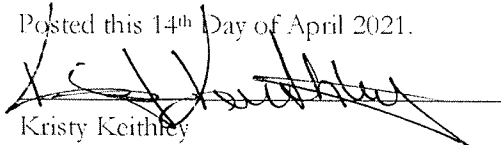


NOTICE OF MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE BOARD OF ALDERMEN OF THE CITY OF CLEVER, MISSOURI WILL BE HELD AT THE CLEVER CITY HALL, 304 S CLARKE AVE, CLEVER, MISSOURI ON MAY 18, 2021 AT 6:30PM TO CONSIDER AND ACT UPON THE MATTERS ON THE FOLLOWING TENTATIVE AGENDA AND SUCH MATTERS AS MAY BE PRESENTED AT THE MEETING AND DETERMINED TO BE APPROPRIATE FOR DISCUSSION AT THE TIME:

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE
2. MINUTES: April 20, 2021
3. FINANCIALS
  - a. Revenue - Admin: \$53,008.20, St: \$6,514.77, Crt \$1,155.00, Water \$53,328.35, Sewer \$26,720.17  
Expenditures - Admin: \$58,418.74, St: \$2,673.70, Crt \$1,415.00, Water \$30,444.78, Sewer \$17,670.25
4. WATER/WASTEWATER
  - a. Ronnie Keithley – Water Report
  - b. Bert Bond – Wastewater Report
5. COURT
  - a. Written
6. STREETS/PARKS/GROUNDS
  - a. Addressing changes
7. PLANNING AND ZONING
  - a. Bill 07-2021 Ordinance 530 - Rezoning 6.5 Acres – NE side of Hart and Public
  - b. Bill 08-2021 Ordinance 531 – Replat of All of Lot 12A & rezone to R1b
  - c. Bill 09-2021 Ordinance 532 – Annexation of 79.15 acres m/l – south of town aka South Fork Estates
8. POLICE
9. ADMINISTRATION
  - a. Homebased Business
    - i. Timber & Steel Inspection – 105 N Public Ave
10. EXECUTIVE
  - a. Executive session pursuant to section 610.021.3(Personnel) of the revised statutes of the state of Missouri

Posted this 14<sup>th</sup> Day of April 2021.

  
Kristy Keithley

# MINUTES

Mayor Maisel called the regular meeting to order at 6:34 pm with the reciting of the Pledge of Allegiance. Aldermen present: Priebe, Fuller and McPhail. Refer to sign in sheet for all others present.

## MINUTES

Fuller made the motion to approve the minutes of March 16, 2021. Priebe 2<sup>nd</sup> the motion passed with 3 ayes.

Mayor Maisel thanked the outgoing Aldermen for their service and then congratulated the newly elected Aldermen.

City Clerk swore in Josh Larson – West Ward Alderman and Garret Schmidt – East Ward Alderman.

Mayor Maisel informed the Board that a new Mayor Pro Tem would need to be appointed and she would like to recommend Alderman McPhail for that position.

Priebe made the motion to approve the appointment of Alderman McPhail to serve as Mayor Pro Tem. Larson 2<sup>nd</sup> the motion and passed with 4 ayes.

## FINANCIALS

Schmidt made the motion to approve the February 2021 financials as presented: Revenues: Adm \$47,086.94 St \$4,237.90 Court \$3,402.50 Water \$53,436.14 Sewer \$26,623.69 Expenditures: Adm \$120,579.77 St \$29,393.26 Court \$,000 Water \$105,072.20 Sewer \$96,380.49. Larson 2<sup>nd</sup> the motion and passed with 4 ayes.

McPhail made the motion to approve the March 2021 financials as presented: Revenues: Adm \$61,726.14 St \$17,650.45 Court \$2,978.00 Water \$56,726.97 Sewer \$27,599.33 Expenditures: Adm \$43,443.15 St \$9,954.24 Court \$5,911.50 Water \$57,884.31 Sewer \$61,655.85. Priebe 2<sup>nd</sup> the motion and passed with 4 ayes.

