



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

December 4, 2024

Project Name
Brighton Plaza

Docket #C2

Request
CLD-FnPlat-2024-00023
Final Plat

Applicant
Lance Scott
Cook, Flatt & Strobel, P.A.

Owner
Tony Wiese
B Street Collision

Location 5001 NE Barry Rd
Area About 4 Acres
Zoning B1-1/B3-3
Council District 1st
County Clay
School District North Kansas City

Surrounding Land Uses
North: Undeveloped/Residential, zoned R-80
South: Undeveloped/Highway, zoned R-7.5
East: Residential, zoned R-7.5
West: Civic/Public Uses, zoned B3-2

Land Use Plan
The Shoal Creek Valley Area Plan recommends commercial land use for this location. The proposed Final Plat aligns with this designation.

Major Street Plan
North Brighton Avenue is identified on the City's Major Street Plan as a thoroughfare.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of Final Plat in District B1-1/B3-3 on about 4 acres generally located at the southeast corner of Northeast Barry Road and North Brighton Avenue, allowing for the creation of two lots for the purpose of a commercial development.

PROJECT TIMELINE

The application for the subject request was filed on 7/26/24. Scheduling deviations from 2024 Cycle 9.2 have occurred due to the need for additional documents required by the Director's Minimum Submittal Requirements.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is not located within a registered neighborhood or homes association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The subject site is currently undeveloped and unplatted. There is currently no access to public sanitary sewer on the site. There is no associated regulated stream with the subject site. The site's grading slopes from north to south.

CONTROLLING + RELATED CASES

CD-SUP-2023-00039 – Generally located at the southeast corner of Northeast Barry Road and North Brighton Avenue, a Special Use Permit to allow for motor vehicle repair on November 14, 2023.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C2 Recommendation: Approval Subject to Conditions

Vicinity Map –



PLAN REVIEW

The request is to consider approval of a Final Plat in District B1-1/B3-3 on about 4 acres generally located at the southeast corner of Northeast Barry Road and North Brighton Avenue creating two lots to allow for a motor vehicle repair shop. The use was approved via case number CD-SUP-2023-00039 by the Board of Zoning Adjustment on November 14, 2023 which also served as the Preliminary Plat. The Preliminary Plat proposed to create two lots to develop an auto collision center on the southern lot, leaving the northern lot vacant and ready for development with access to water and sewer. The Final Plat proposes to extend sewer from the east side of North Brighton to allow for sewer access to both lots. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-120 of the Zoning and Development Code.

PLAN ANALYSIS

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,



Justin Smith
Planner



Plan Conditions

Report Date: November 26, 2024

Case Number: CLD-FnPlat-2024-00023

Project: Brighton Plaza

Condition(s) by City Planning and Development Department. Contact Justin Smith at (816) 513-8823 / justin.smith@kcmo.org with questions.

1. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
2. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 7 in the Directors Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2024-00023.
3. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
4. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
5. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

6. The developer shall dedicate additional right of way [and provide easements] for N Brighton Ave as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 60 feet of right of way as measured from the centerline, along those areas being platted.
7. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
8. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
9. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
10. That the south half of NE Barry Rd (old) shall be improved as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

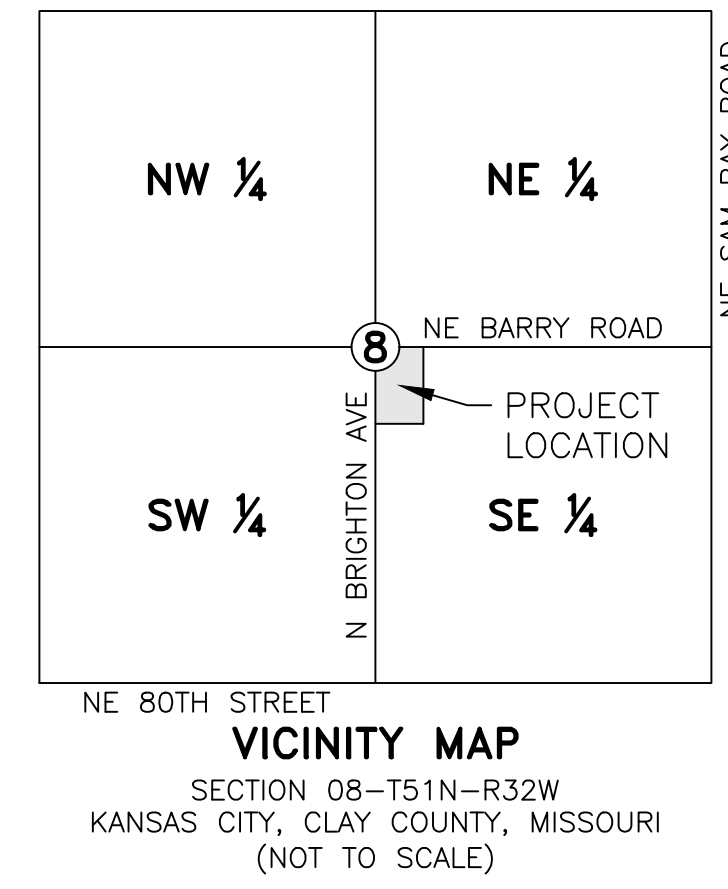
11. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

12. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.
13. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
14. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
15. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
16. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
17. The developer must grant a BMP and Surface Drainage Easements to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

FINAL PLAT OF BRIGHTON PLAZA

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 08, TOWNSHIP 51 NORTH, RANGE 32 WEST CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI



OWNER/DEVELOPER:

BRIGHTON AVENUE COLLISION, LLC
13222 F STREET
OMAHA, NEBRASKA 68137
ATTN: TONY WIESE, MANAGING MANAGER

ENGINEER/SURVEYOR:

CFS ENGINEERS
1421 E 104TH STREET, SUITE 100
KANSAS CITY, MISSOURI 64131
ATTN: LANCE SCOTT

FLOOD NOTE:

THIS PARCEL LIES WITHIN A FLOOD ZONE DESIGNATED OTHER AREAS ZONE (X) PER FEMA MAP COMMUNITY PANEL 29095C0132G, MAP REVISED JANUARY 20, 2017
OTHER AREAS ZONE (X): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CLOSURE REPORT:

TOTAL TRAVERSE LENGTH: 1766.34
ERROR IN CLOSURE: 0.004
CLOSURE IN ONE PART IN: 425.707
ERROR IN NORTH: 0.0005
ERROR IN EAST: -0.0041
DIRECTION OF ERROR: N82°54'14"W

PLAT LEGEND:

- FOUND BOUNDARY MONUMENT
- SET 1/2" IRON BAR & CAP STAMPED CF&S CLS 1999141100
- SECTION CORNER MONUMENT
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- S/E SANITARY SEWER EASEMENT
- W/E WATERLINE EASEMENT

STATE PLANE COORDINATE TABLE		
CORNER NUMBER	GRID NORTHING (M)	GRID EASTING (M)
pc01	341690.60	848336.52
pc02	341496.29	848334.80
pc03	341496.89	848286.88
pc04	341500.70	848286.91
pc05	341500.89	848271.83
pc06	341523.01	848247.31
pc07	341663.22	848244.05
pc08	341691.39	848272.64

