. Bids have been posted.
  - Gave update for Phase I of the SEWWTP. Met with CDBG Specialist to go over the process of the \$500,000 CDBG Grant.
  - Gave updates for the Westside Interceptor. There are delays due to boring under I-70. KAT is working to resolve the delays.
-

**ADJOURN** – A motion to adjourn was made by Alderman Stevens and seconded by Alderman Henning. All voted in favor. Meeting adjourned at 7:41 p.m.

\_\_\_\_\_  
Adam R. Couch, Mayor

\_\_\_\_\_  
Peggy Eoff, City Clerk

DRAFT



Phone 816-633-7576

301 W. Dryden, P.O. Box 128  
EMERGENCY 911

ODESSA, MO 64076  
Fax 816-633-1659

**2016**  
**MONTHLY SUMMARY REPORT**  
**January**

- 1. Total patients and scenes responded to: 95**
  - Total calls in Odessa: 55
  - Total calls outside of Odessa: 40
  - Year to Date calls (10/01/12 to Present): 419
    - Total year to date calls in Odessa: 285
    - Total year to date calls outside of Odessa: 134
  - Total patients transported: 55**
    - Total mutual aid calls handled by Odessa: 4
    - Total 2<sup>nd</sup>-out calls: 3
      - Patients transported by other services: 1
  - Total patients refusing transport: 25**
  - Total calls cancelled prior to our arrival: 12**
  - Total stand by calls: 2**
    - Fire stand by: 1
    - Police stand by: 2
    - Other stand by: 0
  - Total patients deceased on our arrival: 1**
  - Total patients transported by air ambulance: 0**
  
- 2. Started a 24 hour EMT Refresher Course that will continue into February.**
  
- 3. 5 Employees attended an 8 hour training opportunity at Centerpoint Hospital.**
  
- 4. 3 Employees attended the annual Missouri Pediatric Conference at Lake Ozark.**

**EMS/Police Building Task Group**  
*Odessa Board of Alderman Presentation*  
9/28/2015

**Objective:** Present the findings of the assembled board approved EMS/Police Building Task Group for possible usages for the previously occupied Odessa EMS/Police Building and property.

**Task Group Members:**

*Economic Development Committee:* Doug Turnbough

*Planning and Zoning:* Ruth Beamer

*Downtown Odessa:* Ryan Watkins

*Odessa at large:* David DeCamp

*Odessa Parks and Recreation:* Chad Hubbard

*Odessa Student Council:* Unavailable

*Chamber of Commerce:* Joey Kleoppel

*City of Odessa Moderator/Representative:* Mickey Ary

*Odessa Police Department Moderator/Representative:* Chief Scott Newhouse

**Group Findings/Possible Usage:**

**Usage 1: Renovate to return usage as Odessa Police/EMS Building**

*Pros:*

- Well suited for visibility of police within the community
- Well suited for patrolling and monitoring of Puddle Jumpers/community events

*Cons:*

- Limitations for growth given its proximity to railroad owned property
- Limited areas for parking and limited possibilities for expansion
- Expense of mold abatement and ongoing monitoring for air quality with police/EMS staff returning to building
- Expense to fix ongoing below grade drainage problems

**Usage 2: Sale of Building and Land**

*Pros:*

- Revenue for City

*Cons:*

- Loss of control of property as a transition area within 2<sup>nd</sup> Street Corridor
- Potential for ongoing vacancy of building/property

**Usage 3: Demo/Sell Building with Retention of Land**

*Pros:*

- Revenue with sale of building
- Potential for expansion of Railroad Park into removal space
- Potential for unexplored usages of removal space

*Cons:*

- Potential transition gap within 2<sup>nd</sup> Street Corridor
- Potential cost for demolition

#### **Usage 4: Conversion of Existing Building to Community Pavilion**

(Demo/remove internal contents, remove exterior walls)

*Pros:*

- Creates covered space for use by community, Farmers Market and city events
- Reutilization of existing infrastructure cost effectiveness
- Potential for revenue generation with rental/event usage
- Brings community/event space to 2<sup>nd</sup> Street Corridor
- Aesthetically pleasing as transition area into historic downtown corridor
- Potential revenue for resale of sheet metal/internal contents
- Eliminates need for street closures for Farmers Market and events.