Priebe made the motion to remove Scott Hackworth from all Southern Bank and Peoples Community Bank accounts and add Chris McPhail to all Southern Bank and People Community Bank accounts. Schmidt 2<sup>nd</sup> the motion and passed with 4 ayes.

McPhail made the motion to remove Josiah Fuller from all Southern Bank and Peoples Community Bank accounts and add Jeanie Priebe to all Southern Bank and People Community Bank accounts. Larson 2<sup>nd</sup> the motion and passed with 4 ayes.

McPhail made the motion to approve both the awning and the training room change orders. Larson 2<sup>nd</sup> the motion and passed with 4 ayes.

## WATER/WWTP

Mr. Keithley submitted a written report.

Mr. Bond submitted a written report.

Schmidt made the motion to approve the Directors Report. Larson 2<sup>nd</sup> the motion and passed with 4 ayes.

Priebe made the motion to approve the Adjustment Report of \$160.73. McPhail 2<sup>nd</sup> the motion and passed with 4 ayes.

COURT – written.

## STREET/PARKS/GROUNDS

Mr. Keithley submitted a written report.

The City as granted the TAP grant from the Missouri Department of Transportation.

Priebe made the motion for the first reading by title of Bill 04-2021 Ordinance 527: AN ORDINANCE AUTHORIZING THE PROGRAM AGREEMENT WITH THE MISSOURI DEPARTMENT OF TRANSPORTATION, FOR TRANSPORTATION ALTERNATIVES FUNDS. McPhail 2<sup>nd</sup> the motion and passed by roll call vote: Priebe – Aye, Larson – Aye, McPhail – Aye, Schmidt – Aye.

McPhail made the motion for the second reading and final passage by title of Bill 04-2021 Ordinance 527: AN ORDINANCE AUTHORIZING THE PROGRAM AGREEMENT WITH THE MISSOURI DEPARTMENT OF TRANSPORTATION, FOR TRANSPORTATION ALTERNATIVES FUNDS. McPhail 2<sup>nd</sup> the motion and passed by roll call vote: Priebe – Aye, Larson – Aye, McPhail – Aye, Schmidt – Aye.

## PLANNING AND ZONING

Mayor Maisel informed the Board that Jo Novak and Scott Hackworth have requested to sit on the Planning and Zoning Commission. Also, informed the Board that one of them would need to sit on the Commission as a liaison for the Board. Alderman Schmidt stated that he would like to continue to sit on the Commission.

Priebe made the motion to approve the appointment of Alderman Schmidt to be the liaison for the Planning and Zoning Commission. Larson 2<sup>nd</sup> the motion and passed with 4 ayes.

McPhail made the motion to accept the new members: Jo Novak and Scott Hackworth to the Planning and Zoning Commission. Larson 2<sup>nd</sup> the motion and passed with 4 ayes.

Priebe made the motion for the first reading by title of Bill 05-2021 Ordinance 528: ORDINANCE RE-APPOINTING PLANNING & ZONING MEMBERS AND APPOINTING NEW MEMBERS. McPhail 2<sup>nd</sup> the motion and passed by roll call: Priebe – Aye, Larson – Aye, McPhail – Aye, Schmidt – Aye.

McPhail made the motion for the second reading and final passage by title of Bill 05-2021 Ordinance 528: ORDINANCE RE-APPOINTING PLANNING & ZONING MEMBERS AND APPOINTING NEW MEMBERS. Priebe 2<sup>nd</sup> the motion and passed by roll call: Priebe – Aye, Larson – Aye, Schmidt – Aye, McPhail – Aye.

Planning and Zoning worked on and submitted a new fence ordinance per the request of the Board of Aldermen.

McPhail made the motion for the first reading by title of Bill 06-2021 Ordinance 529: AN ORDINANCE AMENDING CHAPTER 405: ZONING REGULATION OF THE CITY OF CLEVER CODE BOOK. Schmidt 2<sup>nd</sup> the motion and passed by roll call vote: Priebe – Aye, Larson – Aye, McPhail – Aye, Schmidt – Aye.

