



PO Box 128 • 125 S Second • Odessa, MO 64076
Phone: (816) 230-5577 • Fax: (816) 633-4985 • www.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 on Monday, November 28, 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

Mayor Adam Couch

ROLL CALL

City Clerk Peggy Eoff

WELCOME TO VISITORS

Mayor Adam Couch

CONSENT AGENDA

Approval of Minutes BOA

- November 14, 2016 - Regular Session

PUBLIC COMMENTS

MAYOR'S REPORT

ALDERMEN REPORTS

DEPARTMENT MANAGER'S REPORTS

OLD BUSINESS

NEW BUSINESS

Motion

Appointment of Keith Gibson as Director of Emergency Medical Services.

Motion

Salary adjustment for Interim City Administrator.

Motion

Request for re-plat of Lots 1-4 McBurney's Addition Bart Fisher with Kat Excavation on behalf of Advance Industries.

Resolution 2016-37

Resolution of the City of Odessa, Missouri, Authorizing the Mayor to Execute the Proposal to upgrade handheld and vehicle Sheriff's Department radios with KC Wireless, Inc.

Resolution 2016-38

Resolution of the City of Odessa, Missouri, Approving authorization of up to \$85,000 for rock removal for the Northwest Tie Project.

Ordinance No. 2894
Bill No. 2016-11
1st & 2nd Reading

An Ordinance of the City of Odessa, Missouri Amending Chapter 8, by Deleting Section A.1. Preferred Materials of the Code of Ordinances of the City of Odessa, Missouri.

MISCELLANEOUS

Sid Rustman, Finance Director/Interim City Administrator

ADJOURN TO CLOSED SESSION

- In compliance with RSMO 610.021

(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;

(3) Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded...As used in this subdivision, the term "personal information" means information relating to the performance or merit of individual employees;

ADJOURN TO OPEN SESSION

ADJOURN

Upcoming Schedule:

- November 28, 2016 – Board of Aldermen Regular Session – 7:00 pm Community Building
- December 12, 2016 – Board of Aldermen Regular Session – 7:00 pm Community Building
- December 13, 2016 – Beginning date of filing for candidacy
- December 15, 2016 – Planning and Zoning Commission Regular Session – 7:00 pm Community Building
- December 23-26, 2016 City Offices closed for Christmas Holiday
- December 27, 2016 – Park Board Meeting – 7:00 pm Community Building
- December 27, 2016 – Board of Aldermen Regular Session – 7:00 pm Community Building
- January 2, 2017 – City Offices closed for New Year Holiday

ELECTED OFFICIALS

	Mayor Adam Couch	acouch@cityofodessamo.com	(816) 661-4837
Ward 1	Alderman John Carmody	jcarmody@cityofodessamo.com	(816) 263-0656
Ward 1	Alderman Steve Lockhart	slockhart@cityofodessamo.com	(816) 263-3939
Ward 2	Alderman Brian Henning	bhenning@cityofodessamo.com	(816) 651-1771
Ward 2	Alderman Steve Wright	swright@cityofodessamo.com	(816) 918-6634
Ward 3	Alderman Ray Harves	rharves@cityofodessamo.com	(816) 524-6311
Ward 3	Alderman Mike Stevens	mstevens@cityofodessamo.com	(816) 674-6222

Posted: November 23, 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

**The Board of Aldermen Chambers
Odessa Community Building
601 W. Main Street November 14, 2016
Regular Session - Meeting Minutes**

CALL TO ORDER – Mayor Adam Couch called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE – Mayor Couch led the Pledge of Allegiance.

ROLL CALL – City Clerk Peggy Eoff called the roll.

Alderman Steve Lockhart	Present	Alderman Steve Wright	Present
Alderman Brian Henning	Present	Alderman Ray Harves	Present
Alderman John Carmody	Present	Alderman Mike Stevens	Present

City Staff attending: Sid Rustman Finance Director/Interim City Administrator, Paul Conway Public Works Director, LCSD Lieutenant Liese, and Attorney Clay Barton. And Betty and Joe Spaar from the Odessan and Matt Griffith from KMZU.

