

One-rdg. _____
P. Hrngs. _____
Pgs. 12
Filed: 04-26-16

Sponsored by: Fishel

First Reading: _____

Second Reading: _____

COUNCIL BILL NO. 2016-101

SPECIAL ORDINANCE NO. _____

AN ORDINANCE

1 AUTHORIZING the Director of Planning and Development to accept the dedication of
2 the public streets and easements to the City of Springfield, Missouri,
3 as shown on the Preliminary Plat of Battlefield Business Center No.
4 12, generally located at 2000-2100 block of West Sunset Street, upon
5 the applicant filing and recording a final plat that substantially
6 conforms to the preliminary plat; and authorizing the City Clerk to sign
7 the final plat upon compliance with the terms of this ordinance. (Staff
8 recommends that City Council accept the public streets and
9 easements.)
10 _____
11

12 WHEREAS, on April 14, 2016, the Planning and Zoning Commission approved
13 the preliminary plat and subdivision of Battlefield Business Center No. 12, generally
14 located at 2000-2100 block of West Sunset Street, as a subdivision of the City of
15 Springfield, Greene County, Missouri.
16

17 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
18 SPRINGFIELD, MISSOURI, as follows, that:
19

20 Section 1 – The City Council hereby authorizes the Director of Planning and
21 Development to accept the land and easements dedicated to the City for public use as
22 shown on the preliminary plat of Battlefield Business Center No. 12, generally located at
23 2000-2100 block of West Sunset Street, as approved by the Planning and Zoning
24 Commission, the original of which is on file in the Department of Planning and
25 Development (Approved Preliminary Plat), a reduced version of which is included for
26 general reference as "Exhibit B-Attachment 2," upon the applicant filing and recording a
27 final plat in accordance with Chapter 36, Article II. Subdivision Regulations (Subdivision
28 Regulations) which plat shall substantially conform to the Approved Preliminary Plat,
29 including those conditions established by the Planning and Zoning Commission, which
30 conditions are shown in the explanation to this ordinance, a copy of which is attached
31 hereto and incorporated herein as if copied verbatim, and hereby authorizes acceptance
32 of the public improvements required by this ordinance and the Subdivision Regulations
33 of the City, upon the Director of Public Works certifying to the Director of Planning and

34 Development and the City Clerk that the public improvements have been made in
35 accordance with City standards and specifications.

36
37 Section 2 – The final plat shall not be recorded until the public improvements
38 relating to the Approved Preliminary Plat, as set out in the explanation and Zoning and
39 Subdivision report attached hereto and incorporated herein by reference, shall have
40 been constructed by the person or party subdividing the property according to the
41 specifications of the City of Springfield, Missouri, and to the approval of the Director of
42 Public Works of the City; and provided that said party shall have paid to the City of
43 Springfield engineering fees, permit fees, licenses, and other fees occasioned by the
44 construction of said improvements; or, in lieu of the construction of said improvements,
45 that said parties have filed with the City Manager, according to the terms of the
46 Subdivision Regulations of the City, the prescribed financial assurances to insure the
47 construction of said improvements, and the payment to the City of all engineering fees,
48 permit fees, licenses, and other fees occasioned or which will be occasioned by the
49 construction of the improvements.

50
51 Section 3 - Upon compliance with all the requirements of this ordinance, the City
52 Clerk is hereby authorized to endorse the Council's approval upon the final plat
53 pursuant to Section 445.030, RSMo.

54
55 Section 4 - Should said parties fail to submit a final plat for the subdivision or
56 portion thereof which substantially conforms to the preliminary plat within two years from
57 the date of this ordinance, then this ordinance shall be of no effect and shall be
58 considered void.

59
60
61 Passed at meeting: _____

62
63 _____
64 Mayor

65
66 Attest: _____, City Clerk

67
68 Filed as Ordinance: _____

69
70 Approved as to form: A. Charles T. Weder, Assistant City Attorney

71
72 Approved for Council action: Greg Burt, City Manager

EXPLANATION TO COUNCIL BILL NO: 2016- 101

FILED: 04-26-16

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To accept the dedication of the public streets and easements as shown on the Preliminary Plat of Battlefield Business Center No. 12, generally located at the 2000-2100 block of West Sunset Street. (Staff recommends that City Council accept the public streets and easements.)