*Cons:*

- Potential renovation/conversion costs
- Mold abatement costs if necessary
- Management of usage once established
- Safety as gathering space with close proximity to 2<sup>nd</sup> Street

#### **Task Group Conclusion for Best Usage:**

After touring the building and multiple meetings with open discussion, we the task group were unanimous among members as to our feeling for a best usage. Considering the building's history, property limitations yet location within the community, mold history yet solid infrastructure, overall cost/return, and potential for general community usage we feel the building and property would be best utilized if it were converted into a covered community pavilion.

#### **General Estimates for Pavilion Conversion if Hiring Contract Labor:**

*(\*Costs shown are designed to provide a broad estimate if using general contract labor. Variables including donation of labor and materials, overall design, and community involvement could greatly effect final costs and are not reflected in the amounts provided.)*

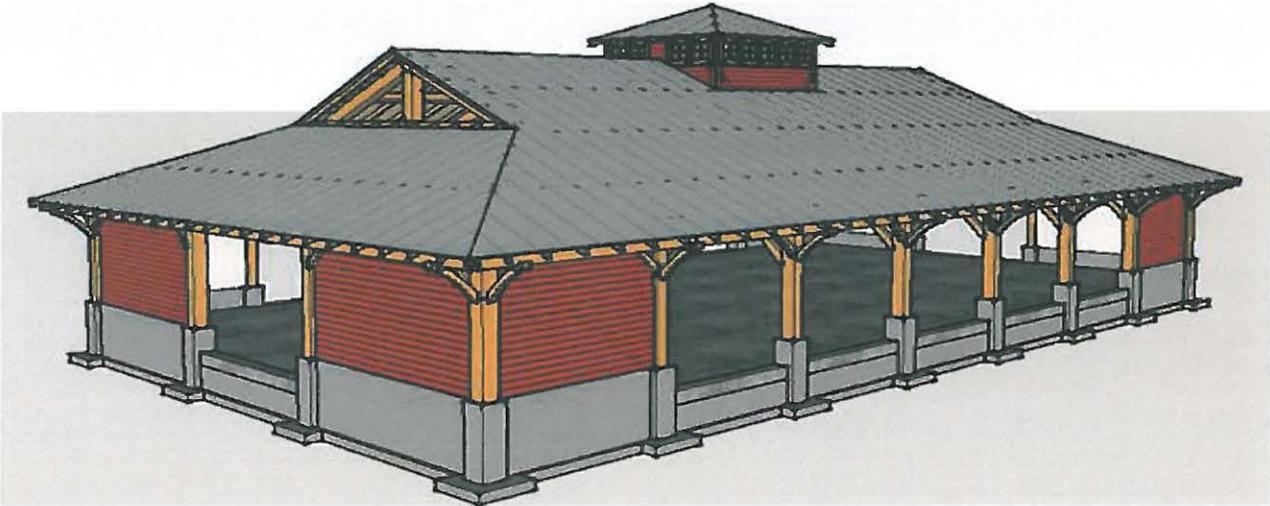
##### **-Demo Interior and Remove Exterior Walls**

Estimate: \$18,000-\$38,000

##### **-Demo Interior, Remove Exterior Walls, Replace Roof/Soffits/Fascia/Guttering**

Estimate: \$40,000-\$60,000

**VISUAL SAMPLES FOR POTENTIAL DESIGN:**



January 29, 2016

Adam Couch  
Mayor  
City of Odessa  
125 South 2<sup>nd</sup> Street  
Odessa, MO 64076

Re: PD / EMS Building

Dear Adam:

I wish to re-emphasize the unanimous endorsement by the Odessa Economic Development Council in favor of the research and recommendation as presented by the PD / EMS Building Task Group. Furthermore, Ryan Watkins should be commended for his very thorough research and initiative with respect to this project.