WELCOME TO VISITORS – Mayor Couch welcomed visitors.

APPROVAL OF CONSENT AGENDA –

- Finance Committee Report
- Purchasing Card Report
- Income Statement/Balance Sheet
- A/P Monthly Registers
- Disposal of Records
- Approval of Minutes BOA
 - October 24, 2016 Regular Session
 - October 27, 2016 Regular Session

A motion to approve the consent agenda was made by Alderman Henning and seconded by Alderman Harves. Motion carried 6-0.

PUBLIC COMMENTS –

- There were no public comments.

MAYOR'S REPORTS/COMMENTS –

- He spoke at the National Honor Society.
- He reported last weekend's Holiday Open House was a success.
- He thanked everyone for the huge success of the Downtown Trick or Treat Event.
- He reported that next Saturday, the 19th will be the Chamber of Commerce's Sweet & Savory Event.
- He reminded everyone that the Holiday Lighting Ceremony will be next Monday, the 21st.

ALDERMEN REPORTS –

- Alderman Henning ~ He asked about the drain on Johnson Drive. Sid Rustman answered they are still doing the last bit of work to complete that project.
- Alderman Harves ~ He had the same concerns as Alderman Henning. He also asked about the bids for the strategic plan. Sid Rustman commented this could be discussed at the next meeting.
- Alderman Lockhart asked if there would be discussion regarding the Johnson Drive and its completion. He is concerned about the sidewalks that aren't fully completed.

DEPARTMENT MANAGER'S REPORTS –

- Public Works Department Report ~ Information Only
 - Monthly EMS Summary Report ~ Information Only
 - Code Compliance Monthly Report ~ Information Only
- Dumpster has been placed at the Street Department lot and is ready for use.

OLD BUSINESS – There is no old business.

NEW BUSINESS –

- Resolution 2016-35 – Resolution of the City of Odessa, Missouri, Authorizing the Mayor to Execute an Agreement with Pitney-Bowes, Inc. for Mailing & Postage Machine ~ Sid Rustman stated it would be a 36 month lease. A motion to approve Resolution 2016-35 was made by Alderman Stevens and seconded by Alderman Henning. Motion carried 6-0.
- Resolution 2016-36 - Resolution of the City of Odessa, Missouri, Authorizing the Mayor to Execute Letter of Intent for Possible Acquisition by Missouri American Water of Water and Waste Water Assets of the City ~ Shawn Nichols from MAW was on hand to discuss and answer questions. This would require a vote of the people. A motion to approve Resolution 2016-36 was made by Alderman Wright and seconded by Alderman Stevens. There was discussion of paying off debt and where the remainder of the money would go. Motion carried 5-1. Alderman Carmody voted against.

MISCELLANEOUS – Sid Rustman Finance Director/Interim City Administrator ~

- Container for the yard waste drop off has been placed at the Street Department lot located at 400 N. 1st Street. There has been a sign placed at the site with the regulations.
- Final Inspection today at the NW treatment plant. There is a checklist of about 12 items that need to be reconciled. Alderman Stevens would like to put a timeline to get this finished.
- Water tower will be cleaned in about a month.
- Concrete culverts at the Park have been placed.
- McDowell Street ~ Next week, work will be started for curb & gutters.
- Johnson Drive ~ ADA corners at the sidewalks have not been completed. Alderman Lockhart suggested putting up a barrier around those areas.
- South East Plant ~ Nutri-Ject System is almost finished with the sludge removal.
- North West Tie ~ Trees have been trimmed, overheads have been installed and we are waiting for KAT Excavation to clear off trees before we can finish underground work.

- Sales Tax ~ The final sales tax numbers came in. We are up about \$60,000 from the last six months.

ADJOURN – A motion to adjourn was made by Alderman Henning and seconded by Alderman Harves. All voted in favor. Meeting adjourned at 7:43 pm.