Priebe made the motion for the second and final reading by title of Bill 06-2021 Ordinance 529: AN ORDINANCE AMENDING CHAPTER 405: ZONING REGULATION OF THE CITY OF CLEVER

CODE BOOK. Larson 2nd the motion and passed by roll call vote: Priebe – Aye, Larson – Aye, McPhail – Aye, Schmidt – Aye.

POLICE – 1st Quarter Report

ADMIN

ShowMe Christian County representatives were present to introduce themselves and the organization to the Board. Clever has been working with this organization since the start.

Becca Bakes at 416 Little Ave, Custom Sweets by Melissa at 410 N Seminole, Cheyenne’s Cleaning LLC at 101 E Brown, and Performance Mobile Detail LLC at 413 Little Ave have all requested homebased business license.

Priebe made the motion to approve the homebased business licenses for Becca Bakes at 416 Little Ave, Custom Sweets by Melissa at 410 N Seminole, Cheyenne’s Cleaning LLC at 101 E Brown, and Performance Mobile Detail LLC at 413 Little Ave. McPhail 2nd the motion and passed with 4 ayes.

McPhail made the motion to take a short break at 8:07 pm. Priebe 2nd the motion and passed with 4 ayes.

McPhail made the motion to enter executive session at 8:15pm pursuant to section 610.021.3(Personnel) of the revised statutes of the state of Missouri. Priebe 2nd the motion and passed by roll call Priebe – Aye, Larson – Aye, McPhail – Aye, Schmidt – Aye.

Entered back into open session at 8:45pm.

Priebe made the motion to adjourn at 8:45pm. McPhail 2nd the motion and passed with 4 ayes.

Respectfully Submitted,

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

\_\_\_\_\_  
Kristy Keithley - City Clerk

\_\_\_\_\_  
Dale Maisel – Mayor

WATER/

WWTP

Council,

Here is the council report for May 2021.

#### Water

The water system seems to be working properly with no leaks to report. I have been in contact with Schaffer and Hines our city engineer and they are working up some preliminary plans for a new water tower and well. They are also going to be working on the wastewater treatment plant upgrade as well. This should get us some rough pricing to know what we will be looking at in the near future.

We have been working with Bert down at the plant as well, as I am sure he will tell you in his report. Hopefully the rain will slow down and we can get some parts in to get some things fixed.

#### Grounds

It has been nonstop mowing between the rain showers. As soon as it dries up a little we will be fixing some potholes that have developed over the winter. We did have to get a new chain saw and grass trimmer. The old ones would not run and would cost more to fix then to buy new.

It has been a busy month just trying to keep up with the normal stuff. Nick took off a week to be with his new baby, and I will be taking off June 5<sup>th</sup> through the 14<sup>th</sup> for vacation. Nick knows how to get in touch with me if anything comes up, and has a list of phone numbers for any emergencies that may arise.

Abatement position opening, we have a total of 3 applications. I am working on calling references now. I should have all this done and interviews scheduled or hopefully done by council.

My question is on the truck. I am not sure what we need to do on the truck, but if it would help the Police Department out to sell the truck, the City has a half ton truck that could be used for that position then we could get a truck more usable by the public work department. I just need direction on what council wants to do. I am ok either way.

If you have any questions please contact me at anytime,

Thanks

Ronnie Keithley

Public Works Director

# Director's Report

## DISTRIBUTION EFFICIENCY SUMMARY

	Gallons	Percent
Water Supplied to System	4,553,700	100.0%
Water Sold to Customers	4,125,742	90.6%
Utility Use (fire, flushing)	269,000	5.9%
Water Lost	-158,958	3.5%
Average Use Per Account	3,572	
Accounts Using Water	1,155	

	WATER	TRASH	PRIMACY	RES SALES	BUSINESS S	SEWER
Charges	\$21,845.07	\$14,835.40	\$443.63	\$343.26	\$106.21	\$26,807.15
Count	1155	1064	1150	1092	36	1141
Average	\$18.91	\$13.94	\$0.39	\$0.31	\$2.95	\$23.49