Please feel free to contact me if the EDC and I can assist in making this project a reality.

Respectfully,

Douglas B. Turnbough, CFP®, MS PFP, MS FA, MPAS, AAMS®  
Chairman, Odessa Economic Development Council  
Vice Chairman, Odessa / Bates City Enhanced Enterprise Zone

Cc: Mickey Ary, City Administrator, Odessa, MO



Odessa Chamber of Commerce  
112 S. 2<sup>nd</sup> St.  
Odessa, MO 64076

Wednesday, January 20, 2016

City of Odessa  
125 S. 2<sup>nd</sup> St.  
Odessa, MO 64076

Dear respected Aldermen and City Officials:

In late summer of 2015 the Chamber was asked to provide a representative from our organization to serve on a task group concerning the old police station building on 2<sup>nd</sup> Street in Odessa. After four meetings, the group made a presentation to the Board of Aldermen in late September with members from several of the participating organizations present. The group unanimously suggested, with the support of the Economic Development Council, that the best use of the building would be to convert it to an open air pavilion for community use.

As of January 2016 there has been no decision or response given to the presentation from September. The Chamber would like to express our continued support of the recommendation made by the task group. We look forward to seeing the topic on the City Council agenda in the near future.

Thank you for your time on the subject.

Garrett Jones  
Board President

Alan Berry  
Vice President

Candice Bradley  
Secretary

Cathy Cox  
Treasurer

Kimberly Scholle  
Board Member

Larry Shutt  
Board Member

Raymond Withrow  
Board Member

Megan Cobb  
Board Member

Mary Bertram  
Board Member

Bruce Whitsitt  
Board Member

Pete Rorvig  
Board Member

Joey Kleoppel  
Task Group Representative



## BOARD OF ALDERMEN ACTION REPORT

ISSUE: Backup transformer at the Northwest Plant

ACTION: Approval to set the backup transformer on the pad provided by KAT Excavating.

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### BACKGROUND:

The Board of Aldermen approved the purchase of a backup electrical transformer, for the Northwest Wastewater plant. At that time, the board did not want the added expense of having another pad with hookups installed. Vandalism was also of concern. KAT, at their own expense, poured a pad without hookups, so the backup transformer could set beside the one in use. By setting the transformer beside the one in use, it would be readily available if needed.

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### FINANCIAL CONSIDERATIONS:

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### ATTACHMENTS:

Pictures of the pad where staff wants to set the backup transformer are provided.

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PREPARED BY \_\_\_\_\_

DATED: 2/22/16

Paul Conway  
Director of Public Works



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## **BOARD OF ALDERMEN ACTION REPORT**

ISSUE: "Eat in the Street" event in downtown Odessa

ACTION: Propose street closure for June

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BACKGROUND: Downtown Odessa, Inc. is interested in providing quality events in Odessa for the benefit of our community. "The Eat in the Street" event is to raise money for the organization that will be used to fund project within the district.

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FINANCIAL CONSIDERATIONS:

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ATTACHMENTS: See Attached

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Brief Summary of Eat in the Street

Hosted by Downtown Odessa, Inc.

Downtown Odessa, Inc. is interested in providing quality events in Odessa for the benefit of our community. We really want to focus on the downtown district as the location for those events, and we want to raise funds that we can reinvest into our downtown. The Eat in the Street event will do just that as a unique dining experience to raise money that our organization will use to fund projects within the district and future grant programs for downtown business and property owners.



### Presentation Outline

- One Page Summary of first year accomplishments
- Introduction of Downtown Odessa, Inc. Facade Grant Program
- Description of Eat in the Street Event/Request for Street Closure
  - Map of requested Street Closure
  - Sample event photos.