Adam R. Couch, Mayor

Peggy Eoff, City Clerk

DRAFT



BOARD OF ALDERMEN REPORT FOR DISCUSSION

ISSUE: Motion to approve appointment of Keith Gibson as Director of Emergency Medical Services (EMS)

ACTION: Appoint name Keith Gibson EMS Director

BACKGROUND:

Keith Gibson was named acting EMS Director upon the retirement of Ruth Ann Dillon.

Applications were solicited and accepted with Mr. Gibson being the recommended candidate.

PREPARED BY Sid Rusman

DATED: November 22, 2016



BOARD OF ALDERMEN REPORT FOR DISCUSSION

ISSUE: Motion to approve a temporary pay increase for Interim City Administrator

ACTION: To temporarily increase Sid Rustman's wages by 15% from October 1, 2016 until a new City Administrator is appointed.

BACKGROUND:

Sid Rustman, Finance Director was named Interim City Administrator effective October 1, 2016

FINANCIAL CONSIDERATIONS:

Incremental cost of \$317.31 bi-weekly offset by savings of \$3,075.00 for bi-weekly salary not presently being incurred

PREPARED BY Peggy Eoff

DATED: November 22, 2016



BOARD OF ALDERMEN ACTION REPORT

ISSUE: Bart Fisher, KAT Excavating is submitting a request for re-plat of Lots 1–4, McBurney's Addition (100 & 104 N. 1st Street) on behalf of Advance Industries.

ACTION: Approval from the Board of Aldermen.

BACKGROUND: Bart Fisher, KAT Excavation is submitting a request to re-plat 100 & 104 N. 1st Street (Lots 1-4 McBurney's Addition). The area is zoned I-1, Light Industrial. They went before the Planning & Zoning Commission on November 17. The P & Z Commission approved the re-plat and voted to send it to the Board, for their approval.

FINANCIAL CONSIDERATIONS:

ATTACHMENTS: Survey included.

PREPARED BY


Sybille Wilson

DATED: November 18, 2016

PLATTING & LOT SPLIT APPLICATION FORM

11/4/10

City of Odessa, MO. 125 S. 2nd Street ~ PO Box 128 Odessa, MO. 64076 (816) 230-5577 ~ Fax (816) 633-4985 MO

FILE NO: RP161104-01 DATE FILED: 11/4/10 DATE FINISHED

CLASSIFICATION
Lot Split _____ Subdivision _____

PLATTING DESCRIPTION
Proposed Subdivision Name REPLAT OF LOTS 1-4 OF Block 1 McBurney's Addition
Number of lots to be created 1 General Location SE CORNER E. MARLOW & N. Pth ST.

LOT SPLITS ONLY
Lot No. _____ Block _____ Subdivision _____

APPLICANT(S)
1st Applicant: BART FISHER Address: 309 N. Oak St. Bates City, MO 64011 (print name)
Relationship to this project: Owner () Agent for Owner () Other (X) KAT EXCAVATION - CONSTRUCTION MANAGER
Please define
Phone No. 816-690-4611
Signature [Signature]
2nd Applicant: _____ Address: _____
Relationship to this project: Owner () Agent for Owner () Other () _____
please define
Phone No. _____
Signature _____ (List others on back)

SURVEY PLAT PREPARED BY
Name of Land Surveyor: Jeremy Powell / Powell CSM State Reg. No.: LS 2007000084
Address: 3206 S. State Route 291, Bldg 1 Independence, MO 64057 Phone No. 816-373-4800 Fax. _____

DOCUMENTS SUBMITTED WITH THIS APPLICATION
4 - 4 Preliminary Plats
4 Final Plats

FEE \$ 100⁰⁰ DATE PAID 11/4/10 RECEIPT NO 033219
One hundred dollars (\$100.00), plus ten dollars (\$10.00) per lot, for the first twenty five (25) lots, plus two dollars and fifty cents (\$2.50) for each additional lot there after.