CITY OF CLEVER  
ADJUSTMENT REPORT

04/23/21 9:41 AM

Page 1

Account	Billing Name	Date	Charge Name	Amount	Comment	Type
01-00001021-00-7	RIGGS, ZACH	04/15/21		(\$37.28)	APPLIED TO WRONG ACCOUNT	Adjustment
00-00002780-01-4	FERGUSON, JESSE	04/14/21		(\$60.00)	deposit overage keep as LL	Adjustment
01-00001931-00-3	SEATON, CHRISTOPHER	04/12/21	NSF CHARGE	\$27.50		Adjustment
01-00001931-00-3	SEATON, CHRISTOPHER	04/12/21	WATER	\$136.20	NSF ECHECK	Adjustment
00-00001516-04-5	THOMAS, CHASE	03/29/21		(\$120.00)	DEP OVER TRANS TO NEW ADDRESS	Adjustment
				(\$53.58)		

CITY OF CLEVER  
AGED ACCOUNTS

Account	Full Billing Name	3 Per Overdue	Full Property Address
00-00001785-00-7	BRUCE, RANDALL & JENNIFER	\$16.10	406 LYNN DRIVE
00-00002827-01-0	NOE, REGINA & JAMES	\$79.35	111 W NOLA
00-00002299-01-1	BODENHAMER, KYLE	\$33.08	709 W LAKE
00-00001378-01-2	DRISKILL PROPERTIES	\$23.34	112 N PUBLIC
00-00002770-04-0	BRIZENDINE, AMANDA	\$14.07	227 EAGLE CIRCLE
		\$165.94	

COURT

## MUNICIPAL DIVISION SUMMARY REPORTING FORM

*Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.*

<b><u>I. COURT INFORMATION</u></b>		Municipality: Clever Municipal	Reporting Period: Apr 1, 2021 - Apr 30, 2021	
Mailing Address: 304 SOUTH CLARK AVENUE, PO BOX 52, CLEVER, MO 65631				
Physical Address: 304 SOUTH CLARK AVENUE, PO BOX 52, CLEVER, MO 65631			County: Christian County	Circuit: 38
Telephone Number: (417)7432544		Fax Number:		
Prepared by: KRISTY KEITHLEY		E-mail Address:		
Municipal Judge:				
<b><u>II. MONTHLY CASELOAD INFORMATION</u></b>				
		Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations/informations) pending at start of month		4	132	19
B. Cases (citations/informations) filed		0	32	0
C. Cases (citations/informations) disposed				
1. jury trial (Springfield, Jefferson County, and St. Louis County only)		0	0	0
2. court/bench trial - GUILTY		0	0	0
3. court/bench trial - NOT GUILTY		0	0	0
4. plea of GUILTY in court		0	17	0
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)		0	2	0
6. dismissed by court		0	0	0
7. <i>nolle prosequi</i>		0	8	2
8. certified for jury trial (not heard in Municipal Division)		0	0	0
<b>9. TOTAL CASE DISPOSITIONS</b>		0	27	2
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]		4	137	17
E. Trial de Novo and/or appeal applications filed		0	0	0
<b><u>III. WARRANT INFORMATION (pre- &amp; post-disposition)</u></b>		<b><u>IV. PARKING TICKETS</u></b>		
1. # Issued during reporting period	1	1. # Issued during period	0	
2. # Served/withdrawn during reporting period	9	<input type="checkbox"/> Court staff does not process parking tickets		
3. # Outstanding at end of reporting period	95			

## MUNICIPAL DIVISION SUMMARY REPORTING FORM

<b>COURT INFORMATION</b>	Municipality: Clever Municipal	Reporting Period: Apr 1, 2021 - Apr 30, 2021
--------------------------	--------------------------------	--