## 2014-2015 Milestones at a Glance



Dollars Raised: \$7,000



Social Media

Followers: 947



Board Members: 9

Committees: 4



New Businesses: 4

- Businesses relocated to Downtown: 3



Community Events: 3



Service Events: 3



Volunteer Hours: 500

Volunteer

- Volunteer Added Value to the City: \$11,000

This is just the beginning. Downtown Odessa Inc. believes that our town has the potential to be great. Together we are better, and the coming years will use this principle as a strong sustainable foundation. It is up to the people of Odessa to make the town something to be proud of for this generation and the next.

**Join us. We need you. Odessa needs you.**

*For more information about how YOU can be a part Odessa's Revitalization, contact Board President, Katie Lockhart, at [odessamodowntown@gmail.com](mailto:odessamodowntown@gmail.com).*



# BUILDING IMPROVEMENT GRANT

Downtown Odessa, Inc.

## Who is eligible?

Property/business owners in the downtown district of Odessa, MO (see map). Approval of property owner is required for any proposals effecting the structure.

## What is eligible?

Eligible proposals are those that are visible from the street-side facade of the downtown building.

## When will we know?

The applications are due by April 30th, 2016. The winners will be announced at the Eat in the Street Event in downtown Odessa on Saturday, June 4, 2016.

## Where do we apply?

You can pick up your application at The Mixing Bowl or the American Family Insurance Office in downtown Odessa. You can return your application to the same locations.



## (BIG) Building Improvement Grant

Downtown Odessa, Inc. is excited to present a total of \$2000 in grant money for facade improvements to 4 local business and/or property owners in downtown Odessa. Please complete all pages of this application in its entirety and have your representative sign below. This information is needed to determine your eligibility for the Downtown Odessa, Inc. Matching Facade Program. Applications will be processed after their due-date of April 30th, 2016. If you need assistance in completing this application, please contact Katie Lockhart at [odessamodowntown@gmail.com](mailto:odessamodowntown@gmail.com)

*There will be a total of 5 grants, with 4 winners. Four winners will receive a \$250 matching facade grant, and one of those four will be chosen to win a \$1000 non-matching grant.*

Date: \_\_\_\_\_

**Application Information:**

Please indicate your contact persons if different than the business owner. The contact person should be able to answer specific questions regarding your project and application. Please note that if this project is approved, the approved funds will be mailed to this contact at this address **after the submission of receipts has been approved.**

Legal name of business plus DBA: \_\_\_\_\_

Address: \_\_\_\_\_

Name of business owner: \_\_\_\_\_

Company Contact (if other than business owner): \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Description of the company:**

Date Company started business: \_\_\_\_\_

Describe the products of services provided by the company: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

How many full-time employees do you have? \_\_\_\_\_

How many net new jobs will your company create over the next two years? \_\_\_\_\_

What dollar amount of capital investment will be made over the next two years? \_\_\_\_\_

Are all taxes current? Please attach a tax clearance letter for real estate and/or business taxes.

The form to request a MO Tax Clearance can be found at <http://dor.mo.gov/>

The form is 943. Click on Forms and type in the number of the form. Submit to the Department of revenue.

**About the building:**

Is the property owned or leased?                      Owned                      Leased

Name of the owner of the building: \_\_\_\_\_

If leased, what is the term of the lease? \_\_\_\_\_

Please submit a copy of the lease.

**Facade Improvement Project Summary:**

If awarded the matching grant funds, how do you plan to improve the facade of your building?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Facades, gutters, downspouts

Exterior Lighting

Awnings, canopies

Painting and Masonry Cleaning

Landscaping and Fencing

Sidewalks

Signage

Display Window Lighting

Doors, roofs, and windows

All Improvements must be consistent with City of Odessa Codes.