BACKGROUND INFORMATION:

- A. An original Preliminary Plat of Battlefield Business Center No. 12 dated March 16, 2016, is on file in the Department of Planning and Development. A reduced version is included for general reference in “Exhibit B-Attachment 2.”
- B. The Planning and Zoning Commission held a public hearing on April 14, 2016 and approved the preliminary plat by a vote of 7 to 0, subject to the following conditions:
 - 1. All improvements shall be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - 2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - 3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
 - 4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
 - 5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
 - 6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

All required improvements shall be the sole responsibility of the sub-divider. As prescribed by Section No. 300 of the Subdivision Regulations, the improvements shall be made or guaranteed by means of bond or escrow agreement. Release of the final plat for recording shall be withheld until the sub-divider has complied with this section.

Section No. 206 of the Subdivision Regulations requires that a final plat be submitted within two years of City Council's acceptance of the public streets and easements.

Attached in "Exhibit B," for Council information is a sketch showing the location of the plat area, an exhibit showing the proposed plat, and a copy of the Development Review Staff Report to the Planning and Zoning Commission.

The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this as an appropriate area for Business Park uses.

Supports the following Field Guide 2030 goal(s): Chapter 6, Growth Management and Land Use; Major Goal 4, Develop the community in a sustainable manner.

REMARKS: Staff recommends approval.

Submitted by:



Daniel Neal, Senior Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Greg Burris, City Manager

EXHIBITS:

Exhibit A, Record of Proceedings
Exhibit B, Development Review Staff Report

ATTACHMENTS:

Attachment 1, Background Report
Attachment 2, Preliminary Plat

Exhibit A

RECORD OF PROCEEDINGS

Planning and Zoning Commission April 14, 2016

Preliminary Plat Battlefield Business Center Number 12
2000 West Sunset Street

Applicant: Battlefield Business Center II, LLC

Mr. Hosmer states that this is a request to approve a preliminary plat to subdivide approximately 3.64 acres into a 2 lot manufacturing subdivision located in the 2000-2100 block W. Sunset Street. The original preliminary plat of Battlefield Business Center was approved by City Council in 2000 and extended by the approval of final plats until 2011, when the preliminary plat expired. The remaining un-platted lots must be brought into conformance with the Subdivision Regulations prior to building permits being issued. The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this as an appropriate area for Business Park uses. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" The applicant's proposal is consistent with the City's Subdivision Regulations. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Rick Wilson, Wilson Surveying, 2012 S. Stewart, these are two lots that did not get final platted. The developer had concerns that the economy was changing and did not want to pay higher taxes; however we now want to complete the development.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Baird motions that we approve the Preliminary Plat Battlefield Business Center Number 12 (2000 West Sunset Street). Ms. Cox seconded the motion. The motion **carried** as follows: Ayes: Doennig, Baird, Shuler, Cline, Rose, Edwards, and Cox. Nays: None. Abstain: None. Absent: Ray