RESOLUTION 2016-37

**RESOLUTION OF THE CITY OF ODESSA, MISSOURI,
AUTHORIZING THE MAYOR TO EXECUTE A PROPOSAL WITH KC WIRELESS, INC TO
UPGRADE SHERIFF'S DEPARTMENT HANDHELD AND VEHICLE RADIOS**

- WHEREAS,** the current vehicle and handheld radios are in need of upgrades in order to add utility and improve functionality; and
- WHEREAS,** the radios in the vehicles would be enhanced to eliminate interference and allow communication with other agencies in the County while new handheld devices (9) would be acquired which will allow mobile communication comparable to being inside the vehicle; and
- WHEREAS,** the total cost of \$13,352.10 includes installation but does not include increased capability at the local school district as that was determined to be unnecessary at this time; and
- WHEREAS,** this total cost is substantially offset by a July, 2015 donation from Puddle Jumpers of \$11,116 dollars expressly given to the City for police department radios. Ownership of all radios will reside with the City of Odessa.

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

Section 1. That the Board of Aldermen authorizes the Mayor to sign the Proposal with KC Wireless, Inc., for the upgrade and purchase of radios for the Sheriff's Department assigned to Odessa.

APPROVED AND PASSED by the Board of Aldermen of the City of Odessa this 28th day of November 2016.

(Seal)

By: _____
Adam R. Couch, Mayor

ATTEST:

By: _____
Peggy Eoff, City Clerk



720 W 23rd Street Ste A
Independence, Missouri 64055

PROPOSAL

(816) 836-5700

Communication Solutions...For the 21st Century

www.kcwirelessinc.com

Lafayette Co Sheriff (Odessa)

Date: 10/25/16

Frequency Band: UHF

Phone # (816) 263-1580

Atten: Sgt. Steve Munson

Fax #

Cust PO#

Sales Person Phil -101

QTY	MFGR	MODEL	DESCRIPTION	EACH	TOTAL
5	Pyramid	SVR-200UDN	Vehicular repeater	\$1327.50	\$6637.50
5			Interface cable to Motorola XTL-2500	\$150.00	\$750.00
5			Mobile antenna, quarter wave, trunk mount	\$45.00	\$225.00
5			Interface repeater to mobile and install in vehicle, shop install	\$150.00	\$750.00
			Optional for future use: Channel steering (not useable on Motorola XTL-2500)	\$250.00	
9	Kenwood	TK3180K2-LKP	Portable radio package, 512 channel alphanumeric display, 4 key, no DTMF keypad	\$554.40	\$4989.60
		TK3180K4-LKP	As above but with DTMF keypad. (used for remote channel steering if repeater optioned with remote steering and if mobile radio capable of being steered).	\$593.60	
			APCO frequency coordination fee billed seperately		

Payment with Order \$ _____
 _____ Monthly Payments \$ _____
 Total Monthly Maint \$ _____
 Monthly Airtime \$ _____
 Frequency Coordination Fee \$ _____
 FCC License \$ _____
 Preparation Fee \$ _____

Equipment Total	\$13352.10
Equipment Installation	
<input type="checkbox"/> MO Sales Tax	
FCC Fees	
Total Cash Price	\$13352.10
Deposit	
Balance Due	\$13352.10

THIS PROPOSAL IS VALID FOR (30) DAYS FROM THE ABOVE DATE

ALL SALES ARE SUBJECT TO APPROVAL BY KC WIRELESS INC

Approved by: _____

Accepted By: _____

Date: _____

Date: _____



RESOLUTION 2016-38

**RESOLUTION OF THE CITY OF ODESSA, MISSOURI,
AUTHORIZING UP TO \$85,000 FOR THE REMOVAL OF ROCK DURING EXCAVATION OF THE
NORTHWEST TIE PROJECT**

- WHEREAS,** the City approved agreement with PAR Electrical Contractors, Inc per Resolution 2016-27 for Labor and Materials for the Northwest Tie Project for \$244,799.29 with the further stipulation that they also had the low bid for lime item rock removal "if required"; and
- WHEREAS,** the City, through its engineering firm of BHMG, now estimates that up to 450 foot of rock removal exposure will be required with a total cost of \$85,000.00 to complete trenching; and
- WHEREAS,** the lost production charges from the contractor would be approximately \$4,000 per day if they were to be required to stop work while awaiting approval for rock removal.