What is the cost of the entire facade renovation? \_\_\_\_\_

With this application, please submit a photo of the front, street-side of your building.

Who will do the facade renovation? (Two Contractor Bids)

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Estimated Start Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

Company Community Involvement:

Where do you volunteer your time locally? (i.e. civic organizations)

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How many hours do you volunteer annually for the organization listed above? \_\_\_\_\_

\_\_\_\_\_  
Authorized Representative Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Representative Printed

\_\_\_\_\_  
Date



# Eat in the Street: Sample Photos



© Nancy B. Freebery





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## **BOARD OF ALDERMEN ACTION REPORT**

FROM: Jose Herrera

ISSUE: Seeking permission to extend hours at the Community Building

ACTION: Approval to extend hours

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BACKGROUND: Would like permission to extend hours at the community Center for Sunday, March 27, 2016 from 11:00 pm to 3:00 am.

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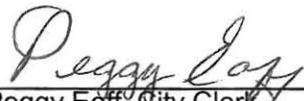
FINANCIAL CONSIDERATIONS: None

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ATTACHMENTS: none

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PREPARED BY

  
Peggy Eoff, City Clerk

DATED February 19, 2016



## BOARD OF ALDERMEN ACTION REPORT

ISSUE: Improvements to the Dyer Park Community Center & Cafeteria Building of the 1912 School Facility.

ACTION:

- 1) Approval for the *I Love Odessa* volunteers to paint the interior walls, general cleanup, and other minor repairs of the Community Center during the programed weekend of March 18 -19, 2016.
- 2) Approval of the Cafeteria Building at the 1912 School to serve as an alternate clean-up project in case of inclement weather during the programed weekend of March 18 – 19, 2016.

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### BACKGROUND:

Volunteers from various faith based organizations will be participating in projects within Odessa to conduct home repairs, clean up, and other general enhancements. The weekend is called – *I Love Odessa*. The organizers have requested the City of Odessa to help secure projects due to the number of volunteers expected over the weekend. The organizers of *I Love Odessa* have discussed specific projects at the Community Center with Park Staff and City Staff.

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### FINANCIAL CONSIDERATIONS:

\$250 for supplies

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### ATTACHMENTS:

None

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PREPARED BY           Mickey Ary          

DATED: 2/22/16



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## **BOARD OF ALDERMEN ACTION REPORT**

ISSUE: Extension of the Moratorium on Construction of Multi-Family Residential Units

ACTION: Requested Extension for One Year

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BACKGROUND: After discussion at the Planning & Zoning meeting on Thursday, February 18th, the Commission agreed to extend the moratorium on construction of multi-family dwellings. They voted to send it to the Board of Aldermen for their approval. There were only 5 single family construction permits issued in 2015. The current ratio of single family to multi-family homes stands at 68 / 32. The Commission agreed to a 75 / 25 ratio.

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FINANCIAL CONSIDERATIONS:

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ATTACHMENTS:

- Statistics from the Missouri 2010 Census
  - Worksheet prepared by Code Department on multi-family dwelling units.
- 

PREPARED BY Sybille Wilson, Code Compliance

DATED February 19, 2016



**RESOLUTION 2016-04**

**RESOLUTION ISSUING AN EXTENSION ON THE MORATORIUM ON  
CONSTRUCTION OF MULTI-FAMILY RESIDENTIAL UNITS**

**WHEREAS,** The Board of Aldermen and the Planning and Zoning Commission of the City of Odessa after reviewing the present rules, regulations, codes and ordinances as they pertain to the improvement of existing lots in regard to the number, construction and placement of multi-family dwellings, including duplexes;

**WHEREAS,** The Board of Aldermen finds the conditions of buildings and sites in several existing multi-family residential developments in Odessa create significant impacts on the public health, safety and general welfare that require reconsideration of the ability of current development and utility regulations associated with multi-family residential to mitigate deficiencies;