Bob Hosmer, AICP

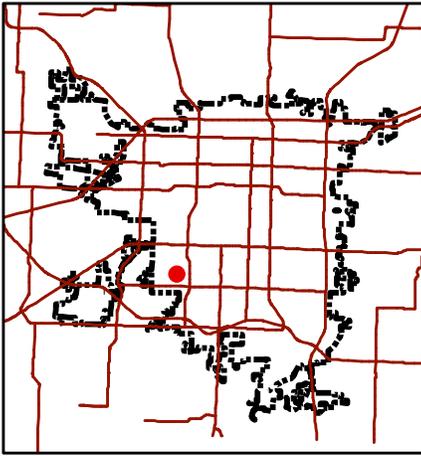
Principal Planner

Development Review Staff Report

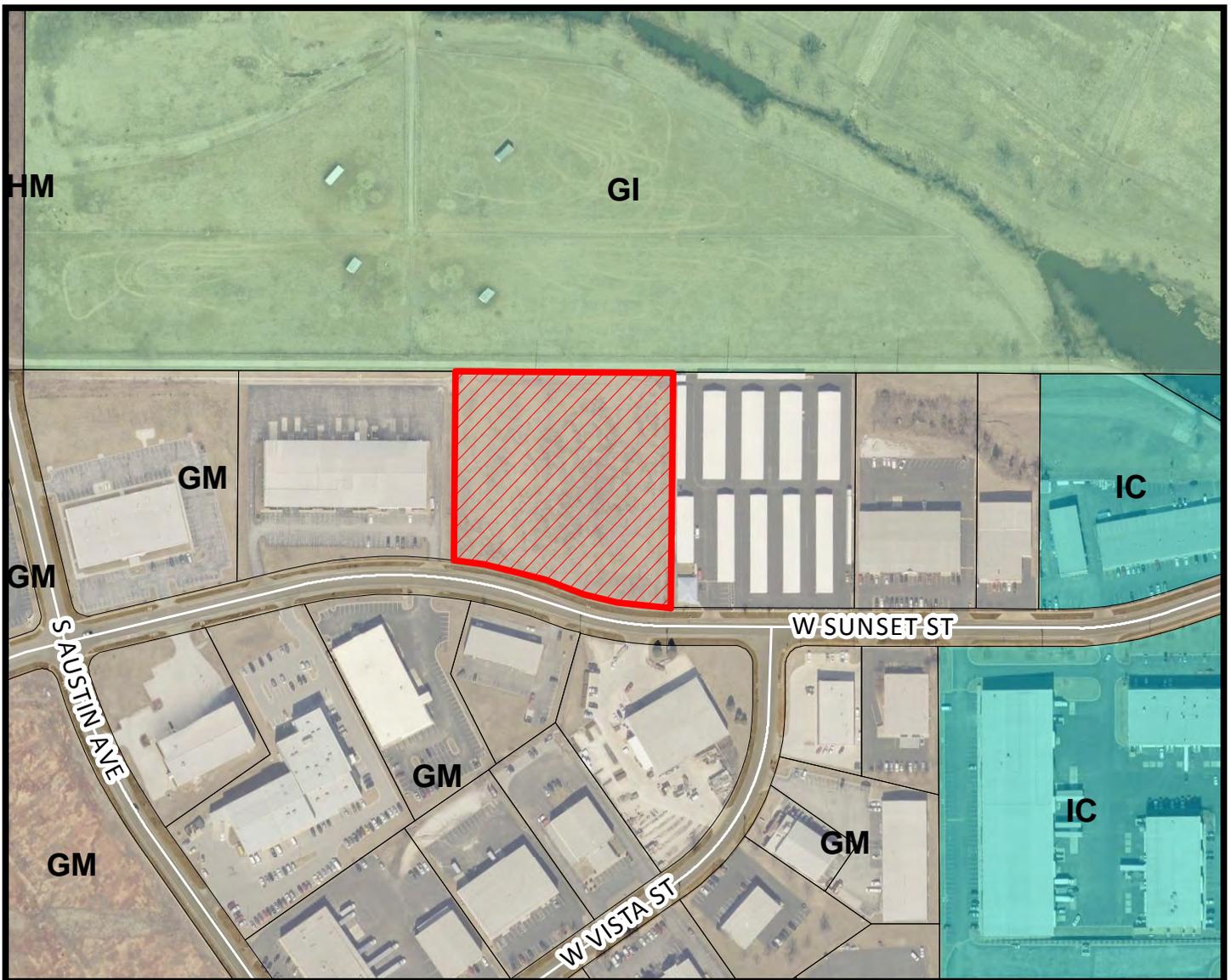
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802

Preliminary Plat - Battelfield Bus. Center No. 12

LOCATION: 2000-2100 block n/s W. Sunset St.
CURRENT ZONING: GM, General Manufacturing District



LOCATION SKETCH



- Area of Proposal



1 inch = 300 feet

DEVELOPMENT REVIEW STAFF REPORT
PRELIMINARY PLAT – BATTLEFIELD BUSINESS CENTER NO. 12

PURPOSE: To approve a preliminary plat to subdivide approximately 3.64 acres into a 2 lot manufacturing subdivision

REPORT DATE: March 18, 2016

LOCATION: 2000-2100 block W. Sunset St.