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

Section 1. That the Board of Aldermen authorizes BHMG to approve up to \$85,000.00 in Change Orders with PAR Electrical Contractors for Labor and Materials for the Northwest Electric Tie Line Project specifically, and only, for the excavation of rock incurred.

APPROVED AND PASSED by the Board of Aldermen of the City of Odessa, this 28th day of November 2016.

(Seal)

By: _____
Adam R. Couch, Mayor

ATTEST:

By: _____
Peggy Eoff, City Clerk



November 22, 2016

Mr. Sid Rustman
City Administrator
City of Odessa
325 South Eighth Street
Odessa, MO 64076

Ref: 1477 – Northwest Tie
Installation Contract Change Order Authorization Request

Dear Mr. Conway:

The construction is going well for the NW Tie line project; however, an item has been brought to our attention, which we would like to present to the council. The installation includes the risk of encountering rock during the excavation for the new line. To account for this, the contract with PAR Electric has a rock removal unit price defined, which is additive to the contract. We would like to request pre-approval to have the contractor address any rock encountered to avoid contractor downtime waiting for case by case approval.

The quantity of rock removal exposure remaining on the project is difficult to estimate, but we have calculated an amount of which we would like to request pre-approval. This amount is \$85,000.00, support 450ft of trenching through rock. The lost production charges from the contractor would be approximately \$4,000/day if we are required to stop work while approval for the rock removal.

Should you have any questions concerning the bids or the project, please do not hesitate to contact me.

Sincerely:
BHMG Engineers, Inc.

A handwritten signature in black ink, appearing to read 'Jason F. Jackson', written in a cursive style.

Jason F. Jackson, P.E.



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

BOARD OF ALDERMEN ACTION REPORT

ISSUE: Amend Ordinance # 2894 ~ Non-Residential Design Standards (Delete Section A.1, Preferred Materials)

ACTION REQUESTED: Approval by the Board of Aldermen

BACKGROUND: The Commission has had discussion at previous meetings, received legal opinion from City Attorney Bob Schneiders, and held a public hearing on October 20, 2016. No one from the public attended the hearing. After discussion at the Planning & Zoning November 17, 2016 meeting, the Commission voted to send this proposed ordinance change to the Board for their approval.

The paragraph to be deleted:

1. Preferred Materials: The use of substantial amounts of masonry materials (face brick, stucco, and stone) is encouraged. The use of aluminum siding and metal ribbed panes is strongly discouraged. Evaluation of building materials shall be based on the quality of its design and relationship and compatibility to building materials in the immediate neighborhood.
 2. The paragraph is confusing and does not allow for enforcement/compliance if items are "encouraged" or "strongly discouraged". Allowed materials are addressed elsewhere in the ordinance.
-

FINANCIAL CONSIDERATIONS: There would be no financial impact.

ATTACHMENTS: Proposed Ordinance 2924 Bill Number 2016-11 / Original Ordinance 2894 Bill Number 2015-01

PREPARED BY _____

Sybille Wilson
Code Compliance

DATED November 18, 2016

AN ORDINANCE OF THE CITY OF ODESSA, MISSOURI AMENDING CHAPTER 8, BY ADDING SECTION 8.210, NON-RESIDENTIAL DESIGN STANDARDS OF THE CODE OF ORDINANCES OF THE CITY OF ODESSA, MISSOURI

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ODESSA, MISSOURI, AS FOLLOWS, TO WIT:

SECTION 1 That Chapter 8, Zoning Regulations, be amended to include Section 8.210, Non-Residential Design Standards:

SECTION 8.210: NON-RESIDENTIAL DESIGN STANDARDS

- A. Application of Regulations. These regulations shall apply with regard to all exterior walls in commercial districts, except those which are in the Commercial Residential Transition Zone (CRT) and subject to the standards set forth in Section 8.209-8 of the City of Odessa Code of Ordinances.