**WHEREAS,** The Board of Aldermen directs staff to research, analyze, present findings of fact, and recommendations on policy and regulation to address the impacts on the public health, safety and general welfare described herein;

**NOW, THEREFORE, BE IT RESOLVED BY CITY OF ODESSA, MISSOURI,** to approve:

SECTION 1: On February 22, 2016, the Board of Aldermen of the City of Odessa, Missouri, hereby issues a moratorium not to exceed one year, on the issuance of any new building permits for the construction of new multi-family residential units, or on the remodeling or adapting of existing structures as new multi-family units, including duplexes. The moratorium will apply only to existing parcels or lots of record as of December 1, 2011 and to lot splits or platting of parcels or lots existing as of December 1, 2013. The moratorium will not apply to the platting of new lots in new subdivisions developed as part of a voluntary annexation process, subject to normal zoning regulations.

APPROVED by the Board of Aldermen of the City of Odessa, Missouri this 22nd day of February, 2016.

\_\_\_\_\_  
Mayor  
Adam R. Couch, Mayor

\_\_\_\_\_  
DATE

\_\_\_\_\_  
ATTESTED BY  
Peggy Eoff, City Clerk

\_\_\_\_\_  
DATE



**COMMUNITY PLANNING & ECONOMIC DEVELOPMENT**

*Planning ~ Zoning ~ Inspection ~ Code Compliance*

125 S. 2<sup>nd</sup> St. Odessa, MO 64076 - (816) 230-5577 ~ Fax (816) 633-4985

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Multi-Family to Single Family Ratio ~ Information collected from the 2010 Missouri Census Data Center

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<u>Cities</u>	<u>Population</u>	<u>Single Family Dwellings</u>	<u>Multi- Family</u>	<u>Ratio %</u>
Lexington	4726	2127	747	34%
Higginsville	4797	2234	864	37%
Greenwood	5221	1838	168	9%
Odessa	5300	2280	841	37%
Parkville	5554	2126	542	25%
Richmond	5797	2777	1114	40%
Oak Grove	7795	2990	1196	38%
Grain Valley	12,854	4867	1655	30%
Blue Springs	52,575	19522	6129	35%

United States            I could not find any records of the ratio for the country

<u>Addresses</u>	<u>Type of Building</u>	<u>Number of Units</u>	<u>Size of Lot in Acres</u>	<u>Dumpsters</u>	<u>Trees</u>
620 E. Orchard	4-Plex	4	1.434	y	n
624 E. Orchard	4-Plex	4		y	n
628 E. Orchard	4-Plex	4	1.389	y	n
632 E. Orchard	4-Plex	4		y	n
604 E. Orchard Street	4-Plex	4	0.4727	n	y
408 S. Johnson Drive	4-Plex	4	0.7229	n	n
410 S. Johnson Drive	4-Plex	4		n	n
420 S. Johnson Drive	4-Plex	4	0.7239	y	y
422 S. Johnson Drive	4-Plex	4		y	y
506 S. Johnson Drive	Duplex	2	0.2303	n	y
510 S. Johnson Drive	Duplex	2	0.2239	n	n
521 S. Dyer	Duplex	2	0.344	n	n
516 S. Dyer	Duplex	2	0.2204	y	n
517 S. Dyer	Duplex	2	0.2204	n	n
518 S. Dyer	Duplex	2	0.2204	n	n
516 S. Johnson Drive	(7) Duplex	14	5.16	n	n