<b><u>V. DISBURSEMENTS</u></b>			
<b>Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)</b>		<b>Other Disbursements:</b> Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs, witness fees, and board bill/jail costs.	
Fines - Excess Revenue	\$2,416.00	Court Automation	\$262.57
Clerk Fee - Excess Revenue	\$351.60	Overpayments Detail Code	\$25.00
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$11.82	<b>Total Other Disbursements</b>	<b>\$287.57</b>
Bond forfeitures (paid to city) - Excess Revenue	\$0.00	<b>Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited</b>	<b>\$4,258.50</b>
<b>Total Excess Revenue</b>	<b>\$2,779.42</b>	<b>Bond Refunds</b>	<b>\$0.00</b>
<b>Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)</b>		<b>Total Disbursements</b>	<b>\$4,258.50</b>
Fines - Other	\$500.00		
Clerk Fee - Other	\$61.00		
Judicial Education Fund (JEF) <input type="checkbox"/> Court does not retain funds for JEF	\$37.50		
Peace Officer Standards and Training (POST) Commission surcharge	\$37.52		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$267.44		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$2.05		
Law Enforcement Training (LET) Fund surcharge	\$78.00		
Domestic Violence Shelter surcharge	\$0.00		
Inmate Prisoner Detainee Security Fund surcharge	\$78.00		
Sheriffs' Retirement Fund (SRF) surcharge	\$108.00		
Restitution	\$22.00		
Parking ticket revenue (including penalties)	\$0.00		
Bond forfeitures (paid to city) - Other	\$0.00		
<b>Total Other Revenue</b>	<b>\$1,191.51</b>		

STREETS  
PARKS  
GROUNDS

*Street  
Readdressing*

---

PLANNING

&

ZONING

**AN ORDINANCE OF THE CITY OF CLEVER, MISSOURI ACCEPTING AND APPROVING THE REZONING REQUEST OF THE 6.5 m/1 ACRE TRACT OF LAND APPROXIMATELY LOCATED ON THE NORTHWEST SIDE OF THE PUBLIC AVE AND HART STREET INTERSECTION IN THE CITY OF CLEVER. (N458 E667 (EX N80 E270) SE4 SW4: BOOK 322 PAGE 5688)**

**WHEREAS;** The proposed property complies with the following described land to be within the city limits of the City of Clever, Missouri in Christian County, Missouri as presented for the acceptance at the duly called meeting of the Clever Board of Aldermen.

**WHEREAS:** a public hearing concerning said matter was held at City Hall in Clever, Missouri, at 6:00 pm on April 22, 2021; and

**WHEREAS:** notice of said Public hearing was given by publication of the notice, on April 7, 2021 in the Christian County Headliner newspaper of general circulation in the County of Christian, State of Missouri and posted in at least two other places within the City of Clever, Missouri; and

**WHEREAS:** at said Public Hearing, all interested persons, corporations or political subdivisions were afforded the opportunity to present evidence regarding the proposed rezoning; and

**WHEREAS:** NO written responses to the proposed rezoning were filed or sent into the Board of Aldermen of the City of Clever, Missouri, within fourteen days after the public hearing; and

**WHEREAS:** The Board of Aldermen of the City of Clever, Missouri, does find and determine that said rezoning is reasonable and necessary to the proper development of the City; and

**WHEREAS:** said property is in proper form and complies with the City's overall plan for orderly growth and development.

**THEREFORE: BE IT ORDAINED BY THE BOARD OF ALDERMAN OF THE CITY OF CLEVER, COUNTY OF CHRISTIAN, STATE OF MISSOURI, AS FOLLOWS:**

**SECTION I:** The Mayor and the City Clerk are hereby authorized and directed to endorse acceptance of said property to certify the acceptance and approval of said property under the seal of the City of Clever on any and all documents as necessary.

**SECTION II:** This ordinance shall be in full force and effect from and after its passage and approval.



**FIRST READING BY TITLE WITH COPIES AVAILABLE TO THE PUBLIC HELD ON THIS 18<sup>th</sup> DAY OF MAY 2021.**

	Aye	Nay
Alderman PRIEBE	_____	_____
Alderman LARSON	_____	_____
Alderman SCHMIDT	_____	_____
Alderman MCPHAIL	_____	_____

**SECOND READING AND FINAL PASSAGE HERE ON THIS 18<sup>TH</sup> DAY OF MAY 2021.**

	Aye	Nay
Alderman PRIEBE	_____	_____
Alderman LARSON	_____	_____
Alderman SCHMIDT	_____	_____
Alderman MCPHAIL	_____	_____