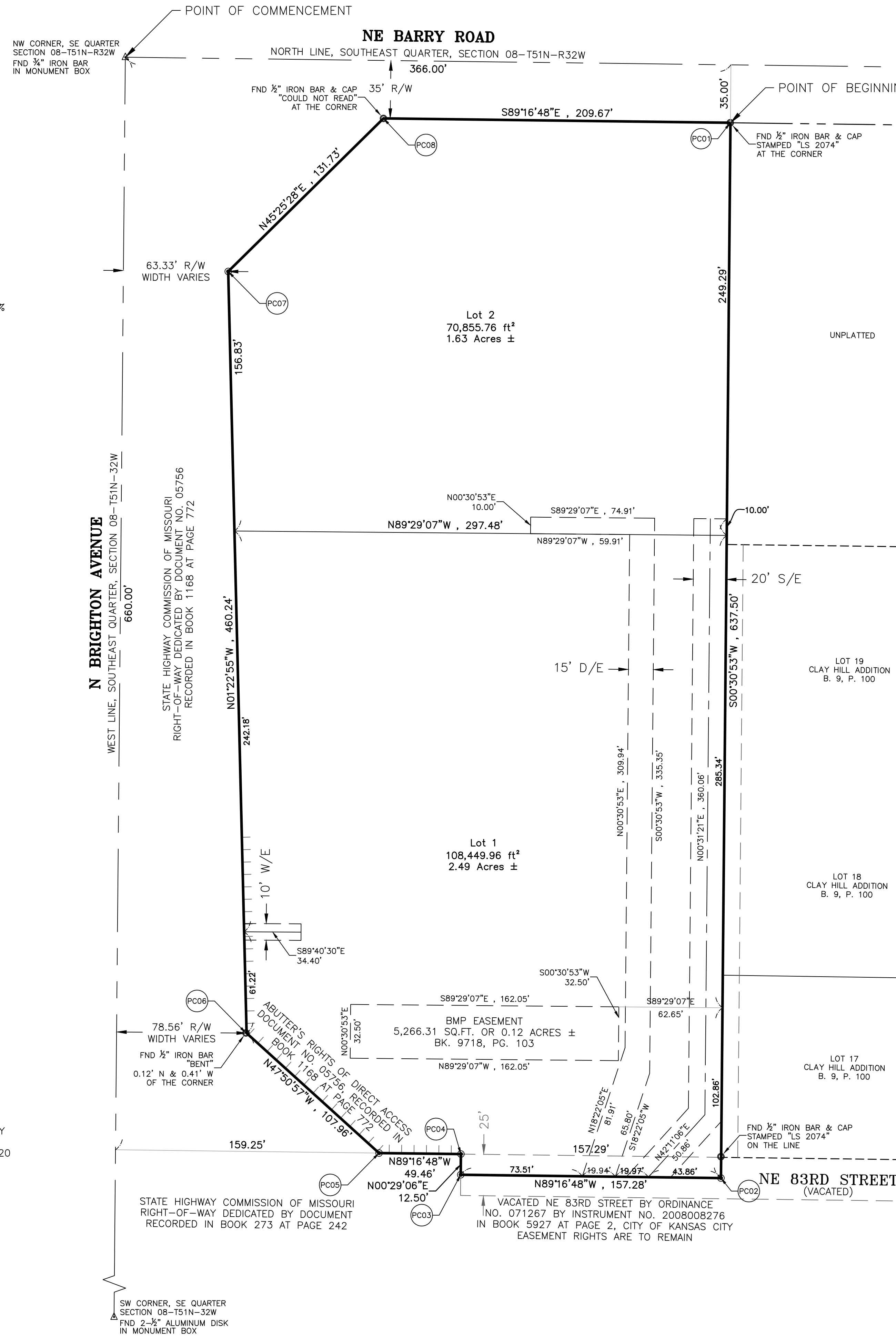
MISSOURI STATE PLANE GRID COORDINATES SHOWN ABOVE ARE IN METERS

PARCEL AREA TABLE:		
PARCEL	AREA SQ.FT.	AREA ACRE
1	108,449.96	2.49
2	70,855.76	1.63

CERTIFICATION:

I HEREBY CERTIFY, THAT THE PLAT OF "BRIGHTON PLAZA" IS A SURVEY PREPARED BY ME, AND MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, 10 CSR 30-2 AND 20 CSR 2030-16, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AT THIS TIME.