203 S. Johnson Drive	Duplex	2	0.1928	n	y
106/108 N. Johnson Drive	Duplex	2	0.3736	n	y
402 E. Benning	Duplex	2	0.3701	n	y
405 E. Benning	Duplex	2	0.4711	n	n
406 E. Benning	Duplex	2	0.2757	n	y
407 E. Benning	Duplex	2	0.4705	n	n
409 E. Benning	Duplex	2	0.3288	n	n
301 E. Benning	Duplex	2	0.2796	n	n
305 E. Benning	Duplex	2	0.2479	n	y
309 E. Benning	Duplex	2	0.2479	n	n
313 E. Benning	Duplex	2	0.5742	n	n
317 E. Benning	Duplex	2		n	n
321 E. Benning	Duplex	2	0.2479	n	n
325 E. Benning	Duplex	2	0.5742	n	n
327 E. Benning	Duplex	2		n	y
316 E. Benning	8-Plex	8	1.6	y	y
320 E. Benning	8-Plex	8		y	y

501 N. Wells	6-Plex	6	0.5687	n	n
452 N. Wells	Duplex	2	0.5379	n	y
450 Wells	Duplex	2		n	y
204 N. Connor	Duplex	2	0.2812	n	n
206 N. Connor	Duplex	2	0.2812	n	n
203 N. Russell	Duplex	2	0.3444	n	n
206 N. Russell	3-Plex	3	0.0517	y	y
208 N. Russell	3-Plex	3	0.3444	y	y
207 N. Russell	Duplex	2	0.3444	y	n
200 E. Otway	4-Plex	4	0.3444	y	n
300 E. Otway	4-Plex	4	0.3375	y	n
301 E. Otway	Duplex	2	0.6028	y	y
307 E. Otway	6-Plex	6	2.1633	y	n
311 E. Otway	6-Plex	6		y	n
309 E. Otway	6-Plex	6		y	n
313 E. Otway	6-plex	6		y	n
315 E. Otway	6-Plex	6	2.1633	y	n

317 E. Otway	6-Plex	6		y	n
319 E. Otway	6-Plex	6		y	y
321 E. Otway	6-Plex	6		y	y
411 E. Main Street	4-Plex	4	0.5028	y	y
207 E. Main Street	6-Plex	6	0.6956	y	n
205 E. Main	6-Plex	6		n	n
104 S. 1st Street	4-Plex	4	0.2066	y	n
209 S. 1st	7-Plex	7	0.2565	n	n
201 S. Connor	4-plex	4	0.2269	n	y
200 S. Russell	4-Plex	4	0.3126	y	n
117 S. Russell	Duplex	2	0.3696	n	n
115 S. Russell	Duplex	2		n	n
421 E. Mason	Duplex	2	0.3168	n	y
305 E. Mason	Duplex	2	0.9811	y	n
307 E. Mason	Duplex	2		y	n
309 E. Mason	Duplex	2		y	n
106 E. Mason	4-Plex	4	0.2009	n	n

208 E. Dryden	6-Plex	6	0.5884	n	y
210 E. Dryden	6-Plex	6		y	y
302 E. Dryden	6-Plex	6	2.6672	y	y
306 E. Dryden	6-Plex	6		y	y
310 E. Dryden	Duplex	2		y	n
110 W College	Duplex	2	0.7175	n	y
115 W. Orchard	6-Plex	6	0.3042	n	n
307 S. 2nd	7-Plex	7	2.62	y	y
314 S. 2nd	Duplex	2	0.4545	n	n
412 S. 2nd	Duplex	2	0.2273	n	y
515 S. 2nd	Duplex	2	0.2531	n	n
413 S. 3rd	Duplex	2	0.241	n	y
411 S. 3rd	Duplex	2	0.1928	n	n
409 S. 3rd	Duplex	2	0.1928	y	n
320 S. 3rd	Duplex	2	0.2617	n	y
316 S 3rd	6-Plex	6	0.5234	y	n
314 S. 3rd	Duplex	2	0.2167	y	n