Date Approved \_\_\_\_\_

\_\_\_\_\_  
DALE MAISEL, Mayor

Attest:

\_\_\_\_\_  
KRISTY KEITHLEY, City Clerk

AN ORDINANCE OF THE CITY OF CLEVER, MISSOURI ACCEPTING AND APPROVING THE REPLAT REQUEST “REPLAT OF LOTS 1-A AND 2-B BLOCK 2 OF HAYES AND HODGES ADDITION TO THE ORIGINAL TOWN OF CLEVER” TO “AMENDED REPLAT OF LOT 12A OF BLOCK 2 OF THE ORIGINAL TOWN OF CLEVER” WITH NEW ZONING OF R1B SINGLE FAMILY RESIDENTIAL.

**WHEREAS;** The proposed property complies with the following described land to be within the city limits of the City of Clever, Missouri in Christian County, Missouri as presented for the acceptance at the duly called meeting of the Clever Board of Aldermen.

The existing description is: REPLAT OF LOTS 1-A AND 2-B BLOCK 2 OF HAYES AND HODGES ADDITION TO THE ORIGINAL TOWN OF CLEVER,

The new description will be: AMENDED REPLAT OF LOT 12A OF BLOCK 2 OF THE ORIGINAL TOWN OF CLEVER,

**WHEREAS:** a public hearing concerning said matter was held at City Hall in Clever, Missouri, at 6:30 pm on April 22, 2021; and

**WHEREAS:** notice of said Public hearing was given by publication of the notice, on April 7, 2021 in the Christian County Headliner newspaper of general circulation in the County of Christian, State of Missouri and posted in at least two other places within the City of Clever, Missouri; and

**WHEREAS:** at said Public Hearing, all interested persons, corporations or political subdivisions were afforded the opportunity to present evidence regarding the proposed Replat; and

**WHEREAS:** NO written responses to the proposed Replat were filed or sent into the Board of Aldermen of the City of Clever, Missouri, within fourteen days after the public hearing; and

**WHEREAS:** The Board of Aldermen of the City of Clever, Missouri, does find and determine that said Replat is reasonable and necessary to the proper development of the City; and

**WHEREAS:** said property is in proper form and complies with the City’s overall plan for orderly growth and development.

**THEREFORE: BE IT ORDAINED BY THE BOARD OF ALDERMAN OF THE CITY OF CLEVER, COUNTY OF CHRISTIAN, STATE OF MISSOURI, AS FOLLOWS:**

**SECTION I:** The Mayor and the City Clerk are hereby authorized and directed to endorse acceptance of said property to certify the acceptance and approval of said property under the seal of the City of Clever on any and all documents as necessary.

**SECTION II:** The City Clerk of the City of Clever is hereby ordered to produce two (2) certified copies of this ordinance; one copy to be filed with the Christian County Clerk and one copy to be filed with the Christian County Recorder's Office.

**SECTION III:** This ordinance shall be in full force and effect from and after its passage and approval.

**FIRST READING BY TITLE WITH COPIES AVAILABLE TO THE PUBLIC HELD ON THIS 18<sup>th</sup> DAY OF MAY 2021.**

	Aye	Nay
Alderman PRIEBE	_____	_____
Alderman LARSON	_____	_____
Alderman SCHMIDT	_____	_____
Alderman MCPHAIL	_____	_____

**SECOND READING AND FINAL PASSAGE HERE ON THIS 18<sup>TH</sup> DAY OF MAY 2021.**

	Aye	Nay
Alderman PRIEBE	_____	_____
Alderman LARSON	_____	_____
Alderman SCHMIDT	_____	_____
Alderman MCPHAIL	_____	_____

Date Approved \_\_\_\_\_

\_\_\_\_\_  
DALE MAISEL, Mayor

Attest:

\_\_\_\_\_  
KRISTY KEITHLEY, City Clerk

**AN ORDINANCE OF THE CITY OF CLEVER, MISSOURI ACCEPTING AND APPROVING THE ANNEXATION AND PRELIMINARY PLAT REQUEST FOR SOUTH FORK ESTATES AS A SUBDIVISION OF LAND WITHIN THE CITY LIMITS OF THE CITY OF CLEVER, MISSOURI.**

**WHEREAS:** The proposed plat of South Fork Estates Subdivision comprises the following described land within the city limits of Clever, Missouri in Christian County, Missouri was presented for acceptance at a duly called meeting of the Clever Board of Aldermen.

