



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
SPECIAL MEETING
CITY HALL
FEBRUARY 16, 2016
6:00 PM**

- 1. Call to Order & Pledge of Allegiance**
- 2. Roll Call**
 - A. Roll Call**
- 3. Agenda Items**
 - A. Council Bill 017: AN ORDINANCE TO ESTABLISH A MORATORIUM ON THE COLLECTION OF CAPACITY INVESTMENT RECOVERY FEES ESTABLISHED IN ORDINANCE 3132**
- 4. Adjourn From Special Session**

Posted on City Hall Bulletin Board this 11th day of February 2016

Kim Hubbard, City Clerk

The Board of Aldermen Special Session is open to the public, but is not a meeting of the public.



TO: Board of Aldermen
FROM: Mike Tholen, City Administrator
DATE: February 11, 2016
SUBJECT: Limited Moratorium on Capacity Recovery Fees

Type of Item: *Amendment*

Staff has developed an area that we recommend be targeted for development incentives around the Courthouse Square. That area is shown on the accompanying map, and is defined in the ordinance. (For purposes of reference, we are also showing the Original Town boundaries, which were also discussed briefly at the workshop, but go far beyond the square area and do not fit the incentives or development that the Board discussed.)

The existing ordinance outlines the process for calculating the capacity investment fees, and in its final step, discounts the calculated fee by 55%. Staff is proposing that the incentive for square development increase that discount to 100%, effectively waiving the utility capacity recovery fee for projects within the defined boundaries. Other building permit-type fees would still apply in their regular manner.

Since these types of projects require a certain amount of planning time, staff is recommending that this waiver be in effect for building permits issued from the passage of this ordinance through December 31, 2017. This gives time for projects to be developed, but also emphasizes the incentive nature of the moratorium and the desire to jumpstart the redevelopment of the area.

The proposed ordinance does 3 things. It defines an area, it offers a waiver of capacity fees in that area, and it spells out the period during which the waiver would apply. The staff recommends approval of the ordinance.

Council Bill No. 017**Ordinance No.****An ordinance to ESTABLISH A MORATORIUM ON THE COLLECTION OF
CAPACITY INVESTMENT RECOVERY FEES ESTABLISHED IN
ORDINANCE 3132**

WHEREAS, the Board of Aldermen wishes to facilitate redevelopment of the historic area surrounding the Cass County Courthouse, and

WHEREAS, Ordinance 3132, which was duly passed by the Board of Aldermen and approved by the Mayor on May 17, 2010, set forth Capacity Investment Recovery Fees to be assessed and collected for water, sewer and electric connections within the City of Harrisonville,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMAN OF THE CITY OF HARRISONVILLE, MISSOURI, AS FOLLOWS:

Section 1: That the area to be affected shall be defined as that portion of the City of Harrisonville bordered by Mechanic Street on the south, Wirt Lane on the east, Chestnut Street on the north, and Main Terrace on the west, containing the Historic Courthouse Square and the blocks immediately surrounding it.

Section 2: That a moratorium of the fees set forth in Ordinance 3132 and incorporated into Title VII, Chapter 700 of the Harrisonville Code of Ordinances concerning water, sewer and electric connection fees is hereby declared for the period ending December 31, 2017.

Section 3: That this order shall be come effective upon its passage and approval.

Section 4: 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.

Vote taken as follows:

Ayes:

Nays:

Absent:

Abstain:

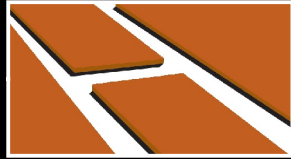
Read one time by title only on February 16, 2016 and read for a second reading by title only on the 16th day of February 2016 and passed by the Board of Aldermen and approved by the Mayor this 16th day of February 2016.

Brian Hasek, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Kim Hubbard, City Clerk

APPROVED by the Mayor this 16th day of February 2016



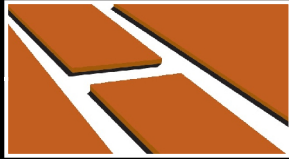
The City of
Harrisonville, Missouri

Original Town

0 200 400
Feet

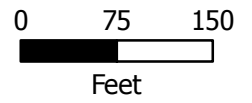


Attachment: Original Town (2126 : Limited Moratorium on Capacity Recovery Fees)



The City of
Harrisonville, Missouri

Square Area



Attachment: Square Area (2126 : Limited Moratorium on Capacity Recovery Fees)