APPLICANT: Battlefield Business Center II, LLC

TRACT SIZE: Approximately 3.64 acres

EXISTING USE: Vacant/undeveloped land

PROPOSED USE: General Manufacturing uses

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant's proposal is consistent with the City's *Subdivision Regulations*.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission **approve** the Preliminary Plat, with the conditions listed below:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition

in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.

5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	GI	Missouri State University Agricultural Center
East	GM	Self-service storage facilities
South	GM	Warehousing and office uses
West	GM	Warehousing and office uses

HISTORY:

The original preliminary plat of Battlefield Business Center was approved by City Council in 2000 and extended by the approval of final plats until 2011, when the preliminary plat expired. The remaining unplatted lots must be brought into conformance with the Subdivision Regulations prior to building permits being issued.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Business Park uses. The recommended zoning includes the office and restricted industrial districts.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 3.64 acres into a 2 lot manufacturing subdivision named "BATTLEFIELD BUSINESS CENTER NO. 12". The property is currently zoned GM, General Manufacturing District and is vacant/undeveloped land.

2. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.

CITY COUNCIL: May 2, 2016

STAFF CONTACT:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
BACKGROUND REPORT
PRELIMINARY PLAT – BATTLEFIELD BUSINESS CENTER NO. 12

AT&T COMMENTS:

No comments.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues.

CITY UTILITIES COMMENTS:

There is an existing 8-inch water and 2-inch gas crossing approximately 170 ft, east of west property line of Lot 2. If Lot 1 needs fire protection services it may be possible to tap this crossing in lieu of boring under Sunset. Underground electric service is available along Sunset Street frontage. Increase utility easement to 10 foot along Sunset St. frontage.

FIRE DEPARTMENT COMMENTS:

No concerns.

TRAFFIC DIVISION COMMENTS:

1. Traffic has no issues with this preliminary plat.
2. Each lot is allowed one driveway approach, however, they must be 150 feet apart.

STORMWATER COMMENTS:

The property is located in the South Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of any flooding problems in the area. Regional detention has already been constructed for full development of the property. Since the development is adding one acre or more of impervious surfacing, water quality is required. Since the project will be disturbing more than one (1) acre, a land disturbance permit is required. There is an existing ditch available for this development to discharge into. There are no known sinkholes on the proposed property.

Please note that development (or re-development) of the property will be subject to the following conditions at the time of development:

1. Water quality will need to be provided on-site.
2. Concentrated points of discharge from these improvements will be required to drain into the public right-of-way or a drainage easement.

3. Based upon City data, there is a significant amount of offsite concentrated stormwater crossing the subject property. Although stormwater detention and water quality do not have to be provided for these flows, drainage easements must be provided for this conveyance.
4. Public Improvement Plans will be required for any concentrated runoff crossing lot lines as well as for any water quality facilities that serve more than one lot. Please note that public improvements must be constructed or escrowed prior to final plat approval or issuance of a building permit.
5. Detailed stormwater calculations must be submitted and approved before any permits can be approved.

Public Works Stormwater Division	Response
Which Drainage Basin is this located?	South Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No known sinkholes
Is stormwater buyout an option?	No, Regional Detention Exists

CLEAN WATER SERVICES COMMENTS:

1. Sewer maintenance did a video inspection on the main in Sunset and found a lateral 8.3 feet west of the east manhole. The length was not verified so the location will still have to be verified at the time of connection. Plat is approvable.