DESCRIPTION

SOURCE OF DESCRIPTION: BOOK 2021 AT PAGE 5151

PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 23 WEST, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE THEREOF, S88°22'55"E, A 818.52 FEET; THENCE S02°41'44"W, 1330.21 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE, N88°25'52"W, 818.53 FEET TO THE WEST LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE, N02°21'44"E, 1330.91 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 25.00 ACRES MORE OR LESS.

AND ALSO,

PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 23 WEST, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE THEREOF, S88°22'55"E, 818.52 FEET FOR A TRUE POINT OF BEGINNING; THENCE CONTINUING S88°22'55"E, 179.82 FEET TO THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY K; THENCE ALONG SAID SOUTH RIGHT-OF-WAY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 439.25 FEET A DISTANCE OF 161.91 FEET (CHORD BEARS S77°52'28"E, 161.00 FEET); THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY S88°26'04"E, 326.21 FEET; THENCE S02°21'57"W, 1300.58 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE N88°25'52"W, 664.63 FEET; THENCE N02°21'44"E, 1330.21 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART DEEDED, TAKEN OR USED FOR ROAD, STREET OR HIGHWAY PURPOSES, SAID TRACT CONTAINS 20.00 ACRES, MORE OR LESS.

AND ALSO,

PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 23 WEST, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE THEREOF, S88°22'55"E, 998.34 FEET TO THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY K; THENCE ALONG SAID SOUTH RIGHT-OF-WAY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 439.25 FEET A DISTANCE OF 161.91 FEET (CHORD BEARS S77°52'28"E, 161.00 FEET); THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY S88°26'04"E, 326.21 FEET FOR A TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY THE FOLLOWING COURSES: S88°26'04"E, 767.24 FEET; THENCE S01°22'42"W, 5.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 374.25 FEET A DISTANCE OF 595.79 FEET (CHORD BEARS S43°00'57"E, 534.84 FEET); THENCE S87°24'35"E, 5.00 FEET TO THE WEST RIGHT-OF-WAY OF STATE HIGHWAY K; THENCE ALONG WEST RIGHT-OF-WAY, S02°29'23"W, 914.61 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE, N88°25'52"W, 1151.09 FEET; THENCE N02°21'57"E, 1300.58 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART DEEDED, TAKEN OR USED FOR ROAD, STREET OR HIGHWAY PURPOSES, SAID TRACT CONTAINS 33.60 ACRES, MORE OR LESS.

AND ALSO,

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 23 WEST, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE EAST LINE THEREOF, S02°24'35"W, 260.94 FEET TO THE EAST RIGHT-OF-WAY OF STATE HIGHWAY K; THENCE ALONG SAID EAST RIGHT-OF-WAY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 439.25 FEET A DISTANCE OF 372.66 FEET (CHORD BEARS N42°11'47"W, 361.58 FEET) TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG SAID NORTH LINE S88°22'55"E, 253.94 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART DEEDED, TAKEN OR USED FOR ROAD, STREET OR HIGHWAY PURPOSES, SAID TRACT CONTAINS 0.54 ACRES, MORE OR LESS.

ALL CONTAINING 79.150 ACRES, MORE OR LESS.