1. Preferred Materials: The use of substantial amounts of masonry materials (face brick, stucco, and stone) is encouraged. The use of aluminum siding and metal ribbed panes is strongly discouraged. Evaluation of building materials shall be based on the quality of its design and relationship and compatibility to building materials in the immediate neighborhood.

- B. Minimum Exterior Building Materials.

1. A minimum of one hundred percent (100%) of the front exterior wall and fifty percent (50%) of the side exterior walls, excluding windows and doors, in commercial districts shall consist of approved materials. In the "C-1" and "C-2" Districts where the building is located on a corner lot, one hundred percent (100%) of the front exterior wall, one hundred percent (100%) of the side exterior wall facing a street and fifty percent (50%) of the rear exterior wall shall consist of approved materials. Approved materials are:

a. Masonry. Masonry construction shall include all masonry construction which is composed of solid, cavity, faced or veneered-wall construction or similar materials.

(1) Stone material used for masonry construction may consist of granite, sandstone, limestone, marble or other hard and durable all-weather stone. Ashlar, cut stone and dimensioned stone construction techniques are acceptable.

(2) Brick material used for masonry construction shall be composed of hard fired (kiln fired) all-weather common brick or other all-weather facing brick.

(3) Stucco or approved gypsum concrete/plaster materials.

b. Glass walls. Glass walls shall include glass curtain walls or glass block construction. A "glass curtain" shall be defined as an exterior wall which carries no floor or roof loads and which may consist of a combination of metal, glass and other surfacing material supported in a metal framework.

c. Metal. Used only in incidental role i.e. trim, architectural features, standing seam metal roofing or other architectural metal siding or roofing as approved by the Planning & Zoning Commission.

d. Roofing materials as approved per development plan.

e. Any other material not specifically excluded provided the Planning Commission and Board of Aldermen approve the material.

2. Prohibited materials on all exterior walls. The following materials shall not be used as exterior building materials and shall be prohibited:

a. Concrete finish or pre-cast concrete panel (tilt wall) that is not exposed.

3. Exposed front and street sidewalk facade(s), excluding windows, doors or overhead doors, consisting of a single undifferentiated plane with a single texture or color shall be prohibited.

4. Not less than fifteen percent (15%) of the area of each front exterior facade or street sidewalk where a building is located on a corner lot, excluding windows, doors or overhead doors, shall be recessed, projected or alternately staggered from the primary plane of the wall. For purposes of this Section, fascia's or mansards shall not be counted as a projection from the primary plane.

5. Roof-mounted equipment, excluding satellite dishes, shall be screened from view (one hundred percent (100%) opacity) or isolated so that it is not visible from ground level of any adjacent applicable public thoroughfare up to a maximum of three hundred (300) feet away. The appearance of roof screens shall be coordinated with the building to maintain a unified appearance.

6. All electrical and mechanical equipment in excess of three (3) feet in height, located adjacent to the building and visible from any adjacent applicable public thoroughfare shall be screened from view (one hundred percent (100%) opacity) up to a maximum of three hundred (300) feet away. Such screens and enclosures shall be treated as integral elements of the building's appearance.

7. Mirrored glass with a reflectance greater than forty percent (40%) shall not be permitted on more than twenty percent (20%) of the exterior walls of any building.

8. Plans for all commercial projects shall include detailed drawings of all enclosures and screening methods, as well as profiles and descriptions of the types of materials being used on all exterior walls.

SECTION 2. All Ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall be in full force and effect immediately upon passage.

READ TWICE and passed by the Board of Aldermen of the City of Odessa, Missouri, and approved by the Mayor of Odessa this 13th day of July, 2015.