PRELIMINARY PLAT OF BATTLEFIELD BUSINESS CENTER NO. 12

A SUBDIVISION IN THE CITY OF SPRINGFIELD,
GREENE COUNTY, MISSOURI

OWNER/DEVELOPER
BATTLEFIELD BUSINESS CENTER II LLC
1630-H E BRADFORD PARKWAY
SPRINGFIELD, MO 65804
PHONE: (417) 447-3778
FAX: (417) 831-0908

DEVELOPMENT NOTES

Total Area	158,433 sq. ft. (3.64 acres)
Total No. of Lots	2
Density	0.55 LOTS/ACRE
Current Zoning	GM (GENERAL MANUFACTURING)
Proposed Land Use	OFFICE/WAREHOUSE
Smallest Lot	Lot 1 73,877 sq.ft. (1.70 acres)
Largest Lot	Lot 2 84,571 sq.ft. (1.94 acres)
Average Lot Size	79,216.5 sq.ft. (1.82 acres)
Source of Title	Book 2599 Page 1451
MAXIMUM IMPERVIOUS SURFACE 85%	
DRIVEWAYS TO HAVE 150' SEPARATION	
SETBACKS ARE AS REQUIRED BY ZONING	

ADDITIONAL NOTES

- REGIONAL DETENTION LOCATED ON LOT 2 OF BATTLEFIELD BUSINESS CENTER NO. 6 IS PROVIDED FOR UP TO 85% IMPERVIOUS.
- WATER QUALITY WILL BE PROVIDED FOR LOTS 1 AND 2 AT THE TIME OF DEVELOPMENT.

UTILITIES

SANITARY SEWER TO BE PROVIDED BY
CITY OF SPRINGFIELD
840 BOONVILLE AVENUE
SPRINGFIELD, MISSOURI 65802
(417) 864-1900

ELECTRIC, NATURAL GAS AND WATER TO BE SUPPLIED BY

CITY UTILITIES OF SPRINGFIELD, MO
301 E. CENTRAL STREET
SPRINGFIELD, MISSOURI 65802
(417) 863-9000

TELEPHONE SERVICE TO BE PROVIDED BY
SBC
1010 PINE
ST. LOUIS MISSOURI 63101
(800) 464-7928

CABLE TELEVISION TO BE PROVIDED BY
MEDIACOM
1533 S. ENTERPRISE AVENUE
SPRINGFIELD, MISSOURI 65804
(417) 875-5500

THE PROPERTY SHOWN HEREON LIES IN
A FLOOD ZONE X ACCORDING TO FLOOD
INSURANCE MAP 29077C0337E,
EFFECTIVE DECEMBER 17, 2010.

**RESOURCE MATERIALS USED
FOR BOUNDARY DETERMINATION**

- FINAL PLAT BATTLEFIELD BUSINESS CENTER PHASE 1
- FINAL PLAT BATTLEFIELD BUSINESS CENTER NO. 3
- FINAL PLAT BATTLEFIELD BUSINESS CENTER NO. 4
- DEEDS AS SHOWN



CAUTION:

INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

SIGNATURE

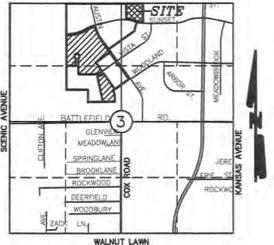
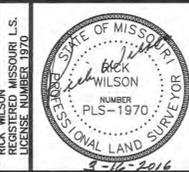
Rick Wilson
WILSON SURVEYING CO., INC. LC 267D
BY RICK WILSON LS 1970

DATE PREPARED: MARCH 9, 2016

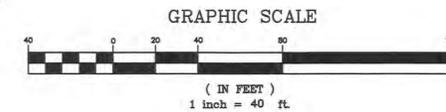
PREPARED BY

WILSON SURVEYING CO., INC.