RONALD E SCHROER, MISSOURI PLS 2569
CFS ENGINEERS CORPORATE AUTHORITY
CF&S CLS 1999141100



PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 51 NORTH, RANGE 32 WEST, LOCATED IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, AS MONUMENTED BY A FOUND 3/4" IRON BAR IN A MONUMENT BOX; THENCE SOUTH 89 DEGREES 16 MINUTES 48 SECONDS EAST, ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER, A DISTANCE OF 366.00 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 53 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 366.00 FEET EASTERLY OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 35.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF NORTHEAST BARRY ROAD, AS CURRENTLY ESTABLISHED AND BEING MONUMENTED BY A FOUND 1/2" IRON BAR AND CAP STAMPED "LS 2074", SAID POINT ALSO BEING ON THE NORTHERLY PROLONGATION OF THE WEST LINE OF "CLAY HILL ADDITION", A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 30 MINUTES 53 SECONDS WEST, CONTINUING ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SAID SOUTHEAST QUARTER AND THE WEST LINE OF "CLAY HILL ADDITION" AND ITS NORTHERLY AND SOUTHERLY PROLONGATION THERE OF, A DISTANCE OF 637.50 FEET, TO THE SOUTHERLY LINE OF THE NORTH HALF OF NORTHEAST 83RD STREET, SAID RIGHT-OF-WAY BEING VACATED BY ORDINANCE NUMBER 071267, RECORDED AS INSTRUMENT 2008008276 IN BOOK 5627 AT PAGE 2, AS MONUMENTED BY A SET 1/2" IRON BAR AND CAP STAMPED "CF&S CLS 1999141100"; THENCE NORTH 89 DEGREES 16 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SAID VACATED NORTHEAST 83RD STREET, A DISTANCE OF 157.28 FEET, TO THE WEST LINE OF THE SAID VACATED NORTHEAST 83RD STREET, AS MONUMENTED BY A SET 1/2" IRON BAR AND CAP STAMPED "CF&S CLS 1999141100"; THENCE NORTH 00 DEGREES 29 MINUTES 06 SECONDS EAST, ALONG THE WEST LINE OF THE SAID VACATED NORTHEAST 83RD STREET, A DISTANCE OF 12.50 FEET, TO THE NORTHWEST CORNER OF THE SAID VACATED NORTHEAST 83RD STREET, AS MONUMENTED BY A SET 1/2" IRON BAR AND CAP STAMPED "CF&S CLS 1999141100"; THENCE NORTH 89 DEGREES 16 MINUTES 48 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 600.00 FEET SOUTHERLY OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 49.48 FEET, TO THE NORTHERLY RIGHT-OF-WAY OF MISSOURI STATE HIGHWAY 152, AS CURRENTLY ESTABLISHED, AS MONUMENTED BY A SET 1/2" IRON BAR AND CAP STAMPED "CF&S CLS 1999141100"; THENCE NORTH 47 DEGREES 50 MINUTES 57 SECONDS WEST, ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID MISSOURI STATE HIGHWAY 152, A DISTANCE OF 107.96 FEET, TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF SAID MISSOURI STATE HIGHWAY 152 AND THE EASTERLY RIGHT-OF-WAY OF NORTH BRIGHTON AVENUE, AS CURRENTLY ESTABLISHED, AS MONUMENTED BY A FOUND BENT 1/2" IRON BAR BEING LOCATED 0.12 FEET NORTH AND 0.41 FEET WEST OF THE CORNER; THENCE NORTH 01 DEGREES 22 MINUTES 55 SECONDS WEST, ALONG THE EASTERLY RIGHT-OF-WAY OF SAID NORTH BRIGHTON AVENUE, A DISTANCE OF 460.24 FEET, TO A SET 1/2" IRON BAR AND CAP STAMPED "CF&S CLS 1999141100"; THENCE NORTH 45 DEGREES 25 MINUTES 38 SECONDS EAST, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY OF SAID NORTH BRIGHTON AVENUE, A DISTANCE OF 131.73 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF SAID NORTH BRIGHTON AVENUE AND THE SOUTHERLY RIGHT-OF-WAY OF SAID NORTHEAST BARRY ROAD, AS MONUMENTED BY A FOUND 1/2" IRON BAR AND CAP THAT WAS UNREADABLE; THENCE SOUTH 89 DEGREES 16 MINUTES 48 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID NORTHEAST BARRY ROAD, A DISTANCE OF 209.67 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 179,305.71 SQUARE FEET OR 4.12 ACRES OF LAND MORE OR LESS.

EASEMENT DEDICATION:

AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS ELECTRICITY, SEWAGE, TELEPHONE, CABLE TELEVISION, SURFACE DRAINAGE AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED AS UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

UNDESIRABLE NOISE LEVEL:

THE AREA DESCRIBED HEREIN LIES ADJACENT TO MISSOURI STATE HIGHWAY 152, AS SUCH, SUCH DEVELOPMENT MAY BE SUBJECT TO UNDESIRABLE NOISE LEVELS DUE TO TRAFFIC GENERATION. APPROPRIATE MEASURES SHOULD BE TAKEN THROUGH ACOUSTICAL SITE PLANNING AND/OR ACOUSTICAL CONSTRUCTION TO REDUCE THE IMPACT OF UNDESIRABLE NOISE LEVELS.

RESTRICTED ACCESS:

NO DIRECT VEHICULAR ACCESS TO MISSOURI STATE HIGHWAY 152 FROM LOT 2 IS PERMITTED.

RIGHT OF ENTRANCE:

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS:

"BRIGHTON PLAZA"

IN TESTIMONY WHEREOF THE UNDERSIGNED OWNERS HAVE HEREUNTO SET THEIR HAND THIS ____ DAY OF _____, 2024.

OWNER/DEVELOPER NAME

BY: TONY WIESE, MANAGING MEMBER

STATE OF MISSOURI)
COUNTY OF CLAY)SS;

BE IT REMEMBERED, THAT ON THIS ____ DAY OF _____, 2024, BEFORE ME, PERSONALLY APPEARED TONY WIESE, KNOWN TO BE THE SAME PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVALS:

CITY PLAN COMMISSION PUBLIC WORKS

APPROVED: DIRECTOR, MICHAEL SHAW

CITY COUNCIL

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____ DULY AUTHENTICATED AS PASSED THIS ____ DAY OF _____, 2024.

MAYOR, QUINTON LUCAS CITY CLERK, MARILYN SANDERS