(SEAL)

Adam R. Couch, Mayor

ATTEST:

APPROVED:

Marcella McCoy, City Clerk/Finance Officer

Adam R. Couch, Mayor

AN ORDINANCE OF THE CITY OF ODESSA, MISSOURI AMENDING CHAPTER 8, BY DELETING SECTION A. 1. PREFERRED MATERIALS OF THE CODE OF ORDINANCES OF THE CITY OF ODESSA, MISSOURI

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ODESSA, MISSOURI, AS FOLLOWS, TO WIT:

SECTION 1 That Chapter 8, Zoning Regulations, Section 8.210 be amended to read as follows:

SECTION 8.210: NON-RESIDENTIAL DESIGN STANDARDS

A. Application of Regulations. These regulations shall apply with regard to all exterior walls in commercial districts, except those which are in the Commercial Residential Transition Zone (CRT) and subject to the standards set forth in Section 8.209-8 of the City of Odessa Code of Ordinances.

B. Minimum Exterior Building Materials.

1. A minimum of one hundred percent (100%) of the front exterior wall and fifty percent (50%) of the side exterior walls, excluding windows and doors, in commercial districts shall consist of approved materials. In the "C-1" and "C-2" Districts where the building is located on a corner lot, one hundred percent (100%) of the front exterior wall, one hundred percent (100%) of the side exterior wall facing a street and fifty percent (50%) of the rear exterior wall shall consist of approved materials. Approved materials are:

a. Masonry. Masonry construction shall include all masonry construction which is composed of solid, cavity, faced or veneered-wall construction or similar materials.

(1) Stone material used for masonry construction may consist of granite, sandstone, limestone, marble or other hard and durable all-weather stone. Ashlar, cut stone and dimensioned stone construction techniques are acceptable.

(2) Brick material used for masonry construction shall be composed of hard fired (kiln fired) all-weather common brick or other all-weather facing brick.

(3) Stucco or approved gypsum concrete/plaster materials.

b. Glass walls. Glass walls shall include glass curtain walls or glass block construction. A "glass curtain" shall be defined as an exterior wall which carries no floor or roof loads and which may consist of a combination of metal, glass and other surfacing material supported in a metal framework.

c. Metal. Used only in incidental role i.e. trim, architectural features, standing seam metal roofing or other architectural metal siding or roofing as approved by the Planning & Zoning Commission.

d. Roofing materials as approved per development plan.

e. Any other material not specifically excluded provided the Planning Commission and Board of Aldermen approve the material.

2. Prohibited materials on all exterior walls. The following materials shall not be used as exterior building materials and shall be prohibited:

- a. Concrete finish or pre-cast concrete panel (tilt wall) that is not exposed.
3. Exposed front and street sidewalk facade(s), excluding windows, doors or overhead doors, consisting of a single undifferentiated plane with a single texture or color shall be prohibited.
 4. Not less than fifteen percent (15%) of the area of each front exterior facade or street sidewall where a building is located on a corner lot, excluding windows, doors or overhead doors, shall be recessed, projected or alternately staggered from the primary plane of the wall. For purposes of this Section, fascia's or mansards shall not be counted as a projection from the primary plane.
 5. Roof-mounted equipment, excluding satellite dishes, shall be screened from view (one hundred percent (100%) opacity) or isolated so that it is not visible from ground level of any adjacent applicable public thoroughfare up to a maximum of three hundred (300) feet away. The appearance of roof screens shall be coordinated with the building to maintain a unified appearance.
 6. All electrical and mechanical equipment in excess of three (3) feet in height, located adjacent to the building and visible from any adjacent applicable public thoroughfare shall be screened from view (one hundred percent (100%) opacity) up to a maximum of three hundred (300) feet away. Such screens and enclosures shall be treated as integral elements of the building's appearance.
 7. Mirrored glass with a reflectance greater than forty percent (40%) shall not be permitted on more than twenty percent (20%) of the exterior walls of any building.
 8. Plans for all commercial projects shall include detailed drawings of all enclosures and screening methods, as well as profiles and descriptions of the types of materials being used on all exterior walls.

SECTION 2. All Ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall be in full force and effect immediately upon passage.

READ TWICE and passed by the Board of Aldermen of the City of Odessa, Missouri, and approved by the Mayor of Odessa this 28th day of November 2016.

(SEAL)

Adam R. Couch, Mayor

ATTEST:

APPROVED:

Peggy Eoff, City Clerk

Adam R. Couch, Mayor