SURVEYING/ENGINEERING/LAND PLANNING
(417)-522-7670
Email: Rick.Wilson@wilsonsurveying.com
2012 S. STEWART AVENUE
Springfield, Missouri 65804
DRAWING NO.: WD-104-987-PP
JOB NO.: 15243
DRAWN BY: APW
DATE: MARCH 9, 2016



LOCATION MAP
SECTION 3
TOWNSHIP 28 RANGE 22



LEGEND

- = EXISTING IRON PIN EXCEPT AS NOTED
- ⊙ = 5/8" IRON PIN SET CAPPED "LS-267D"
- = PERMANENT MONUMENT
- ⊕ = POWER POLE
- ⊙ = LIGHT POLE
- ⊙ = GAS METER
- ⊙ = GAS VALVE
- ⊙ = WATER METER
- ⊙ = WATER VALVE
- ⊙ = FIRE HYDRANT
- ⊙ = SEWER MANHOLE
- (D) = DEED DIMENSION
- (M) = MEASURED DIMENSION
- S — = SAN. SEWER LINE
- G — = GAS LINE
- W — = WATER LINE
- WG — = JOINT TRENCH
- UE — = ELECTRIC LINE
- UT — = TELEPHONE LINE
- — — = CHAIN-LINK FENCE
- ▭ = CONCRETE
- ▭ = RIP RAP

BENCHMARKS

- CITY BENCHMARK NO. 055
CITY OF SPRINGFIELD STANDARD MONUMENT
NORTH SIDE OF SUNSET STREET 3.1' NORTH OF
BACK OF CURB, 260' WEST OF INTERSECTION OF
VISTA AND SUNSET
ELEV. 1264.49
- TEMPORARY BENCHMARK NO. 1
EXISTING IRON PIN CAPPED "LS 2260" AT THE
SOUTHEAST CORNER OF PROPOSED LOT 2
ELEV. 1263.26

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	206.49	860.00	13°45'24"	N74°33'54"W	205.99
C2	204.43	565.00	20°43'52"	S78°03'08"E	203.32

PROPERTY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THREE (3), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22), IN GREENE COUNTY, MISSOURI; THENCE SOUTH 01°19'18" WEST, 2036.48 FEET; THENCE SOUTH 88°53'47" EAST, 502.70 FEET; THENCE SOUTH 02°02'06" WEST, 290.03 FEET; THENCE SOUTH 88°53'47" EAST, 638.37 FEET; THENCE NORTH 00°20'40", 80.97 FEET; THENCE NORTHWESTERLY 191.21 FEET ALONG A CURVE WITH A RADIUS OF 456.99 FEET AND A CHORD BEARING OF NORTH 11°38'29" WEST, 189.82 FEET; THENCE NORTH 55°22'08" EAST, 452.55 FEET TO THE MOST NORTHERLY CORNER OF MISSOURI PACIFIC INDUSTRIAL PARK; THENCE CONTINUING NORTH 33°45'39" WEST, 430.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", 39.27 FEET; THENCE NORTH 33°45'39" WEST, 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY TO WHICH POINT A RADIAL LINE BEARS SOUTH 33°45'39" EAST, 25.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", 39.27 FEET; THENCE NORTH 33°45'39" WEST, 315.00 FEET; THENCE NORTH 56°14'21" EAST, 760.00 FEET; THENCE NORTH 16°46'34" EAST, 241.90 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, TO WHICH POINT A RADIAL LINE BEARS SOUTH 16°46'34" WEST, 565.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°05'52", 148.88 FEET; THENCE NORTH 01°40'42" EAST, 435.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION THREE (3), BEING THE NORTHWEST CORNER OF BATTLEFIELD BUSINESS CENTER PHASE I; THENCE NORTH 88°19'18" WEST, 1812.18 FEET TO THE POINT OF BEGINNING, WHICH IS THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4), ALL IN GREENE COUNTY, MISSOURI EXCEPT THAT PART TAKEN OR USED FOR ROADS.

SURVEYORS DECLARATION

KNOW ALL MEN BY THESE PRESENTS: THAT I, RICK WILSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY WILSON SURVEYING CO., INC. DATED FEBRUARY 4, 2016 AND SIGNED BY RICK WILSON L. S. NO. 1970 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN WERE PLACED UNDER THE PERSONAL SUPERVISION OF RICK WILSON L. S. NO. 1970 IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE II, CHAPTER 36, OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