308 S. 3rd	4-Plex	4	0.3489	n	y
304 S. 3rd	4-Plex	4	0.3489	n	n
214 W. Orchard	4-Plex	4	0.3184	n	y
301 W. Orchard	4-Plex	4	0.2668	y	n
310 W. Orchard	3-Plex	3	0.2346	y	y
408 W. Orchard	4-Plex	4	0.2346	y	y
418 S. 4th	3-Plex	3	0.3857	y	y
307 W. Chestnut	3-plex	3		y	y
312 S. 5th	Duplex	2	0.2089	n	y
707/709 W. Pleasant	Duplex	2	0.4304	n	y
716 W Pleasant	Duplex	2	0.2583	n	y
907 W. Main	Duplex	2	0.5031	n	n
905 W. Main	Duplex	2		n	y
812 W. Main	Duplex	2	0.2296	n	n
810 W. Main	Duplex	2	0.2296	n	n
808 W. Main	Duplex	2	0.2296	n	y
802 W. Main	Duplex	2	0.323	n	y

623 W. Main	Duplex	2	0.2587	n	y
102 Lakeview	Duplex	2	0.4936	n	n
104 Lakeview	Duplex	2	0.464	n	n
106 Lakeview	Duplex	2	0.2314	n	n
621 W. Main	Duplex	2	0.2855	n	n
613 W. Mason	Duplex	2	0.3845	n	y
615 W. Mason	Duplex	2	0.3535	n	y
614 W. Mason	Duplex	2	0.2089	n	y
619 W. Mason	Duplex	2	0.4508	y	y
621 W. Mason	Duplex	2		y	y
616 W. Mason	6-Plex	6	1.0623	y	y
504 W. Orchard	Duplex	2	0.2732	y	n
209 N. Wells	Duplex	2	0.3688	y	n
100 E. Otway	6-Plex	6	0.2497	y	y
208 N. 1st	4-Plex	4	0.2497	y	y
939 W. Dryden	Duplex	2	0.1843	n	n
109 S. Wells	Duplex	2	0.3129	n	y

107 S. Wells	Duplex	2	0.3664	n	y
336 E. Main Street	Duplex	2			
305 N. 3rd Street	4-plex	4	0.2266	y	y
301 N. 3rd	8-Plex	8	0.3214	n	y
304 N 3rd	4-Plex	4	0.1607	y	y
306 N. 4th	4-Plex	4	0.1607	n	n
102 N. 4th	4-Plex	4	0.4804	n	n
400 N. 4th	Duplex	2	0.2532	n	n
208 W. Otway	Duplex	2	0.2106	n	n
305 W. Otway	4-Plex	4	0.3214	n	n
300 W. Montgomery	4-Plex	4	0.1198	n	y
302 W. Montgomery	4-Plex	4	0.1207	n	y
304 W. Montgomery	4-Plex	4	0.121	n	y
305 W. Montgomery	3-Plex	3	0.2537	y	y
306 W. Montgomery	4-Plex	4	0.1373	y	y
215 W. Montgomery	6-plex	6	0.388	y	y
303 W. Montgomery	4-Plex	4	0.2388	y	y

400 Park Drive	3 bldgs - Apartments	20	0.4534	y	y
405 N. 4th Street	5 bldgs -Apartments	16	2.3	y	y
		496			

**Trailer Courts**

Home Sweet Home	560 N. 1st Street	38	9.08	n	y
Lockhart Trailer Court	311 E. Mason Street	22	2.9814	y	n
JTC Quality Hill Homes	620 E. Mason Street	7	1.2397	y	n
Maple Woods	610 E. Orchard Street	43	16.25	y	y
JTC Properties	500 S. 5th Street	10	0.8678	n	y
Jeffery Trailer Court	306 Chestnut Street	5	0.4184	n	n
Westside Trailer Courts	700 40 Highway	16	2	n	y
		141			

Senior Citizens Housing	88
Total Multi-Family Units	725

Single Family Dwellings (2010 Census Count 2280 + 16 built between 2011 - 2015)	2296
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Ratio of multi family to single family:  
 $2296 \times 25\% = 574.00$   
 $2296 \times 32\% = 734.72$