

BILL NO. 2024-02-27-1

ORDINANCE NO. _____

“AN ORDINANCE ACCEPTING THE PROPOSAL AND APPROVING THE RETENTION OF CONFLUENCE FOR CONTRACT VILLAGE PLANNING SERVICES AND AUTHORIZING THE VILLAGE CLERK AND VILLAGE CHAIRMAN TO EXECUTE ANY CONTRACTS OR AGREEMENTS TO MEMORIALIZE THE SAME.”

WHEREAS, the Village of Loch Lloyd Board of Trustees has sought the services of a contract Village Planner to provide planning and zoning services on behalf of the Village of Loch Lloyd, Missouri to assist in anticipated applications for zoning, land use map amendment, unified development ordinance amendment and negotiations for development services; and

WHEREAS, at the January 16, 2024 Board meeting, the Board of Trustees for the Village of Loch Lloyd instructed the Village Clerk to solicit a proposal from Christopher Shires and Confluence, the current contract Village Planner to provide ongoing services as the Village is called upon to address multiple aspects of its growth and development; and

WHEREAS, Christopher Shires, on behalf of Confluence has submitted a proposed Scope of Work and Services, along with details on costs for the same, a copy of which is attached hereto and incorporated by reference here in as Exhibit “A”; and

WHEREAS, the Village Board of Trustees has been made aware of development plans and objectives which may impact upon the recreational open space within the jurisdictional boundaries of the Village; and

WHEREAS, the Board of Trustees for the Village of Loch Lloyd desires to continue receiving the benefits associated with having contracted Village Planning services through Confluence and Christopher Shires.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF LOCH LLOYD, MISSOURI, as follows:

Section 1. Acceptance of Scope of Work and Services. The Scope of Work and Services submitted by Confluence and Christopher Shires for six (6) months of planning and development services at a cost not to exceed Twenty-One Thousand and 00/100 Dollars (\$21,000.00).

Section 2. Instructions to Village Clerk and Chairman. The Village Clerk and Chairman of the Board of Trustees is hereby authorized and directed to execute any additional documentation which may be required to accept the Scope of Work and Services, and retain Confluence for Contract Village Planning Services.

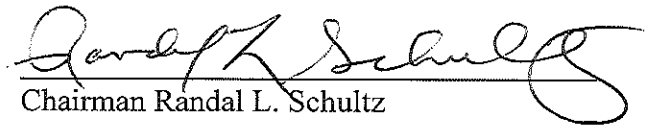
Section 3. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 4. Effective Date. The effective date of approval shall be coincidental with the Chairman's signature and attestation from the Village Clerk.

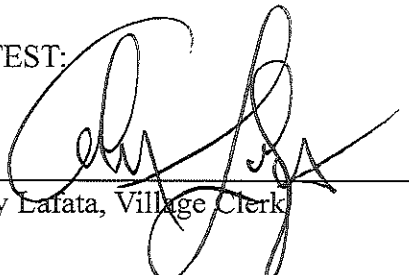
DULY READ AND PASSED THIS 27TH DAY OF FEBRUARY 2024.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 27TH DAY OF FEBRUARY 2024, BY THE FOLLOWING VOTE:

Chairman Schultz	_____ Y _____
Trustee Withey	_____ Y _____
Trustee Little	_____ Y _____
Trustee Lafata	_____ Y _____
Trustee Douglas	_____ Y _____


Chairman Randal L. Schultz

ATTEST:



Tony Lafata, Village Clerk

EXHIBIT "A"
CONFLUENCE PROPOSED SCOPE OF WORK

----- Forwarded message -----

From: **Christopher Shires** <cshires@thinkconfluence.com>

Date: Fri, Feb 2, 2024 at 3:41 PM

Subject: Zoning Map, Applications, and UDO Updates - Fees and Schedule

To: Anthony Lafata <villageoflltrustee@gmail.com>

Hi Tony,

The following are the proposed fees and schedules for various next steps with the Village:

- **Zoning Map Update** – Confluence will create a new zoning map that follows the current Village boundary, as provided by county records, and that updates/corrects the zoning of various properties thought to be zoned incorrectly or not included on the current zoning map.

Step 1: Confluence will hold a virtual meeting with the Village Clerk to review the updated map, make any requested edits, and set dates for the public hearings before the Commission and Board.

Step 2: Confluence will provide a public hearing notice for publishing in the newspaper and on the Village website.

Step 3: Confluence will provide a staff report and resolution for the Planning Commission and attend and present the map at the Commission's public hearing.

Step 4: Confluence will provide a staff report and ordinance for the Board and attend and present the map and the Commission's recommendation at the Board's public hearing.

Deliverables: Confluence will provide an electronic copy (PDF) of the new zoning map. Paper copies can be provided at cost.

Fee: Confluence will bill hourly not to exceed \$6,000

Schedule: 3 months

- **Development Applications** – Confluence will create the following development application forms. These forms will include a review and approval process outline:
 - Pre-Application
 - Rezoning Request (map)
 - UDO Text Amendment
 - Land Use Master Plan Amendment
 - Preliminary Plat
 - Final Plat
 - Minor Plat
 - Site Plan
 - Variances and Appeals

Step 1: Confluence will prepare draft applications, hold a virtual meeting with the Village Clerk to review, and make any requested edits.

Step 2: Confluence will provide a staff report for the Commission and attend and present the applications as a regular business item.

Step 3: Confluence will provide a staff report for the Board and attend and present the applications as a regular business item for their review and approval.

Deliverables: Confluence will provide an electronic copy of the forms in both Word and PDF formats. The PDFs will be fillable form. Paper copies can be provided at cost.

Fee: Confluence will bill hourly not to exceed \$5,000

Schedule: 3 months

- **UDO Updates** – Confluence will convert the Village’s existing Uniform Development Ordinance (UDO) into a Word document and draft various recommended updates related to development review process, platting and development standards, and create a new Single-Family Attached zoning district and a new Commercial zoning district.

Step 1: Confluence will hold a virtual meeting with the Village Clerk and Attorney to review the updates, make any requested edits, and set a date for a Commission workshop, and dates for the public hearings before the Commission and Board.

Step 2: Confluence will attend and present the UDO updates at a workshop of the Planning Commission, record feedback and make edits as requested.

Step 3: Confluence will provide a public hearing notice for publishing in the newspaper and on the Village website.

Step 4: Confluence will provide a staff report and resolution for the Planning Commission and attend and present the map at the Commission's public hearing.

Step 5: Confluence will provide a staff report and ordinance for the Board and attend and present the map and the Commission's recommendation at the Board's public hearing.

Deliverables: Confluence will provide an electronic copy in both Word and PDF formats of the adopted UDO. Paper copies can be provided at cost.

Fee: Confluence will bill hourly not to exceed \$15,000

Schedule: 6 months

Christopher Shires, AICP
Principal / Vice President
Shareholder

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