**WHEREAS:** a public hearing concerning said matter was held at City Hall in Clever, Missouri, at 6:30 pm on April 22, 2021; and

**WHEREAS:** notice of said Public hearing was given by publication of the notice, on April 7, 2021 in the Christian County Headliner newspaper of general circulation in the County of Christian, State of Missouri and posted in at least two other places within the City of Clever, Missouri; and

**WHEREAS:** at said Public Hearing, all interested persons, corporations or political subdivisions were afforded the opportunity to present evidence regarding the proposed Replat; and

**WHEREAS:** NO written responses to the proposed Replat were filed or sent into the Board of Aldermen of the City of Clever, Missouri, within fourteen days after the public hearing; and

**WHEREAS:** Said plat is presented to the Board of Aldermen of the City of Clever, Missouri for approval and acceptance as a subdivision of land within the City and

**WHEREAS:** The Board of Aldermen of the City of Clever, Missouri, does find and determine that said Replat is reasonable and necessary to the proper development of the City; and

**WHEREAS:** said plat is in proper form and complies with the City’s overall plan for orderly growth and development.

**THEREFORE: BE IT ORDAINED BY THE BOARD OF ALDERMAN OF THE CITY OF CLEVER, COUNTY OF CHRISTIAN, STATE OF MISSOURI, AS FOLLOWS:**

**SECTION I:** The Mayor and the City Clerk are hereby authorized and directed to endorse acceptance of said property to certify the acceptance and approval of said property under the seal of the City of Clever on any and all documents as necessary.

**SECTION II:** The City Clerk of the City of Clever is hereby ordered to produce two (2) certified copies of this ordinance; one copy to be filed with the Christian County Clerk and one copy to be filed with the Christian County Recorder’s Office.

**SECTION III:** This ordinance shall be in full force and effect from and after its passage and approval.

**FIRST READING BY TITLE WITH COPIES AVAILABLE TO THE PUBLIC HELD ON THIS 18<sup>th</sup> DAY OF MAY 2021.**

	Aye	Nay
Alderman PRIEBE	_____	_____
Alderman LARSON	_____	_____
Alderman SCHMIDT	_____	_____
Alderman MCPHAIL	_____	_____

**SECOND READING AND FINAL PASSAGE HERE ON THIS 18<sup>TH</sup> DAY OF MAY 2021.**

	Aye	Nay
Alderman PRIEBE	_____	_____
Alderman LARSON	_____	_____
Alderman SCHMIDT	_____	_____
Alderman MCPHAIL	_____	_____

Date Approved \_\_\_\_\_

\_\_\_\_\_  
DALE MAISEL, Mayor

Attest:

\_\_\_\_\_  
KRISTY KEITHLEY, City Clerk

POLICE



**ADMIN**

**Business License Application**

License Number: \_\_\_\_\_

**Application Guidelines**

1. If you are required to pay sales tax to the City of Clever, you must have a sales tax ID number issued by the State of Missouri. State Statutes require any business doing any type of retail sales to obtain a "No Tax Due" Statement from the Department of Revenue – before a business license can be issued.
2. If you are a contractor or sub-contractor, you are required to provide an updated copy of your Workers' Compensation Insurance pursuant to section RSMo. 287.061.
3. If your business is home based, you will be required to complete the form labeled "Home Based Business Questionnaire" and submit this additional form with your business license application.
4. If you plan to make any changes to the building or property associated with the business, you are required to contact the Planning and Zoning Commission prior to the approval of your business license.

**Applicant Information**

Applicant Name: Cody Young Date: 04/20/2021  
Mailing Address: 105 N Public Avenue Phone: 417-830-1323  
City, State, Zip: Clever, MO 65631 Email: timberandsteel417@gmail.com

**Business Information**

Business Name: Timber & Steel Inspection  
Business Address: 105 N Public Avenue  
Business Phone #: 417-413-4835  
Business Owner Name: Cody Young  
Type of Business: Home Inspection  
Missouri State Sales Tax ID Number: \_\_\_\_\_

Yes  No  Is your business home based? (if yes, please complete the form, "Home Based Business Questionnaire")

Yes  No  Do you plan to make any changes to the building or property associated with the business? (If yes, please contact the Planning and Zoning Commission prior to the approval of your business license).

**CITY OF CLEVER OFFICE USE ONLY**

License Fee Collected: \$ 100.00 Date Paid: 4/20/21

Approval Date: \_\_\_\_\_ City Clerk: \_\_\_\_\_

Mayor: \_\_\_\_\_